AGENDA

PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
***AUGUST 26, 2025* IN THE CITY COUNCIL CHAMBERS AT 6:00 PM**

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

(I) CALL TO ORDER

(II) APPOINTMENTS

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

(III) OPEN FORUM

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

(IV) CONSENT AGENDA

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

(2) Approval of the Minutes for the *August 12, 2025* Planning and Zoning Commission meeting.

(3) Approval of the Minutes for the *July 24, 2025* joint Planning and Zoning Commission/City Council meeting.

(4) **SP2025-031 (BETHANY ROSS)**
Discuss and consider a request by Michael Williamson for the approval of a *Site Plan* for an existing *Manufacturing Building* on a 1.9510-acre tract of land identified as Tract 2-24 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 626 National Drive, and take any action necessary.

(V) PUBLIC HEARING ITEMS

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

(5) **Z2025-049 (RYAN MILLER)**
Hold a public hearing to discuss and consider a *Text Amendment* to Article 06, *Parking and Loading*, and Article 13, *Definitions*, of the Unified Development Code (UDC) for the purpose of defining the residential garage orientations permitted in the City of Rockwall, and take any action necessary.

(VI) ACTION ITEMS

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

(6) **SP2025-035 (HENRY LEE)**
Discuss and consider a request by Tom Bader of Rockwall Artisan Home on behalf of Shanon Zais for the approval of an *Amended Site Plan* for *Minor Waiver* to the color requirements of the Downtown (DT) District for a 0.057-acre tract of land identified as a portion of Lot 1 & 6, Block L, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 218 E. Rusk Street, and take any action necessary.

(7) **MIS2025-011 (ANGELICA GUEVARA)**
Discuss and consider a request by Matthew Johnson for the approval of a *Miscellaneous Case* for an *Exception* to the parking requirements for an existing *Office Building* on 0.80-acre parcel of land identified as Lot 1, Block A, Barrett Heights Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 69 (PD-69) for limited Residential Office (RO) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1203 N. Goliad Street [*SH-205*], and take any action necessary.

(8) **MIS2025-012 (HENRY LEE)**
Discuss and consider a request by Tammy Underwood for the consideration of a *Special Request* to the *Manufactured Home Replacement* requirements of Planned Development District 75 (PD-75) to allow a new *Manufactured Home* on a 0.1650-acre parcel of land identified as Lot 976A of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 203 Lynn Drive, and take any action necessary.

(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 September 9, 2025.

(9) **Z2025-050 (RYAN MILLER)**
Hold a public hearing to discuss and consider a *Text Amendment* to Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) for the purpose of establishing requirements that relate to an applicant's failure to appear at a public hearing, and take any action necessary.

(10) **Z2025-051 (RYAN MILLER)**
Hold a public hearing to discuss and consider a *Text Amendment* to Article 12, *Enforcement*, of the Unified Development Code (UDC) for the purpose of establishing an expiration date for building permits that are dormant or show little progress towards completion, and take any action necessary.

(11) **Z2025-052 (RYAN MILLER)**
Hold a public hearing to discuss and consider a *Text Amendment* to Subsection 06.05, *Southside Residential Neighborhood Overlay (SRO) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) for the purpose of making changes to the boundary and development requirements of the Southside Residential Neighborhood Overlay (SRO) District, and take any action necessary.

(12) **Z2025-053 (BETHANY ROSS)**
Hold a public hearing to discuss and consider a request by Dub Douphrate of Douphrate and Associates on behalf of RHC 1 Properties, LLC for the approval of a *Specific Use Permit (SUP)* for a *Carwash* on a 2.008-acre tract of land identified as a portion of Lot 1, Block A, the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2215 Ridge Road [*FM-740*], and take any action necessary.

(13) **Z2025-054 (ANGELICA GUEVARA)**
Hold a public hearing to discuss and consider a request by Stephen B. Duncan for the approval of a *Specific Use Permit (SUP)* for a *Carport* and *Accessory Building* on a one (1) acre parcel of land identified as Lot 18, Block B, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2389 Saddlebrook Lane, and take any action necessary.

(14) **Z2025-055 (HENRY LEE)**
Hold a public hearing to discuss and consider a request by Lisa Deaton of Palm Development Partners, LLC on behalf of Donna Perry of East Shore J/V for the approval of a *PD Development Plan* for *Medical Office Building* on a 1.4384-acre parcel of land identified as Lot 27, Block A, The Standard-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 68 (PD-68) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1301 S. Goliad Street [*SH-205*], and take any action necessary.

(15) **Z2025-056 (ANGELICA GUEVARA)**
Hold a public hearing to discuss and consider a request by Nahomi Anaya on behalf of Dustin Fox for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.368-acre tract of land identified as a Lot 15, Block C, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 308 Harborview Drive, and take any action necessary.

(16) **Z2025-057 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Kiew Kam of Triangle Engineering, LLC on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a *Specific Use Permit (SUP)* for a *Residence Hotel* on a 2.819-acre portion of a larger 4.767-acre parcel of land identified as Lot 6, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located east of the intersection of FM-549 and Fit Sport Life Boulevard, and take any action necessary.

(17) **Z2025-058 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Leonard and Debra Lynskey for the approval of a *Specific Use Permit (SUP)* for an *Accessory Structure* that exceeds the maximum size on a 0.445-acre parcel of land identified as Lot 17, Block F, Saddle Star Estates South, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, addressed as 2310 Sarah Drive, and take any action necessary.

(18) **Z2025-059 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by William Andrew Solomon of KRE 15, LLC for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) District land uses on a 105.1004-acre tract of land identified as Tract 4 of the J. R. Marrs Survey, Abstract No. 152, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located on the south side of SH-276 west of the intersection of SH-276 and E. FM-550, and take any action necessary.

(19) **Z2025-060 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Anthony Rendon on behalf of Marcelino Rendon for the approval of a *Specific Use Permit (SUP)* for an *Accessory Structure* on a 0.570-acre parcel of land identified as Lot 1 of the Hurst Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 710 Hartman Street, and take any action necessary.

(20) **Z2025-061 (RYAN MILLER)**

Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a *Zoning Change* from Multi-Family 14 (MF-14) District to a Single-Family 7 (SF-7) District for a 2.56-acre parcel of land identified as [*1*] Lot 1A, 2A, 1B, 2B & 1C and a portion of Lots 3 & 4, Block H, Sanger Addition, [*2*] Lots 1 & 2, Block A, M & M Johnson Addition, [*3*] Lots 1 & 2, Block A, Rios Buffington Addition, and [*4*] Lots 1 & 2, Block A, RHDC Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, bounded by E. Ross Street, Davy Crockett, Peters Colony, and E. Bourn Street, and take any action necessary.

(21) **P2025-027 (HENRY LEE)**

Discuss and consider a request by Joshua Ince of Kirkman Engineering on behalf of Kris Ramji of Slate Commercial for the approval of a *Preliminary Plat* for Lots 1-8 & 2X, Block 1, Rockwall Retail Addition being an 11.78-acre tract of land identified as Tract 5-3 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 45 (PD-45) for General Retail (GR) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the SH-276 Overlay (SH-276 OV) District, located at the southeast corner of the intersection of John King Boulevard and SH-276, and take any action necessary.

(22) **P2025-028 (HENRY LEE)**

Discuss and consider a request by Brian Cramer of CCD – Rockwall, LLC for the approval of a *Final Plat* for Phase 1 of the Southside Hills Subdivision consisting of 284 single-family residential lots on a 262.94-acre tract of land identified as Tracts 17-13, 17-14, 17-15, 17-16, & 40-8 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 99 (PD-99) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, located on the east side of SH-205 [S. Goliad Street] south of the intersection of SH-205 and FM-549, and take any action necessary.

(23) **P2025-029 (ANGELICA GUEVARA)**

Discuss and consider a request by Javier Silva of JMS Custom Homes, LLC for the approval of a *Replat* for Lots 7 & 8, Block J, Sanger Addition being a 0.23-acre tract of land identified as a portion of Lot 2, Block J, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 803 & 805 Sam Houston Street, and take any action necessary.

(24) **SP2025-033 (BETHANY ROSS)**

Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Kim Timpa for the approval of a *Site Plan* for an O*ffice Building* on a 1.1308-acre parcel of land identified as Lot 1, Block B, Jack Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 62 (PD-62) for General Retail (GR) District land uses, addressed as 906 S. Goliad Street [*SH-205*], and take any action necessary.

(25) **SP2025-034 (BETHANY ROSS)**
Discuss and consider a request by Trey Peavy of RTT PCI, LLC for the approval of an *Amended Site Plan* for *Outside Storage* in conjunction with an existing *Manufacturing Building* on a 12.00-acre parcel of land identified as Lot 3, Block B, Rockwall Technology Park, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 2975 Discovery Boulevard, and take any action necessary.

(26) **SP2025-036 (HENRY LEE)**
Discuss and **c**onsider a request by Brian Cramer of CCD – Rockwall, LLC for the approval of a *Site Plan* for Phase 1 of the Southside Hills Subdivision consisting of 284 single-family residential lots on a 262.94-acre tract of land identified as Tracts 17-13, 17-14, 17-15, 17-16, & 40-8 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 99 (PD-99) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, located on the east side of SH-205 [S. Goliad Street] south of the intersection of SH-205 and FM-549, and take any action necessary.

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

- P2025-023: Replat for Lots 1 & 2, Block A, Webb Addition **(APPROVED)**
- P2025-025: Final Plat for Lots 1 & 2, Block A, West Street Addition **(APPROVED)**
- P2025-026: Final Plat for Lots 1 & 2, Block A, Gentry Addition **(APPROVED)**
- Z2025-044: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 5405 Ranger Drive **(1ST READING; APPROVED)**
- Z2025-045: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 606 Ross Street **(1ST READING; APPROVED)**
- Z2025-047: Specific Use Permit (SUP) for *Indoor Commercial Amusement/Recreation* for 2071 Summer Lee Drive, Suite R103 **(WITHDRAWN)**

(VIII) ADJOURNMENT

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

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

I, Melanie Zavala, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on *August 20, 2025* at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
***AUGUST 12, 2025* IN THE CITY COUNCIL CHAMBERS AT 6:00 PM**

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

I. CALL TO ORDER

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

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.

Commissioner Hustings explained how the open forum is conducted and asked if anyone who wished to speak to come forward at this time. There being no one indicating such Commissioner Hustings closed the open forum.

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 July 29, 2025 Planning and Zoning Commission meeting.

2. P2025-025 (RYAN MILLER)
Consider a request by the City of Rockwall for the approval of an ordinance abandoning public right-of-way and a Final Plat for Lots 1 & 2, Block A, West Street Addition being a 0.73-acre tract of land identified as Lot 2, Block 11, Highwood Addition and a portion Lots 2, 3, & 6, Block A, Original Town of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District and Downtown (DT) District, addressed as 302 Highland Drive and 202 Interurban Street, and take any action necessary.

3. P2025-026 (ANGELICA GUEVARA)
Consider a request by Michael McDonald of Gentry Estates for the approval of a Final Plat for Lots 1 & 2, Block A, Gentry Addition being a 1.07-acre parcel of land identified as a portion of Lot C, Block 113, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 605 Bost Street, and take any action necessary.

Commissioner Thompson made a motion to approve the Consent Agenda. Commissioner Brock seconded the motion which passed by a vote of 6-0 with Chairman Dr. Conway absent.

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. Z2025-044 (ANGELICA GUEVARA)
Hold a public hearing to discuss and consider a request by Jim Benson of Jim Benson Custom Homes on behalf of Justine Marengo-Rowe for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1214-acre tract of land identified as a Lot 22, Block B, Chandler's Landing #4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 5405 Ranger Drive, and take any action necessary.

Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the applicant's request. In reviewing residential infill cases The Planning and Zoning Commission and The City Council are asked to consider the size, location and architecture of the proposed home compared to existing homes and all housing proposed under this section shall be constructed to be architecturally and visually similar or complementary to the existing homes on the subdivision. It does meet all the density and dimensional requirements. There are two items that this is not in compliance with and that being the garage orientation and the minimum roof pitch. According to the Unified Development Code (UDC) all residential structures shall be constructed with the minimum 3:12 roof pitch. In this case they do have a height limitation and they're showing a mansard roof. Staff should note that there are other homes in the Chandlers Landing subdivision that have flat roof and have modern homes that have flat roof designs. Staff mailed

out notices to property owners and occupants within 500 feet of the subject property. At this time staff had received nine (9) notices in return in favor of the applicant's request.

Commissioner Hustings opened the Public Hearing and asked if anyone who wished to speak to come forward at this time.

Jim Benson
730 Starlight Pass
Rockwall, TX 75032

Mr. Benson came forward and explained they had been working on these plans for a long time and received approval from Chandlers Landing HOA.

Commissioner Hustings asked if anyone who wished to come forward at this time, there being no one indicating such Commissioner Hustings closed the Public Hearing and brought the item back for discussion or action.

Commissioner Brock made a motion to approve Z2025-044. Commissioner Bentley seconded the motion which passed by a vote of 6-0.

5. Z2025-045 (ANGELICA GUEVARA)
Hold a public hearing to discuss and consider a request by Kevin Osornio of MBA Custom Homes for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1150-acre 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.

Director of Planning and Zoning Ryan Miller provided a summary regarding the applicant's request. The applicant is requesting a Specific Use Permit (SUP) for a residential infill in an established subdivision. This meets most of the density and dimensional requirements for that SF-7 District except for the garage orientation. In this case the garage is located approximately 6 feet in front of the front façade of the proposed home. Staff mailed out notices to property owners and occupants within 500 feet of the subject property. There has been one (1) notice in return in favor of the applicant's request.

Kevin Osornio
286 Smith Acres
Royse City, TX 75189

Mr. Osornio came forward and explained he has been working with staff to address some concerns.

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

Commissioner Brock made a motion to approve Z2025-045. Commissioner Thompson seconded the motion which passed by a vote of 6-0.

6. Z2025-046 (BETHANY ROSS) [THE APPLICANT IS REQUESTING TO WITHDRAW THIS CASE]
Hold a public hearing to discuss and consider a request by Dub Douphrate of Douphrate and Associates on behalf of RHC 1 Properties, LLC for the approval of a Specific Use Permit (SUP) for a Carwash on a 2.008-acre tract of land identified as a portion of Lot 1, Block A, the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2215 Ridge Road [FM-740], and take any action necessary.

Commissioner Thompson made a motion to approve the withdraw of Z2025-046. Commissioner Bentley seconded the motion which passed by a vote of 6-0.

7. Z2025-047 (BETHANY ROSS)
Hold a public hearing to discuss and consider a request by Sairong Cheng of Joyful Claw, LLC on behalf of Jeff Carter of PA Harbor Retail, LLC for the approval of a Specific Use Permit (SUP) for Indoor Commercial Amusement/Recreation on a portion of a 12.89-acre parcel of land identified as Lot 8, Block A, the Harbor-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 7 (PD-7) for limited General Retail (GR) District land uses, addressed as 2071 Summer Lee Drive, Suite R103, and take any action necessary.

Senior Planner Bethany Ross provided a summary regarding the applicant's request. The applicant is requesting approval of a Specific Use Permit (SUP) for an indoor commercial amusement and recreation specifically an arcade. In this case it seems to fit with the Harbor District. The purpose of this SUP is to acknowledge that the indoor commercial amusement and recreation is not always appropriate with all the City's general retail district. This is a discretionary decision for City Council pending a recommendation from the Planning and Zoning Commission. Staff mailed out notices to property owners and occupants within 500 feet of the subject property. Staff has not received any notices in regards of the applicant's request.

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

Johnny
2071 Summer Lee Drive
Rockwall, TX 75032

Mr. Johnny came forward and explained they would only be having claw machines on the subject property.

Commissioner Brock asked what the customer experience would be.

Commissioner Hagman asked if there will be food or drinks.

Commissioner Bentley asked what kind of arcade games they would have.

Commissioner Brock made a motion to deny Z2025-047. Commissioner Hagman seconded the motion which was denied by a vote of 4-2 with Commissioner Bentley and Roth dissenting.

8. Z2025-048 (HENRY LEE) [THE APPLICANT IS REQUESTING TO WITHDRAW THIS CASE]
   Hold a public hearing to discuss and consider a request by William Andrew Solomon of KRE 15, LLC for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) District land uses on a 105.1004-acre tract of land identified as Tract 4 of the J. R. Marrs Survey, Abstract No. 152, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located on the south side of SH-276 west of the intersection of SH-276 and E. FM-550, and take any action necessary.

Commissioner Hagaman made a motion to withdraw Z2025-048. Commissioner Roth seconded the motion which passed by a vote of 6-0.

9. P2025-023 (BETHANY ROSS)
   Hold a public hearing to discuss and consider a request by Vance Liles of MTG Engineers and Surveyors on behalf of Rodney D. and Fran Webb for the approval of a Replat for Lots 1 & 2, Block A, Webb Addition being a 0.45-acre parcel of land identified as Lot C, Block 11, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 507 E. Rusk Street, and take any action necessary.

Senior Planner Bethany Ross provided a summary regarding the applicant's request. In April Board of Adjustments approved variance for the lot width and size requirements. It meets all the technical requirements. However, the Texas Local Government Code requires a Public Hearing for all Residential replats. Staff mailed out notices to property owners and occupants within 200 feet of the subject property. At this time staff has not received any notices regarding the applicant's request.

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

Commissioner Hagaman made a motion to approve P2205-023. Commissioner Bentley seconded the motion which passed by a vote of 6-0.

V. ACTION ITEMS

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

10. SP2025-029 (HENRY LEE) [THE APPLICANT HAS TABLED THIS CASE TO SEPTEMBER 9, 2025]
    Discuss and consider a request by Pene Sherman of P. Sherman Construction on behalf of Adam Mitchell for the approval of a Site Plan for an existing Office/Warehouse building on a two (2) acre tract of land identified as Tract 23-01 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 3920 IH-30, and take any action necessary.

11. SP2025-030 (HENRY LEE)
    Discuss and consider a request by Bill Wells on behalf of Lorie Stevens of Patriot Paws Service Dogs for the approval of an Amended Site Plan for an existing Social Service Provider (i.e. Patriot Paws Service Dogs) on a 3.466-acre parcel of land identified as Lot 1, Block A, Patriot Paws Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 254 & 302 Ranch Trail, and take any action necessary.

Senior Planner Henry Lee provided a summary regarding the applicant's request. In March of 2010 the applicant began operating on the subject property. In June of 2014 they received a Site Plan Approval for a 4,000 SF building expansion. There were some existing canopies on the property that they had moved to their west property line. Following that in 2017 they did additional improvements on the property which the canopy's had moved again by the detention area, and they had also done other improvements to their sidewalks and gazebos on the property. The applicant is requesting a 20 x 20 deck with a wrought iron railing. In addition, on that deck there will be a 20x12 cedar pergola.

Bill Wells
254 Ranch Trail
Rockwall, TX 75087

Mr. Wells came forward and explained there was a doner therefore they wanted to make updates on the subject property.

Commissioner Brock made a motion to approve SP2025-030. Commissioner Thompson seconded the motion which passed by a vote of 6-0.

12. SP2025-031 (BETHANY ROSS) [THE APPLICANT HAS TABLED THIS CASE TO AUGUST 26, 2025]

Discuss and consider a request by Michael Williamson for the approval of a Site Plan for an existing Manufacturing Building on a 1.9510-acre tract of land identified as Tract 2-24 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 626 National Drive, and take any action necessary.

13. SP2025-032 (HENRY LEE) [THE APPLICANT HAS TABLED THIS CASE TO SEPTEMBER 30, 2025]
Discuss and consider a request by Hooman Sedaghat of Buildeng, LLC on behalf of Salvador Salcedo for the approval of a Site Plan for an Office/Warehouse Building on a 0.45- acre parcel of land identified as Lot 10, Block A, Municipal Industrial Park Addition, City of Rockwall, Rockwall County, Texas, being zoned Light Industrial (LI) District, addressed as 855 Whitmore Drive, and take any action necessary.

VI. DISCUSSION ITEMS

14. Z2025-049 (RYAN MILLER)
Hold a public hearing to discuss and consider a Text Amendment to Article 06, Parking and Loading, and Article 13, Definitions, of the Unified Development Code (UDC) for the purpose of defining the residential garage orientations permitted in the City of Rockwall, and take any action necessary.

Director of Planning and Zoning Ryan Miller provided a summary. There have been issues with builders that disagree with wording regarding garage orientations and will be defining all the orientations that have been allowed in Planned Developments Districts.

Commissioner Roth asked if they would be clarifying the orientations.

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

- P2025-022: Replat for Lot 4, Block A, Lake Pointe Baptist Church Addition (**APPROVED**)
- P2025-024: Replat for Lot 4, Block A, Boardwalk Development Addition (**APPROVED**)
- Z2025-030: Amendment to Planned Development District 50 (PD-50) (**2ND READING; APPROVED**)
- Z2025-031: Specific Use Permit (SUP) for an Accessory Structure at 2317 Saddlebrook Lane (**2ND READING; APPROVED**)
- Z2025-032: Consolidating Ordinance for Planned Development District 11 (PD-11) (**2ND READING; APPROVED**)
- Z2025-034: Specific Use Permit (SUP) for a Non-Owner-Occupied Short-Term Rental at 3985 Horizon Road (**2ND READING; APPROVED)**
- Z2025-035: Specific Use Permit (SUP) for a Daycare at 305 S. Fannin Street (2ND READING; APPROVED)
- Z2025-036: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for 803 Sam Houston Street (**2ND READING; APPROVED)**
- Z2025-037: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for 805 Sam Houston Street (**2ND READING; APPROVED**)
- Z2025-038: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for 704 S. Alamo Street (**2ND READING; APPROVED**)
- Z2025-041: Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit at 340 Evans Road (**2ND READING; APPROVED**)
- Z2025-042: Specific Use Permit (SUP) for Outdoor Commercial Amusement/Recreation (**2ND READING; APPROVED**)

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

VII. ADJOURNMENT

Commissioner Hustings adjourned the meeting at 6:40PM

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

_____
Dr. Jean Conway, Chairman

Attest:

_____
Melanie Zavala, Planning Coordinator

MINUTES

ROCKWALL CITY COUNCIL AND PLANNING & ZONING COMMISSION

JOINT SPECIAL WORK SESSION MEETING

Thursday, July 24, 2025 - 6:00 PM

City Hall Foyer - 385 S. Goliad St., Rockwall, TX 75087

I. Call Public Meeting to Order

Mayor McCallum called the meeting to order at 6:00 p.m. The following members of City Council were present:

Mayor Tim McCallum; Mayor Pro Tem Mark Moeller; Councilmembers Sedric Thomas, Melba Jeffus, Dennis Lewis and Richard Henson. Councilmember Campbell was absent from the meeting.

The following members of the Planning & Zoning Commission were also present:

Chair of the P&Z Commission, Dr. Jean Conway and Commissioners Ross Hustings, Doug Roth (newest member, starting his term on Aug. 1), John Hagaman, and Carin Brock. Commissioners Kyle Thompson and Ellis Bentley were absent (and Commissioner, John Womble, who was also not present is about to 'term out').

City Manager, Mary Smith; Assistant City Manager, Joey Boyd; Planning Director, Ryan Miller; Director of Administrative Services, David Sweet; and City Secretary, Kristy Teague were also present at the meeting.

II. Introductions

Mayor McCallum provided introductory comments, indicating he was given a copy of the 1966 Comp Plan map, which he shared may have prevented a lot of the traffic problems we experience today if it had been followed. He stressed that decisions that the P&Z Commission and City Council make related to zoning, building and density are not policy-related decisions that can be changed. Rather, they are 'forever' decisions, and they are really important. Issues related to the city's Comp Plan are a big reason he ran for mayor, and he believes addressing the plan is one of the most important things that needs to be worked on currently. He shared that every P&Z Commissioner and councilmember will be given an opportunity to provide feedback related to the Comp Plan this evening.

Planning Director, Ryan Miller, shared that the last update to the Comp Plan was done at the end of 2018 / the beginning of 2019. Typically a comp plan has about a 10 year lifespan, with an interim review and update typically occurring once every five years or so. He indicated feedback expressed this evening will be taken to the CPAC members, and they will then utilize the input as they review and make recommendations to Council relative to the Comp Plan.

III. Open Forum

Mayor McCallum asked if anyone would like to speak during Open Forum. There being no one indicating such, he then closed Open Forum.

IV. Work Session

1. Hold joint City Council/Planning and Zoning Commission work session to discuss and consider providing direction to the Comprehensive Plan Advisory Committee (CPAC) concerning updates to the City's OURHometown Vision 2040 Comprehensive Plan, and take any action necessary.

Mayor McCallum begun discussions. Regarding density calculations, the mayor expressed that it should be simple to calculate and impossible to manipulate, should be based upon "developable acres," should not include flood plain credit in the calculation, should have no parkland credit for any flood plain and no credit for park land without full amenitization. Regarding the definition of 'density,' it should be tightly defined from high to estate based on new calculations. All high/medium density districts should be removed and replaced with 10k square foot lots, and all future multifamily potential zoning possibitlities should be removed from zoning on non-developed lands, including special commercial districts. Regarding lot sizes, "estate lots" should be defined, and the minimum lot size going forward should be 10k square feet or more. Side setbacks and lot coverages should be adjusted to ensure quality development. The mayor believes reducing lot coverage percentages will assist in larger lot sized to drive the price points needed for payback. He also believes there should be family friendly neighborhood layouts, rather than developer friendly ones, noting the Klutts Farm is one that's developer friendly. He'd like to see actual curvilinear streets, cul-de-sacs, pocket parks, required sidewalks, and retention versus detention since it would create an amenity versus an eyesore.

The mayor would also like to address the anti-monotony standards. Today they are 5-1, but he believes it should change to 100-1, creating more unique neighborhoods, discouraging volume builders while encouraging customized building instead. He believes this will encourages multi-builders within a development, which will create more unique neighborhoods. John King Bypass/Future 205 should be evaluated to understand how the city wants it to look and what we do and do not want placed there when it becomes one of our major roadways. Things likes, usage, overlay district and signage standards, etc. should be considered. Finally, he stressed the need for appropriate economic and commercial development (i.e. .549 property, 552/John King Boulevard, etc.).

P&Z Commissioner Hagaman spoke next, indicating he would like to see the City increase its design standards, as he does not believe that developers are paying enough money to come here and develop. He shared that he also is not in favor of multi-family; however, he would like to see more opportunities for senior housing to accommodate older residents. He would also like to look at Commercial districts, as he believes that a lot of times new commercial shopping centers vary greatly in how they visually look. He gave the example of Casa Linda Plaza in Dallas, pointing out how all of those shopping areas have the same look and feel. He would like to see residential developments that essentially promote community and that have curvilinear streets.

Dr. Conway shared that she would like to somehow maintain a small town feel and culture while also having larger town amenities. She'd also like to see better traffic light engineering throughout the city.

She has heard that some cities are utilizing Artificial Intelligence to help with traffic light engineering. Also, she would like to see more traffic circles, as she believes they really can keep the traffic moving well (in lieu of traffic lights at intersections). She is concerned there will likely be a huge increase in population over the next 15 years, and she wonders what the city can do – roadway planning wise – to handle the number of people, growth-wise, who are expected to come (30k+ additional population). She also wonders if the city could possibly work with RISD to expand parks that the school is already planning to put in. This could be a way to double utilize land.

Councilmember Jeffus would like to see developers pay more money so those funds can be utilized to plan and develop parks – not just limit developers to donating raw land. Planning Director, Mr. Miller spent a few minutes explaining the various ways in which the city has leveraged resources in order to purchase and to develop parks throughout the city. She would also like drainage ditches eliminated in new developments. Instead, she would like to see developers be required to install curbs and gutters.

Commissioner Brock hopes the CPAC has good guidance on what is happening at the state level so that we don't end up with comp plan updates that do not align with state regulations that may be forthcoming. Costs associated with things that were put in 30+ years ago is also of concern to her. She is aware that old infrastructure will, at some point, have to be replaced. So she wants to ensure there are plans in place for generating revenue to make those repairs without burdening tax payers. She also would like to see an even more vibrant downtown area, and she mentioned downtown McKinney as being a nice, ideal downtown. Mayor McCallum shared that Council has recently prompted a review of the city's existing downtown plan.

Newly appointed P&Z Commissioner Doug Roth spoke next, sharing he appreciates a meeting like this being held. He's concerned about density and traffic, and – although growth cannot be stopped – how it occurs matters. He shared that the roundabouts along Lakeshore are awful, since they are too small; however, he expressed he has seen larger ones work well elsewhere. He is aware of constant drainage issues in residential areas, so he wonders how developers could be held accountable for drainage.

Commissioner Hustings expressed appreciation for the opportunity for this joint meeting with Council this evening. He knows growth is inevitable, but he wants it to be done responsibly. He pointed out that the Commission ensures that a development or site plan meets the requirements, and then discretionary decisions get left to the Council. Mayor McCallum interjected, utilizing the somewhat recent Ikea proposal as an example of how the P&Z Commission saying 'no' led to the developer coming back with more positive changes compared to what was originally proposed. Hustings went on to generally express concerns about traffic and how TXDOT seems to not listen to concerns expressed by residents as well as those expressed by the city itself. Although the Comp Plan is not required by regulation, he does believe it's a good planning tool to use, including to help leverage discretionary decisions.

Mayor McCallum believes that minor details in the Comp Plan should be carefully looked at, such as small General Retail, Neighborhood Services and/or Commercial zoning pockets that are located right beside and/or right at the entryway of residentially zoned areas. Hustings shared he is a huge fan of hiking and biking trails and interconnectivity of trails throughout a city. He prefers very wide trails that allow for strollers, bicyclers, kids and families being active along those trails. He wants to leverage these sorts of things out of developers as much as possible. He spoke about how he enjoys bike rides

that allow him to visit certain restaurants via utilization of certain trails within the city, and he would like to see more and more of these, including citywide interconnectivity.

Dr. Conway mentioned Fort Collins, Colorado, sharing that she has observed it to be a good example of a municipality that has kept a small town feel, has a lot of really good biking trails, roundabouts and parks, while – at the same time – being a larger city that has good amenities and has done a good job as it's grown.

Councilmember Henson commented about the trails along White Rock Lake in Dallas and how some folks drive far distances to visit that area. He likes setbacks with a divided median, such as the divided median throughout the Stone Creek subdivision. He does not like wide road ways with the ability to drive 30 mph once you turn onto the residential street. He is concerned, in part, about 29' wide roads and them not truly allowing the ability for a fire truck to drive along such a narrow roadway and get to its destination if, for example, a boat trailer is parked along that roadway when the fire truck is attempting to come through. He commented that he likes Georgetown, TX and believes it was well designed (i.e. the Del Webb development down there). He'd like to see a certain percentage of estate lots within each residential development. Additionally, he'd like to limit the number of front entry and J-Swing garage entries. The intent is to reduce the number of vehicles parked on concrete in the front yard of homes by at least 50%. He pointed out we are a lakeside community, but we have allowed residential developments that have very small 6' side yards that won't even accommodate a jet ski. He has concerns about how low density is defined and calculated. He also has concerns about Klutts Farm. Regarding the recent industrial park proposal along the railway for an aluminum business, he shared that P&Z voted for that proposal; however, when the applicant came to Council, the Council voted to deny it because the applicant articulated they would not end up using the whole area, yet they did not know what type of additional business(es) might go in there in the future. As a separate matter, he indicated that – regarding the recent STR proposal in LRE - the P&Z denied the request by a vote of 5 to 2; however, when the applicant came to Council, the Council passed the proposed STR by a 7 to 0 vote. He believes that this particular proposal was going to result in raising the quality of the neighborhood, and the applicant was a good, established hotelier already operating well within our city. He expressed concern about the roadway that will eventually go into the new Juniper development, and that roadway will be a lot like Quail Run. He believes it will be a high traffic type street, and he'd like to see that type of roadway be wider and have a median dividing it. Indication was given that slip streets, such as that on Featherstone, would be ideal. Mr. Miller shared that the city does push for those types of streets, but developers always push back and say 'no' to installing them.

Mayor Pro Tem Moeller commented on the downtown apartments that will be forthcoming, will be multi-storied and will be a nightmare for traffic on SH-66 in that area. He went on to share that those living there will be able to walk to the downtown area, so he hopes that will be beneficial to those businesses. He wishes the city would have had more boulevards and slip streets as it has developed, but he knows that a lot of our roadways are TXDOT owned, and dealing with TXDOT is quite challenging. He looks forwarded to the SH-205 / John King Boulevard swap, which will really help resolve some traffic concerns in the long run. He spoke about the past discussions that transpired regarding redevelopment of the downtown square. All along, it was assumed buildings in and around downtown would always only be no more than two-stories tall. It was never imagined a developer

would buy those lots, combine them and build a multi-story apartment complex so close to downtown. He thinks 'more teeth' should be put into the downtown ordinance and regulations. Mayor McCallum shared that sidewalks in and around the downtown area are needed and desired.

Mayor McCallum went on to share that the downtown plan currently in place encourages development, and he believes – in time – this will decimate downtown. Therefore, he'd rather see the downtown plan focus on historic preservation instead of focusing on (new) development. He believes this will encourage preservation of the downtown's hometown feel.

Councilmember Thomas echoed some things others have stated this evening. He'd like to see "Commercial" areas looked at more carefully. He'd also like to look into encouraging reinvestment in older neighborhoods and older areas. He has concerns that a lot of the older neighborhoods have turned into rental properties. He does not how, legally, if at all, a city could regulate rentals. He has concerns about density calculations and wants to ensure that various densities that get proposed and approved really make sense. Roadways, parks and sidewalks are all of concern to him. He wants to also try and ensure that Rockwall remains viable for businesses. He wants to be certain that, when planning, everyone keeps in mind – not only our current population – but also future generations. He went on to really encourage the P&Z Commission to not worry about what Council may think or do on a given planning-related proposal, but – instead – just focus on bringing forth a strong recommendation to Council, whatever that may be. He shared he does his best to take bias out of decisions he evaluates and ultimately makes. He doesn't want P&Z Commissioners to be overly concerned about what Council might think such that they might pigeon hole themselves and their decisions.

Councilmember Jeffus shared that she really loves that those serving on P&Z are all really strong, intelligent commissioners who study and evaluate proposals and end up making good, solid decisions. Mayor McCallum agreed, and went on to share that he really enjoys when the P&Z commissioners vote with individual discretion, and the vote ends up being a split vote, rather than a unanimous one. He believes that diversity of opinions makes us stronger.

Councilmember Lewis shared that he really agrees with everything Commissioner Hustings said about the intent and role of the P&Z Commission. He went on to share that he's heard a lot of residents expressing concern about sidewalks. Many want them, but some of them are in very poor condition, and their upkeep poses challenges. He shared that there are no trails on the south side of IH-30, so there are no trails to connect to, and this is a problem. He further shared that, over the years, TXDOT has actually worked pretty well with the City. He pointed out that there is no local match money available right now; however, there are roadway plans in place. He encouraged everyone to go look up those plans on the countywide consortium's webpage online. He went on to comment on the "existing conditions report" that the Planning Director recently issued. He pointed out that the Baby Boomers demographics makes up the largest part of the population, but he does not want that to distract from the younger generations and their needs.

Mayor McCallum shared that there is only 14-15% of developable land left within the City. However, it used to be about 30% when the city was allowed to count land in its extraterritorial jurisdiction (ETJ). But, the state legislature has screwed the city over since now, those located in the ETJ, can petition for removal and be removed. He went on to share that the 'outer loop' is coming and is inevitable. The

governor wants it, and it is coming, so there will be growth down in the eastern corridor of the city and county. One huge need is for utilities so that developers have those already in place when growth comes at some point. He encouraged forward thinking pertaining to what the city wants to see in the far eastern portion of the city, both residential wise and business wise.

Mrs. Smith agreed with sentiments expressed regarding houses filling up a large part of lots and not having larger setbacks.

Mayor McCallum would like to see a minimum of quarter acre lots being a requirement, especially within the last 15% of land within the city that is yet to be developed.

Mr. Miller shared details on the city having hired an economist a number of years ago and what some of her report spoke to, in part related to her assessment that estate lots do not pay for themselves. He indicated that a 10k square foot lot was, according to the study, believed to be the most effective size in terms of the city's cost of service. Mrs. Smith shared the belief that this may be because those living on estate lots are often times gone, traveling, not at home and are, therefore, not shopping locally or spending money locally.

Mr. Miller shared that having CPAC review the Comp Plan and issue its recommendations to Council by a deadline of this December is not viable for several reasons. Councilmember Henson wonders if the city can somehow avoid developer proposals during the time period during which the Comp Plan is being reviewed. Mr. Miller shared that this may be possible, but the city attorney will have to advise in this regard. He pointed out that the existing Comp Plan is actually very strong and good in that it gives a lot of latitude for possibly saying 'no.' Mayor McCallum acknowledged that ambitious timeframes have been expressed by himself relative to review of the Comp Plan and the Downtown Plan.

Commissioner Hustings touched on rezoning and its importance. He pointed out that some things that are allowed 'by right' make it very difficult, at times, to control.

Mayor McCallum shared that his own very conservative approach to zoning was taught to him by former Rockwall Councilmember Billy Morris. He explained how he tries to leave zoning as "AG" especially when it's not known, for sure, what will end up going there. He does not believe that a property should be rezoned just so it can be marketed by a land owner and sold. Rather, he believes it should remain as "AG" until it sells and the city knows that actually will end up going there.

Mr. Miller pointed out that Council recently denying a proposal associated with 80 acres was able to be denied – in large part – because the existing Comp Plan allowed wide discretion for Council to deny it. The Comp Plan can be utilized to justify not rezoning in a of instances.

Mayor McCallum thanked everyone for attending and participating this evening. No action was taken as a result of the work session discussions.

V. Adjournment

Mayor McCallum adjourned the meeting at 8:10 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS 4th DAY OF AUGUST, 2025.

TIM McCALLUM, MAYOR

ATTEST:

KRISTY TEAGUE, CITY SECRETARY

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF ROCKWALL, TEXAS ON THIS 26th DAY OF AUGUST, 2025.

DR. JEAN CONWAY, CHAIRMAN

ATTEST:

MELANIE ZAVALA, PLANNING COORDINATOR

CITY OF ROCKWALL TEXAS

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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

TO:	Planning and Zoning Commission
FROM:	Bethany Ross; *Senior Planner*
DATE:	August 26, 2025
SUBJECT:	SP2025-031; *Site Plan for 626 National Drive*

The applicant, Michael Williamson, is requesting the approval of a site plan for the purpose of adding parking and updating the landscaping at 626 National Drive. The subject property is a 1.951-acre tract of land, identified as Tract 2-24 of the J.R. Johnson Survey, Abstract No. 128, and zoned Heavy Commercial (HC) District. Currently, the subject property is considered to be legally non-conforming with regard to the existing building, the unimproved parking areas, the chain-link fence, and the lack of landscaping on the property. Prior to this proposal the subject property was being used as a *Manufacturing Facility* (*i.e. Jacobs Machine Shop*). According to the site plan provided by the applicant, the subject property has a 5,678 SF warehouse building situated on it. The applicant's proposal entails expanding the parking using concrete, and providing detention for the site. In addition, the applicant is proposing to keep the existing six (6) foot chain-link fence. While this does not meet the City's fencing requirements staff should point out that they are making several improvements to the overall site that will bring the property closer into conformance with the Unified Development Code (UDC). Specifically, they will be constructing a 24-foot concrete fire lane south of the building, and providing a concrete parking lot with six (6) striped parking spaces. Based on this, staff views this site plan as being an overall improvement to the area. Staff should note that this area is designated as a transitional area in the Future Land Use Map contained in the OURHometown Vision 2040 Comprehensive Plan. Transitional areas are areas where there is a high concentration of legal non-conforming properties, and "…should be given special consideration with regard to requests that further the establishment of uses and structures that will improve the property values of the adjacent properties …" The submitted site plan, landscape plan, and treescape plan generally conform to the technical requirements contained within the Unified Development Code (UDC). A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*12,500 SF*	*X=1.951-acres; In Conformance*
Minimum Lot frontage	*60-Feet*	*X>60-feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*X~513.77-feet; In Conformance*
Maximum Building Height	*60-Feet*	*X~44.5-feet; In Conformance*
Max Building/Lot Coverage	*60%*	*X<60%; In Conformance*
Minimum Number of Parking Spaces	*Warehouse 1/1000 = 6 spaces*	*X=6; In Conformance*
Minimum Landscaping Percentage	*20%*	*X=81%; In Conformance*
Maximum Impervious Coverage	*85-90%*	*X=18%; In Conformance*

With that being said, since this site plan meets all of the applicable requirements, it is being placed on the consent agenda. Should the Planning and Zoning Commission have any questions concerning the applicant's request, the item will need to be pulled off of the consent agenda at the *August 26, 2025* Planning and Zoning Commission meeting.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	118 National Dr. Rockwall Texas 75032			
SUBDIVISION		LOT		BLOCK
GENERAL LOCATION				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Light industrial	CURRENT USE	Metal Shop
PROPOSED ZONING	Light Industrial	PROPOSED USE	Wood work shop
ACREAGE	1.95	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	Michael Williamson	☒ APPLICANT	
CONTACT PERSON		CONTACT PERSON	
ADDRESS	118 National Dr.	ADDRESS	
CITY, STATE & ZIP	Rockwall, Tx 75032	CITY, STATE & ZIP	
PHONE	[redacted]	PHONE	
E-MAIL	[redacted]	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Williamson [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 $ 290.00, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18 DAY OF July, 2025. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

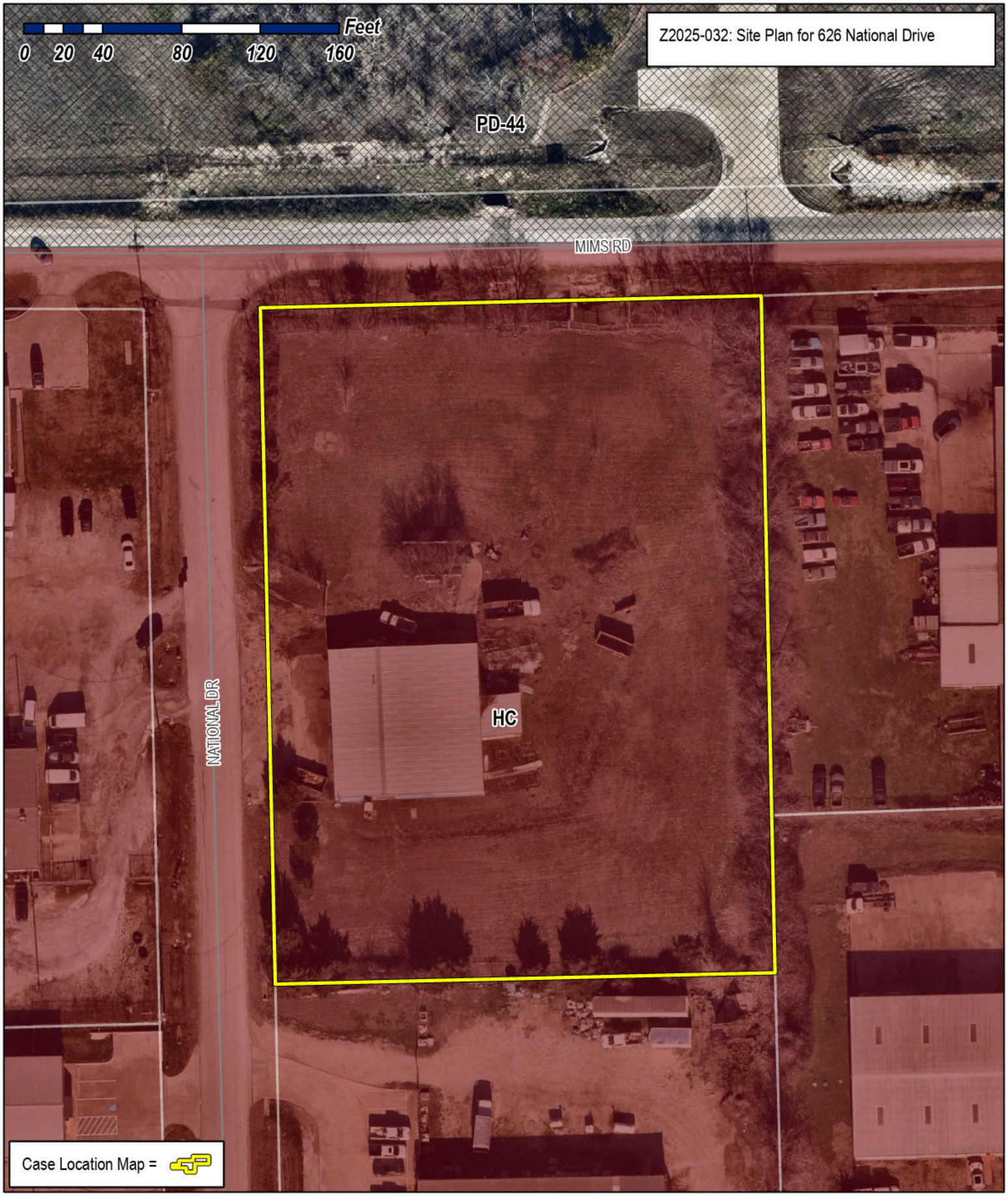
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 DAY OF July, 2025.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LIZEETH JUAREZ
Notary ID #134653132
My Commission Expires
November 20, 2027

MY COMMISSION EXPIRES November 20, 2027



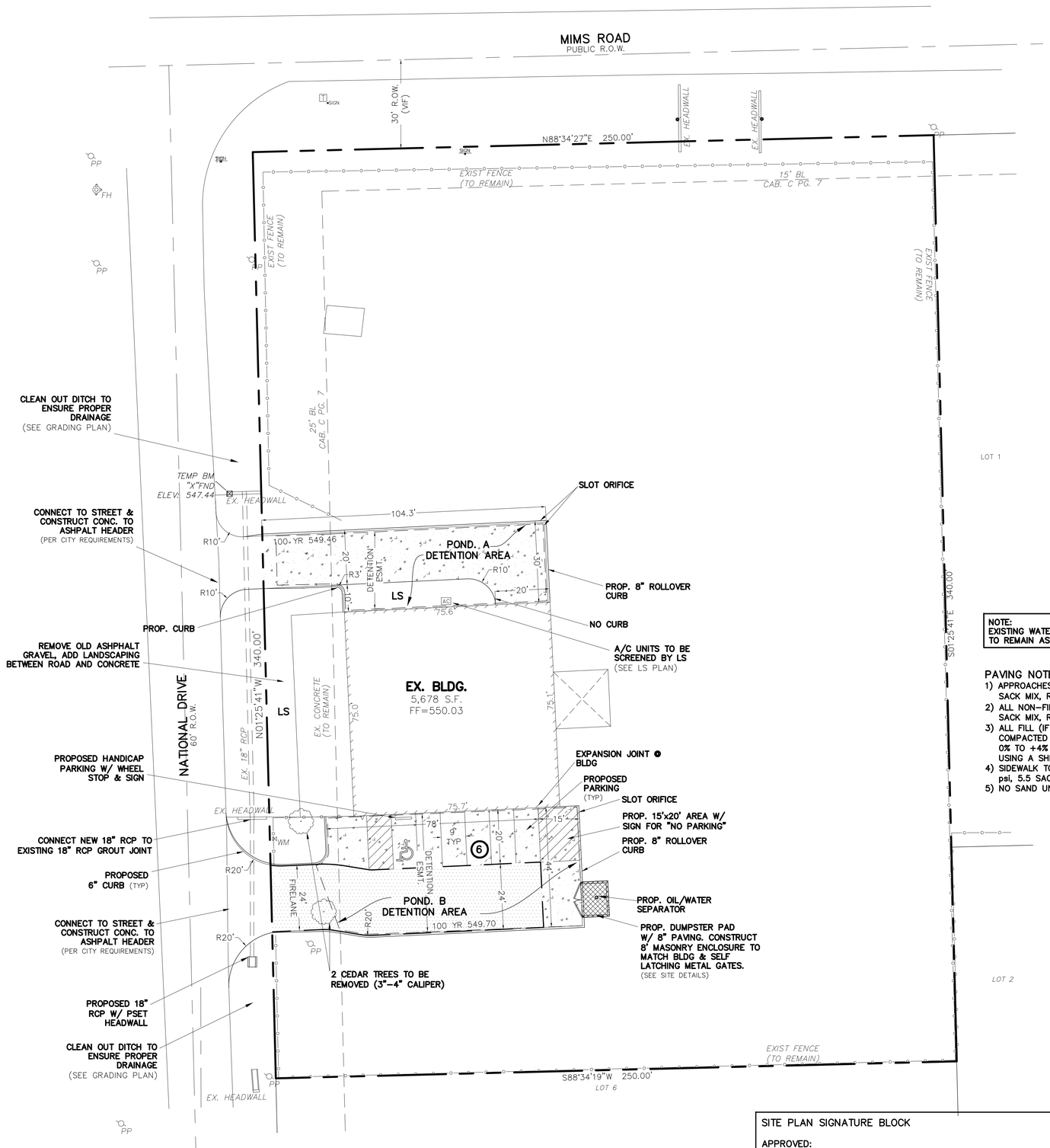
City of Rockwall

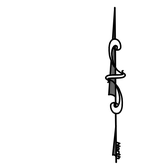
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

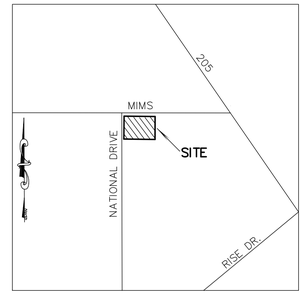
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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

WARNING:
PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.







VICINITY MAP
NOT TO SCALE

SITE DATA:

LOT AREA:
1.95 Acres, 84,999 sq.ft.
LOT COVERAGE:
6.7%
FLOOR TO AREA RATIO:
14.97:1
EX. BUILDING AREA:
5,678 sq.ft.
PROPOSED FUTURE USE:
MANUFACTURING
EX. BUILDING HEIGHT:
1 STORY
IMPERVIOUS AREA (including buildings):
15,599 sq.ft.
PARKING:
Required: 6
Warehouse ($\frac{1}{1000}$ SF) =6
Handicap = 1
Provided:
Standard = 5
Handicapped =1
Total Provided = 6
LANDSCAPE AREA:
Required: (20%) 17,000 sq.ft.
Provided: 69,400 sq.ft.

NOTE:
EXISTING WATER & SEWER SERVICE TO REMAIN AS IS

PAVING NOTES:

1) APPROACHES AND FIRELANE TO BE 6" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.)
2) ALL NON-FIRELANE PAVING CAN BE 6" THICK, 3000 psi, 5½ SACK MIX, REINFORCED WITH #4 BARS @ 18" O.C.
3) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF 0% TO +4% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
4) SIDEWALK TO BE 4" THICK CONCRETE #3 @ 24" O.C.E.W., 3000 psi, 5.5 SACK MIX IN R.O.W.
5) NO SAND UNDER PAVING.

LEGEND

———	= PROPERTY LINE
EX. SS	= EXISTING SANITARY SEWER LINE
EX. W	= EXISTING WATER LINE
FH	= EXISTING FIRE HYDRANT
WM	= EXISTING WATER METER
PP	= EXISTING POWER POLE
LP	= EXISTING LIGHT POLE
S	= EXISTING SS MANHOLE
T	= EX. TELEPHONE BOX
EXIST. or EX.	= EXISTING
℄	= CENTERLINE
PROP.	= PROPOSED
LS	= LANDSCAPE
RCP	= REINFORCED CONCRETE PIPE
min	= MINIMUM
max	= MAXIMUM
B-B	= BACK OF CURB TO BACK OF CURB
	= PROPOSED FIRELANE
	= PROPOSED NON FIRELANE (PARKING) SEE PAVING NOTES
	= PROPOSED DUMPSTER PAVING SEE PAVING NOTES

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

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.

REVISIONS

STATE OF TEXAS
GERALD MONK
44563
LICENSED PROFESSIONAL ENGINEER
8/12/25

PROJECT #: SP2025-031

GENERAL NOTES
1. Buildings 5,000 square feet or greater shall be sprinkled. Alternative fire protective measures may be approved by the Building inspector and Fire Department.
2. Fire lanes shall be designed and constructed per city standards.
3. Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current adopted Uniform Building Code.
4. Mechanical units, dumpster and trash compactors shall be screened in accordance with the Zoning Ordinance
5. All signage contingent upon Building Inspection Department.
6. Approval of the site plan is not final until all engineering plans are approved.
7. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance
8. Please contact the Building Inspection Department to determine the type of construction and occupancy group.
9. All electrical transmission, distribution and service lines must be underground.

NOTES:
1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 5th EDITION.
2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS
3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
4) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.

**** NOTICE TO CONTRACTORS ****

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY **CBG SURVEYING TEXAS LLC** OF **GARLAND, TEXAS**. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS, WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.

SITE PLAN SIGNATURE BLOCK

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

WITNESS OUR HANDS, this_____ day of _____, _____.

Planning & Zoning Commission,Chairman

Director of Planning and Zoning

SITE & DIMENSION CONTROL PLAN
626 NATIONAL

LOT 7, BLOCK A, 1.95 ACRES
NATIONAL ADDITION
City of Rockwall, Rockwall County, Texas 75087

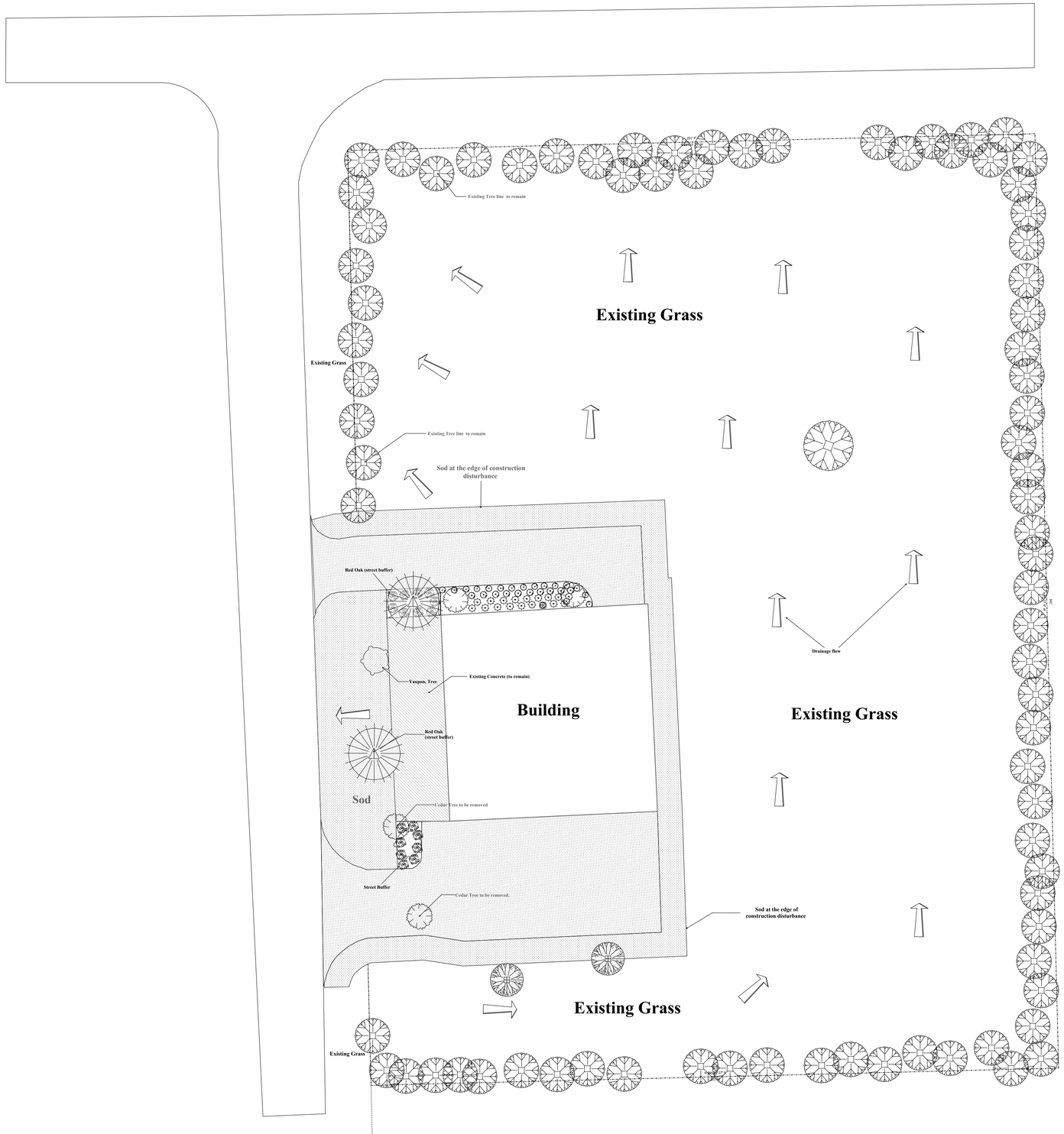
owner
CFL LANDSCAPES
ZACHARY CONTI
469.264.9260

prepared by

MONK CONSULTING ENGINEERS
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761
© 2025 Monk Consulting Engineers, Inc., All Rights Reserved

PROJECT NO.: 2025-3 REG. NO.: F-2567

date:	scale:	sheet:
8/12/25	1"=20'	C101



Landscape area

Required: (20%) 17,000 Sq. Ft.
Provided:
New landscaping - 7,270.96 Sq ft.
Total provided landscaping - 76,670.96 Sq Ft.

Trees to be removed : 2
Trees to be added: 4

Street buffer:
Four Trees
Red Oak 3" (2)
Yaupon Holly 3" (2)

Ground Cover - Bermuda Sod

Shrub buffer - Mexican Feather grass 3 gal

Irrigation Note: Irrigation will meet the requirements of the UDC.

Symbol	Qty	Common Name	Container	Height and Sprea
Groundcovers\Ornamental Grass				
	16	Big Blue Lilyturf, Bloomed	1 Gal.	10" H x 8" W
	16	Mexican Feather Grass	3 Gal	18" H x 12" W
Groundcovers\Perennials				
	10	Chinese Fringe Flower	3 Gal	12" H x 18" W
Shrubs\Evergreen				
	17	Golden Vicary Privet	3 Gal.	18" H x 12" W
	2	Yaupon, Tree	Full Size	
Trees\Deciduous				
	79	Existing Tree	Full Size	
	1	Red Oak (street buffer)	3" Cal	10'
	1	Red Oak(street buffer)	Full Size	
Trees\Evergreen				
	2	Live Oak	Full Size	
	2	Nellie Stevens Holly	30 Gal	6'

Fill Style	Finish	Spec.
	Existing Concrete	N/A
	Proposed Concrete	3500 PSI, Reenforced rebar
	Bermuda Sod	Tiff 419

N

Scale: 1/20" = 1 ft
0 5 10 15 20 25 30 35 40 45

PLEASE BE ADVISED
This design is intellectual property of Clients First Landscape Solutions. We have the exclusive right to use, alter and profit from it. You do not have are permission to install it.

Revisions		Notes:	
1)		1)	
2)		2)	

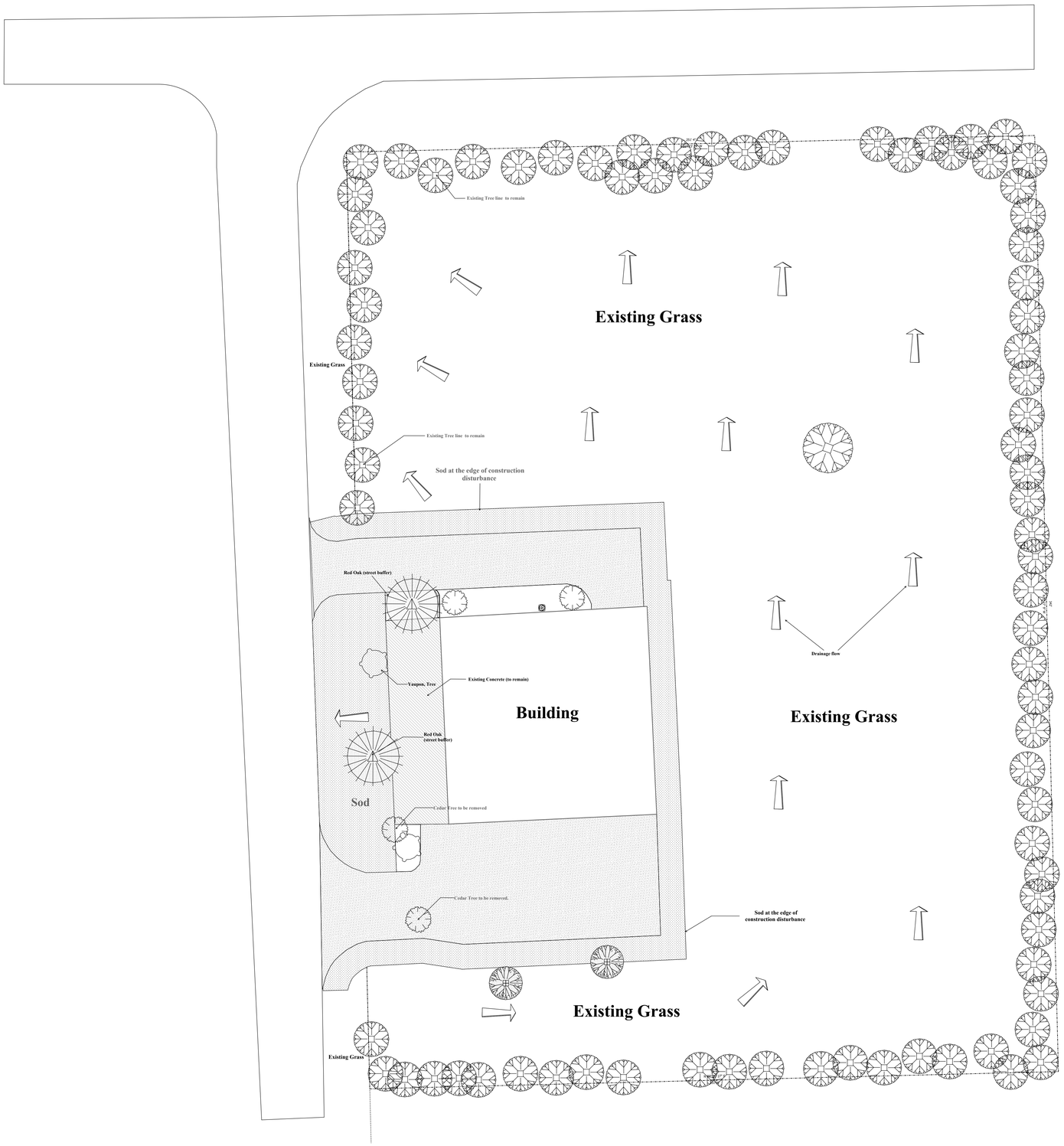
STATE OF TEXAS
Michael Williamson
22566
LICENSED LANDSCAPE ARCHITECT
Michael Williamson

CLIENTS FIRST
LANDSCAPE SOLUTIONS

Overall Landscape Plan

626 National Dr.
Rockwall Texas, 75032

Project Number: 87
Date: 08/19/2025
Scale: 1" = 20'
Sheet No. LP-1.0



Trees to be removed: 2
Type of tree: Cedar
New Trees:
Nellie Stevens Holly (accent) see LP 1.0
Red Oak (canopy) see LP 1.0
Yaupon Holly (accent) LP 1.0
Tree Count : 86

Symbol	Qty	Common Name	Container	Height and Spread
Trees\Deciduous				
	81	Existing Tree	N/A	N/A
	2	Red Oak (street buffer)	3"	10'
Trees\Evergreen				
	2	Cedar Tree to be removed	N/A	N/A
	2	Live Oak	3"	
	2	Nellie Stevens Holly	30 Gal	6'

N

Scale: 1/20" = 1 ft
0 5 10 15 20 25 30 35 40 45

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Revisions 1) 2)
Notes: 1) 2)

STATE OF TEXAS
Michael Williamson
22566
REGISTERED LANDSCAPE ARCHITECT
Michael Williamson

CLIENTS FIRST
LANDSCAPE SOLUTIONS

Tree Plan

626 National Dr.
Rockwall Texas, 75032

Project Number: 86
Date: 0819/25
Scale: 1" = 20'
Sheet No. **LP-1.1**

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:	August 26, 2025
SUBJECT:	Z2025-049; *Text Amendment to Article 06, Parking and Loading, and Article 13, Definitions, of the UDC to Define Various Types of Garage Orientations*

In accordance with Subsection 02.01, *Authority*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), the Director of Planning and Zoning is bringing forward a text amendment to Article 06, *Parking and Loading*, and Article 13, *Definitions*, for the purpose of defining the various types of garage orientations permitted throughout the City of Rockwall. The proposed text amendment would establish and define the following garage orientations:

(1) *Front Entry Garage*. A garage configuration where the vehicular entrance faces directly toward the adjacent public right-of-way (*i.e. the front property line*). This configuration includes orientations that are: [*1*] flush with the front façade of the primary structure (*sometimes referred to as Flat Front Entry garages*), [*2*] recessed less than 20-feet behind the front façade of the primary structure, or [*3*] situated in front of the front façade of the primary structure.

(2) *Recessed Front Entry Garage*. A garage configuration where the garage door is forward facing and is situated a minimum of 20-feet behind the front façade of the primary structure.

(3) *Side Entry Garage*. A garage configuration where the garage door faces towards the side yard property line (*i.e. generally perpendicular to the front property line*) or -- *on corner lots* – the perceived side yard property line adjacent to a street, and is situated on the side of the primary structure.

(4) *J-Swing Garage*. A garage configuration in which the driveway curves at a 90-degree angle in front of the primary structure to access a garage door that faces inward or at an angle toward the home's interior. This configuration includes a *J-Swing Garage* that enters on both the left- or right-hand side of the primary structure, and where the garage door is not directly visible from the street.

(5) *Traditional Swing Garage*. A variation of the *J-Swing* garage orientation in which an additional single or double garage door facing the street may be added behind the primary garage that is configured in a *J-Swing*. These secondary garage doors should be a minimum of 20-feet behind the front façade of the primary structure (*i.e. the front façade of the J-Swing Garage*).

(6) *Modified Traditional Swing Garage*. A variation of the *Traditional Swing Garage* where a single garage door is situated in a *J-Swing* orientation, and a double garage door is facing the street.

(7) *Swing Garage*. A general term encompassing both the *J-Swing* and *Traditional Swing* garage configurations.

These garage orientations are already referenced in several Planned Development Districts and in the Unified Development Code (UDC); however, there are currently no definitions for these garage orientations in the Unified Development Code (UDC). A redlined copy of the proposed changes along with a draft ordinance have been provided in the attached packet. Staff should note that these changes *do not* change the garage orientations currently permitted within any zoning district or in the Unified Development Code (UDC), and only seeks to provide definitions of the various garage orientation reference in the City's zoning documents.

In accordance with Subsection 02.01(C) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), the Director of Planning and Zoning is bringing forward the proposed text amendment to the City Council for consideration, and -- *in accordance with Section 02.04(B) of Article 11, Development Applications and Review*

Procedures, of the Unified Development Code (UDC) – the Director is bringing the proposed amendment forward to the Planning and Zoning Commission for a recommendation to the City Council. Staff has sent out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 02.03(A)(3) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). Should the Planning and Zoning Commission have any questions staff will be available at the meeting on *August 26, 2025*.

TABLE 1: JOINT USE OF PARKING CALCULATIONS

TIME OF DAY	OFFICE	RETAIL	RESTAURANT	THEATER	HOTEL
6:00 AM - 12:00 PM	1.00	0.97	0.50	0.30	1.00
12:00 PM - 1:00PM	0.90	1.00	0.70	0.70	0.30
1:00 PM - 4:00 PM	0.97	0.97	0.60	0.70	0.45
4:00 PM - 6:00 PM	0.47	0.82	0.90	0.80	0.70
6:00 PM - 8:00 PM	0.07	0.89	1.00	1.00	1.00
8:00 PM - 12:00 AM	0.03	0.61	1.00	1.00	1.00

EXAMPLE 1: JOINT USE OF PARKING CALCULATIONS

An example of a mixed-use development comprised of the below land uses would be as follows:

Step 1: Development Square Footages

- *Office*: 50,000 SF
- *Retail*: 20,000 SF
- *Restaurant*: 8,000 SF

Step 2: Individual Parking Requirements

LAND USE	SF	PARKING REQUIREMENT	REQUIRED PARKING
OFFICE	50,000	1/300 SF	167
RETAIL	20,000	1/250 SF	80
RESTAURANT	8,000	1/100 SF	80
		TOTAL:	327

Step 3: Shared Parking Requirements

TIME OF DAY	OFFICE	RETAIL	RESTAURANT	TOTAL
6:00 AM - 12:00 PM	1.00x167=167	0.97x80=78	0.50x80=40	285
12:00 PM - 1:00PM	0.90x167=150	1.00x80=80	0.70x80=56	286
1:00 PM - 4:00 PM	0.97x167=162	0.97x80=78	0.60x80=48	288
4:00 PM - 6:00 PM	0.47x167=78	0.82x80=66	0.90x80=72	216
6:00 PM - 8:00 PM	0.07x167=12	0.89x80=71	1.00x80=80	163
8:00 PM - 12:00 AM	0.03x167=5	0.61x80=49	1.00x80=80	134

Step 4: The parking required is 288 parking spaces. This is a reduction of 39 parking spaces or 11.9% over the individual parking requirements.

(C) *Off-Site Parking Agreement*.

(1) When the required off-street parking spaces are not located on the same lot with the building or use served, or when the required off-street parking spaces are provided collectively or used jointly by two (2) or more establishments, a written agreement which ensures the retention of such spaces for this purpose, and for a period of not less than two (2) years, shall be drawn and executed by the parties concerned, approved as to form by the City Attorney, and filed with the application for a building permit or Certificate of Occupancy (CO) if a change in use is involved.

(2) If the off-site parking is terminated for any reason, then alternative parking meeting the standards of this Article, shall be required, or the property shall lose its Certificate of Occupancy (CO).

(D) *Parking in Front Yards of Residential and Agriculture*. No required off-street parking space shall be located in the required front yard in any residential or agricultural district.

(E) *Parking in Front Yards of Non-Residential*. In any nonresidential district, the required off-street parking space may be located in the required front yard provided that it meets landscaping and screening requirements in Article 08, *Landscape Standards*.

SUBSECTION 03.04: LIGHTING OF PARKING AND LOADING AREAS

(A) *Spill-Over Lighting*. All lighting facilities shall be so arranged as to reflect the illumination away from any adjacent property. Such lighting facilities shall provide illumination within parking areas not to exceed a maintained average of 1½- footcandles at ground level, and shall distribute not more than 0.2 of one (1) footcandle of light upon any adjacent residential property (*also see Section 03, Outdoor Lighting for Non-Residential Properties, of Article 07, Environmental Standards*).

(B) *Lighting as a Nuisance or Safety Hazard*. All lighting facilities shall be placed, masked or otherwise arranged such that illumination or glare shall not intrude on residential property or create a hazard to motorists on any street, alley or other public way.

SUBSECTION 03.05: PAY PARKING LOTS

No charge may be made for at-grade visitor parking spaces, unless approved by City Council as part of a specific Use Permit.

SUBSECTION 03.06: SHARED PARKING/CROSS ACCESS

In master planned retail centers, cross access and shared parking agreements are required for final platting.

SECTION 04 | RESIDENTIAL PARKING

SUBSECTION 04.01: LOTS LESS THAN FIVE (5) ACRES

(A) *Location*. All required residential parking shall be located onsite except in the Downtown District.

(B) *Garages*. In single-family or duplex districts, parking garages must be ~~located at least 20-feet behind the front building facade for front entry garages, unless it is a *J-Swing* garage where the garage door is perpendicular to the street.~~configured in a *J-Swing*, *Traditional Swing*, or *Recessed Front Entry* garage configuration (*see the definition for Garage Orientations in Article 13, Definitions, of this Unified Development Code [UDC]*).

(C) *Carports*. In single-family or duplex districts, carports must be located at least 20-feet behind the front building facade and be architecturally integrated with the main residential structure.

SECTION 05 | OFF-STREET PARKING REQUIREMENTS

SUBSECTION 05.01: OFF-STREET PARKING REQUIREMENTS

The schedule of off-street parking requirements in Table 5 establishes parking requirements for all zoning districts.

(45) *Garage, Community*. A building or portion thereof, other than a public, private or storage garage as defined below, providing storage for motor vehicles with facilities for washing, but no other services, such garage to be in lieu of private garages within a block or portion of a block.

~~(45)~~(46) *Garage Orientations*. For the purposes of this Unified Development Code (UDC), the following definitions shall apply when interpreting garage orientation:

(a) *Front Entry Garage*. A garage configuration where the vehicular entrance faces directly toward the adjacent public right-of-way (*i.e. the front property line*). This configuration includes orientations that are: [*1*] flush with the front façade of the primary structure (*sometimes referred to as Flat Front Entry garages*), [*2*] recessed less than 20-feet behind the front façade of the primary structure, or [*3*] situated in front of the front façade of the primary structure.

(b) *Recessed Front Entry Garage*. A garage configuration where the garage door is forward facing and is situated a minimum of 20-feet behind the front façade of the primary structure.

(c) *Side Entry Garage*. A garage configuration where the garage door faces towards the side yard property line (*i.e. generally perpendicular to the front property line*) or -- *on corner lots* – the perceived side yard property line adjacent to a street, and is situated on the side of the primary structure.

(d) *J-Swing Garage*. A garage configuration in which the driveway curves at a 90-degree angle in front of the primary structure to access a garage door that faces inward or at an angle toward the home's interior. This configuration includes a *J-Swing Garage* that enters on both the left- or right-hand side of the primary structure, and where the garage door is not directly visible from the street.

(e) *Traditional Swing Garage*. A variation of the *J-Swing* garage orientation in which an additional single or double garage door facing the street may be added behind the primary garage that is configured in a *J-Swing*. These secondary garage doors should be a minimum of 20-feet behind the front façade of the primary structure (*i.e. the front façade of the J-Swing Garage*).

(f) *Modified Traditional Swing Garage*. A variation of the *Traditional Swing Garage* where a single garage door is situated in a *J-Swing* orientation, and a double garage door is facing the street.

(g) *Swing Garage*. A general term encompassing both the *J-Swing* and *Traditional Swing* garage configurations.

~~(46)~~(47) *Garage, Public*. A building or portion thereof, designed or used for the storage, sale, hiring, care or repair of motor vehicles, which is operated for commercial purposes.

~~(47)~~(48) *Garage, storage*. A building or portion thereof, except those defined as private, a public, or a community garage providing storage for more than four motor vehicles, with facilities for washing but no other services.

~~(48)~~(49) *Ground Cover*. Natural mulch or plants of species which normally reach a height of less than two feet upon maturity, installed in such a manner so as to form a continuous cover over the ground.

~~(49)~~(50) *Height of Yard or Court*. The vertical distance from the lowest level of such yard or court to the highest point of any boundary wall.

~~(50)~~(51) *Impervious Cover*. Roads, parking areas, buildings and other impermeable construction covering the natural land surface that prevent absorption of the water. Water quality basins, swells and other conveyances for overland drainage shall not be calculated as impervious cover.

~~(51)~~(52) *Industrial Development.* Any development on private land that is not classified as commercial or residential development (*i.e. that consists of development being performed within the Light Industrial [LI] or Heavy Industrial [HI] Districts and that is based in warehouse, research/technology, light or heavy manufacturing, or similar land uses*).

~~(52)~~(53) *Institutional Use*. A nonprofit organization or building, public or private, for the benefit of the public including YMCA, YWCA, Boys Clubs, Scouts; educational facilities and schools, including day care centers and kindergartens; churches, temples, cemeteries, mausoleums or crematories for the deposit of the human dead; hospitals, civic clubs, private parks, private libraries, museums, etc.

~~(53)~~(54) *Kindergarten*. A school for more than five (5) children of preschool age, in which constructive endeavors, object lessons or educational games are prominent features of the curriculum.

~~(54)~~(55) *Landscape Architect*. A person licensed to practice or teach landscape architecture in the State of Texas pursuant to state law.

~~(55)~~(56) *Landscape Buffer*. A strip of land:

(a) Which serves a buffer function on the perimeter of a building site adjacent to another building site, residentially zoned or used property, or to a public or private street or alley; and

(b) At least 80% of which is covered by natural grass, ground cover, or other natural plant materials (*excluding screening*).

(c) Which is exclusive of any easements or right-of-way.

~~(56)~~(57) *Landscaping*. Trees, shrubs, ground cover, earthen berms, vines, grass, water, decorative features such as fountains, or other material approved by the City Council.

~~(57)~~(58) *Large Shrub*. A shrub which normally reaches a height of six (6) feet or more upon maturity.

~~(58)~~(59) *Large Tree*. A tree of a species which normally reaches a height of 30 feet or more upon maturity.

~~(59)~~(60) *Legislative or Governing Body*. The City Council of the City of Rockwall, Texas.

~~(60)~~(61) *Loading Space*. A space within the main building or on the same lot therewith, providing for the standing, loading, or unloading of trucks and having a minimum dimension of 12 feet by 65 feet and a vertical clearance of at least 14 feet.

~~(61)~~(62) *Lot*. An undivided tract or parcel of land having frontage on a

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING VARIOUS ARTICLES AS DEPCITED IN *EXHIBITS 'A' THROUGH 'B'* OF THIS ORDINANCE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 20-02*] has been initiated by the Director of Planning and Zoning in accordance with 02.01(C)(3) of Article 11, *Development Review Procedures*, of the Unified Development Code (UDC) to make various changes for the purpose of defining the residential garage orientations permitted in the City of Rockwall; and

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

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

SECTION 1. That Article 06, *Parking and Loading*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'A'* of this ordinance;

SECTION 2. That Article 13, *Definitions*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'B'* of this ordinance;

SECTION 3. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars ($2,000.00*) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 4. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 20-02*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 5. 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 15TH DAY OF SEPTEMBER, 2025.

DRAFT ORDINANCE 08.26.25

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *September 2, 2025*

2nd Reading: *September 15, 2025*

DRAFT ORDINANCE 08.26.2025

TABLE 1: JOINT USE OF PARKING CALCULATIONS

TIME OF DAY	OFFICE	RETAIL	RESTAURANT	THEATER	HOTEL
6:00 AM - 12:00 PM	1.00	0.97	0.50	0.30	1.00
12:00 PM - 1:00PM	0.90	1.00	0.70	0.70	0.30
1:00 PM - 4:00 PM	0.97	0.97	0.60	0.70	0.45
4:00 PM - 6:00 PM	0.47	0.82	0.90	0.80	0.70
6:00 PM - 8:00 PM	0.07	0.89	1.00	1.00	1.00
8:00 PM - 12:00 AM	0.03	0.61	1.00	1.00	1.00

EXAMPLE 1: JOINT USE OF PARKING CALCULATIONS

An example of a mixed-use development comprised of the below land uses would be as follows:

Step 1: Development Square Footages

- *Office*: 50,000 SF
- *Retail*: 20,000 SF
- *Restaurant*: 8,000 SF

Step 2: Individual Parking Requirements

LAND USE	SF	PARKING REQUIREMENT	REQUIRED PARKING
OFFICE	50,000	1/300 SF	167
RETAIL	20,000	1/250 SF	80
RESTAURANT	8,000	1/100 SF	80
		TOTAL:	327

Step 3: Shared Parking Requirements

TIME OF DAY	OFFICE	RETAIL	RESTAURANT	TOTAL
6:00 AM - 12:00 PM	1.00x167=167	0.97x80=78	0.50x80=40	285
12:00 PM - 1:00PM	0.90x167=150	1.00x80=80	0.70x80=56	286
1:00 PM - 4:00 PM	0.97x167=162	0.97x80=78	0.60x80=48	288
4:00 PM - 6:00 PM	0.47x167=78	0.82x80=66	0.90x80=72	216
6:00 PM - 8:00 PM	0.07x167=12	0.89x80=71	1.00x80=80	163
8:00 PM - 12:00 AM	0.03x167=5	0.61x80=49	1.00x80=80	134

Step 4: The parking required is 288 parking spaces. This is a reduction of 39 parking spaces or 11.9% over the individual parking requirements.

(C) *Off-Site Parking Agreement*.

(1) When the required off-street parking spaces are not located on the same lot with the building or use served, or when the required off-street parking spaces are provided collectively or used jointly by two (2) or more establishments, a written agreement which ensures the retention of such spaces for this purpose, and for a period of not less than two (2) years, shall be drawn and executed by the parties concerned, approved as to form by the City Attorney, and filed with the application for a building permit or Certificate of Occupancy (CO) if a change in use is involved.

(2) If the off-site parking is terminated for any reason, then alternative parking meeting the standards of this Article, shall be required, or the property shall lose its Certificate of Occupancy (CO).

(D) *Parking in Front Yards of Residential and Agriculture*. No required off-street parking space shall be located in the required front yard in any residential or agricultural district.

(E) *Parking in Front Yards of Non-Residential*. In any nonresidential district, the required off-street parking space may be located in the required front yard provided that it meets landscaping and screening requirements in Article 08, *Landscape Standards*.

SUBSECTION 03.04: LIGHTING OF PARKING AND LOADING AREAS

(A) *Spill-Over Lighting*. All lighting facilities shall be so arranged as to reflect the illumination away from any adjacent property. Such lighting facilities shall provide illumination within parking areas not to exceed a maintained average of 1½- footcandles at ground level, and shall distribute not more than 0.2 of one (1) footcandle of light upon any adjacent residential property (*also see Section 03, Outdoor Lighting for Non-Residential Properties, of Article 07, Environmental Standards*).

(B) *Lighting as a Nuisance or Safety Hazard*. All lighting facilities shall be placed, masked or otherwise arranged such that illumination or glare shall not intrude on residential property or create a hazard to motorists on any street, alley or other public way.

SUBSECTION 03.05: PAY PARKING LOTS

No charge may be made for at-grade visitor parking spaces, unless approved by City Council as part of a specific Use Permit.

SUBSECTION 03.06: SHARED PARKING/CROSS ACCESS

In master planned retail centers, cross access and shared parking agreements are required for final platting.

SECTION 04 | RESIDENTIAL PARKING

SUBSECTION 04.01: LOTS LESS THAN FIVE (5) ACRES

(A) *Location*. All required residential parking shall be located onsite except in the Downtown District.

(B) *Garages*. In single-family or duplex districts, parking garages must be ~~located at least 20-feet behind the front building facade for front entry garages, unless it is a *J-Swing* garage where the garage door is perpendicular to the street.~~configured in a *J-Swing*, *Traditional Swing*, or *Recessed Front Entry* garage configuration (*see the definition for Garage Orientations in Article 13, Definitions, of this Unified Development Code [UDC]*).

(C) *Carports*. In single-family or duplex districts, carports must be located at least 20-feet behind the front building facade and be architecturally integrated with the main residential structure.

SECTION 05 | OFF-STREET PARKING REQUIREMENTS

SUBSECTION 05.01: OFF-STREET PARKING REQUIREMENTS

The schedule of off-street parking requirements in Table 5 establishes parking requirements for all zoning districts.

DRAFT ORDINANCE 08.05.25

(45) *Garage, Community*. A building or portion thereof, other than a public, private or storage garage as defined below, providing storage for motor vehicles with facilities for washing, but no other services, such garage to be in lieu of private garages within a block or portion of a block.

~~(45)~~(46) *Garage Orientations*. For the purposes of this Unified Development Code (UDC), the following definitions shall apply when interpreting garage orientation:

(a) *Front Entry Garage*. A garage configuration where the vehicular entrance faces directly toward the adjacent public right-of-way (*i.e. the front property line*). This configuration includes orientations that are: [*1*] flush with the front façade of the primary structure (*sometimes referred to as Flat Front Entry garages*), [2] recessed less than 20-feet behind the front façade of the primary structure, or [*3*] situated in front of the front façade of the primary structure.

(b) *Recessed Front Entry Garage*. A garage configuration where the garage door is forward facing and is situated a minimum of 20-feet behind the front façade of the primary structure.

(c) *Side Entry Garage*. A garage configuration where the garage door faces towards the side yard property line (*i.e. generally perpendicular to the front property line*) or -- *on corner lots* – the perceived side yard property line adjacent to a street, and is situated on the side of the primary structure.

(d) *J-Swing Garage*. A garage configuration in which the driveway curves at a 90-degree angle in front of the primary structure to access a garage door that faces inward or at an angle toward the home's interior. This configuration includes a *J-Swing Garage* that enters on both the left- or right-hand side of the primary structure, and where the garage door is not directly visible from the street.

(e) *Traditional Swing Garage*. A variation of the *J-Swing* garage orientation in which an additional single or double garage door facing the street may be added behind the primary garage that is configured in a *J-Swing*. These secondary garage doors should be a minimum of 20-feet behind the front façade of the primary structure (*i.e. the front façade of the J-Swing Garage*).

(f) *Modified Traditional Swing Garage*. A variation of the *Traditional Swing Garage* where a single garage door is situated in a *J-Swing* orientation, and a double garage door is facing the street.

(g) *Swing Garage*. A general term encompassing both the *J-Swing* and *Traditional Swing* garage configurations.

~~(46)~~(47) *Garage, Public*. A building or portion thereof, designed or used for the storage, sale, hiring, care or repair of motor vehicles, which is operated for commercial purposes.

~~(47)~~(48) *Garage, storage*. A building or portion thereof, except those defined as private, a public, or a community garage providing storage for more than four motor vehicles, with facilities for washing but no other services.

~~(48)~~(49) *Ground Cover*. Natural mulch or plants of species which normally reach a height of less than two feet upon maturity, installed in such a manner so as to form a continuous cover over the ground.

~~(49)~~(50) *Height of Yard or Court*. The vertical distance from the lowest level of such yard or court to the highest point of any boundary wall.

~~(50)~~(51) *Impervious Cover*. Roads, parking areas, buildings and other impermeable construction covering the natural land surface that prevent absorption of the water. Water quality basins, swells and other conveyances for overland drainage shall not be calculated as impervious cover.

~~(51)~~(52) *Industrial Development.* Any development on private land that is not classified as commercial or residential development (*i.e. that consists of development being performed within the Light Industrial [LI] or Heavy Industrial [HI] Districts and that is based in warehouse, research/technology, light or heavy manufacturing, or similar land uses*).

~~(52)~~(53) *Institutional Use*. A nonprofit organization or building, public or private, for the benefit of the public including YMCA, YWCA, Boys Clubs, Scouts; educational facilities and schools, including day care centers and kindergartens; churches, temples, cemeteries, mausoleums or crematories for the deposit of the human dead; hospitals, civic clubs, private parks, private libraries, museums, etc.

~~(53)~~(54) *Kindergarten*. A school for more than five (5) children of preschool age, in which constructive endeavors, object lessons or educational games are prominent features of the curriculum.

~~(54)~~(55) *Landscape Architect*. A person licensed to practice or teach landscape architecture in the State of Texas pursuant to state law.

~~(55)~~(56) *Landscape Buffer*. A strip of land:

(a) Which serves a buffer function on the perimeter of a building site adjacent to another building site, residentially zoned or used property, or to a public or private street or alley; and

(b) At least 80% of which is covered by natural grass, ground cover, or other natural plant materials (*excluding screening*).

(c) Which is exclusive of any easements or right-of-way.

~~(56)~~(57) *Landscaping*. Trees, shrubs, ground cover, earthen berms, vines, grass, water, decorative features such as fountains, or other material approved by the City Council.

~~(57)~~(58) *Large Shrub*. A shrub which normally reaches a height of six (6) feet or more upon maturity.

~~(58)~~(59) *Large Tree*. A tree of a species which normally reaches a height of 30 feet or more upon maturity.

~~(59)~~(60) *Legislative or Governing Body*. The City Council of the City of Rockwall, Texas.

~~(60)~~(61) *Loading Space*. A space within the main building or on the same lot therewith, providing for the standing, loading, or unloading of trucks and having a minimum dimension of 12 feet by 65 feet and a vertical clearance of at least 14 feet.

~~(61)~~(62) *Lot*. An undivided tract or parcel of land having frontage on a

DRAFT ORDINANCE 08.26.25

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:	August 26, 2025
SUBJECT:	SP2025-035; *Amended Site Plan for 218 E. Rusk Street*

The applicant -- *Tom Bader of Rockwall Artisan Home on behalf of Shanon Zais* -- is requesting approval of an *Amended Site Plan* for a *General Retail Store* (*i.e. Rockwall Artisan Home*). In early August, the applicant approached staff requesting to paint a portion of the building at 218 E. Rusk Street black. Staff informed the applicant that in accordance with Subsection 04.07(C)(2), *Downtown (DT) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) this request would require approval of a *Minor Waiver* from the Planning and Zoning Commission and could be facilitated through an *Amended Site Plan*. Based on this, on August 15, 2025 the applicant submit an *Amended Site Plan* to request approval of *Minor Waiver* to the Downtown (DT) District *Design Guidelines*.

According to Subsection 04.07(D)(2)(d), *Downtown (DT) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he dominant color of all buildings (*including above grade parking structures*) shall be muted shades of warm gray, red, green, beige and/or brown. *Black, gold and stark white shall not be used except as an accent color.* There are no restrictions on accent colors which comprise less than one (1) percent of the building face, except that florescent colors are prohibited." Based on the applicant's letter they are requesting to paint the building façade above the awning and the awning support poles Sherman Williams Tricorn Black. The applicant has indicated that the brick and awning will *not* be painted; however, this will far exceed the one (1) percent permitted by the Unified Development Code (UDC). Currently, the portion of the façade above the awning is painted a muted brown and the awning supports are painted brown, which appears to be in conformance with the Downtown (DT) District *Design Guidelines*. This request -- *if approved* -- would represent a change in the conformance for the subject property; however, this is at the discretion of the Planning and Zoning Commission. Staff should note that other façades within the Downtown (DT) District have been painted black; however, they have done so without approval. With all this being said, this is a discretionary decision for the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff will be available at the meeting on *August 26, 2025*.

PROJECT COMMENTS

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

DATE: 8/22/2025

PROJECT NUMBER: SP2025-035
PROJECT NAME: Amended Site Plan for 218 E. Rusk Street
SITE ADDRESS/LOCATIONS: 218 East Rusk Street, Rockwall, TX, 75087

CASE CAPTION: Discuss and consider a request by Tom Bader of Rockwall Artisan Home on behalf of Shanon Zais for the approval of an Amended Site Plan for Minor Waiver to the color requirements of the Downtown (DT) District for a 0.057-acre tract of land identified as a portion of Lot 1 & 6, Block L, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 218 E. Rusk Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	08/22/2025	Approved w/ Comments

08/22/2025: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Miscellaneous Case for a Minor Waiver to the color requirements of the Downtown (DT) District for a 0.057-acre tract of land identified as a portion of Lot 1 & 6, Block L, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 218 E. Rusk Street.

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

I.3 According to Subsection 04.07(C)(2), Downtown District, of Article 05, District Development Standards, of the Unified Development Code (UDC), “(i)n order to provide flexibility and create high quality projects, standards in the Downtown District may receive a waiver from City staff, the Planning and Zoning Commission, and/or the City Council.” In this case, the applicant is requesting approval of a Minor Waiver to the Exterior Building Color.

I.4 Color. “The dominant color of all buildings (including above grade parking structures) shall be muted shades of warm gray, red, green, beige and/or brown. Black, gold and stark white shall not be used except as an accent color. There are no restrictions on accent colors which comprise less than one (1) percent of the building face, except that florescent colors are prohibited.” In this case, the applicant is requesting to paint the façade above the awning and the awning support poles Sherman Williams Tricorn Black. The applicant has indicated the awning and brick are not in the proposed scope of work.

I.5 Please note the scheduled meeting for this case:

1) Planning & Zoning meeting will be held on August 26, 2025 at 6:00 PM in the council chambers at City Hall.

I.6 All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. Please note that the applicant or a representative will need to be present for the case to be considered by the planning and zoning commission or city council.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	08/22/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	08/21/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	08/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	08/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Henry Lee	08/22/2025	N/A

No Comments

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	218 E Rusk 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	Shannon Zais	☐ APPLICANT	Tom Bader / Rockwell Arbor Home
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 Shannon Zais [*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."

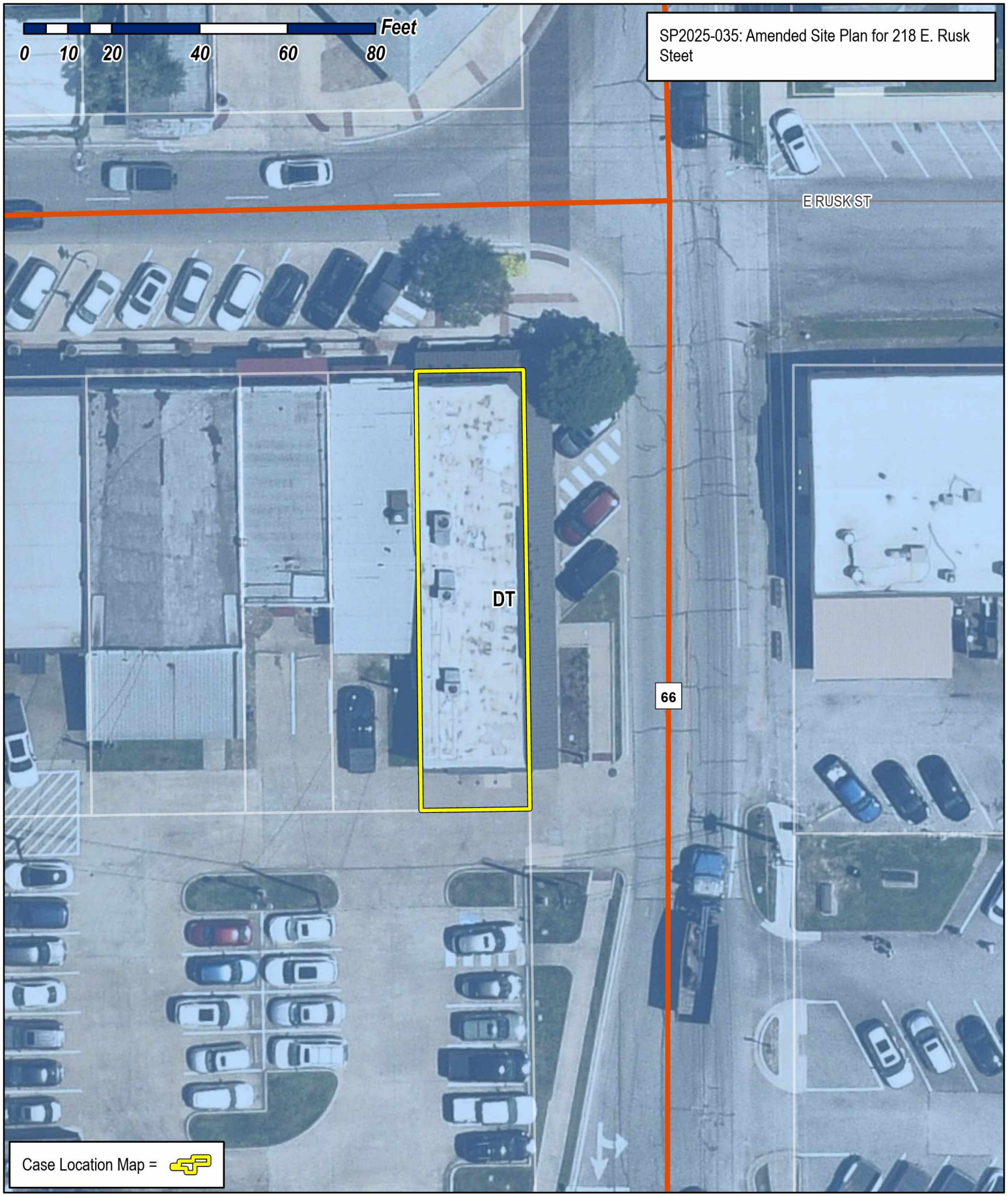
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 *DAY OF* August, *20* 25

OWNER'S SIGNATURE Shannon Zais

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Melissa Page Southworth

MELISSA PAGE SOUTHWORTH
NOTARY PUBLIC STATE OF TEXAS
Notary ID # 135011029
My Commission Expires
07/29/2028

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.

New Paint Scheme for 218 E Rusk Street

We would like to make changes to the façade of 218 E Rusk Street as it currently appears dated and feels very 1970's. It is a newer building in a downtown that has buildings from the early 20th century. We would like to make updates that would give it a more classic and timeless feel and more in-keeping with the rest of the downtown buildings.

In the attached photos you will see our inspiration, what the building looks like now and a rendering of what we propose. The changes will apply to all three sides of the building. The details follow:

- Upper façade – Sherwin Williams Tricorn Black HGSW6258
- Stripe on upper façade – match awning color, Behr Upredictable Hue MQ2-58
- Goose neck lamps – Sherwin Williams Tricorn Black HGSW6258
- Fascia below awning - Sherwin Williams Tricorn Black HGSW6258
- Poles - Sherwin Williams Tricorn Black HGSW6258
- Awning – does not change
- Brick - does not change

The stripe on the upper façade will tie it in with the awning. The black upper façade is balanced by the dark (black) windows. The fascia being black provides contrast to the awning and black poles visually tie in to the whole scheme.


womens
children


womens
children
& gifts

Existing


STORE
CLOSING

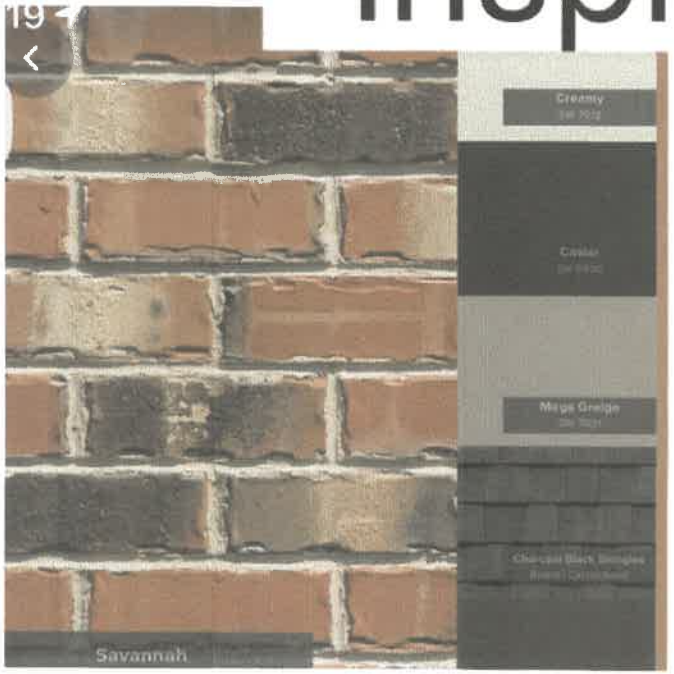

The Emerald Creek

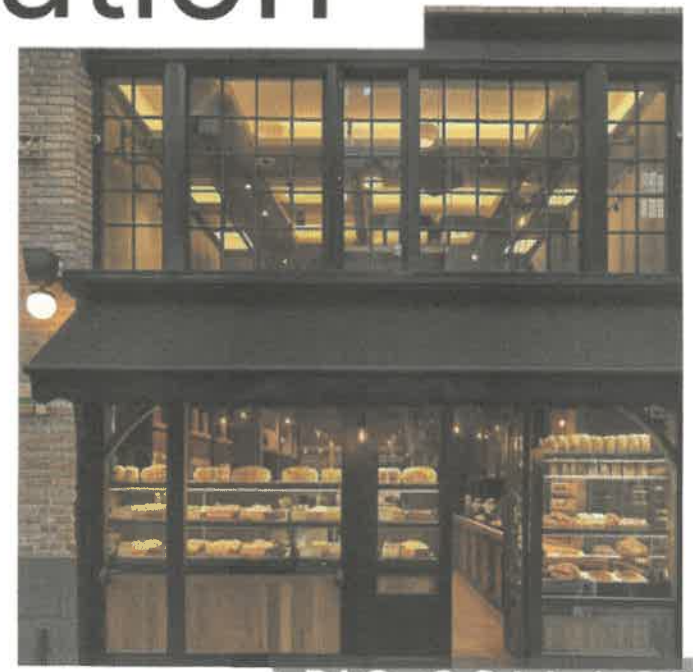

PIC•COLLAGE

Inspiration









PIC•COLLAGE

PROPOSED



The upper facade, goose neck lights, fascia below the awning and posts will all be black. The red brick and taupe awning will stay the same.

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:	Angelica Guevara, *Planning Technician*
DATE:	August 26, 2025
SUBJECT:	MIS2024-011; *Exception to the Parking Requirements for 1203 N. Goliad Street*

On July 26, 2025, Advanced and Modern Pain Center, a medical facility, applied for a Certificate of Occupancy (CO) [*i.e. Case No. CO2025-113]*. Based on the submitted application, it was determined that the proposed use for the building required a total of 11 parking spaces on site (*i.e. 1 Parking Space/Per200 SF or 2,140 SF/200 SF= 10.70 Parking Spaces*); however, the applicant's site plan only indicates eight (8) spaces being provided, making the parking deficient by three (3) spaces. Following this determination, on August 15, 2025, the applicant, Matthew M. Johnson, submitted a development application requesting the approval of an *Exception* to the parking requirements for 1203 N. Goliad Street.

As mentioned above, *Table 5: Parking Requirement Schedule* of the Unified Development Code (UDC) states that the required parking for the office building is calculated at 1/200 SF (*i.e. for Medical Office*) and equates to 11 parking spaces (*i.e. 2,140 SF/200 SF= 10.7 Parking Spaces)*. According to *Ordinance No. 07-09* [*i.e. Case No. Z2007-002*], the property is subject to the requirements of the Residential-Office (RO) District. These would indicate that parking in the front yard area is prohibited and all parking must be located behind the rear façade of the main building structure. In this case, the applicant has provided a letter stating that "(u)pon opening, I [*the applicant*] plan to promptly begin construction to add an additional 16-18 parking spaces to accommodate future demand and ensure full compliance." With this being said, staff should note that if the variance is approved there is no way to require that this additional parking be required in the future. In addition, there is currently limited space in the rear yard, along the existing cross access easement, to accommodate an additional 16-18 parking spaces, and the applicant has not provided plans showing how these spaces will be laid out in the future. Staff should also note, that if the applicant is proposing to add these additional spaces an administrative site plan will be required. Taking all of this into consideration, approval of this request is a discretionary decision for the Planning and Zoning Commission.

In accordance with Subsection 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), variances and exceptions shall be reviewed on a case by case basis and shall require a "…*supermajority vote* (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval." Should the Planning and Zoning Commission have any questions, staff will be available at the *August 26, 2025* Planning and Zoning Commission meeting.

PROJECT COMMENTS

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

DATE: 8/22/2025

PROJECT NUMBER: MIS2025-011
PROJECT NAME: Variance Request to the Parking Requiremnts
SITE ADDRESS/LOCATIONS: 1203 North Goliad Street, Rockwall, TX, 75087

CASE CAPTION: Discuss and consider a request by Matthew Johnson for the approval of a Miscellaneous Case for an Exception to the parking requirements for an existing Office Building on 0.80-acre parcel of land identified as Lot 1, Block A, Barrett Heights Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 69 (PD-69) for limited Residential Office (RO) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1203 N. Goliad Street [SH-205], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	08/22/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	08/21/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	08/18/2025	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	08/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	08/21/2025	Approved w/ Comments

08/21/2025: MIS2024-011; Exception to the Parking Requirements for 1203 N. Goliad Street

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Miscellaneous Case for an Exception to the parking requirements for an existing Office Building on 0.80-acre parcel of land identified as Lot 1, Block A, Barrett Heights Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 69 (PD-69) for limited Residential Office (RO) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1203 N. Goliad Street [SH-205].
I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.

I.3 According to Table 5: Parking Requirement Schedule of Article 06, Parking and Loading, of the Unified Development Code (UDC), the required parking for the medical office building is 1 Parking Space/200 SF of Building Area. Based on the total building area of 2,140 SF, this results in a requirement of 10.7 parking spaces, which rounds up to 11 parking spaces. However, the applicant's site plan only indicates eight (8) parking spaces, making the parking deficient by three (3) spaces.

I.4 All meetings will be held in the Rockwall City Council Chambers at 385 S. Goliad Street at 6:00 PM. The meeting schedule for this case is as follows:

Planning and Zoning Meeting: August 26, 2025
City Council Meeting: September 2, 2025

I.5 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission and/or City Council may have regarding your request.

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	1203 N Goliad Street, Rockwall, TX 75087				
SUBDIVISION		LOT		BLOCK	
GENERAL LOCATION	North Rockwall				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial		CURRENT USE	Office Space	
PROPOSED ZONING	Commercial		PROPOSED USE	Medical Office Space	
ACREAGE	0.8	LOTS [CURRENT]	1	LOTS [PROPOSED]	1

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

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

☒ OWNER	Matthew Johnson	☒ APPLICANT	Matthew Johnson
CONTACT PERSON	Matthew Johnson	CONTACT PERSON	Matthew Johnson
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP	[redacted]	CITY, STATE & ZIP	[redacted]
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

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

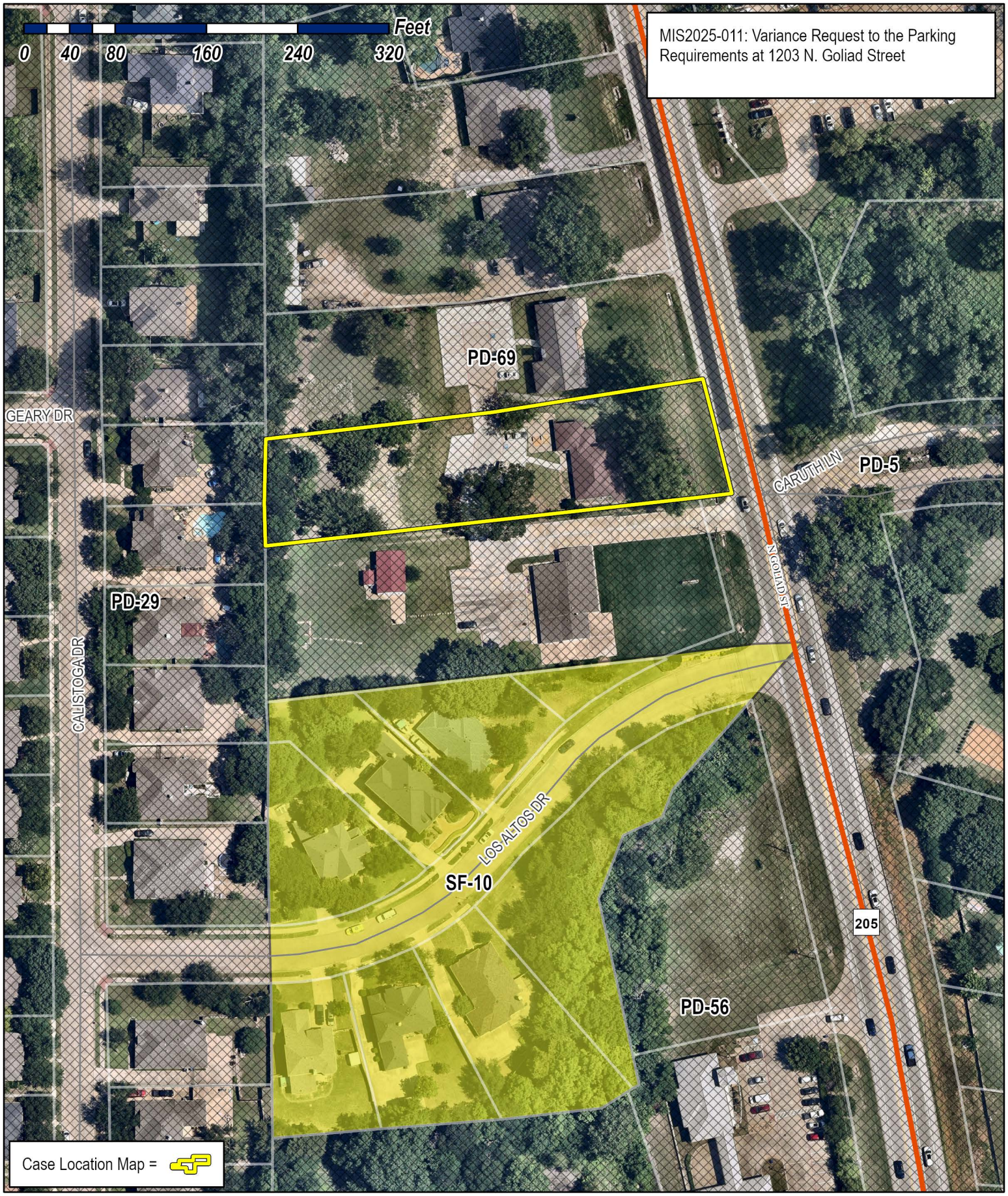
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. BY SIGNING THIS APPLICATION, 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 14th *DAY OF* August, *20* 25

OWNER'S SIGNATURE Matthew M. Johnson

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Nivia Harrell *MY COMMISSION EXPIRES*

NIVIA HARRELL
Notary ID #133010855
My Commission Expires
March 31, 2029



City of Rockwall

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

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

To Whom It May Concern,

I am the property owner of 1203 N. Goliad Street, Rockwall, TX 75087, and I am respectfully requesting a variance to the minimum parking requirement of 11 spaces for a medical office.

When I acquired the property in December 2024, my intent was to expand the parking area once the practice became operational. The practice will operate with limited staff, and patient appointments will be scheduled strategically to avoid parking congestion. The property currently has 8 designated parking spaces. In order to proceed with obtaining a Certificate of Occupancy, I am requesting an exception to the current parking requirement.

Upon opening, I plan to promptly begin construction to add an additional 16 to 18 parking spaces to accommodate future demand and ensure full compliance.

Thank you for your time and consideration of this request for a variance at 1203 N. Goliad Street.

Sincerely,

Matthew M. Johnson

11

DRAINAGE ESM'T

12

LAKEVIEW SUMMIT, PHASE ONE
CABINET D, SLIDE 135
P.R.R.C.T.

13

BLOCK C
14

15

16

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

MAGNETIC

LOT 3
GREEN VALLEY SUBDIVISION
CAB. A, SLIDE 78
P.R.R.C.T.

EVELYN WAY SMITH, TRUSTEE OF
EVELYN WAY SMITH IRREVOCABLE TRUST

10' CROSS ACCESS EASEMENT

EXISTING STRUCTURE TO REMAIN

64'X15' NO PARKING ZONE TO BE STRIPED AND SIGNED

CONC. DRIVE

POINT OF BEGINNING

1/2" IRF CAPPED RED

FL 24" RCP 476.17

24" RCP

N. GOLIAD

150.76'

N81°23'19"E

EX 20" SYCAMORE

185.37'

N85°53'09"E

5/8" IRF

3/4" IRF

EX 3" PINE TO BE REMOVED

SHED

EX 12"/10"/6" CEDARS

AUTUMN RED MAPLE

EX 24" ELM TO BE REMOVED

9'

EX CONC. DRIVE TO BE REMOVED

EX CONC. WALKWAY TO REMAIN

5' ADA SIDEWALK

EX STONE PATIO

S14°13'35"E

OHPL

100.00'

WM

ICV

SSMH

YAUPON HOLLY

FL 24" RCP 476.42

1205 MAILBOX

S.H. 205

EDGE OF ASPHALT

EX 2-8" ELMS

GATE

24' CROSS ACCESS ESMT

20'

24'

LOT 2
GREEN VALLEY SUBDIVISION
CAB. A, SLIDE 78
P.R.R.C.T.
ONE STORY BRICK
RESIDENCE
1205 N. GOLIAD
FIN. FLOOR 488.34

A/C PAD

SHAUNTING MAPLE

GAS METER

EX 38" OAK

EX 11" CYPRESS

FL 24" RCP 476.43

1203 MAILBOX

1/2" IRF

N81°29'02"E

150.89'

NWF

99.92'

N00°23'12"W

LIVE OAK

5' CLF

209.28'

1/2" IRF

EX 32" ELM

EX CONC. DRIVE TO BE REMOVED

EX 3" CEDAR

YAUPON HOLLY

LAMP

60' BL

EX. CONC. TO REMAIN AS PATIO AREA

9'

EX. WOOD DECK TO BE REMOVED

20' SANITARY SEWER ESMT

S14°13'35"E

98.62'

FL 24" RCP 477.05

1" IRF

N85°28'26"E

EX 6" ELM EX 9" ELM EX 9" ELM EX 14" ELM

TEXAS RED BUD

CONC. PAD

EX 23" PEAR

BIRD HOUSE POLE

WELL HOUSE

EX 35" LIVE OAK

EX 30" LIVE OAK

120' ROW

EDGE OF ASPHALT

100.02'

EX CONC. TO BE REMOVED

20'

BRICK PIT

CONC PATIO

LOT 1
GREEN VALLEY SUBDIVISION
CAB. A, SLIDE 78
P.R.R.C.T.
ONE STORY BRICK
RESIDENCE
1203 N. GOLIAD
FIN. FLOOR 488.49

5' ADA SIDEWALK

FLUME

ESCO

SHAUNTING MAPLE

EX 9" CYPRESS

VAULT & COM PED.

GAS METER

1/2" IRF

FL 24" RCP 477.31

LIVE OAK

EX8" ELM

CONNECT TO EX ACCESS DRIVE AND EXTEND 24' FIRE LANE THROUGH 1203 & 1205

EX 29" ELM

EX 40" ELM

N00°27'07"W

AUTUMN RED MAPLE

EX 21" ELM

EX 21" ELM

6" WF

383.75'

6" WF

CURB & GUTTER

FIRELANE STRIP ON FACE OF CURB

CONC. DRIVE

FIRELANE

FL 24" RCP 477.55

5/8" IRF

S83°31'27"W
BEARING CONTROL LINE

CURB & GUTTER

LIVAY, LLC
INST. No. 20160000014086
O.P.R.R.C.T.

EXISTING STRUCTURE TO REMAIN

NOTES:
1. PARKING SPACES ARE 9'X20'
2. ALL GROUND MOUNTED HVAC TO BE SCREENED WITH 3-5 GAL TEXAS SAGE BUSHES
3. SCREEN PARKING FRONTAGE WITH A MIXTURE OF 7 GAL TEXAS SAGE DESPERADO & 5 GAL WAX LEAF LIGUSTRUM BUSHES, 2 PER SPACE
4. LANDSCAPE EACH BLDG FRONTAGE & SIDES WITH MIXTURE OF 16-5 GAL EASTERN RED CEDAR AND VITEX CASTUS PLANTS
5. ALL MUTUAL ACCESS EASEMENTS TO BE PAVED PER CITY OF ROCKWALL STANDARDS OF DESIGN
6. ALL SHRUBS SHALL BE A 5 GAL MINIMUM IN SIZE.
7. 2 ACCENT TREES TO BE PLANTED WITHIN THE 20' LANDSCAPE BUFFER ON EACH LOT A TOTAL OF 2-SHAUNTING MAPLE & 2- YAUPON HOLLY
8. A TOTAL OF 5- 4" CANOPY TREES SHALL BE PLANTED IN THE REAR OF THE LOTS. THE 5-4" CANOPY TREES WILL BE A MIXTURE OF LIVE OAK , TEXAS RED BUD , AND AUTUMN BLAZE RED MAPLE

SHRUBS

WAX LEAF PRIVET LIGUSTRUM (PL)

TEXAS SAGE DESPERADO (SD)

TREES

CANOPY: 4" LIVE OAK , TEXAS RED BUD, OR AUTUMN BLAZE RED MAPLE

ACCENT: SHAUNTING MAPLE , OR YAUPON HOLLY

SITE DATA SUMMARY:
NAME OF FINAL PLAT: GREEN VALLEY SUBD LOT 1
ZONING: RO (RESIDENTIAL OFFICE DISTRICT)
PROPOSED USE: BUSINESS OFFICE
EXIST BUILDING SQUARE FOOTAGE: 1203 GOIAD-2361 SF, 1205 GOLIAD-2324 SF
PROPOSED BUIDLING EXPANSION SQUARE FOOTAGE NONE
TOTAL LOT AREA : 1203 GOLIAD 35,537 SF +1205 GOLIAD 34,337 SF= 69,874 SF= 1.60 AC
BUILDING HEIGHT: 28 FT
LOT BLDG COVERAGE: 1203 GOLIAD 6.6% 1205 GOLIAD 6.8%
PARKING SPACES REQUIRED BOTH 1203 & 1205: 1 SPACE/300 SF= 8 EA
HANDICAP PARKING REQUIRED: 1 EA
TOTAL PARKING SPACES PROVIDED: 1203 GOLIAD 8 SPACES , 1205 GOLIAD 11 SPACES
HANDICAP PARKING PROVIDED: 1EA
INTERIOR LANDSCAPING REQUIRED: 20%
INTERIOR LANDSCAPING PROVIDED: 20% 7,000 SF
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE (BLDGS + PARKING/FIRE LANE) =13,818 SF

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 11th DAY OF April 2023
WITNESS OUR HANDS, THIS 24th DAY OF April 2023
PLANNING & ZONING COMMISSION, CHAIRMAN — DIRECTOR OF PLANNING AND ZONING
CASE NO. SP2023-010

OWNER
HOWARD BARRETT
1203 GOLIAD
ROCKWALL , TX 75087
972-722-8292

LOCATION MAP
NTS

PROJECT LOCATION

GOLIAD

CARUTH LANE

LOS ALTOS DR

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE III, TEXAS P.E. NO. 60102 ON DATE: MARCH 10, 2023

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

SITE & LANDSCAPING PLAN
HOWARD BARRETT COMMERCIAL
1203 & 1205 GOLIAD STREET ROCKWALL TEXAS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	W.L.D.
CHECKED	W.L.D.
DRAWN	
SCALE	1"=20' H 1"= V
DATE	MAR 10, 2023
PROJECT	23010 SITE PL
	1.0

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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

TO:	Planning and Zoning Commission
FROM:	Henry Lee, *Senior Planner*
DATE:	August 26, 2025
SUBJECT:	MIS2025-012; *Special Request to the Manufactured Home Replacement Requirements*



FIGURE 1. AERIAL IMAGE OF THE SUBJECT PROPERTY FOLLOWING THE REMOVAL OF THE EXISTING MANFUACTURED HOME TAKEN MAY 23, 2025.

The Lake Rockwall Estates Subdivision is a transitional neighborhood within the Southwest Residential District that since the time of annexation on February 17, 2009 [*Case No. A2009-001*] has been transitioning from mobile or semi-permanent residences to stick built homes on permanent concrete foundations. Shortly after the annexation of the Lake Rockwall Estates Subdivision, Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] (*i.e. approved September 21, 2009*) was put in place in order to provide a flexible zoning district given the range of established housing. As part of PD-75, language was included to allow for the one-time replacement of habitable mobile/manufactured homes. This one-time replacement is permitted, as long as a permit is obtained prior to the removal and replacement of the manufactured home and the established criteria for the new manufactured home is met. The one-time replacement requires that the new manufactured home is [*1*] permanently attached to a concrete foundation, [*2*] has a minimum 3:12 roof pitch, [*3*] utilizes 90% masonry (*i.e. Hardi-Board lap siding or a similar durable cementitious lap siding material*) on the exterior façade, and [*4*] the new manufactured home must be newer and larger in living space than the prior mobile/manufactured home. Staff should note, that a number of properties have taken advantage of the one-time replacement -- *meeting the stated criteria* -- since PD-75 was established.



FIGURE 2. THE PROPOSED LP SMART BOARD ON THE NEW MANUFACTURED HOME.

According to aerial imagery of the subject property, there was a manufacture home situated on the subject property up until at least January 13, 2025; however, sometime between January 13, 2025 and May 23, 2025 this manufactured home was removed without a building permit. Under the provisions of Planned Development District 75 (PD-75), a permit must be obtained in order to verify that a new manufactured home meets the one-time replacement requirements. Following the removal of the manufactured home, the applicant approached staff about the replacement of the manufactured home. Given that the existing manufactured home was already removed from the property, staff could not determine that the new manufactured home met all of the one-time replacement requirements, and the applicant was informed that a new manufactured home could *not* be established; however, after extensive conversations with the applicant and the manufactured home supplier, staff was able to ascertain that the new manufactured home would have met the one-time replacement, and informed the applicant that the new manufactured home could may be established on the subject property as long as it met the criteria stated in PD-75 (*detailed above*). Initially the applicant agreed to staff's determination; however, the applicant later returned to staff to ask if LP Smart Panel could be utilized in lieu of Hardi-Board due to concerns related to the durability of Hardi-Board during shipping. Staff informed the applicant that LP Smart Panel could not be utilized, and that the Hardi-Board

would be required to be installed onto the manufactured home once it arrived on the property. At the time, the applicant agreed to this stipulation.

On August 15, 2025, the applicant --*Tammy Underwood* -- submitted an application for a special exception to the *Manufactured Home Replacement Requirements*, specifically to allow the use of LP Smart Panel in lieu of Hardi-Board. According to the applicant letter, the special request is being made to due to [*1*] concerns related to the shipping of the Hardi-Board after it is installed on the manufactured home, and [*2*] that Hardi-Board products "…tend to crack and break when being installed." As detailed above staff had already allowed the applicant to install the Hardi-Board once the manufactured home was established on the subject property. In addition, staff should note that Hardi-Board product is used extensively throughout the City of Rockwall without any issues, including on other manufactured homes taking advantage of the one-time replacement in the Lake Rockwall Estates Subdivision. Based on this, it appears that the difficulty with the Hardi-Board instillation lies on the manufacturer of the manufactured home, as opposed to the quality of the product as indicated in the letter provided by the applicant. In accordance with the requirements of Planned Development District 75 (PD-75), "(t)he City Council may consider special requests in the Lake Rockwall Estates Subdivision … Such request may include, but not be limited to the use of alternate building materials, reductions in the building setbacks, exceptions to the fencing requirements or other requests submitted for consideration to the Planning and Zoning Department. Upon receipt of such requests, the Planning and Zoning Commission shall review the case and forward a recommendation to the City Council for consideration." Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff will be available at the meeting on *August 26, 2025*.

PROJECT COMMENTS

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

DATE: 8/22/2025

PROJECT NUMBER: MIS2025-012
PROJECT NAME: Special Request for 203 Lynne Drive
SITE ADDRESS/LOCATIONS: 203 Lynne Drive, Rockwall, TX, 75032

CASE CAPTION: Discuss and consider a request by Tammy Underwood for the consideration of a Special Request to the Manufactured Home Replacement requirements of Planned Development District 75 (PD-75) to allow a new Manufactured Home on a 0.1650-acre parcel of land identified as Lot 976A of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 203 Lynn Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	08/22/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	08/21/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	08/18/2025	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	08/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	08/22/2025	Approved w/ Comments

08/22/2025: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Miscellaneous Case for a Special Request to the Manufactured Home Replacement requirements of Planned Development District 75 (PD-75) to allow a new Manufactured Home on a 0.1650-acre parcel of land identified as Lot 976A of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 203 Lynn Drive.

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

I.3 According to Development Standards outlined in Planned Development District 75 (PD-75), properties with a habitable mobile/manufactured home are permitted a one-time replacement of a new or used manufactured home. In order to replace a mobile/manufactured home a permit must be pulled. This allows staff to have record of the replacement and ensure the new manufactured home conforms to the replacement standards. In this case, the applicant did not acquire a permit for the removal; however, staff allowed the applicant to continue with the replacement as long as the new manufactured home met the minimum replacement standards. Based on the submitted plans, the proposed manufactured home does not meet all of the replacement standards detailed in comment M.4.

M.4 The replacement manufactured home must meet the following minimum standards
(1) The manufactured home shall be permanently attached to a concrete foundation.
(2) The primary roof pitch is a minimum of 3:12 inches.
(3) At least 90% of the exterior materials, including the skirting material, excluding doors and windows, must be comprised of Hardi-Board lap siding or a similar durable cementitious lap siding material with a minimum width of 64-inches. Alternatively, the manufactured home may conform to the minimum masonry requirements as stipulated in Section 3.1, General Residential Standards, of the Unified Development Code.
(4) The proposed manufactured home is newer and larger in living space than the prior manufactured home.

Based on the provided plans, the new manufactured home will be attached to concrete runners; however, the proposed manufactured home does not utilize Hardi-Board lap siding or similar durable cementitious material. Given this, the applicant is requesting a Special Exception to the cementitious material requirements.

I.5 Staff should note, since the original manufactured home was removed without a permit, staff cannot determine if the proposed manufactured home is newer in age or larger. In addition, the applicant has not indicated the roof pitch of the proposed manufactured home.

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

1) Planning & Zoning meeting will be held on August 26, 2025 at 6:00 PM in the council chambers at City Hall.

I.7 All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. Please note that the applicant or a representative will need to be present for the case to be considered by the planning and zoning commission or city council.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($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	203 Lynne dr.				
SUBDIVISION	Lake Rockwall Estates	LOT	476A	BLOCK	N/A
GENERAL LOCATION	—				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-75		CURRENT USE	Residential	
PROPOSED ZONING	PD-75		PROPOSED USE	Residential	
ACREAGE	0.1650	LOTS [CURRENT]	0.1650	LOTS [PROPOSED]	0.1650

☐ ***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	Tammy Underwood	☒ APPLICANT	Tammy Underwood
CONTACT PERSON	Tammy or Katie	CONTACT PERSON	Tammy Underwood
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 Tammy Marie Underwood [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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

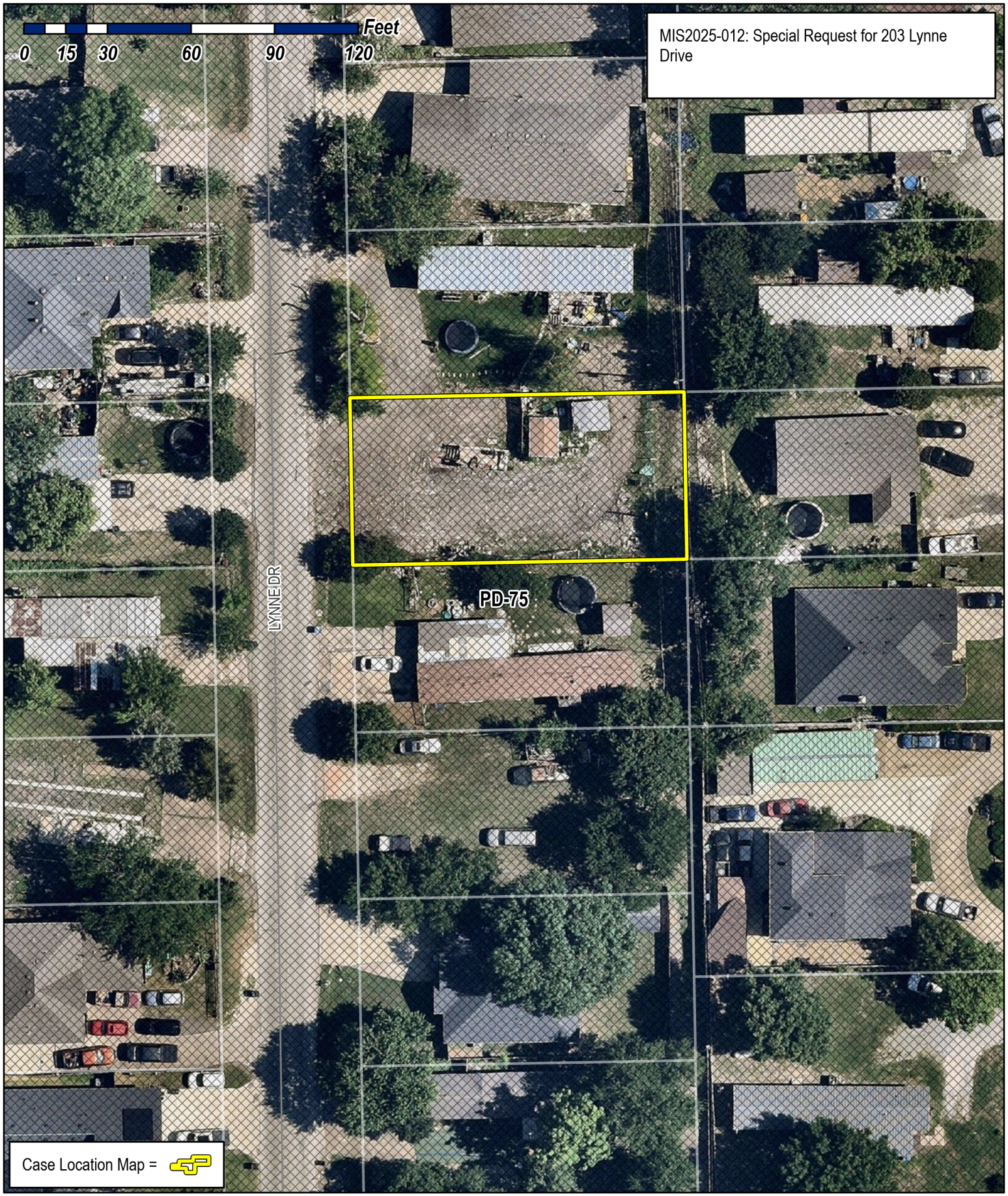
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF August, 2025

OWNER'S SIGNATURE Tammy Underwood

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Lizet Yadira Smith

NOTARY PUBLIC STATE OF TEXAS ID# 135914-3 EXPIRES 11-20-2028

MY COMMISSION EXPIRES 11/20/2028



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.

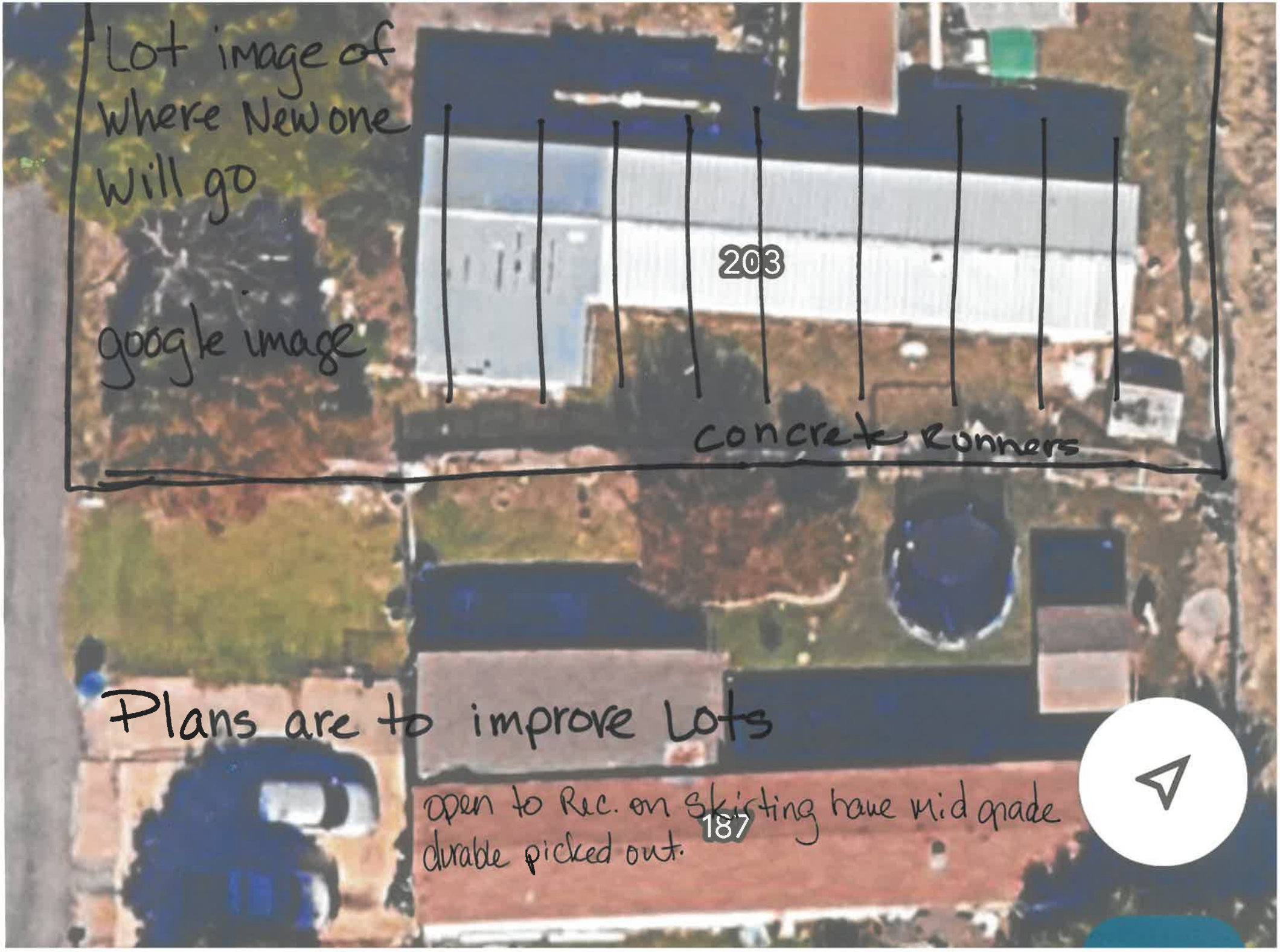
JESSUP
HOUSING

Roy,

Here at Jessup Housing, we use LP Smart Panel which is a wood-based product for exteriors on our homes. Most of the manufacturers within the state and in the manufactured housing industry in general are using Smart Panel as well. The reason behind this is when using a Hardi Board or other concrete based products they tend to crack and break when being installed. There are also cracking/breaking issues when the homes are being transported from the manufacturing plant to their destination. Another benefit for the end buyer when buying a Smart Panel home is the warranty the producers of the Smart Panel can offer. We buy LP Smart Panel that offers a 50-year limited warranty. Both are great products, Smart Panel is just a much easier application that has fewer issues and a great warranty. Hopefully this helps.

Regards,

Jason Bearden
Business Development Manager
Jessup Housing


Lot image of where New one will go
google image
203
concrete Runners
Plans are to improve Lots
open to Rec. on Skirting have mid grade durable picked out.
187


Light grey LP SMart Siding

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:	August 26, 2025
SUBJECT:	Z2025-050; *Text Amendment to Article 11, Development Applications and Review Procedures, of the UDC to Address an Applicant's Failure to Appear at a Meeting*

Recently a number of cases have come before the Historic Preservation Advisory Board (HPAB), the Planning and Zoning Commission, and the City Council where the applicant of the case fails to attend the meeting. As the Planning and Zoning Commission is aware, this can make it difficult for the decision-making body to get the information needed to act on a case. To remedy this, the City Attorney is proposing to incorporate the following language into Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC):

> *Failure to Appear*. Failure of the applicant to appear before the City Council, Planning and Zoning Commission, Historic Preservation Advisory Board (HPAB), or Board of Adjustments (BOA) for any hearing without an approved delay from the Director of Planning and Zoning or his/her designee shall constitute sufficient grounds for the City Council, Planning and Zoning Commission, Historic Preservation Advisory Board (HPAB), or Board of Adjustments (BOA) to deny the application.

In accordance with Subsection 02.01(C) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), the Director of Planning and Zoning is bringing forward the proposed text amendment to the City Council for consideration, and -- *in accordance with Section 02.04(B) of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC)* -- the Director is bringing the proposed amendment forward to the Planning and Zoning Commission for a recommendation to the City Council. The schedule for this text amendment is as follows:

Planning and Zoning Commission Work Session: August 26, 2025
Planning and Zoning Commission Public Hearing: September 9, 2025
City Council Public Hearing/First Reading: September 15, 2025
City Council Second Reading: October 6, 2025

Staff has sent out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 02.03(A)(3) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). Should the Planning and Zoning Commission have any questions staff will be available at the meeting on *August 26, 2025*.

SECTION 01 | GENERAL

SUBSECTION 01.01: PRE-APPLICATION MEETING

An applicant proposing to [*1*] establish a land use requiring a Specific Use Permit (SUP) on a property or properties, [*2*] the subdivision or assembly of property or properties, [*3*] the change in zoning classification of a property or properties, or [*4*] any other development related activity in the City of Rockwall is encouraged to request a Pre-Application Meeting with the Development Review Committee (DRC). Prior to a Pre-Application Meeting, the applicant should submit a Pre-Application Meeting Request form and provide a concept plan showing the proposed development activities in as much detail as possible. Based on the information provided by the applicant, the DRC will provide initial comments concerning the merits of the proposed development and inform the applicant of any additional requirements that will need to be addressed in the preparation of a development application.

SUBSECTION 01.02: SUBMISSION OF AN APPLICATION

(A) *Authority to Submit an Application*. Unless otherwise stated in this Article, the following shall apply when submitting an application for a request:

(1) *Development Application*. All zoning, site plan, platting, and miscellaneous cases shall be initiated by the owner of the affected property or his/her authorized representative who files a Development Application and pays the appropriate fee.

(2) *Historic Preservation Advisory Board Application*. All Certificate of Appropriateness (COA), small matching grant, and building permit fee waiver requests shall be initiated by the owner of the affected property or his/her authorized representative who files a Historic Preservation Advisory Board Application.

(3) *Board of Adjustments Application*. All variance and special exceptions to be considered by the Board of Adjustments (BOA) shall be initiated by the owner of the affected property or his authorized representative or any aggrieved party who files the required application and pays the appropriate fee, or by any person aggrieved by the decision of an administrative officer with authority over any matter that can be appealed to the Board of Adjustments (BOA) per Subsection 04.03, *Jurisdiction*, of Article 02, *Development Review Authority*, by an officer of the City, or appropriate board/commission of the City.

(B) *Ownership*. In the event that the ownership stated on an application is different than the ownership shown on the City's Certified Tax Roll, the Director of Planning and Zoning may require additional written proof of ownership be provided with an application.

(C) *Submission Development Application*. All application requests to be considered by the Historic Preservation Advisory Board (HBAP), Board of Adjustments (BOA), Planning and Zoning Commission and/or the City Council, shall be initiated by filing an application with the Director of Planning and Zoning or his/her designee. All applications shall be required to be submitted on the official submittal date. Applications received on a date other than an official submittal date shall not be accepted and shall be returned to the applicant.

(D) *Completed Application*. To ensure the submission of adequate information, the Director of Planning and Zoning is hereby empowered to maintain and distribute a list of specific submittal requirements that constitutes a completed application. Any application that does not provide all items required by the Director of Planning and Zoning shall be considered to be incomplete, and shall not be accepted by the City. These requirements may be modified by the Director of Planning and Zoning as deemed necessary.

(E) *Plans and Exhibits*. All plans, surveys, plats, and/or other exhibits submitted as part of any application shall be prepared by a registered architect, engineer, landscape architect, surveyor, planner, or other design professional.

SUBSECTION 01.03: APPLICATION WITHDRAWAL

Any request for the withdrawal of an application must be submitted in writing to the Director of Planning and Zoning or his/her designee. If an application requires notice to be published in the newspaper and/or notifications of a public hearing sent to affected property owners, such request for withdrawal of an application must be placed on the public hearing agenda and acted upon by the applicable body. In all requests for withdraw, application fees will not be refunded except in cases where the Director of Planning and Zoning determines that an application was [*1*] submitted in error, or [*2*] the fee paid exceeds the amount due under the provisions of Section 10, *Fee Schedule*. In cases where the fee paid exceeds the amount due, only the amount of the overpayment may be refunded.

SUBSECTION 01.04: DENIAL OF AN APPLICATION

(A) *Denial with Prejudice*. Unless otherwise stated in this *Article*, if an application for site plan, plat, miscellaneous case, Certificate of Appropriateness (COA), small matching grant, or building permit fee waiver is denied with prejudice by the Historic Preservation Advisory Board (HPAB), Planning and Zoning Commission, or City Council, a new application for the same request may not be submitted for the same lot or tract of land -- *or any portion thereof* -- for a period of one (1) year unless the request is deemed to be more restrictive or less intense than the previously denied request. A failure to indicate that a denial is with or without prejudice, in making a motion to deny, shall be consider a denial with prejudice.

(B) *Administrative Denial*. Alternatively, should an applicant fail to address staff's comments before the resubmittal deadline prior to the Planning and Zoning Commission meeting, the application shall be considered to be admiratively denied. If an application is denied in this manner it shall be considered to be denied without prejudice, and there shall be no restrictions on when a new application can be resubmitted; however, new applications will be required to be submitted in accordance with the City's procedures for submitting development applications.

(C) *Failure to Appear*. Failure of the applicant to appear before the City Council, Planning and Zoning Commission, Historic Preservation Advisory Board (HPAB), or Board of Adjustments (BOA) for any hearing without an approved delay from the Director of Planning and Zoning or his/her designee shall constitute sufficient grounds for the City Council, Planning and Zoning Commission, Historic Preservation Advisory Board (HPAB), or Board of Adjustments (BOA) to deny the application.

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE 11, *DEVELOPMENT REVIEW PROCEDURES*, AS DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Rockwall, Texas adopted the Unified Development Code [*Ordinance No. 20-02*] on February 3, 2020 and the Unified Development Code (UDC) has been amended over the years to improve efficiency and ensure the safe, orderly and efficient development and expansion of the City of Rockwall in accordance with and pursuant to its Comprehensive Plan, Master Thoroughfare Plan, and Master Trail Plan; and,

WHEREAS, the City Council has determined that applicants of development cases that are scheduled to appear before the Planning and Zoning Commission, the Historic Preservation Advisory Board, the Board of Adjustment or the City Council that fail to attend the scheduled meeting/hearing where their application is being considered, be denied their application unless good cause is shown for their failure to appear;

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

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

SECTION 1. FINDINGS OF FACT. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

SECTION 2. AMENDMENT. That Article 11, *Development Applications and Review Procedures*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'S'* of this ordinance;

SECTION 3. PENALTY OF FINE. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars ($2,000.00*) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 4. REMAINING PROVISIONS UNCHANGED. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 20-02*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 5. EFFECTIVE DATE. That this ordinance shall take effect immediately from and after its passage.

DRAFT ORDINANCE 05.16.2025

SECTION 6. OPEN MEETINGS. It is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF OCTOBER, 2025.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *September 15, 2025*

2nd Reading: *October 6, 2025*

DRAFT ORDINANCE 08.26.2025

SECTION 01 | GENERAL

SUBSECTION 01.01: PRE-APPLICATION MEETING

An applicant proposing to [*1*] establish a land use requiring a Specific Use Permit (SUP) on a property or properties, [2] the subdivision or assembly of property or properties, [*3*] the change in zoning classification of a property or properties, or [*4*] any other development related activity in the City of Rockwall is encouraged to request a Pre-Application Meeting with the Development Review Committee (DRC). Prior to a Pre-Application Meeting, the applicant should submit a Pre-Application Meeting Request form and provide a concept plan showing the proposed development activities in as much detail as possible. Based on the information provided by the applicant, the DRC will provide initial comments concerning the merits of the proposed development and inform the applicant of any additional requirements that will need to be addressed in the preparation of a development application.

SUBSECTION 01.02: SUBMISSION OF AN APPLICATION

(A) *Authority to Submit an Application*. Unless otherwise stated in this Article, the following shall apply when submitting an application for a request:

(1) *Development Application*. All zoning, site plan, platting, and miscellaneous cases shall be initiated by the owner of the affected property or his/her authorized representative who files a Development Application and pays the appropriate fee.

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(3) *Board of Adjustments Application*. All variance and special exceptions to be considered by the Board of Adjustments (BOA) shall be initiated by the owner of the affected property or his authorized representative or any aggrieved party who files the required application and pays the appropriate fee, or by any person aggrieved by the decision of an administrative officer with authority over any matter that can be appealed to the Board of Adjustments (BOA) per Subsection 04.03, *Jurisdiction*, of Article 02, *Development Review Authority*, by an officer of the City, or appropriate board/commission of the City.

(B) *Ownership*. In the event that the ownership stated on an application is different than the ownership shown on the City's Certified Tax Roll, the Director of Planning and Zoning may require additional written proof of ownership be provided with an application.

(C) *Submission Development Application*. All application requests to be considered by the Historic Preservation Advisory Board (HBAP), Board of Adjustments (BOA), Planning and Zoning Commission and/or the City Council, shall be initiated by filing an application with the Director of Planning and Zoning or his/her designee. All applications shall be required to be submitted on the official submittal date. Applications received on a date other than an official submittal date shall not be accepted and shall be returned to the applicant.

(D) *Completed Application*. To ensure the submission of adequate information, the Director of Planning and Zoning is hereby empowered to maintain and distribute a list of specific submittal requirements that constitutes a completed application. Any application that does not provide all items required by the Director of Planning and Zoning shall be considered to be incomplete, and shall not be accepted by the City. These requirements may be modified by the Director of Planning and Zoning as deemed necessary.

(E) *Plans and Exhibits*. All plans, surveys, plats, and/or other exhibits submitted as part of any application shall be prepared by a registered architect, engineer, landscape architect, surveyor, planner, or other design professional.

SUBSECTION 01.03: APPLICATION WITHDRAWAL

Any request for the withdrawal of an application must be submitted in writing to the Director of Planning and Zoning or his/her designee. If an application requires notice to be published in the newspaper and/or notifications of a public hearing sent to affected property owners, such request for withdrawal of an application must be placed on the public hearing agenda and acted upon by the applicable body. In all requests for withdraw, application fees will not be refunded except in cases where the Director of Planning and Zoning determines that an application was [*1*] submitted in error, or [2] the fee paid exceeds the amount due under the provisions of Section 10, *Fee Schedule*. In cases where the fee paid exceeds the amount due, only the amount of the overpayment may be refunded.

SUBSECTION 01.04: DENIAL OF AN APPLICATION

(A) *Denial with Prejudice*. Unless otherwise stated in this *Article*, if an application for site plan, plat, miscellaneous case, Certificate of Appropriateness (COA), small matching grant, or building permit fee waiver is denied with prejudice by the Historic Preservation Advisory Board (HPAB), Planning and Zoning Commission, or City Council, a new application for the same request may not be submitted for the same lot or tract of land -- *or any portion thereof* -- for a period of one (1) year unless the request is deemed to be more restrictive or less intense than the previously denied request. A failure to indicate that a denial is with or without prejudice, in making a motion to deny, shall be consider a denial with prejudice.

(B) *Administrative Denial*. Alternatively, should an applicant fail to address staff's comments before the resubmittal deadline prior to the Planning and Zoning Commission meeting, the application shall be considered to be admiratively denied. If an application is denied in this manner it shall be considered to be denied without prejudice, and there shall be no restrictions on when a new application can be resubmitted; however, new applications will be required to be submitted in accordance with the City's procedures for submitting development applications.

(C) *Failure to Appear*. Failure of the applicant to appear before the City Council, Planning and Zoning Commission, Historic Preservation Advisory Board (HPAB), or Board of Adjustments (BOA) for any hearing without an approved delay from the Director of Planning and Zoning or his/her designee shall constitute sufficient grounds for the City Council, Planning and Zoning Commission, Historic Preservation Advisory Board (HPAB), or Board of Adjustments (BOA) to deny the application.

DRAFT ORDINANCE 08-25-25

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:	August 26, 2025
SUBJECT:	Z2025-051; *Text Amendment to Article 12, Enforcement, of the UDC to Address the Expiration of Building Permits*

Under the requirements of the International Building Code (IBC) a building permit is valid for a period of six (6) months or 180 days. These sections state the following:

> Section 105, *Permits*
>
> *105.4(A) Validity of Permit.*
> The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the building official from requiring the correction of errors in the construction documents and other data. The building official is authorized to prevent occupancy or use of a structure where in violation of this code or of any other ordinances of this jurisdiction.
>
> *105.5(A) Expiration.*
> Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.
>
> *105.6(A) Suspension or Revocation.*
> The building official is authorized to suspend or revoke a permit issued under the provisions of this code wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of this code.

Based on these sections, a building permit remains active as long as any work is being done towards the completion of the permit. The issue with this is that a property owner can effectively have an open building permit indefinitely as long as some action is taken within the 180-day period, which effectively restarts the clock on the expiration of the permit. This has recently been an issue with a number of projects throughout the City. On these projects, a minimal amount of work has taken place towards the completion of the project and the adjacent property owners have been forced to live next to an active construction site for -- *in some cases* -- a period of over a year. To remedy this, the City Attorney is proposing to incorporate the following language into Article 12, *Enforcement*, of the Unified Development Code (UDC):

> *Building Permit Expiration*. The purpose of this section is to provide an expiration date for building permits that are approved by the City of Rockwall.
>
> (1) *Building Permits Issued After October 6, 2025*. Any building permit issued by the City of Rockwall on or after October 6, 2025, shall expire in six (6) months from October 6, 2025, if at the time of issuance, the permit did not have an expiration date and no progress has been made towards the completion of the project as determined by the Chief Building Official.

(2) *Building Permits Issued Before October 6, 2025*. Not with standing any other provision of this Article, any building permit issued on or before October 6, 2025, shall expire in two (2) years from October 6, 2025, if at the time of issuance, the permit did not have an expiration date and the building is not substantially complete as determined by the Chief Building Official.

(3) *Extension of a Building Permit*. Any extension of a building permit must be requested in writing prior to the expiration date of the building permit, and such request must be accompanied by evidence that substantial progress has been made towards completion of the project. The Chief Building Official shall have sole discretion as to any extension of a building permit.

(4) *Appeal of an Extension Request*. If the Chief Building Official denies an extension, the applicant of the extension request shall have ten (10) days to file an appeal with the Board of Adjustments (BOA) on the grounds of an Appeal of an Administrative Decision as defined in Subsection 04.03(A)(1) of Article 02, Development Review Authority, of this Unified Development Code (UDC).

Under this language, the Chief Building Official would have the ability to expire a building permit if substantial work is not completed within six (6) months after the issuance of a building permit that was issued after the adoption of this text amendment and two (2) years for any incomplete permit that was issued prior to the adoption of this text amendment. Staff anticipates this section will only be utilized in extreme cases; however, with some of the issues that the Building Inspections Department has recently been dealing with, this language could be a useful tool to incentivize certain property owners to complete the work covered under a building permit.

In accordance with Subsection 02.01(C) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), the Director of Planning and Zoning is bringing forward the proposed text amendment to the City Council for consideration, and -- *in accordance with Section 02.04(B) of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC)* -- the Director is bringing the proposed amendment forward to the Planning and Zoning Commission for a recommendation to the City Council. The schedule for this text amendment is as follows:

Planning and Zoning Commission Work Session: August 26, 2025
Planning and Zoning Commission Public Hearing: September 9, 2025
City Council Public Hearing/First Reading: September 15, 2025
City Council Second Reading: October 6, 2025

Staff has sent out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 02.03(A)(3) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). Should the Planning and Zoning Commission have any questions staff will be available at the meeting on *August 26, 2025*.

SECTION 01 | PENALTIES

SUBSECTION 01.01: COMPLIANCE AND FINES

Any person who violates or fails to comply with the requirements of the Unified Development Code (UDC) or who builds or alters any building in violation of any plan or statement submitted and approved hereunder, shall be guilty of a misdemeanor and shall be liable to a fine of not more than $2,000.00. Each day such violation shall be permitted to exist shall constitute a separate offense. The owner of any building or premises or part thereof, where anything in violation of the Unified Development Code (UDC) shall be placed or shall exist shall be guilty of a separate offense and upon conviction thereof shall be fined as herein provided.

SUBSECTION 01.02: OTHER ACTIONS

Nothing herein contained shall prevent the City from taking such other lawful action as is necessary to prevent or remedy any violation.

SECTION 02 | STOP WORK ORDER

SUBSECTION 02.01: STOP WORK ORDER

When the City determines that there has been non-compliance with any material term, condition or requirement of the Unified Development Code (UDC), the City may order any person having a proprietary interest in the property or any person engaged in the development or construction on the property to cease and desist from engaging in any further development or construction activities on the site. The *Stop Work Order* shall be in writing and shall be posted on the site. The order shall specifically state the nature of the non-compliance and the acts prohibited.

The City may bring suit in a court of competent jurisdiction to restrain and enjoin any person attempting or allowing development or construction without a permit or other authorization or who fails to cease and desist from further development or construction after notice of a stop work order has been posted in accordance with this Article.

When the City determines that there has been non-compliance with the Unified Development Code (UDC) which constitutes a health or safety hazard, a stop work order shall be issued and shall remain in effect until there has been compliance with the Unified Development Code (UDC). This Article shall not override the county health director or designee's ability to suspend, or reinstate food or child care permits in conformance with state and federal laws.

SUBSECTION 02.02: APPEAL PROCESS

Appeal of a *Stop Work Order*, suspension or revocation may be made to the City Council or the appropriate board or commission, by any person aggrieved, by giving written notice no later than three (3) days after the stop work order is posted, or notice of the suspension or revocation is received. The notice shall state:

(A) The name and address of the person making the appeal;

(B) The facts surrounding of particular appeal;

(C) The nature of the *Stop Work Order*, suspension or revocation; and

(D) The reasons why the ruling should be set aside.

The City Council or appropriate board or commission shall hear the appeal at its next regularly scheduled meeting following receipt of the notice of appeal provided that the appeal is received at least three working days prior to that meeting. The City Council or appropriate board or commission shall either affirm or reverse the decision appealed no later than seven (7) days after the close of the hearing.

An appeal brought under this section shall not stay the *Stop Work Order*, suspension or revocation.

SECTION 03 | OCCUPANCY, BUILDING, AND USE PERMITS

SUBSECTION 03.01: BUILDING PERMITS REQUIRED

(A) *Building Permit Required*. No building or other structure shall be erected, moved, added to, or structurally altered without a permit issued by the Chief Building Official, as required by Chapter 10, *Building and Building Regulations*, of the Municipal Code of Ordinances. A building permit shall not be issued except in conformity with the provisions of the Unified Development Code (UDC), unless otherwise authorized by the Board of Adjustment (BOA) in the form of a variance as provided by the Unified Development Code (UDC).

(B) *Building Permit Expiration*. The purpose of this section is to provide an expiration date for building permits that are approved by the City of Rockwall.

(1) *Building Permits Issued After October 6, 2025*. Any building permit issued by the City of Rockwall on or after *October 6, 2025*, shall expire in six (6) months from *October 6, 2025*, if at the time of issuance, the permit did not have an expiration date and no progress has been made towards the completion of the project as determined by the Chief Building Official.

(2) *Building Permits Issued Before October 6, 2025*. Not with standing any other provision of this *Article*, any building permit issued on or before *October 6, 2025*, shall expire in two (2) years from *October 6, 2025*, if at the time of issuance, the permit did not have an expiration date and the building is not substantially complete as determined by the Chief Building Official.

(3) *Extension of a Building Permit*. Any extension of a building permit must be requested in writing prior to the expiration date of the building permit, and such request must be accompanied by evidence that substantial progress has been made towards completion of the project. The Chief Building Official shall have sole discretion as to any extension of a building permit.

(4) *Appeal of an Extension Request*. If the Chief Building Official denies an extension, the applicant of the extension request shall have ten (10) days to file an appeal with the Board of Adjustments (BOA) on the grounds of an *Appeal of an Administrative Decision* as defined in Subsection 04.03(A)(1) of Article 02, *Development Review Authority*, of this Unified Development Code (UDC).

SUBSECTION 03.02: CERTIFICATES OF OCCUPANCY FOR NEW, ALTERED, OR NON-CONFORMING USES

(A) It shall be unlawful to use, occupy, or permit the use or occupancy of any building or premises or both, or part thereof, hereafter created, erected, changed, converted or altered or enlarged in its

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE 12, *ENFORCEMENT*, AS DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Rockwall, Texas adopted the Unified Development Code [*Ordinance No. 20-02*] on February 3, 2020 and the Unified Development Code (UDC) has been amended over the years to improve efficiency and ensure the safe, orderly and efficient development and expansion of the City of Rockwall in accordance with and pursuant to its Comprehensive Plan, Master Thoroughfare Plan, and Master Trail Plan; and,

WHEREAS, the City Council has determined that there is a need to strengthen the regulations regarding building permits in that some projects lay dormant or show little progress over the years; and,

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

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

SECTION 1. FINDINGS OF FACT. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

SECTION 2. AMENDMENT. That Article 12, *Enforcement*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'S'* of this ordinance;

SECTION 3. PENALTY OF FINE. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars ($2,000.00*) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 4. REMAINING PROVISIONS UNCHANGED. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 20-02*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 5. EFFECTIVE DATE. That this ordinance shall take effect immediately from and after its passage.

SECTION 6. OPEN MEETINGS. It is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place and

DRAFT 08.22.2025

purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF OCTOBER, 2025.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *September 15, 2025*

2nd Reading: *October 6, 2025*

DRAFT ORDINANCE 08.26.2025

SECTION 01 | PENALTIES

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Any person who violates or fails to comply with the requirements of the Unified Development Code (UDC) or who builds or alters any building in violation of any plan or statement submitted and approved hereunder, shall be guilty of a misdemeanor and shall be liable to a fine of not more than $2,000.00. Each day such violation shall be permitted to exist shall constitute a separate offense. The owner of any building or premises or part thereof, where anything in violation of the Unified Development Code (UDC) shall be placed or shall exist shall be guilty of a separate offense and upon conviction thereof shall be fined as herein provided.

SUBSECTION 01.02: OTHER ACTIONS

Nothing herein contained shall prevent the City from taking such other lawful action as is necessary to prevent or remedy any violation.

SECTION 02 | STOP WORK ORDER

SUBSECTION 02.01: STOP WORK ORDER

When the City determines that there has been non-compliance with any material term, condition or requirement of the Unified Development Code (UDC), the City may order any person having a proprietary interest in the property or any person engaged in the development or construction on the property to cease and desist from engaging in any further development or construction activities on the site. The *Stop Work Order* shall be in writing and shall be posted on the site. The order shall specifically state the nature of the non-compliance and the acts prohibited.

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SECTION 03 | OCCUPANCY, BUILDING, AND USE PERMITS

SUBSECTION 03.01: BUILDING PERMITS REQUIRED

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(B) *Building Permit Expiration*. The purpose of this section is to provide an expiration date for building permits that are approved by the City of Rockwall.

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SUBSECTION 03.02: CERTIFICATES OF OCCUPANCY FOR NEW, ALTERED, OR NON-CONFORMING USES

(A) It shall be unlawful to use, occupy, or permit the use or occupancy of any building or premises or both, or part thereof, hereafter created, erected, changed, converted or altered or enlarged in its

DRAFT ORDINANCE 08-25-25

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:	August 26, 2025
SUBJECT:	Z2025-052; *Amendment to the Southside Residential Neighborhood Overlay (SRO) District*

On June 16, 2025, the City Council approved a motion to direct staff to review the Southside Residential Neighborhood Overlay (SRO) District and provide recommendations for updates to the district. This motion was approved by a vote of 6-0, with Council Member Campbell absent. Based on this direction staff performed a comprehensive review of the overlay district, and returned to the City Council with three (3) recommendations on August 18, 2025. The recommendations proposed by staff were as follows:

(1) *Recommendation 1*. Adjust the boundaries of the Southside Residential Neighborhood Overlay (SRO) District to remove the commercially zoned properties.

(2) *Recommendation 2*. Remove the reduced standards contained within the overlay district and allow the underlying zoning to regulate the density and dimensional requirements for properties.

(3) *Recommendation 3*. Initiate zoning to change the Multi-Family 14 (MF-14) District to Single-Family 7 (SF-7) District to make the zoning more uniform in the overlay district.

After reviewing the recommendations, the City Council approved a motion to move forward with all three (3) recommendations. This motion was approved by a vote of 5-1, with Council Member Campbell dissenting and Council Member Lewis absent. Based on this direction, staff has initiated two (2) zoning cases, one (1) that covers *Recommendations 1 & 2* (*i.e. this case -- Case No. Z2025-052*) and one (1) that covers *Recommendation 3* (*i.e. Z2025-061*). The reason that the recommendations are being taken forward in two (2) cases is tied to the intent of the cases and how the cases are required to be notified in accordance with the requirements of the Unified Development Code (UDC) and the Texas Local Government Code (TLGC).

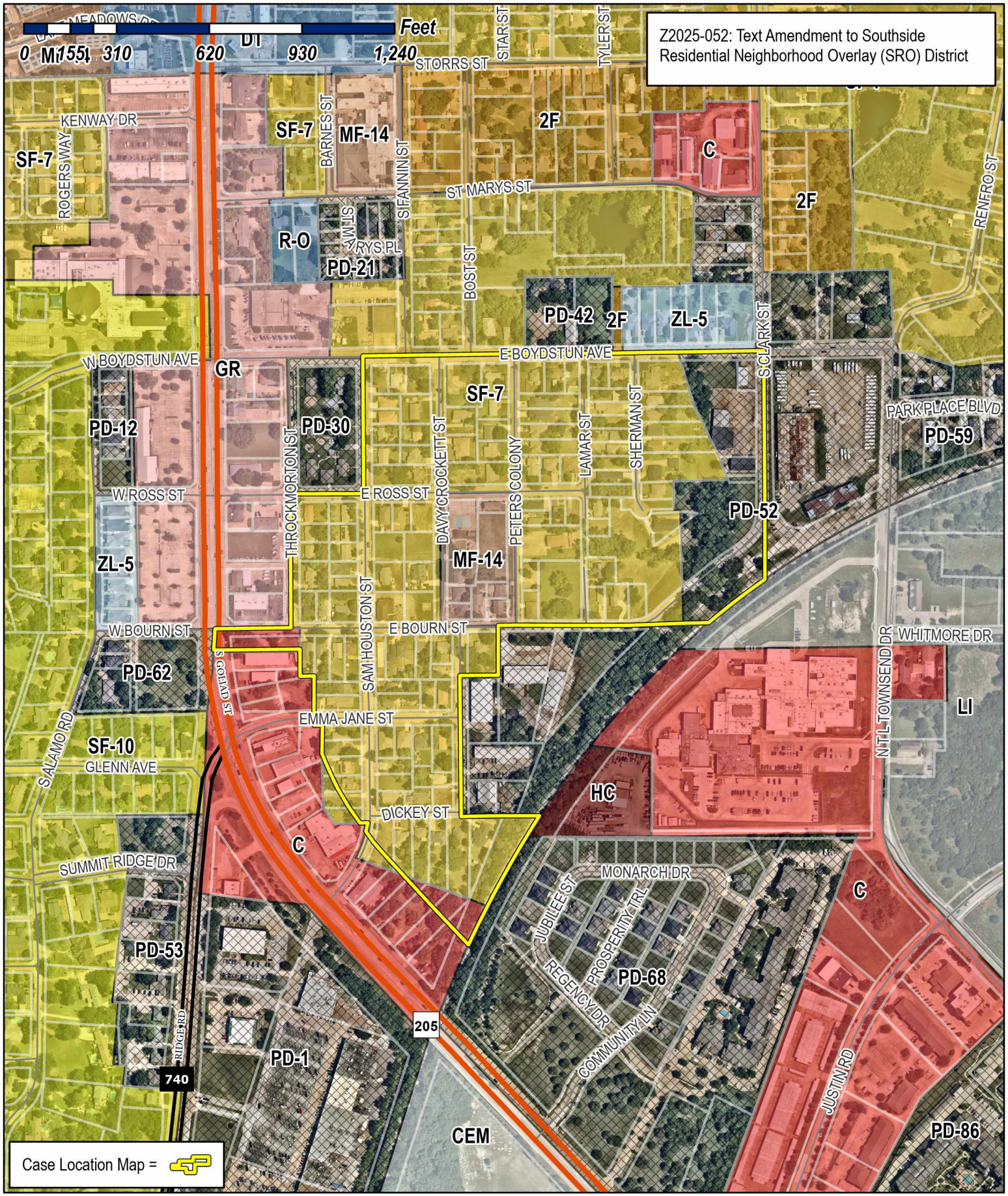
This particular case covers [*1*] the changes to the boundaries of the Southside Residential Neighborhood Overlay (SRO) District, and [*2*] the proposed changes to the text of Subsection 06.05, *Southside Residential Neighborhood Overlay (SRO) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC). For the Planning and Zoning Commission's review and for additional background information staff has included the packet that was provided to the City Council at the August 18, 2025 City Council meeting in the attached packet.

In accordance with Subsection 02.01(C) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), the Director of Planning and Zoning is bringing forward the proposed text amendment and boundary changes to the City Council for consideration, and -- *in accordance with Section 02.04(B) of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC)* -- the Director is bringing the proposed amendment and boundary changes forward to the Planning and Zoning Commission for a recommendation to the City Council. The schedule for this text amendment is as follows:

Planning and Zoning Commission Work Session: August 26, 2025
Planning and Zoning Commission Public Hearing: September 9, 2025
City Council Public Hearing/First Reading: September 15, 2025
City Council Second Reading: October 6, 2025

Staff has sent out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 02.03(A)(3) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). In

addition, staff will be sending a notice of public hearing to all property owners and occupants within the Southside Residential Neighborhood Overlay (SRO) District and to all property owners and occupants within 500-feet of the district in accordance with the requirements of the Unified Development Code (UDC). Should the Planning and Zoning Commission have any questions staff will be available at the meeting on *August 26, 2025*.



City of Rockwall

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

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

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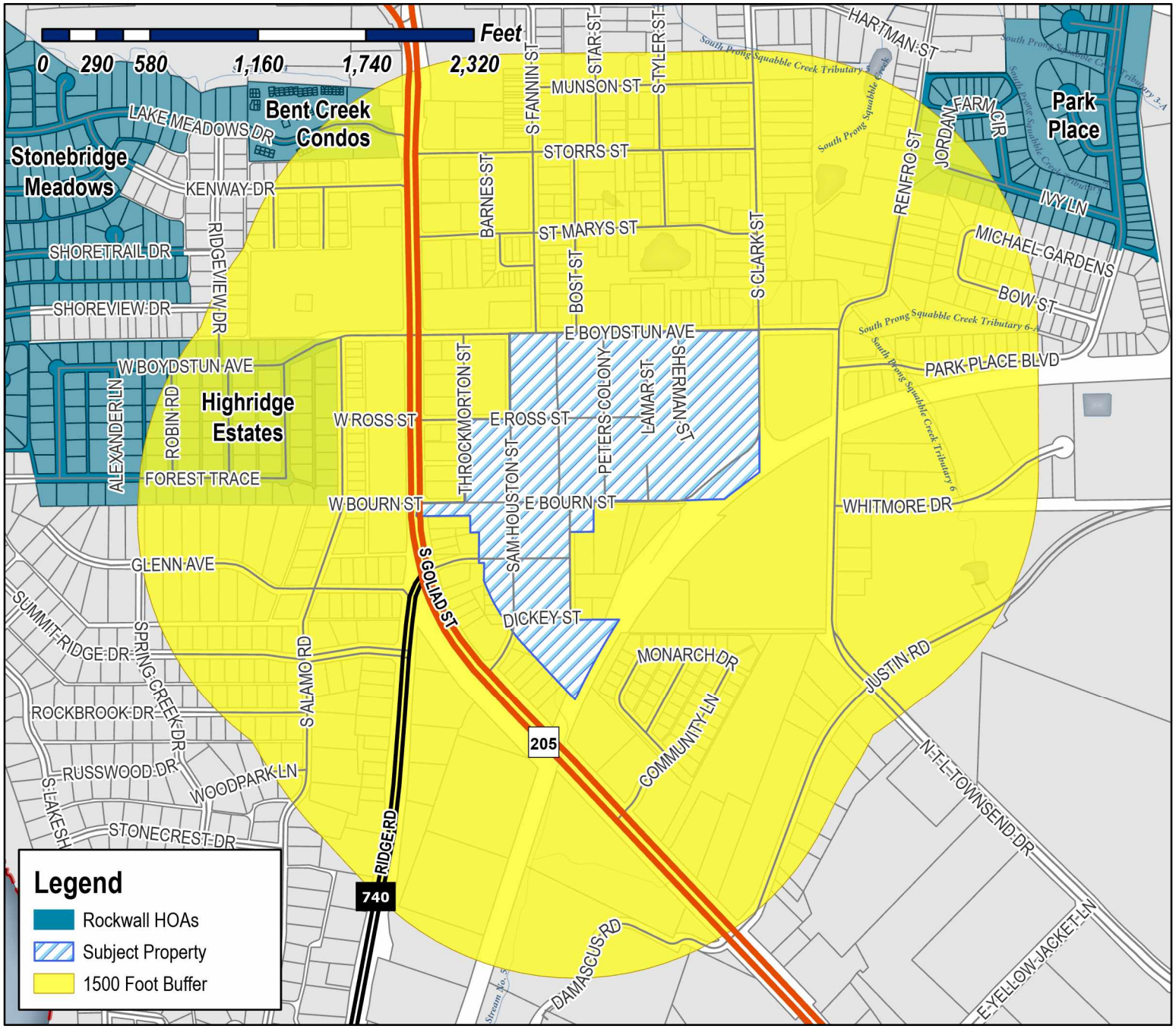

Case Number: Z2025-052
Case Name: Text Amendment to Southside Residential Neighborhood (SRO) District
Case Type: Zoning
Zoning: Southside Residential Neighborhood (SRO) District
Case Address: Southside Residential Neighborhood

Date Saved: 8/19/2025

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



Miller, Ryan

From: Zavala, Melanie
Sent: Thursday, August 21, 2025 8:09 AM
Cc: Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2025-053}
Attachments: Public Notice (08.19.2025).pdf; HOA Map (08.15.2025).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *Friday, August 22, 2025*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, September 9, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, September 15, 2025 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2025-053: SUP for a Carwash
Hold a public hearing to discuss and consider a request by Dub Douphrate of Douphrate and Associates on behalf of RHC 1 Properties, LLC for the approval of a *Specific Use Permit (SUP)* for a *Carwash* on a 2.008-acre tract of land identified as a portion of Lot 1, Block A, the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2215 Ridge Road [*FM-740*], and take any action necessary.

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

City of Rockwall

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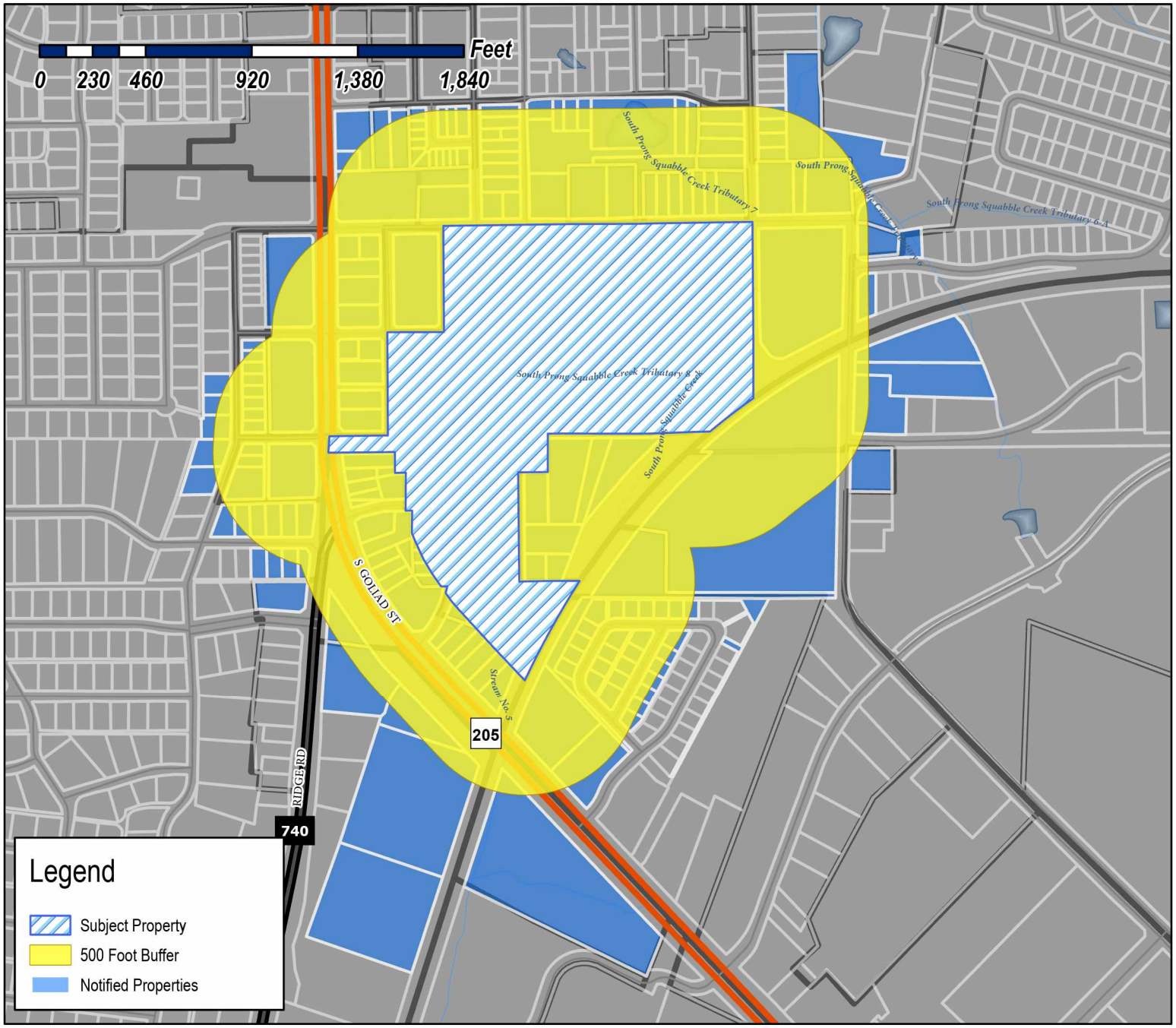
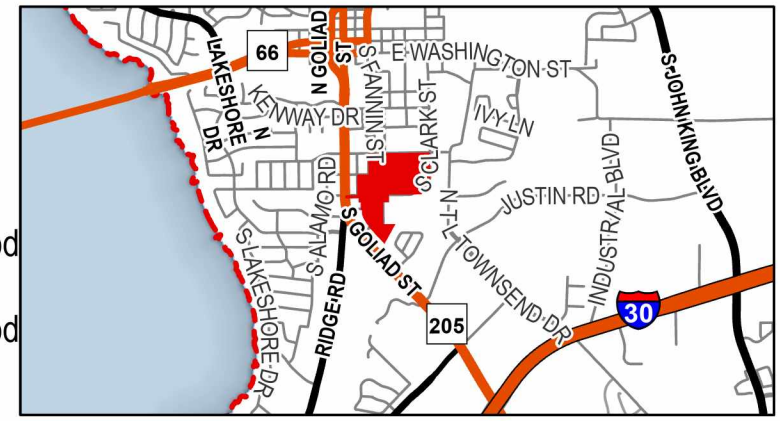


Case Number: Z2025-052
Case Name: Text Amendment to Southside Residential Neighborhood (SRO) District
Case Type: Zoning
Zoning: Southside Residential Neighborhood (SRO) District
Case Address: Southside Residential Neighborhood
Date Saved: 8/19/2025

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
1002 RIDGE RD
ROCKWALL, TX 75087

PEREZ MARIA D
1002 E WOODIN BLVD
DALLAS, TX 75126

RESIDENT
1003 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
1005 SAM HOUSTON
ROCKWALL, TX 75087

REEDER PERRY R AND JIMMIE
1006 DAVY CROCKETT ST
ROCKWALL, TX 75087

MALAVE BRENDA L
1006 SAM HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
1007 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
1007 SAM HOUSTON
ROCKWALL, TX 75087

RESIDENT
1008 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
1008 SAM HOUSTON
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
101 GLENN AVE
ROCKWALL, TX 75087

ROCKWALL COUNTY
C/O COUNTY TREASURER
101 E Rusk St Ste 101
Rockwall, TX 75087

RESIDENT
1010 SAM HOUSTON
ROCKWALL, TX 75087

RESIDENT
1011 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
1011 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
1012 SAM HOUSTON
ROCKWALL, TX 75087

RESIDENT
102 E ROSS AVE
ROCKWALL, TX 75087

CANGIANO COSIMO JEFFREY
102 GLENN AVE
ROCKWALL, TX 75087

HOWARD DUSTIN AND
JAMES R HOWARD
103 GLENN AVENUE
ROCKWALL, TX 75087

BCL REAL ESTATE LLC
103 GROSS RD
MESQUITE, TX 75149

BCL REAL ESTATE LLC
103 GROSS RD
MESQUITE, TX 75149

RESIDENT
104 GLENN AVE
ROCKWALL, TX 75087

RESIDENT
104 E BOYDSTUN AVE
ROCKWALL, TX 75087

GE QIQING AND
JINGJING ZHANG
105 COYOTE BRUSH
IRVINE, CA 92618

FEAZELL DEANNE
105 GLENN AVENUE
ROCLWALL, TN 75087

WIMPEE JOE &
CODY WIMPEE
105 W Kaufman St
Rockwall, TX 75087

RESIDENT
106 GLENN AVE
ROCKWALL, TX 75087

RESIDENT
106 ST MARY
ROCKWALL, TX 75087

RIDGE ROAD PARTNERS LP
106 E Rusk St Ste 200
Rockwall, TX 75087

FOWLKES BRETT
107 Glenn Ave
Rockwall, TX 75087

RESIDENT
108 GLENN AVE
ROCKWALL, TX 75087

ESTATE OF RHODA MAE HEARD
ANDREW HEARD JR - INDPENDENT EXECUTOR
10800 MCCOMBS ST APT 102
EL PASO, TX 79924

EGAN ASHLEY
109 ST MARYS STREET
ROCKWALL, TX 75087

RESIDENT
110 GLENN AVE
ROCKWALL, TX 75087

POTTS DANNY & VONDA
1100 T L TOWNSEND DR
ROCKWALL, TX 75087

RESIDENT
1101 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
1101 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
1105 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
1107 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
1109 S GOLIAD
ROCKWALL, TX 75087

WILLIAMS KATHY S
112 GLENN AVE
ROCKWALL, TX 75087

ERVIN PROPERTIES LLC
1155 W Wall St Ste 101
Grapevine, TX 76051

RESIDENT
1201 RIDGE RD
ROCKWALL, TX 75087

MCCAMPBELL CHARLES C & PATRICIA S
1203 WYNDEN CREEK DR
HOUSTON, TX 77056

ANDERSON ALLEN
1208 S LAKESHORE DR
ROCKWALL, TX 75087

ANDERSON ALLEN
1208 S LAKESHORE DR
ROCKWALL, TX 75087

WELCH CHRISTOPHER & HAZEL
1212 Clifftop Ln
Dallas, TX 75208

RESIDENT
1275 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
1300 S GOLIAD
ROCKWALL, TX 75087

LAKEPOINTE ENTERPRISES LLC
1309 MORAINE PL
HEATH, TX 75032

HEATH RENTAL PROPERTIES LLC
1309 MORAINE PLACE
HEATH, TX 75032

JOHNSON PAMELA
1310 COLONY DR
GARLAND, TX 75040

RSR CAPITAL LLC
1321 CRESENT COVE DRIVE
ROCKWALL, TX 75087

LUKE LINDA FAYE
1325 S GOLIAD ST APT 5308
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

EFENEY WILLIAM M
1406 S LAKESHORE DR
ROCKWALL, TX 75087

GROOVYS BUSINESS PROPERTIES, LLC - SERIES
602 S CLARK
143 STONELEIGH DRIVE
HEATH, TX 75032

THURSTON-KAHLE CHERYL
145 WESTWOOD DR
ROCKWALL, TX 75032

THURSTON-KAHLE CHERYL
145 WESTWOOD DR
ROCKWALL, TX 75032

HOGUE MICHAEL & VICKY
1498 HUBBARD DR
FORNEY, TX 75126

PIERATT ALAN & MELODY
1540 MEADOWS CIR
ROCKWALL, TX 75087

SFR JV-1 2021-1 BORROWER LLC
C/O. TRICON AMERICAN HOMES LLC
15771 RED HILL AVE
TUSTN, CA 92780

RB CAPITAL LTD
1602 Shadywood Ln
Mt Pleasant, TX 75455

PLISKA KAREN
1685 PLUMMER DR
ROCKWALL, TX 75087

GEHRING CAROLYN S
1745 LAKE BREEZE DR
ROCKWALL, TX 75087

RERV ACQUISITIONS LLC
1748 BAY WATCH DR
ROCKWALL, TX 75087

SCROGGS CHARLES E AND MARLA D
1748 BISON MEADOW LANE
HEATH, TX 75032

ROGERS JOE FRANK
1829 KELLY LN
ROCKWALL, TX 75087

HEAD TIM
1884 TAHOE DRIVE
ROCKWALL, TX 75087

NASUFI ZIKRI
1885 HILLCROFT DR
ROCKWALL, TX 75087

TAYLOR THOMAS M & KAY D
2000 Country Club Dr
Plano, TX 75074

BATRES MARIA DELL REFUGIO
202 BOURN STREET
ROCKWALL, TX 75087

BARNHILL BARNEY M
202 DARTBROOK
ROCKWALL, TX 75087

LRG GROUP LLC
202 E RUSK ST
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP
202 N SAN JACINTO ST
ROCKWALL, TX 75087

KIM RENEE TIMPA MARITAL TRUST NO 1
202 N San Jacinto St
Rockwall, TX 75087

RICKARDS NATALIE
202 ST MARY'S PL
ROCKWALL, TX 75087

MOORE GLEN & JACKIE
2026 SUNNY CIR
ROCKWALL, TX 75032

RESIDENT
203 E BOURN
ROCKWALL, TX 75087

RIVERA JAIME & MARIA
204 E BOURN ST
ROCKWALL, TX 75087

FALONE MARY ELLEN
204 ST MARYS PL
ROCKWALL, TX 75087

HERNANDEZ ROSA ALBA
2040 SHERWOOD DR
GARLAND, TX 75041

MIMS KATHY
206 E BOURN ST
ROCKWALL, TX 75087

MORKEN PETER & GAY ANDERSON
GILMA L MORKEN LIFE ESTATE
206 SAINT MARYS PL
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

RESIDENT
208 ST MARYS PL
ROCKWALL, TX 75087

SCROGGINS BILLY & JOYCE
208 E BOURN ST
ROCKWALL, TX 75087

RESIDENT
210 ST MARYS PL
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY TRUST
RICHARD HARRIS - TRUSTEE
210 GLENN AVE
ROCKWALL, TX 75087

RESIDENT
212 ST MARYS PL
ROCKWALL, TX 75087

RESIDENT
214 ST MARYS PL
ROCKWALL, TX 75087

BALL JUSTIN
2155 CLUBVIEW DR
ROCKWALL, TX 75087

RESIDENT
216 ST MARYS PL
ROCKWALL, TX 75087

FRANCIS-BATTISTA BARRY &
GILDA LETICIA HAM-BATTISTA
218 SAINT MARYS PL
ROCKWALL, TX 75087

RESIDENT
219 ST MARYS PL
ROCKWALL, TX 75087

MCGEE DWONE
220 ST MARYS PL
ROCKWALL, TX 75087

RESIDENT
221 ST MARYS PL
ROCKWALL, TX 75087

THOMPSON MAVIS Y
222 ST MARYS PLACE
ROCKWALL, TX 75087

DELGADILLO KIMBERLY
2222 Medical District Dr Apt 1208
Dallas, TX 75235

RESIDENT
223 ST MARYS PL
ROCKWALL, TX 75087

BENSLEY MARCO AND DARBY KATHRYN
2255 GARDEN CREST DR
ROCKWALL, TX 75087

VIZCAINO-LEPE SINUHE
22710 1ST DRIVE SE
BOTHELL, WA 98021

DENSON PATRICIA STRANGE
2521 LOUDON ST W
ROCKWALL, TX 75032

FRASER FAMILY REVOCABLE LIVING TRUST
2631 White Rock Rd
Dallas, TX 75214

HANEY W
2824 MISTY RIDGE
ROCKWALL, TX 75032

AMANDA WAY BUCHTA IRREVOCABLE TRUST
AMANDA WAY BUCHTA - TRUSTEE
2832 BEVERLY DR
ROCKWALL, TX 75032

CRP/TH SFR PROGRAM TX OWNER LP
2875 W RAY RD
CHANDLER, AZ 85224

NEW CALDONIA BAPTIST CHURCH
301 E BOURNE AVE
ROCKWALL, TX 75087

RESIDENT
302 EMMA JANE
ROCKWALL, TX 75087

CONFIA HOMES LLC
302 BOURN
ROCKWALL, TX 75087

WILLIAMS FREDDIE R & JO ANN
302 E BOYDSTUN AVE
ROCKWALL, TX 75087

VILLALOBOS JOSE MARVIN & JACKELIN IZELA
302 E ROSS
ROCKWALL, TX 75087

CLARK TROY & JANICE
3025 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
304 EMMA JANE
ROCKWALL, TX 75087

HERNANDEZ SAMUEL AND VANESSA TYSON-HERNANDEZ
304 E Bourn St
Rockwall, TX 75087

ESTATE OF THE LANIER FAMILY TRUST
TERRY LEE LANIER AND JEREMY ROBERT LANIER - TRUSTEES
304 E BOYDSTUN AVE
ROCKWALL, TX 75087

ESTATE OF THE LANIER FAMILY TRUST
TERRY LEE LANIER AND JEREMY ROBERT LANIER - TRUSTEES
304 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
304 E ROSS AVE
ROCKWALL, TX 75087

HORTON DARJUAN CORTEZ AND NATALIE
3042 LONGHORN LN
ROCKWALL, TX 75087

RESIDENT
305 E BOYDSTUN AVE
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT COMPANY
305 PARK PLACE BLVD
ROCKWALL, TX 75087

RESIDENT
306 BOURN AVE
ROCKWALL, TX 75087

ESTATE OF ARCHIE & JUANITA JONES
308 E BOURN ST
ROCKWALL, TX 75087

ELLERD TERESA
308 EMMA JANE ST
ROCKWALL, TX 75087

CUMMINGS JOHN AND LORI
308 STONEBRIDGE DR
ROCKWALL, TX 75087

BONNER JACK L AND VALERIE N
309 EMMA JANE ST
ROCKWALL, TX 75087

RESIDENT
310 EMMA JANE
ROCKWALL, TX 75087

PEOPLES J PHILIP AND
BILLY W PEOPLES JR
311 HIGHLAND DRIVE
ROCKWALL, TX 75087

MOORE TIMOTHY H & TRACEY PARK
313 STONEBRIDGE DR
ROCKWALL, TX 75087

MOORE TIMOTHY H & TRACEY PARK
313 STONEBRIDGE DR
ROCKWALL, TX 75087

MOORE TIMOTHY H & TRACEY PARK
313 STONEBRIDGE DR
ROCKWALL, TX 75087

MOORE TIMOTHY H & TRACEY PARK
313 STONEBRIDGE DR
ROCKWALL, TX 75087

CULLINS JAMES &
SHARON DAY
315 S FANNIN
ROCKWALL, TX 75087

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

BROBOANA BIANCA SINGEORZAN
3948 SUNLEAF AVE
MEDFORD, OR 97504

CG HOLDINGS LLC
4 SUNSET TR
HEATH, TX 75032

CLARK STREET VENTURES LLC
401 COUNTRY RIDGE RD
ROCKWALL, TX 75087

JORDAN ERICK DEAN AND LAKESHA
401 E Boydstun Ave
Rockwall, TX 75087

RESIDENT
402 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
403 E BOURN ST
ROCKWALL, TX 75087

RESIDENT
403 E BOYDSTUN AVE
ROCKWALL, TX 75087

JONES LENA EST
C/O CHARLES R HUMPHREY
405 ER ELLIS
ROCKWALL, TX 75087

WALTER MARY
408 E BOURN ST
ROCKWALL, TX 75087

BOSS MORRIS E AND
DEBRA K BOSS
408 RIDGEVIEW
ROCKWALL, TX 75087

JONES MARGARINE ESTATE
410 E BOYDSTUN AVE
ROCKWALL, TX 75087

HONZELL DAVID AND PATRICIA
414 E. COACHLIGHT TRAIL
ROCKWALL, TX 75087

PIEDRA ANGULAR AG A CORP
418 E BOURN ST
ROCKWALL, TX 75087

ANGULAR PIEDRA A/G
418 E BOURN ST
ROCKWALL, TX 75087

COCHRAN LIVING TRUST
JOE B COCHRAN & SANDRA COCHRAN -
TRUSTEES
4405 VIA DEL NORTE
MESQUITE, TX 75150

LIU HOWARD HEYUN
4577 JAGUAR DR
PLANO, TX 75024

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

GRUBBS JOHN W
501 E BOYDSTUN AVE
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

RESIDENT
507 E BOYDSTUN AVE
ROCKWALL, TX 75087

BROWN GEORGIA
508 DICKEY ST
ROCKWALL, TX 75087

UNRUH JON CLINT AND SHANNON L
508 ST MARY ST
ROCKWALL, TX 75087

SHERWIN CAROLYN MARIE
509 E BOURN STREET
ROCKWALL, TX 75087

RESIDENT
510 ST MARYS ST
ROCKWALL, TX 75087

SALGADO HAROLD G
510 DICKIE ST
ROCKWALL, TX 75087

RESIDENT
512 ST MARYS ST
ROCKWALL, TX 75087

WAFFER JULIUS
512 DICKEY ST
ROCKWALL, TX 75087

PARKS TODD & DENISE
5214 Berget Dr
Amarillo, TX 79106

EAST SHORE J/V
5499 Glen Lakes Dr Ste 110
Dallas, TX 75231

HOOVER JERRY H
5630 DEERFIELD LN
MIDLOTHIAN, TX 76065

NUAMERICA PROPERTIES LLC
5657 SOUTHERN FERN RD
GARLAND, TX 75043

STAR 2022 SFR3 BORROWER LP
591 WEST PUTNAM AVE
GREENWICH, CT 6830

ALLEN DONNA ANETTE AND
JACQUELINE YVETTE JACOBS AND JEFFREY
DWAYNE JACOBS
5961 CONNIE LANE
ROCKWALL, TX 75032

RESIDENT
601 PROSPERITY TR
ROCKWALL, TX 75087

WALDON CHRYSTEEN & DAVID
601 BOST ST
ROCKWALL, TX 75087

RESIDENT
601 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
601 S FANNIN ST
ROCKWALL, TX 75087

NIX ROSALIA
602 E BOYDSTUN AVE
ROCKWALL, TX 75087

THOMAS LOU BERTHA
602 JUBILEE STREET
ROCKWALL, TX 75087

RESIDENT
602 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
603 JUBILEE ST
ROCKWALL, TX 75087

RESIDENT
603 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
603 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
603 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
604 PROSPERITY TR
ROCKWALL, TX 75087

RESIDENT
604 E BOYDSTUN AVE
ROCKWALL, TX 75087

CAMELI CHAZ CRISTIAN NECOLA & LAUREN
604 E ROSS ST
ROCKWALL, TX 75087

RESIDENT
604 S CLARK ST
ROCKWALL, TX 75087

GENTRY GENEVA
605 BOST ST
ROCKWALL, TX 75087

KRONLAGE HOLLIE
605 E ROSS STREET
ROCKWALL, TX 75087

MORGAN JERRY RAY & GABRIELA HANNI
605 PROSPERITY TRL
ROCKWALL, TX 75087

CASTILLO JUAN JAIME
605 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
605 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
605 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
606 JUBILEE ST
ROCKWALL, TX 75087

RESIDENT
606 ROSS
ROCKWALL, TX 75087

RESIDENT
606 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
606 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
606 S CLARK ST
ROCKWALL, TX 75087

WILKERSON CLAUDE JR
606 SAINT MARY ST
ROCKWALL, TX 75087

RESIDENT
607 E BOYDSTUN AVE
ROCKWALL, TX 75087

CATHEY OPAL A
607 JUBILEE ST
ROCKWALL, TX 75087

RESIDENT
607 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
607 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
607 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
608 PROSPERITY TR
ROCKWALL, TX 75087

RESIDENT
608 ST MARYS ST
ROCKWALL, TX 75087

RESIDENT
608 E BOYDSTUN AVE
ROCKWALL, TX 75087

HUBBARD ALPHINEEZES
609 E ROSS ST
ROCKWALL, TX 75087

MCCURRY JAMES M
609 Prosperity Trl
Rockwall, TX 75087

RESIDENT
609 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
609 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
610 JUBILEE ST
ROCKWALL, TX 75087

SCHUMANN LAURIE A
610 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
610 S CLARK ST
ROCKWALL, TX 75087

FIRST BAPTIST CHURCH OF ROCKWALL
610 S GOLIAD ST
ROCKWALL, TX 75087

FIRST BAPTIST CHURCH OF ROCKWALL
610 S GOLIAD ST
ROCKWALL, TX 75087

FARRELL KIMBERLY A
610 SAINT MARY ST
ROCKWALL, TX 75087

SMITH CHARLES ELLIOT
611 E BOYDSTUN AVE
ROCKWALL, TX

SMITH CHARLES ELLIOT
611 E BOYDSTUN AVE
ROCKWALL, TX

NONUS SHELLY REYNA AND THOMAS
611 FANNIN STREET
ROCKWALL, TX 75087

THE DAVID AND PATRICIA HENDRICKSON LIVING TRUST
DAVID L HENDRICKSON & PATRICIA S HENDRICKSON - TRUSTEES
611 JUBILEE ST
ROCKWALL, TX 75087

ALFRED T WILLIAMS AND PATRICIA M WILLIAMS REVOCABLE LIVING TRUST
PATRICIA M WILLIAMS - SURVIVOR TRUSTEE
612 PROSPERITY TRL
ROCKWALL, TX 75087

RESIDENT
613 PROSPERITY TR
ROCKWALL, TX 75087

CARPENTER KATHRYN ANN
613 E BOYDSTUN AVE
ROCKWALL, TX 75087

TANNER TRUDY LEANN
613 S FANNIN
ROCKWALL, TX 75087

GAMEZ DAVID
614 E BOYDSTUN AVE
ROCKWALL, TX 75087

GAMEZ DAVID
614 E BOYDSTUN AVE
ROCKWALL, TX 75087

GAMEZ DAVID
614 E BOYDSTUN AVE
ROCKWALL, TX 75087

MARET WENDY A
614 JUBILEE STREET
ROCKWALL, TX 75087

RESIDENT
615 JUBILEE ST
ROCKWALL, TX 75087

WOOD JORDAN AND ERIN
615 E BOYDSTUN AVENUE
ROCKWALL, TX 75032

WOOD JORDAN AND ERIN
615 E BOYDSTUN AVENUE
ROCKWALL, TX 75087

RESIDENT
616 PROSPERITY TR
ROCKWALL, TX 75087

RESIDENT
617 E BOYDSTUN AVE
ROCKWALL, TX 75087

HAMMERLING CHRISTOPHER JOHN AND RONI PENBERTHY
617 PROSPERITY TR
ROCKWALL, TX 75087

RESIDENT
618 MONARCH DR
ROCKWALL, TX 75087

KENNEDY BLAKE
619 E Boydstun Ave
Rockwall, TX 75087

WINCH TERRI L
620 PROSPERITY TRAIL
ROCKWALL, TX 75087

RESIDENT
621 PROSPERITY TR
ROCKWALL, TX 75087

RANDOLPH JAMES R JR
621 E. BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
625 PROSPERITY TR
ROCKWALL, TX 75087

DITO JAAP & ESTHER
627 E Boydstun Ave
Rockwall, TX 75087

KAUFMANN PROPERTIES LLC
% DOUGLAS A KAUFMANN
627 SORITA CIR
HEATH, TX 75032

TALARICO CHRISTOPHER AND JUSTIN
633 STILLMEADOW DR
RICHARDSON, TX 75081

HONEA ADAM AND LAURIE
670 COUNTY ROAD 3417
LEESBURG, TX 75451

HONEA ADAM AND LAURIE
670 COUNTY ROAD 3417
LEESBURG, TX 75451

BRANNON ERMA LEE EST AND
MARVIN RAY BRANNON ETAL
6819 CLIFFWOOD DR
DALLAS, TX 75237

BRANNON ERMA LEE EST AND
MARVIN RAY BRANNON ETAL
6819 CLIFFWOOD DR
DALLAS, TX 75237

RESIDENT
701 RENFRO
ROCKWALL, TX 75087

DEATON SHELLEY MARIE AND
BRIANNA ORNELAS
701 SAM HOUSTON STREET
ROCKWALL, TX 75087

KENNEDY BRENDA K
701 T L TOWNSEND DR
ROCKWALL, TX 75087

RESIDENT
702 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
703 MONARCH DR
ROCKWALL, TX 75087

RESIDENT
703 SAM HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
703 SHERMAN
ROCKWALL, TX 75087

RESIDENT
703 TOWNSEND DR
ROCKWALL, TX 75087

RESIDENT
703 E BOYSTUN AVE
ROCKWALL, TX 75087

EBY JENNIFER
703 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
703 S GOLIAD
ROCKWALL, TX 75087

TAYLOR LISA AND PAUL TAYLOR
704 DAVY CROCKETT ST
ROCKWALL, TX 75087

SCROGGINS MURRAY
704 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
705 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
705 E BOYDSTUN AVE
ROCKWALL, TX 75087

STRANGE ANTHONY I SR & LISA D
705 N SHERMAN
ROCKWALL, TX 75087

ANDUJAR AMY ELIZABETH MAYER
705 PETERS COLONY
ROCKWALL, TX 75087

MILLER ANNE
705 SAM HOUSTON ST
ROCKWALL, TX 75087

GREER JOSEPH CARLTON III AND CORI
705 SOUTH GOLIAD STREET
ROCKWALL, TX 75087

RESIDENT
706 SHERMAN ST
ROCKWALL, TX 75087

WILLIAMS SHIRLEY B ETAL
706 DAVY CROCKETT ST
ROCKWALL, TX 75087

ESTATE OF DABNEY AUDRY
706 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
706 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
707 MONARCH DR
ROCKWALL, TX 75087

RESIDENT
707 SAM HOUSTON
ROCKWALL, TX 75087

RESIDENT
707 TOWNSEND
ROCKWALL, TX 75087

CRENSHAW LORENZA
707 DAVY CROCKETT ST
ROCKWALL, TX 75087

RESIDENT
707 S CLARK
ROCKWALL, TX 75087

ABARCA JOANNE
707 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
708 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
708 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
708 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
709 E BOYDSTUN AVE
ROCKWALL, TX 75087

MURPHREE LYNDI LOUISE & CAMERON JUSTIN LEE
709 PETERS COLONY
ROCKWALL, TX 75087

SMITH PAMELA K
709 SHERMAN STREET
ROCKWALL, TX 75087

RESIDENT
710 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
710 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
710 S GOLIAD ST
ROCKWALL, TX 75087

SANCHEZ FATIMA L
710 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
711 MONARCH DR
ROCKWALL, TX 75087

MILLER FRANK R
711 S GOLIAD ST
ROCKWALL, TX 75087

MILLER FRANK
711 S GOLIAD ST
ROCKWALL, TX 75087

ALLEN ETHEL JEAN
711 SHERMAN ST
ROCKWALL, TX 75087

ALLEN ETHEL JEAN
711 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
712 CLARK ST
ROCKWALL, TX 75087

RESIDENT
712 SHERMAN ST
ROCKWALL, TX 75087

LINVEL MELBA RUTH ESTATE
712 PETERS COLONY
ROCKWALL, TX 75087

BENNETT A L EST
C/O OLIVER LINVELL
712 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
713 MONARCH DR
ROCKWALL, TX 75087

RESIDENT
713 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
714 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
715 SHERMAN ST
ROCKWALL, TX 75087

CABRERA JUAN R & NOEMI E
715 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
716 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
725 PETERS COLONY
ROCKWALL, TX 75087

ROCKWALL HOUSING DEV CORP
A TEXAS NON-PROFIT CORP OF RW
787 HAIL DR
ROCKWALL, TX 75032

EMMANUEL TABERNACLE CHURCH
7903 FERGUSON RD
DALLAS, TX 75228

RESIDENT
800 SAM HOUSTON
ROCKWALL, TX 75087

RESIDENT
801 MONARCH DR
ROCKWALL, TX 75087

RESIDENT
801 N T L TOWNSEND DR
ROCKWALL, TX 75087

RESIDENT
801 PETERS COLONY
ROCKWALL, TX 75087

ROCKWALL INDEPENDENT SCHOOL
DISTRICT PUBLIC FACILITY CORP
801 E WASHINGTON ST
ROCKWALL, TX 75087

MATHIS MALCOLM AND CHRISTIE
801 LAMAR ST
ROCKWALL, TX 75087

WATSON RONNIE BILL AND BARBARA JEAN
801 S ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
801 S GOLIAD
ROCKWALL, TX 75087

LAFAYETTE ESTELLE
801 THROCKMORTON ST
ROCKWALL, TX 75087

U S HOUSING AUTHORITY
802 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
802 S GOLIAD
ROCKWALL, TX 75087

JACKSON CALVIN
802 SAM HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
803 S T L TOWNSEND DR
ROCKWALL, TX 75087

SHAW JERRY GAIL
803 LAMAR ST
ROCKWALL, TX 75087

FISHER JESSICA
803 PETERS COLONY
ROCKWALL, TX 75087

TALLEY CRAIG J AND JAMIE S
803 S ALAMO RD
ROCKWALL, TX 75087

DANIELS ANNIE L
803 THROCKMORTON ST
ROCKWALL, TX 75087

DIXON ALMA
804 SAM HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
805 MONARCH DR
ROCKWALL, TX 75087

RESIDENT
805 SAM HOUSTON
ROCKWALL, TX 75087

8661 S HAMPTON LLC
805 Green Pond Dr
Garland, TX 75040

ST PAUL AFRICAN METHODIST
EPISCOPAL CHURCH
805 PETERS COLONY
ROCKWALL, TX 75087

LOTT JOHN DOUGLAS AND CYNTHIA
805 S ALAMO RD
ROCKWALL, TX 75087

ESTATE OF FRANKIE MAE ALLEN
805 THROCKMORTON
ROCKWALL, TX 75087

RESIDENT
806 SAM HOUSTON ST
ROCKWALL, TX 75087

FRENCH SHARON K LIVING TRUST
SHARON K FRENCH, TRUSTEE
806 SOUTH ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
807 THROCKMORTON
ROCKWALL, TX 75087

RESIDENT
807 S ALAMO RD
ROCKWALL, TX 75087

RESIDENT
808 SAM HOUSTON ST
ROCKWALL, TX 75087

KELLY RYAN AND
LACEY WALLACE
808 S ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
809 ALAMO RD
ROCKWALL, TX 75087

RESIDENT
809 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
809 SAM HOUSTON
ROCKWALL, TX 75087

JOHNSON MELDRIA
809 DAVY CROCKETT
ROCKWALL, TX 75087

STRANGE FREDERICK & PATRICIA
810 DAVY CROCKETT ST
ROCKWALL, TX 75087

BRANNON CHRISTOPHER AND MELANIE
810 S ALAMO ROAD
ROCKWALL, TX 75087

BARRON BLAKELEIGH
811 DAVY CROCKETT ST
ROCKWALL, TX 75087

SHIELDS MIKE AND DEBBIE
811 S ALAMO RD
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

RESIDENT
813 S ALAMO RD
ROCKWALL, TX 75087

HALL WILLA O
815 DAVY CROCKETT ST
ROCKWALL, TX 75087

RAMSEY JUDY LYNN
815 S ALAMO RD
ROCKWALL, TX 75087

COX ROSALBA C
815 T L TOWNSEND DR
ROCKWALL, TX 75087

VARNER ROBERT R JR &
GLEN COX
815 T L Townsend Dr Ste 101
Rockwall, TX 75087

COX GERALD GLEN & ROSALBA
815 T L TOWNSEND SUITE 101
ROCKWALL, TX 75087

HERNANDEZ ALMA VELIA
815 THROCKMORTON ST
ROCKWALL, TX 75087

RICHARD EXPO
820 E HEATH ST
ROCKWALL, TX 75087

THE STANDARD MCP LTD
8226 Douglas Ave Ste 709
Dallas, TX 75225

AUL PROPERTIES LLC
8502 Huntington Dr
Rowlett, TX 75089

WARDELL JOHN P & JULIE C
880 IVY LN
ROCKWALL, TX 75087

J&M WARDELL HOLDINGS LLC
880 SHORES BLVD
ROCKWALL, TX 75087

BRUNNER WILLIAM E & MARGIE L
895 S ALAMO ROAD
ROCKWALL, TX 75087

DENTON GLENDA K & LANCE
900 DAVY CROCKETT
ROCKWALL, TX 75087

JPH ROCKWALL LLC
901 DAVY CROCKETT STREET
ROCKWALL, TX 75087

THOMPSON JAMES LARRY AND SUSAN PRICE
901 S ALAMO RD
ROCKWALL, TX 75087

RESIDENT
901 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
902 DAVY CROCKETT
ROCKWALL, TX 75087

WALKER TOM H & SUE ANN
902 LAKE MEADOWS DR
ROCKWALL, TX 75087

COLLINS LARRY SCOTT
902 S Alamo Rd
Rockwall, TX 75087

RESIDENT
903 DAVY CROCKETT
ROCKWALL, TX 75087

GOAT GENERAL CONTRACTING LLC
KEVIN W. VICE
903 DAVY CROCKETT ST
ROCKWALL, TX 75087

COMPTON EARL D AND
BETH C ROETHER
903 S ALAMO
ROCKWALL, TX 75087

RESIDENT
903 S GOLIAD
ROCKWALL, TX 75087

GATES TED AND SARAH
904 S ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
905 SAM HOUSTON
ROCKWALL, TX 75087

RESIDENT
905 T L TOWNSEND
ROCKWALL, TX 75087

RESIDENT
905 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
906 S GOLIAD @ BOURN
ROCKWALL, TX 75087

VALENCIA MONICA L AND ALFREDO
906 SAM HOUSTON
ROCKWALL, TX 75087

RESIDENT
907 SAM HOUSTON
ROCKWALL, TX 75087

GREENS CHRYSALIS TRUST
MAUREEN GREEN- TRUSTEE
945 BREEZY HILL LANE
ROCKWALL, TX 75087

RESIDENT
950 TOWNSEND RD
ROCKWALL, TX 75087

HILLMAN HOUSING LLC
9706 HEARTSTONE LANE
ROCKWALL, TX 75087

RICKERSON CHARLES AND VIRGINIA
9922 Donegal Dr
Dallas, TX 75218

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

ROCKWALL HABITAT FOR HUMANITY
PO BOX 4
ROCKWALL, TX 75087

PROGRESS RESIDENTIAL BORROWER 16 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

NEW CALDONIA BAPTIST CHURCH
PO BOX 481
ROCKWALL, TX 75087

HEFLIN JERRY
PO BOX 518
ROCKWALL, TX 75087

UNITED STATES POSTAL SERVICES
PO BOX 667160
DALLAS, TX 75266

D&A REAL ESTATE PARTNERS LTD
PO BOX 850
ROCKWALL, TX 75087

SMITH TIMOTHY
PSC 3 BOX 5631
APO, AP 96266

DALLAS-GARLAND & NORTHEASTERN RAILROAD
ATTN: ACCOUNTS PAYABLE
SUITE 300 200 MERIDIAN CENTRE BLVD
ROCHESTER, NY 14618

OWENS RICHARD DUANE
905 SAM HOUSTON
ROCKWALL, TX 75087

HABITAT FOR HUMANITY
PO BOX 4
ROCKWALL, TX 75087

PUBLIC NOTICE

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

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

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

Z2025-052: Text Amendment to Southside Residential Neighborhood Overlay (SRO) District

Hold a public hearing to discuss and consider a Text Amendment to Subsection 06.05, Southside Residential Neighborhood Overlay (SRO) District, of Article 05, District Development Standards, of the Unified Development Code (UDC) for the purpose of making changes to the boundary and development requirements of the Southside Residential Neighborhood Overlay (SRO) District, 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, September 9, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, September 15, 2025 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Ryan Miller
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, September 15, 2025 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2025-052: Text Amendment to Southside Residential Neighborhood Overlay (SRO) District

Please place a check mark on the appropriate line below:

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

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

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

August 21, 2025

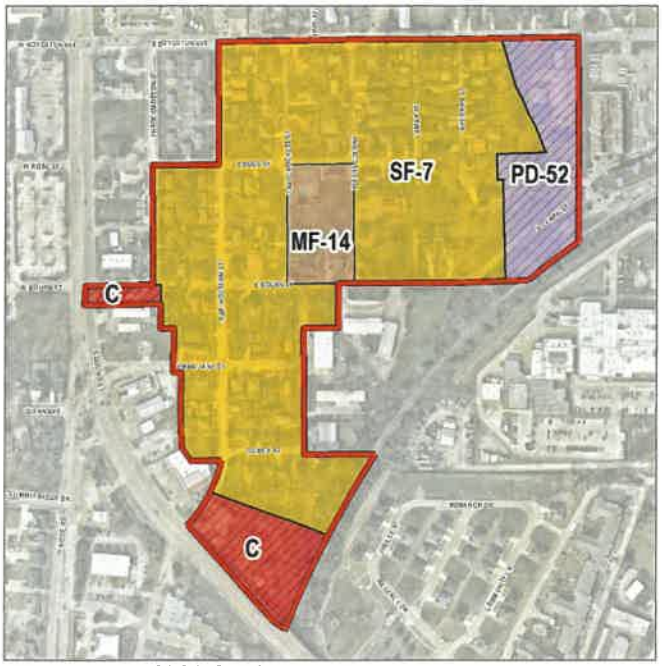
TO: Property Owners and Residents of the Southside Residential Neighborhood Overlay (SRO) District

FROM: Ryan Miller, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

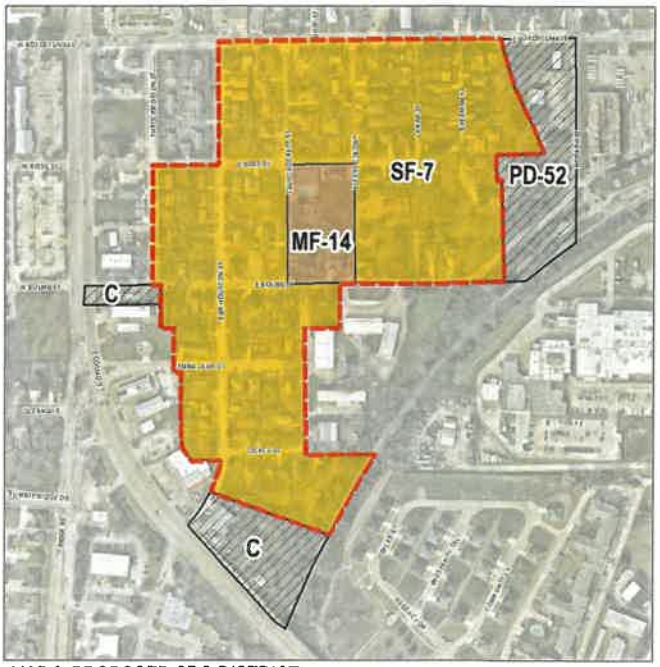
SUBJECT: CASE NO. Z2025-052; TEXT AMENDMENT TO THE SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT.

Property Owners and Residents,

You are receiving this letter because you are listed as a property owner (*or the owner's representative*) on the certified tax rolls by the Rockwall Central Appraisal District (RCAD) or you are a resident for property in the Southside Residential Neighborhood Overlay (SRO) District. On August 18, 2025, the City Council of the City of Rockwall approved a motion to direct staff to initiate boundary changes and changes to the requirements of the Southside Residential Neighborhood Overlay (SRO) District. Specifically, the City Council directed staff to: [*1*] remove all properties zoned for commercial land uses from the district, and [*2*] remove the reduced standards (*e.g. allowing smaller lots and smaller dwelling units*) currently permitted within the district and allow the base zoning -- *which is Single-Family 7 (SF-7) District* -- to regulate development within the district. A map showing the changes to the boundaries of the district is depicted below in *Map 1* and *Map 2*, and a table showing the proposed changes to the density and development standards is depicted in *Table 1*.



MAP 1. CURRENT SRO DISTRICT



MAP 2. PROPOSED SRO DISTRICT

TABLE 1. ZONING ANALYSIS FOR SRO AND SF-7 DISTRICTS

ZONING REQUIREMENTS	SRO	SF-7	DIFFERENCE
LOT AREA (SF)	5,000	7,000	+2,000
LOT WIDTH (FEET)	50	60	+10
LOT DEPTH (FEET)	100	100	0
DWELLING UNIT SIZE (SF)	900	1,100	+200
FRONT YARD SETBACK	20	20	0
REAR YARD SETBACK	10	10	0
SIDE YARD SETBACK			
INTERNAL	6	6	0
ABUTTING A STREET	15	20	+5
ABUTTING AN ARTERIAL	20	20	0
DISTANCE BETWEEN BUILDINGS	10	10	0
DRIVEWAY LENGTH	20	20	0
LOT COVERAGE	40%	45%	+5%
BUILDING HEIGHT	32	32	0
OFF STREET PARKING REQUIREMENTS	2	2	0

WHAT THIS MEANS FOR THE SOUTHSIDE NEIGHBORHOOD?

It is important to stress that the adoption of these changes WILL NOT require you to change anything that currently exists on your property; however, it may make certain properties that have single-family homes, duplexes, or multi-family structures, that do not meet the requirements of the Single-Family 7 (SF-7) District, *Legally Non-Conforming*. *Legally Non-Conforming* means your property may continue to be used, maintained, and sold in its current condition without penalty; however, any new development, redevelopment, or expansion of a property will be required to comply with the requirements of the Single-Family 7 (SF-7) District. In cases where a variance, exception, or other approval may be necessary, the Southside Residential Neighborhood Overlay (SRO) District provides the ability to request a *Special Request*. This section of the code states that, "(t)he City Council may consider special requests in the furtherance of neighborhood preservation and enhancement within the established neighborhood preservation overlay district. Such requests may include, but not necessarily be limited to neighborhood signage plans, the use of alternate building materials, reductions in the building setbacks, or other requests submitted for consideration to the Planning and Zoning Department."

PUBLIC PARTICIPATION AND SCHEDULE

As with all zoning cases in the City of Rockwall, the proposed zoning change will include public hearings before the Planning and Zoning Commission and the City Council. Staff *strongly* encourages citizens to participate in this process by attending the public meetings listed below or by submitting written comments to the Planning and Zoning Department via email at planning@rockwall.com or by mail at 385 S. Goliad Street Rockwall, Texas 75087. The schedule for this zoning case is as follows:

PLANNING & ZONING COMMISSION WORK SESSION: August 26, 2025

PLANNING & ZONING COMMISSION PUBLIC HEARING: September 9, 2025

CITY COUNCIL PUBLIC HEARING (1ST READING): September 15, 2025

CITY COUNCIL (2ND READING AND FINAL ADOPTION): October 6, 2025

Should you have questions about the proposed zoning change or how this may affect your property, please contact the Planning and Zoning Department by phone at (972) 771-7745 or by email at planning@rockwall.com. The City of Rockwall appreciates your attention to this matter.

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning
City of Rockwall, Texas

CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

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

TO:	Mayor and City Council
CC:	Mary Smith, *City Manager* Joey Boyd, *Assistant City Manager*
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	August 18, 2025
SUBJECT:	Southside Residential Neighborhood Overlay (SRO) District

On June 16, 2025, the City Council approved a motion to direct staff to review the Southside Residential Neighborhood Overlay (SRO) District and provide recommendations for updates to the district. This motion was approved by a vote of 6-0, with Council Member Campbell absent. Based on this direction staff has performed a comprehensive review of the overlay district, and has drafted three (3) recommendations that may address the City Council's direction. The following provides background on the district, the current conditions of the district, and detailed explanation of staff's recommendations.

BACKGROUND

The Southside Residential Neighborhood Overlay (SRO) District was adopted by the City Council and consolidated into the *1983 Comprehensive Zoning Ordinance* on June 3, 1996 by *Ordinance No. 96-12* [*Case No. PZ1996-030-01*]. This was a City initiated zoning case that came in response to a request from representatives of the Southside Neighborhood, and was formed in conformance with the then newly approved *Neighborhood Preservation Ordinance* (*Ordinance No. 96-11*). A copy of the language that was codified into the *1983 Comprehensive Zoning Ordinance* is contained in the attached packet.

On June 7, 2004, the Unified Development Code (UDC) was established by the City Council through *Ordinance No. 04-38*. Under this newly adopted zoning code the *Purpose* and *Other Requirements* sections of the Southside Residential Neighborhood Overlay (SRO) District were shortened (*see attached excerpt from the 2004 Unified Development Code [UDC]*); however, the *Area Requirements* and overall standards of the overlay district remained unchanged.

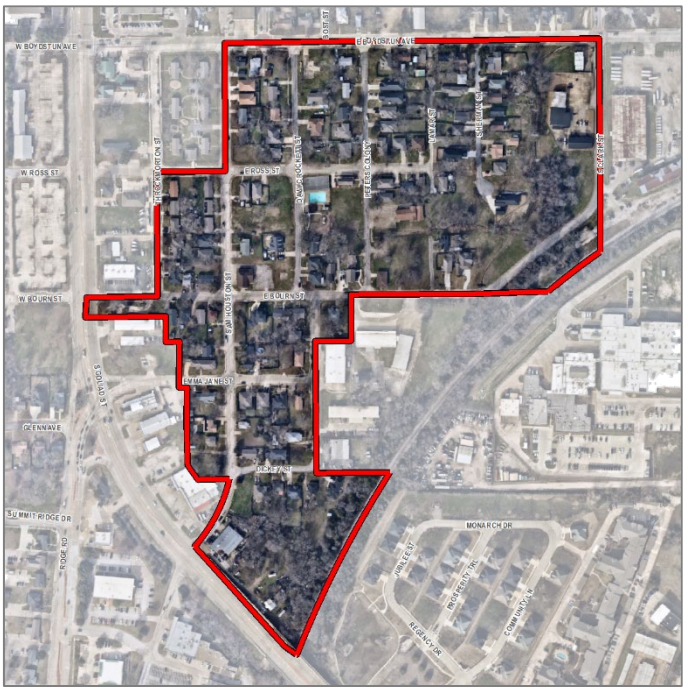


FIGURE 1. CURRENT BOUNDARY OF THE SRO DISTRICT

In April 2016, the City Council directed staff to initiate amendments to the Southside Residential Neighborhood Overlay (SRO) District for the purpose of removing the City Council's ability to grant land use without a public process or a zoning change. In addition, the process under the original ordinance required special requests to be first brought to the City Council to initiate the request, then taken to the Planning and Zoning Commission for a recommendation, and finally returning to the City Council for action. This was changed to allow a property owner to initiate the request and take the case directly to the Planning and Zoning Commission for recommendation -- *first* -- prior to being brought to the City Council for action. These changes were adopted by the City Council through *Ordinance No. 16-40* on June 6, 2016. No other changes have been made to the district since the adoption of this ordinance. A copy of the current language for the Southside Residential Neighborhood Overlay (SRO) District has been provided in the attached packet.

CURRENT CONDITIONS

Currently, the Southside Residential Neighborhood Overlay (SRO) District consists of 43.95-acres of land that is broken down into 145 tracts or parcels of land. Of the 43.95-acres of land within the district, 33.08-acres or 75.27% is zoned Single-Family 7 (SF-7) District, 4.85-acres or 11.04% is zoned Planned Development District 52 (PD-52) for Heavy Commercial (HC) District land uses, 2.56-acres or 5.82% is zoned Multi-Family 14 (MF-14) District, and 3.46-acres or 7.87% is zoned Commercial (C) District. Of the 145 lots or tracts of land, 28 of these lots or tracts are currently vacant with the majority (*i.e. 21 lots or tracts*) of vacant land being zoned for Single-Family 7 (SF-7) District land uses (*see Table 1 for a complete breakdown of the district*).

TABLE 1. COMPOSITION OF THE SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT

ZONING DISTRICT	ACREAGE*	PERCENTAGE	BUILT LOTS	VACANT LOTS	TOTAL LOTS
COMMERCIAL (C) DISTRICT	3.46	07.87%	4	3	7
MULTI-FAMILY 14 (MF-14) DISTRICT	2.56	05.82%	8	2	10
PLANNED DEVELOPMENT DISTRICT 52 (PD-52)	4.85	11.04%	3	2	5
SINGLE-FAMILY 7 (SF-7) DISTRICT	33.08	75.27%	102	21	123
TOTAL:	43.95	100.00%	117	28	145

NOTES:
* *INCLUDES RIGHT-OF-WAY.*

All of the property in the Southside Residential Neighborhood Overlay (SRO) District has been platted and are primarily a part of the Canup Addition, the Sanger Addition, the B. F. Boydston Addition, the Ridgell Addition, and the Robbins Addition; however, several smaller one (*1*) or two (*2*) lot subdivision plats also exist. The majority of these subdivision plats establish lots that have a 50-foot to 60-foot frontage and a 125-foot to 150-foot depth; however, some of the lots in the district are smaller than these dimensions and are considered to be legally non-conforming. Staff should note that these lots are also considered to be legally non-conforming by the reduced standards established by the SRO district. Staff has included a map of lot frontages and depths in the attached packet.

As of the date of this memorandum, there are 109 existing single-family homes situated within the Southside Residential Neighborhood Overlay (SRO) District. These homes were constructed between 1920 and 2024, and range in size from 420 SF to 3,748 SF. The market values of these homes -- *according to the Rockwall Central Appraisal District* -- range from $13,476.00 to $594,397.00 (*see the maps for year built and value in the attached packet*). Based on these numbers, the average housing size is 1,361 SF and the average value of a home in this area is $274,805.03.

In 2019, the City Council approved *Ordinance No. 19-32* [*Case No. Z2019-016*] creating requirements for *Residential Infill in or Adjacent to an Established Subdivision*. Under these requirements, any new residential homes proposed in the SRO District would require a Specific Use Permit (SUP). *Table 2* -- *below* -- shows a breakdown of the 12 SUP requests for *Residential Infill* that have been filed since these requirements were adopted by the City Council on September 3, 2019.

TABLE 2. SPECIFIC USE PERMIT (SUP) REQUEST FOR RESIDENTIAL INFILL IN THE SRO DISTRICT SINCE SEPTEMBER 3, 2019

ADDRESS	CASE NO.	APPROVED SF	STATUS
705 PETERS COLONY	Z2020-004	2,450 SF	BUILT
703 PETERS COLONY	Z2020-005	2,450 SF	BUILT
706 SHERMAN STREET	Z2020-012	2,424 SF	BUILT
304 BOURNE STREET	Z2020-049	2,823 SF	BUILT
511 BOURNE STREET	Z2022-025	1,989 SF	BUILT
512 DICKEY STREET	Z2023-014	1,662 SF	BUILT
715 SHERMAN STREET	Z2023-046	2,712 SF	BUILT
711 LAMAR STREET	Z2024-026	2,533 SF	BUILT
302 BOURNE STREET	Z2024-018	1,299 SF	APPROVED; NOT BUILT
614 BOYDSTUN AVENUE	Z2025-012	1,031 SF *	APPROVED; NOT BUILT
803 SAM HOUSTON	Z2025-036	1,997 SF	IN PROCESS
805 SAM HOUSTON	Z2025-037	2,673 SF	IN PROCESS
	AVERAGE:	2,170 SF	

NOTES:
* *CASES THAT MEET THE CURRENT SRO DISTRICT REQUIREMENTS, BUT DO NOT MEET THE UNDERLYING ZONING REQUIREMENTS.*

All of these cases dealt with single-family homes, and all but one (1) of the requests proposed single-family homes that conformed to the square footage requirements of the base zoning district. There have been no changes in the commercially zoned properties in the district in the last five (5) years.

RECOMMENDATIONS

Based on the information collected, staff has the following recommendations concerning the City Council's goals and direction for the Southside Residential Neighborhood Overlay (SRO) District:

(1) *Recommendation #1*. Adjust the boundaries of the district and remove the commercial properties.

According to the *Purpose* statement for the Southside Residential Neighborhood Overlay (SRO) District, "(t)he purpose of the overlay district is to provide the flexibility necessary for allowing infill and redevelopment of the Southside Neighborhood, while maintaining and protecting the character and integrity of the existing neighborhood." Since the overlay district was primarily established to protect the existing residential land uses, the non-residentially zoned property in the district is effectively only regulated by the base zoning district requirements and the overlay has no effect on these properties. Based on this the overlay district's boundary should be adjusted to remove the non-residentially zoned properties from the district. This would better align the intent of the district with the properties it is intended to regulate. *Figures 2 & 3* below show the current district's boundaries and land use classifications and how the district could be changed in accordance with *Recommendation #1*.

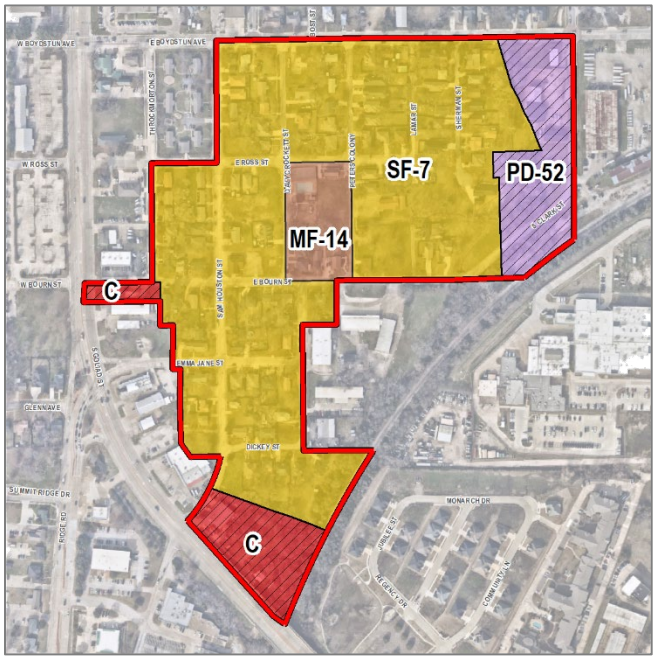


FIGURE 2. CURRENT SRO DISTRICT

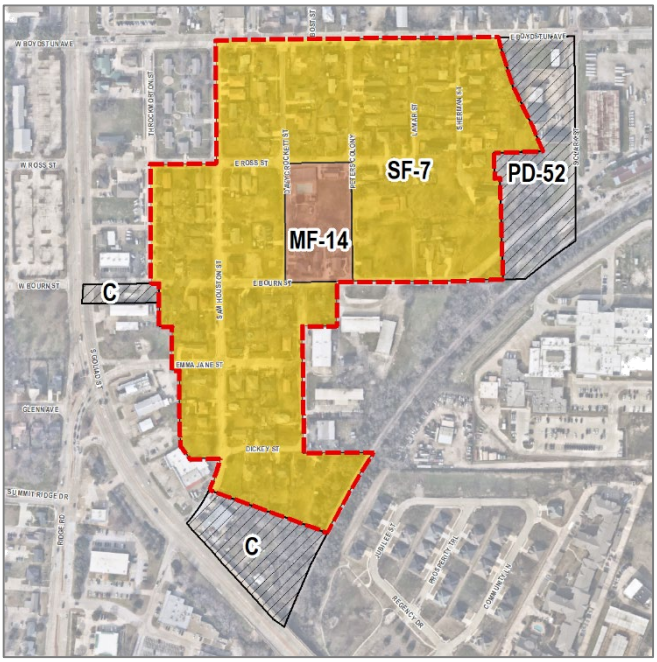


FIGURE 3. PROPOSED SRO DISTRICT UNDER *RECOMMENDATION #1*

NOTE: THE CROSS HATCH ON FIGURES 2 & 3 SHOWS THE NON-RESIDENTIALLY ZONED AREAS WITHIN THE SRO DISTRICT.

(2) *Recommendation #2*. Remove the reduced standards contained within the overlay district and allow the underlying zoning to regulate the density and dimensional requirements for properties.

When looking at the *Area Requirements* listed in the Southside Residential Neighborhood Overlay (SRO) District, these requirements do *not* appear to deviate much from the base zoning requirements of the Single-Family 7 (SF-7) District (*see Table 3 below*).

TABLE 3. ZONING ANALYSIS FOR SRO AND SF-7 DISTRICTS

ZONING REQUIREMENTS	SRO	SF-7	DIFFERENCE
LOT AREA (SF)	5,000	7,000	+2,000
LOT WIDTH (FEET)	50	60	+10
LOT DEPTH (FEET)	100	100	0
DWELLING UNIT SIZE (SF)	900	1,100	+200
FRONT YARD SETBACK	20	20	0
REAR YARD SETBACK	10	10	0
SIDE YARD SETBACK			
INTERNAL	6	6	0
ABUTTING A STREET	15	20	+5
ABUTTING AN ARTERIAL	20	20	0

DISTANCE BETWEEN BUILDINGS	10	10	0
DRIVEWAY LENGTH	20	20	0
LOT COVERAGE	40%	45%	+5%
BUILDING HEIGHT	32	32	0
OFF STREET PARKING REQUIREMENTS	2	2	0

Based on this, the base zoning district appears to be sufficient to regulating the properties in the district. Staff should note, that this will increase the number of legally non-conforming properties in the district in terms of dwelling unit size from 14 (*i.e. lots less than 900 SF*) to 30 (*i.e. lots less than 1,100 SF*); however, this should not affect these properties ability to continue to exist since they will be considered to be legally non-conforming. This will also increase the number of legally non-conforming lots with regard to lot area; however, these are platted lots and will also be considered legally non-conforming. In addition, the overlay district will still retain the ability for property owners to request *Special Requests* from the Planning and Zoning Commission and City Council. This will allow the City Council the ability to vary the density and dimensional requirements in certain circumstances where it is deemed a request will be "…in [the] furtherance of neighborhood preservation and enhancement within the established neighborhood preservation overlay district."

(3) *Recommendation #3*. Initiate zoning to change the Multi-Family 14 (MF-14) District to Single-Family 7 (SF-7) District to make the zoning more uniform in the overlay district.

In reviewing the area zoned Multi-Family 14 (MF-14) District, staff was able to determine that this area was zoned Multi-Family 1 (MF-1) District since at least January 3, 1972. At some point between June 14, 1983 and July 11, 1985, this designation was changed from a Multi-Family 1 (MF-1) District to a Multi-Family 15 (MF-15) District, and finally changing to a Multi-Family 14 (MF-14) District between December 7, 1993 and April 5, 2005. Currently located within this 2.56-acre zoning district are ten (10) parcels of land with the following land uses: [*1*] two (2) vacant tracts of land, [*2*] four (4) single-family homes, [*3*] two (2) duplexes, [*4*] one (1) triplex, and [*5*] Gloria Williams Park/Pool.

Currently, the majority underlying zoning within the Southside Residential Neighborhood Overlay (SRO) District is Single-Family 7 (SF-7) District, which represents a total of 33.08-acres or 75.27% of the total district. In addition, the requirements for the district specifically state that "(a)ny requirements not specifically stated in this section [*i.e. the SRO District*] shall comply with the Single-Family 7 (SF-7) District requirements." If the City Council chooses to move forward with *Recommendations #1 & #2* above it may also be advisable to change the Multi-Family 14 (MF-14) District zoning -- *which currently represents a small portion of the district at 2.56-acres or 5.82% of the district* -- to Single-Family 7 (SF-7) District. This -- *coupled with the changes in Recommendation #1* -- would make the zoning within the overlay district consistent for all properties. Staff should also note, that this recommendation would be consistent with the *Future Land Use Map* contained in the OURHometown Vision 2040 Comprehensive Plan, which currently designates this area for *Medium Density Residential (MDR)* land use.

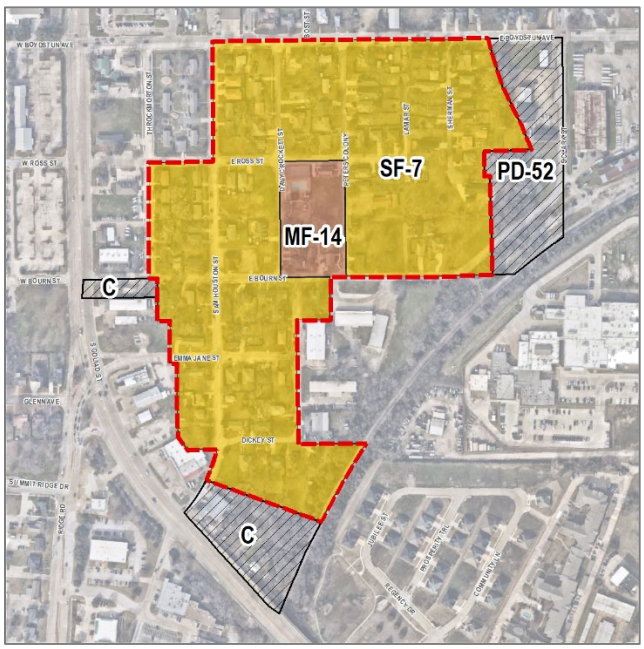


FIGURE 4. SRO DISTRICT WITH *RECOMMENDATION #1*

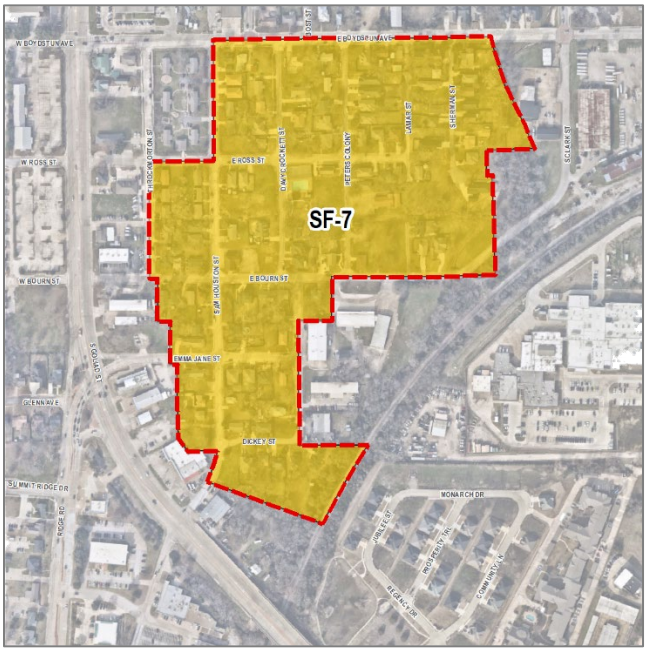


FIGURE 5. PROPOSED SRO DISTRICT AFTER *RECOMMENDATIONS #1 & #3*

PROCESS AND IMPLEMENTATION

Since any change to the Southside Residential Neighborhood Overlay (SRO) District will require an amendment to *Ordinance No. 96-12* and to the Unified Development Code (UDC), all three (3) recommendations will require a zoning process (*i.e. public and newspaper notices and a recommendation from the Planning and Zoning Commission prior to the City Council taking action on changes*); however, all three (3) recommendations can be achieved in a single ordinance. Attached is a draft ordinance -- *for the City Council's consideration* -- that would implement the recommendations contained within this report. Should the City Council choose to direct staff to proceed with the changes, the schedule for this zoning case would be as follows:

Planning and Zoning Commission Work Session Meeting: August 26, 2025
Planning and Zoning Commission Public Hearing: September 9, 2025
City Council Public Hearing/1st Reading: September 15, 2025
City Council 2nd Reading: October 6, 2025

Should the City Council have any questions concerning the proposal, staff and the City Attorney will be present at the meeting on *August 18, 2025*.

ORDINANCE NO. 96-12

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL BY THE DESIGNATION OF THE SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY DISTRICT; CORRECTING THE OFFICIAL ZONING MAP; PROVIDING FOR A PURPOSE; PROVIDING FOR OTHER REQUIREMENTS; PROVIDING FOR AREA REQUIREMENTS; PROVIDING THE LOCATION DESCRIBED HEREIN; 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, in accordance with guidelines established in the City of Rockwall's Comprehensive Zoning Ordinance the City Council has considered amending the Comprehensive Zoning Ordinance and;

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

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

Section 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended by the designation of the "The Southside Residential Neighborhood Overlay District" as set forth in Exhibits "A" and "B" attached hereto and made part of hereof.

Section 2. That the "The Southside Residential Neighborhood Overlay District" shall be used only in the manner and for the purposed provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended and as may be amended in the future.

Section 3. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

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

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

Section 6. If any section paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Comprehensive Zoning Ordinance No.83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 3rd day of June, 1996.

ATTEST

APPROVED

1st Reading 5/20/96

2nd Reading 6/03/96

EXHIBIT "A"

SOUTHSIDE RESIDENTIAL NEIGHBORHOOD DISTRICT

A. Purpose:

1. This district is considered to be the proper zoning classification for smaller lot developments for a single-family dwelling use. This district is intended to allow the flexibility necessary for redevelopment while protecting the integrity of the neighborhood.

2. Areas that are zoned for this use shall have or provide for water, wastewater, drainage and transportation capacities based on residential usage required by the allowed density.

3. It is intended for areas that are properly buffered from non-residential uses, and protected from pollution and/or environmental hazards or from high volume of non-single family traffic.

4. Developers wishing to restrict their subdivision to lot sizes in excess of what this ordinance requires shall use restrictive covenants.

B. Other Requirements:

1. Any requirement not identified in this section shall comply with that requirement as described in the underlying zoning category.

2. The development of property in this district shall comply with either the overlay district restrictions or the underlying zoning restrictions.

3. Any requirements necessary for residential development or use not specifically stated in this section shall comply with the SF-7 district requirements.

C. Area Requirements:

1. Minimum lot area - 5,000 square feet

2. Maximum number of single-family detached dwellings units per lot - 1

3. Minimum square footage per dwelling unit - 900 square feet

4. Minimum lot frontage on a public street - 50 feet*

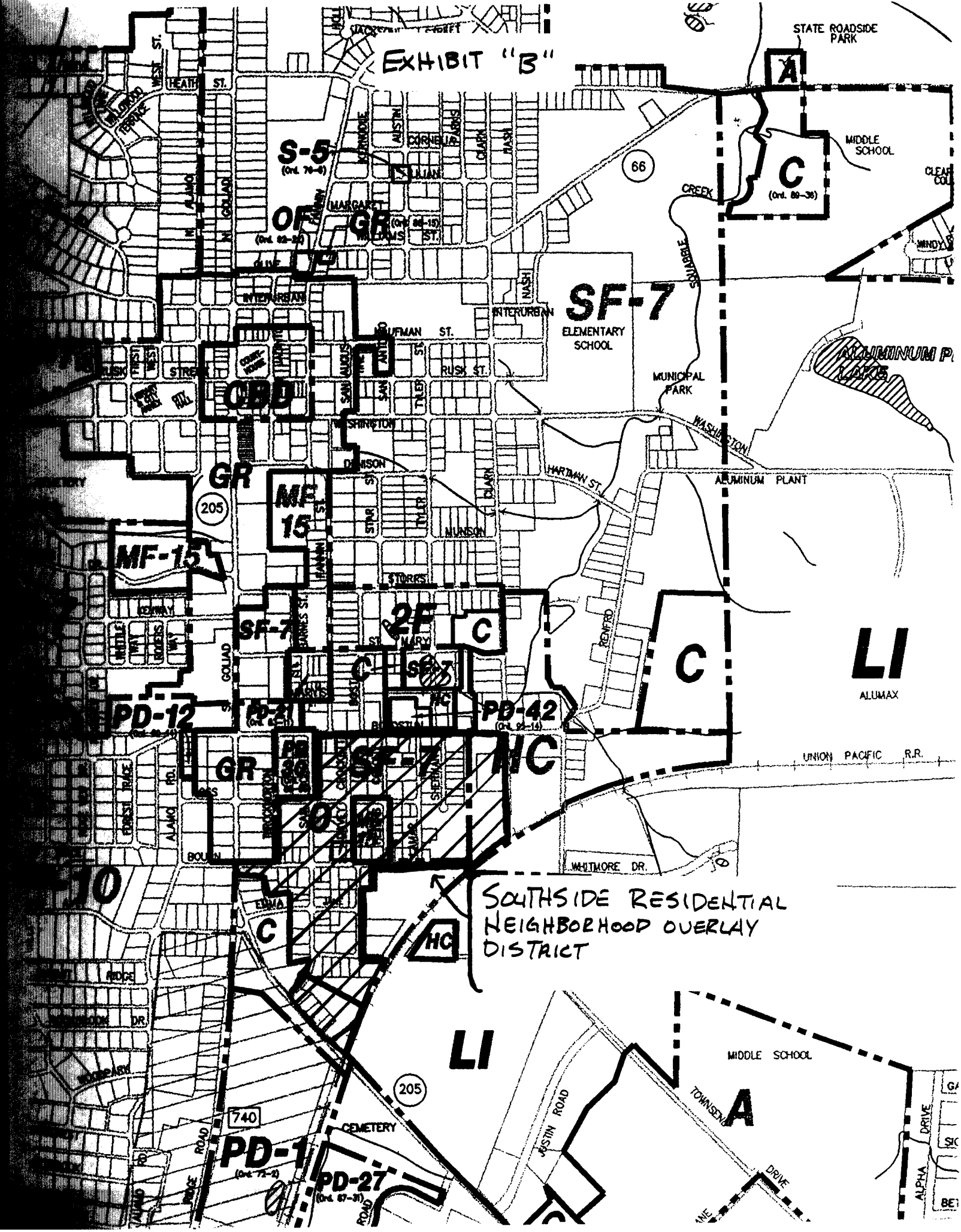


EXHIBIT "B"
STATE ROADSIDE PARK
MIDDLE SCHOOL
ELEMENTARY SCHOOL
MUNICIPAL PARK
ALUMINUM PLANT
ALUMAX
UNION PACIFIC R.R.
CEMETERY
SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY DISTRICT
S-5
OF
GR
SF-7
CBD
MF-15
2F
PD-12
PD-42
HC
LI
A
C
PD-1
PD-27
740
205
66

A. Purpose:

1. This district is considered to be the proper zoning classification for smaller lot developments for a single-family dwelling use. This district is intended to allow the flexibility necessary for redevelopment while protecting the integrity of the neighborhood.

2. Areas that are zoned for this use shall have or provide for water, wastewater, drainage and transportation capacities based on residential usage required by the allowed density.

3. It is intended for areas that are properly buffered from non-residential uses, and protected from pollution and/or environmental hazards or from high volume of non-single family traffic.

4. Developers wishing to restrict their subdivision to lot sizes in excess of what this ordinance requires shall use restrictive covenants.

B. Other Requirements:

1. Any requirement not identified in this Section shall comply with that requirement as described in the underlying zoning category.

2. The development of property in this district shall comply with either the overlay district restrictions or the underlying zoning restrictions.

3. Any requirements necessary for residential development or use not specifically stated in this Section shall comply with the SF-7 district requirements.

C. Area Requirements:

1. Minimum lot area - 5,000 square feet

2. Maximum number of single-family detached dwellings units per lot - 1

3. Minimum square footage per dwelling unit - 900 square feet

4. Minimum lot frontage on a public street - 50 feet*

5. Minimum lot depth - 100 feet*

6. Minimum depth of front setback - 20 feet*

7. Minimum depth of rear setback - 10 feet*

8. Minimum width of side setback -

   (a) Internal lot - 6 feet*

   (b) Abutting street - 15 feet*

   (c) Abutting an arterial - 20 feet*

* These setbacks may be varied by the Planning and Zoning Commission and City Council upon request of the applicant.

9. Minimum distance between separate buildings on the same lot or parcel of land - 10 feet

10. Minimum length of driveway pavement from the public right-of-way for rear or side yards - 20 feet

11. Maximum building coverage as a percentage of lot area - 40 percent

12. Maximum height of structures - 32 feet

13. Minimum number of paved off-street parking spaces required for -

   (a) One single-family dwelling unit - 2
   An enclosed garage shall not be considered in meeting the off-street parking requirements.

   (b) All other uses (see Off-Street Parking, Article V)

14. See Article VIII, Sections 8.1 to 8.4 for further clarification, and exceptions and modifications.

D. CONSIDERATION OF SPECIAL REQUEST IN FURTHERANCE OF NEIGHBORHOOD PRESERVATION

The City Council may consider special requests in furtherance of neighborhood preservation and enhancement within an established neighborhood preservation

overlay district. Such requests may include, but not necessarily be limited to, neighborhood signage plans, use of building materials not otherwise allowed, authorization of specific land uses not otherwise allowed, or other requests submitted for consideration.

Upon receipt of such special requests, the City Council shall review same and forward its recommendation to the Planning and Zoning Commission for consideration. Upon recommendations from the Planning and Zoning Commission, the City Council may approve said requests by amendment of the ordinance designating such neighborhood district. Any such amendment shall preempt any other underlying zoning restrictions in the Zoning Ordinance. Such special requests may be denied by the City Council by passage of a motion to deny.

6.4 SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT

A. Purpose

This overlay district is considered to be the proper zoning classification for smaller lot developments for a single-family dwelling use. It is intended to allow the flexibility necessary for redevelopment while protecting the integrity of the neighborhood.

B. Other Requirements

Any requirements necessary for residential development or use not specifically stated in this Section shall comply with the SF-7 district requirements.

C. Area Requirements

1. Minimum **lot area** - *5,000 square feet*
2. Maximum number of **single-family detached dwellings** units per lot - 1
3. Minimum **square footage** per dwelling unit - *900 square feet*
4. Minimum **lot frontage** on a public street - *50 feet**
5. Minimum **lot depth** - *100 feet**
6. Minimum depth of **front yard setback** - *20 feet**
7. Minimum depth of **rear yard setback** - *10 feet**
8. Minimum width of **side yard setback** -
   (a) Internal lot - *6 feet**
   (b) Abutting street - *15 feet**
   (c) Abutting an arterial - *20 feet**

   [* These setbacks may be varied by the Planning and Zoning Commission and City Council upon request of the applicant.]
9. Minimum **distance between separate buildings** on the same lot or parcel of land - *10 feet*
10. Minimum **length of driveway** pavement from the public right-of-way for rear or side yards - *20 feet*
11. Maximum **building coverage** as a percentage of lot area - *40 percent*
12. Maximum **building height** - *32 feet*
13. Minimum number of paved **off-street parking spaces** required for -
    (a) One single-family dwelling unit – 2. An enclosed garage shall not be considered in meeting the off-street parking requirements.
    (b) For all other uses see Article V Parking and Loading
14. See Article VIII, Sections 8.1 to 8.4 for further clarification, and exceptions and modifications.

D. Consideration of Special Request in Furtherance of Neighborhood Preservation

The City Council may consider special requests in furtherance of neighborhood preservation and enhancement within the established neighborhood preservation overlay district. Such requests may include, but not necessarily be

limited to, neighborhood signage plans, use of building materials not otherwise allowed, authorization of specific land uses not otherwise allowed, or other requests submitted for consideration.

Upon receipt of such special requests, the City Council shall review same and forward its recommendation to the Planning and Zoning Commission for consideration. Upon recommendations from the Planning and Zoning Commission, the City Council may approve requests by amendment of the ordinance designating the neighborhood district. Any such amendment shall preempt any other underlying zoning restrictions in the Zoning Ordinance. Such special requests may be denied by the City Council by passage of a motion to deny.

(J) *Lighting Standards*. In addition to the requirements of the outdoor lighting requirements no light pole, pole base or combination thereof shall exceed 20 feet in the North Goliad Corridor Overlay District. All lighting fixtures shall focus light downward and be contained on the site. Lighting elements shall be incandescent, metal Halide, or halogen only. No HID or fluorescent lights (except fluorescent bulbs that screw into standard socket fixtures) may be used on the exterior of buildings. All street lighting shall meet the specifications for a *B1* & *B2* contained in Subsection (I), *Streetscape Elements*, of Section 04.07, *Downtown (DT) District*, of the Unified Development Code (UDC).

(K) *Variance*. The City Council may, upon request from the applicant, grant a variance to any provision of this section where unique or extraordinary conditions exist or where strict adherence to the provisions of this section would create a hardship. Approval of any variance to any provision of this section shall require City Council approval by a three-quarter majority vote of those City Council members present with a minimum of four affirmative votes.

SUBSECTION 06.05: SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT

(A) *Purpose*. The purpose of the overlay district is to provide the flexibility necessary for allowing infill and redevelopment of the Southside Neighborhood, while maintaining and protecting the character and integrity of the existing neighborhood.

(B) *Other Requirements*. Any requirements not specifically stated in this section shall comply with the Single-Family 7 (SF-7) District requirements.

(C) *Area Requirements*.

(1) Minimum lot area: 5,000 square feet.

(2) Maximum number of single-family detached dwellings units per lot: One.

(3) Minimum square footage per dwelling unit: 900 square feet.

(4) Minimum lot frontage on a public street: 50 feet.

(5) Minimum lot depth: 100 feet.

(6) Minimum depth of front yard setback: 20 feet.

(7) Minimum depth of rear yard setback: 10 feet.

(8) Minimum width of side yard setback:

(a) Internal lot: 6 feet.

(b) Abutting street: 15 feet.

(c) Abutting an arterial: 20 feet.

(9) Minimum distance between separate buildings on the same lot or parcel of land: ten feet.

(10) Minimum length of driveway pavement from the public right-of-way for rear or side yards: 20 feet.

(11) Maximum building coverage as a percentage of lot area: 40%.

(12) Maximum building height: 32 feet.

(13) Minimum number of paved off-street parking spaces required for:

(a) One single-family dwelling unit: Two (2) Parking Spaces. An enclosed garage shall not be considered in meeting the off-street parking requirements.

(b) All other uses: see Article 06, *Parking and Loading*, of the Unified Development Code (UDC).

(D) *Consideration of Special Request in Furtherance of Neighborhood Preservation*. The City Council may consider special requests in furtherance of neighborhood preservation and enhancement within the established neighborhood preservation overlay district. Such requests may include, but not necessarily be limited to neighborhood signage plans, the use of alternate building materials reductions in the building setbacks, or other requests submitted for consideration to the planning and zoning department.

Upon receipt of such requests, the Planning and Zoning Commission shall review the case and forward a recommendation to the City Council for consideration. The City Council may approve special request. Any such approval shall preempt any other underlying zoning restrictions in the Unified Development Code (UDC). Such special requests may be denied by the City Council by the passage of a motion to deny.

Special requests shall not include any request to change the land use of a property.

SUBSECTION 06.06: IH-30 OVERLAY (IH-30 OV) DISTRICT

(A) *Purpose*. The intent of the IH-30 Overlay (IH-30 OV) District is to provide for consistent development of office, retail and commercial areas in concert with the most efficient and aesthetically pleasing appearance of the frontage, which serves as the initial impression to those visiting and passing through the City of Rockwall. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through the Architectural Review Board (ARB). These development requirements shall apply to non-residential and multi-family land uses only, single-family land uses shall be excluded from these standards except as otherwise stated.

(B) *Application and Boundaries*. The IH-30 Overlay (IH-30 OV) District includes the entirety of all properties which adjoin or are located within 500-feet of the future right-of-way of IH-30. The IH-30 Overlay (IH-30 OV) District spans east to west along IH-30 from the eastern city limits (approximately 3,600-feet east of FM 549), west to the western city limit line along Lake Ray Hubbard. The standards and regulations set forth in the IH-30 Overlay (IH-30 OV) District are superimposed and shall supersede the standards and regulations of any underlying zoning district which are in conflict.

(C) *Overlay District Standards*. If any portion of a property is situated within the boundaries of the IH-30 Overlay (IH-30 OV) District, the entire property shall be subject to the requirements of Section 06.02, *General Overlay District Standards*.

SUBSECTION 06.07: SH-205 OVERLAY (SH-205 OV) DISTRICT

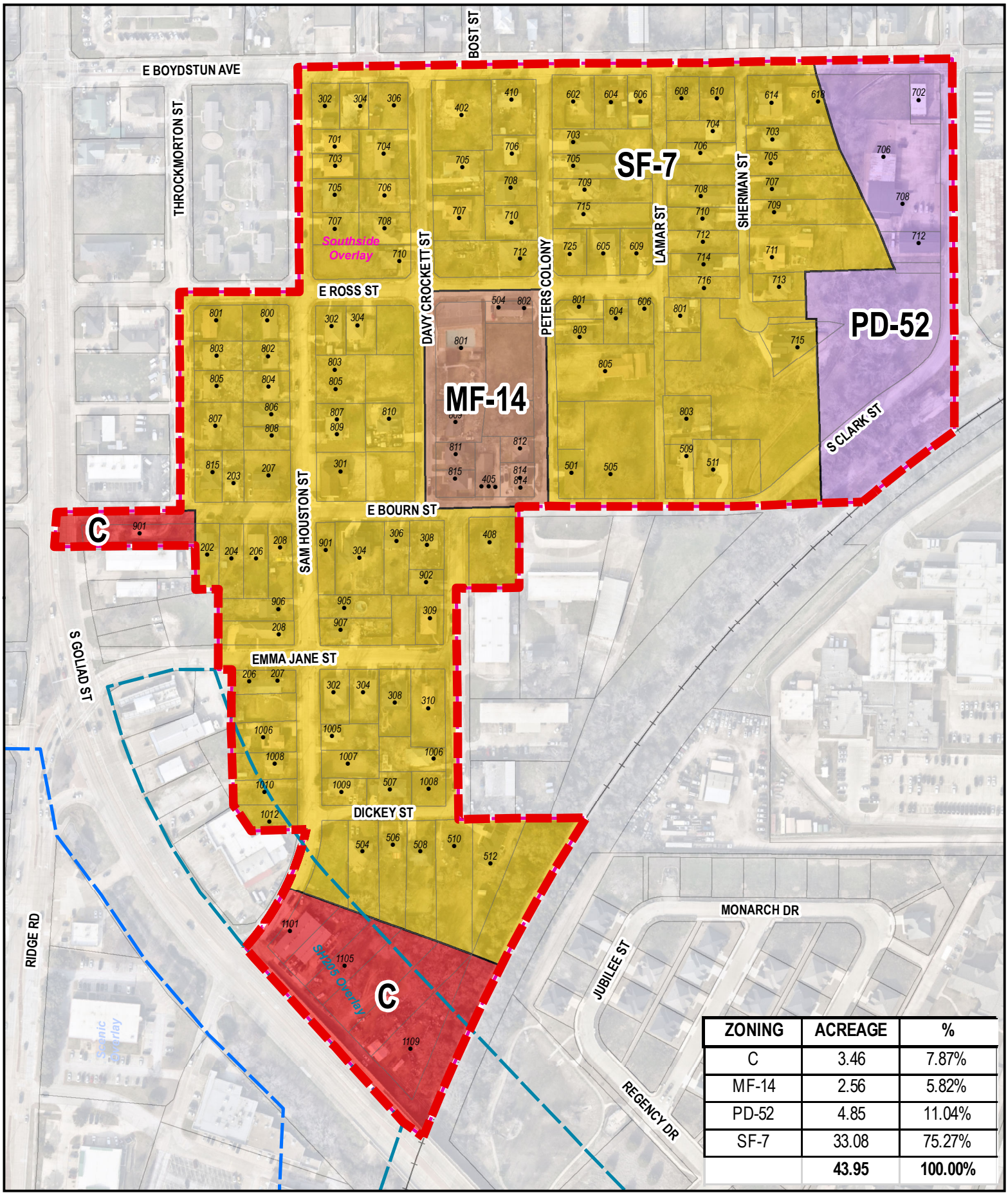
(A) *Purpose*. The intent of the SH-205 Overlay (SH-205 OV) District is to provide for consistent development of office, retail and commercial areas in concert with the most efficient and aesthetically



City of Rockwall

Planning and 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 Information is the sole responsibility of the end user.



ZONING	ACREAGE	%
C	3.46	7.87%
MF-14	2.56	5.82%
PD-52	4.85	11.04%
SF-7	33.08	75.27%
	43.95	**100.00%**

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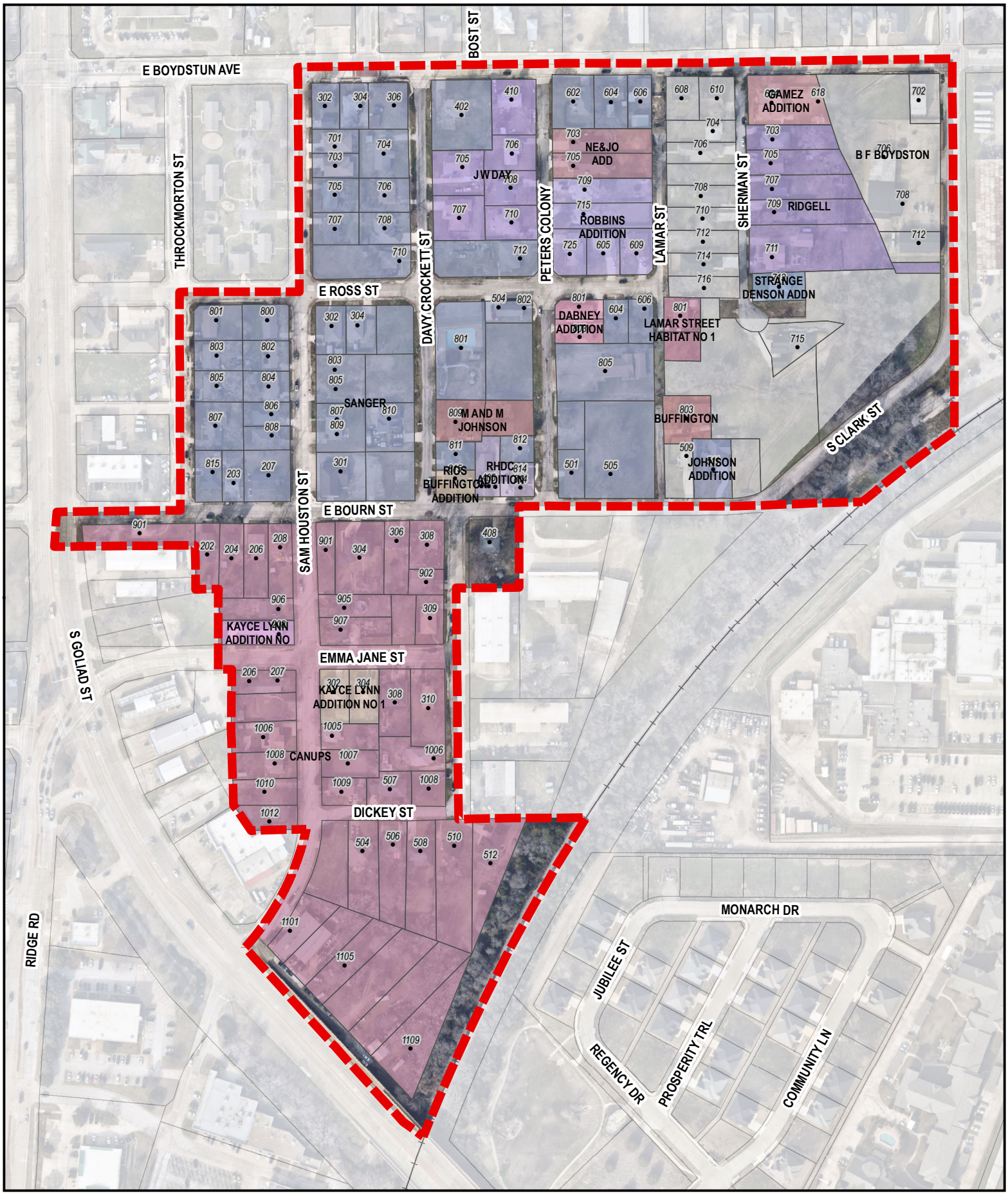

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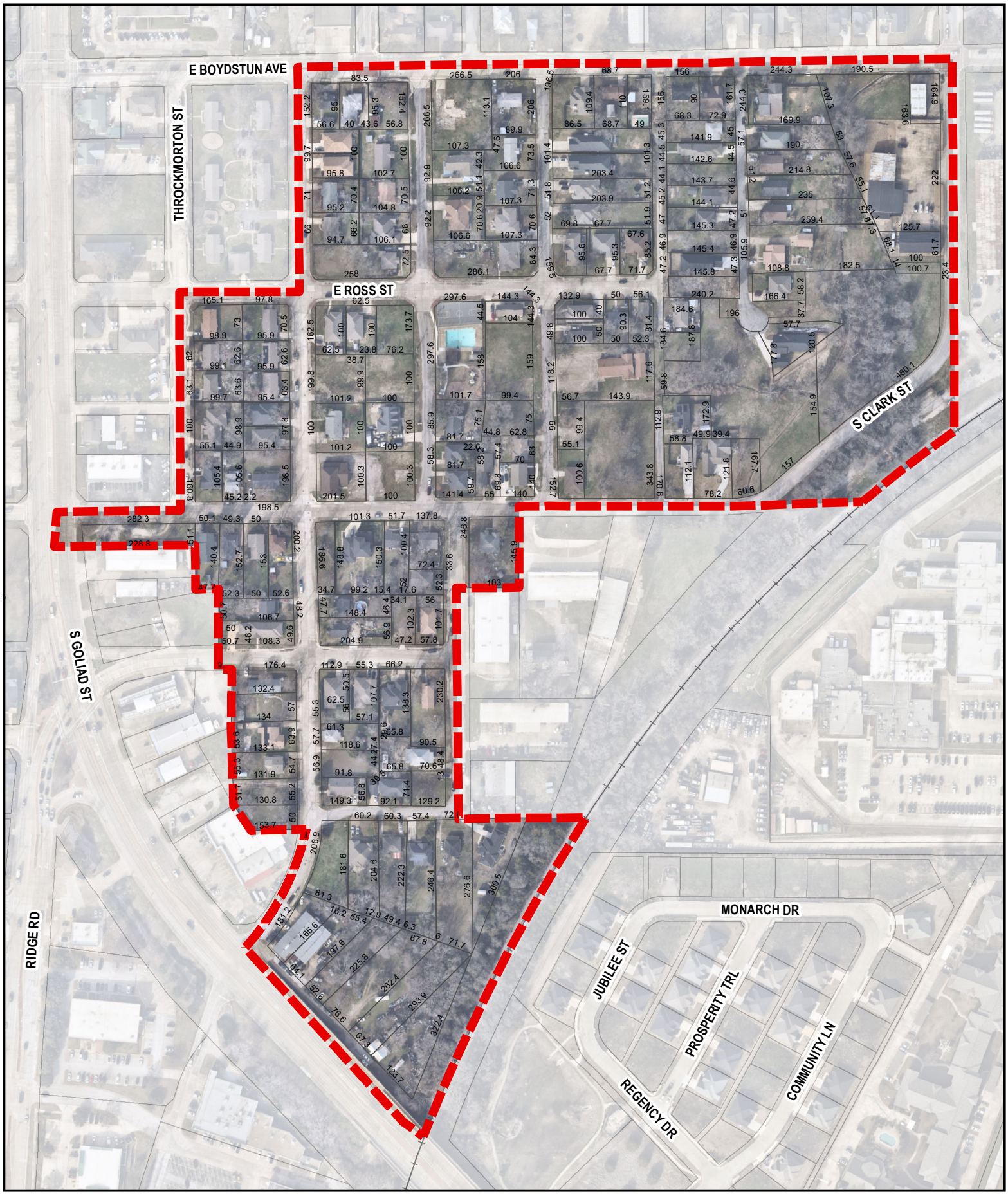

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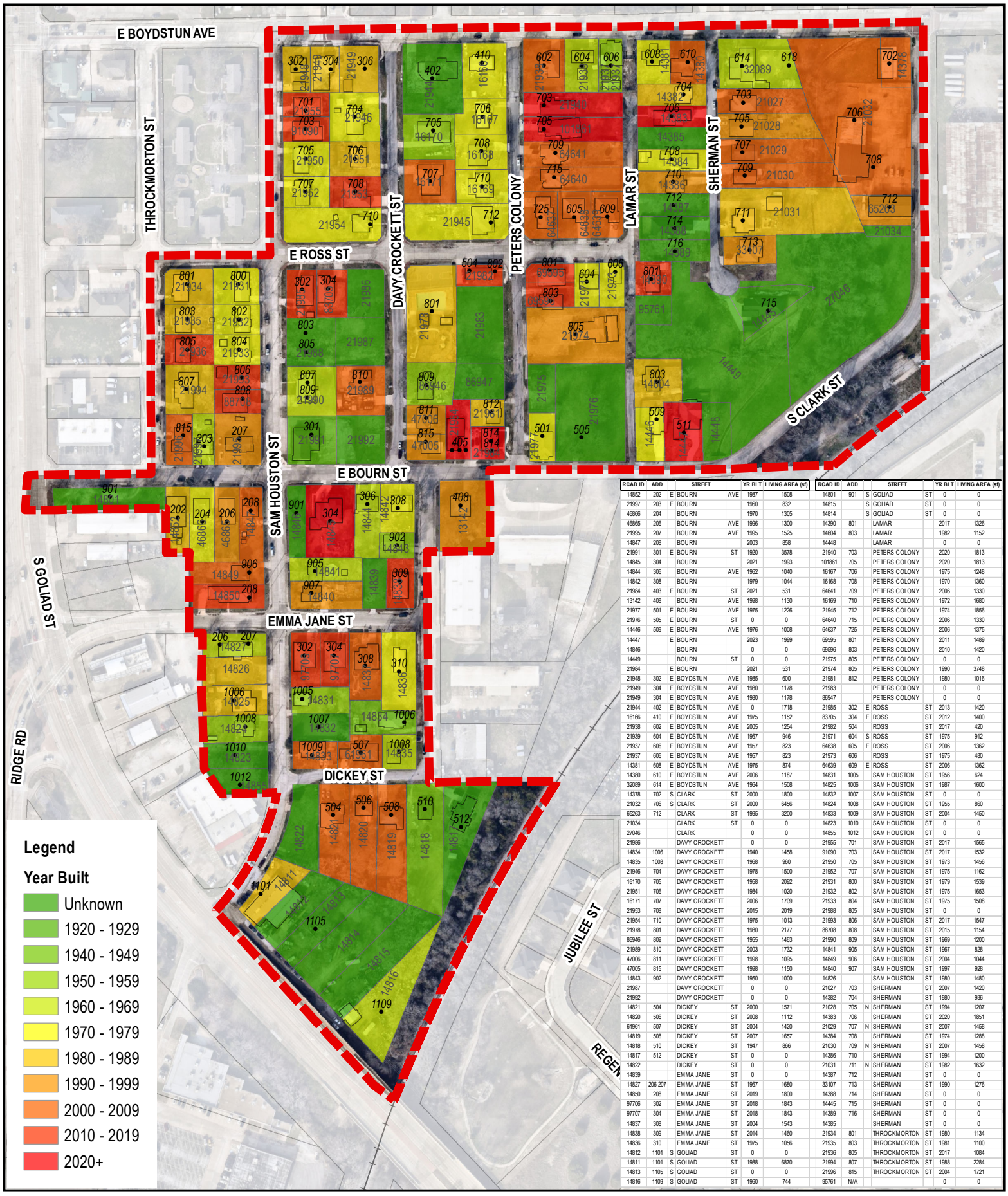

RCAD ID	ADD		STREET		YR BLT	LIVING AREA (sf)
14852	202	E	BOURN	AVE	1967	1508
21997	203	E	BOURN		1960	832
46866	204		BOURN		1970	1305
46865	206		BOURN	AVE	1996	1300
21995	207		BOURN	AVE	1995	1525
14847	208		BOURN		2003	858
21991	301	E	BOURN	ST	1920	3578
14845	304		BOURN		2021	1993
14844	306		BOURN	AVE	1962	1040
14842	308		BOURN		1979	1044
21984	403	E	BOURN	ST	2021	531
13142	408		BOURN	AVE	1998	1130
21977	501	E	BOURN	AVE	1975	1226
21976	505	E	BOURN	ST	0	0
14446	509	E	BOURN	AVE	1976	1008
14447		E	BOURN		2023	1999
14846			BOURN		0	0
14449			BOURN	ST	0	0
21984		E	BOURN		2021	531
21948	302	E	BOYDSTUN	AVE	1985	600
21949	304	E	BOYDSTUN	AVE	1980	1178
21949	304	E	BOYDSTUN	AVE	1980	1178
21944	402	E	BOYDSTUN	AVE	0	1718
16166	410	E	BOYDSTUN	AVE	1975	1152
21938	602	E	BOYDSTUN	AVE	2005	1254
21939	604	E	BOYDSTUN	AVE	1967	946
21937	606	E	BOYDSTUN	AVE	1957	823
21937	606	E	BOYDSTUN	AVE	1957	823
14381	608	E	BOYDSTUN	AVE	1975	874
14380	610	E	BOYDSTUN	AVE	2006	1187
32089	614	E	BOYDSTUN	AVE	1964	1508
14378	702	S	CLARK	ST	2000	1800
21032	706	S	CLARK	ST	2000	6456
65263	712		CLARK	ST	1995	3200
21034			CLARK	ST	0	0
27046			CLARK		0	0
21986			DAVY CROCKETT		0	0
14834	1006		DAVY CROCKETT		1940	1458
14835	1008		DAVY CROCKETT		1968	960
21946	704		DAVY CROCKETT		1978	1500
16170	705		DAVY CROCKETT		1958	2092
21951	706		DAVY CROCKETT		1984	1020
16171	707		DAVY CROCKETT		2006	1709
21953	708		DAVY CROCKETT		2015	2019
21954	710		DAVY CROCKETT		1975	1013
21978	801		DAVY CROCKETT		1980	2177
86946	809		DAVY CROCKETT		1955	1463
21989	810		DAVY CROCKETT		2003	1732
47006	811		DAVY CROCKETT		1998	1095
47005	815		DAVY CROCKETT		1998	1150
14843	902		DAVY CROCKETT		1950	1000
21987			DAVY CROCKETT		0	0
21992			DAVY CROCKETT		0	0
14821	504		DICKEY	ST	2000	1571
14820	506		DICKEY	ST	2008	1112
61961	507		DICKEY	ST	2004	1420
14819	508		DICKEY	ST	2007	1657
14818	510		DICKEY	ST	1947	866
14817	512		DICKEY	ST	0	0
14822			DICKEY	ST	0	0
14839			EMMA JANE	ST	0	0
14827	206-207		EMMA JANE	ST	1967	1680
14850	208		EMMA JANE	ST	2019	1800
97706	302		EMMA JANE	ST	2018	1843
97707	304		EMMA JANE	ST	2018	1843
14837	308		EMMA JANE	ST	2004	1543
14838	309		EMMA JANE	ST	2014	1460
14836	310		EMMA JANE	ST	1975	1056
14812	1101	S	GOLIAD	ST	0	0
14811	1101	S	GOLIAD	ST	1988	6870
14813	1105	S	GOLIAD	ST	0	0
14816	1109	S	GOLIAD	ST	1960	744

RCAD ID	ADD		STREET		YR BLT	LIVING AREA (sf)
14801	901	S	GOLIAD	ST	0	0
14815		S	GOLIAD	ST	0	0
14814		S	GOLIAD	ST	0	0
14390	801		LAMAR			2017 1326
14604	803		LAMAR			1982 1152
14448			LAMAR			0 0
21940	703		PETERS COLONY			2020 1813
101861	705		PETERS COLONY			2020 1813
16167	706		PETERS COLONY			1975 1248
16168	708		PETERS COLONY			1970 1360
64641	709		PETERS COLONY			2006 1330
16169	710		PETERS COLONY			1972 1680
21945	712		PETERS COLONY			1974 1856
64640	715		PETERS COLONY			2006 1330
64637	725		PETERS COLONY			2006 1375
69595	801		PETERS COLONY			2011 1489
69596	803		PETERS COLONY			2010 1420
21975	805		PETERS COLONY			0 0
21974	805		PETERS COLONY			1990 3748
21981	812		PETERS COLONY			1980 1016
21983			PETERS COLONY			0 0
86947			PETERS COLONY			0 0
21985	302	E	ROSS	ST	2013	1420
83705	304	E	ROSS	ST	2012	1400
21982	504		ROSS	ST	2017	420
21971	604	S	ROSS	ST	1975	912
64638	605	E	ROSS	ST	2006	1362
21973	606		ROSS	ST	1975	480
64639	609	E	ROSS	ST	2006	1362
14831	1005		SAM HOUSTON	ST	1956	624
14825	1006		SAM HOUSTON	ST	1987	1600
14832	1007		SAM HOUSTON	ST	0	0
14824	1008		SAM HOUSTON	ST	1955	860
14833	1009		SAM HOUSTON	ST	2004	1450
14823	1010		SAM HOUSTON	ST	0	0
14855	1012		SAM HOUSTON	ST	0	0
21955	701		SAM HOUSTON	ST	2017	1565
91090	703		SAM HOUSTON	ST	2017	1532
21950	705		SAM HOUSTON	ST	1973	1456
21952	707		SAM HOUSTON	ST	1975	1162
21931	800		SAM HOUSTON	ST	1979	1539
21932	802		SAM HOUSTON	ST	1975	1653
21933	804		SAM HOUSTON	ST	1975	1508
21988	805		SAM HOUSTON	ST	0	0
21993	806		SAM HOUSTON	ST	2017	1547
88708	808		SAM HOUSTON	ST	2015	1154
21990	809		SAM HOUSTON	ST	1969	1200
14841	905		SAM HOUSTON	ST	1967	828
14849	906		SAM HOUSTON	ST	2004	1044
14840	907		SAM HOUSTON	ST	1997	928
14826			SAM HOUSTON	ST	1980	1480
21027	703		SHERMAN	ST	2007	1420
14382	704		SHERMAN	ST	1980	936
21028	705	N	SHERMAN	ST	1994	1207
14383	706		SHERMAN	ST	2020	1851
21029	707	N	SHERMAN	ST	2007	1458
14384	708		SHERMAN	ST	1974	1288
21030	709	N	SHERMAN	ST	2007	1458
14386	710		SHERMAN	ST	1994	1200
21031	711	N	SHERMAN	ST	1982	1632
14387	712		SHERMAN	ST	0	0
33107	713		SHERMAN	ST	1990	1276
14388	714		SHERMAN	ST	0	0
14445	715		SHERMAN	ST	0	0
14389	716		SHERMAN	ST	0	0
14385			SHERMAN	ST	0	0
21934	801		THROCKMORTON	ST	1980	1134
21935	803		THROCKMORTON	ST	1981	1100
21936	805		THROCKMORTON	ST	2017	1084
21994	807		THROCKMORTON	ST	1988	2284
21996	815		THROCKMORTON	ST	2004	1721
95761	N/A				0	0

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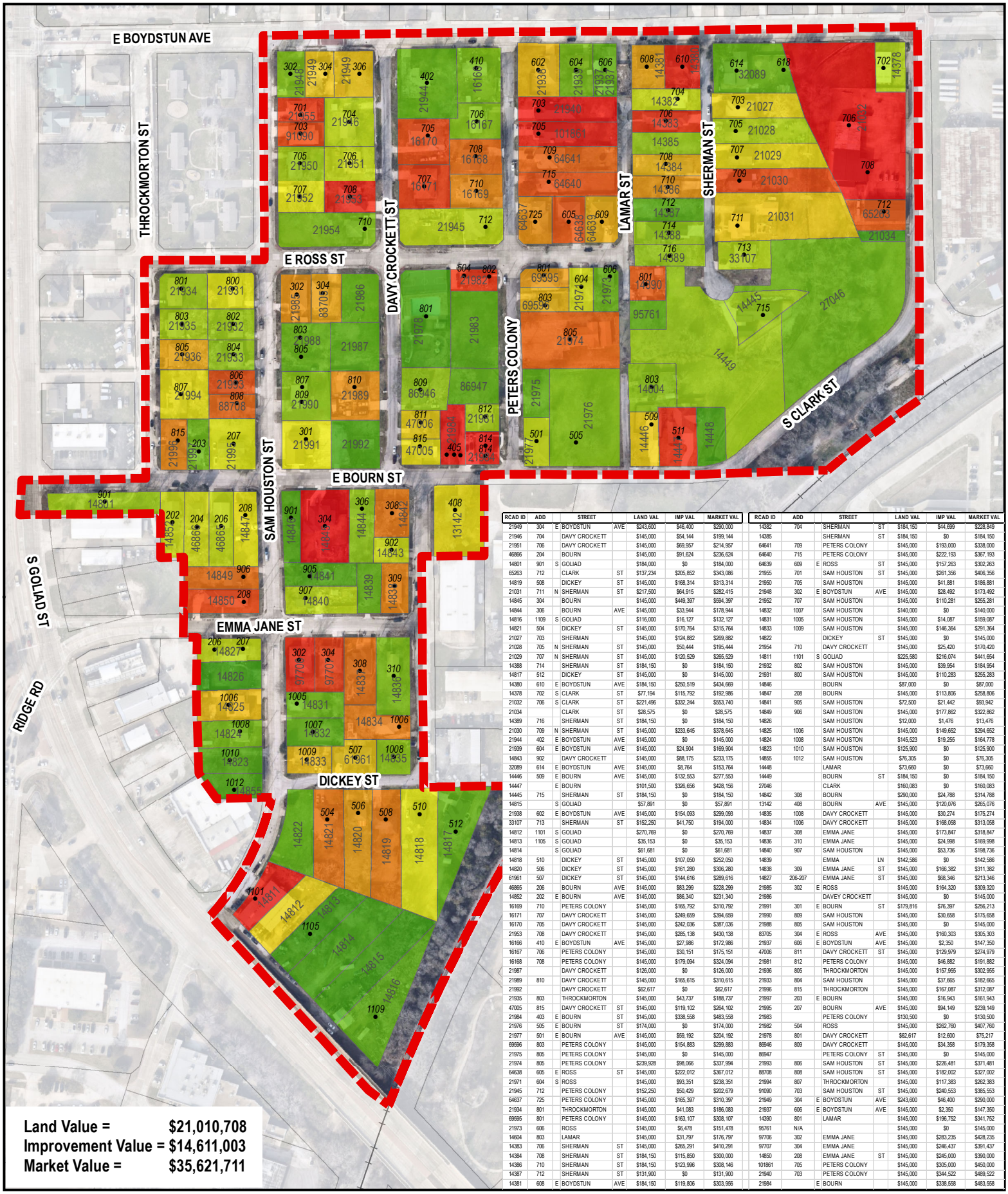

RCAD ID	ADD		STREET		LAND VAL	IMP VAL	MARKET VAL
21949	304	E	BOYDSTUN	AVE	$243,600	$46,400	$290,000
21946	704		DAVY CROCKETT		$145,000	$54,144	$199,144
21951	706		DAVY CROCKETT		$145,000	$69,957	$214,957
46866	204		BOURN		$145,000	$91,624	$236,624
14801	901	S	GOLIAD		$184,000	$0	$184,000
65263	712		CLARK	ST	$137,234	$205,852	$343,086
14819	508		DICKEY	ST	$145,000	$168,314	$313,314
21031	711	N	SHERMAN	ST	$217,500	$64,915	$282,415
14845	304		BOURN		$145,000	$449,397	$594,397
14844	306		BOURN	AVE	$145,000	$33,944	$178,944
14816	1109	S	GOLIAD		$116,000	$16,127	$132,127
14821	504		DICKEY	ST	$145,000	$170,764	$315,764
21027	703		SHERMAN		$145,000	$124,882	$269,882
21028	705	N	SHERMAN	ST	$145,000	$50,444	$195,444
21029	707	N	SHERMAN	ST	$145,000	$120,529	$265,529
14388	714		SHERMAN	ST	$184,150	$0	$184,150
14817	512		DICKEY	ST	$145,000	$0	$145,000
14380	610	E	BOYDSTUN	AVE	$184,150	$250,519	$434,669
14378	702	S	CLARK	ST	$77,194	$115,792	$192,986
21032	706	S	CLARK	ST	$221,496	$332,244	$553,740
21034			CLARK	ST	$28,575	$0	$28,575
14389	716		SHERMAN	ST	$184,150	$0	$184,150
21030	709	N	SHERMAN	ST	$145,000	$233,645	$378,645
21944	402	E	BOYDSTUN	AVE	$145,000	$0	$145,000
21939	604	E	BOYDSTUN	AVE	$145,000	$24,904	$169,904
14843	902		DAVY CROCKETT		$145,000	$88,175	$233,175
32089	614	E	BOYDSTUN	AVE	$145,000	$8,764	$153,764
14446	509	E	BOURN	AVE	$145,000	$132,553	$277,553
14447		E	BOURN		$101,500	$326,656	$428,156
14445	715		SHERMAN	ST	$184,150	$0	$184,150
14815		S	GOLIAD		$57,891	$0	$57,891
21938	602	E	BOYDSTUN	AVE	$145,000	$154,093	$299,093
33107	713		SHERMAN	ST	$152,250	$41,750	$194,000
14812	1101	S	GOLIAD		$270,769	$0	$270,769
14813	1105	S	GOLIAD		$35,153	$0	$35,153
14814		S	GOLIAD		$61,681	$0	$61,681
14818	510		DICKEY	ST	$145,000	$107,050	$252,050
14820	506		DICKEY	ST	$145,000	$161,280	$306,280
61961	507		DICKEY	ST	$145,000	$144,616	$289,616
46865	206		BOURN	AVE	$145,000	$83,299	$228,299
14852	202	E	BOURN	AVE	$145,000	$86,340	$231,340
16169	710		PETERS COLONY		$145,000	$165,792	$310,792
16171	707		DAVY CROCKETT		$145,000	$249,659	$394,659
16170	705		DAVY CROCKETT		$145,000	$242,036	$387,036
21953	708		DAVY CROCKETT		$145,000	$285,138	$430,138
16166	410	E	BOYDSTUN	AVE	$145,000	$27,986	$172,986
16167	706		PETERS COLONY		$145,000	$30,151	$175,151
16168	708		PETERS COLONY		$145,000	$179,094	$324,094
21987			DAVY CROCKETT		$126,000	$0	$126,000
21989	810		DAVY CROCKETT		$145,000	$165,615	$310,615
21992			DAVY CROCKETT		$62,617	$0	$62,617
21935	803		THROCKMORTON		$145,000	$43,737	$188,737
47005	815		DAVY CROCKETT	ST	$145,000	$119,102	$264,102
21984	403	E	BOURN	ST	$145,000	$338,558	$483,558
21976	505	E	BOURN	ST	$174,000	$0	$174,000
21977	501	E	BOURN	AVE	$145,000	$59,192	$204,192
69596	803		PETERS COLONY		$145,000	$154,883	$299,883
21975	805		PETERS COLONY		$145,000	$0	$145,000
21974	805		PETERS COLONY		$239,928	$98,066	$337,994
64638	605	E	ROSS	ST	$145,000	$222,012	$367,012
21971	604	S	ROSS		$145,000	$93,351	$238,351
21945	712		PETERS COLONY		$152,250	$50,429	$202,679
64637	725		PETERS COLONY		$145,000	$165,397	$310,397
21934	801		THROCKMORTON		$145,000	$41,083	$186,083
69595	801		PETERS COLONY		$145,000	$163,107	$308,107
21973	606		ROSS		$145,000	$6,478	$151,478
14604	803		LAMAR		$145,000	$31,797	$176,797
14383	706		SHERMAN	ST	$145,000	$265,291	$410,291
14384	708		SHERMAN	ST	$184,150	$115,850	$300,000
14386	710		SHERMAN	ST	$184,150	$123,996	$308,146
14387	712		SHERMAN	ST	$131,900	$0	$131,900
14381	608	E	BOYDSTUN	AVE	$184,150	$119,806	$303,956

RCAD ID	ADD		STREET		LAND VAL	IMP VAL	MARKET VAL
14382	704		SHERMAN	ST	$184,150	$44,699	$228,849
14385			SHERMAN	ST	$184,150	$0	$184,150
64641	709		PETERS COLONY		$145,000	$193,000	$338,000
64640	715		PETERS COLONY		$145,000	$222,193	$367,193
64639	609	E	ROSS	ST	$145,000	$157,263	$302,263
21955	701		SAM HOUSTON	ST	$145,000	$261,356	$406,356
21950	705		SAM HOUSTON		$145,000	$41,881	$186,881
21948	302	E	BOYDSTUN	AVE	$145,000	$28,492	$173,492
21952	707		SAM HOUSTON		$145,000	$110,281	$255,281
14832	1007		SAM HOUSTON		$140,000	$0	$140,000
14831	1005		SAM HOUSTON		$145,000	$14,087	$159,087
14833	1009		SAM HOUSTON		$145,000	$146,364	$291,364
14822			DICKEY	ST	$145,000	$0	$145,000
21954	710		DAVY CROCKETT		$145,000	$25,420	$170,420
14811	1101	S	GOLIAD		$225,580	$216,074	$441,654
21932	802		SAM HOUSTON		$145,000	$39,954	$184,954
21931	800		SAM HOUSTON		$145,000	$110,283	$255,283
14846			BOURN		$87,000	$0	$87,000
14847	208		BOURN		$145,000	$113,806	$258,806
14841	905		SAM HOUSTON		$72,500	$21,442	$93,942
14849	906		SAM HOUSTON		$145,000	$177,862	$322,862
14826			SAM HOUSTON		$12,000	$1,476	$13,476
14825	1006		SAM HOUSTON		$145,000	$149,652	$294,652
14824	1008		SAM HOUSTON		$145,523	$19,255	$164,778
14823	1010		SAM HOUSTON		$125,900	$0	$125,900
14855	1012		SAM HOUSTON		$76,305	$0	$76,305
14448			LAMAR		$73,660	$0	$73,660
14449			BOURN	ST	$184,150	$0	$184,150
27046			CLARK		$160,083	$0	$160,083
14842	308		BOURN		$290,000	$24,788	$314,788
13142	408		BOURN	AVE	$145,000	$120,076	$265,076
14835	1008		DAVY CROCKETT		$145,000	$30,274	$175,274
14834	1006		DAVY CROCKETT		$145,000	$168,058	$313,058
14837	308		EMMA JANE		$145,000	$173,847	$318,847
14836	310		EMMA JANE		$145,000	$24,998	$169,998
14840	907		SAM HOUSTON		$145,000	$53,736	$198,736
14839		LN	EMMA		$142,586	$0	$142,586
14838	309	ST	EMMA JANE		$145,000	$166,382	$311,382
14827	206-207	ST	EMMA JANE		$145,000	$68,346	$213,346
21985	302	E	ROSS		$145,000	$164,320	$309,320
21986			DAVEY CROCKETT		$145,000	$0	$145,000
21991	301	E	BOURN	ST	$179,816	$76,397	$256,213
21990	809		SAM HOUSTON		$145,000	$30,658	$175,658
21988	805		SAM HOUSTON		$145,000	$0	$145,000
83705	304	E	ROSS	AVE	$145,000	$160,303	$305,303
21937	606	E	BOYDSTUN	AVE	$145,000	$2,350	$147,350
47006	811		DAVY CROCKETT	ST	$145,000	$129,979	$274,979
21981	812		PETERS COLONY		$145,000	$46,882	$191,882
21936	805		THROCKMORTON		$145,000	$157,955	$302,955
21933	804		SAM HOUSTON		$145,000	$37,665	$182,665
21996	815		THROCKMORTON		$145,000	$167,087	$312,087
21997	203	E	BOURN		$145,000	$16,943	$161,943
21995	207		BOURN	AVE	$145,000	$94,149	$239,149
21983			PETERS COLONY		$130,500	$0	$130,500
21982	504		ROSS		$145,000	$262,760	$407,760
21978	801		DAVY CROCKETT		$62,617	$12,600	$75,217
86946	809		DAVY CROCKETT		$145,000	$34,358	$179,358
86947			PETERS COLONY	ST	$145,000	$0	$145,000
21993	806		SAM HOUSTON	ST	$145,000	$226,481	$371,481
88708	808		SAM HOUSTON	ST	$145,000	$182,002	$327,002
21994	807		THROCKMORTON		$145,000	$117,383	$262,383
91090	703		SAM HOUSTON	ST	$145,000	$240,553	$385,553
21949	304	E	BOYDSTUN	AVE	$243,600	$46,400	$290,000
21937	606	E	BOYDSTUN	AVE	$145,000	$2,350	$147,350
14390	801		LAMAR		$145,000	$196,752	$341,752
95761	N/A				$145,000	$0	$145,000
97706	302		EMMA JANE		$145,000	$283,235	$428,235
97707	304		EMMA JANE		$145,000	$246,437	$391,437
14850	208		EMMA JANE	ST	$145,000	$245,000	$390,000
101861	705		PETERS COLONY		$145,000	$305,000	$450,000
21940	703		PETERS COLONY		$145,000	$344,522	$489,522
21984		E	BOURN		$145,000	$338,558	$483,558

Land Value = $21,010,708
Improvement Value = $14,611,003
Market Value = $35,621,711

City of Rockwall

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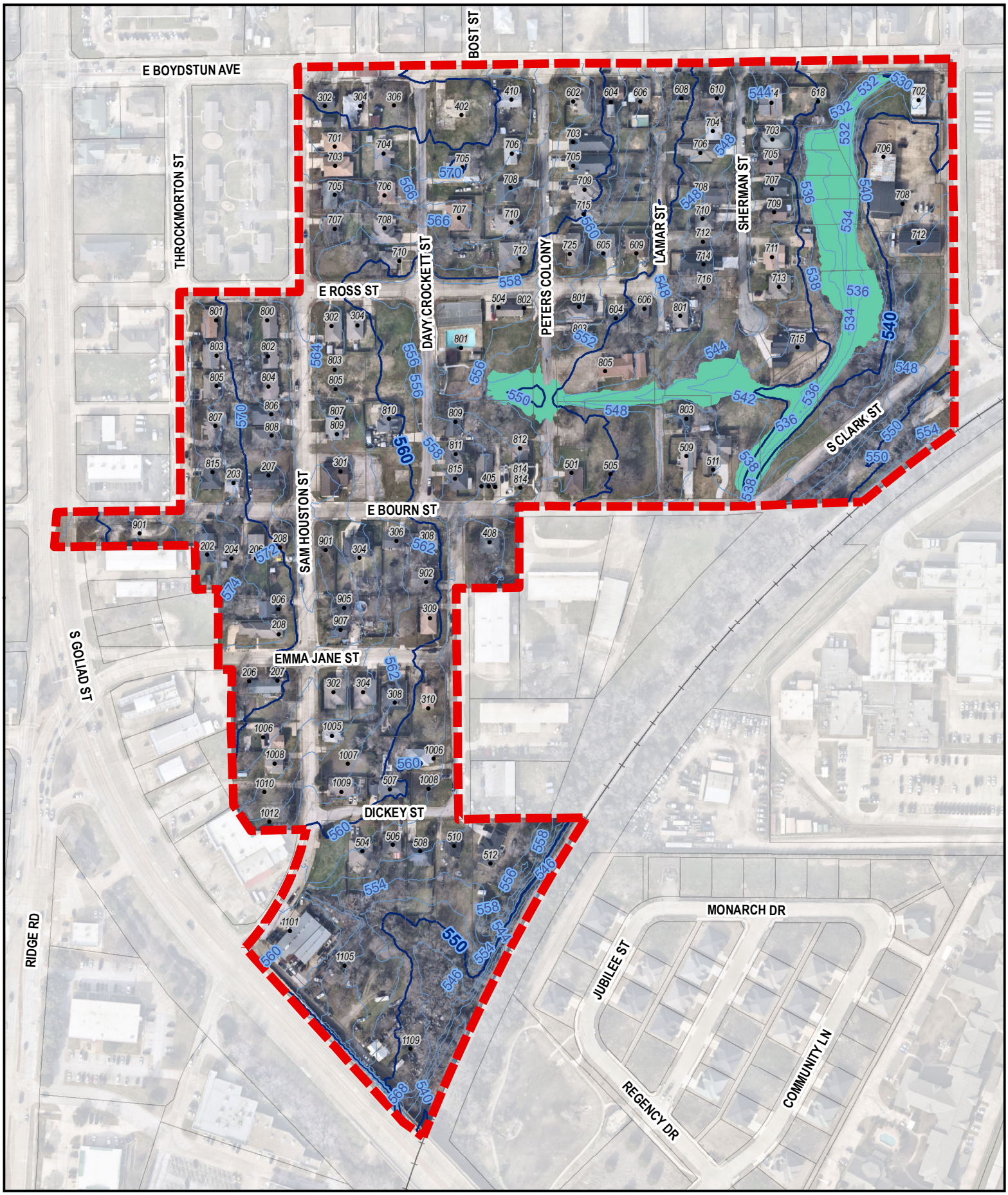

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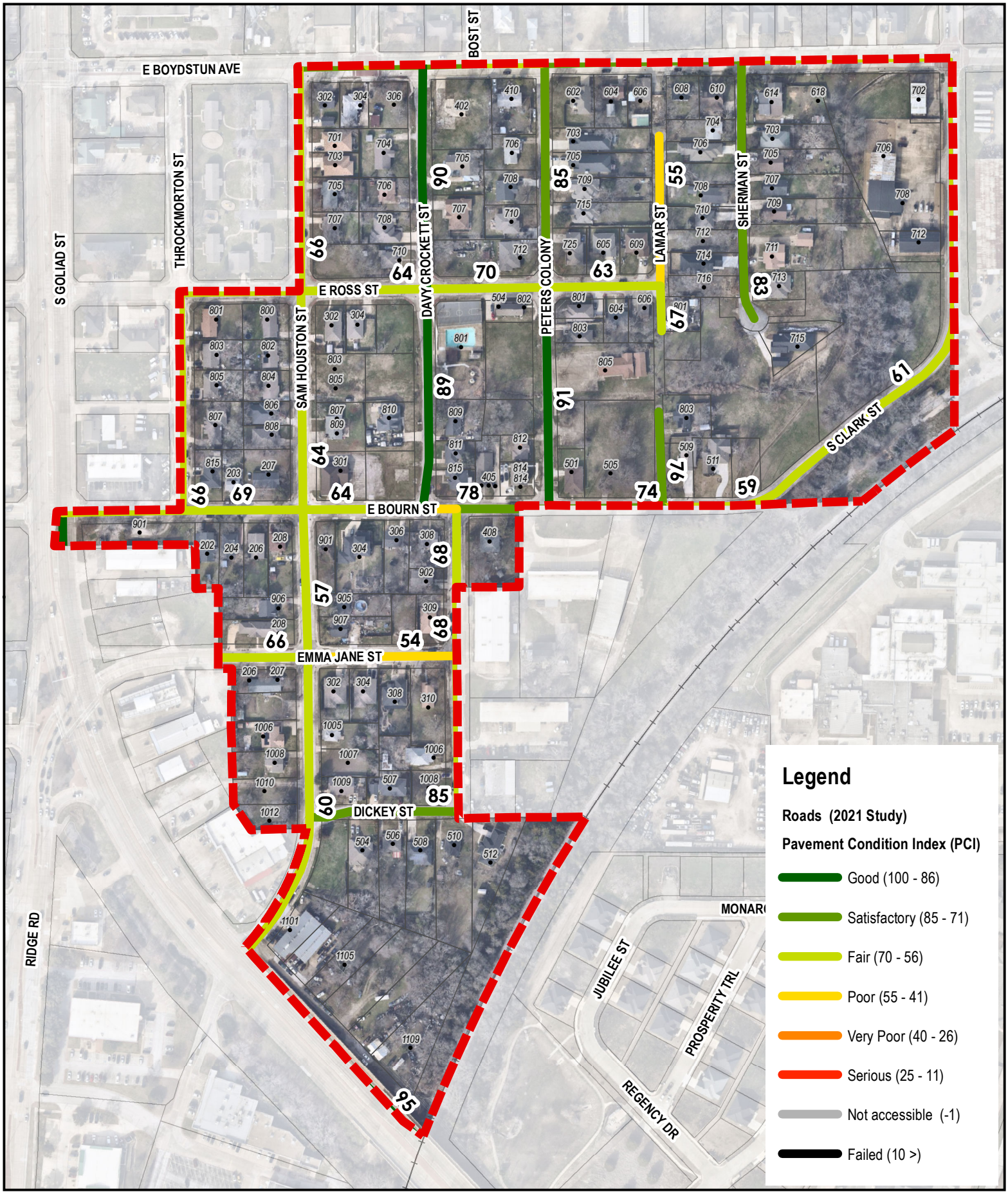

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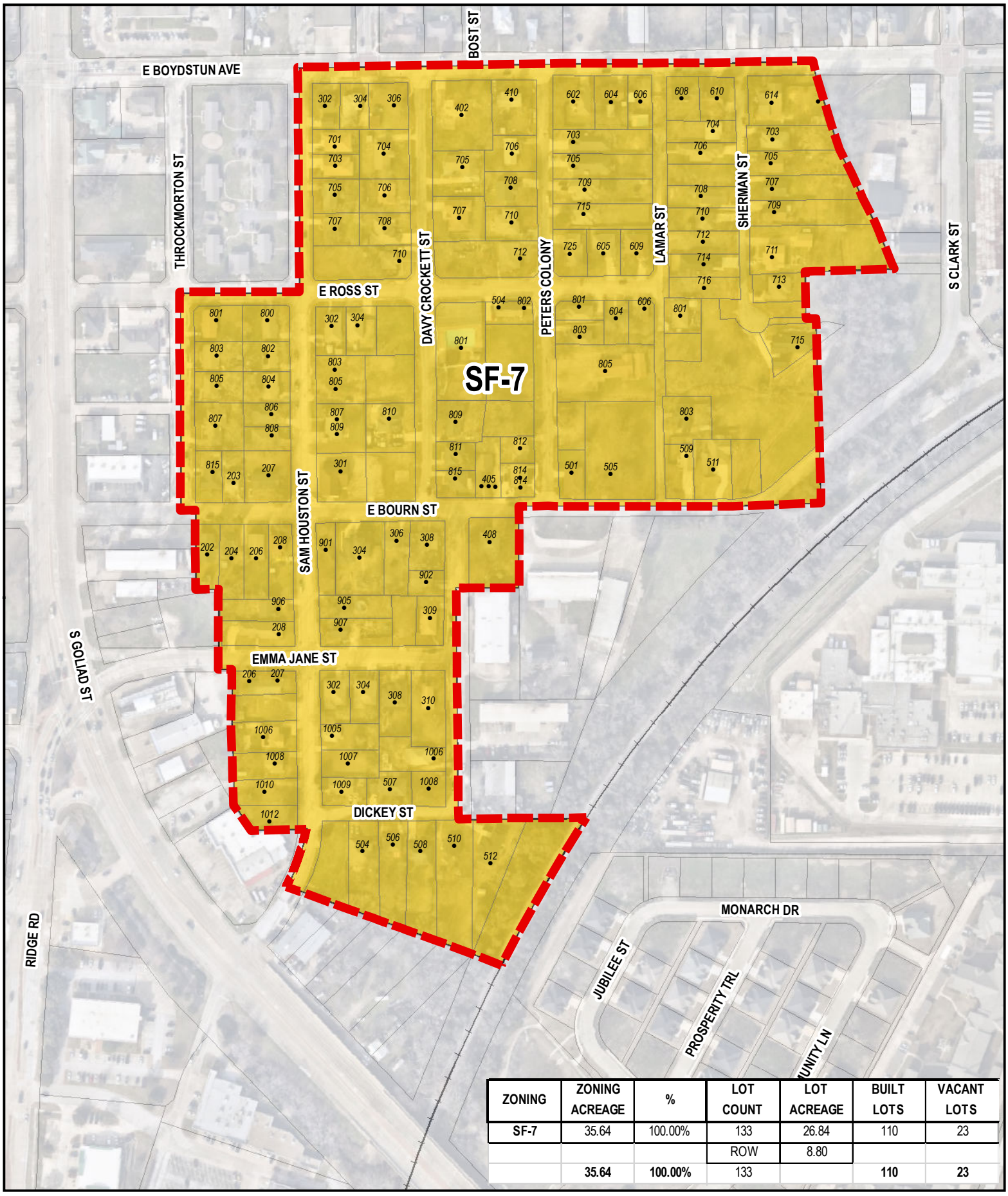
PROPERTY ANALYSIS OF THE SRO DISTRICT

PROP ID	SITUS NO	SITUS PRE	SITUS STREET	SITUS TYPE	ACREAGE	LAND VALUE	IMPRV VALUE	MARKET	YEAR BUILT	LIVING AREA	LEGAL NON-CON	BUILT STATUS	PARCEL USE	ZONING	LAND USE	STATE LU	FLOODPLAIN
21949	304	E	BOYDSTUN	AVE	0.13	$ 243,600.00	$ 46,400.00	$ 290,000.00	1980	1,178	NO	BUILT	Residential	SF-7	SF-7	A1	No
21946	704		DAVY CROCKETT		0.23	$ 145,000.00	$ 54,144.00	$ 199,144.00	1978	1,500	NO	BUILT	Residential	SF-7	SF-7	A1	No
21951	706		DAVY CROCKETT		0.17	$ 145,000.00	$ 69,957.00	$ 214,957.00	1984	1,020	NO	BUILT	Residential	SF-7	SF-7	A1	No
46866	204		BOURN		0.18	$ 145,000.00	$ 91,624.00	$ 236,624.00	1970	1,305	NO	BUILT	Residential	SF-7	SF-7	A1	No
14801	901	S	GOLIAD		0.27	$ 184,000.00	$ -	$ 184,000.00			NO	VACANT	Non-Residential	C	C	C2	No
65263	712		CLARK	ST	0.16	$ 137,234.00	$ 205,852.00	$ 343,086.00	1995	3,200	NO	BUILT	Non-Residential	PD-52	HC	F1	No
14819	508		DICKEY	ST	0.33	$ 145,000.00	$ 168,314.00	$ 313,314.00	2007	1,657	NO	BUILT	Residential	SF-7	SF-7	A1	No
21031	711	N	SHERMAN	ST	0.61	$ 217,500.00	$ 64,915.00	$ 282,415.00	1982	1,632	NO	BUILT	Residential	SF-7	SF-7	A1	Yes
14845	304		BOURN		0.34	$ 145,000.00	$ 449,397.00	$ 594,397.00	2021	1,993	NO	BUILT	Residential	SF-7	SF-7	O1	No
14844	306		BOURN	AVE	0.18	$ 145,000.00	$ 33,944.00	$ 178,944.00	1962	1,040	NO	BUILT	Residential	SF-7	SF-7	A1	No
14816	1109	S	GOLIAD		0.42	$ 116,000.00	$ 16,127.00	$ 132,127.00	1960	744	YES	VACANT	Non-Residential	C	C	A1	No
14821	504		DICKEY	ST	0.28	$ 145,000.00	$ 170,764.00	$ 315,764.00	2000	1,571	NO	BUILT	Residential	SF-7	SF-7	A1	No
21027	703		SHERMAN		0.21	$ 145,000.00	$ 124,882.00	$ 269,882.00	2007	1,420	NO	BUILT	Residential	SF-7	SF-7	A1	Yes
21028	705	N	SHERMAN	ST	0.24	$ 145,000.00	$ 50,444.00	$ 195,444.00	1994	1,207	NO	BUILT	Residential	SF-7	SF-7	A1	Yes
21029	707	N	SHERMAN	ST	0.26	$ 145,000.00	$ 120,529.00	$ 265,529.00	2007	1,458	NO	BUILT	Residential	SF-7	SF-7	A1	Yes
14388	714		SHERMAN	ST	0.16	$ 184,150.00	$ -	$ 184,150.00			NO	BUILT	Residential	SF-7	SF-7	C1	No
14817	512		DICKEY	ST	0.35	$ 145,000.00	$ -	$ 145,000.00			NO	BUILT	Residential	SF-7	SF-7	A1	No
14380	610	E	BOYDSTUN	AVE	0.15	$ 184,150.00	$ 250,519.00	$ 434,669.00	2006	1,187	NO	BUILT	Residential	SF-7	SF-7	A1	No
14378	702	S	CLARK	ST	0.15	$ 77,194.00	$ 115,792.00	$ 192,986.00	2000	1,800	NO	BUILT	Non-Residential	PD-52	HC	F1	Yes
21032	706	S	CLARK	ST	1.31	$ 221,496.00	$ 332,244.00	$ 553,740.00	2000	6,456	NO	BUILT	Non-Residential	PD-52	HC	F1	Yes
21034			CLARK	ST	0.05	$ 28,575.00	$ -	$ 28,575.00			NO	VACANT	Non-Residential	PD-52	HC	C1	No
14389	716		SHERMAN	ST	0.15	$ 184,150.00	$ -	$ 184,150.00			NO	VACANT	Residential	SF-7	SF-7	C1	No
21030	709	N	SHERMAN	ST	0.29	$ 145,000.00	$ 233,645.00	$ 378,645.00	2007	1,458	NO	BUILT	Residential	SF-7	SF-7	A1	Yes
21944	402	E	BOYDSTUN	AVE	0.41	$ 145,000.00	$ -	$ 145,000.00		1,718	NO	VACANT	Residential	SF-7	SF-7	A1	No
21939	604	E	BOYDSTUN	AVE	0.17	$ 145,000.00	$ 24,904.00	$ 169,904.00	1967	946	NO	BUILT	Residential	SF-7	SF-7	A1	No
14843	902		DAVY CROCKETT		0.09	$ 145,000.00	$ 88,175.00	$ 233,175.00	1950	1,000	NO	BUILT	Residential	SF-7	SF-7	A1	No
32089	614	E	BOYDSTUN	AVE	0.37	$ 145,000.00	$ 8,764.00	$ 153,764.00	1964	1,508	NO	BUILT	Residential	SF-7	SF-7	A1	Yes
14446	509	E	BOURN	AVE	0.15	$ 145,000.00	$ 132,553.00	$ 277,553.00	1976	1,008	NO	BUILT	Residential	SF-7	SF-7	A1	No
14447		E	BOURN		0.22	$ 101,500.00	$ 326,656.00	$ 428,156.00	2023	1,999	NO	BUILT	Residential	SF-7	SF-7	C1	Yes
14445	715		SHERMAN	ST	0.19	$ 184,150.00	$ -	$ 184,150.00			NO	BUILT	Residential	SF-7	SF-7	C1	Yes
14815		S	GOLIAD		0.42	$ 57,891.00	$ -	$ 57,891.00			NO	VACANT	Non-Residential	C	C	C2	No
21938	602	E	BOYDSTUN	AVE	0.22	$ 145,000.00	$ 154,093.00	$ 299,093.00	2005	1,254	NO	BUILT	Residential	SF-7	SF-7	A1	No
33107	713		SHERMAN	ST	0.14	$ 152,250.00	$ 41,750.00	$ 194,000.00	1990	1,276	NO	BUILT	Residential	SF-7	SF-7	A1	Yes
14812	1101	S	GOLIAD		0.27	$ 270,769.00	$ -	$ 270,769.00			NO	BUILT	Non-Residential	C	C	C2	No
14813	1105	S	GOLIAD		0.26	$ 35,153.00	$ -	$ 35,153.00			NO	VACANT	Non-Residential	C	C	C2	No
14814		S	GOLIAD		0.42	$ 61,681.00	$ -	$ 61,681.00			NO	VACANT	Non-Residential	C	C	C2	No
14818	510		DICKEY	ST	0.45	$ 145,000.00	$ 107,050.00	$ 252,050.00	1947	866	YES	BUILT	Residential	SF-7	SF-7	A1	No
14820	506		DICKEY	ST	0.28	$ 145,000.00	$ 161,280.00	$ 306,280.00	2008	1,112	NO	BUILT	Residential	SF-7	SF-7	A1	No
61961	507		DICKEY	ST	0.14	$ 145,000.00	$ 144,616.00	$ 289,616.00	2004	1,420	NO	BUILT	Residential	SF-7	SF-7	A1	No
46865	206		BOURN	AVE	0.18	$ 145,000.00	$ 83,299.00	$ 228,299.00	1996	1,300	NO	BUILT	Residential	SF-7	SF-7	A1	No
14852	202	E	BOURN	AVE	0.16	$ 145,000.00	$ 86,340.00	$ 231,340.00	1987	1,508	NO	BUILT	Residential	SF-7	SF-7	A1	No
16169	710		PETERS COLONY		0.17	$ 145,000.00	$ 165,792.00	$ 310,792.00	1972	1,680	NO	BUILT	Residential	SF-7	SF-7	A1	No
16171	707		DAVY CROCKETT		0.22	$ 145,000.00	$ 249,659.00	$ 394,659.00	2006	1,709	NO	BUILT	Residential	SF-7	SF-7	A1	No
16170	705		DAVY CROCKETT		0.23	$ 145,000.00	$ 242,036.00	$ 387,036.00	1958	2,092	NO	BUILT	Residential	SF-7	SF-7	A1	No
21953	708		DAVY CROCKETT		0.16	$ 145,000.00	$ 285,138.00	$ 430,138.00	2015	2,019	NO	BUILT	Residential	SF-7	SF-7	A1	No
16166	410	E	BOYDSTUN	AVE	0.24	$ 145,000.00	$ 27,986.00	$ 172,986.00	1975	1,152	NO	BUILT	Residential	SF-7	SF-7	A1	No
16167	706		PETERS COLONY		0.17	$ 145,000.00	$ 30,151.00	$ 175,151.00	1975	1,248	NO	BUILT	Residential	SF-7	SF-7	A1	No
16168	708		PETERS COLONY		0.18	$ 145,000.00	$ 179,094.00	$ 324,094.00	1970	1,360	NO	BUILT	Residential	SF-7	SF-7	A1	No
21987			DAVY CROCKETT		0.23	$ 126,000.00	$ -	$ 126,000.00			NO	VACANT	Residential	SF-7	SF-7	C1	No
21989	810		DAVY CROCKETT		0.23	$ 145,000.00	$ 165,615.00	$ 310,615.00	2003	1,732	NO	BUILT	Residential	SF-7	SF-7	A1	No
21992			DAVY CROCKETT		0.23	$ 62,617.00	$ -	$ 62,617.00			NO	VACANT	Residential	SF-7	SF-7	F1	No
21935	803		THROCKMORTON		0.14	$ 145,000.00	$ 43,737.00	$ 188,737.00	1981	1,100	NO	BUILT	Residential	SF-7	SF-7	A1	No
47005	815		DAVY CROCKETT	ST	0.10	$ 145,000.00	$ 119,102.00	$ 264,102.00	1998	1,150	NO	BUILT	Residential	MF-14	MF-14	A1	No
21984	403	E	BOURN	ST	0.14	$ 145,000.00	$ 338,558.00	$ 483,558.00	2021	531	YES	BUILT	Residential	MF-14	MF-14		No
21976	505	E	BOURN	ST	0.66	$ 174,000.00	$ -	$ 174,000.00			NO	VACANT	Residential	SF-7	SF-7	C1	Yes
21977	501	E	BOURN	AVE	0.12	$ 145,000.00	$ 59,192.00	$ 204,192.00	1975	1,226	NO	BUILT	Residential	SF-7	SF-7	A1	No
69596	803		PETERS COLONY		0.11	$ 145,000.00	$ 154,883.00	$ 299,883.00	2010	1,420	NO	BUILT	Residential	SF-7	SF-7	A1	No
21975	805		PETERS COLONY		0.13	$ 145,000.00	$ -	$ 145,000.00			NO	VACANT	Residential	SF-7	SF-7	C1	Yes
21974	805		PETERS COLONY		0.54	$ 239,928.00	$ 98,066.00	$ 337,994.00	1990	3,748	NO	BUILT	Residential	SF-7	QP	F1	Yes
64638	605	E	ROSS	ST	0.15	$ 145,000.00	$ 222,012.00	$ 367,012.00	2006	1,362	NO	BUILT	Residential	SF-7	SF-7	A1	No
21971	604	S	ROSS		0.10	$ 145,000.00	$ 93,351.00	$ 238,351.00	1975	912	NO	BUILT	Residential	SF-7	SF-7	A1	No
21945	712		PETERS COLONY		0.36	$ 152,250.00	$ 50,429.00	$ 202,679.00	1974	1,856	NO	BUILT	Residential	SF-7	SF-7	A1	No
64637	725		PETERS COLONY		0.15	$ 145,000.00	$ 165,397.00	$ 310,397.00	2006	1,375	NO	BUILT	Residential	SF-7	SF-7	A1	No
21934	801		THROCKMORTON		0.16	$ 145,000.00	$ 41,083.00	$ 186,083.00	1980	1,134	NO	BUILT	Residential	SF-7	SF-7	A1	No
69595	801		PETERS COLONY		0.09	$ 145,000.00	$ 163,107.00	$ 308,107.00	2011	1,489	NO	BUILT	Residential	SF-7	SF-7	A1	No
21973	606		ROSS		0.11	$ 145,000.00	$ 6,478.00	$ 151,478.00	1975	480	YES	VACANT	Residential	SF-7	SF-7	A1	No

14604	803		LAMAR		0.21	$ 145,000.00	$ 31,797.00	$ 176,797.00	1982	1,152	NO	BUILT	Residential	SF-7	SF-7	A1	Yes
14383	706		SHERMAN	ST	0.15	$ 145,000.00	$ 265,291.00	$ 410,291.00	2020	1,851	NO	BUILT	Residential	SF-7	SF-7	A1	No
14384	708		SHERMAN	ST	0.15	$ 184,150.00	$ 115,850.00	$ 300,000.00	1974	1,288	NO	BUILT	Residential	SF-7	SF-7	A1	No
14386	710		SHERMAN	ST	0.16	$ 184,150.00	$ 123,996.00	$ 308,146.00	1994	1,200	NO	BUILT	Residential	SF-7	SF-7	A1	No
14387	712		SHERMAN	ST	0.16	$ 131,900.00	$ -	$ 131,900.00			NO	VACANT	Residential	SF-7	SF-7	C1	No
14381	608	E	BOYDSTUN	AVE	0.14	$ 184,150.00	$ 119,806.00	$ 303,956.00	1975	874	YES	BUILT	Residential	SF-7	SF-7	A1	No
14382	704		SHERMAN	ST	0.15	$ 184,150.00	$ 44,699.00	$ 228,849.00	1980	936	NO	BUILT	Residential	SF-7	SF-7	A1	No
14385			SHERMAN	ST	0.15	$ 184,150.00	$ -	$ 184,150.00			NO	BUILT	Residential	SF-7	SF-7	C1	No
64641	709		PETERS COLONY		0.24	$ 145,000.00	$ 193,000.00	$ 338,000.00	2006	1,330	NO	BUILT	Residential	SF-7	SF-7	A1	No
64640	715		PETERS COLONY		0.24	$ 145,000.00	$ 222,193.00	$ 367,193.00	2006	1,330	NO	BUILT	Residential	SF-7	SF-7	A1	No
64639	609	E	ROSS	ST	0.15	$ 145,000.00	$ 157,263.00	$ 302,263.00	2006	1,362	NO	BUILT	Residential	SF-7	SF-7	A1	No
21955	701		SAM HOUSTON	ST	0.11	$ 145,000.00	$ 261,356.00	$ 406,356.00	2017	1,565	NO	BUILT	Residential	SF-7	SF-7	A1	No
21950	705		SAM HOUSTON		0.16	$ 145,000.00	$ 41,881.00	$ 186,881.00	1973	1,456	NO	BUILT	Residential	SF-7	SF-7	A1	No
21948	302	E	BOYDSTUN	AVE	0.12	$ 145,000.00	$ 28,492.00	$ 173,492.00	1985	600	YES	BUILT	Residential	SF-7	SF-7	A1	No
21952	707		SAM HOUSTON		0.14	$ 145,000.00	$ 110,281.00	$ 255,281.00	1975	1,162	NO	BUILT	Residential	SF-7	SF-7	A1	No
14832	1007		SAM HOUSTON		0.16	$ 140,000.00	$ -	$ 140,000.00			NO	VACANT	Residential	SF-7	SF-7	C1	No
14831	1005		SAM HOUSTON		0.14	$ 145,000.00	$ 14,087.00	$ 159,087.00	1956	624	YES	BUILT	Residential	SF-7	SF-7	A1	No
14833	1009		SAM HOUSTON		0.12	$ 145,000.00	$ 146,364.00	$ 291,364.00	2004	1,450	NO	BUILT	Residential	SF-7	SF-7	A1	No
14822			DICKEY	ST	0.26	$ 145,000.00	$ -	$ 145,000.00			NO	VACANT	Residential	SF-7	SF-7	C1	No
21954	710		DAVY CROCKETT		0.32	$ 145,000.00	$ 25,420.00	$ 170,420.00	1975	1,013	NO	BUILT	Residential	SF-7	SF-7	A1	No
14811	1101	S	GOLIAD		0.20	$ 225,580.00	$ 216,074.00	$ 441,654.00	1988	6,870	NO	BUILT	Non-Residential	C	C	F1	No
21932	802		SAM HOUSTON		0.14	$ 145,000.00	$ 39,954.00	$ 184,954.00	1975	1,653	NO	BUILT	Residential	SF-7	SF-7	A1	No
21931	800		SAM HOUSTON		0.16	$ 145,000.00	$ 110,283.00	$ 255,283.00	1979	1,539	NO	BUILT	Residential	SF-7	SF-7	A1	No
14846			BOURN		0.13	$ 87,000.00	$ -	$ 87,000.00			NO	BUILT	Residential	SF-7	SF-7	C1	No
14847	208		BOURN		0.17	$ 145,000.00	$ 113,806.00	$ 258,806.00	2003	858	YES	BUILT	Residential	SF-7	SF-7	A1	No
14841	905		SAM HOUSTON		0.16	$ 72,500.00	$ 21,442.00	$ 93,942.00	1967	828	YES	BUILT	Residential	SF-7	SF-7		No
14849	906		SAM HOUSTON		0.16	$ 145,000.00	$ 177,862.00	$ 322,862.00	2004	1,044	NO	BUILT	Residential	SF-7	SF-7	A1	No
14826			SAM HOUSTON		0.18	$ 12,000.00	$ 1,476.00	$ 13,476.00	1980	1,480	NO	BUILT	Residential	SF-7	SF-7	C2	No
14825	1006		SAM HOUSTON		0.19	$ 145,000.00	$ 149,652.00	$ 294,652.00	1987	1,600	NO	BUILT	Residential	SF-7	SF-7	A1	No
14824	1008		SAM HOUSTON		0.17	$ 145,523.00	$ 19,255.00	$ 164,778.00	1955	860	YES	BUILT	Residential	SF-7	SF-7	F1	No
14823	1010		SAM HOUSTON		0.16	$ 125,900.00	$ -	$ 125,900.00			NO	VACANT	Residential	SF-7	SF-7	C1	No
14855	1012		SAM HOUSTON		0.13	$ 76,305.00	$ -	$ 76,305.00			NO	VACANT	Residential	SF-7	SF-7	C1	No
14448			LAMAR		0.16	$ 73,660.00	$ -	$ 73,660.00			NO	VACANT	Residential	SF-7	SF-7	C1	Yes
14449			BOURN	ST	1.40	$ 184,150.00	$ -	$ 184,150.00			NO	VACANT	Residential	SF-7	SF-7	C1	Yes
27046			CLARK		1.51	$ 160,083.00	$ -	$ 160,083.00			NO	BUILT	Non-Residential	PD-52	HC	C2	Yes
14842	308		BOURN		0.17	$ 290,000.00	$ 24,788.00	$ 314,788.00	1979	1,044	NO	BUILT	Residential	SF-7	SF-7	A1	No
13142	408		BOURN	AVE	0.34	$ 145,000.00	$ 120,076.00	$ 265,076.00	1998	1,130	NO	BUILT	Residential	SF-7	SF-7	A1	No
14835	1008		DAVY CROCKETT		0.12	$ 145,000.00	$ 30,274.00	$ 175,274.00	1968	960	NO	BUILT	Residential	SF-7	SF-7	A1	No
14834	1006		DAVY CROCKETT		0.19	$ 145,000.00	$ 168,058.00	$ 313,058.00	1940	1,458	NO	BUILT	Residential	SF-7	SF-7	A1	No
14837	308		EMMA JANE		0.21	$ 145,000.00	$ 173,847.00	$ 318,847.00	2004	1,543	NO	BUILT	Residential	SF-7	SF-7	A1	No
14836	310		EMMA JANE		0.26	$ 145,000.00	$ 24,998.00	$ 169,998.00	1975	1,056	NO	BUILT	Residential	SF-7	SF-7	A1	No
14840	907		SAM HOUSTON		0.19	$ 145,000.00	$ 53,736.00	$ 198,736.00	1997	928	NO	BUILT	Residential	SF-7	SF-7	A1	No
14839			EMMA	LN	0.12	$ 142,586.00	$ -	$ 142,586.00			NO	VACANT	Residential	SF-7	SF-7	A5	No
14838	309		EMMA JANE	ST	0.13	$ 145,000.00	$ 166,382.00	$ 311,382.00	2014	1,460	NO	BUILT	Residential	SF-7	SF-7	A1	No
14827	206-207		EMMA JANE	ST	0.14	$ 145,000.00	$ 68,346.00	$ 213,346.00	1967	1,680	NO	BUILT	Residential	SF-7	SF-7	B1	No
21985	302	E	ROSS		0.14	$ 145,000.00	$ 164,320.00	$ 309,320.00	2013	1,420	NO	BUILT	Residential	SF-7	SF-7	A1	No
21986			DAVEY CROCKETT		0.17	$ 145,000.00	$ -	$ 145,000.00			NO	VACANT	Residential	SF-7	SF-7	C2	No
21991	301	E	BOURN	ST	0.23	$ 179,816.00	$ 76,397.00	$ 256,213.00	1920	3,578	NO	BUILT	Residential	SF-7	QP	F1	No
21990	809		SAM HOUSTON		0.23	$ 145,000.00	$ 30,658.00	$ 175,658.00	1969	1,200	NO	BUILT	Residential	SF-7	SF-7	B2	No
21988	805		SAM HOUSTON		0.23	$ 145,000.00	$ -	$ 145,000.00			NO	VACANT	Residential	SF-7	SF-7	C1	No
83705	304	E	ROSS	AVE	0.14	$ 145,000.00	$ 160,303.00	$ 305,303.00	2012	1,400	NO	BUILT	Residential	SF-7	SF-7	A1	No
21937	606	E	BOYDSTUN	AVE	0.12	$ 145,000.00	$ 2,350.00	$ 147,350.00	1957	823	YES	BUILT	Residential	SF-7	SF-7	A1	No
47006	811		DAVY CROCKETT	ST	0.11	$ 145,000.00	$ 129,979.00	$ 274,979.00	1998	1,095	NO	BUILT	Residential	MF-14	MF-14	A1	No
21981	812		PETERS COLONY		0.09	$ 145,000.00	$ 46,882.00	$ 191,882.00	1980	1,016	NO	BUILT	Residential	MF-14	MF-14	A1	No
21936	805		THROCKMORTON		0.14	$ 145,000.00	$ 157,955.00	$ 302,955.00	2017	1,084	NO	BUILT	Residential	SF-7	SF-7	A1	No
21933	804		SAM HOUSTON		0.14	$ 145,000.00	$ 37,665.00	$ 182,665.00	1975	1,508	NO	BUILT	Residential	SF-7	SF-7	A1	No
21996	815		THROCKMORTON		0.13	$ 145,000.00	$ 167,087.00	$ 312,087.00	2004	1,721	NO	BUILT	Residential	SF-7	SF-7	A1	No
21997	203	E	BOURN		0.11	$ 145,000.00	$ 16,943.00	$ 161,943.00	1960	832	YES	BUILT	Residential	SF-7	SF-7	A1	No
21995	207		BOURN	AVE	0.23	$ 145,000.00	$ 94,149.00	$ 239,149.00	1995	1,525	NO	BUILT	Residential	SF-7	SF-7	A1	No
21983			PETERS COLONY		0.35	$ 130,500.00	$ -	$ 130,500.00			NO	VACANT	Residential	MF-14	MF-14	C1	Yes
21982	504		ROSS		0.10	$ 145,000.00	$ 262,760.00	$ 407,760.00	2017	420	YES	BUILT	Residential	MF-14	MF-14	A1	No
21978	801		DAVY CROCKETT		0.47	$ 62,617.00	$ 12,600.00	$ 75,217.00	1980	2,177	NO	BUILT	Non-Residential	MF-14	OS	C1	Yes
86946	809		DAVY CROCKETT		0.19	$ 145,000.00	$ 34,358.00	$ 179,358.00	1955	1,463	NO	BUILT	Residential	MF-14	MF-14	A1	Yes
86947			PETERS COLONY	ST	0.17	$ 145,000.00	$ -	$ 145,000.00			NO	VACANT	Residential	MF-14	MF-14	C1	Yes
21993	806		SAM HOUSTON	ST	0.11	$ 145,000.00	$ 226,481.00	$ 371,481.00	2017	1,547	NO	BUILT	Residential	SF-7	SF-7	A1	No
88708	808		SAM HOUSTON	ST	0.11	$ 145,000.00	$ 182,002.00	$ 327,002.00	2015	1,154	NO	BUILT	Residential	SF-7	SF-7	A1	No
21994	807		THROCKMORTON		0.23	$ 145,000.00	$ 117,383.00	$ 262,383.00	1988	2,284	NO	BUILT	Residential	SF-7	SF-7	A1	No
91090	703		SAM HOUSTON	ST	0.11	$ 145,000.00	$ 240,553.00	$ 385,553.00	2017	1,532	NO	BUILT	Residential	SF-7	SF-7	A1	No
21949	304	E	BOYDSTUN	AVE	0.18	$ 243,600.00	$ 46,400.00	$ 290,000.00	1980	1,178	NO	BUILT	Residential	SF-7	SF-7	A1	No
21937	606	E	BOYDSTUN	AVE	0.12	$ 145,000.00	$ 2,350.00	$ 147,350.00	1957	823	YES	BUILT	Residential	SF-7	SF-7	A1	No
14390	801		LAMAR		0.12	$ 145,000.00	$ 196,752.00	$ 341,752.00	2017	1,326	NO	BUILT	Residential	SF-7	SF-7	A1	No

95761	N/A				0.10	$ 145,000.00	$ -	$ 145,000.00			NO	VACANT	Residential	SF-7	SF-7	A1	No
97706	302		EMMA JANE		0.15	$ 145,000.00	$ 283,235.00	$ 428,235.00	2018	1,843	NO	BUILT	Residential	SF-7	SF-7	A1	No
97707	304		EMMA JANE		0.15	$ 145,000.00	$ 246,437.00	$ 391,437.00	2018	1,843	NO	BUILT	Residential	SF-7	SF-7	A1	No
14850	208		EMMA JANE	ST	0.17	$ 145,000.00	$ 245,000.00	$ 390,000.00	2019	1,800	NO	BUILT	Residential	SF-7	SF-7	A1	No
101861	705		PETERS COLONY		0.24	$ 145,000.00	$ 305,000.00	$ 450,000.00	2020	1,813	NO	BUILT	Residential	SF-7	SF-7		No
21940	703		PETERS COLONY		0.24	$ 145,000.00	$ 344,522.00	$ 489,522.00	2020	1,813	NO	BUILT	Residential	SF-7	SF-7	C1	No
21984		E	BOURN		0.11	$ 145,000.00	$ 338,558.00	$ 483,558.00	2021	531	YES	BUILT	Residential	MF-14	MF-14		No
14445	715		SHERMAN	ST	0.03	$ 184,150.00	$ -	$ 184,150.00			NO	BUILT	Residential	SF-7	SF-7	C1	Yes
				TOTAL:	32.28	$ 21,194,858.00	$ 14,611,003.00	$ 35,805,861.00									
				ROW:	11.67												
				TOTAL ACREAGE:	43.95												



ZONING	ZONING ACREAGE	%	LOT COUNT	LOT ACREAGE	BUILT LOTS	VACANT LOTS
SF-7	35.64	100.00%	133	26.84	110	23
			ROW	8.80		
	35.64	**100.00%**	133		**110**	**23**

City of Rockwall
Planning and Zoning Department
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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 Information is the sole responsibility of the end user.

(J) *Lighting Standards*. In addition to the requirements of the outdoor lighting requirements no light pole, pole base or combination thereof shall exceed 20 feet in the North Goliad Corridor Overlay District. All lighting fixtures shall focus light downward and be contained on the site. Lighting elements shall be incandescent, metal Halide, or halogen only. No HID or fluorescent lights (except fluorescent bulbs that screw into standard socket fixtures) may be used on the exterior of buildings. All street lighting shall meet the specifications for a *B1* & *B2* contained in Subsection (I), *Streetscape Elements*, of Section 04.07, *Downtown (DT) District*, of the Unified Development Code (UDC).

(K) *Variance*. The City Council may, upon request from the applicant, grant a variance to any provision of this section where unique or extraordinary conditions exist or where strict adherence to the provisions of this section would create a hardship. Approval of any variance to any provision of this section shall require City Council approval by a three-quarter majority vote of those City Council members present with a minimum of four affirmative votes.

SUBSECTION 06.05: SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT

(A) *Purpose*. The purpose of the overlay district is to provide the flexibility necessary for allowing infill and redevelopment of the Southside Neighborhood, while maintaining and protecting the character and integrity of the existing neighborhood.

~~(B) *Other Requirements*. Any requirements not specifically stated in this section shall comply with the Single-Family 7 (SF-7) District requirements.~~

~~(C) *Area Requirements*.~~

~~(1) Minimum lot area: 5,000 square feet.~~

~~(2) Maximum number of single-family detached dwellings units per lot: One.~~

~~(3) Minimum square footage per dwelling unit: 900 square feet.~~

~~(4) Minimum lot frontage on a public street: 50 feet.~~

~~(5) Minimum lot depth: 100 feet.~~

~~(6) Minimum depth of front yard setback: 20 feet.~~

~~(7) Minimum depth of rear yard setback: 10 feet.~~

~~(8) Minimum width of side yard setback:~~

~~(a) Internal lot: 6 feet.~~

~~(b) Abutting street: 15 feet.~~

~~(c) Abutting an arterial: 20 feet.~~

~~(9) Minimum distance between separate buildings on the same lot or parcel of land: ten feet.~~

~~(10) Minimum length of driveway pavement from the public right-of-way for rear or side yards: 20 feet.~~

~~(11) Maximum building coverage as a percentage of lot area: 40%.~~

~~(12) Maximum building height: 32 feet.~~

~~(13) Minimum number of paved off-street parking spaces required for:~~

~~(a) One single-family dwelling unit: Two (2) Parking Spaces. An enclosed garage shall not be considered in meeting the off-street parking requirements.~~

~~(b) All other uses: see Article 06, *Parking and Loading*, of the Unified Development Code (UDC).~~

~~(D)~~(B) *Consideration of Special Request in Furtherance of Neighborhood Preservation*. The City Council may consider special requests in furtherance of neighborhood preservation and enhancement within the established neighborhood preservation overlay district. Such requests may include, but not necessarily be limited to neighborhood signage plans, the use of alternate building materials reductions in the building setbacks, or other requests submitted for consideration to the ~~planning~~ Planning and ~~zoning~~ Zoning ~~department~~Department.

Upon receipt of such requests, the Planning and Zoning Commission shall review the case and forward a recommendation to the City Council for consideration. The City Council may approve special request. Any such approval shall preempt any other underlying zoning restrictions in the Unified Development Code (UDC). Such special requests may be denied by the City Council by the passage of a motion to deny.

Special requests shall *not* include any request to change the land use of a property.

SUBSECTION 06.06: IH-30 OVERLAY (IH-30 OV) DISTRICT

(A) *Purpose*. The intent of the IH-30 Overlay (IH-30 OV) District is to provide for consistent development of office, retail and commercial areas in concert with the most efficient and aesthetically pleasing appearance of the frontage, which serves as the initial impression to those visiting and passing through the City of Rockwall. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through the Architectural Review Board (ARB). These development requirements shall apply to non-residential and multi-family land uses only, single-family land uses shall be excluded from these standards except as otherwise stated.

(B) *Application and Boundaries*. The IH-30 Overlay (IH-30 OV) District includes the entirety of all properties which adjoin or are located within 500-feet of the future right-of-way of IH-30. The IH-30 Overlay (IH-30 OV) District spans east to west along IH-30 from the eastern city limits (approximately 3,600-feet east of FM 549), west to the western city limit line along Lake Ray Hubbard. The standards and regulations set forth in the IH-30 Overlay (IH-30 OV) District are superimposed and shall supersede the standards and regulations of any underlying zoning district which are in conflict.

(C) *Overlay District Standards*. If any portion of a property is situated within the boundaries of the IH-30 Overlay (IH-30 OV) District, the entire property shall be subject to the requirements of Section 06.02, *General Overlay District Standards*.

SUBSECTION 06.07: SH-205 OVERLAY (SH-205 OV) DISTRICT

(A) *Purpose*. The intent of the SH-205 Overlay (SH-205 OV) District is to provide for consistent development of office, retail and

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING SUBSECTION 06.05, *SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT*, OF ARTICLE 05, *DISTRICT DEVELOPMENT STANDARDS*, *EXHIBITS 'A' THROUGH 'G'* OF THIS ORDINANCE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 20-02*] has been initiated by the City Council in accordance with Subsections 02.01(B)(1) and 02.01(C)(1) of Article 11, *Development Review Procedures*, of the Unified Development Code (UDC) to make changes to the Southside Residential Neighborhood Overlay (SRO) District as contained in Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*]; and,

WHEREAS, the Southside Residential Neighborhood Overlay (SRO) District was adopted on June 3, 1996 by *Ordinance No. 96-12* for the purpose of allowing "…flexibility necessary for the redevelopment [*of the Southside Neighborhood*] while protecting the integrity of the neighborhood …"; and,

WHEREAS, the City Council of the City of Rockwall has determined that changes to the Southside Residential Neighborhood Overlay (SRO) District -- *including changing the boundaries of the district and the existing base zoning district for certain properties in the district* -- are needed to ensure the district continues to preserve the Southside Neighborhood while accommodating new residential infill development within the district; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that *Ordinance No. 96-12* and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated by *Ordinance No. 96-12*;

SECTION 2. That the current boundaries of the Southside Residential Neighborhood Overlay (SRO) District are described in *Exhibit 'A'* of this ordinance and depicted in *Exhibit 'B'* of this ordinance;

SECTION 3. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as here to fore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the boundary of the Southside Residential Neighborhood Overlay (SRO) District as described in *Exhibit 'C'* of this ordinance and depicted in *Exhibit 'D'* of this ordinance;

SECTION 4. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as here to fore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the property described in *Exhibit 'E'* of this ordinance and depicted in *Exhibit 'F'* of this ordinance from a Multi-Family 14 (MF-14) District to a Single-Family 7 (SF-7) District;

DRAFT ORDINANCE 08.26.2025

SECTION 5. That the property described in *Exhibit 'E'* of this ordinance and depicted in *Exhibit 'F'* of this ordinance shall be used only in the manner and for the purposes provided for a *Single-Family 7 (SF-7) District* as stipulated by Subsection 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, and Subsection 06.05, *Southside Residential Neighborhood Overlay (SRO) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

SECTION 6. That Subsection 06.05, *Southside Residential Neighborhood Overlay (SRO) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'G'* of this ordinance;

SECTION 7. That the official zoning map of the City of Rockwall be corrected to reflect the changes in the zoning described herein;

SECTION 8. 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 9. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars ($2,000.00*) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 10. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 20-02*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 11. 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 6TH DAY OF OCTOBER, 2025.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *September 15, 2025*

2nd Reading: *October 6, 2025*

DRAFT ORDINANCE 08.26.25

EXHIBIT 'A'

Description of the Boundary of the Southside Residential Neighborhood Overlay (SRO) District as Approved by Ordinance No. 96-12

BEING 43.955 acres of land situated in Abstract 255, B.J.T. Smith Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING in the Southeastern corner of Tract 35, Abstract 255, also known as 408 Bourne St., RCAD # 13142 *(NAD83 Texas State Plane GPS Coordinate (Grid): E2,595,231.526, N7,024,244.726 Feet);*

1 **THENCE** South 89°-39'-26" West, to the Centerline of Davy Crockett Street, a distance of 128.809 feet for a corner;
2 **THENCE** South 00°-34'-31" East, along said Centerline, a distance of 473.988 feet for a corner;
3 **THENCE** North 87°-48'-46" East, a distance of 28.96 feet to a point;
4 **THENCE** North 88°-58'-53" East, a distance of 111.243 feet to a point;
5 **THENCE** North 89°-56'-26" East, a distance of 121.614 feet to the beginning of a curve;
6 **THENCE** along said curve to the left, also being the Centerline of the Union Pacific / Dallas Garland Northeast Railroad, having an angle of 05°-09'-41", and a radius of 3,874.726 feet, with a chord bearing of South 29°-54-33" West, and a chord distance of 348.927 feet;
7 **THENCE** continuing along said curve to the left, having an angle of 05°-42'-17", and a radius of 3,874.726 feet, with a chord bearing of South 24°-28-34" West, and a chord distance of 385.639 feet;
8 **THENCE** North 53°-43'-12" West, a distance of 53.345 feet to a point;
9 **THENCE** North 42°-12'-26" West, a distance of 142.839 feet to a point;
10 **THENCE** North 42°-18'-05" West, a distance of 197.046 feet to a point;
11 **THENCE** North 41°-50'-24" West, a distance of 142.159 feet to the beginning of a curve;
12 **THENCE** along said curve to the left having an angle of 16°-06'-50", and a radius of 535.538 feet, with a chord bearing of North 33°-59'-03" East, and a chord distance of 150.119 feet;
13 **THENCE** continuing along said curve to the left, having an angle of 13°-21'-16", and a radius of 535.538 feet, with a chord bearing of North 19°-15'-00" East, and a chord distance of 124.541 feet;
14 **THENCE** South 88°-36'-15" West, a distance of 112.868 feet for a corner;
15 **THENCE** North 34°-50'-07" West, a distance of 63.396 feet for a corner;
16 **THENCE** North 01°-52'-07" W, a distance of 160.64 feet to a point;
17 **THENCE** North 00°-56'-20" East, a distance of 118.181 feet for a corner;
18 **THENCE** South 89°-44'-51" West, generally along the South Right of Way of Emma Jane Street, a distance of 28.524 feet for a corner;
19 **THENCE** North 00°-17'-45" East, a distance of 164.502 feet for a corner;
20 **THENCE** South 88°-33'-45" West, a distance of 47.169 feet for a corner;
21 **THENCE** North 00°-18'-59" West, a distance of 90.722 feet for a corner;
22 **THENCE** South 89°-24'-02" West, to the approximate Centerline of South Goliad Street, a distance of 288.387 feet for a corner;
23 **THENCE** North 03°-37'-36" East, along said Centerline, a distance of 71.405 feet for a corner;
24 **THENCE** North 89°-13'-13" East, a distance of 253.722 feet for a corner;
25 **THENCE** North 00°-18'-07" West, approximately along the Centerline of Throckmorton Street, a distance of 447.103 feet for a corner;
26 **THENCE** North 89°-51'-01" East, approximately along the Centerline of Ross Street, a distance of 245.605 feet for a corner;
27 **THENCE** North 00°-20'-52" West, approximately along the Centerline of Sam Houston Street, a distance of 459.89 feet for a corner;
28 **THENCE** North 89°-11'-04" East, approximately along the Centerline of East Boydstun Avenue, a distance of 542.823 feet to a point;
29 **THENCE** North 89°-44'-54" East, a distance of 293.06 feet to a point;
30 **THENCE** North 88°-54'-08" East, a distance of 219.483 feet for a corner;
31 **THENCE** North 89°-09'-02" East, a distance of 285.502 feet to a point;
32 **THENCE** South 00°-26'-15" East, along the approximate Centerline of South Clark Street, a distance of 508.037 feet to a point;
33 **THENCE** South 00°-02'-43" East, a distance of 255.536 feet to the beginning of a curve;
34 **THENCE** along said curve to the left having an angle of 04°-24'-39", and a radius of 2641.593 feet, with a chord bearing of South 52°-48'-37" West, and a chord distance of 203.31 feet;
35 **THENCE** continuing along said curve to the left having an angle of 00°-26'-58", and a radius of 4328.33 feet, with a chord bearing of South 50°-22'-50" West, and a chord distance of 33.944 feet;
36 **THENCE** South 88°-31'-09" West, a distance of 84.579 feet for a corner;

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37 **THENCE** South 87°-51'-02" West, a distance of 181.023 feet to a point;
38 **THENCE** South 89°-57'-17" West, generally along the Centerline of East Bourn Street, a distance of 438.243 feet for a corner;
39 **THENCE** South 00°-04'-29" East, along the east property line of Abstract 255, Tract 35, a distance of 166.167 feet to the POINT OF BEGINNING AND CONTAINING 43.955 acres of land (1,914,686.560 square feet) more or less.

DRAFT ORDINANCE 08.26.2025

EXHIBIT 'B'

Depiction of the Boundary of the Southside Residential Neighborhood Overlay (SRO) District as Approved by Ordinance No. 96-12



DRAFT
OPEN ACCESS
08-06-2025

EXHIBIT 'C'

Description of the Boundary of the Southside Residential Neighborhood Overlay (SRO) District

BEING 35.632 acres of land situated in Abstract 255, B.J.T. Smith Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING in the Southeastern corner of Tract 35, Abstract 255, also known as 408 Bourne St., RCAD # 13142 *(NAD83 Texas State Plane GPS Coordinate (Grid): E2,595,231.526, N7,024,244.726 Feet);*

1 **THENCE** South 89°-39'-26" West, to the Centerline of Davy Crockett Street, a distance of 128.809 feet for a corner;
2 **THENCE** South 00°-34'-31" East, along said Centerline, a distance of 473.988 feet for a corner;
3 **THENCE** North 87°-48'-46" East, a distance of 28.96 feet to a point;
4 **THENCE** North 88°-58'-53" East, a distance of 111.243 feet to a point;
5 **THENCE** North 89°-56'-26" East, a distance of 121.614 feet to the beginning of a curve;
6 **THENCE** along said curve to the left, also being the Centerline of the Union Pacific / Dallas Garland Northeast Railroad, having an angle of 05°-09'-41", and a radius of 3,874.726 feet, with a chord bearing of South 29°-54-33" West, and a chord distance of 348.927 feet;
7 **THENCE** North 68°-36'-05" West, a distance of 65.092 feet to a point;
8 **THENCE** North 70°-03'-36" West, a distance of 367.083 feet to a point;
9 **THENCE** North 70°-28'-57" West, a distance of 37.111 feet to the beginning of a curve;
10 **THENCE** along said curve to the left having an angle of 13°-21'-16", and a radius of 535.538 feet, with a chord bearing of North 19°-15'-00" East, and a chord distance of 124.541 feet;
11 **THENCE** South 88°-36'-15" West, a distance of 112.868 feet for a corner;
12 **THENCE** North 34°-50'-07" West, a distance of 63.396 feet for a corner;
13 **THENCE** North 01°-52'-07" W, a distance of 160.64 feet to a point;
14 **THENCE** North 00°-56'-20" East, a distance of 118.181 feet for a corner;
15 **THENCE** South 89°-44'-51" West, generally along the South Right of Way of Emma Jane Street, a distance of 28.524 feet for a corner;
16 **THENCE** North 00°-17'-45" East, a distance of 164.502 feet for a corner;
17 **THENCE** South 88°-33'-45" West, a distance of 47.169 feet for a corner;
18 **THENCE** North 00°-18'-59" West, a distance of 162.886 feet for a corner;
19 **THENCE** South 89°-06'-13" West, a distance of 29.761 feet for a corner;
20 **THENCE** North 00°-18'-07" West, approximately along the Centerline of Throckmorton Street, a distance of 447.103 feet for a corner;
21 **THENCE** North 89°-51'-01" East, approximately along the Centerline of Ross Street, a distance of 245.605 feet for a corner;
22 **THENCE** North 00°-20'-52" West, approximately along the Centerline of Sam Houston Street, a distance of 459.89 feet for a corner;
23 **THENCE** North 89°-11'-04" East, approximately along the Centerline of East Boydstun Avenue, a distance of 542.823 feet to a point;
24 **THENCE** North 89°-44'-54" East, a distance of 293.06 feet to a point;
25 **THENCE** North 88°-54'-08" East, a distance of 219.483 feet for a corner;
26 **THENCE** South 13°-00'-08" East, a distance of 28.997 feet to a point;
27 **THENCE** South 17°-14'-42" East, a distance of 160.325 feet to a point;
28 **THENCE** South 26°-04'-55" East, a distance of 170.351 feet to a point;
29 **THENCE** South 22°-05'-12" East, a distance of 99.356 feet for a corner;
30 **THENCE** South 88°-14'-08" West, a distance of 182.46 feet for a corner;
31 **THENCE** South 01°-09'-25" East, a distance of 95.897 feet for a corner;
32 **THENCE** North 89°-50'-52" East, a distance of 20.739 feet for a corner;
33 **THENCE** South 01°-33'-25" East, a distance of 378.308 feet for a corner;
34 **THENCE** South 87°-51'-02" West, a distance of 181.023 feet to a point;
35 **THENCE** South 89°-57'-17" West, generally along the Centerline of East Bourn Street, a distance of 438.243 feet for a corner;
36 **THENCE** South 00°-04'-29" East, along the east property line of Abstract 255, Tract 35, a distance of 166.167 feet to the POINT OF BEGINNING AND CONTAINING 35.632 acres of land (1,552,124.920 square feet) more or less.

DRAFT 08.26.2025

EXHIBIT 'D'

Depiction of the Boundary of the Southside Residential Neighborhood Overlay (SRO) District



DRAFT 03/26/2025

EXHIBIT 'E'

Description of the Property that is Multi-Family 14 (MF-14) District and Changing to Single-Family 7 (SF-7) District

BEING 2.56 acres of land situated in Abstract 255, B.J.T. Smith Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

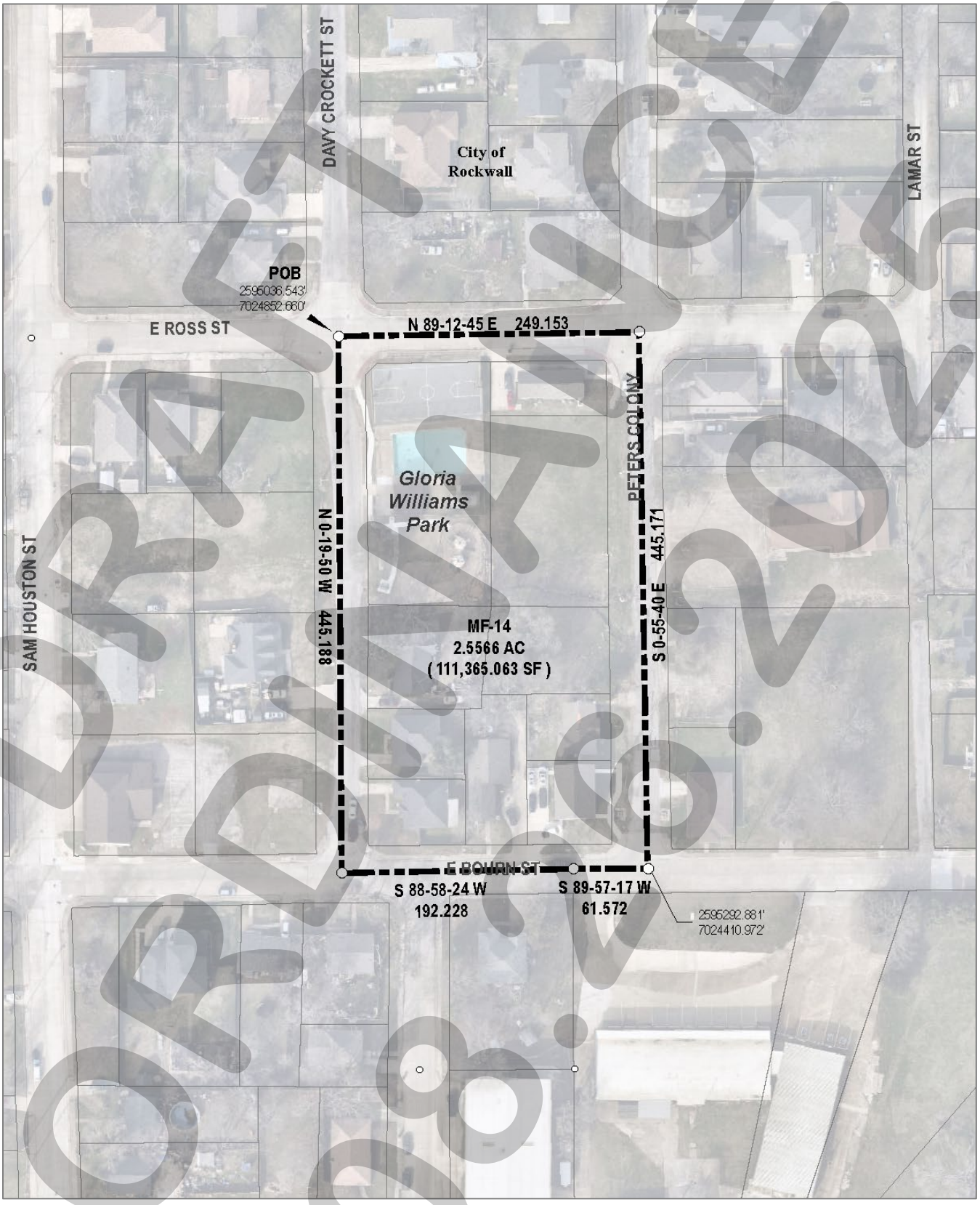
BEGINNING in the Intersection of East Ross Street and Davy Crockett Street, *(NAD83 Texas State Plane GPS Coordinate (Grid): E2,595,036.543, N7,024,852.660 Feet);*

1 **THENCE** North 89°-12'-45" East, to the Intersection of East Ross Street and Peters Colony Street, a distance of 249.153 feet for a corner;
2 **THENCE** South 00°-55'-40" East, along the Centerline of Peters Colony Street, a distance of 445.171 feet for a corner;
3 **THENCE** South 89°-57'-17" West, along the Centerline of East Bourn Street, a distance of 61.572 feet to a point;
4 **THENCE** South 88°-58'-24" West, continuing along said Centerline of East Bourn Street, a distance of 192.228 for a corner;
5 **THENCE** North 00°-19'-50" West, along the Centerline of Davy Crockett Street, a distance of 445.188 feet to the POINT OF BEGINNING AND CONTAINING 2.56 acres of land (111,365.063 square feet) more or less.

DRAFT ORDINANCE 08.26.2025

EXHIBIT 'F'

Depiction of the Property that is Multi-Family 14 (MF-14) District and Changing to Single-Family 7 (SF-7) District



DRAFT ORDINANCE 08.26.2025

(J) *Lighting Standards*. In addition to the requirements of the outdoor lighting requirements no light pole, pole base or combination thereof shall exceed 20 feet in the North Goliad Corridor Overlay District. All lighting fixtures shall focus light downward and be contained on the site. Lighting elements shall be incandescent, metal Halide, or halogen only. No HID or fluorescent lights (except fluorescent bulbs that screw into standard socket fixtures) may be used on the exterior of buildings. All street lighting shall meet the specifications for a *B1* & *B2* contained in Subsection (I), *Streetscape Elements*, of Section 04.07, *Downtown (DT) District*, of the Unified Development Code (UDC).

(K) *Variance*. The City Council may, upon request from the applicant, grant a variance to any provision of this section where unique or extraordinary conditions exist or where strict adherence to the provisions of this section would create a hardship. Approval of any variance to any provision of this section shall require City Council approval by a three-quarter majority vote of those City Council members present with a minimum of four affirmative votes.

SUBSECTION 06.05: SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT

(A) *Purpose*. The purpose of the overlay district is to provide the flexibility necessary for allowing infill and redevelopment of the Southside Neighborhood, while maintaining and protecting the character and integrity of the existing neighborhood.

~~(B) *Other Requirements*. Any requirements not specifically stated in this section shall comply with the Single Family 7 (SF-7) District requirements.~~

~~(C) *Area Requirements*.~~

~~(1) Minimum lot area: 5,000 square feet.~~

~~(2) Maximum number of single family detached dwellings units per lot: One.~~

~~(3) Minimum square footage per dwelling unit: 900 square feet.~~

~~(4) Minimum lot frontage on a public street: 50 feet.~~

~~(5) Minimum lot depth: 100 feet.~~

~~(6) Minimum depth of front yard setback: 20 feet.~~

~~(7) Minimum depth of rear yard setback: 10 feet.~~

~~(8) Minimum width of side yard setback:~~

~~(a) Internal lot: 6 feet.~~

~~(b) Abutting street: 15 feet.~~

~~(c) Abutting an arterial: 20 feet.~~

~~(9) Minimum distance between separate buildings on the same lot or parcel of land: ten feet.~~

~~(10) Minimum length of driveway pavement from the public right-of-way for rear or side yards: 20 feet.~~

~~(11) Maximum building coverage as a percentage of lot area: 40%.~~

~~(12) Maximum building height: 32 feet.~~

~~(13) Minimum number of paved off-street parking spaces required for:~~

~~(a) One single family dwelling unit: Two (2) Parking Spaces. An enclosed garage shall not be considered in meeting the off-street parking requirements.~~

~~(b) All other uses: see Article 06, *Parking and Loading*, of the Unified Development Code (UDC).~~

~~(D)~~(B) *Consideration of Special Request in Furtherance of Neighborhood Preservation*. The City Council may consider special requests in furtherance of neighborhood preservation and enhancement within the established neighborhood preservation overlay district. Such requests may include, but not necessarily be limited to neighborhood signage plans, the use of alternate building materials reductions in the building setbacks, or other requests submitted for consideration to the ~~planning~~ Planning and ~~zoning~~ Zoning ~~department~~Department.

Upon receipt of such requests, the Planning and Zoning Commission shall review the case and forward a recommendation to the City Council for consideration. The City Council may approve special request. Any such approval shall preempt any other underlying zoning restrictions in the Unified Development Code (UDC). Such special requests may be denied by the City Council by the passage of a motion to deny.

Special requests shall *not* include any request to change the land use of a property.

SUBSECTION 06.06: IH-30 OVERLAY (IH-30 OV) DISTRICT

(A) *Purpose*. The intent of the IH-30 Overlay (IH-30 OV) District is to provide for consistent development of office, retail and commercial areas in concert with the most efficient and aesthetically pleasing appearance of the frontage, which serves as the initial impression to those visiting and passing through the City of Rockwall. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through the Architectural Review Board (ARB). These development requirements shall apply to non-residential and multi-family land uses only, single-family land uses shall be excluded from these standards except as otherwise stated.

(B) *Application and Boundaries*. The IH-30 Overlay (IH-30 OV) District includes the entirety of all properties which adjoin or are located within 500-feet of the future right-of-way of IH-30. The IH-30 Overlay (IH-30 OV) District spans east to west along IH-30 from the eastern city limits (approximately 3,600-feet east of FM 549), west to the western city limit line along Lake Ray Hubbard. The standards and regulations set forth in the IH-30 Overlay (IH-30 OV) District are superimposed and shall supersede the standards and regulations of any underlying zoning district which are in conflict.

(C) *Overlay District Standards*. If any portion of a property is situated within the boundaries of the IH-30 Overlay (IH-30 OV) District, the entire property shall be subject to the requirements of Section 06.02, *General Overlay District Standards*.

SUBSECTION 06.07: SH-205 OVERLAY (SH-205 OV) DISTRICT

(A) *Purpose*. The intent of the SH-205 Overlay (SH-205 OV) District is to provide for consistent development of office, retail and

DRAFT ORDINANCE 08.26.25

PROJECT COMMENTS

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

DATE: 8/22/2025

PROJECT NUMBER: Z2025-053
PROJECT NAME: SUP for a Carwash
SITE ADDRESS/LOCATIONS: 2215 Ridge Road, Rockwall, TX, 75087

CASE CAPTION: Hold a public hearing to discuss and consider a request by Dub Douphrate of Douphrate and Associates on behalf of RHC 1 Properties, LLC for the approval of a Specific Use Permit (SUP) for a Carwash on a 2.008-acre tract of land identified as a portion of Lot 1, Block A, the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2215 Ridge Road [FM-740], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Bethany Ross	08/21/2025	Approved w/ Comments

08/21/2025: Z2025-053: SUP for a Carwash
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request Dub Douphrate of Douphrate and Associates on behalf of RHC 1 Properties, LLC for the approval of a Specific Use Permit (SUP) for a Carwash on a 2.008-acre tract of land identified as a portion of Lot 1, Block A, the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, and addressed as 2215 Ridge Road [FM-740].

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.

M.3 For reference, include the case number (Z2025-053) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 The subject property will be required to be replatted after the engineering process to establish the new easements.

M.5 Site Plan:
(1) Indicate and label all sidewalks proposed for the site. A six (6) foot sidewalk is required along Ridge Road. (Subsection 03.04.B, of Article 11, UDC).
(2) 21 parking spaces are delineated on the site data summary, however, only 18 are shown onsite. Please revise to match. Parking required is 1 space per 250 sf of building space. (i.e. 4,396/250 = 18 spaces required).

M.6 Landscape Plan
(1) Please show the required three-tiered screening is required along the southern property line, adjacent to Lot 1, Block A, Lakewood Addition.
(2) Detention basins shall be landscaped in a natural manner using ground cover, grasses, shrubs, berms, and accent and canopy trees. There shall be a minimum of one (1) canopy tree per 750 SF and one (1) accent tree per 1,500 SF of detention area. Please provide a table showing conformance to the requirements. (Subsection 05.03(D), Article 08, UDC)
(3) All parking spaces shall be within 80' of a canopy tree. Please provide an exhibit showing conformance to this requirement. (Subsection 05.03.E, Article 08, UDC)

I.7 Treescape Plan:

(1) Provide the tree table in an excel format at the time of site plan. (Subsection 03.01, Article 09, UDC)

I.8 A photometric plan will be required at the time of site plan.

I.9 Building Elevations: (become mandatory at the time of site plan)
(1) All buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation, and features. In addition, a minimum of one (1) row of trees (i.e. four (4) more accent or canopy trees) shall be planted along the perimeter of the subject property to the rear of the building. (Subsection 06.02.C5, of Article 05, UDC).
(2) The proposed building does not meet the primary and secondary façade articulation requirements. Please provide an exhibit showing the correct calculations and conformance to the requirement, or this will require a variance to the four (4) sided architecture requirements.
(3) Indicate the surface area of each façade and the percentage and square footage of each material used on that façade. Remove windows and doors from percentage of materials. (Subsection 04.01, Article 05, UDC)
(4) Break out the percentage of stone and brick in separate calculations. A minimum of 20% natural stone is required.
(5) Dryvit is not an approved stucco material, please use 3-part stucco. Additionally, stucco is not permitted within the first four (4) feet of grade.
(6) Provide a note indicating that the back side of the parapet walls will be finished in the same materials as the front side.
(7) Exterior walls should consist of 90% masonry materials and 20% stone excluding doors and windows. (Subsection 06.02.C, of Article 05, UDC)

I.10 A noise study will be required at the time of site plan.

I.11 Currently, the project has multiple variances and exceptions. According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measure for each exception or variance is required. In order to request an exception or variance, the applicant will need to provide a letter outlining the requested exceptions and required compensatory measures. If there are any variances or exceptions requested, please provide a letter outlining those as well as the two compensatory measures associated with each. Variances and exceptions will be determined and requested at the time of site plan.

1.12 The subject property is zoned Commercial (C) District and situated within the Scenic Overlay (SOV) District. A Carwash requires the approval of a Specific Use Permit (SUP) in the Scenic Overlay (SOV) District. The SUP requirement is in place "…to allow discretionary consideration of certain uses that would typically be considered incompatible within certain locations of a zoning district, but may become compatible with the addition of special provisions, conditions or restrictions." In this case, the City Council -- pending a recommendation from the Planning and Zoning Commission -- must determine if the proposed Carwash is compatible with the surrounding businesses.

M.13 Please review the attached Draft Ordinance prior to the August 26, 2025 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than September 3, 2025. In reviewing the Draft Ordinance, please pay close attention to the operational conditions.

I.14 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on September 3, 2025; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the September 9, 2025 Planning & Zoning Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on August 26, 2025.

I.15 The projected City Council meeting dates for this case will be September 15, 2025 (1st Reading) and October 6, 2025 (2nd Reading).

I.16 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	08/22/2025	Approved w/ Comments

08/22/2025: 1. Will need to show all proposed meters on engineering plans. All water meters must be within utility easement.
2. Will need to connect with proposed manhole here.
3. Min 20' for all easements.
4. No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger. No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

No landscape berms or tree plantings shall be located on top of City utilities or within easements.
5. No trees within 5' of water mains 10" or smaller.

General Comments:
General Items:
- Must meet City's 2023 Standards of Design and Construction Manual
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer & Roadway)
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock, stone, or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- No structures or fences are allowed within easements or ROW.
- Tree mitigation will be required for the removal of any existing trees on site.
- All utilities must be underground.
- Show commercial dumpster locations on the site plan. Dumpsters may not directly face a roadway.
- All roadways shall have a minimum 10' utility easement along ROW.
- TXDOT permits required for utility, drainage, and driveway with ROW of FM 740.
- Additional comments may be provided at time of Site Plan and Engineering.

Roadway Paving Items:
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed)
- All Parking to be 20'x9' minimum.
- No dead-end parking allowed without a City approved turnaround area.
- All drive isles to be 24' wide.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane (if needed) to be in a platted easement.
- Culverts for driveways (if needed) will need to be engineered.
- City driveway spacing requirements must bet met.
- TXDOT permit will be required for the proposed driveway location along FM 740 frontage.
- TXDOT spacing requirements must be met along FM 740 frontage (425' apart)
- 10' utility easements required along all roadway frontages.
- A TIA is required.

Water and Wastewater Items:
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- All commercial sewer connections must be made by a proposed or existing manhole.
- There is an existing 16" water main along the FM 740 frontage available for use.
- There is an existing 6" sewer main along the FM 740 frontage available for use.
- Min 20' utility easements. No structures allowed in easements
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered within an easement.
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.
- 10' utility easement required along all frontages.
- Possible pro-ratas to be assessed with Engineering.

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

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	08/21/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	08/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/18/2025	Approved

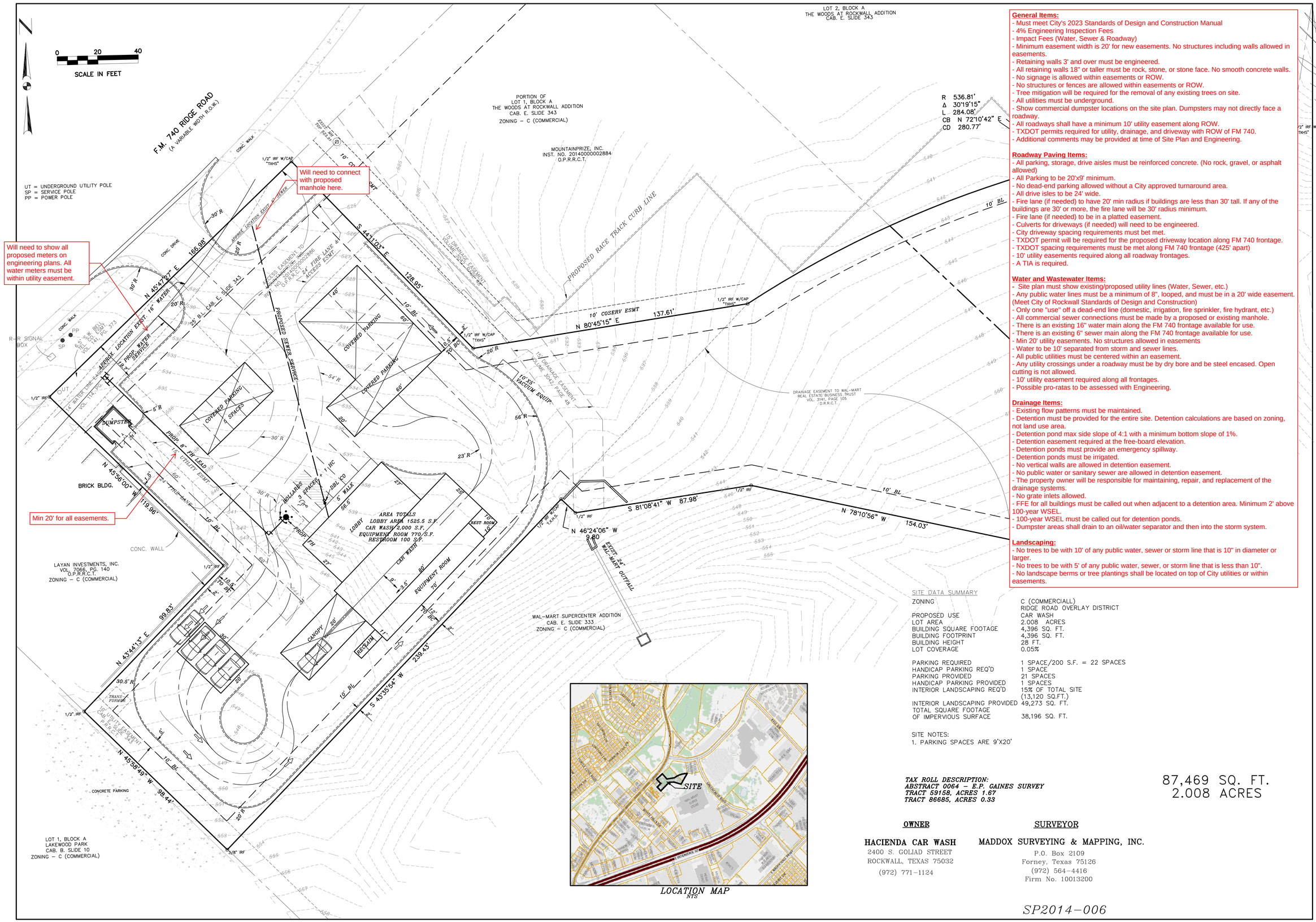
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	08/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/18/2025	Approved

No Comments



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SITE DATA SUMMARY

ZONING	C (COMMERCIALL) RIDGE ROAD OVERLAY DISTRICT
PROPOSED USE	CAR WASH
LOT AREA	2.008 ACRES
BUILDING SQUARE FOOTAGE	4,396 SQ. FT.
BUILDING FOOTPRINT	4,396 SQ. FT.
BUILDING HEIGHT	28 FT.
LOT COVERAGE	0.05%
PARKING REQUIRED	1 SPACE/200 S.F. = 22 SPACES
HANDICAP PARKING REQ'D	1 SPACE
PARKING PROVIDED	21 SPACES
HANDICAP PARKING PROVIDED	1 SPACES
INTERIOR LANDSCAPING REQ'D	15% OF TOTAL SITE (13,120 SQ.FT.)
INTERIOR LANDSCAPING PROVIDED	49,273 SQ. FT.
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE	38,196 SQ. FT.

SITE NOTES:
1. PARKING SPACES ARE 9'X20'

TAX ROLL DESCRIPTION:
ABSTRACT 0064 – E.P. GAINES SURVEY
TRACT 59158, ACRES 1.67
TRACT 86685, ACRES 0.33

87,469 SQ. FT.
2.008 ACRES

OWNER

HACIENDA CAR WASH
2400 S. GOLIAD STREET
ROCKWALL, TEXAS 75032
(972) 771-1124

SURVEYOR

MADDOX SURVEYING & MAPPING, INC.
P.O. Box 2109
Forney, Texas 75126
(972) 564-4416
Firm No. 10013200

SP2014-006

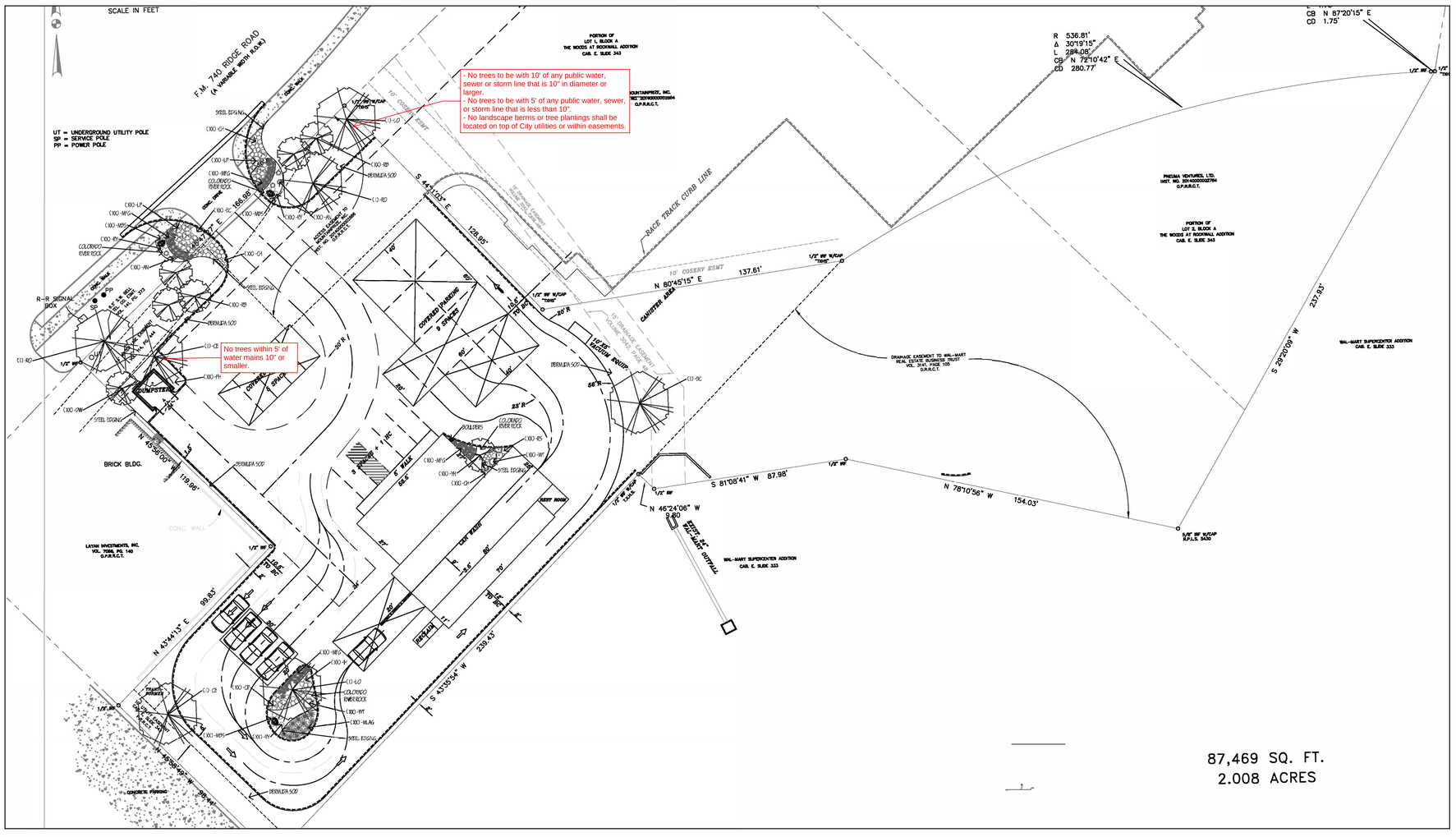
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM L. DOUPHRATE, P.E. NO. 60102, F-886, ON MARCH 14, 2014.

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

HACIENDA CAR WASH SITE PLAN
LOT 4, BLOCK A
REPLAT OF THE WOODS AT ROCKWALL ADDITION
CITY ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	
W.L.D.	
CHECKED	
G.C.W.	
DRAWN	
SCALE	1"= 20'H 1"= 4'V
AUG. 30, 2017	
DATE	
14026	
PROJECT	
5.0	

14026 PVT



87,469 SQ. FT.
2.008 ACRES

PLANT MATERIAL LIST

KEY	QUANTITY	TREES DESCRIPTION		SIZE
BC	XX	TAXODIUM DISTICHUM		4" CAL., MIN. 4' SPREAD, MIN. 12 FT. HT.
CE	XX	BALD CYPRESS ULMUS CRASSIFOLIA CEDAR ELM		4" CAL., MIN. 4' SPREAD, MIN. 12 FT. HT.
LO	XX	QUERCUS VIRGINIANA LIVE OAK		4" CAL., MIN. 4' SPREAD, MIN. 12 FT. HT.
RO	XX	QUERCUS SHUMARDII RED OAK		4" CAL., MIN. 4' SPREAD, MIN. 12 FT. HT.
KEY	**QUANTITY**	**ORNAMENTAL TREES DESCRIPTION**		**SIZE**
RB	XX	CERCIS CANADENSIS EASTERN RED BUD		30 GAL., 8' HT.
DW	XX	CHILOPSIS LINEARIS DESERT WILLOW		30 GAL., 8' HT., 3' SPREAD
KEY	**QUANTITY**	**SHRUBS DESCRIPTION**		**SIZE**
CH	XX	ILEX BURFORDII 'CARISSA' CARISSA HOLLY		5 GAL., MIN. 15" HT., 24" O.C.
LP	XX	CHINESE FRINGEFLOWER 'PURPLE DIAMOND'		5 GAL., MIN. 15" HT., 24" O.C.
IH	XX	RAPHIOLEPSIS INDICA ' PINK LADY' INDIAN HAWTHORN		5 GAL., MIN. 15" HT., 30" O.C.
FH	XX	ILEX X ATTENUATA 'FOSTERI' FOSTER HOLLY		30 GAL., 6' HT., 3' SPD., 36" O.C., FULL TO GD.
AN	XX	YUCCA GLORIOSA 'VARIEGATA' ADAM'S NEEDLE		3 GAL., MIN. 15" HT., A.S.
RS	XX	PEROVSKIA ATRIPLICFOLIA RUSSIAN SAGE		5 GAL., MIN. 15" HT.
RY	XX	HESPERALOE PARVIFOLIA RED YUCCA		5 GAL., MIN. 15" HT.
BB	XX	DASYLIRION TEXANUM BUTTERFLY BUSH		5 GAL., MIN. 15" HT.
GC	XX	COTONEASTER GLAUCOPHYLLUS GRAY COTONEASTER		5 GAL., MIN. 15" HT.
TS	XX	LEUCOPHYLLUM FRUTESCENS TEXAS SAGE 'COMPACTA'		5 GAL., MIN. 24" HT.
WI	XX	AGAVE OVATIFOLIA WHALE'S TONGUE		5 GAL., MIN. 24" HT.
KEY	**QUANTITY**	**GROUND COVER DESCRIPTION**		**SIZE**
EC	XX	EUONYMUS FORTUNEI 'COLORATUS' PURPLE WINTERCREEPER		4" POT, FULL PLANT 10" O.C.
KEY	**QUANTITY**	**BLOOMING COLOR DESCRIPTION**		**SIZE**
GL	XX	GAURA LINDHEIMERI GAURA 'WHIRLING BUTTERFLIES'		1 GAL., FULL PLANT 18" O.C.
KEY	**QUANTITY**	**ORNAMENTAL GRASSES DESCRIPTION**		**SIZE**
ABM	XX	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	AUTUMN BLUSH MUHLY	1 GAL., FULL PLANT 16" O.C.
BA	XX	BOUTELOUA GRACILIS 'BLOND AMBITION'	BLOND AMBITION	1 GAL., FULL PLANT 16" O.C.
MLAG	XX	MUHLENBERGIA LINDHEIMERI AUTUMN GLOW		1 GAL., FULL PLANT 16" O.C.
MFG	XX	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS		1 GAL., FULL PLANT 16" O.C.

01 LANDSCAPE PLAN

SCALE: 1" = 20'-0"

TRUE NORTH

LANDSCAPE ORDINANCE FOR CITY OF ROCKWALL

REQUIREMENTS	PROVIDED
MINIMUM SQUARE FOOTAGE REQUIREMENTS FOR LANDSCAPING SHALL BE PROVIDED AND MAINTAINED IN THE ZONING DISTRICTS SET FORTH AS FOLLOWS. COMMERCIAL - 15% = 49,069 SF. = 6,760 SF. REQUIRED	7,305 SF. (.16% OF TOTAL AREA) OF THE LANDSCAPE AREA PROVIDED.
ANY PARKING LOT WITH MORE THAN 2 ROWS SHALL HAVE A MINIMUM OF 5% OR 200 SF., WHICHEVER IS GREATER, IN THE INTERIOR OF THE PARKING LOT IN LANDSCAPING. SUCH LANDSCAPING SHALL BE COUNTED TOWARD THE TOTAL LANDSCAPING.	7,025 F (10% OF TOTAL LANDSCAPE AREA)
REQUIRED 10' WIDE LANDSCAPE BUFFER STRIP MUST BE PROVIDED ALONG THE ENTIRE LENGTH OF F.M. 740 RIDGE ROAD AND 20' WIDE LANDSCAPE BUFFER STRIP MUST BE PROVIDED ALONG THE PORTION OF THE PERIMETER OF ANY COMMERCIAL OR MULTIFAMILY LOT THAT ADJOIN, WHICH AN ALLEY OR ONE SEPARATION, OR IS DIRECTLY ACROSS A PUBLIC STREET FROM A RESIDENTIAL ZONING DISTRICT, EXCLUSIVE OF DRIVEWAYS AND ACCESS WAYS.	
F.M. 740 RIDGE ROAD: 167 L.F. @ 1 TREE PER 50 L.F. OF STREET FRONTAGE REQUIRED = 5 TREES	F.M. 740 RIDGE ROAD: 167 L.F. @ 1 TREE PER 50 L.F. OF STREET FRONTAGE PROVIDED = 5 PROPOSED TREES
NO PARKING SPACE SHALL BE FURTHER THAN 80 FEET FROM AT LEAST ONE TREE.	ALL PARKING SPACES ARE WITHIN 80 FT. OF AT LEAST ONE TREE.
TREES MUST BE PLANTED AT LEAST FIVE FEET FROM WATER, SEWER AND STORM SEWER LINES.	TREES ARE LOCATED AT LEAST FIVE FEET FROM WATER, SEWER AND STORM SEWER LINES.
NO LESS THAN 50% OF THE TOTAL LANDSCAPE REQUIREMENT SHALL BE LOCATED IN FRONT OF AND ALONG SIDE BUILDINGS WITH STREET FRONTAGE IN "GR" DISTRICTS. LANDSCAPE REQUIREMENTS = 6,280 SF @ 50% = 3,76 SF.	LANDSCAPE PROVIDED = 87,469 OR 5,474 SF.
LANDSCAPE BUFFER STRIP - MINIMUM 10 FT. WIDE ALONG ENTIRE LENGTH OF PUBLIC STREET	LANDSCAPE BUFFER STRIP PROVIDED: 20 FT. WIDE
OVERLAY DISTRICTS (SC) - 8 TREES 20 FT. SIDEWALK AND / OR SHUBBERY ROW (SCP - 401) (5) 4" CAL. TREES FOR EA 100 L.F. OF STREET FRONTAGE = 4 TREES (4) 4 FT. TALL ACCENT TREES FOR EA 100 L.F. OF STREET FRONTAGE = 4 TREES	20 FT. SHUBBERY ROW PROVIDED (4) 4" CAL. CANOPY TREES PROVIDED (6) 4 FT. TALL ACCENT TREES PROVIDED

J. CAMILLE LA FOY
LANDSCAPE ARCHITECTURE CONSULTING
1910 NORTH GREENVILLE AVENUE, #242
ALLEN, TEXAS 75002
214-503-4036

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

LANDSCAPE PLAN
HACIENDA CAR WASH
Part of Lot 1, Block A The Woods At Rockwall Addition
CITY ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION

J.C.L.
CHECKED

SCALE
1" = 20'H

OCT. 16, 2017
DATE

14026
PROJECT

L1.01

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS					
SUBDIVISION	Replat of the Woods at Rockwall Addn.	LOT	4	BLOCK	A
GENERAL LOCATION	Ridge Rd south of Yellowjacket Dr.				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial	CURRENT USE	
PROPOSED ZONING	Commercial	PROPOSED USE	Car Wash
ACREAGE	2.008	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	RHC 1 Properties, LLC	☐ APPLICANT	Doupkrate & Assoc. Inc.
CONTACT PERSON		CONTACT PERSON	Dub Doupkrate
ADDRESS		ADDRESS	[redacted]
CITY, STATE & ZIP		CITY, STATE & ZIP	[redacted]
PHONE		PHONE	[redacted]
E-MAIL		E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Russell Frank [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 16th DAY OF July, 2025. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

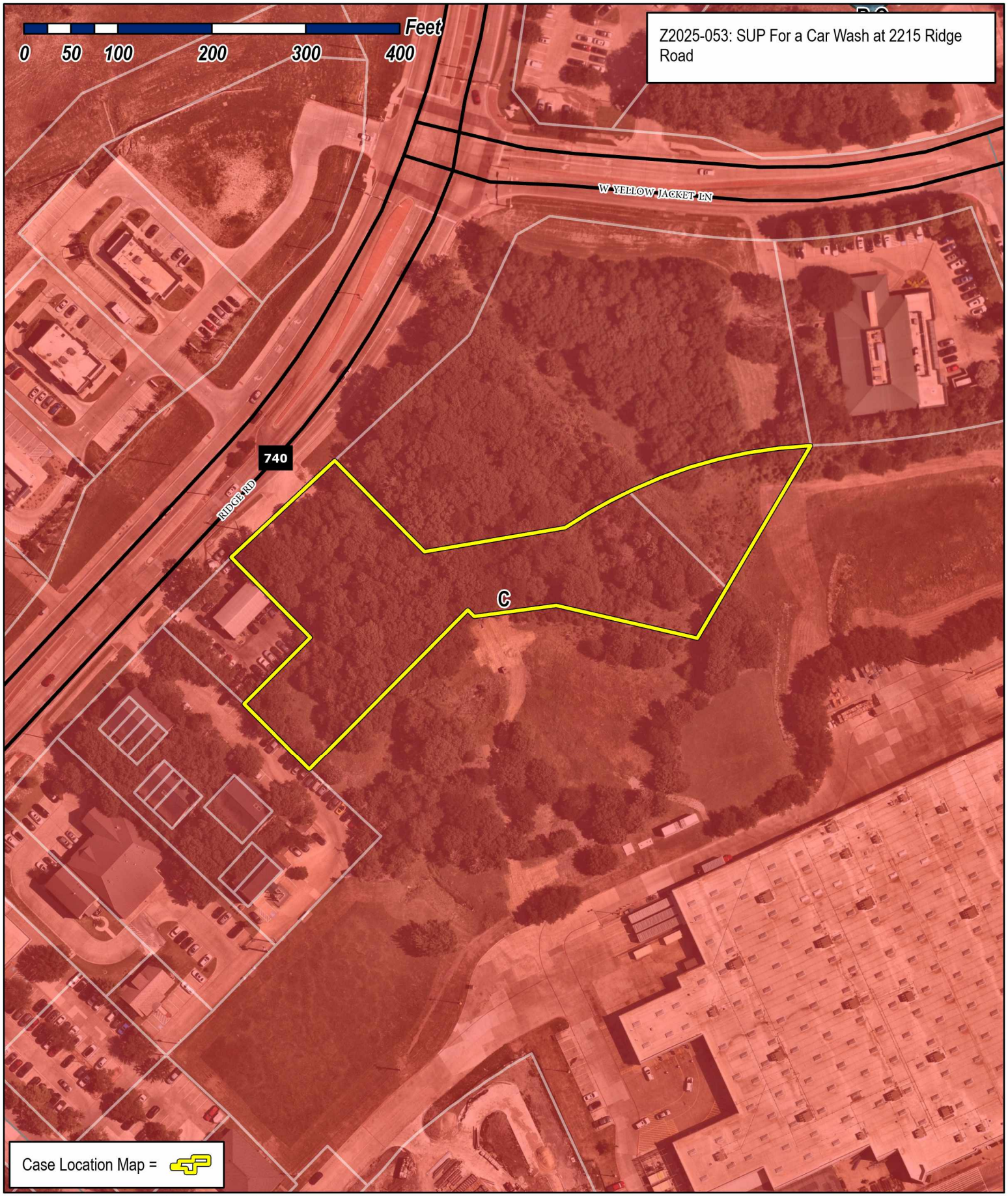
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 *DAY OF* July *2025.*

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

MY COMMISSION EXPIRES May 14, 2028



City of Rockwall

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

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

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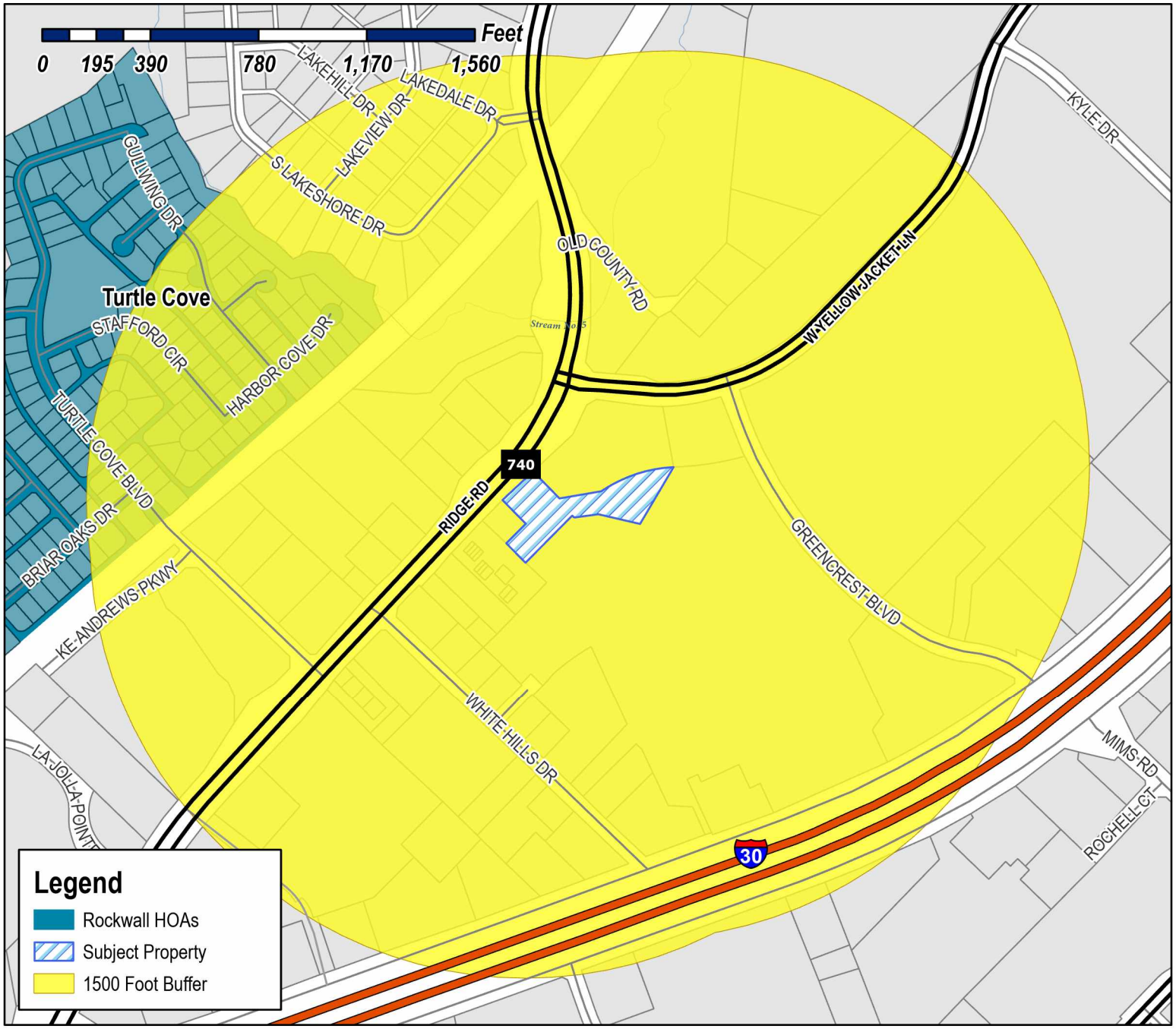

Case Number: Z2025-053
Case Name: SUP for a Car Wash at 2215
Case Type: Ridge Road
Zoning
Zoning: Commercial (C) District
Case Address: 2215 Ridge Road



Date Saved: 8/14/2025
For Questions on this Case Call (972) 771-7745

From:	Zavala, Melanie
Cc:	Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject:	Neighborhood Notification Program [Z2025-053}
Date:	Thursday, August 21, 2025 8:09:24 AM
Attachments:	Public Notice (08.19.2025).pdf HOA Map (08.15.2025).pdf

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, August 22, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, September 9, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 15, 2025 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2025-053: SUP for a Carwash
Hold a public hearing to discuss and consider a request by Dub Douphrate of Douphrate and Associates on behalf of RHC 1 Properties, LLC for the approval of a Specific Use Permit (SUP) for a Carwash on a 2.008-acre tract of land identified as a portion of Lot 1, Block A, the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2215 Ridge Road [FM-740], and take any action necessary.

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

City of Rockwall

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

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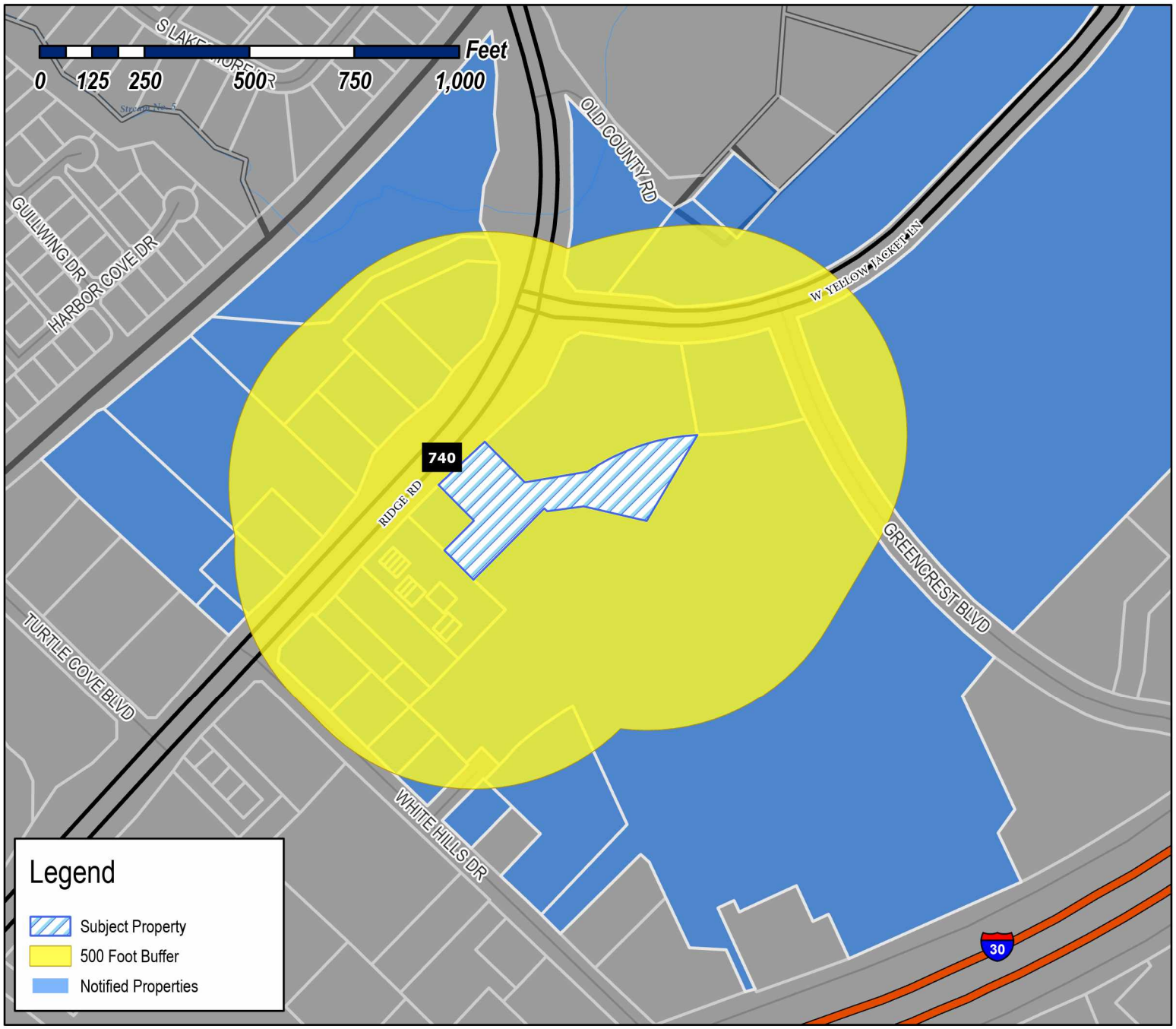

Case Number: Z2025-053
Case Name: SUP for a Car Wash at 2215 Ridge Road
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 2215 Ridge Road

Date Saved: 8/14/2025
For Questions on this Case Call: (972) 771-7745



CHACKO & ABRAHAM INVESTMENTS LLC
1007 N. BLUFFVIEW DR
LUCAS, TX 75002

7.1 RIDGE LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

7.1 RIDGE LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

BIGTX 825 W YELLOWJACKET LANE LLC
12007 SAN CHALIFORD CT
TAMPA, FL 33607

TRAVELERS PLAZA LLC
1324 SOMERSET COURT
ROCKWALL, TX 75032

JARA PARTNERS LTD
1425 HUNTERS GLEN
ROYSE CITY, TX 75189

MOURIER LAND INVESTMENT CORPORATION
1430 Blue Oaks Blvd Ste 190
Roseville, CA 95747

FRANK RUSSELL
15 PRINGLE LANE
ROCKWALL, TX 75087

FRANK RUSSELL
15 PRINGLE LANE
ROCKWALL, TX 75087

MEHL ROBERT F III & JOAN
1545 RUNNING CEADER CT
CHARLOTTESVILLE, VA 22911

DGR ASSOCIATES INC A MISSOURI CORP
1710 WEISKOPF DR
HEATH, TX 75032

DGR ASSOCIATES INC A MISSOURI CORP
1710 WEISKOPF DR
HEATH, TX 75032

DGR ASSOCIATES INC A MISSOURI CORP
1710 WEISKOPF DR
HEATH, TX 75032

2224 RIDGE ROAD LLC
1915 Westridge Dr
Irving, TX 75038

2210 RIDGE ROAD LLC
1915 Westridge Dr
Irving, TX 75038

MOUNTAINPRIZE INC
ATTN: PROPERTY TAX DEPT
200 Galleria Pkwy SE Ste 900
Atlanta, GA 30339

RESIDENT
2001 RIDGE RD
HEATH, TX 75032

RESIDENT
2135 RIDGE RD
Agoura Hills, CA 91301

RESIDENT
2200 RIDGE RD
GARLAND, TX 75044

RESIDENT
2205 RIDGE RD
Atlanta, GA 30339

RESIDENT
2210 RIDGE RD
Irving, TX 75038

RESIDENT
2215 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2224 RIDGE RD
Irving, TX 75038

RESIDENT
2225 RIDGE RD
SACHSE, TX 75048

RESIDENT
2230 RIDGE RD
Roseville, CA 95747

RESIDENT
2231 RIDGE RD
ROYSE CITY, TX 75189

RESIDENT
2231 RIDGE RD
ROYSE CITY, TX 75189

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2231 RIDGE RD
ROYSE CITY, TX 75189

RESIDENT
2231 RIDGE RD
ROYSE CITY, TX 75189

RESIDENT
2231 RIDGE RD
ROYSE CITY, TX 75189

RESIDENT
2233 RIDGE RD
HEATH, TX 75032

RESIDENT
2233 RIDGE RD
HEATH, TX 75032

RESIDENT
2233 RIDGE RD
HEATH, TX 75032

RESIDENT
2235 RIDGE RD
Rockwall, TX 75087

DOUPHRATE PROPERTIES INC
2235 Ridge Rd Ste 200
Rockwall, TX 75087

RESIDENT
2237 RIDGE RD
CHARLOTTESVILLE, VA 22911

RESIDENT
2245 RIDGE RD
HEATH, TX 75032

RESIDENT
2249 RIDGE RD
LUCAS, TX 75002

RESIDENT
2251 RIDGE RD
Dallas, TX 75204

RESIDENT
2255 RIDGE RD
Rockwall, TX 75087

MMF INVESTMENTS LLC
2255 Ridge Rd Ste 333
Rockwall, TX 75087

RESIDENT
2304 RIDGE RD
ROCKWALL, TX 75087

HUDSPETH FREDERICK WARD ESTATE
NONA MAHAFFY HUDSPETH INDEPENDENT
EXECUTOR
2304 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2306 RIDGE RD
San Antonio, TX 78240

RESIDENT
2308 RIDGE RD
Rockwall, TX 75087

SPILLMAN DENTAL PROPERTIES LLC
2308 Ridge Rd Ste B
Rockwall, TX 75087

RESIDENT
2310 RIDGE RD
ROCKWALL, TX 75087

MFR PROPERTIES LLC AND
YELLOW JACKET PLAZA LLC
28632 Roadside Dr Ste 270
Agoura Hills, CA 91301

BEAUTY LEGACY LLC
3509 RIM FIRE DRIVE
GARLAND, TX 75044

2251 RIDGE ROAD LLC
4131 N Central Expy Ste 450
Dallas, TX 75204

LAKEWOOD PROPERTIES LLC
457 LAURENCE DR #166
HEATH, TX 75032

RESIDENT
600 TURTLE COVE BLVD
ROCKWALL, TX 75087

GAMEZ SUSAN AND
VICTOR BALDERAS
602 LAURENCE
HEATH, TX 75032

THE TWO SHORT, LP
A TEXAS LIMITED PARTNERSHIP
603 WHITE HILLS DR STE A
ROCKWALL, TX 75087

BANNA ROCKWALL REALTY LLC
6403 CRESTMOOR LN
SACHSE, TX 75048

SHEIKHA INVESTMENTS LLC
7515 FOREST BEND DRIVE
PARKER, TX 75002

RESIDENT
782 I30
BENTONVILLE, AR 72716

RESIDENT
825 YELLOW JACKET LN
TAMPA, FL 33607

ROCKWALL ALIGNED REI LP
8637 Fredericksburg Rd Ste 360
San Antonio, TX 78240

CENTERS FOR PEACE AND MERCY, INC
P.O. BOX 615
ROCKWALL, TX 75087

ALMLAM REAL ESTATE LLC
PO BOX 755
ROCKWALL, TX 75087

WAL-MART REAL ESTATE
BUSINESS TRUST
PO BOX 8050 MS 0555
BENTONVILLE, AR 72716

PUBLIC NOTICE

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

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

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

Z2025-053: Specific Use Permit (SUP) for a Carwash

Hold a public hearing to discuss and consider a request by Dub Douphrate of Douphrate and Associates on behalf of RHC 1 Properties, LLC for the approval of a Specific Use Permit (SUP) for a Carwash on a 2.008-acre tract of land identified as a portion of Lot 1, Block A, the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2215 Ridge Road [FM-740], 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, September 9, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, September 15, 2025 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Monday, September 15, 2025 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2025-053: Specific Use Permit (SUP) for a Carwash

Please place a check mark on the appropriate line below:

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

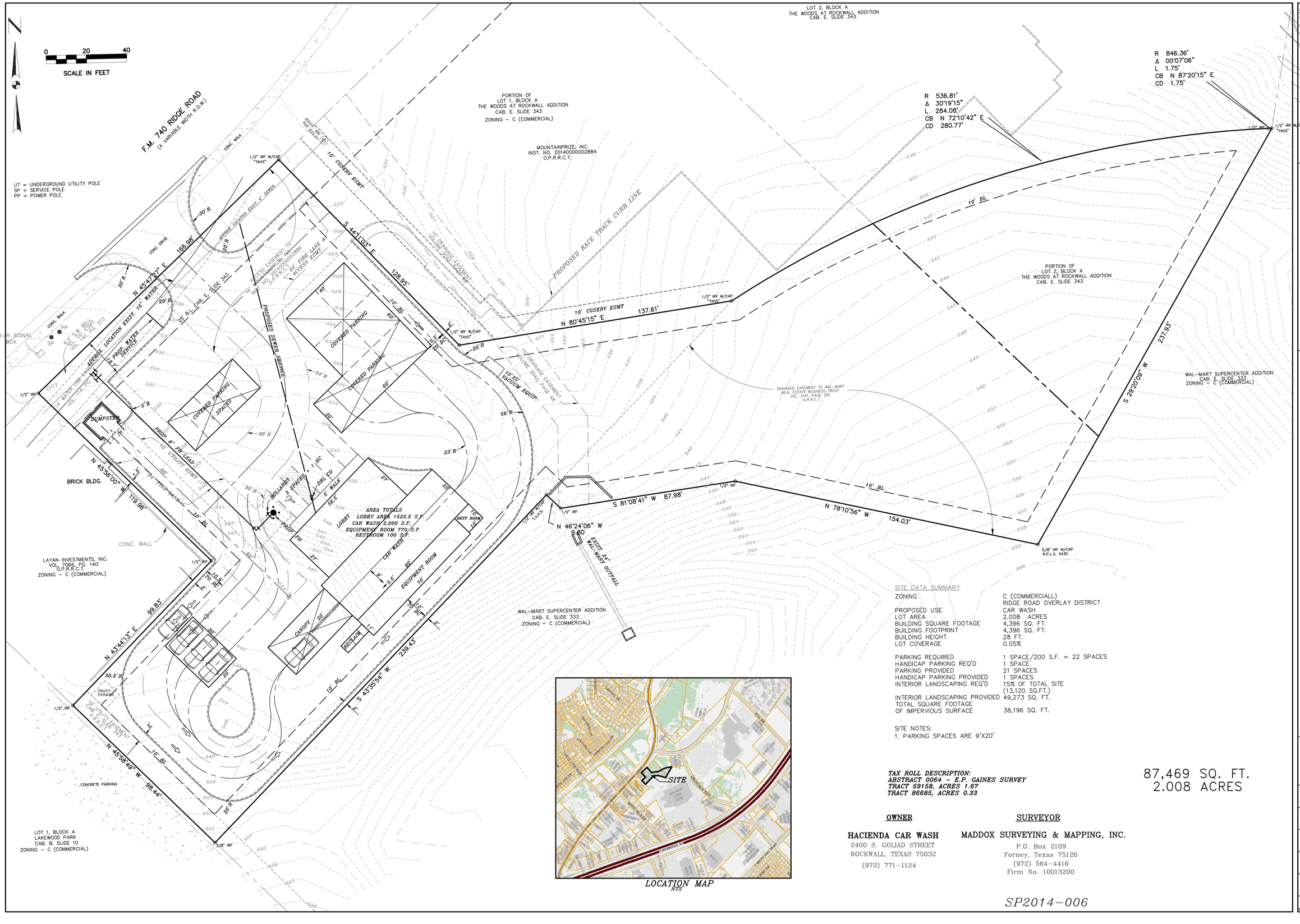
☐ I am opposed to the request for the reasons listed below.

Name:

Address:

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

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



SITE DATA SUMMARY

ZONING	C (COMMERCIALL) RIDGE ROAD OVERLAY DISTRICT
PROPOSED USE	CAR WASH
LOT AREA	2.008 ACRES
BUILDING SQUARE FOOTAGE	4,396 SQ. FT.
BUILDING FOOTPRINT	4,396 SQ. FT.
BUILDING HEIGHT	28 FT.
LOT COVERAGE	0.05%
PARKING REQUIRED	1 SPACE/200 S.F. = 22 SPACES
HANDICAP PARKING REQ'D	1 SPACE
PARKING PROVIDED	21 SPACES
HANDICAP PARKING PROVIDED	1 SPACES
INTERIOR LANDSCAPING REQ'D	15% OF TOTAL SITE (13,120 SQ.FT.)
INTERIOR LANDSCAPING PROVIDED	49,273 SQ. FT.
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE	38,196 SQ. FT.

SITE NOTES:
1. PARKING SPACES ARE 9'X20'

LOCATION MAP
NTS

TAX ROLL DESCRIPTION:
ABSTRACT 0064 – E.P. GAINES SURVEY
TRACT 59158, ACRES 1.67
TRACT 86685, ACRES 0.33

87,469 SQ. FT.
2.008 ACRES

OWNER

HACIENDA CAR WASH
2400 S. GOLIAD STREET
ROCKWALL, TEXAS 75032
(972) 771-1124

SURVEYOR

MADDOX SURVEYING & MAPPING, INC.
P.O. Box 2109
Forney, Texas 75126
(972) 564-4416
Firm No. 10013200

SP2014-006

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MICHAEL W. LEE, R.P.L.S. P.E. NO. 60102, F-886, ON MARCH 14, 2014.

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

HACIENDA CAR WASH SITE PLAN
LOT 4, BLOCK A
REPLAT OF THE WOODS AT ROCKWALL ADDITION
CITY ROCKWALL
ROCKWALL COUNTY, TEXAS

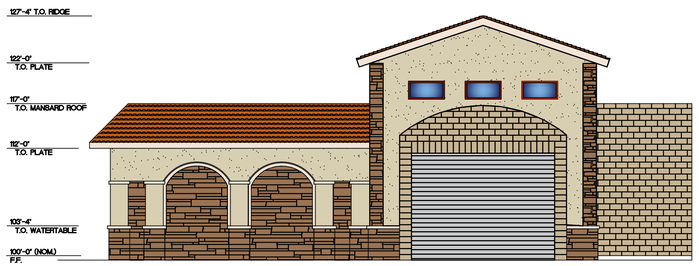
REVISION	
W.L.D.	CHECKED
G.C.W.	DRAWN
SCALE 1"= 20'H 1"= 4'V	
AUG. 30, 2017	DATE
14026	PROJECT
5.0	14026 PP1

EXTERIOR MATERIAL CALCULATIONS

FACADE PRIMARY / SECONDARY	01 REAR ELEVATION		02 FRONT ELEVATION		03 SIDE ENTRY ELEVATION		04 SIDE EXIT ELEVATION		TOTAL OF ALL ELEVATIONS	
	SECONDARY FACADE		PRIMARY FACADE		PRIMARY FACADE		SECONDARY FACADE			
MATERIALS	AREA S.F.	PERCENTAGE	AREA S.F.	PERCENTAGE	AREA S.F.	PERCENTAGE	AREA S.F.	PERCENTAGE	AREA S.F.	PERCENTAGE
TOTAL AREA	1,523SQ FT	100%	1,718 SQ FT	100%	1,161 SQ FT	100%	1,161 SQ FT	100%	7,110 SQ FT	100%
DOORS & WINDOWS	368 SQ FT	24%	198 SQ FT	12%	312 SQ FT	27%	218 SQ FT	13%	1,096 SQ FT	15%
ELEV. SQ. FOOTAGE (EXCLUSIVE OF DOORS & WINDOWS)	1,849 SQ FT	76%	1,520 SQ FT	88%	849 SQ FT	73%	1,108 SQ FT	87%	6,014 SQ FT	85%
SPLIT FACE CMU	543 SQ FT	36%	0 SQ FT	0%	185 SQ FT	16%	292 SQ FT	25%	3,920 SQ FT	55%
STONE	84 SQ FT	6%	463 SQ FT	27%	296 SQ FT	25%	165 SQ FT	14%		
STONE IN STUCCO @ 20%	101 SQ FT		170 SQ FT		84 SQ FT		86 SQ FT		0 SQ FT	
STUCCO	503SQ FT	34%	1,057 SQ FT	61%	368 SQ FT	32%	565 SQ FT	48%	2,094 SQ FT	30%

MATERIAL LEGEND

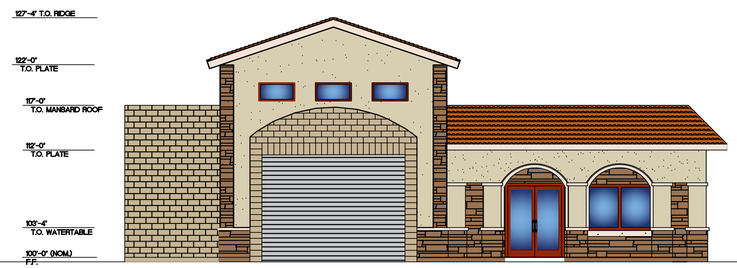
	MATERIAL	COLOR	NOTES:
ST - 1	STONE : ACME NATURAL STONE	MOSS BUILDERS	TYP. FIELD STONE
STC - 1	STUCCO : DRYVIT - SAND PEBBLE	464 LITE CINNAMON	TYP. FIELD STUCCO
STC - 2	STUCCO : DRYVIT - SAND PEBBLE	423A FRENCH VANILLA	TYP. ACCENT STUCCO
P - 1	EXTERIOR PAINT: TO MATCH STUCCO	TOMATCH STUCCO	TYP. PAINT FOR ALL PAINTED ELEMANTS
CMU - 1	SPLIT FACE CMU : FEATHERLITE	SAHARA TAN	TYP. SPLIT FACE CMU
RF - 1	BARREL TILE : GERARD - BARREL VAULT TILE	SANTA FE	TYP. ROOFING MATERIAL
RF - 2	METAL ROOFING:MEULER R-PANEL	GALVALUME	TYP. WINDOW AND DOOR FINSH
AL - 1	DOOR / WINDOW:	POWDER COAT BRONZE	TYP. WINDOW AND DOOR FINSH
AL - 2	ROLL UP DOORS:	GALVALUME	TYP. ROLL UP DOOR FINSH



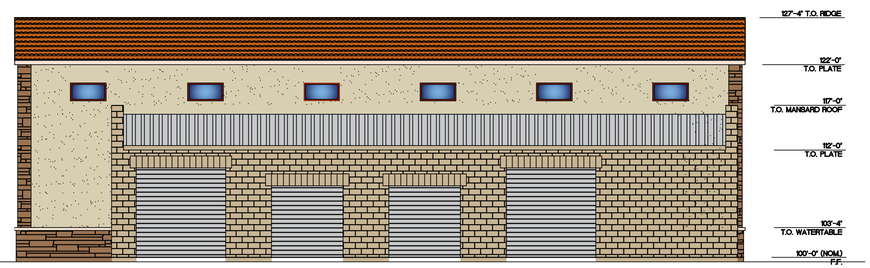
3 SIDE (ENTRY) ELEVATION
0 5 10 20
SCALE 1/8" = 1'-0"



2 FRONT ELEVATION
0 5 10 20
SCALE 1/8" = 1'-0"



4 SIDE (EXIT) ELEVATION
0 5 10 20
SCALE 1/8" = 1'-0"



1 REAR ELEVATION
0 5 10 20
SCALE 1/8" = 1'-0"

WARD ARCHITECTURE PLLC
609 CHEEK SPARGER ROAD SUITE 118
COLLEYVILLE, TEXAS 76034

REGISTERED ARCHITECT GERALD A. WARD 11748 STATE OF TEXAS

08/28/2018

HACIENDA CAR WASH

2215 RIDGE DR. ROCKWALL, TX 75087

Drawn By	RLB
Checked By	GAW
Project No:	17-16
Issue Date:	08/28/2018

Revisions

No.	Date	Description

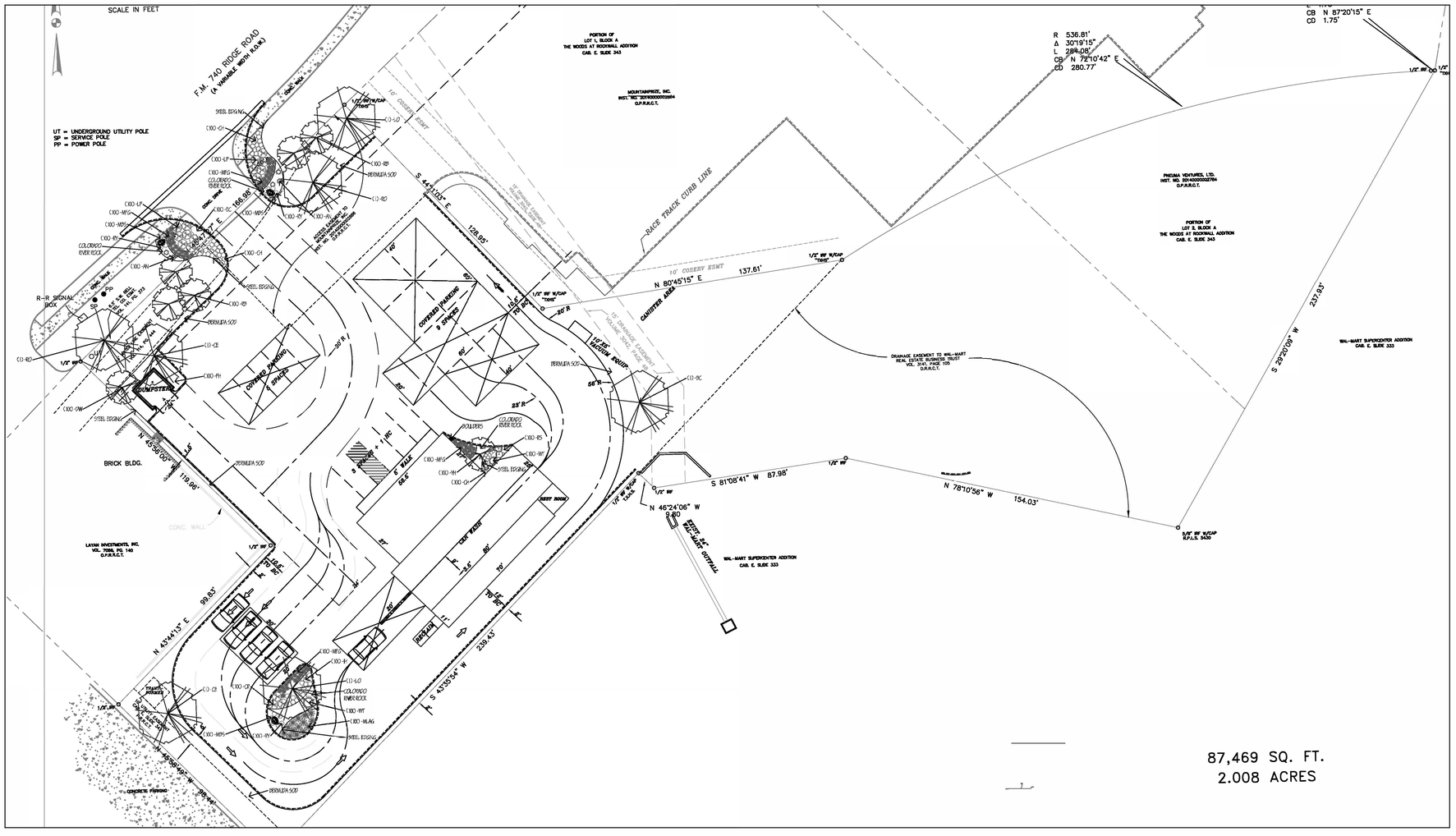
Issued: REVIEW SET

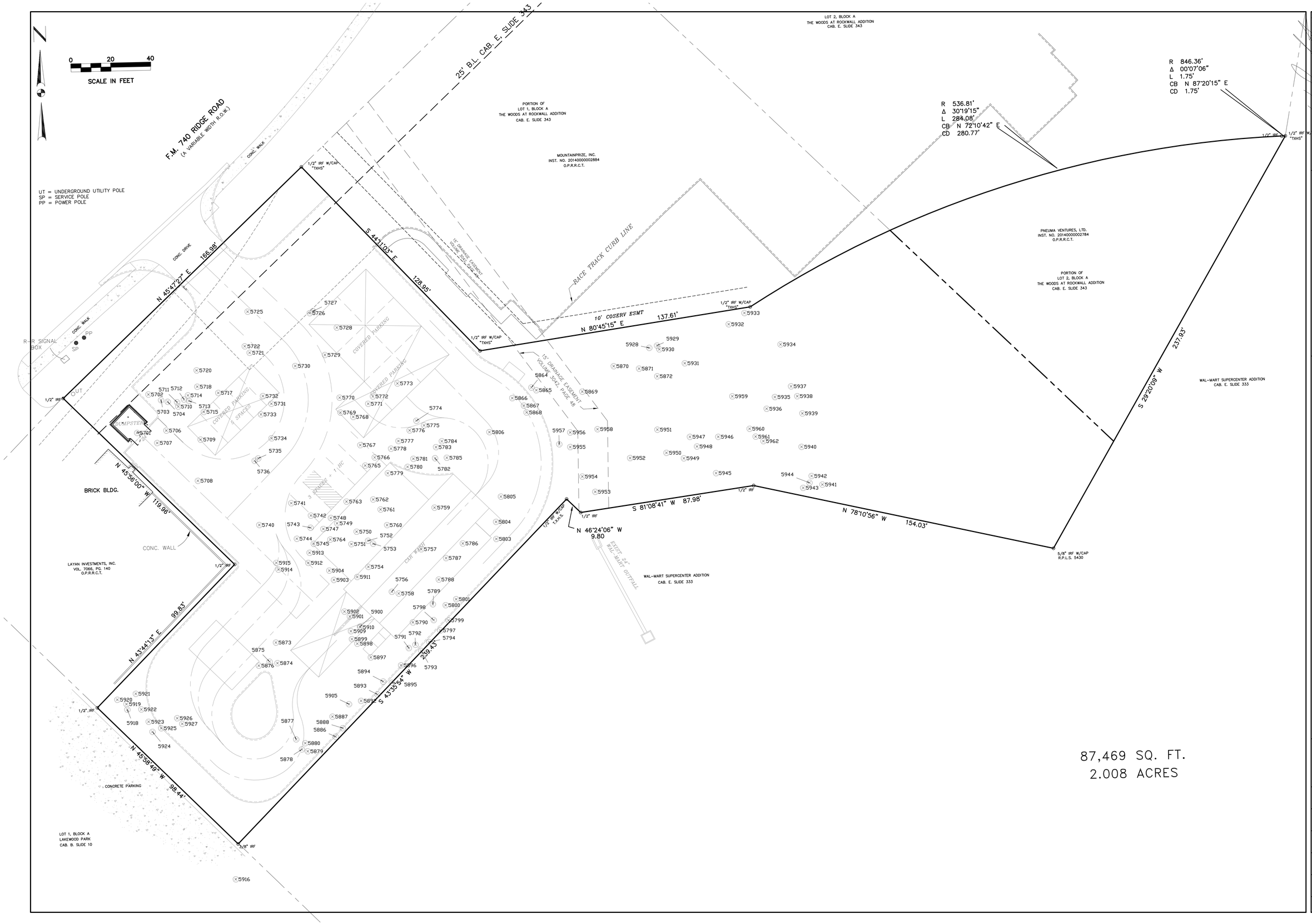
Sheet Title

ELEVATIONS

A3.00

Sheet Number


SCALE IN FEET
F.M. 740 RIDGE ROAD
(A VARIABLE WIDTH R.O.W.)
UT = UNDERGROUND UTILITY POLE
SP = SERVICE POLE
PP = POWER POLE
R=R SIGNAL BOX
BRICK BLDG.
DUMPSTER
COVERED PARKING 9 SPACES
COVERED PARKING 6 SPACES
PERMANENT AWNING
SEPT. ROOM
CAR WASH
VACUUM
PLANTER W/ BOULDERS
6' WALL
5' WALL
PERMANENT SIGN
CONCRETE PAVING
PERMANENT SIGN
PERMANENT SIGN
PERMANENT SIGN



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II, TEXAS P.E. NO. 60102, F-886, ON MARCH 14, 2014.

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

TREE PRESERVATION PLAN
HACIENDA CAR WASH
Part of Lot 1, Block A The Woods At Rockwall Addition
CITY ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION
W.L.D.
CHECKED
G.C.W.
DRAWN
SCALE
1"= 20'H
1"= 4'V
AUG. 30, 2017
DATE
14026
PROJECT
5.0
14026 PV1

Hacienda Carwash Tree List

TREE #	DIAMETER (in)	TREE TYPE	TREE INCHES TO BE REMOVED
5701	18	OAK	18
5702	20	OAK	20
5703	12	OAK	12
5704	12	OAK	12
5706	10	OAK	10
5707	12	CEDAR	12
5708	12	OAK	12
5709	12	OAK	12
5710	16	OAK	16
5711	6	OAK	6
5712	10	OAK	10
5713	6	OAK	6
5714	4	OAK	4
5715	4	OAK	4
5717	8	OAK	8
5718	6	OAK	6
5720	6	OAK	6
5721	12	OAK	12
5722	8	OAK	8
5725	8	OAK	8
5726	10	OAK	10
5727	10	OAK	10
5728	12	CEDAR	12
5729	10	OAK	10
5730	12	OAK	12
5731	4	OAK	4
5732	4	OAK	4
5733	12	OAK	12
5734	4	OAK	4
5735	8	OAK	8
5736	4	OAK	4
5740	10	OAK	10
5741	8	OAK	8
5742	6	OAK	6
5743	8	OAK	8
5744	6	OAK	6
5745	8	OAK	8
5746	16	OAK	16
5747	8	OAK	8
5748	4	OAK	4
5749	6	OAK	6
5750	4	ELM CEDAR	4
5751	8	OAK	8
5752	8	OAK	8
5753	8	OAK	8
5754	14	OAK	14
5756	4	OAK	4
5757	8	OAK	8
5758	6	OAK	6
5759	30	OAK	30
5760	8	OAK	8
5761	6	OAK	6
5762	6	OAK	6
5763	10	ELM CEDAR	10
5765	6	OAK	6
5766	6	OAK	6
5767	10	OAK	10

TREE #	DIAMETER (in)	TREE TYPE	TREE INCHES TO BE REMOVED
S.T. INCHES	638		638
5781	6	OAK	6
5782	14	OAK	14
5783	8	OAK	8
5784	14	ELM CEDAR	14
5785	8	OAK	8
5786	6	ELM CEDAR	6
5787	4	OAK	4
5788	10	OAK	10
5789	12	OAK	12
5790	6	OAK	6
5791	6	ELM CEDAR	6
5792	4	OAK	4
5793	14	ELM CEDAR	14
5794	4	ELM CEDAR	4
5797	4	ELM CEDAR	4
5798	6	ELM CEDAR	6
5799	14	OAK	14
5800	4	ELM CEDAR	4
5801	6	ELM CEDAR	6
5803	6	OAK	6
5804	10	OAK	10
5805	12	OAK	12
5806	4	OAK	4
5864	8	OAK	8
5865	4	OAK	4
5866	6	OAK	6
5867	4	OAK	4
5868	6	OAK	6
5869	8	OAK	
5870	12	OAK	
5871	10	ELM CEDAR	
5872	14	ELM CEDAR	
5873	16	OAK	16
5874	6	OAK	6
5875	8	OAK	8
5876	4	OAK	4
5877	6	OAK	6
5878	6	OAK	6
5879	8	ELM CEDAR	8
5880	4	OAK	4
5886	4	OAK	4
5887	4	OAK	4
5888	6	ELM CEDAR	6
5891	4	OAK	4
5892	4	OAK	4
5893	10	OAK	10
5894	8	OAK	8
5895	8	OAK	8
5896	12	OAK	12
5897	16	OAK	16
5898	8	ELM CEDAR	8
5899	10	OAK	10
5900	18	OAK	18
5901	4	ELM CEDAR	4
5902	12	ELM CEDAR	12
5903	10	ELM CEDAR	10
5904	10	OAK	10
5905	6	ELM CEDAR	6

TREE #	DIAMETER (in)	TREE TYPE	TREE INCHES TO BE REMOVED
S.T. INCHES	1180		1136
5923	10	OAK	10
5924	6	OAK	6
5925	10	OAK	10
5926	4	OAK	4
5927	12	CEDAR	12
5928	12	CEDAR	
5929	12	CEDAR	
5930	12	CEDAR	
5931	12	OAK	
5932	10	OAK	
5933	10	OAK	
5934	10	OAK	
5935	12	OAK	
5936	12	CEDAR	
5937	10	OAK	
5938	8	OAK	
5939	10	OAK	
5940	10	OAK	
5941	16	OAK	
5942	10	OAK	
5943	10	OAK	
5944	10	OAK	
5945	8	OAK	
5946	12	ELM CEDAR	
5947	8	ELM CEDAR	
5948	14	OAK	
5949	14	OAK	
5950	16	ELM CEDAR	
5951	6	ELM CEDAR	
5952	8	OAK	
5953	16	OAK	
5954	14	OAK	
5955	10	OAK	10
5956	8	OAK	
5957	6	OAK	6
5958	8	OAK	
5959	12	ELM CEDAR	
5960	10	OAK	
5961	10	OAK	
5962	10	OAK	
TOTAL INCHES	1598	TOTAL INCHES TO BE REMOVED	1194

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE III, DOUPHRATE TX, 60102, P.E. NO. 60102, F-886, ON MARCH 14, 2014.

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

TREE LIST
HACIENDA CAR WASH
Part of Lot 1, Block A The Woods At Rockwall Addition
CITY ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION

W.L.D.
CHECKED

G.C.W.
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1"= 20'H
1"= 4'V

AUG. 30, 2017
DATE

14026
PROJECT

5.0

14026_PV1

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *FULL-SERVICE CARWASH* WITHIN THE SCENIC OVERLAY (SOV) DISTRICT ON A 2.008-ACRE PARCEL OF LAND IDENTIFIED AS A PORTION OF LOT 1, BLOCK A, THE WOODS AT ROCKWALL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'A'* AND *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS *($2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Dub Douphrate of Douphrate and Associates on behalf of RHC 1 Properties, LLC for the approval of a *Specific Use Permit (SUP)* for a *Full-Service Carwash* on a 2.008-acre parcel of land identified Lot 1, Block A, The Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2215 Ridge Road [*FM-740*], and being more specifically depicted in *Exhibit 'A'* and *Exhibit 'B'* 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. 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) to allow a *Full-Service Carwash* within the Scenic Overlay (SOV) District 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 04.01, *Commercial (C) District,* and Subsection 06.08, *Scenic Overlay (SOV) District*, of Article 05, *District Development Standards* of the Unified Development Code (UDC) [*Ordinance*

DRAFT 09.22.2025

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 operation of the *Full-Service Carwash* on the *Subject Property* and conformance to these conditions is required for continued operation:

1) The development of the *Subject Property* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of this ordinance.

2) The *Carwash* shall be setback a minimum of 50-feet from Ridge Road, and,

3) The Subject Property will incorporate and maintain three-tiered screening along the southern property line adjacent to Lot 1, Block A, Lakewood Park Addition.

2.2 COMPLIANCE

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

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

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

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

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

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

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

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

DRAFT ORDINANCE 08.26.2025

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

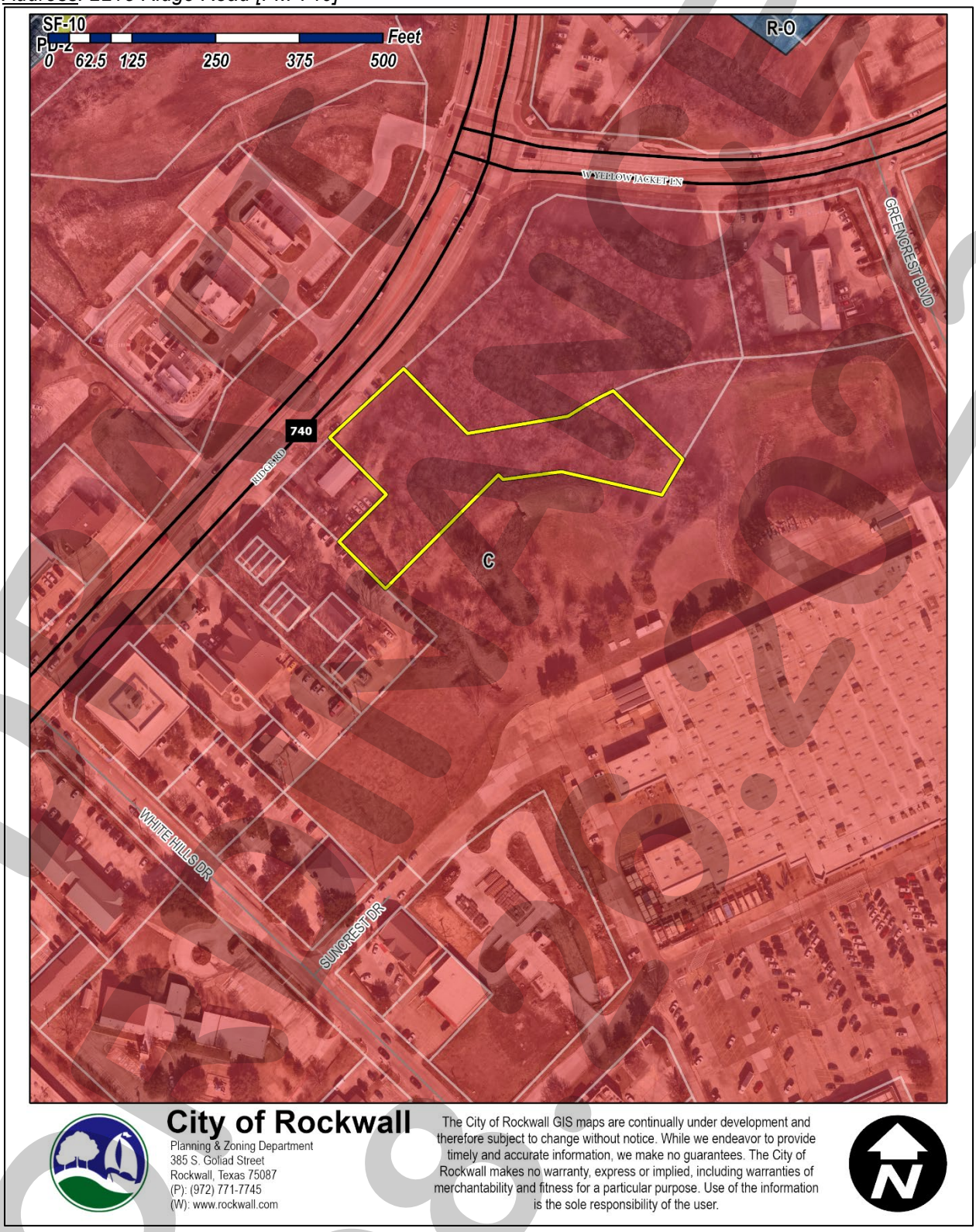
1st Reading: *August 18, 2025*

2nd Reading: *September 2, 2025*

DRAFT ORDINANCE 08.26.2025

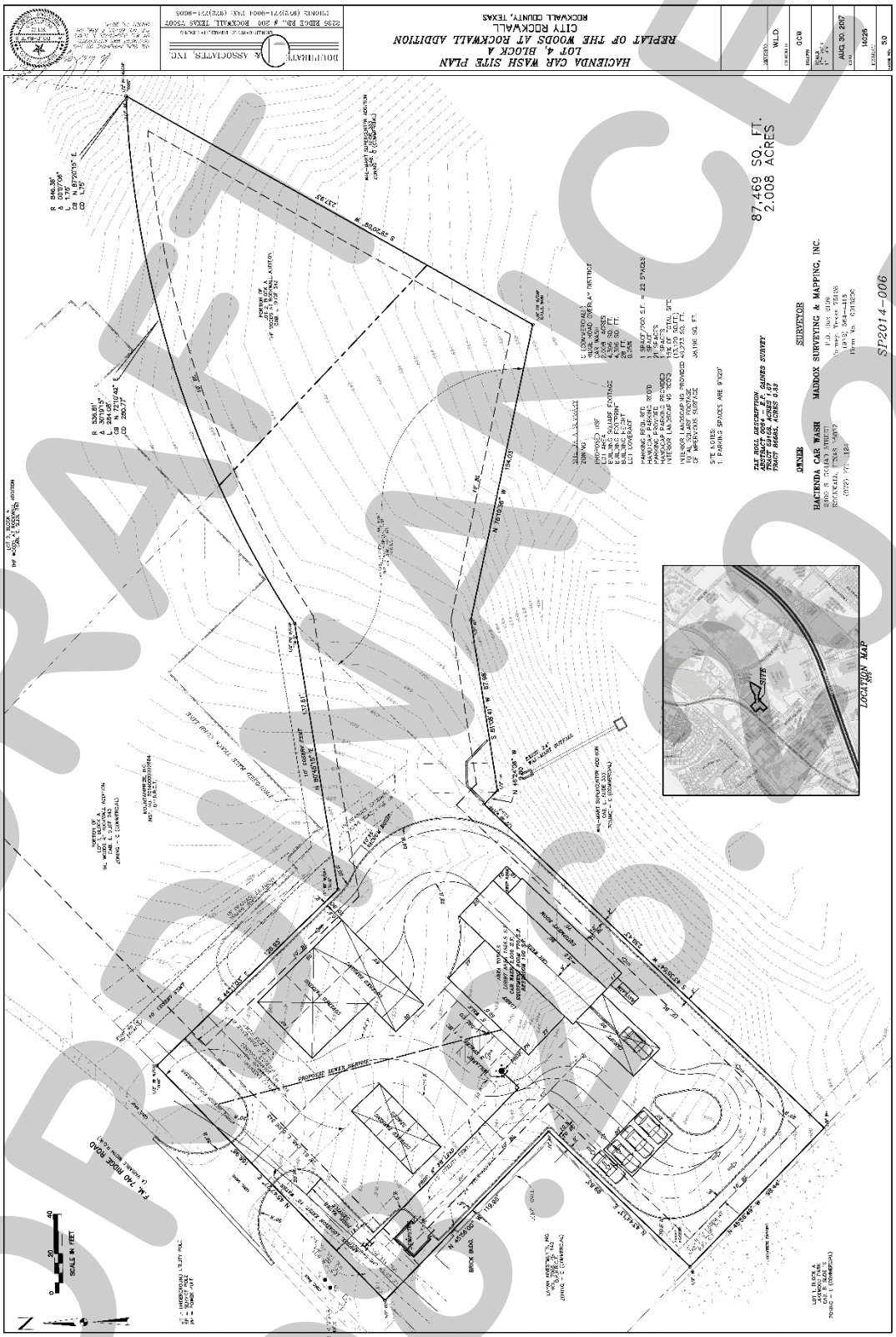
Exhibit 'A'
Location Map

Legal Description: A Portion of Lot 1, Block A, The Woods at Rockwall Addition
Address: 2215 Ridge Road [FM-740]



DRAFT 08/19/25

Exhibit 'B':
Site Plan



DRAFT
05.05.2025

PROJECT COMMENTS

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

DATE: 8/22/2025

PROJECT NUMBER: Z2025-054
PROJECT NAME: SUP for an Accesory Structure
SITE ADDRESS/LOCATIONS: 2389 Saddlebrook Lane, Rockwall, TX, 75087

CASE CAPTION: Hold a public hearing to discuss and consider a request by Stephen B. Duncan for the approval of a Specific Use Permit (SUP) for a Carport and Accessory Building on a one (1) acre parcel of land identified as Lot 18, Block B, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2389 Saddlebrook Lane, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	08/21/2025	Approved w/ Comments

08/21/2025: Z2025-054; Specific Use Permit (SUP) for a Carport and Accessory Building at 2389 Saddlebrook Lane
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for a Carport and Accessory Building on a one (1) acre parcel of land identified as Lot 18, Block B, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2389 Saddlebrook Lane.

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

M.3 For reference, include the case number (Z2025-054) in the lower right-hand corner of all pages on future submittals.

I.4 The subject property is zoned Single-Family 16 (SF-16) District and is subject to the accessory structure requirements for this zoning district. According to Subsection 07.04, Accessory Structure Development Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), accessory structures in a Single-Family 16 (SF-16) District shall meet the following requirements:

(1) Number of Accessory Structures Permitted per Lot: 2 (see note below)
(2) Maximum SF of Accessory Building: 144 SF
(3) Minimum Rear Yard Setback: 3-Feet
(4) Minimum Side Yard Setback: 3-Feet
(5) Distance Between Buildings: 6-Feet
(6) Maximum Building Height: 15-Feet

Accessory Buildings and structures shall be architecturally compatible with the primary structure, and be situated behind the front façade of the primary structure.

Accessory Buildings and structures (excluding portable buildings) not meeting the size or height requirements stipulated by this section shall require a Specific Use Permit (SUP). In reviewing a Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider: [1] if the structure was constructed without a permit or under false pretenses, [2] the size of the proposed structure compared to the size of other accessory structures in the area/neighborhood/subdivision, and [3] the size, architecture and building

materials proposed for the structure compared to those of the primary structure.

In addition, each property shall be permitted one (1) detached garage up to 625 SF and one (1) accessory building up to 144 SF or two (2) accessory buildings up to 144 SF each. If a property has an existing accessory building greater than 144 SF, no additional accessory buildings or detached garages shall be permitted.

I.5 According to Subsection 07.04, Accessory Structure Development Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), Carports in a Single-Family 16 (SF-16) District shall meet the following requirements:

(1) Number of Accessory Structures Permitted per Lot: 1 (see note below)
(2) Maximum SF of Accessory Building: 500 SF
(3) Minimum Rear Yard Setback: 10-Feet
(4) Minimum Side Yard Setback: 3-Feet
(5) Distance Between Buildings: 10-Feet
(6) Maximum Building Height: 15-Feet

In residential districts, carports must be open on at least two (2) sides, architecturally integrated into the primary structure, and be located 20-feet behind the corner of the front façade and meet the garage setback adjacent to an alley. Porte-cocheres are not considered carports, and are allowed, if they are attached and integral with the design of the house.

I.6 In this case, the proposed structure will incorporate a Carport, Accessory Building, and storage area totaling 1,892 SF (i.e. 712 SF for garage/shop, 736 SF for carport, 388 SF for storage, and 56 SF for brick ledge). In addition, the proposed Accessory Structure is approximately ten (10) feet at the midpoint of the roof. Based on this, the applicant is requesting a Specific Use Permit (SUP) for a Carport and Accessory Building that exceed the maximum permissible size.

I.7 Based on the submitted materials, staff has included the following Operational Conditions in the Specific Use Permit (SUP) ordinance:

(1) The development of the Carport and Accessory Building shall generally conform to the Site Plan as depicted in Exhibit 'B' of the Specific Use Permit (SUP) ordinance.
(2) The Carport and Accessory Building shall generally conform to the Building Elevations as depicted in Exhibit 'C' of the Specific Use Permit (SUP) ordinance.
(3) The Carport and Accessory Building shall not exceed a total maximum size of 1,892 SF.
(4) The Carport and Accessory Building shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
(5) No other Accessory Structures shall be permitted on the subject property.

M.8 Ordinances. Please review the attached draft ordinance prior to the September 9, 2025 Planning & Zoning Commission meeting, and provide staff with your markups by September 3, 2025.

I.9 Revisions. Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on September 3, 2025; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the September 9, 2025 Planning and Zoning Commission Public Hearing Meeting.

I.10 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on August 26, 2025, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on September 9, 2025.

I.11 City Council Meeting Dates. The projected City Council meeting dates for this case will be September 15, 2025 (1st Reading) and October 6, 2025 (2nd Reading).

I.12 Meeting Times and Place. All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. PLEASE NOTE THAT THE APPLICANT OR A REPRESENTATIVE WILL NEED TO BE PRESENT FOR THE CASE TO BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	08/22/2025	Approved w/ Comments

08/22/2025: General Comments:
General Items:
- Must meet City's 2023 Standards of Design and Construction.
- Any proposed driveway/paving must be steel reinforced concrete.
- No rock, gravel, or asphalt allowed in any area.
- Retaining walls (if needed) 3' and over must be engineered.
- Retaining walls (if needed) 18" or taller must be rock, stone, or stone face. No smooth concrete walls.
- Culverts (if needed) must be engineered.
- Additional comments may be provided at time of Building Permit.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	08/21/2025	Approved w/ Comments

08/21/2025: * Will need approval for the carport being over 500 square feet and not being attached to the primary structure.
* Will need approval for the detached garage being over 625 square feet
* Detached garage an carport will need to be 8 feet from the side property line and 10 feet from the main structure/house if not integrated
* If approved the applicant will need to obtain a Building Permit prior to any work is started

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	08/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/18/2025	Approved

No Comments

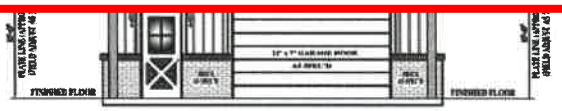
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	08/18/2025	Approved

No Comments

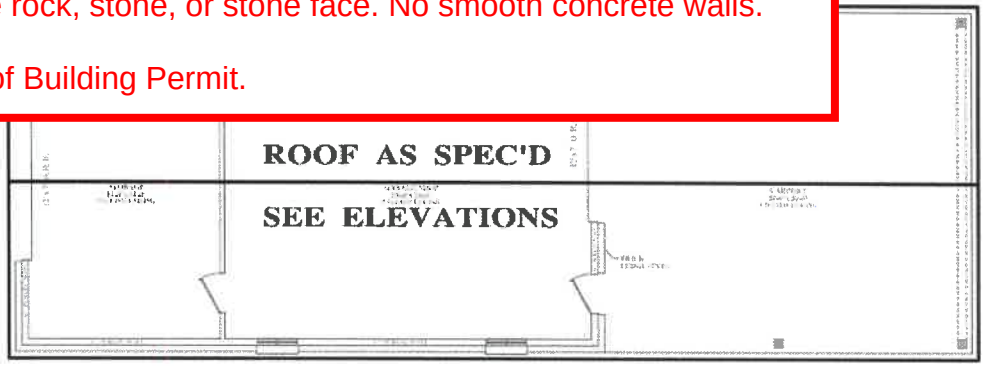
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/18/2025	Approved

No Comments

General Items:
- Must meet City's 2023 Standards of Design and Construction.
- Any proposed driveway/paving must be steel reinforced concrete.
- No rock, gravel, or asphalt allowed in any area.
- Retaining walls (if needed) 3' and over must be engineered.
- Retaining walls (if needed) 18" or taller must be rock, stone, or stone face. No smooth concrete walls.
- Culverts (if needed) must be engineered.
- Additional comments may be provided at time of Building Permit.



FRONT ELEVATION
1/4"=1'-0"

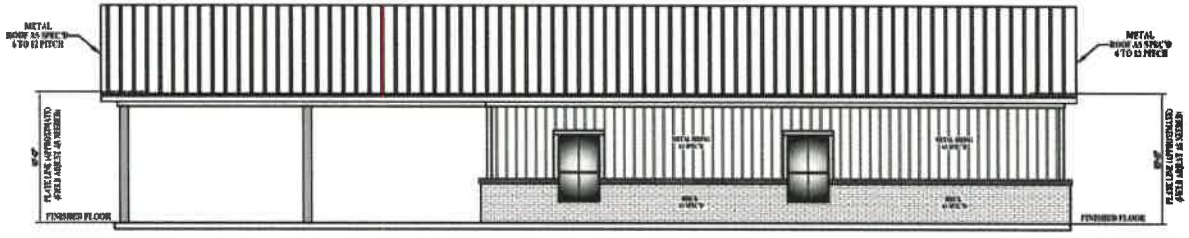


ROOF PLAN
1/4"=1'-0"

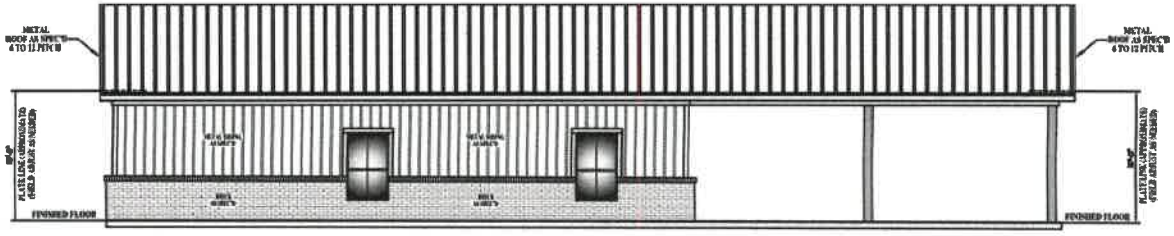


REAR ELEVATION
1/4"=1'-0"

NOTES:
1. ALL PLATE LINES ARE ESTIMATES ONLY & MUST BE FIELD VERIFIED & ADJUSTED AS NEEDED TO MAKE ROOF ALIGN PROPERLY.
2. ALL ROOF PITCHES ARE ESTIMATES ONLY AND MUST BE FIELD VERIFIED AND ADJUSTED AS NEEDED TO MAKE ROOF ALIGN PROPERLY.
3. ALL CEILING HEIGHTS TO BE FIELD VERIFIED AND APPROVED BY OWNER & BUILDER BEFORE ANY CEILING OR ROOF RAFTERS ARE FRAMED.
4. THESE ELEVATIONS ARE RECOMMENDATIONS ONLY AND CAN BE FIELD MODIFIED AND ADJUSTED AS NEEDED PER BUILDERS INSTRUCTIONS AND OWNER APPROVAL.
5. IT IS THE RESPONSIBILITY OF THE BUILDER, OWNER & FRAMER TO FOLLOW THE ABOVE NOTES AND VERIFY AND INFORM THE OWNER AND BUILDER OF ANY AND ALL DISCREPANCIES BEFORE ROOF IS COMPLETED.



RIGHT ELEVATION
1/4"=1'-0"



LEFT ELEVATION
1/4"=1'-0"

NOTE:
Ellis County Reprographics Inc. is a Drafting & Design firm only. In no way does E.C.R. represent itself as Architects or Engineers. All drawings are based on dimensions/specifications furnished to E.C.R. Inc by the the builder and/or home owner.
These plans are copyrighted and the property of Ellis County Reprographics Inc. The creation and purchase of these plans do not transfer ownership.

DRAWN BY: Ellis County Reprographics, Inc.
351 SOUTH RING ROAD
WAXAHACHIE, TEXAS 75165
972-938-3419

NOTICE OF NON-RESPONSIBILITY

PLANS FOR: BRYAN DUNCAN
2389 SADDLEBROOK LANE
ROCKWALL, TEXAS

DRAWING: ELEVATIONS AND ROOF PLAN

SHEET NO. A-3

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	2389 Saddlebrook Ln Rockwall TX 75087				
SUBDIVISION	Saddlebrook II	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	Stephen B Duncan	☐ APPLICANT	
CONTACT PERSON		CONTACT PERSON	
ADDRESS	[redacted]	ADDRESS	
CITY, STATE & ZIP		Y, STATE & ZIP	
PHONE		PHONE	
E-MAIL		com E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 215, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF August, 2025. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 9 *DAY OF* August, 2025.

OWNER'S SIGNATURE Stephen B Duncan

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Karen R Frederick

KAREN R FREDERICK
Notary Public, State of Texas
Notary ID 1078992-5
My Commission Exp. 03-18-2026

MY COMMISSION EXPIRES 3-18-2026



City of Rockwall

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

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

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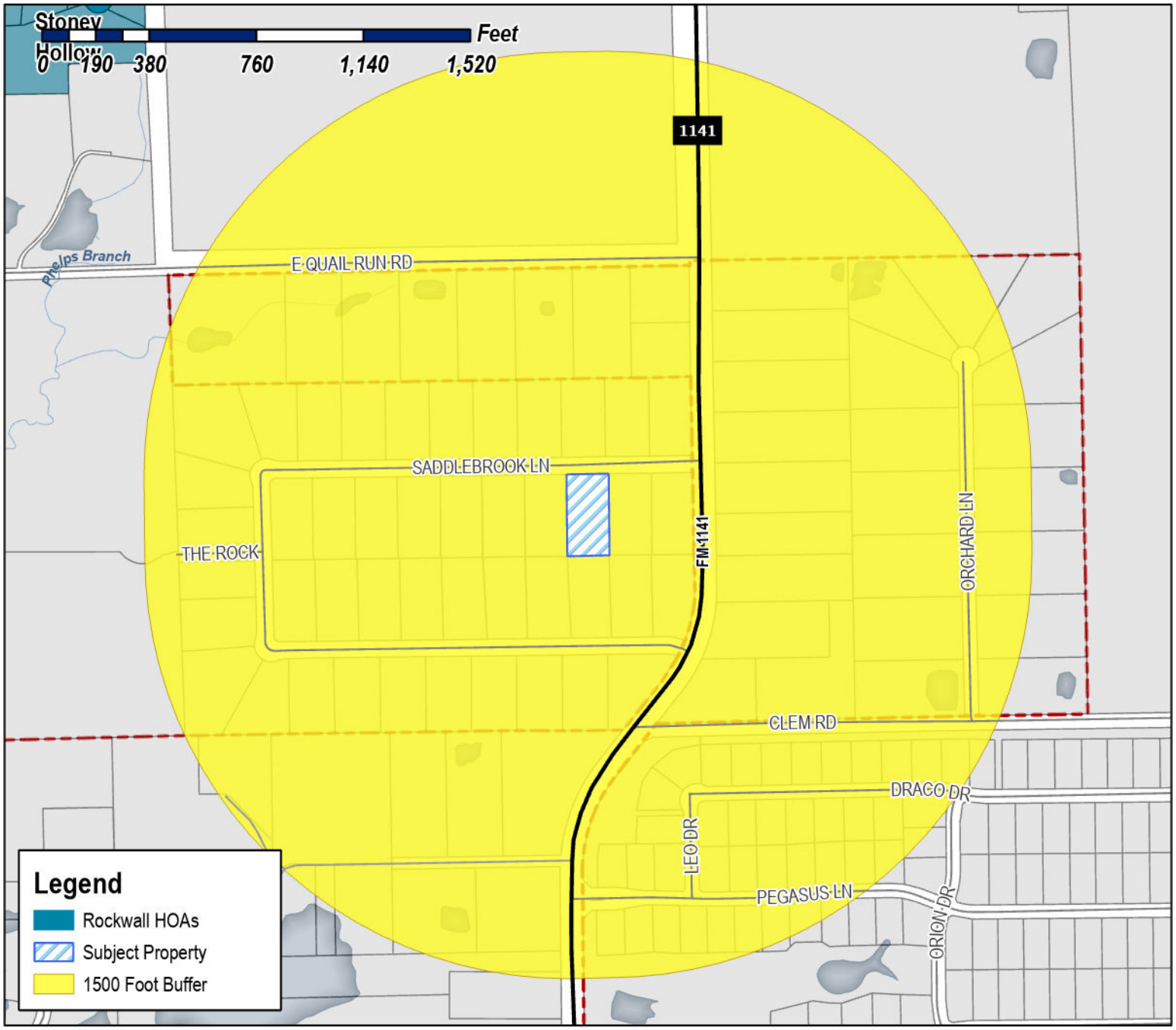
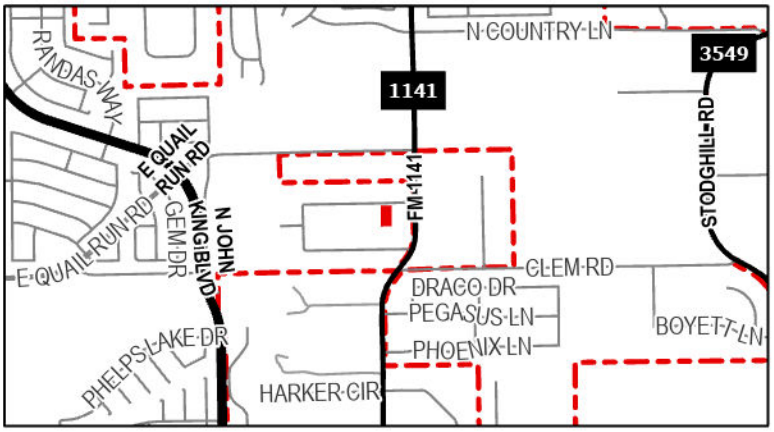


Case Number: Z2025-054
Case Name: SUP for an Accessory Structure
Case Type: Zoning
Zoning: Single-Family 16 (SF-16) District
Case Address: 2389 Saddlebrook Lane



Date Saved: 8/15/2025
For Questions on this Case Call (972) 771-7745

City of Rockwall

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385 S. Goliad Street
Rockwall, Texas 75087
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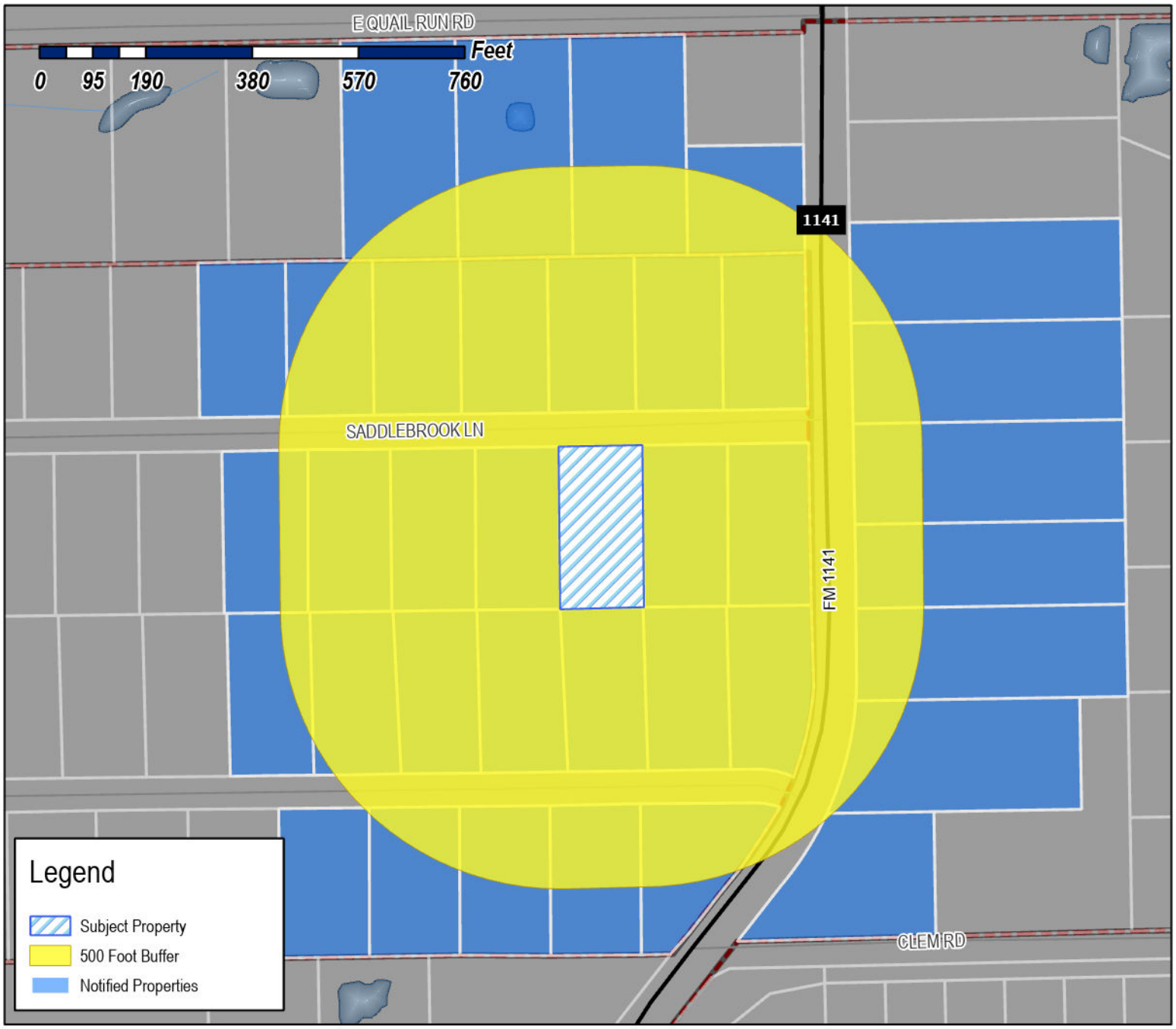

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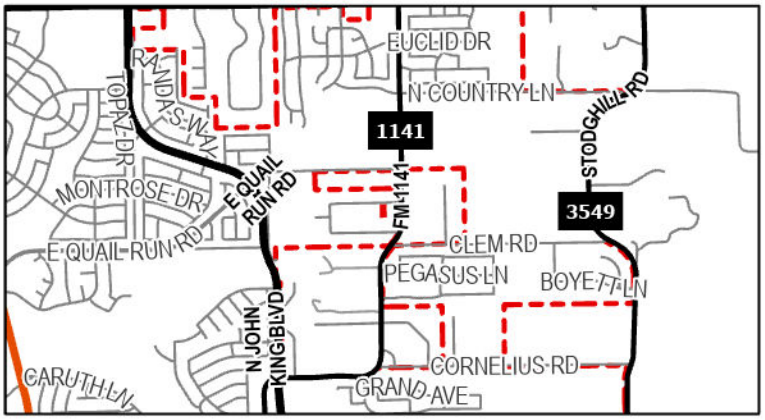


Date Saved: 8/15/2025
For Questions on this Case Call: (972) 771-7745

DUNCAN BRYAN AND BEVERLY
2389 SADDLEBROOK LN
ROCKWALL, TX 75087

DIETRICH SHELLEY L & DAROLD T
2393 SADDLEBROOK LN
ROCKWALL, TX 75087

CALDERON ALEJANDRO & ROSARIO
2373 SADDLEBROOK LN
ROCKWALL, TX 75087

SPINER YWAINE & JOAN FROEHLICH
2377 Saddlebrook Ln
Rockwall, TX 75087

WHISENHUNT BARRY I & JOYCE D
2381 SADDLEBROOK LN
ROCKWALL, TX 75087

OSBORNE MICHAEL B & DESIRAE M
2313 Saddlebrook Ln
Rockwall, TX 75087

MUGGEO THOMAS & PATRICIA M
2317 SADDLEBROOK LN
ROCKWALL, TX 75087

TRUITT PAMELA MARIE & ROBERT EDWIN
2372 Saddlebrook Ln
Rockwall, TX 75087

SMITH WILLIAM CLEVE JR &
EDITH LILLIAN
2312 SADDLEBROOK LN
ROCKWALL, TX 75087

LLOYD DANIEL AND REBECCA R
2316 SADDLEBROOK LANE
ROCKWALL, TX 75087

TAYLOR BRANDON G & AMANDA H
2320 SADDLEBROOK LN
ROCKWALL, TX 75087

JONES JAMES E
2309 SADDLEBROOK LN
ROCKWALL, TX 75087

BASHAM ERIC B
2376 SADDLEBROOK LN
ROCKWALL, TX 75087

W D DEFEBAUGH REVOCABLE TRUST 2023
WALTER WAYNE DEFEBAUGH & DAWN ANN
DEFEBAUGH - TRUSTEES
2380 SADDLEBROOK LN
ROCKWALL, TX 75087

GRAY RYAN D AND MARISA C
2384 SADDLEBROOK LN
ROCKWALL, TX 75087

OSBORNE AARON & BARBARA
2305 SADDLEBROOK LANE
ROCKWALL, TX 75087

BARON JEFFREY MICHAEL & JEANNE MARIE
2324 SADDLEBROK LANE
ROCKWALL, TX 75087

PUTCHINSKI PAUL & SHANNON
2385 SADDLEBROOK LANE
ROCKWALL, TX 75087

CALLICOATT GEORGE & JUDY
2388 SADDLEBROOK LN
ROCKWALL, TX 75087

THORMAHLEN KARL M SR & ETUX
2392 SADDLEBROOK LN
ROCKWALL, TX 75087

AMUNDSON DAVID O & ALICIA K
2328 SADDLEBROOK LN
ROCKWALL, TX 75087

MINNICH SHAWN C & WENDY A
2396 SADDLEBROOK LN
ROCKWALL, TX 75087

CULP TERRI L
2301 SADDLEBROOK LN
ROCKWALL, TX 75087

FLEMING DONALD CHARLES LIV TR
DONALD CHARLES FLEMING TRUSTEE
2397 SADDLEBROOK LN
ROCKWALL, TX 75087

MURPHEY HARVEY W
2304 SADDLEBROOK LN
ROCKWALL, TX 75087

WILLESS BARBARA NELL
2471 FM 1141
ROCKWALL, TX 75087

LONGINO JANICE PEREZ
2415 FM 1141
ROCKWALL, TX 75087

BROWNRIGG JOHNNY AND ANGELA
2439 FM 1141
ROCKWALL, TX 75087

BELL BRYAN & PRISCILLA
1660 E QUAIL RUN RD
ROCKWALL, TX 75087

KEGGEREIS NORMA
1650 E QUAIL RUN RD
ROCKWALL, TX 75087

LANG PAUL M ET UX
700 E 1st St
La Feria, TX 78559

ECHOLS JAMES WADE
2307 E 2307 QUAIL RUN RD
ROCKWALL, TX 75087

ROSS JACOB L
2541 FM 1411
ROCKWALL, TX 75087

RICHARDSON FRANKLIN AND JENNIFER
2343 EAST QUAIL RUN ROAD
ROCKWALL, TX 75087

FISHER JERRY F & STEPHEN N
170 CLEM RD
ROCKWALL, TX 75087

CONFIDENTIAL
2308 SADDLEBROOK LN
ROCKWALL, TX 75087

CONFIDENTIAL
2505 FM 1141
ROCKWALL, TX 75087

PUBLIC NOTICE

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

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

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

Z2025-054: SUP for a Carport and Accessory Building

Hold a public hearing to discuss and consider a request by Stephen B. Duncan for the approval of a Specific Use Permit (SUP) for a Carport and Accessory Building on a one (1) acre parcel of land identified as Lot 18, Block B, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2389 Saddlebrook Lane, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, September 9, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, September 15, 2025 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Monday, September 15, 2025 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2025-054: SUP for a Carport and Accessory Building

Please place a check mark on the appropriate line below:

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

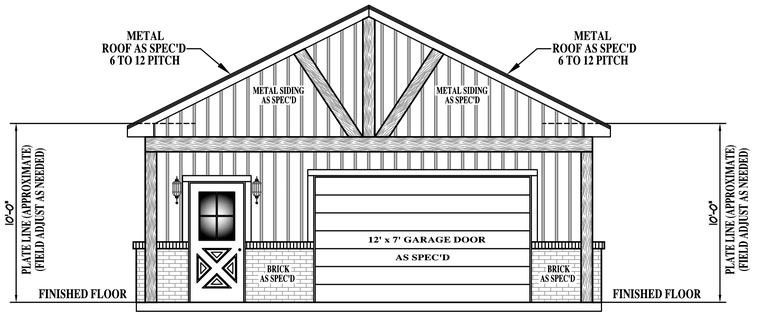
☐ I am opposed to the request for the reasons listed below.

Name:

Address:

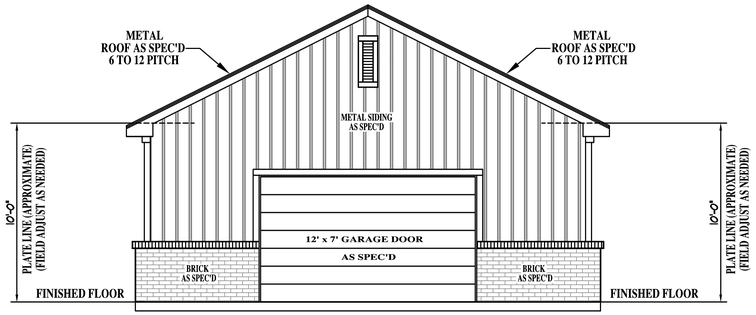
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written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

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



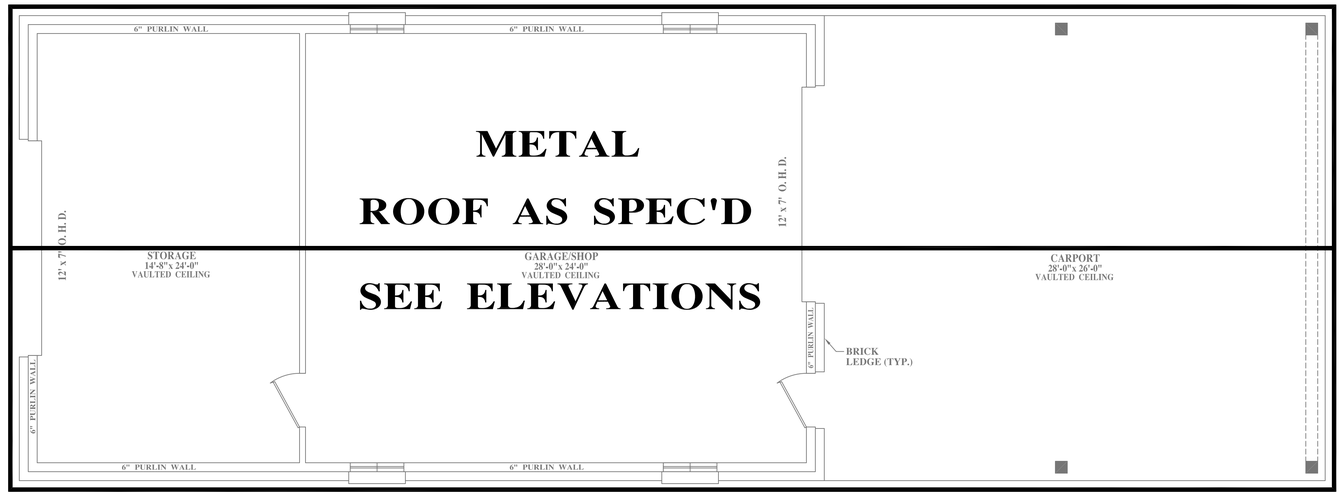
FRONT ELEVATION

1/4"=1'-0"



REAR ELEVATION

1/4"=1'-0"

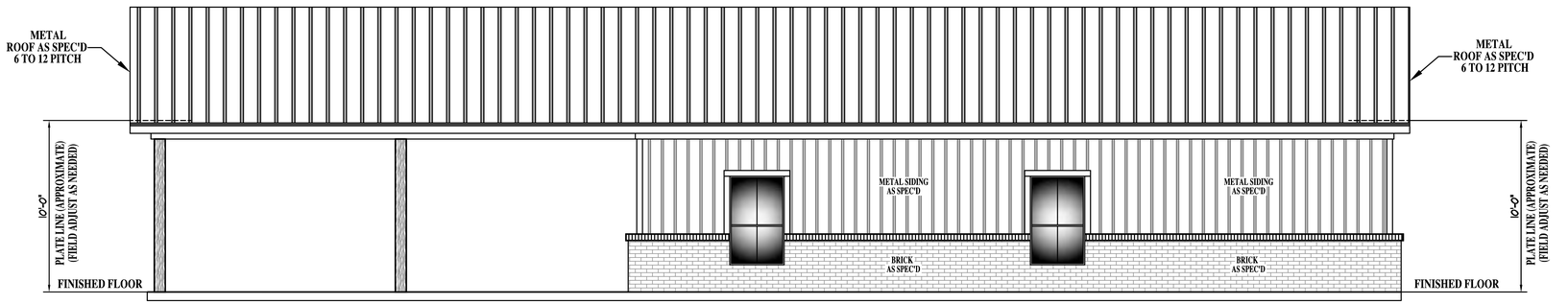


ROOF PLAN

1/4"=1'-0"

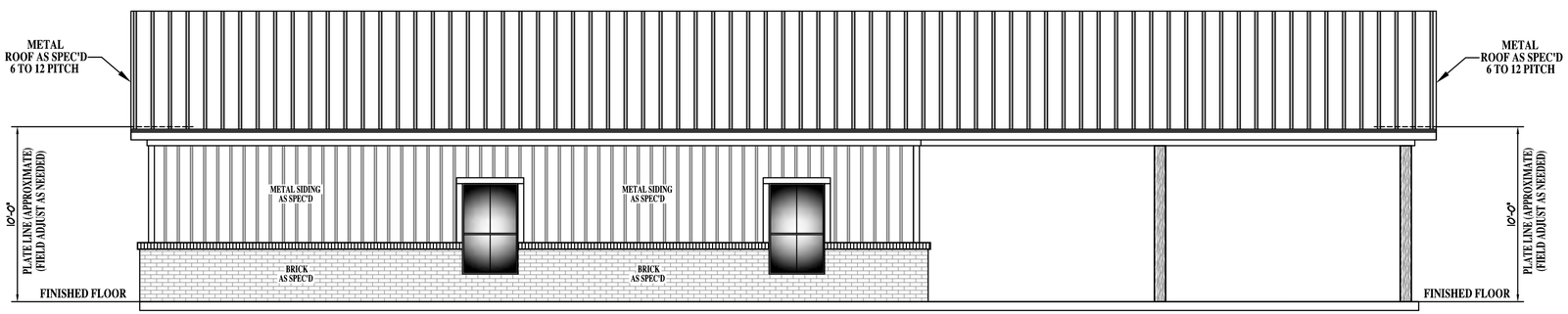
NOTES:

1. ALL PLATE LINES ARE ESTIMATES ONLY & MUST BE FIELD VERIFIED & ADJUSTED AS NEEDED TO MAKE ROOF ALIGN PROPERLY.
2. ALL ROOF PITCHES ARE ESTIMATES ONLY AND MUST BE FIELD VERIFIED AND ADJUSTED AS NEEDED TO MAKE ROOF ALIGN PROPERLY.
3. ALL CEILING HEIGHTS TO BE FIELD VERIFIED AND APPROVED BY OWNER & BUILDER BEFORE ANY CEILING OR ROOF RAFTERS ARE FRAMED.
4. THESE ELEVATIONS ARE RECOMMENDATIONS ONLY AND CAN BE FIELD MODIFIED AND ADJUSTED AS NEEDED PER BUILDERS INSTRUCTIONS AND OWNER APPROVAL.
5. IT IS THE RESPONSIBILITY OF THE BUILDER, OWNER & FRAMER TO FOLLOW THE ABOVE NOTES AND VERIFY AND INFORM THE OWNER AND BUILDER OF ANY AND ALL DISCREPANCIES BEFORE ROOF IS COMPLETED.



RIGHT ELEVATION

1/4"=1'-0"



LEFT ELEVATION

1/4"=1'-0"

NOTE:
Ellis County Reprographics Inc. is a Drafting & Design firm only. In no way does E.C.R. represent itself as Architects or Engineers. All drawings are based on dimensions/specifications furnished to E.C.R. Inc by the the builder and/or home owner.
These plans are copyrighted and the property of Ellis County Reprographics Inc. The creation and purchase of these plans do not transfer ownership.

DRAWN BY: ALAN LOOSIER
BUILDER:
SCALE: 1/4"=1'-0"
DATE: 07-14-2025
CAD FILE: DUNCAN.DWG

DRAWN BY:
Ellis County Reprographics, Inc.
351 SOUTH RING ROAD
WAXAHACHIE, TEXAS 75165
972-938-3430

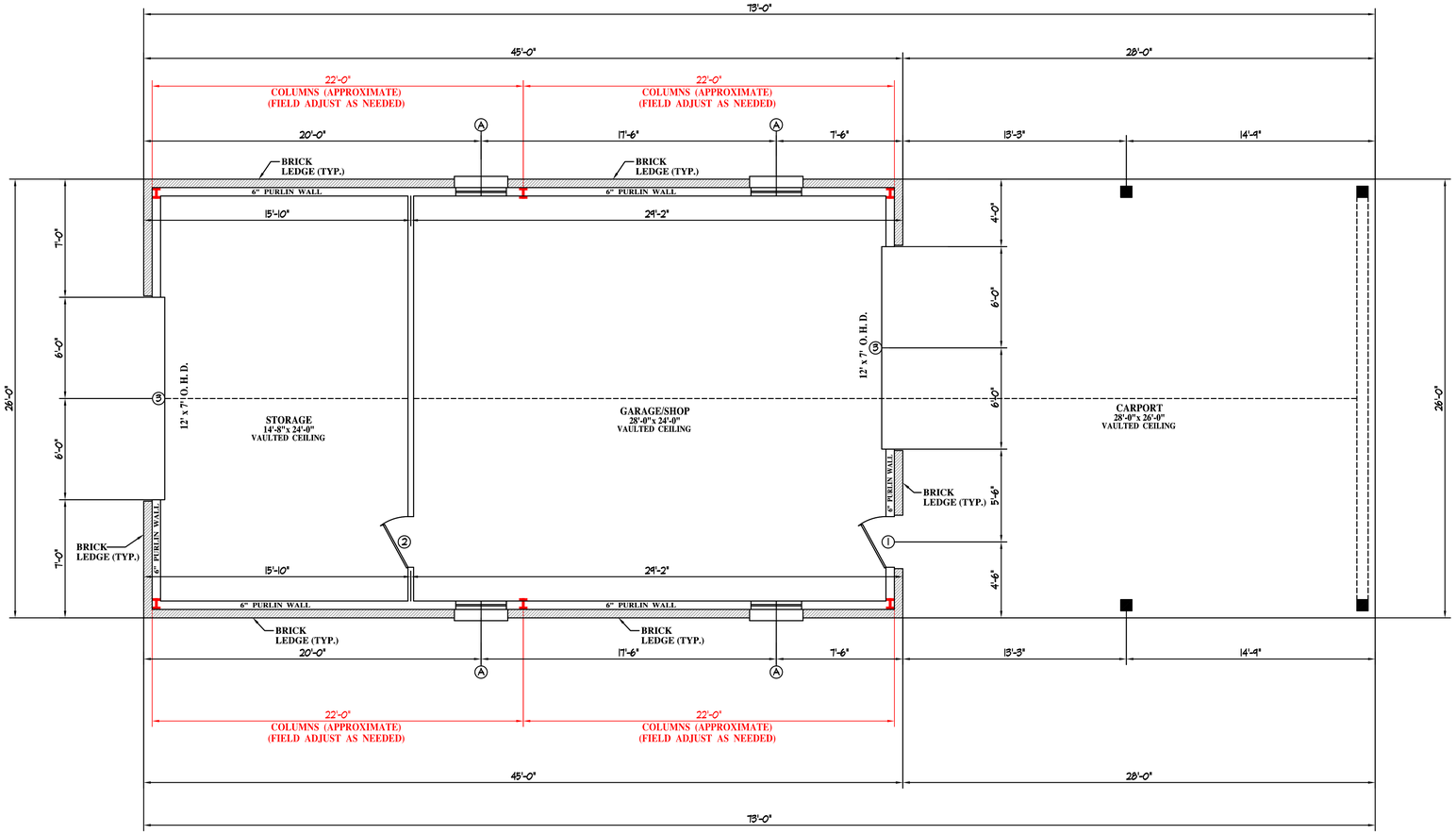
NOTICE OF NON-RESPONSIBILITY

AS THESE PLANS ARE A RECOMMENDATION ONLY, HAVING BEEN PREPARED FROM SPECIFICATIONS AND DIMENSIONS PROVIDED BY THE BUILDER/PURCHASER OF PLANS TO E.C.R., INC. THE PLANS SHOULD BE CHECKED AND VERIFIED PER LOCAL CODES AND SPECS BY THE BUILDER/PURCHASER OF THE PLANS. IF THIS IS NOT DONE, E.C.R. ASSUMES NO RESPONSIBILITY WHATSOEVER IF THE BUILDER/PURCHASER MODIFIES OR CHANGES THESE PLANS.
THE LIMIT OF LIABILITY FOR E.C.R. INC IS NOT TO EXCEED THE COST OF THE PLANS.
ELLIS COUNTY REPROGRAPHICS, INC

PLANS FOR:
BRYAN DUNCAN
2389 SADDLEBROOK LANE
ROCKWALL, TEXAS

DRAWING:
ELEVATIONS AND ROOF PLAN

SHEET NO.
A-3



FLOOR PLAN

1/4"=1'-0"

DRAWING INDEX

A-1 FLOOR PLAN
A-2 ELECTRICAL PLAN
A-3 ELEVATIONS AND ROOF PLAN

GENERAL NOTES:

1. ALL WALLS STUDS SHALL BE 16" O.C. UNLESS NOTED OTHERWISE BY CONTRACTOR.
2. ALL CEILING JOIST AND ROOF RAFTERS SHALL BE 16" O.C. UNLESS OTHERWISE NOTED BY CONTRACTOR.
3. MAXIMUM SPAN FOR ROOF JOIST AND RAFTERS PER CONTRACTORS SPECS.
4. ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES & ORDINANCES.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A COMPLETE LIST OF ALL PRODUCTS, APPLIANCES & MATERIALS TO BE USED PRIOR TO PURCHASE AND INSTALLATION.
7. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND INSPECTIONS.
8. THE CONTRACTOR SHALL PROVIDE ALL THE NECESSARY CALCULATIONS, DRAWINGS, AND OTHER REQUIREMENTS FOR THE DESIGN AND INSTALLATION OF THE FOUNDATION.
9. THE FOUNDATION SHALL BE DESIGNED BY A PROFESSIONAL STRUCTURAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF TEXAS, WHO HAS AT LEAST FIVE YEARS EXPERIENCE IN THE DESIGN OF FOUNDATIONS FOR SOILS IN THE DALLAS AND FT. WORTH AREA.
10. ALL REQUIRED SOIL TESTING, INVESTIGATIONS, LAB ANALYSIS AND OTHER REQUIRED DATA SHALL BE PROVIDED BY THE CONTRACTOR.

WINDOW SCHEDULE

NO.	TYPE	SIZE
A	VERTICAL SINGLE HUNG VINYL	3'-0"x 5'-0"

DOOR SCHEDULE

NO.	SIZE	FIRE	MATERIAL
1	3'-0"x 6'-8"	B	EXTERIOR DOOR MILL CONST. (UTILITY)
2	3'-0"x 6'-8"	B	INTERIOR WOOD RAISED PANEL
3	12'-0"x 7'-0"	B	OVERHEAD GARAGE DOOR UNIT

COLUMN NOTE:

ALL COLUMNS ARE ESTIMATES ONLY AND NEED TO BE FIELD VERIFIED AND ADJUSTED AS NEEDED IN THE FIELD BY BUILDER.

SPACE LIST

TITLE	SQ.FT.
GARAGE/SHOP	712
CARPORT	736
STORAGE	388
BRICK LEDGE	56
TOTAL UNDER ROOF	1892

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THE LIMIT OF LIABILITY FOR EDR, INC IS NOT TO EXCEED THE COST OF THE PLANS.
ELLIS COUNTY REPROGRAPHICS, INC

DRAWN BY: ALAN LOOSIER
BUILDER:
SCALE: 1/4"=1'-0"
DATE: 07-14-2025
CAD FILE: DUNCAN.DWG

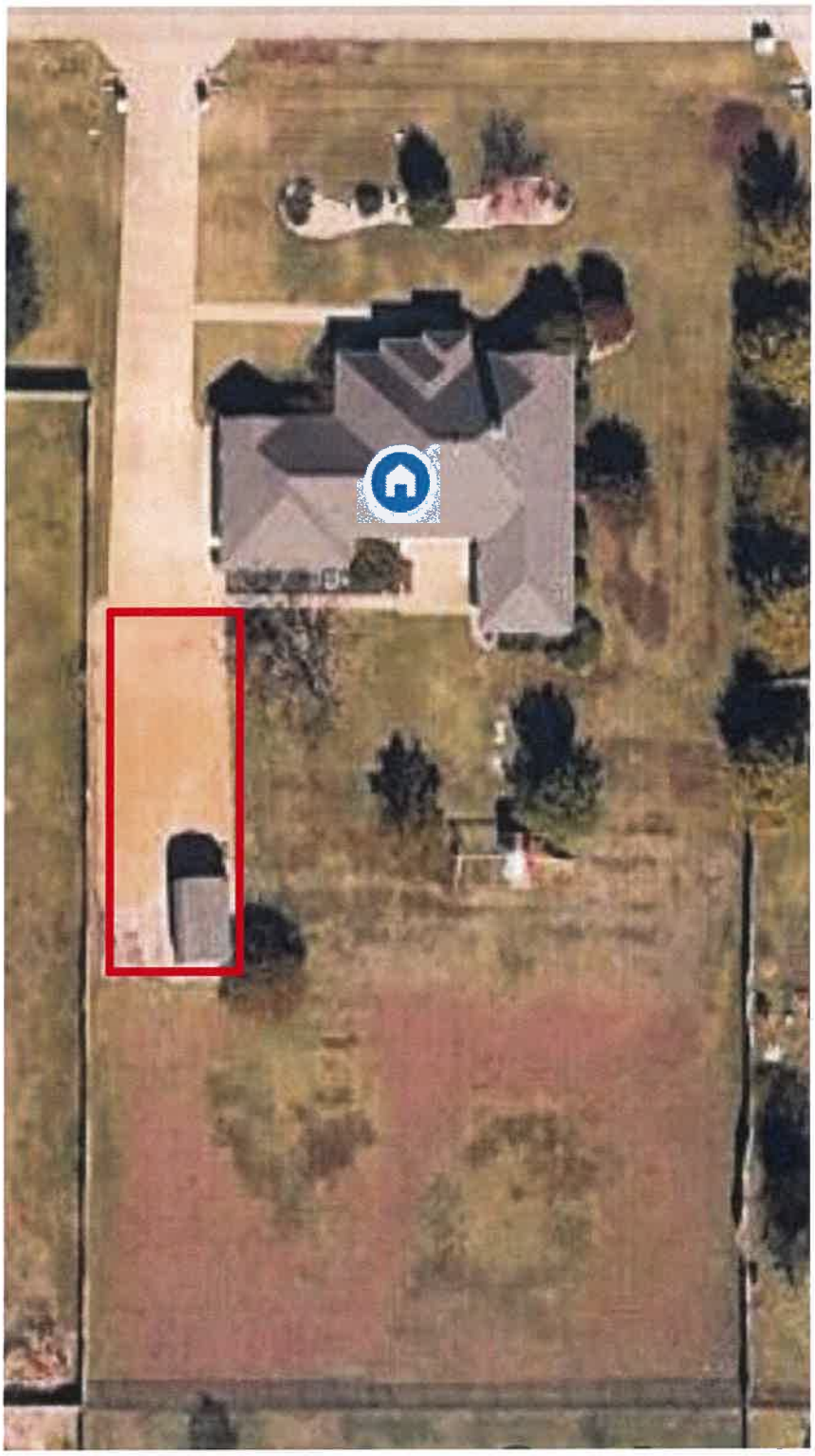
DRAWN BY:
Ellis County Reprographics, Inc.
351 SOUTH RING ROAD
WAXAHACHIE, TEXAS 75165
972-938-3430

PLANS FOR:
BRYAN DUNCAN
2389 SADDLEBROOK LANE
ROCKWALL, TEXAS

DRAWING:
FLOOR PLAN

SHEET NO.
A-1

2389 Saddlebrook Ln, Rockwall TX 75087



CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A CARPORT AND ACCESSORY BUILDING ON A ONE (1) ACRE PARCEL OF LAND IDENTIFIED AS LOT 18, BLOCK B, OF THE SADDLEBROOK ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Stephen B. Duncan for the approval of a *Specific Use Permit (SUP)* for a *Carport and Accessory Building* on a one (1) acre parcel of land identified as Lot 18, Block B, of the Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District land uses, addressed as 2389 Saddlebrook Lane, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential Standards*; Section 03.06, *Single-Family 16 (SF-16) District*; and Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*], and with the following conditions:

DRAFT 08.26.2025

2.1. OPERATIONAL CONDITIONS

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

(1) The development of the *Carport and Accessory Building* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance; and,

(2) The *Carport and Accessory Building* shall generally conform to the *Building Elevations* as depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance; and,

(3) The *Carport and Accessory Building* shall not exceed a total maximum size of 1,892 SF; and,

(4) The *Carport and Accessory Building* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

(5) No other *Accessory Structures* shall be permitted on the subject property.

2.2. COMPLIANCE

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

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

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

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

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

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

DRAFT ORDINANCE 08.26.2025

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF OCTOBER, 2025.

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *September 15, 2025*

2nd Reading: *October 6, 2025*

DRAFT ORDINANCE 08.26.2025

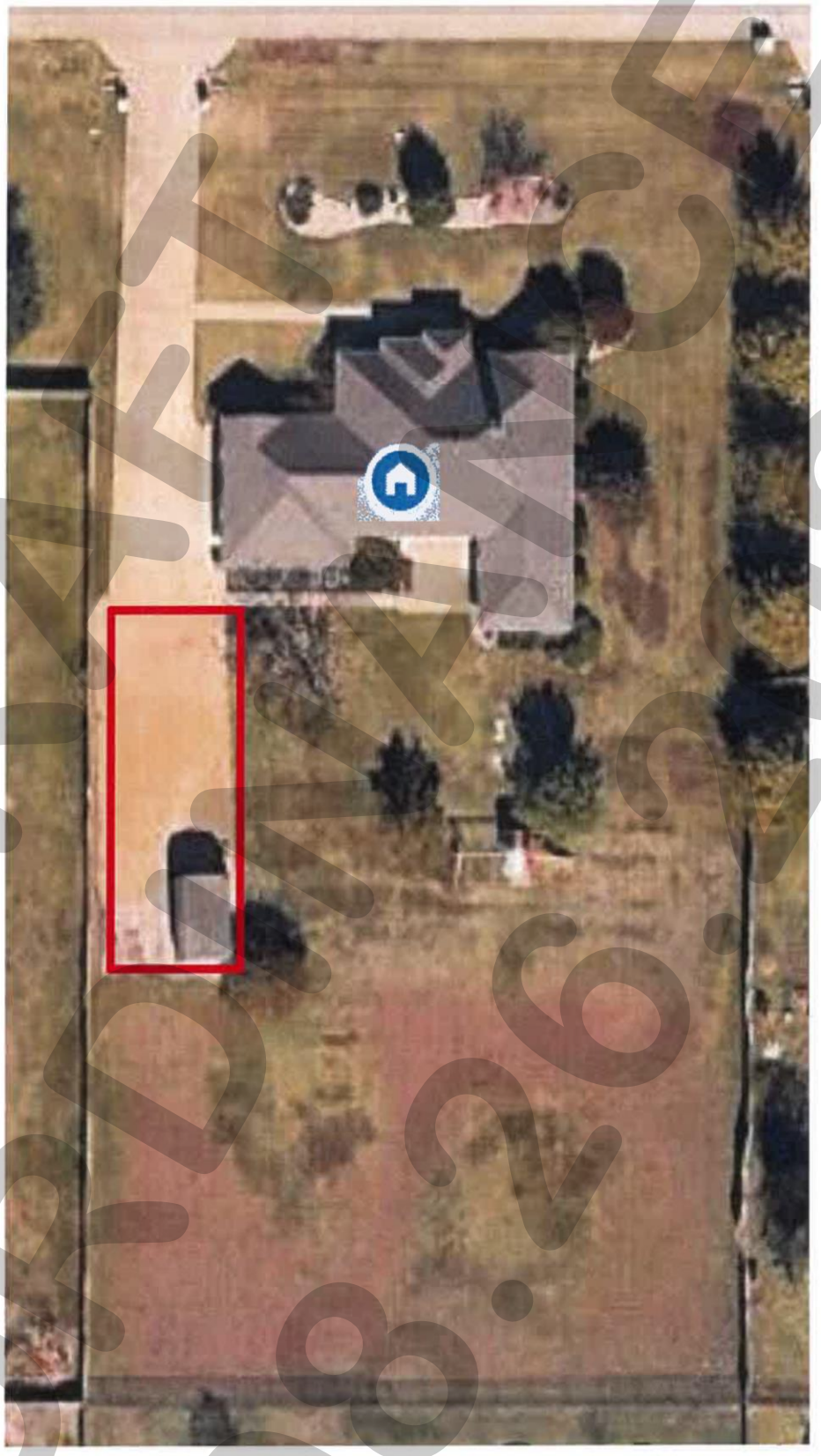
Exhibit 'A'
Legal Description

Address: *2389 Saddlebrook Lane*
Legal Description: *Lot 18, Block B, Saddlebrook Estates #2 Addition*



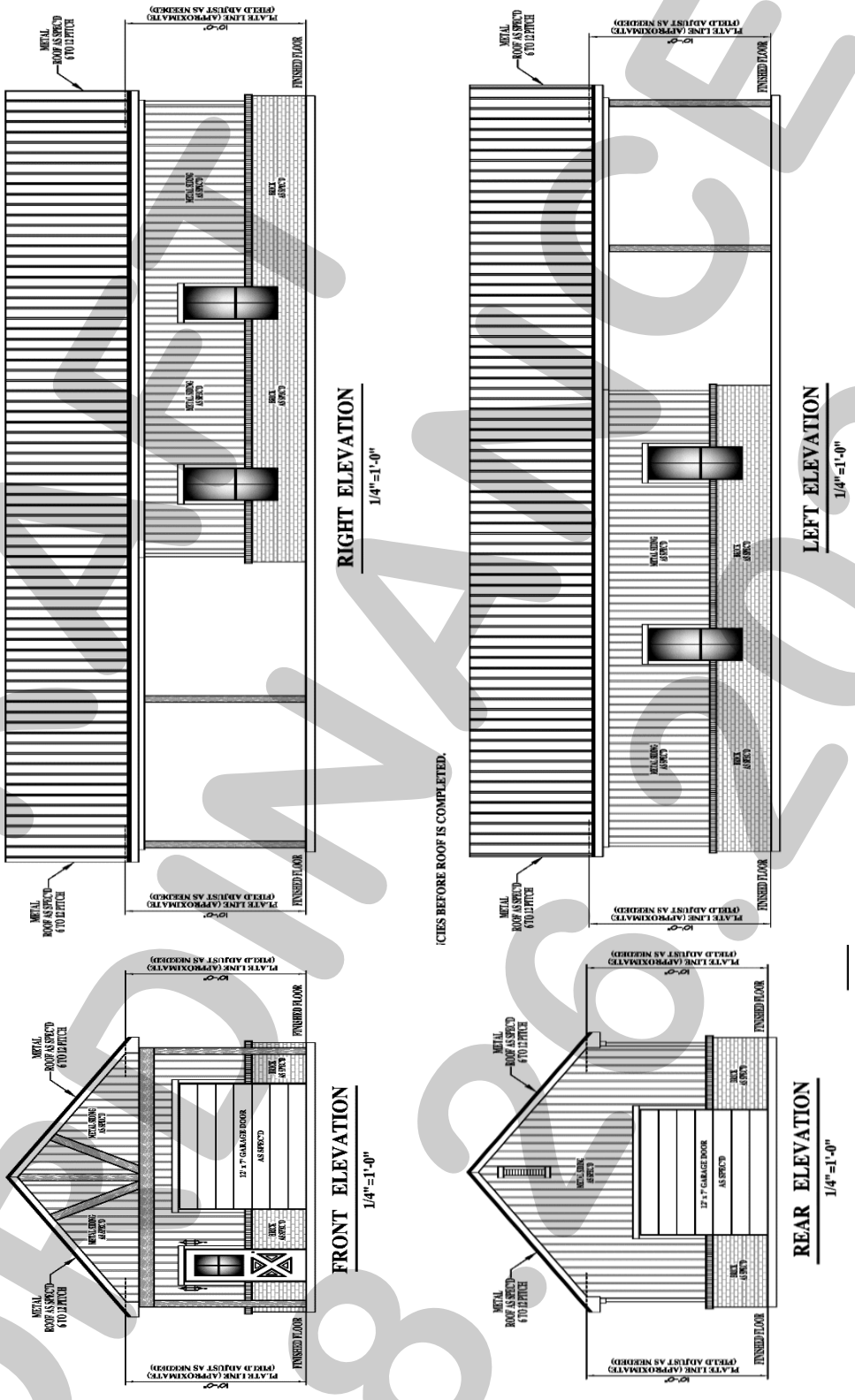
DRAFT
09/26/2025

Exhibit 'B'
Site Plan



DRAFT
08.26.2025

Exhibit 'C':
Building Elevations



DRAFT
08.26.2025

PROJECT COMMENTS

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

DATE: 8/22/2025

PROJECT NUMBER: Z2025-055
PROJECT NAME: Amendment to PD-68
SITE ADDRESS/LOCATIONS: 1301 South Goliad Street, Rockwall, TX, 75087

CASE CAPTION: Hold a public hearing to discuss and consider a request by Lisa Deaton of Palm Development Partners, LLC on behalf of Donna Perry of East Shore J/V for the approval of a PD Development Plan for Medical Office Building on a 1.4384-acre parcel of land identified as Lot 27, Block A, The Standard-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 68 (PD-68) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1301 S. Goliad Street [SH-205], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	08/22/2025	Needs Review

08/22/2025: Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request for the approval of a PD Development Plan for Medical Office Building on a 1.4384-acre parcel of land identified as Lot 27, Block A, The Standard-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 68 (PD-68) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1301 S. Goliad Street [SH-205].

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

I.3 The subject property will be required to replat to establish easements once the Engineering Department has released the applicant to do so during the Civil Plan review process.

M.4 Concept Plan.
(1) Please remove the landscaping from the concept plan. This will be reviewed during the site plan process.
(2) Please indicate the height and type of fencing requested for around the sports court.

I.5 Photometric Plan. The photometric plan is not required at this time. Please see the preliminary comments below.
(1) All of the light fixtures must be fully shielded and oriented downward. In this case, fixture W1 would need to be changed.
(2) All light fixture may not exceed a mounting height of 20-feet.

M.6 Building Elevations.
(1) The proposed building elevations do not meet the majority of the articulation requirements. The articulation issues mostly involve the vertical projections not being tall enough, the horizontal projections not extending far enough from the façade, and the vertical projects must return further back into the building. Please review the articulation requirements within the General Commercial District Standards within the Unified Development Code (UDC). This comment does not need to be fully addressed at this time. The site plan process will be more involved in addressing this comment.
(2) The RTUs must be crosshatched on the building elevations. The RTUs must be fully screened by the parapet and not visible from any direction.
(3) Please include the material percentages to ensure conformance to the requirements detailed within the General Overlay District Standards contained in the Unified

Development Code (UDC).
(4) Please include a note that the back side of the parapets will be finished in the same material as the external facing façade.
(5) The roof access ladder will need to be internalized into the building.

M.7 Please review the attached draft ordinance prior to the August 26, 2025 Planning & Zoning Commission meeting, and provide staff with your markups by September 3, 2025.

I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on September 3, 2025; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the September 9, 2025 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on August 26, 2025.

I.9 The projected City Council meeting dates for this case will be September 15, 2025 (1st Reading) and October 6, 2025 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	08/22/2025	Approved w/ Comments

08/22/2025: 1. This is not a City street. It is a mutual access, fire lane, and utility easement.

General Comments:
General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures, including walls, allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- No structures or fences with easements.
- Tree mitigation will be required for the removal of any existing trees on site.
- The site will need to be platted.
- All utilities must be underground.
- Additional comments may be provided at time of Site Plan and Engineering.

Roadway Paving Items:
- Must meet City driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking must be 20'x9' minimum.
- Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane (if needed) to be 24' wide and in a platted easement.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Culverts (if needed) must be engineered.
- Sidewalk pro-rata $3.50/lf of SH 205 frontage

Water and Wastewater Items:
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed.
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement.

- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- There is an existing sewer manhole located on the northwest side of the property available for use.
- There is an existing 12" water main stub along S. Goliad St., and an 8" water main stub located on the northeast side of the property available for use.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered within an easement.
- 10' Utility easements to be dedicated along SH 205 and Community Lane

Drainage Items:
- Existing flow patterns must be maintained.
- Detention is required for the southern basin.
- Detention calculations are based on zoning, not specific land use.
- Detention easement is required, set at the freeboard elevation.
- No vertical walls allowed in the detention easement.
- No public water or public sanitary sewer allowed in the detention easement.
- Detention must have a max side slope of 4:1 with a minimum bottom slope of 1%.
- Detention ponds must be irrigated
- Detention must be on site, and not within public utility easements or Right-of-Way.
- Detention pond must have an emergency spillway.
- Existing detention volume and outfall must be verified and that drainage flows to detention area.
- The100-year WSEL for the detention pond must be called out.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- FFE for all buildings must be called out when adjacent to a detention pond. FEE must be a minimum 2' above the 100-year WSEL for the detention pond.
- Grate inlets are not allowed.
- Dumpster areas must drain to oil/water separator and then to the storm drainage system.

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- Landscape berms may not be on top of City utilities or within easements.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	08/21/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	08/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/18/2025	Approved

No Comments

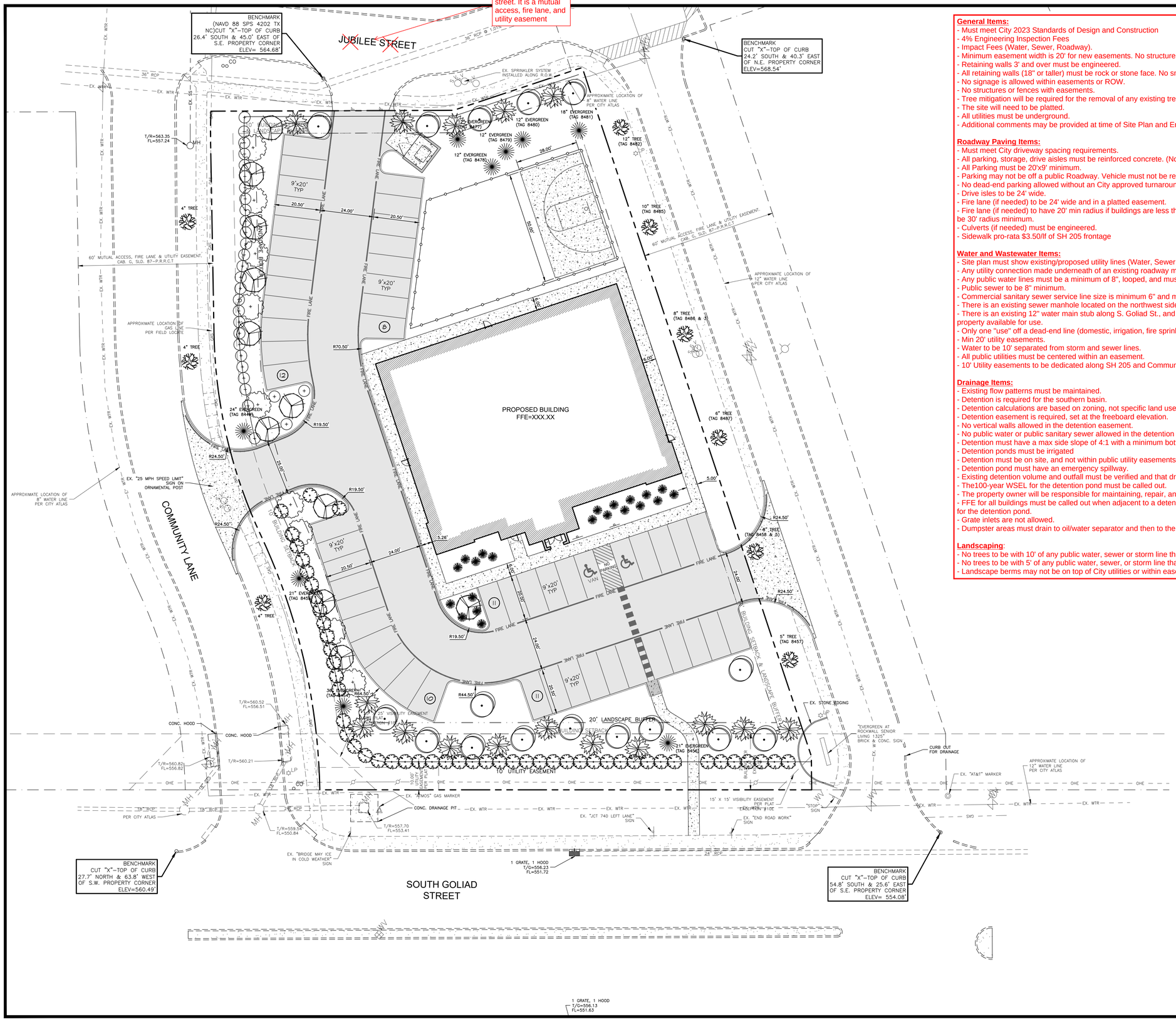
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	08/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/18/2025	Approved w/ Comments

08/18/2025: Tree mitigation required

Landscape plan with need to have a plant legend with required calculations



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Texas 811
Know what's below. Call before you dig.

*** STOP! CALL BEFORE YOU DIG! ***
AS REQUIRED BY "THE TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT" TEXAS811 MUST BE CONTACTED AT LEAST 2 WORKING DAYS PRIOR TO ANY EXCAVATION OPERATIONS BEING PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TEXAS ONE CALL SYSTEM. THE CONTRACTOR SHALL ALSO CALL 811, AND ALL OTHER LOCATE COMPANIES PRIOR TO EXCAVATION ACTIVITIES.

NOTICE TO CONTRACTORS

1. These plans are subject to review and approval by all jurisdictions having authority.
2. Contractor shall appropriately notify all relevant entities prior to digging on this project.
3. The contractor shall notify the engineer, in writing, of any errors or discrepancies discovered in the construction documents immediately.
4. The topographic information shown hereon is a reflection of the information provided by **MARK DEAL & ASSOCIATES**
   If the contractor discovers any errors in said information, he shall notify the engineer, in writing, immediately. The engineer and owner shall be indemnified of any problems and/or associated costs resulting from lack of notification.
5. The contractor shall be responsible for confirming the horizontal and vertical location of buried utilities and structures, including, but not limited to the following:

Telephone cable	Conduits	Pipes
Stormsewer lines	Water lines	Gas lines
Television cables	Sanitary Sewer lines	Oil Production lines
Saltwater lines		

Note: If discrepancies occur between that which is shown on the plans and conditions present in the field, the contractor shall notify the engineer, in writing immediately. Failure to do so shall absolve owner and engineer of liability and associated costs.

SUBMITTAL / REVISIONS	DATE	BY

BENCHMARK DESIGN GROUP
CIVIL / ENVIRONMENTAL / PLANNERS
2026 REPUBLIC DRIVE SUITE B TYLER TEXAS 75701 - (903) 534-5353 - FIRM NUMBER F-7814 - WWW.BENCHMARK-ENGINEERS.COM

THIS DOCUMENT IS RELEASED FOR THE PURPOSES OF INTERIM REVIEW AND COMMENTS UNDER THE AUTHORITY OF
JOHN G. MITCHELL, P.E.,
REGISTRATION NO. 92699
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.

MINDFUL WELLNESS
ROCKWALL, TX

CONCEPT SITE PLAN

BENCHMARK DESIGN GROUP
CIVIL / ENVIRONMENTAL / PLANNERS

DRAWN BY:	CCB
CHECKED BY:	JGM
DATE:	JUNE 2025
JOB NO:	2025.036
SHEET NO.	EX

F:\Projects\2025\2025.036 Palm Development - Rockwall, Tx\dwg\2025.036.dwg, 7/30/2025 2:29:02 PM, Benchmark5

© Copyright 2004, Benchmark Design Group, LLC

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	1301 S. Goliad St, Rockwall, TX				
SUBDIVISION	The Standard - Rockwall Addition	LOT	27	BLOCK	A
GENERAL LOCATION	Located on the corner of S Goliad and Community Ln				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-68, SH-205 Overlay	CURRENT USE	None, Vacant lot
PROPOSED ZONING	PD-68, SH-205 Overlay	PROPOSED USE	Business (Medical Office Bldg)
ACREAGE	1.4384	LOTS [CURRENT]	One (1)
		LOTS [PROPOSED]	One (1)

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

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

☐ OWNER	East Shore J/V	☑ APPLICANT	Palm Development Partners, LLC
CONTACT PERSON	Donna Perry, Venture Manager	CONTACT PERSON	Lisa Deaton, Chief Operations Officer
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP	[redacted]	CITY, STATE & ZIP	[redacted]
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Donna Perry, Venture Manager [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 $ 221.58 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 15th *DAY OF* August *20* 25. *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

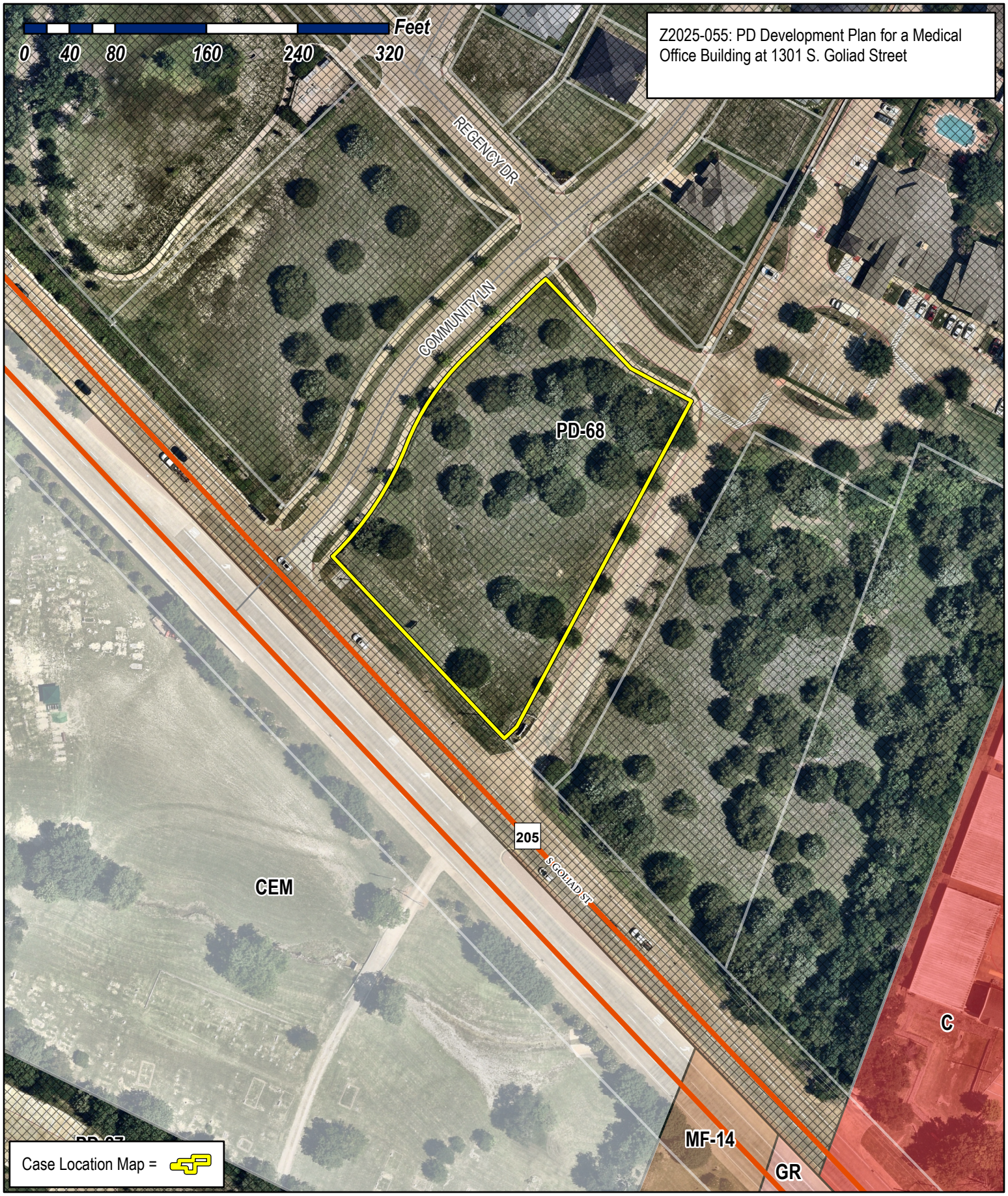
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15th *DAY OF* August *20* 25

OWNER'S SIGNATURE [signature]

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

MY COMMISSION EXPIRES 08/01/29

MELANIA FOSTER NOTARY PUBLIC # 17007040 EXP. 08/01/29 STATE OF OKLAHOMA



City of Rockwall

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

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

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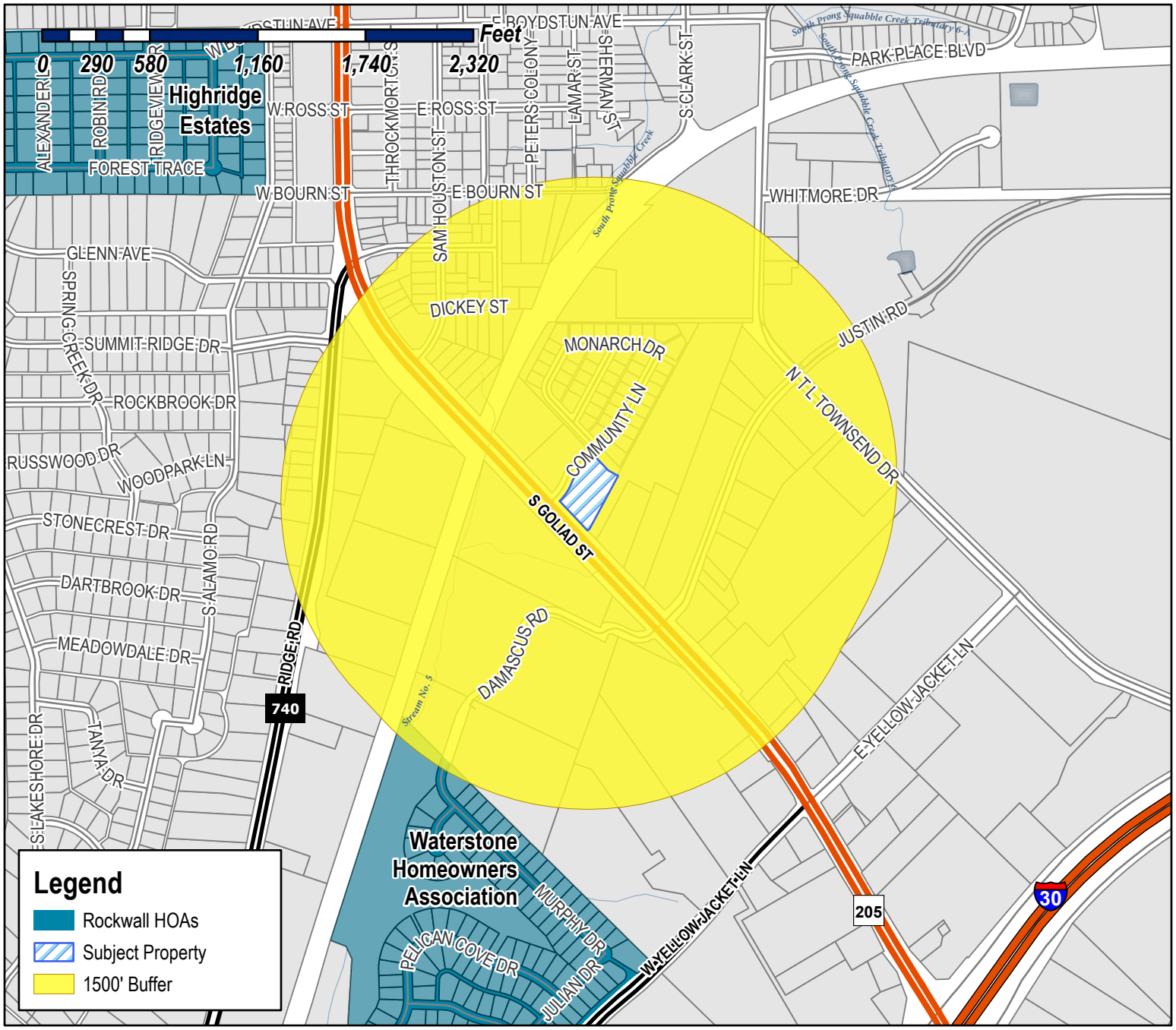
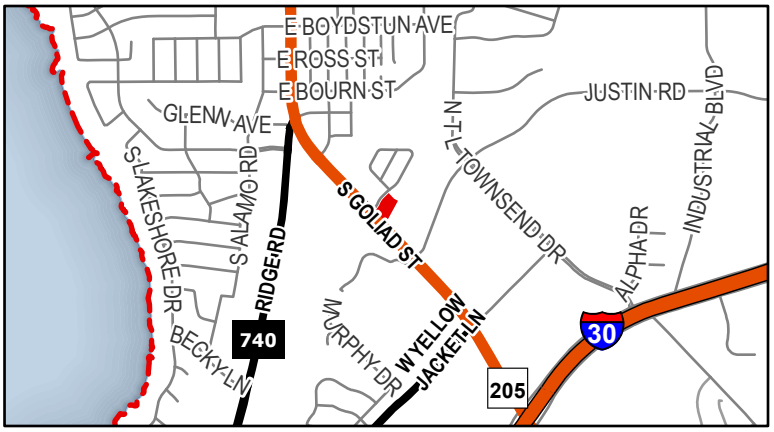


Case Number: Z2025-055
Case Name: PD Development Plan for a Medical Office Building
Case Type: Zoning
Zoning: Planned Development District 68 (PD-68)
Case Address: 1301 S. Goliad

Date Saved: 8/14/2025
For Questions on this Case Call (972) 771-7745



From: Zavala, Melanie
Cc: Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2025-055]
Date: Thursday, August 21, 2025 8:19:02 AM
Attachments: Public Notice (08.19.2025).pdf
HOA Map (08.15.2025).pdf

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, August 22, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, September 9, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 15, 2025 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

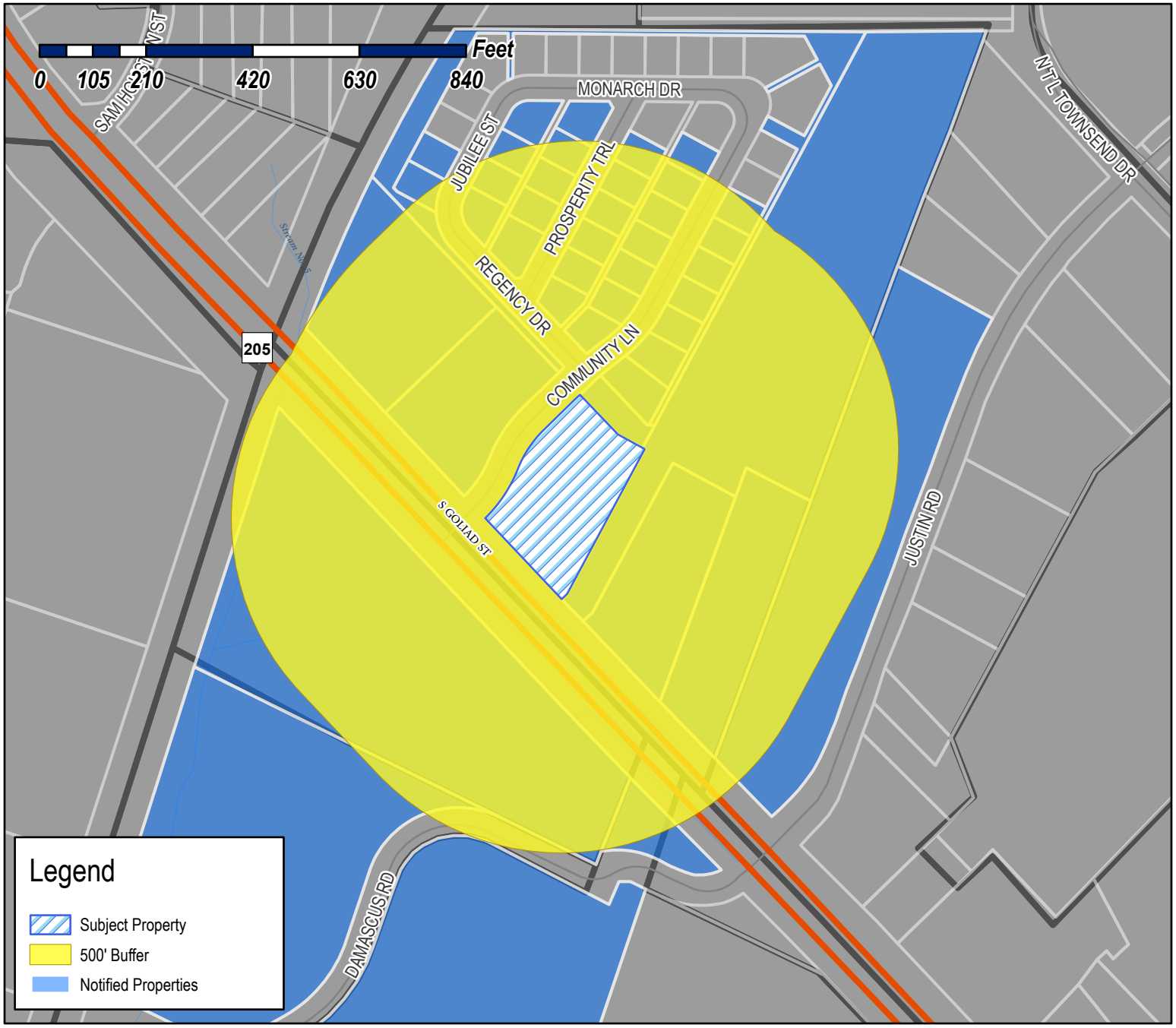
Z2025-055: PD Development Plan for Medical Office Building
Hold a public hearing to discuss and consider a request by Lisa Deaton of Palm Development Partners, LLC on behalf of Donna Perry of East Shore J/V for the approval of a PD Development Plan for Medical Office Building on a 1.4384-acre parcel of land identified as Lot 27, Block A, The Standard-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 68 (PD-68) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1301 S. Goliad Street [SH-205], and take any action necessary.

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

City of Rockwall

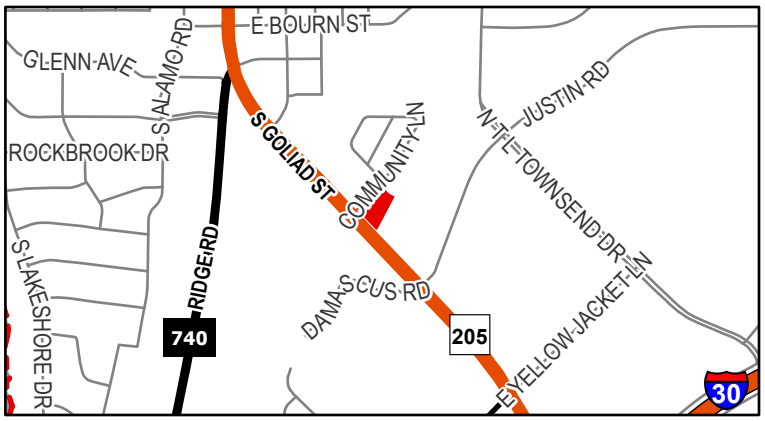
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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



Case Number: Z2025-055
Case Name: PD Development Plan for a Medical Office Building
Case Type: Zoning
Zoning: Planned Development District (PD-68)
Case Address: 1301 S. Goliad Street

Date Saved: 8/14/2025
For Questions on this Case Call: (972) 771-7745



ROCKWALL SENIOR COMMUNITY LP
C/O LIFENET COMMUNITY BEHAVIORAL HEALTHCARE
1132 Glade Rd
Colleyville, TX 76034

RESIDENT
1275 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
1300 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
1301 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
1325 S GOLIAD
ROCKWALL, TX 75087

HERITAGE CHRISTIAN ACADEMY
1408 S GOLIAD ST
ROCKWALL, TX 75087

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

EAST SHORE J/V
5499 Glen Lakes Dr Ste 110
Dallas, TX 75231

RESIDENT
601 COMMUNITY LN
ROCKWALL, TX 75087

RESIDENT
601 PROSPERITY TR
ROCKWALL, TX 75087

RESIDENT
602 COMMUNITY LN
ROCKWALL, TX 75087

THOMAS LOU BERTHA
602 JUBILEE STREET
ROCKWALL, TX 75087

RESIDENT
603 JUBILEE ST
ROCKWALL, TX 75087

RESIDENT
604 PROSPERITY TR
ROCKWALL, TX 75087

ADAIR HARMON L JR AND CAROLE J
605 COMMUNITY DRIVE
ROCKWALL, TX 75087

MORGAN JERRY RAY & GABRIELA HANNI
605 PROSPERITY TRL
ROCKWALL, TX 75087

RESIDENT
606 JUBILEE ST
ROCKWALL, TX 75087

PAMELA K BEERS REVOCABLE TRUST
PAMELA K BEERS- TRUSTEE
606 COMMUNITY LANE
ROCKWALL, TX 75087

RESIDENT
607 COMMUNITY LN
ROCKWALL, TX 75087

CATHEY OPAL A
607 JUBILEE ST
ROCKWALL, TX 75087

RESIDENT
608 PROSPERITY TR
ROCKWALL, TX 75087

MCCURRY JAMES M
609 Prosperity Trl
Rockwall, TX 75087

RESIDENT
610 COMMUNITY LN
ROCKWALL, TX 75087

BUSBY ARTHUR LEE JR &
DOROTHEA BUSBY
611 Community Ln
Rockwall, TX 75087

THE DAVID AND PATRICIA HENDRICKSON LIVING TRUST
DAVID L HENDRICKSON & PATRICIA S HENDRICKSON - TRUSTEES
611 JUBILEE ST
ROCKWALL, TX 75087

ALFRED T WILLIAMS AND PATRICIA M WILLIAMS
REVOCABLE LIVING TRUST
PATRICIA M WILLIAMS - SURVIVOR TRUSTEE
612 PROSPERITY TRL
ROCKWALL, TX 75087

RESIDENT
613 PROSPERITY TR
ROCKWALL, TX 75087

RESIDENT
614 COMMUNITY LN
ROCKWALL, TX 75087

RESIDENT
615 JUBILEE ST
ROCKWALL, TX 75087

MONTGOMERY PAMELA ANN
615 COMMUNITY LN
ROCKWALL, TX 75087

RESIDENT
616 PROSPERITY TR
ROCKWALL, TX 75087

HAMMERLING CHRISTOPHER JOHN AND RONI PENBERTHY
617 PROSPERITY TR
ROCKWALL, TX 75087

GARCIA ROY AND JENIFER
618 COMMUNITY LANE
ROCKWALL, TX 75087

RESIDENT
619 COMMUNITY LN
ROCKWALL, TX 75087

WINCH TERRI L
620 PROSPERITY TRAIL
ROCKWALL, TX 75087

RESIDENT
621 PROSPERITY TR
ROCKWALL, TX 75087

RESIDENT
622 COMMUNITY LN
ROCKWALL, TX 75087

RESIDENT
623 COMMUNITY LN
ROCKWALL, TX 75087

JOHNSON LINDA JONES & ALLEN RAY
626 COMMUNITY LANE
ROCKWALL, TX 75087

RESIDENT
660 JUSTIN RD
ROCKWALL, TX 75087

THE STANDARD MCP LTD
8226 Douglas Ave Ste 709
Dallas, TX 75225

PS LPT PROPERTIES INVESTORS
DEPT-PT-TX-26644
PO BOX 25025
GLENDALE, CA 91201

PUBLIC NOTICE

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

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

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

Z2025-055: PD Development Plan for a Medical Office Building

Hold a public hearing to discuss and consider a request by Lisa Deaton of Palm Development Partners, LLC on behalf of Donna Perry of East Shore J/V for the approval of a PD Development Plan for Medical Office Building on a 1.4384-acre parcel of land identified as Lot 27, Block A, The Standard-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 68 (PD-68) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1301 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, September 9, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, September 15, 2025 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by *Monday, September 15, 2025 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2025-055: PD Development Plan for a Medical Office Building

Please place a check mark on the appropriate line below:

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

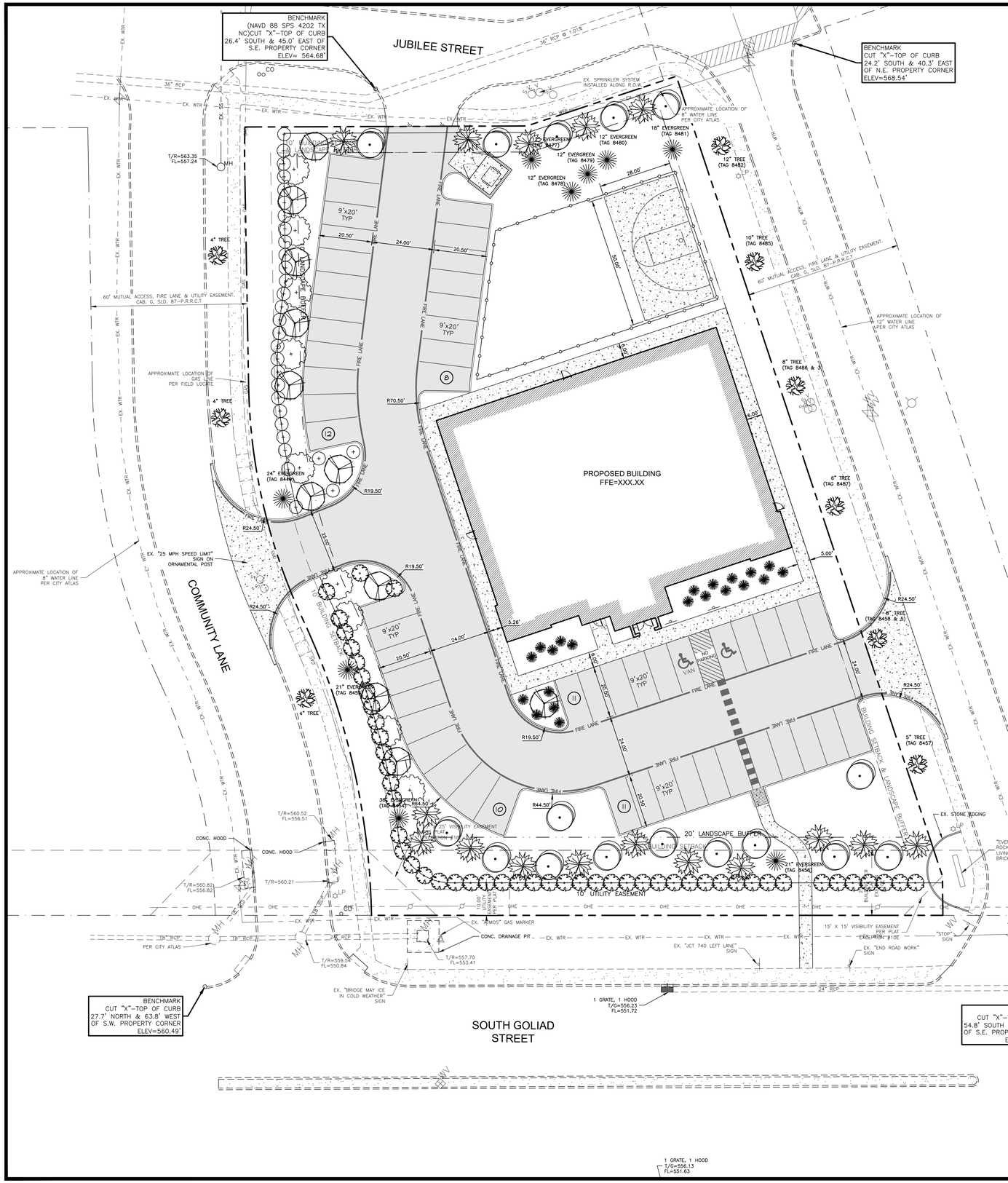
☐ I am opposed to the request for the reasons listed below.

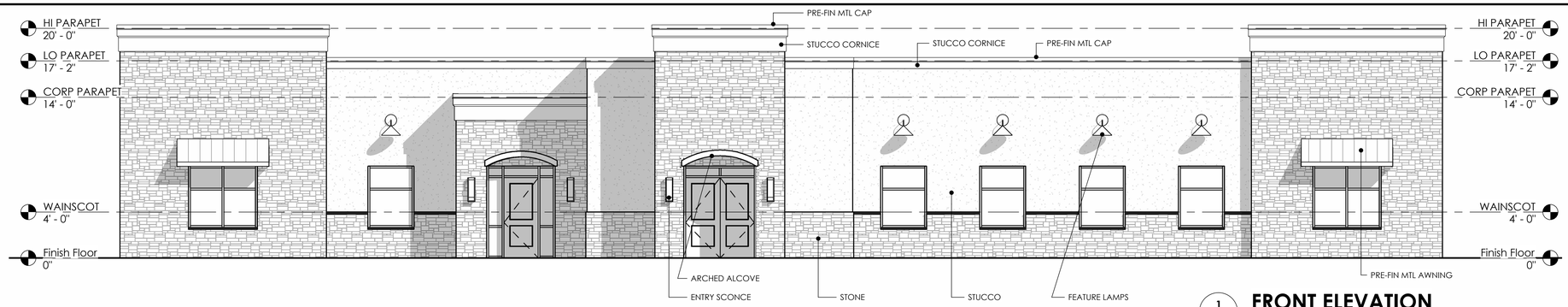
Name:

Address:

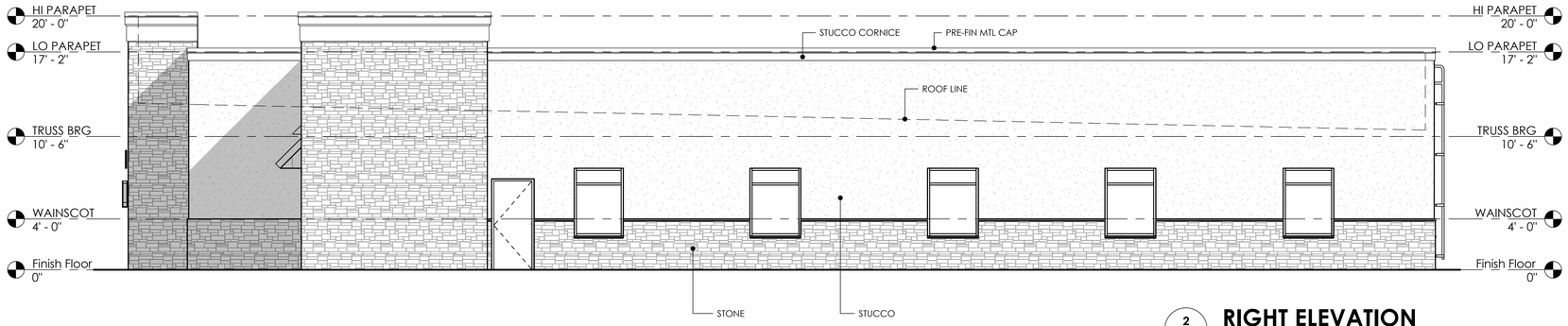
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written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

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

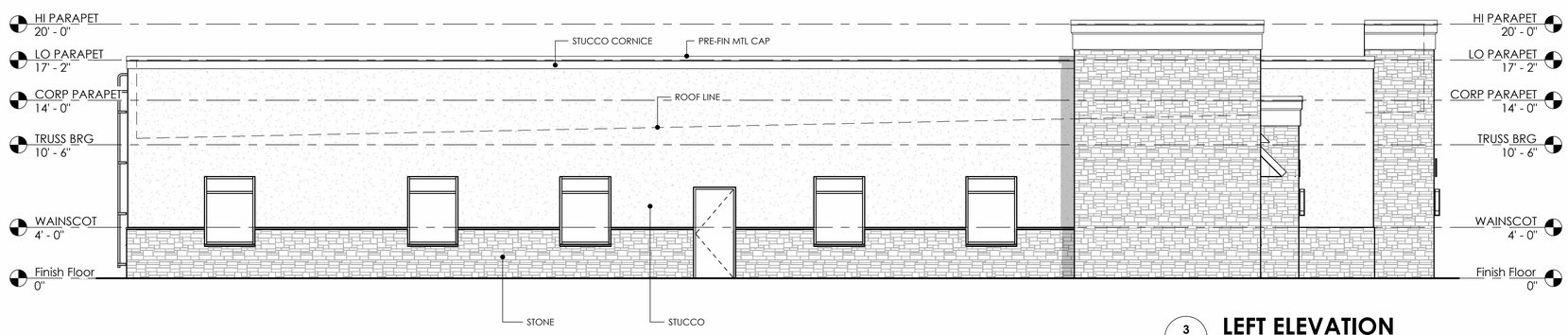

BENCHMARK
(NAVD 88 SPS 4202 TX NC)CUT "X"-TOP OF CURB 26.4' SOUTH & 45.0' EAST OF S.E. PROPERTY CORNER ELEV= 564.68'
JUBILEE STREET
BENCHMARK
CUT "X"-TOP OF CURB 24.2' SOUTH & 40.3' EAST OF N.E. PROPERTY CORNER ELEV=568.54'
36" RCP @ 1.01%
EX. SPRINKLER SYSTEM INSTALLED ALONG R.O.W.
APPROXIMATE LOCATION OF 8" WATER LINE PER CITY ATLAS
18" EVERGREEN (TAG 8481)
12" EVERGREEN (TAG 8480)
12" EVERGREEN (TAG 8479)
12" EVERGREEN (TAG 8478)
12" EVERGREEN (TAG 8477)
12" TREE (TAG 8482)
10" TREE (TAG 8485)
6" TREE (TAG 8486 & 3)
6" TREE (TAG 8487)
8" TREE (TAG 8458 & 5)
5" TREE (TAG 8457)
T/R=563.35
FL=557.24
MH
4" TREE
60' MUTUAL ACCESS, FIRE LANE, & UTILITY EASEMENT, CAB. G, SLD. 87-P.R.R.C.T
60' MUTUAL ACCESS, FIRE LANE & UTILITY EASEMENT, CAB. G, SLD. 87-P.R.R.C.T
APPROXIMATE LOCATION OF GAS LINE PER FIELD LOCATE
APPROXIMATE LOCATION OF 12" WATER LINE PER CITY ATLAS
9'x20' TYP
20.50'
24.00'
FIRE LANE
LANDSCAPE BUFFER
R70.50'
R19.50'
R24.50'
22.00'
24" EVERGREEN (TAG 8449)
PROPOSED BUILDING
FFE=XXX.XX
28.00'
50.00'
5.26'
5.00'
4.06'
EX. "25 MPH SPEED LIMIT" SIGN ON ORNAMENTAL POST
COMMUNITY LANE
21" EVERGREEN (TAG 8450)
30" EVERGREEN (TAG 8451)
R44.50'
20.00'
BUILDING SETBACK & LANDSCAPE BUFFER
VAN
NO PARKING
EX. STONE EDGING
"EVERGREEN AT ROCKWALL SENIOR LIVING 1325" BRICK & CONC. SIGN
CURB OUT FOR DRAINAGE
EX. "AT&T" MARKER
APPROXIMATE LOCATION OF 12" WATER LINE PER CITY ATLAS
25' VISIBILITY EASEMENT
20' LANDSCAPE BUFFER
BUILDING SETBACK
10' UTILITY EASEMENT
10.00' DRAINAGE EASEMENT PER PLAT
1" EVERGREEN (TAG 8456)
CONC. HOOD
T/R=560.52
FL=556.51
T/R=560.82
FL=556.82
T/R=560.21
15" RCP
PER CITY ATLAS
EX. "ATMOS" GAS MARKER
CONC. DRAINAGE PIT
T/R=557.70
FL=553.41
T/R=559.04
FL=550.84
EX. "BRIDGE MAY ICE IN COLD WEATHER" SIGN
EX. "JCT 740 LEFT LANE" SIGN
15' X 15' VISIBILITY EASEMENT PER PLAT
EXCAVATION FOR
"STOP" SIGN
EX. "END ROAD WORK" SIGN
24" RCP
1 GRATE, 1 HOOD
T/G=556.23
FL=551.72
1 GRATE, 1 HOOD
T/G=556.13
FL=551.63
SOUTH GOLIAD STREET
BENCHMARK
CUT "X"-TOP OF CURB
27.7' NORTH & 63.8' WEST OF S.W. PROPERTY CORNER
ELEV=560.49'
BENCHMARK
CUT "X"-TOP OF CURB
54.8' SOUTH & 25.6' EAST OF S.E. PROPERTY CORNER
ELEV= 554.08'
OHE
SWD
EX. WTR
EX. SS
EX. MH
EX. CO
EX. INL
EX. LP
EX. TREE
EX. CURB
EX. MW
EX. SIGN
EX. GAS
EX. TEL
EX. TEL MH
EX. TEL PED
EX. TEL BOX
EX. TEL PED
EX. TEL BOX
EX. TEL MH
EX. TEL PED
EX. TEL BOX
EX. TEL MH
EX. TEL PED
EX. TEL BOX
EX. TEL MH



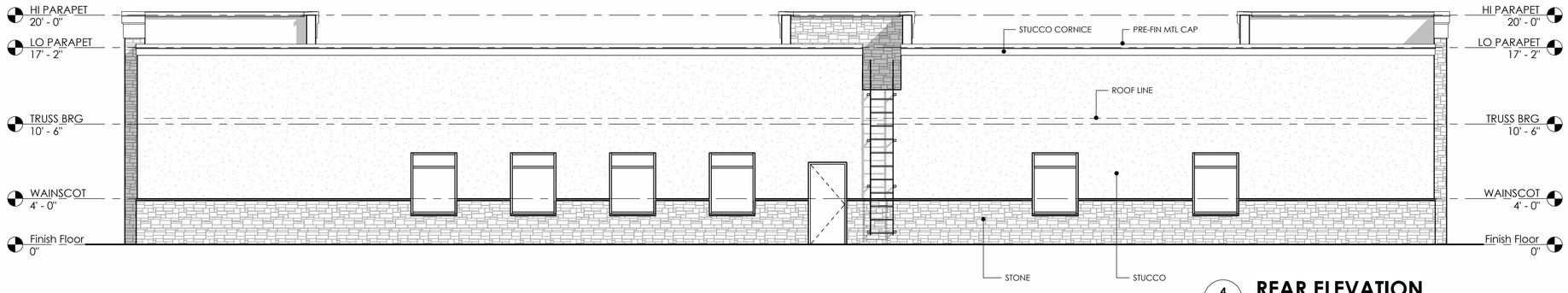
1 DP2 **FRONT ELEVATION**
SCALE: 3/16" = 1'-0"



2 DP2 **RIGHT ELEVATION**
SCALE: 3/16" = 1'-0"



3 DP2 **LEFT ELEVATION**
SCALE: 3/16" = 1'-0"



4 DP2 **REAR ELEVATION**
SCALE: 3/16" = 1'-0"

TLM ASSOCIATES Architects + Engineers

REVISIONS

NO.	DATE	BY	DESCRIPTION

CONSULTANT

Preliminary
Not For Construction

TLM ASSOCIATES, INC.
ARCHITECTS + ENGINEERS
117 East LaFayette Street Jackson, Tennessee
731.988.9840 (phone) - 731.988.9959 (fax)
www.tlmae.com

ARCHITECTURAL ELEVATIONS

MINDFUL HEALTH
ROCKWALL, TEXAS FACILITY
FOR
PALM DEVELOPMENT
1301 S. GOLIAD ST. ROCKWALL, TEXAS 75087

15 AUG 2025

T0105

DP2

TLM ASSOCIATES
Architects + Engineers

REVISIONS

NO.	DATE	BY	DESCRIPTION

CONSULTANT

Preliminary
Not For Construction

TLM ASSOCIATES, INC.
ARCHITECTS + ENGINEERS
www. tlmae.com
117 East LaFayette Street Jackson, Tennessee
731.988.9840 (phone) - 731.988.9959 (fax)

RENDERING

MINDFUL HEALTH
ROCKWALL, TEXAS FACILITY
FOR
PALM DEVELOPMENT
1301 S. GOLIAD ST. ROCKWALL, TEXAS 75087

15 AUG 2025

T0105

DP1

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 68 (PD-68) [*ORDINANCE NO. 17-05*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR A MEDICAL OFFICE BUILDING ON A 1.4384-ACRE PARCEL OF LAND IDENTIFIED AS LOT 27, BLOCK A, THE STANDARD-ROCKWALL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY *EXHIBIT 'A'*; 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 Lisa Deaton of Pal Development Partners, LLC on behalf of Donna Perry of East Shore J/V for the approval of a *PD Development Plan* for a *Medical Office Building*, on a 1.4384-acre parcel of land identified as Lot 27, Block A, The Standard-Rockwall Addition, City of Rockwall, Rockwall County, Texas 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, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 68 (PD-68) [*Ordinance No. 17-05*] and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That Planned Development District 68 (PD-68) [*Ordinance No. 17-05*] and the Unified Development Code [*Ordinance No. 20-02*], as heretofore amended, shall be further amended by adopting this *PD Development Plan* and amending the official zoning map of the City of Rockwall for the *Subject Property*; and,

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Conceptual Building Elevations*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

DRAFT 08.22.25

SECTION 4. That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 68 (PD-68) [*Ordinance No. 17-05*], the Unified Development Code [*Ordinance No. 20-02*], and in compliance with the following conditions and requirements:

(1) The development of the subject property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.

(2) The development of the subject property shall generally conform to the proposed *Conceptual Building Elevations* depicted in *Exhibit 'C'* of this ordinance; however, the Architectural Review Board (ARB) shall review the building elevations at the time of site plan and provide recommendations to the Planning and Zoning Commission. During the site plan process, the Planning and Zoning Commission shall be tasked with approving any exceptions/variances.

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

SECTION 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6th DAY OF OCTOBER, 2025.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

DRAFT ORDINANCE 08.22.25

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

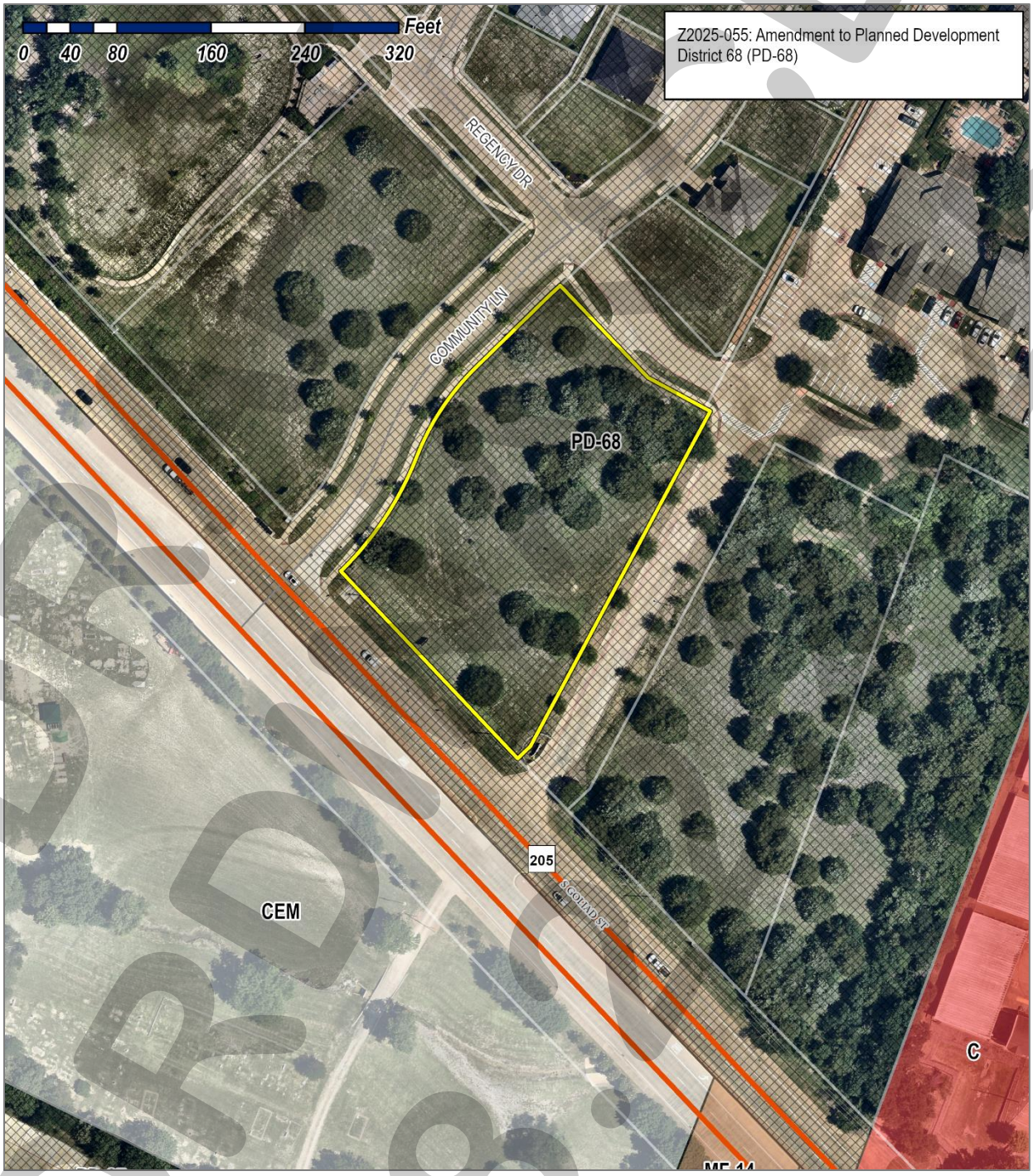
1st Reading: *September 15, 2025*

2nd Reading: *October 6, 2025*

DRAFT ORDINANCE 08.22.2025

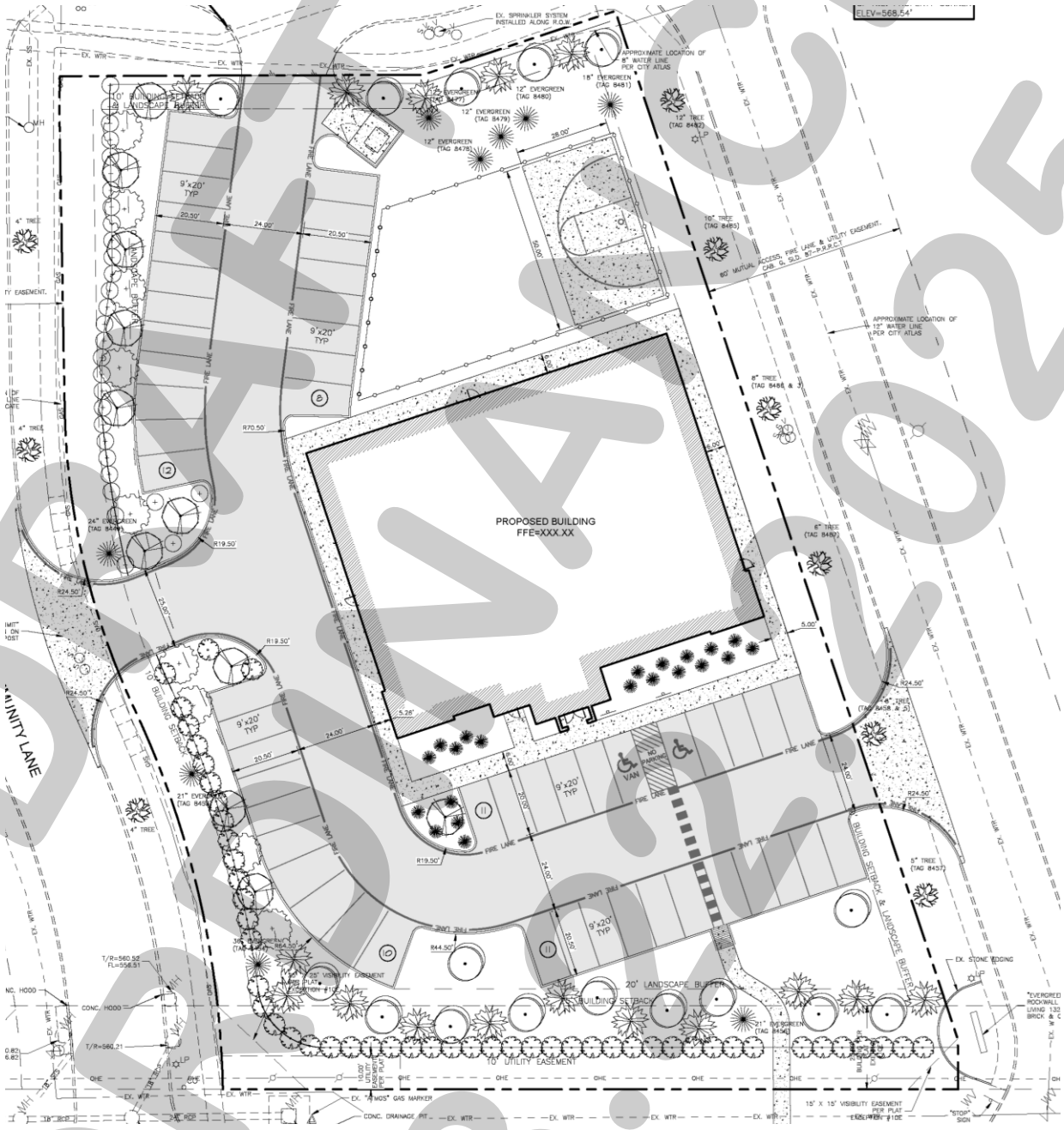
Exhibit 'A':
Location Map

Legal Description: Lot 27, Block A, The Standard-Rockwall Addition



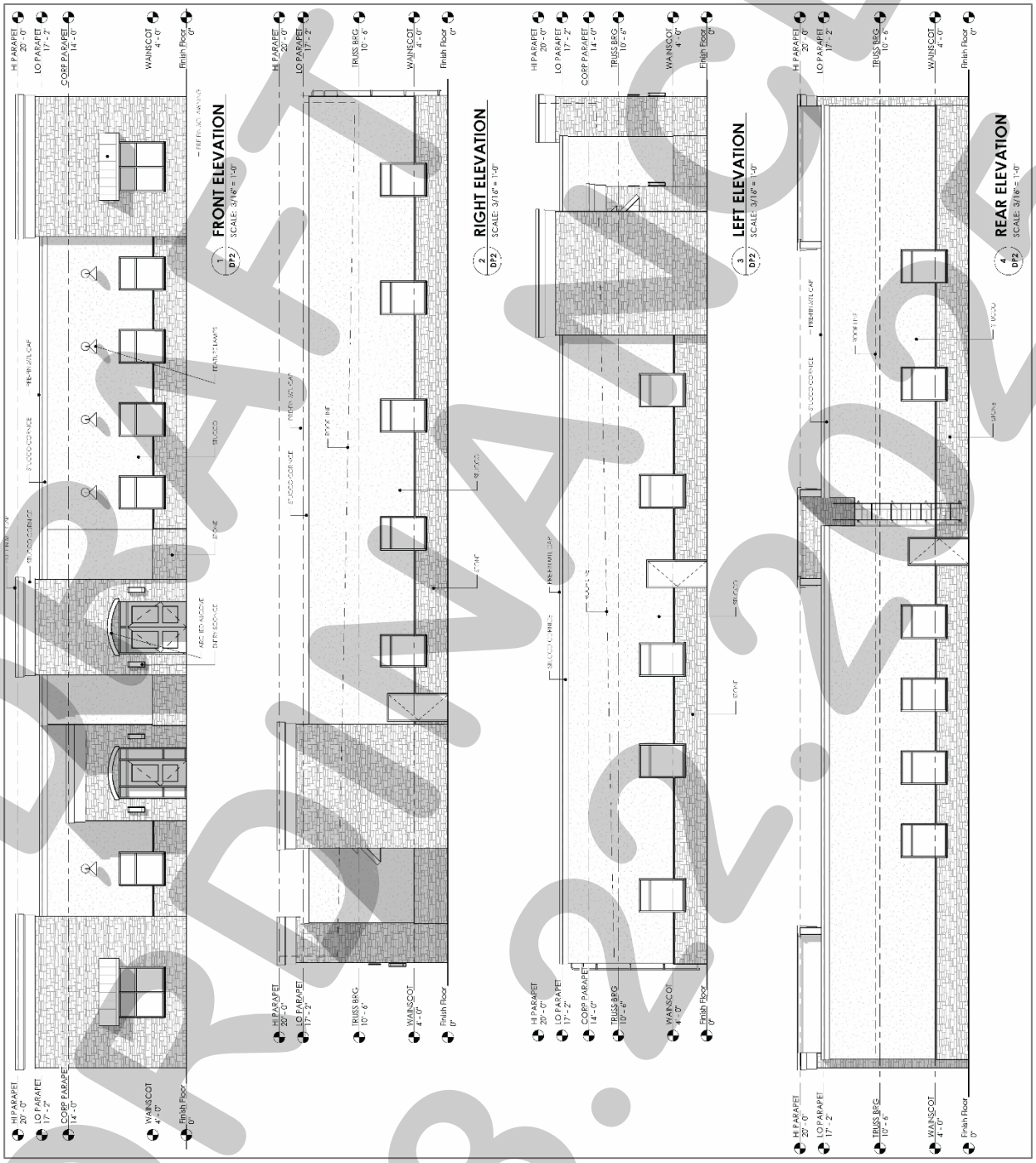
DRAFT 08.25

Exhibit 'B':
Concept Plan



DRAFT
08.12.2025

Exhibit 'C':
Conceptual Building Elevations



DRAFT ORDINANCE 08.12.2025

PROJECT COMMENTS

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

DATE: 8/22/2025

PROJECT NUMBER: Z2025-056
PROJECT NAME: SUP for a Residential Infill
SITE ADDRESS/LOCATIONS: 308 Harborview Drive, Rockwall, TX, 75032

CASE CAPTION: Hold a public hearing to discuss and consider a request by Nahomi Anaya on behalf of Dustin Fox for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.368-acre tract of land identified as a Lot 15, Block C, Harbor View Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 308 Harborview Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	08/21/2025	Approved w/ Comments

08/21/2025: Z2025-056; Specific Use Permit (SUP) for Residential Infill in an Established Subdivision at 308 Harborview Drive
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.368-acre tract of land identified as a Lot 15, Block C, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 308 Harborview Drive.
I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.

M.3 For reference, include the case number (Z2025-056) in the lower right-hand corner of all pages on future submittals.

I.4 According to Subsection 02.03(B) (11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), an Established Subdivision is defined as any subdivision that [1] consists of five (5) or more lots, [2] that is 90% or more developed, and [3] that has been in existence for more than ten (10) years. In this case, the subject property is situated within Phase 2 of the Harbor Landing Subdivision which has been in existence since June 15, 1987, consists of 29 lots, and is considered to be more than 90.00% developed.

I.5 Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), states that “(i)n reviewing the Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing in the Established Subdivision … [and] all housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the Established Subdivision.”

M.6 Garage Requirements. Subsection 04.01(B), Lots Less Than Five Acres, of Article 06, Parking and Loading, garages located in single family districts must be located 20-feet behind the front façade of the building. In the current request, the proposed garage is located 1-foot, 6-inches in front of the front façade of the home. This will require a variance from the Planning and Zoning Commission.

M.7 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 roof plan provided by the applicant indicates that the proposed roof pitch is 2:12. This

will require a variance from the Planning and Zoning Commission.

M.8 Ordinances. Please review the attached draft ordinance prior to the September 9, 2025 Planning & Zoning Commission meeting, and provide staff with your markups by September 3, 2025.

I.9 Revisions. Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on September 3, 2025; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the September 9, 2025 Planning and Zoning Commission Public Hearing Meeting.

I.10 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on August 26, 2025, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on September 9, 2025.

I.11 City Council Meeting Dates. The projected City Council meeting dates for this case will be September 15, 2025 (1st Reading) and October 6, 2025 (2nd Reading).

I.12 Meeting Times and Place. All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. PLEASE NOTE THAT THE APPLICANT OR A REPRESENTATIVE WILL NEED TO BE PRESENT FOR THE CASE TO BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	08/22/2025	Approved w/ Comments

08/22/2025: 1. Label as 15' utility easement
2. Please be advised that no structures or fences can encroach into this existing easement.
3. Label as 6' utility easement
4. Finished pad must be a minimum of 452 feet. Look at raising higher than 452 to prevent drainage from the adjacent properties draining into home
5. Approximate location of 6" sewer. Must physically locate prior to any landscaping
6. Show and label 20' utility easement Harborview for the entire southern property line
7. No trees to be planted within 5' of sewer line

General Comments:
General Items:
- Must meet City's 2023 Standards of Design and Construction
- Impact Fees (Water, Wastewater & Roadway)
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock, stone, or stone face. No smooth concrete walls.
-- Will need to show A/C concrete pad and also any proposed fencing on the lot with Building Permit.
- Will need to show grading plan with the Building Permit. Grading cannot exceed 4:1 slopes.
- Will need to show how proposed home will be accessing utilities.
- There is an existing 6" sewer main along Harborview Drive available for use.
- There is an existing 6" water main on the other side of Harborview Drive available for use.
- Water and sanitary sewer and storm sewer must be 10' apart.
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.
- Driveway must be steel reinforced concrete. (No rock, gravel, or asphalt allowed)
- No gravel or asphalt allowed in any area.
- Additional comments may be provided at time of Building Permit.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	08/21/2025	Approved w/ Comments

08/21/2025: Per Court Order:
Maximum Rooftop Elevation is 481.00
Maximum Pad Elevation is 456.00

Setbacks are required to be:
Front 20'
Side 6'
Rear 10'

If approved they will need to apply for a Building Permit prior to any work starting

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	08/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/18/2025	Approved

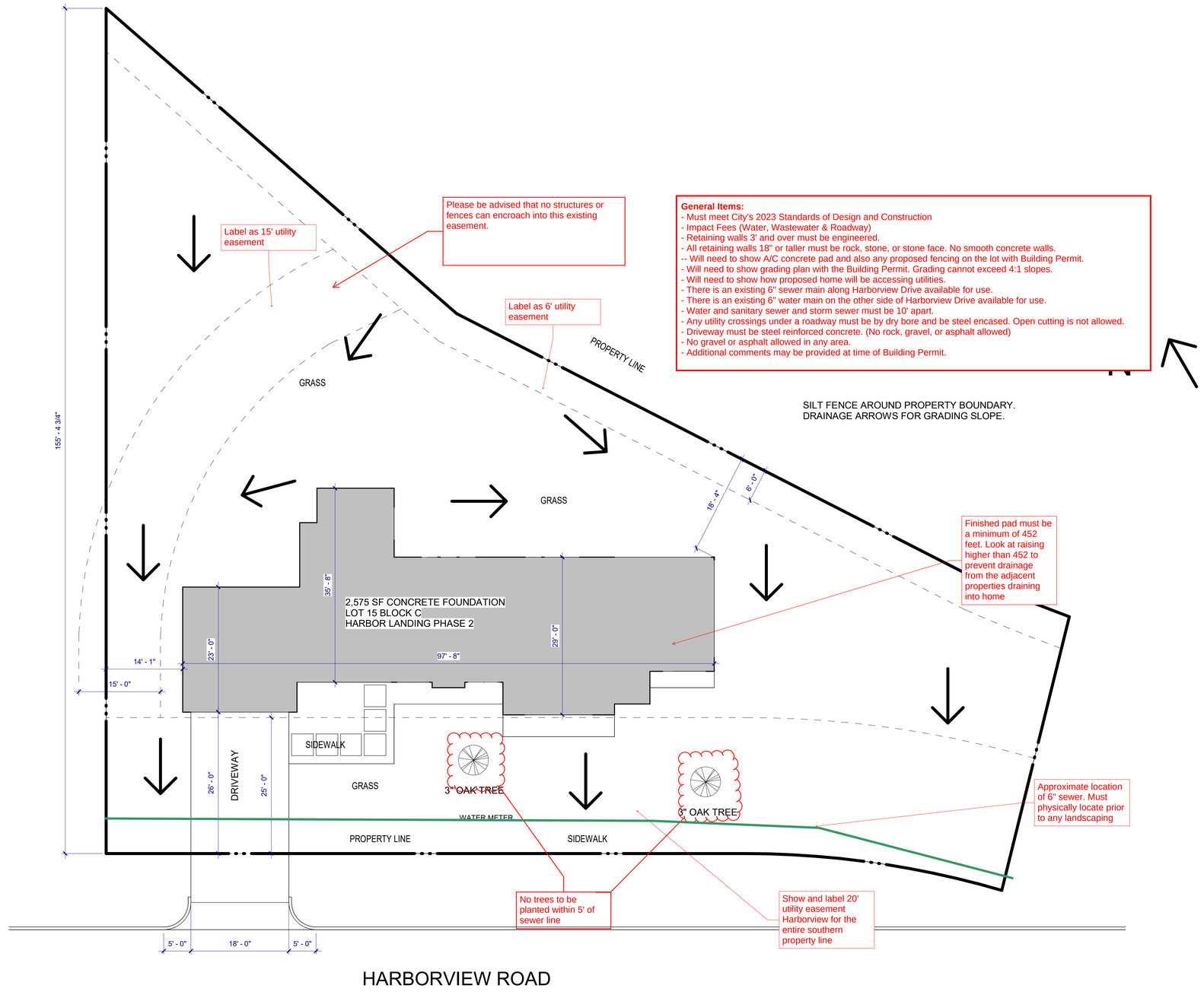
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	08/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/18/2025	Approved

No Comments



General Items:
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- No gravel or asphalt allowed in any area.
- Additional comments may be provided at time of Building Permit.

SILT FENCE AROUND PROPERTY BOUNDARY.
DRAINAGE ARROWS FOR GRADING SLOPE.

SITE & DRAINAGE PLAN
SCALE: 1" = 10'-0"

1

308 HARBORVIEW DRIVE
ROCKWALL, TX 75032

THESE PLANS ARE THE PROPERTY OF RYAN JACOBSON DESIGN LLC AND ARE NOT TO BE REPRODUCED, TRACED, OR REUSED FOR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF RYAN JACOBSON DESIGN LLC. THESE PLANS ARE INTENDED TO PROVIDE ALL PROSPECTIVE CONTRACTORS, AND/OR BUILDING MANUFACTURERS THE NECESSARY INFORMATION NEEDED TO DESIGN, BID, AND CONSTRUCT THIS BUILDING. OWNER SHALL VERIFY AND CHECK ALL ASPECTS PRIOR TO ANY CONSTRUCTION. ANY JOBSITE CHANGES WILL VOID DESIGNER'S LIABILITY. DESIGNER'S LIABILITY NOT TO EXCEED FEE PAID FOR PLANS.

No.	Description	Date
1	PERMIT SET	03-26-2025

RYAN JACOBSON DESIGN LLC

SINGLE FAMILY

SITE & DRAINAGE PLAN

Project number	ROCKWALL
Date	03/26/2025

A01.00

Scale 1" = 10'-0"

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($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	308 Harborview Dr.				
SUBDIVISION	Harbor Landing Phase 2	LOT	15	BLOCK	C
GENERAL LOCATION	Southwest Rockwall next to the lake				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-8	CURRENT USE	Vacant
PROPOSED ZONING	N/A	PROPOSED USE	Residential
ACREAGE	0.368 or 16,039sf	LOTS [CURRENT]	15
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	Dustin Fox	☐ APPLICANT	Nahomi Anaya
CONTACT PERSON	Dustin Fox	CONTACT PERSON	Nahomi Anaya
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 Dustin Fox [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 $ 205.52 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 29th *DAY OF* July *20* 25. *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

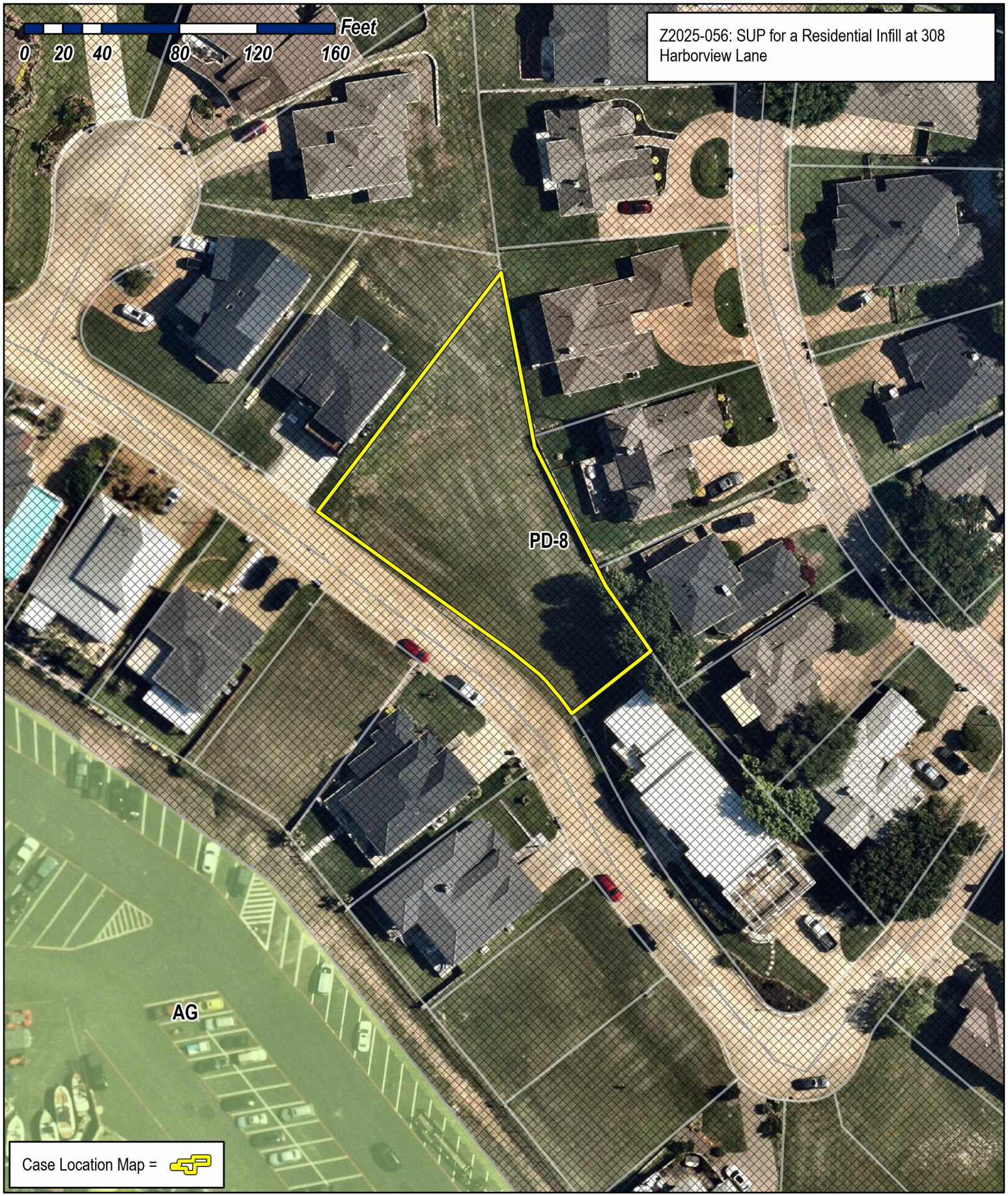
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 29th *DAY OF* July *20* 25.

OWNER'S SIGNATURE Dustin Fox

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jenenalee McKinnon

JENENALEE MCKINNON
Notary Public, State of Texas
Comm. Expires 04-14-2029
Notary ID 135509585

MY COMMISSION EXPIRES 04-14-2029



City of Rockwall

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

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

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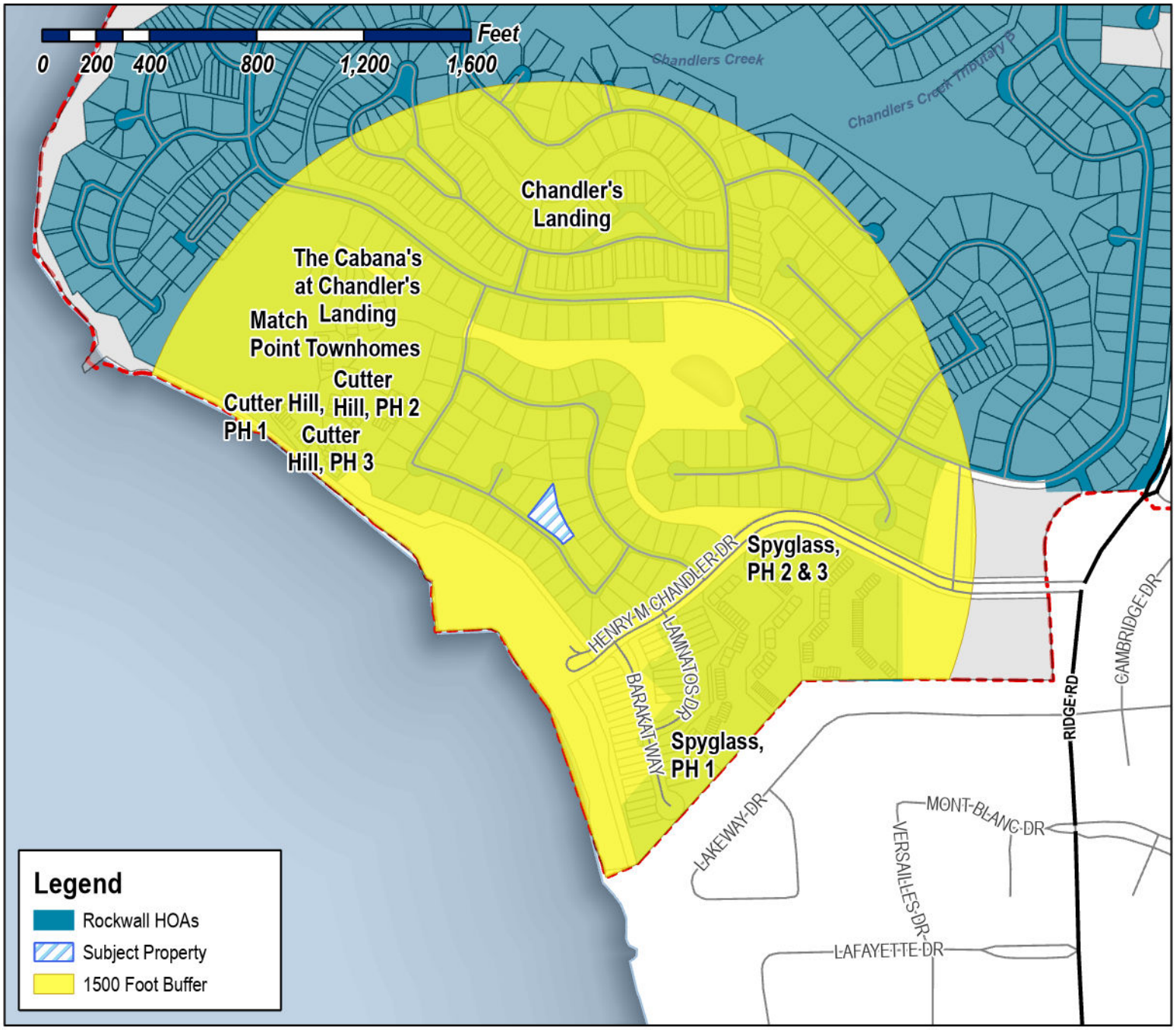

Case Number: Z2025-056
Case Name: SUP for a Residential Infill
Case Type: Zoning
Zoning: Planned Development 8 (PD-8) District
Case Address: 308 Harborview Lane



Date Saved: 8/15/2025
For Questions on this Case Call (972) 771-7745

From:	Zavala, Melanie
Cc:	Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject:	Neighborhood Notification Program [Z2025-056]
Date:	Thursday, August 21, 2025 8:17:07 AM
Attachments:	Public Notice (08.19.2025).pdf HOA Map (08.15.2025).pdf

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, August 22, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, September 9, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 15, 2025 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2025-056: SUP for Residential Infill
Hold a public hearing to discuss and consider a request by Nahomi Anaya on behalf of Dustin Fox for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.368-acre tract of land identified as a Lot 15, Block C, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 308 Harborview Drive, and take any action necessary.

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

City of Rockwall

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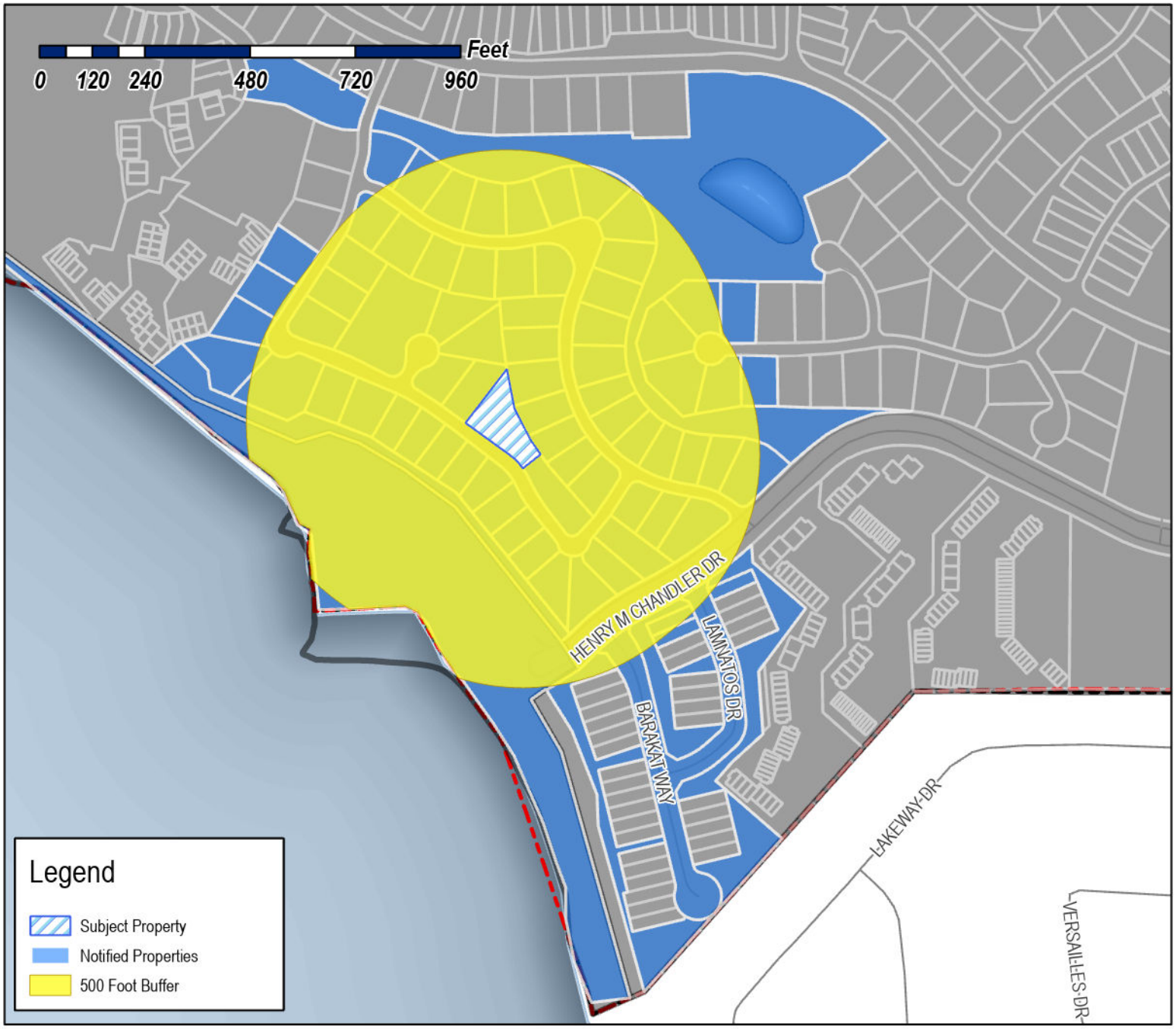

Case Number: Z2025-056
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Case Type: Zoning
Zoning: Planned Development 8 (PD-8) District
Case Address: 308 Harborview Lane



Date Saved: 8/15/2025
For Questions on this Case Call: (972) 771-7745

CHANDLERS LANDING COMMUNITY ASSOC
1 COMMODORE PLAZA
ROCKWALL, TX 75032

NGUYEN ANGELINA
1025 LAKE RIDGE DR
RICHARDSON, TX 75081

L T L FAMILY HOLDINGS LLC
106 SAWGRASS DR
ROCKWALL, TX 75032

SRP SUB, LLC
1131 W WARNER RD STE 102
SCOTTSDALE, AZ 85284

JR WASATCH HOME BUILDER LLC
1314 Wendell Way
Garland, TX 75043

BOHORQUEZ DAVID
1397 GLENWICK DRIVE
ROCKWALL, TX 75032

RAY HUBBARD SMI JV LLC
17330 Preston Rd Ste 220A
Dallas, TX 75252

MCKNIGHT MARY D
201 HARBOR LANDING DR
ROCKWALL, TX 75032

WILSON SEAN
202 HARBOR LANDING DR
ROCKWALL, TX 75032

PETERSON LELAND D & JANET
203 HARBOR LANDING DR
ROCKWALL, TX 75032

BERNAL LIBIA AMAYA AND
CARLOS AUGUSTO MOSQUERA
204 HARBOR LANDING
ROCKWALL, TX 75032

RESIDENT
205 HARBOR LANDING DR
ROCKWALL, TX 75032

THORNQUIST LAURA & EUGENE C
206 HARBOR LANDING DR
ROCKWALL, TX 75032

MCNAMES JOSEPH AND KIRSTEN
208 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

KIM SEOK H
2516 WOODHAVEN DR
FLOWER MOUND, TX 75028

AMERSON GARY W AND DEBRA J
293 HARBORVIEW DR
ROCKWALL, TX 75032

RESIDENT
295 HARBORVIEW DR
ROCKWALL, TX 75032

GHEBRETSADIK KISANET
295 Blackhaw Dr
Fate, TX 75087

RESIDENT
297 HABORVIEW DR
ROCKWALL, TX 75032

O'DELL CLAUDETTE & KENNETH
299 HARBORVIEW DRIVE
ROCKWALL, TX 75032

RESIDENT
301 HARBORVIEW DR
ROCKWALL, TX 75032

MILLER RICHARD & SHELLAYNE
301 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

GENTLE BILL
302 HARBOR LANDING DR
ROCKWALL, TX 75032

RESIDENT
303 HARBORVIEW DR
ROCKWALL, TX 75032

MUSSER CRAIG AND SHEILA
303 HARBOR LANDING DR
ROCKWALL, TX 75032

CRIDER MICHAEL & LINDA C
304 HARBOR LANDING DR
ROCKWALL, TX 75032

POTISKA ANDREA
305 HARBOR LANDING DR
ROCKWALL, TX 75032

CONFIDENTIAL
305 HARBORVIEW DR
ROCKWALL, TX 75032

CLEATON JERRY LEE
306 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

CAMACHO MARC AND JARITA
306 HARBORVIEW DR
ROCKWALL, TX 75032

CARRINGTON BRADLEY T AND KARI
307 HARBOR LANDING DR
ROCKWALL, TX 75032

CROMEENS SHAN
307 HARORVIEW DR
ROCKWALL, TX 75032

RESIDENT
308 HARBORVIEW DR
ROCKWALL, TX 75032

DE LA GARZA DOLLY ANNE
308 HARBOR LANDING DR
ROCKWALL, TX 75032

RESIDENT
309 HARBORVIEW DR
ROCKWALL, TX 75032

LARK KENNETH LAWRENCE & MAURITA NICOLE
309 Harbor Landing Dr
Rockwall, TX 75032

RESIDENT
310 HARBORVIEW DR
ROCKWALL, TX 75032

LEWIS DENNIS & CLARISSA
310 HARBOR LANDING DR
ROCKWALL, TX 75032

TAYLOR ANTHONY
311 HARBOR LANDING
ROCKWALL, TX 75032

RECINOS ARNOLDO AND RUTH LIMA
311 HARBORVIEW DR
ROCKWALL, TX 75032

RESIDENT
312 HARBOR LANDING DR
ROCKWALL, TX 75032

BARHAM ARTHUR LLOYD JR AND ANITA L
312 PORTVIEW PL
ROCKWALL, TX 75032

TCHAKAROV SVETLIN G AND
ROSSITZA I POPOVA
313 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

MASSEY MICHAEL J AND CHERYL R
313 HARBORVIEW DR
HEATH, TX 75032

TURCHI ARLENE S
314 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

PENCE DENNIS AND DIANNA
314 PORTVIEW PL
ROCKWALL, TX 75032

THOMPSON JIM B AND LEIGH A
315 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

ROSS THOMAS AND VICKIE
315 HARBORVIEW DR
ROCKWALL, TX 75032

RESIDENT
316 HARBOR LANDING DR
ROCKWALL, TX 75032

COFFEY JAMES & DEBORAH
316 PORTVIEW PL
ROCKWALL, TX 75032

COFFEY JAMES & DEBORAH
316 PORTVIEW PL
ROCKWALL, TX 75032

RESIDENT
317 HARBORVIEW DR
ROCKWALL, TX 75032

QUILLEN BOBBY RAY JR
317 HARBOR LANDING DR
ROCKWALL, TX 75032

NADEAU JESSICA & STEPHEN
318 HARBOR LANDING DR
ROCKWALL, TX 75032

BOLTON LINDSAY E & DONALD P PRIBYL
319 HARBOR LANDING DR
ROCKWALL, TX 75032

SELF JANET
319 HARBORVIEW DR
ROCKWALL, TX 75032

LOHR JAMES A & MARGARET P
320 HARBOR LANDING DR
ROCKWALL, TX 75032

POTTS ANNA A
320 PORTVIEW PL
ROCKWALL, TX 75032

2024 R K LINNSTAEDTER REVOCABLE TRUST
RANDALL CLAY LINNSTAEDTER & KIMBERLY
GENE LINNSTAEDTER - TRU
321 HARBOR LANDING DR
ROCKWALL, TX 75032

SELF BILLY & KATIE
C/O PRO SOAP
321 Harborview Dr
Rockwall, TX 75032

WOOD GEORGE & EVELYN
322 HARBOR LANDING DR
ROCKWALL, TX 75032

IMRIE DONALD M & CHERYL K
323 HARBOR LANDING DR
ROCKWALL, TX 75032

RIZZARI VANESSA GABRIELA
324 Harbor Landing Dr
Rockwall, TX 75032

GRAY RUSSELL LEE
325 HARBOR LANDING DR
ROCKWALL, TX 75032

CULLEN GREGORY L & JEAN C
325 HARBORVIEW DR
ROCKWALL, TX 75032

RESIDENT
326 HARBORVIEW DR
ROCKWALL, TX 75032

DENIKE SARAH
326 HARBOR LANDING DR
ROCKWALL, TX 75032

WAGONER SHANNON AND JAMES
327 HARBORVIEW DR
ROCKWALL, TX 75032

HAIDAR LAMORA J AND
LUCINDA K POLHEMUS
327 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
328 HARBORVIEW DR
ROCKWALL, TX 75032

WHETSELL BETTY R
328 HARBOR LANDING DR
ROCKWALL, TX 75032

RESIDENT
329 HARBORVIEW DR
ROCKWALL, TX 75032

MATTES JOHN AND TONG
330 HARBOR LANDING DR
ROCKWALL, TX 75032

MARTIN SERGIO ROBLEDO AND ANDRESSA
HENDLER
330 HARBORVIEW DR
ROCKWALL, TX 75032

MERCKLING BRYAN S AND STACY D
331 HARBORVIEW DR
ROCKWALL, TX 75032

OIWA TAKAAKI
C/O OPEN HOUSE CO LTD
5050 Quorum Dr Ste 610
Dallas, TX 75254

JUDD MANO
508 MARIAH BAY DR
ROCKWALL, TX 75032

RESIDENT
5201 LAMNATO DR
ROCKWALL, TX 75032

RESIDENT
5202 LAMNATO DR
ROCKWALL, TX 75032

RESIDENT
5208 LAMNATO DR
ROCKWALL, TX 75032

RESIDENT
5226 LAMNATO DR
ROCKWALL, TX 75032

RESIDENT
5300 BARAKAT WAY
ROCKWALL, TX 75032

AD CUSTOMS LLC
5525 BLAZING STAR RD
FRISCO, TX 75036

BYRNE PATRICK F AND LAURA KRUSE
6107 VOLUNTEER PLACE
ROCKWALL, TX 75032

DRAPER CHARLES E & JANICE M
6108 VOLUNTEER PL
ROCKWALL, TX 75032

MARSH ELIZABETH AND JACK
6109 VOLUNTEER PL
ROCKWALL, TX 75032

NEAL RYAN & ALLYSON
6110 VOLUNTEER PLACE
ROCKWALL, TX 75032

BROWN BRYAN K
6111 VOLUNTEER PL
ROCKWALL, TX 75032

MAZUR MELISSA
6112 VOLUNTEER PL
ROCKWALL, TX 75032

RESIDENT
7 GREENBELT <Null>
ROCKWALL, TX 75032

VELASCO ALEJANDRO PORTOCARRERO AND
STEPHANIE G ARAMAYO
7205 STONE MEADOW CIR
ROWLETT, TX 75088

ARA MANAGEMENT LLC
9906 LINCOLNSHIRE LN
ROCKWALL, TX 75087

PUBLIC NOTICE

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

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

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

Z2025-056: SUP for a Residential Infill

Hold a public hearing to discuss and consider a request by Nahomi Anaya on behalf of Dustin Fox for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.368-acre tract of land identified as a Lot 15, Block C, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 308 Harborview Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, September 9, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, September 15, 2025 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Monday, September 15, 2025 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2025-056: SUP for a Residential Infill

Please place a check mark on the appropriate line below:

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

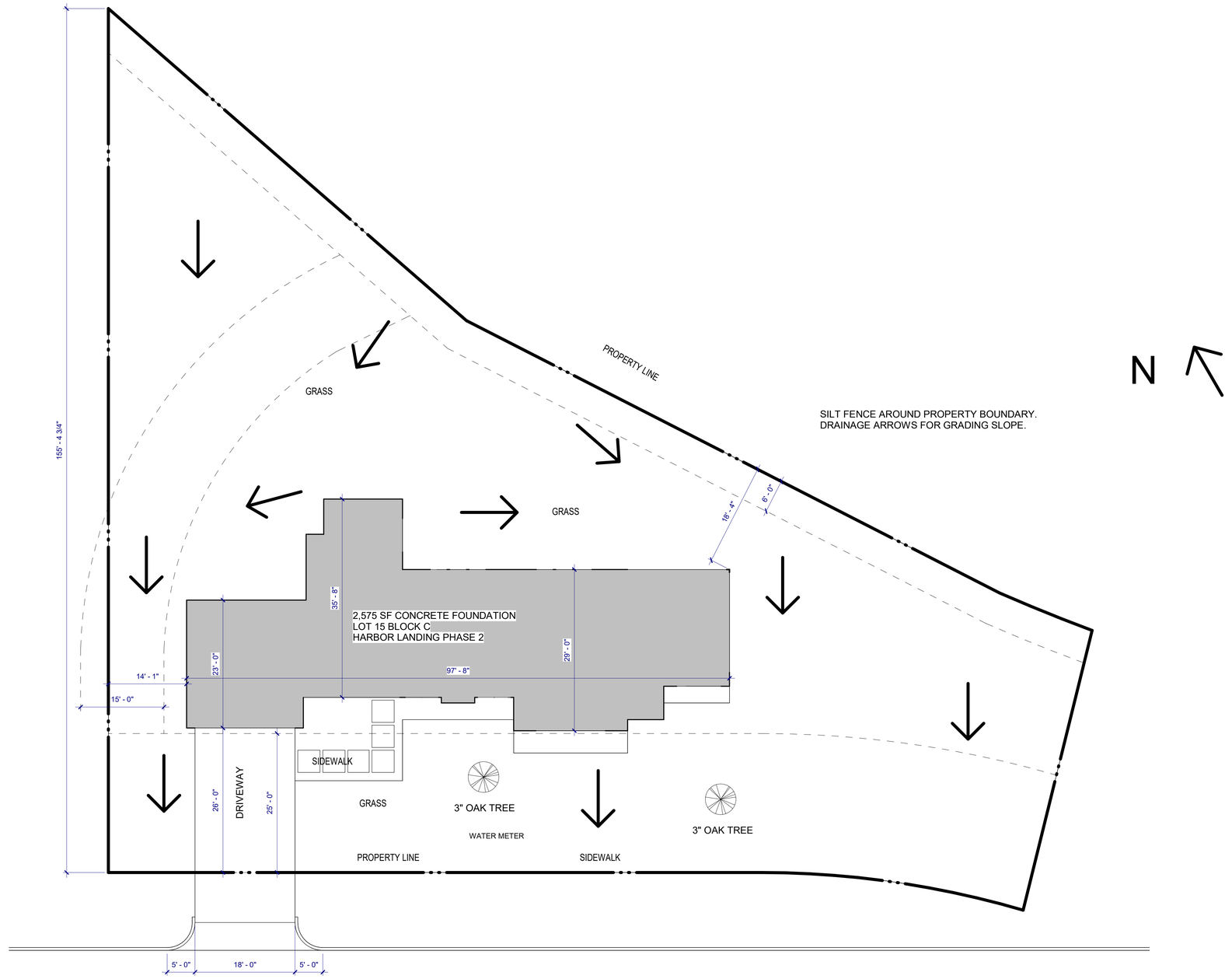
☐ I am opposed to the request for the reasons listed below.

Name:

Address:

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

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



SITE & DRAINAGE PLAN
SCALE: 1" = 10'-0"

1

308 HARBORVIEW DRIVE
ROCKWALL, TX 75032

THESE PLANS ARE THE PROPERTY OF RYAN JACOBSON DESIGN LLC AND ARE NOT TO BE REPRODUCED, TRACED, OR REUSED FOR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF RYAN JACOBSON DESIGN LLC. THESE PLANS ARE INTENDED TO PROVIDE ALL PROSPECTIVE CONTRACTORS, AND/OR BUILDING MANUFACTURERS THE NECESSARY INFORMATION NEEDED TO DESIGN, BID, AND CONSTRUCT THIS BUILDING. OWNER SHALL VERIFY AND CHECK ALL ASPECTS PRIOR TO ANY CONSTRUCTION. ANY JOBSITE CHANGES WILL VOID DESIGNER'S LIABILITY. DESIGNER'S LIABILITY NOT TO EXCEED FEE PAID FOR PLANS.

No.	Description	Date
1	PERMIT SET	03-26-2025

RYAN JACOBSON DESIGN LLC

SINGLE FAMILY

SITE & DRAINAGE PLAN

Project number	ROCKWALL
Date	03/26/2025

A01.00

Scale 1" = 10'-0"



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

2



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

1

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ROCKWALL, TX 75032

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No.	Description	Date
1	PERMIT SET	03-26-2025

RYAN JACOBSON DESIGN LLC

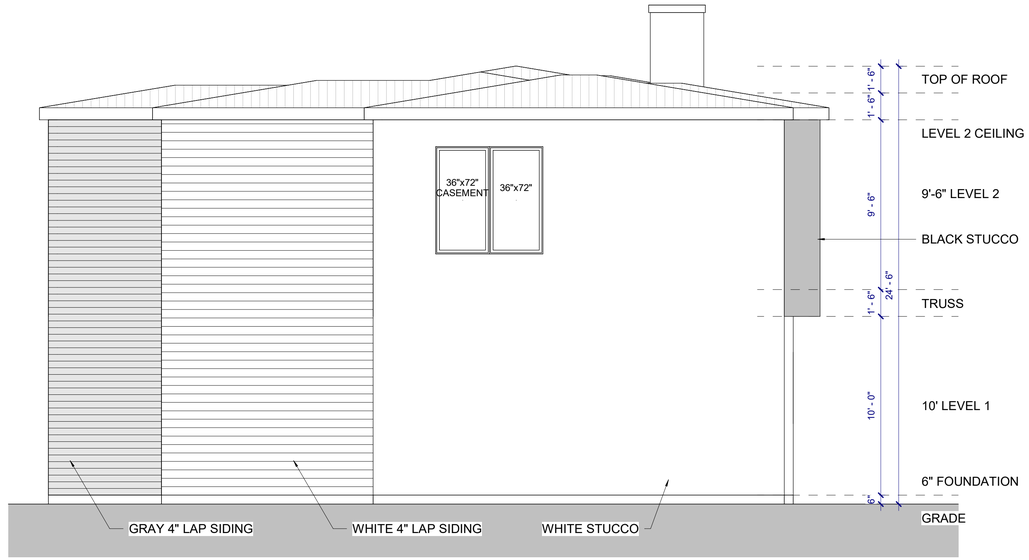
SINGLE FAMILY

ELEVATIONS

Project number	ROCKWALL
Date	03/26/2025

A03.01

Scale 1/4" = 1'-0"



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

2



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

1

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ROCKWALL, TX 75032

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No.	Description	Date
1	PERMIT SET	03-26-2025

RYAN JACOBSON DESIGN LLC

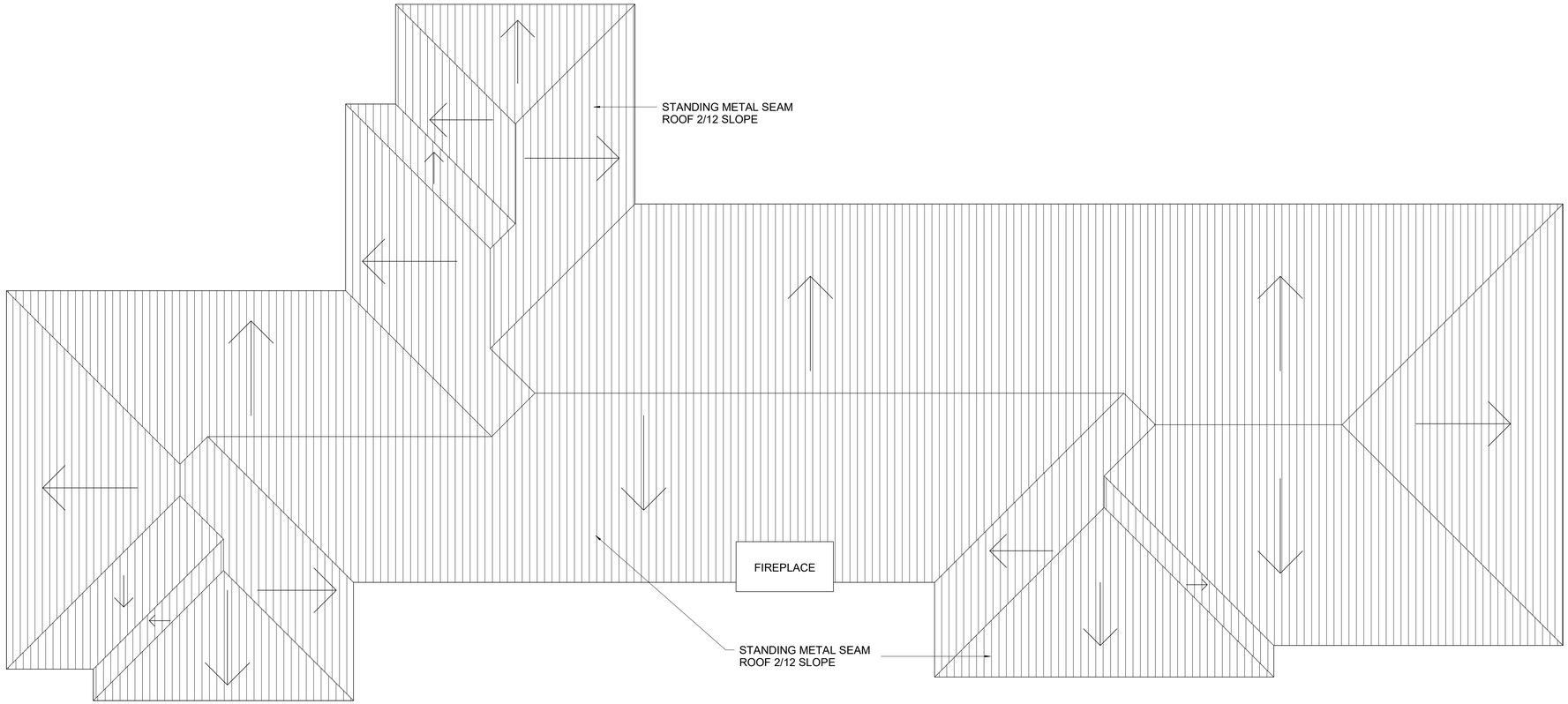
SINGLE FAMILY

ELEVATIONS

Project number	ROCKWALL
Date	03/26/2025

A03.02

Scale 1/4" = 1'-0"



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

1

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ROCKWALL, TX 75032

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No.	Description	Date
1	PERMIT SET	03-26-2025

RYAN JACOBSON DESIGN LLC

SINGLE FAMILY

ROOF PLAN

Project number	ROCKWALL
Date	03/26/2025

A02.03

Scale	1/4" = 1'-0"

Door Schedule		
Mark	Type	Material
101A	18' x 8'	GARAGE
101B	36" x 96"	WOOD
102	GLASS DOOR 4'x8'	GLASS
104	28" x 96"	WOOD
105	32" x 96"	WOOD
106A	28" x 96"	WOOD
106B	28" x 96"	WOOD
107	96" x 96"	OPENING
110A	36" x 96"	OPENING
110B	36" x 96"	OPENING
111	32" x 96"	WOOD
112	8'x8' Sliding Glass Door	GLASS
200	32" x 96"	WOOD
202	28" x 96"	WOOD
203	32" x 96"	WOOD
204	28" x 96"	WOOD
206A	28" x 96"	WOOD
206B	28" x 96"	WOOD
207	28" x 96"	WOOD
208	32" x 96"	WOOD
209	48" x 96"	OPENING
210	36" x 96"	WOOD
211A	28" x 96"	WOOD
211B	28" x 96"	WOOD
212A	28" x 96"	WOOD
212B	28" x 96"	WOOD
213A	28" x 96"	WOOD
213B	28" x 96"	WOOD
214	GLASS DOOR 3'x8'	GLASS
215A	36" x 96"	WOOD
215B	GLASS DOOR 3'x8'	GLASS
215C	GLASS DOOR 3'x8'	GLASS
217	32" x 96"	WOOD

Window Schedule			
Mark	Type	Sill Height	Head Height
102A	36" x 96"	0"	8' - 0"
102B	36" x 96"	0"	8' - 0"
102C	36" x 96"	0"	8' - 0"
105A	36" x 72"	2' - 0"	8' - 0"
105B	36" x 72" CASEMENT	2' - 0"	8' - 0"
107A	36" x 96"	0"	8' - 0"
107B	36" x 96"	0"	8' - 0"
107C	36" x 96"	0"	8' - 0"
107D	36" x 96"	0"	8' - 0"
107E	36" x 96"	0"	8' - 0"
107F	36" x 96"	0"	8' - 0"
107G	36" x 96"	0"	8' - 0"
108A	36" x 96"	0"	8' - 0"
108B	36" x 96"	0"	8' - 0"
108C	36" x 96"	0"	8' - 0"
109A	36" x 60"	3' - 0"	8' - 0"
109B	36" x 60"	3' - 0"	8' - 0"
110A	30" x 48"	4' - 0"	8' - 0"
110B	30" x 48"	4' - 0"	8' - 0"
110C	30" x 48"	4' - 0"	8' - 0"
110D	30" x 48"	4' - 0"	8' - 0"
110E	30" x 48"	4' - 0"	8' - 0"
201A	36" x 72"	2' - 0"	8' - 0"
201B	36" x 72"	2' - 0"	8' - 0"
201C	36" x 72"	2' - 0"	8' - 0"
201D	36" x 72"	2' - 0"	8' - 0"
201E	36" x 72"	2' - 0"	8' - 0"
201F	36" x 72"	2' - 0"	8' - 0"
203A	36" x 72"	2' - 0"	8' - 0"
203B	36" x 72" CASEMENT	2' - 0"	8' - 0"
205A	36" x 96"	0"	8' - 0"
205B	36" x 96"	0"	8' - 0"
205C	36" x 96"	0"	8' - 0"
205D	48" x 96"	0"	8' - 0"
208A	36" x 72"	2' - 0"	8' - 0"
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209C	36" x 96"	0"	8' - 0"
209D	36" x 96"	0"	8' - 0"
209E	36" x 72"	2' - 0"	8' - 0"
209F	36" x 72"	2' - 0"	8' - 0"
209G	36" x 72"	2' - 0"	8' - 0"
209H	36" x 72"	2' - 0"	8' - 0"
213A	24" x 96"	0"	8' - 0"
213B	24" x 96"	0"	8' - 0"
215A	36" x 96"	0"	8' - 0"
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215C	36" x 72"	2' - 0"	8' - 0"
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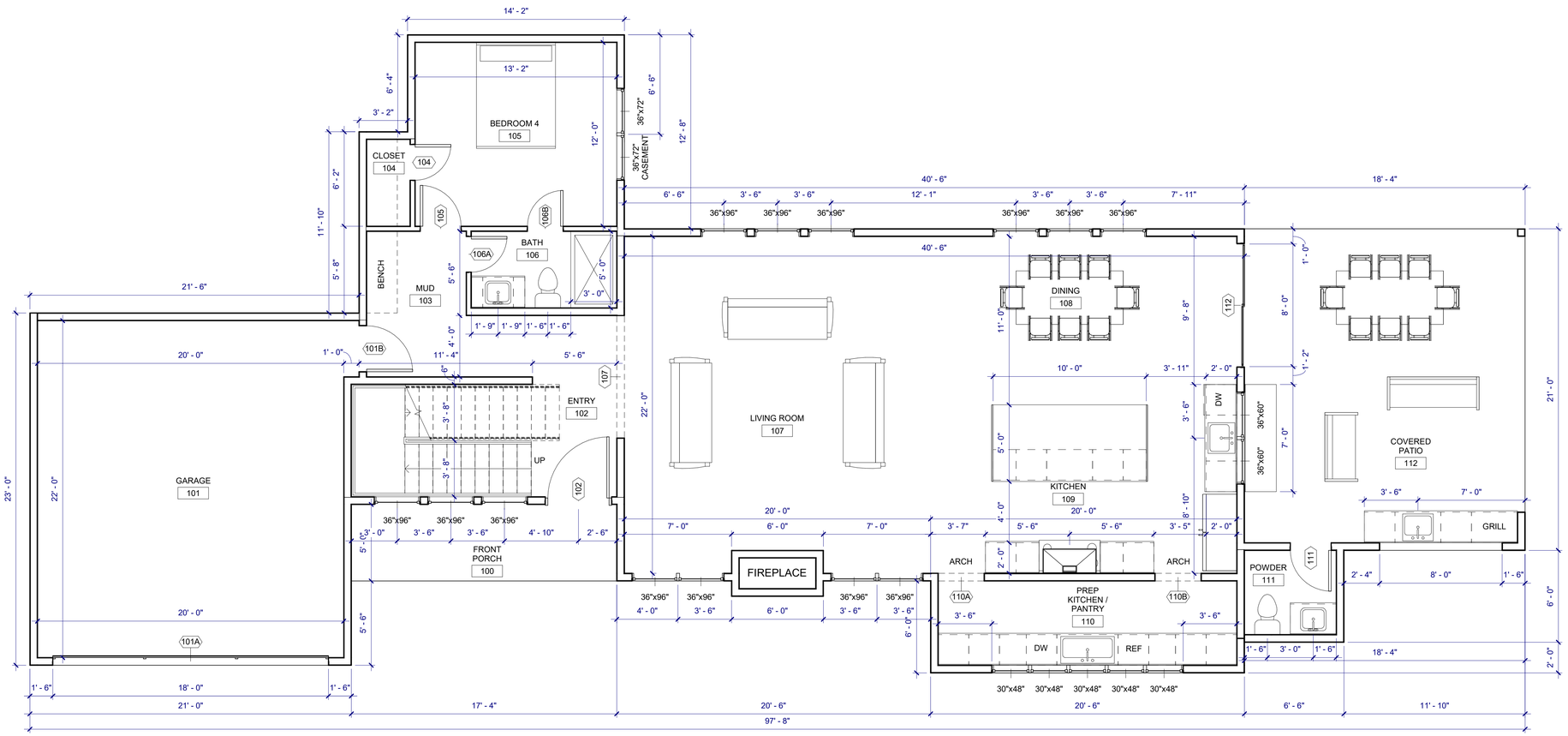
SQUARE FOOTAGE:

308 HARBORVIEW DRIVE

FIRST FLOOR SF:	1,617 SF
SECOND FLOOR SF:	1,893 SF
TOTAL LIVABLE SF:	3,510 SF
FRONT PORCH SF:	87 SF
COVERED PATIO SF:	385 SF
LEVEL 2 BLACONY SF:	123 SF
GARAGE SF:	485 SF
FOUNDATION SF:	2,575 SF
BLDG TOTAL SF:	3,995 SF



LEVEL 1 FLOOR PLAN

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

1

308 HARBORVIEW DRIVE
ROCKWALL, TX 75032

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No.	Description	Date
1	PERMIT SET	03-26-2025

RYAN JACOBSON DESIGN LLC

SINGLE FAMILY

LEVEL 1 FLOOR PLAN

Project number	ROCKWALL
Date	03/26/2025

A02.01

Scale 1/4" = 1'-0"

Door Schedule		
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209	48" x 96"	OPENING
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211A	28" x 96"	WOOD
211B	28" x 96"	WOOD
212A	28" x 96"	WOOD
212B	28" x 96"	WOOD
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107D	36" x 96"	0"	8' - 0"
107E	36" x 96"	0"	8' - 0"
107F	36" x 96"	0"	8' - 0"
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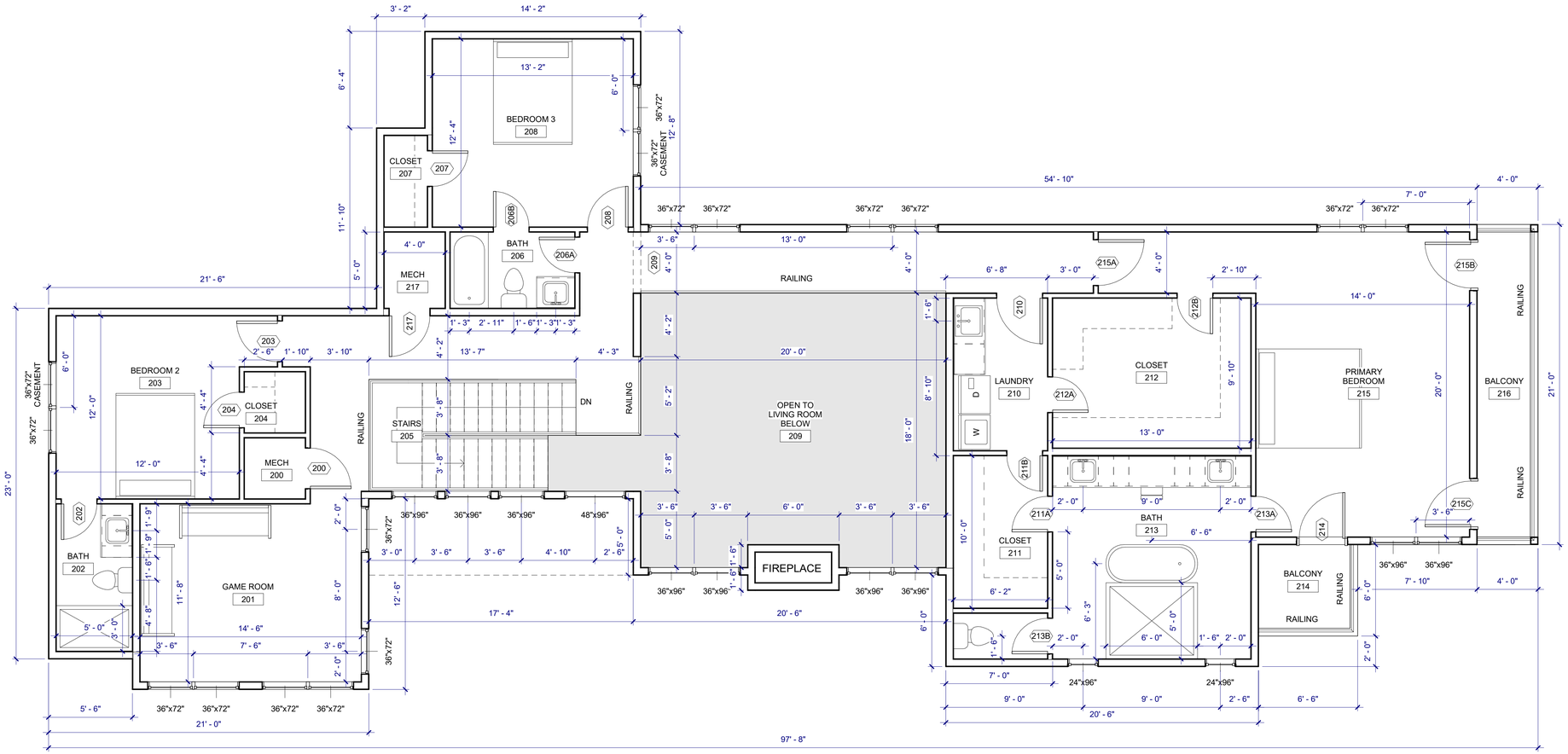

LEVEL 2 FLOOR PLAN
SCALE: 1/4" = 1'-0"

1

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ROCKWALL, TX 75032

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No.	Description	Date
1	PERMIT SET	03-26-2025

RYAN JACOBSON DESIGN LLC

SINGLE FAMILY

LEVEL 2 FLOOR PLAN

Project number	ROCKWALL
Date	03/26/2025

A02.02

Scale 1/4" = 1'-0"













308 HARBORVIEW DRIVE
ROCKWALL, TX 75032

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No.	Description	Date
1	PERMIT SET	03-26-2025

RYAN JACOBSON DESIGN LLC

SINGLE FAMILY

RENDERINGS

Project number	ROCKWALL
Date	03/26/2025

A09.01

Scale













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ROCKWALL, TX 75032

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No.	Description	Date
1	PERMIT SET	03-26-2025

RYAN JACOBSON DESIGN LLC

SINGLE FAMILY

RENDERINGS

Project number	ROCKWALL
Date	03/26/2025

A09.02

Scale

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) [*ORDINANCE NO. 23-40*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* ON A 0.368-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 15, BLOCK C, HARBOR LANDING, PHASE 2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Nahomi Anaya on behalf of Dustin Fox for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.368-acre parcel of land identified as Lot 15, Block C, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for Single-Family land uses, addressed as 308 Harborview Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 8 (PD-8) [*Ordinance No. 23-40*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That Planned Development District 8 (PD-8) [*Ordinance No. 23-40*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 8 (PD-8) [*Ordinance No. 23-40*] and Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article

DRAFT 08.26.2025

05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the future* -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

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

2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance;

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

2.2 COMPLIANCE

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

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

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

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

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

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

DRAFT ORDINANCE 05.26.2025

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF OCTOBER, 2025.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *September 15, 2025*

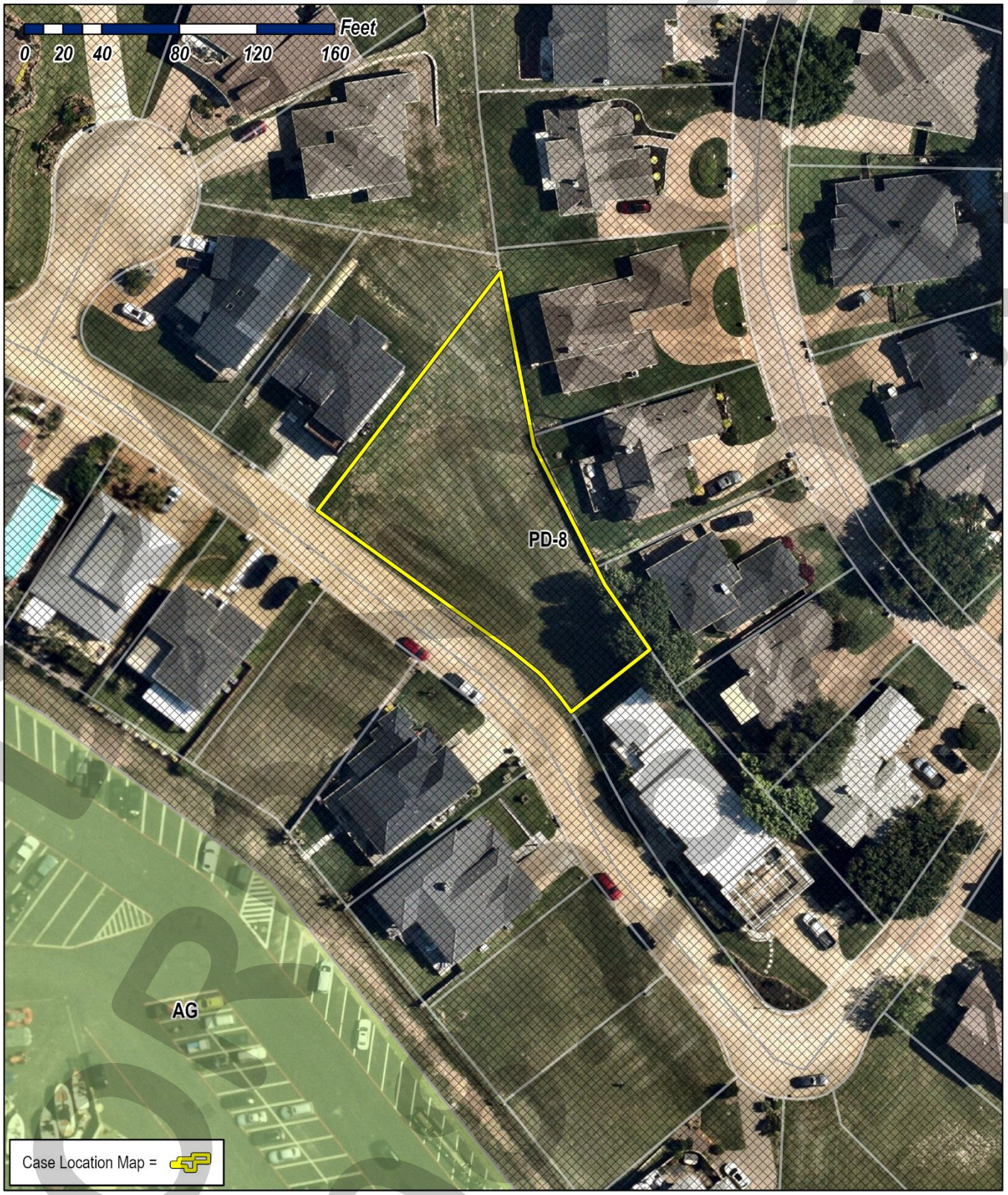
2nd Reading: *October 6, 2025*

DRAFT ORDINANCE 08.26.2025

Exhibit 'A':
Location Map

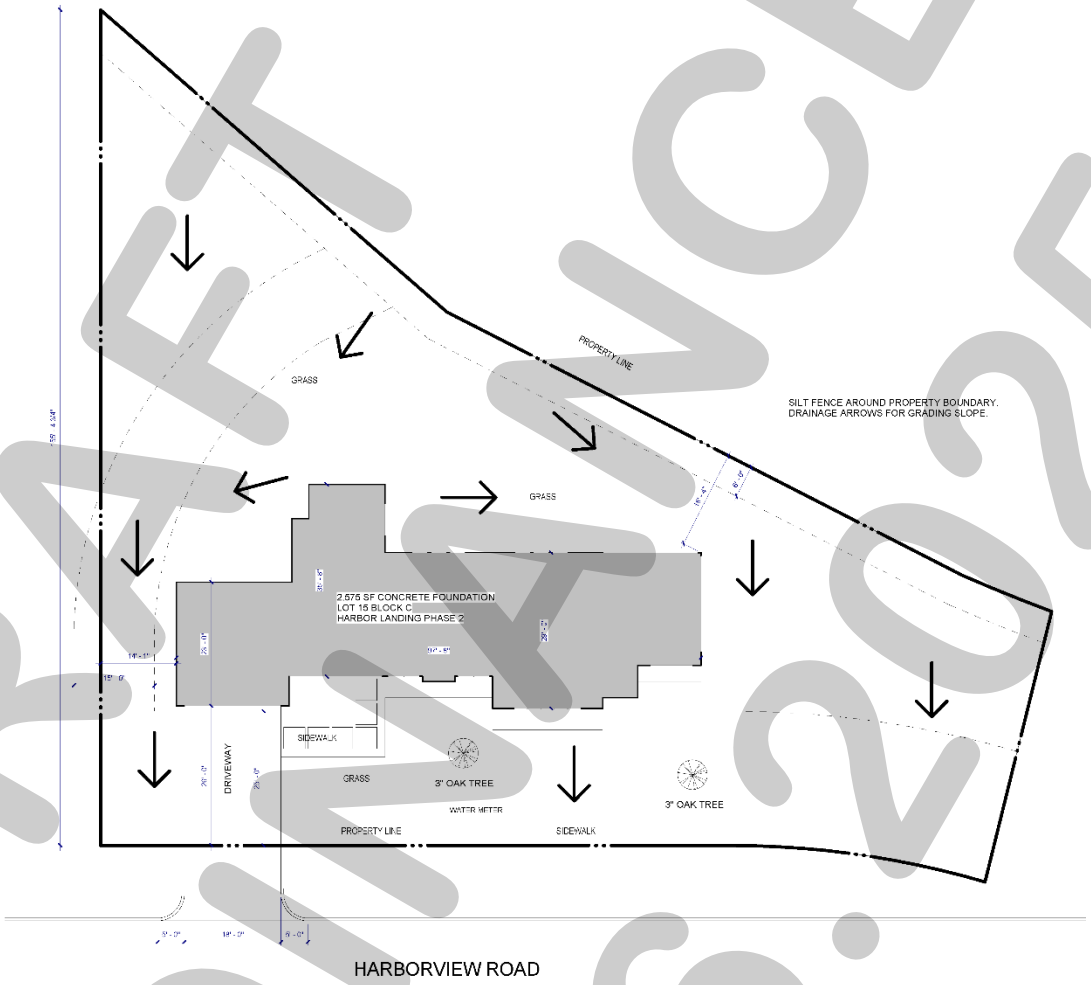
Address: *308 Harborview Drive*

Legal Description: *Lot 15, Block C, Harbor Landing, Phase 2 Addition*



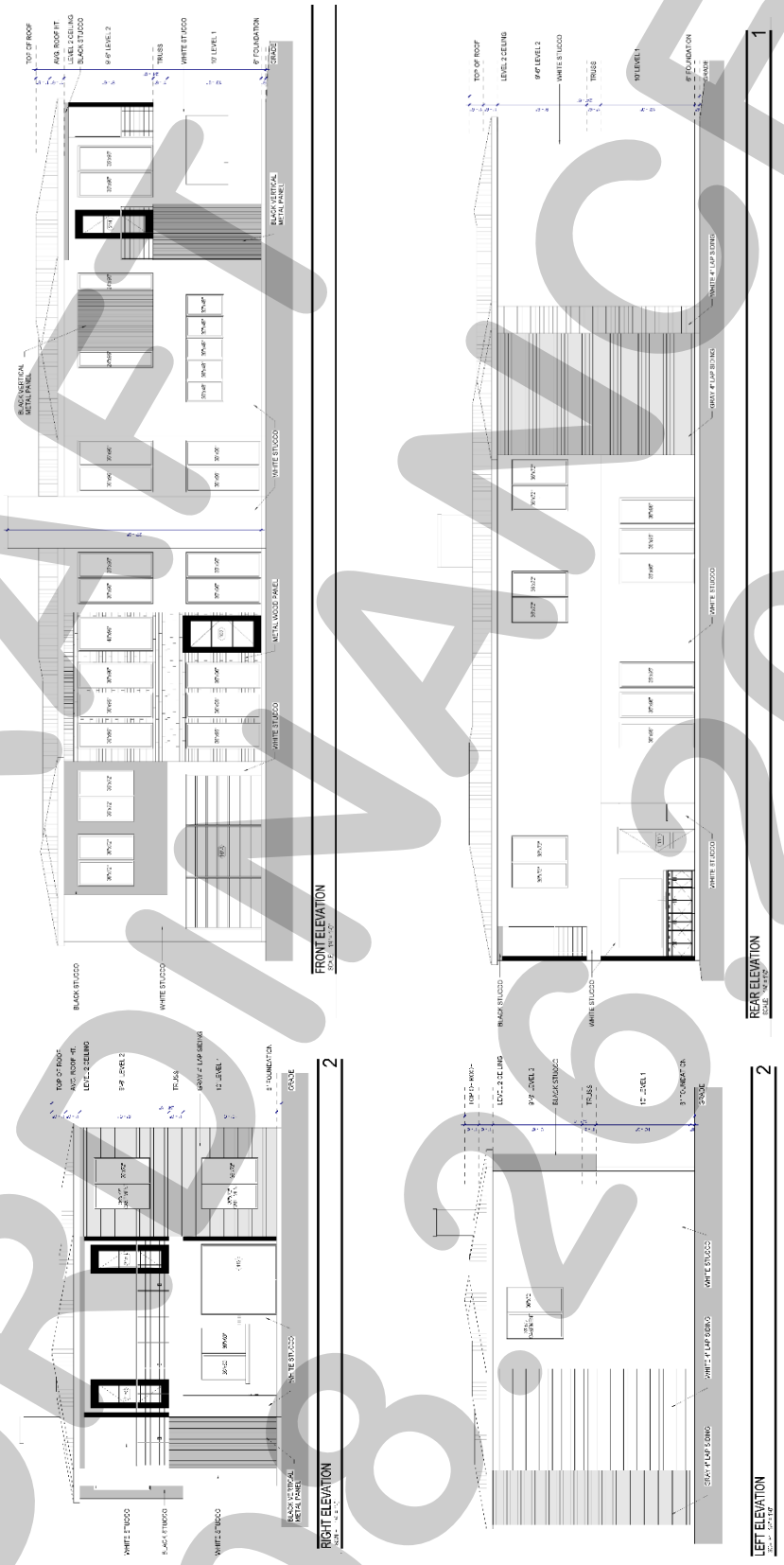
PROPOSED

Exhibit 'B':
Residential Plot Plan



DRAFT ORDINANCE 08.26.2025

Exhibit 'C':
Building Elevations



DRAFT
08.26.2025

Exhibit 'C':
Building Elevations





DRAFT
08.26.2025

Exhibit 'C':
Building Elevations



DRAFT
08/20/25

PROJECT COMMENTS

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

DATE: 8/22/2025

PROJECT NUMBER: Z2025-057
PROJECT NAME: SUP for 3005 Fit Sport Life
SITE ADDRESS/LOCATIONS: 3005 Fit Sport Life Boulevard, Rockwall, TX, 75032

CASE CAPTION: Hold a public hearing to discuss and consider a request by Kiew Kam of Triangle Engineering, LLC on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a Specific Use Permit (SUP) for a Residence Hotel on a 2.819-acre portion of a larger 4.767-acre parcel of land identified as Lot 6, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located east of the intersection of FM-549 and Fit Sport Life Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Bethany Ross	08/21/2025	Approved w/ Comments

08/21/2025: Z2025-057; Specific Use Permit (SUP) for 3005 Fit Sport Life
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for a Residence Hotel on a 2.819-acre portion of a larger 4.767-acre parcel of land identified as Lot 6, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the FM-549 Overlay (FM-549 OV) District, and generally located east of the intersection of FM-549 and Fit Sport Life Boulevard.
I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.
M.3 For reference, include the case number (Z2025-057) in the lower right-hand corner of all pages on future submittals.

I.4 According to the Permissible Use Charts contained in Article 04, Permissible Uses, of the Unified Development Code (UDC), a Residence Hotel requires a Specific Use Permit (SUP) in a Commercial (C) District.

I.5 According to Subsection 02.02, Land Uses Definitions, of Article 13, of the Unified Development Code (UDC), a Residence Hotel is defined as: “(a) hybrid lodging establishment that combines the elements of traditional hotels with long-term residential accommodations. Residence hotels typically offer full furnished, apartment style units equipped with kitchens or kitchenettes, living areas, and separate bedrooms, providing guests with a home-like environment during their stay. These establishments cater to both short-term and extended-stay guests, offering flexible accommodations for travelers, corporate clients, and individuals in need of temporary housing solutions. Residence hotels often provide additional amenities such as housekeeping services, on-site laundry facilities, fitness centers, business centers, and communal spaces to enhance the guest experience.”

I.6 Based on the submitted materials, staff has included the following Operational Conditions in the Specific Use Permit (SUP) ordinance:

(1) The development of this property shall generally conform to the Concept Plan depicted in Exhibit ‘B’ of the Specific Use Permit (SUP) ordinance for the development of a Residence Hotel.
(2) The development of the subject property shall be subject to the General Overlay District Standards as stipulated by Article 05, District Development Standards, of the Unified Development Code (UDC) and review and recommendation by the Architecture Review Board (ARB) prior to approval by the Planning and Zoning Commission at the time of site plan. In addition, the approval of this Specific Use Permit (SUP) shall not constitute the approval of a variance or exception to any of the standards stipulated by the Unified

Development Code (UDC) with regard to the design of the Residence Hotel.
(3) The maximum overall height of the building shall not exceed four (4)-stories or 60-feet.

M.7 Please note that the building elevations will be subject to review and recommendation by the Architecture Review Board (ARB) and approval by the Planning and Zoning Commission through the site plan review process. The Building Elevations will also be subject to the requirements of the FM-549 Overlay (FM-549 OV) District and the General Overlay District Standards, and any variances or exceptions will be reviewed at the time of site plan.

M.8 Please review the attached Draft Ordinance prior to the August 26, 2025 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than September 3, 2025. In reviewing the Draft Ordinance, please pay close attention to staff's suggestions.

I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on September 3, 2025; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the September 9, 2025 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on August 26,2025.

I.10 The projected City Council meeting dates for this case will be September 15, 2025 (1st Reading) and October 6, 2025 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	08/22/2025	Approved w/ Comments

08/22/2025: 1. Fire lane radii must be a minimum of 30' for any building 30' and taller
2. All easements are min. 20' wide.
3. Fire lane radii must be a minimum of 30' for any building 30' and taller

General Comments:
General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures, including walls, allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required for the removal of any existing trees on site.
- No structures or fences with easements.
- The site will need to be platted.
- All utilities must be underground.
- A TIA will be required.
- Additional comments may be provided at the time of Site Plan.

Drainage Items:
- Modifications to existing detention system will be required. Drainage study will be required to identify what improvements are required.
- The site will need to be routed to existing Detention Pond 2 (REDC pond to the south of property) to match the approved Fit Sport Life drainage plans after detention analysis.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No vertical walls allowed in detention or drainage easements.
- No public water or sanitary sewer allowed in detention or drainage easements.
- FFE for all buildings must be called out when adjacent to a detention system or drainage swale. FEE must be a minimum 2' above the 100-year WSEL for the detention system and drainage swale.
- Grate inlets are not allowed.

- Dumpster areas to drain to oil/water separator and then to the storm lines.

Water and Wastewater Items:
- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- There is an existing 8" sewer stub available for use along Fit Sport Life Blvd.
- Any public water lines must be a minimum of 8", looped, and must be centered within a 20' wide easement.
- There is an existing 12" water main available for use along Fit Sport Life Blvd.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.
- Infrastructure study required to assess down stream system. Any improvements identified in the study must be installed by the developer.
- Show FDC location.
- Sewer pro-rata of $2,773.07/acre

Roadway Paving Items:
- Must meet City driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane to be 24' wide and in a platted easement.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Will require fire lane and access easement from adjacent property

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	08/21/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	08/18/2025	Approved w/ Comments

08/18/2025: The fire lane radius into the adjoining property will need to have a 30-foot radius.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/18/2025	Approved w/ Comments

08/18/2025: Restaurant will be 3003 Fit Sport Life Blvd, Rockwall, TX 75032
Hotel will be 3005 Fit Sport Life Blvd, Rockwall, TX 75032

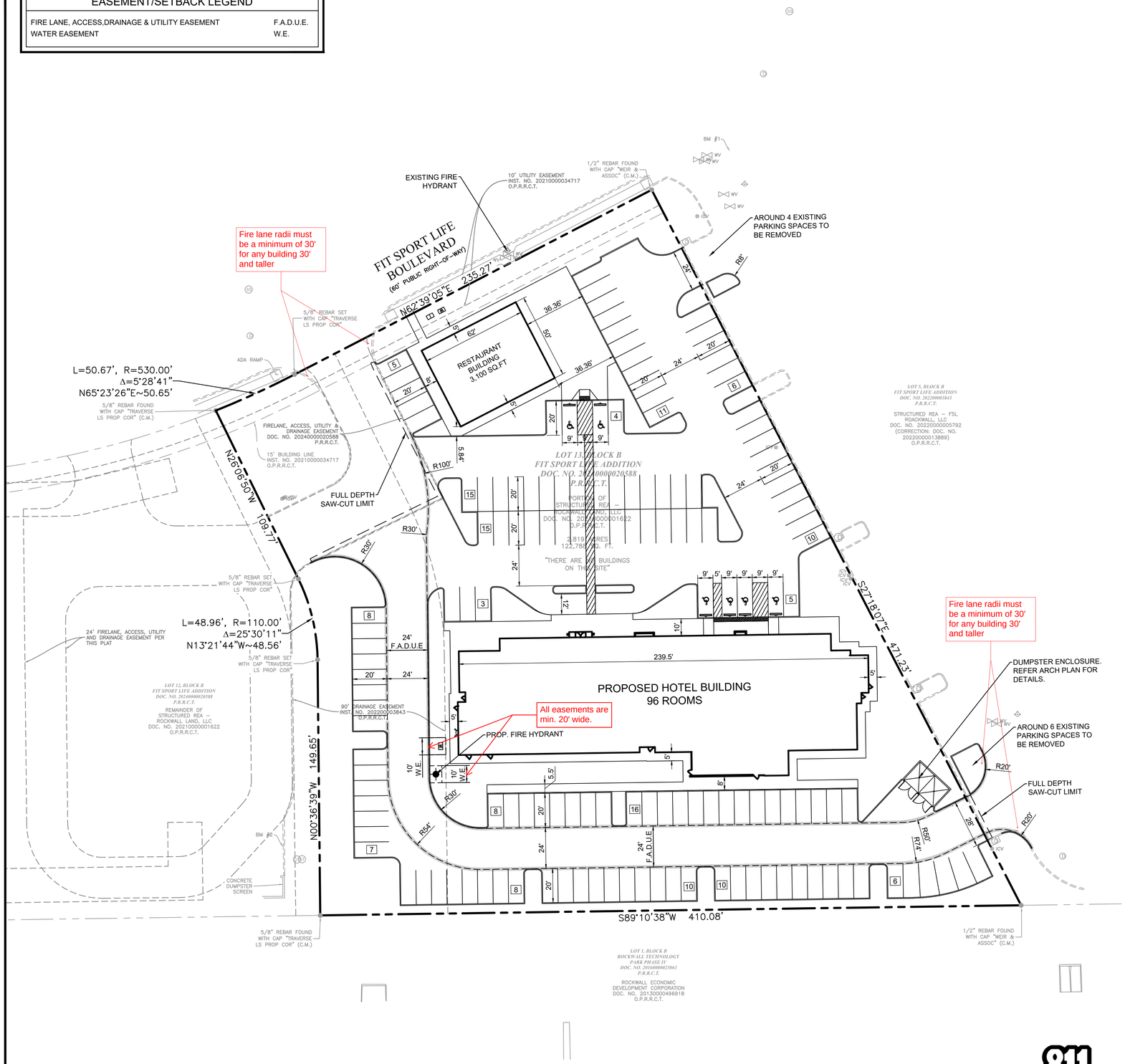
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	08/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/18/2025	Approved

No Comments

EASEMENT/SETBACK LEGEND	
FIRE LANE, ACCESS,DRAINAGE & UTILITY EASEMENT	F.A.D.U.E.
WATER EASEMENT	W.E.



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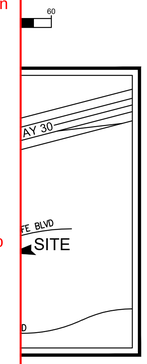

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STATE OF TEXAS
KIEW KAM
92808
LICENSED PROFESSIONAL ENGINEER
08/15/2025

SITE PLAN
HOTEL, RETAIL & RESTARUANT
3005 FIT SPORT LIFE BLVD
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS 75032
FIT SPORT LIFE ADDITION LOT 13, BLOCK B

TRIANGLE ENGINEERING LLC
T: 469.331.8566 I F: 469.213.7145 I E: info@triangle-engr.com
W: triangle-engr.com I O: 1782 W. McDermott Drive, Allen, TX 75013
Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KK	X	08-15-25	SEE SCALE BAR	110-25	C-3.0

TX. P.E. FIRM #11525

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	3005 Fit Sport Life Blvd, Rockwall, TX				
SUBDIVISION	FIT SPORT LIFE ADDITION	LOT	13	BLOCK	B
GENERAL LOCATION	The 2.819 acres lot is located western of 3101 Fit Sport Life Blvd, Rockwall TX				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial w/ FM 549 Overlay	CURRENT USE	Vacant		
PROPOSED ZONING	Commercial w/ FM 549 Overlay	PROPOSED USE	Hotel & Retail/Restaurant		
ACREAGE	2.819	LOTS [CURRENT]	1	LOTS [PROPOSED]	1

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

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

☐ OWNER	Structured REA-Rockwall Land LLC	☑ APPLICANT	Kiew Kam (Triangle Engineering LLC)
CONTACT PERSON	Conor Keilty, AIA	CONTACT PERSON	Kiew Kam
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 Conor Keilty [*OWNER*] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 242.29 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 11th *DAY OF* August *, 2025. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

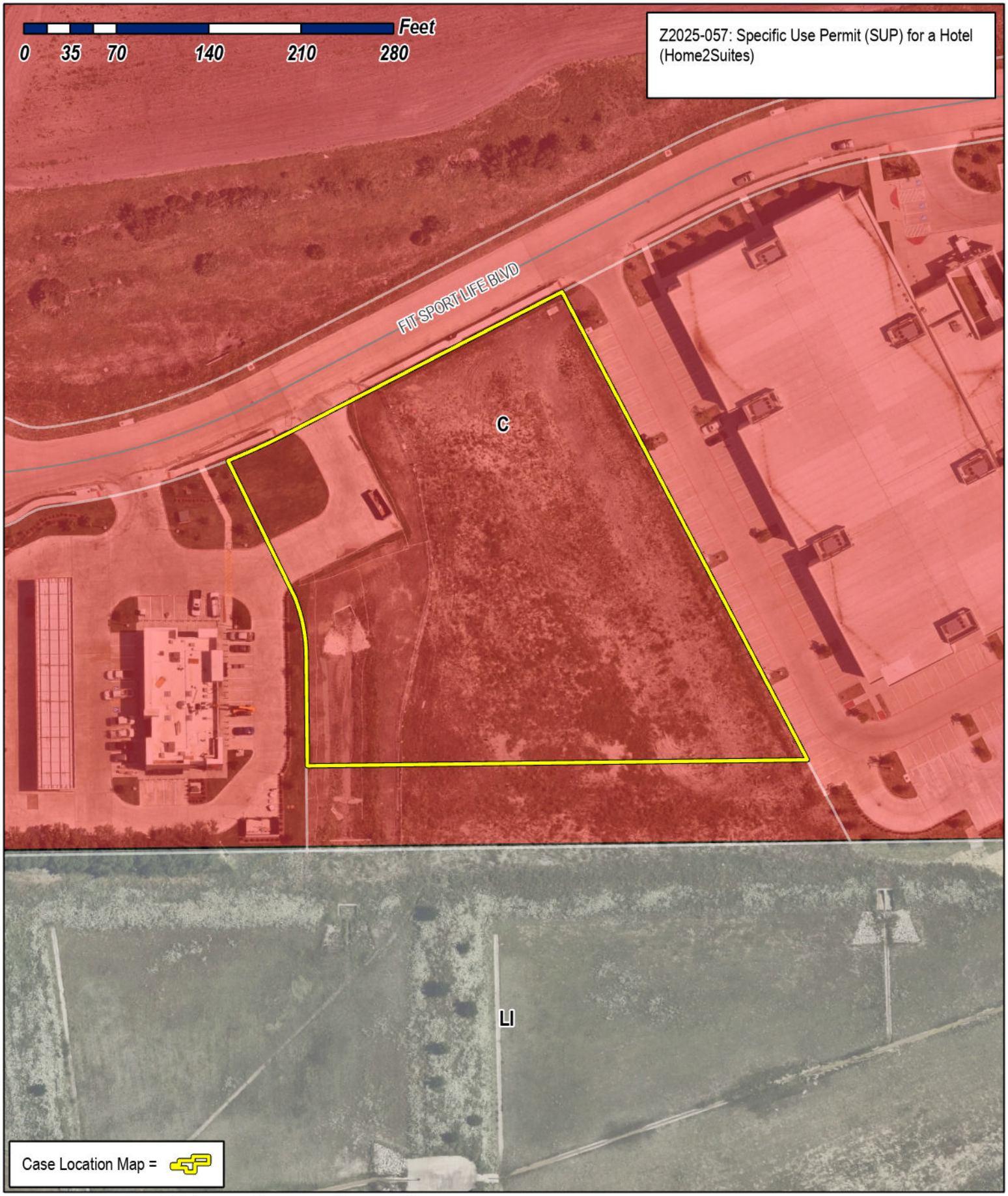
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 *DAY OF* Aug *, 2025*

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF ~~TEXAS~~ PA Charlotte M Calcagno

Commonwealth of Pennsylvania - Notary Seal
Charlotte M. Calcagno, Notary Public
Bucks County
My commission expires March 6, 2028
Commission number 1399883

MY COMMISSION EXPIRES 03/06/28



City of Rockwall

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

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

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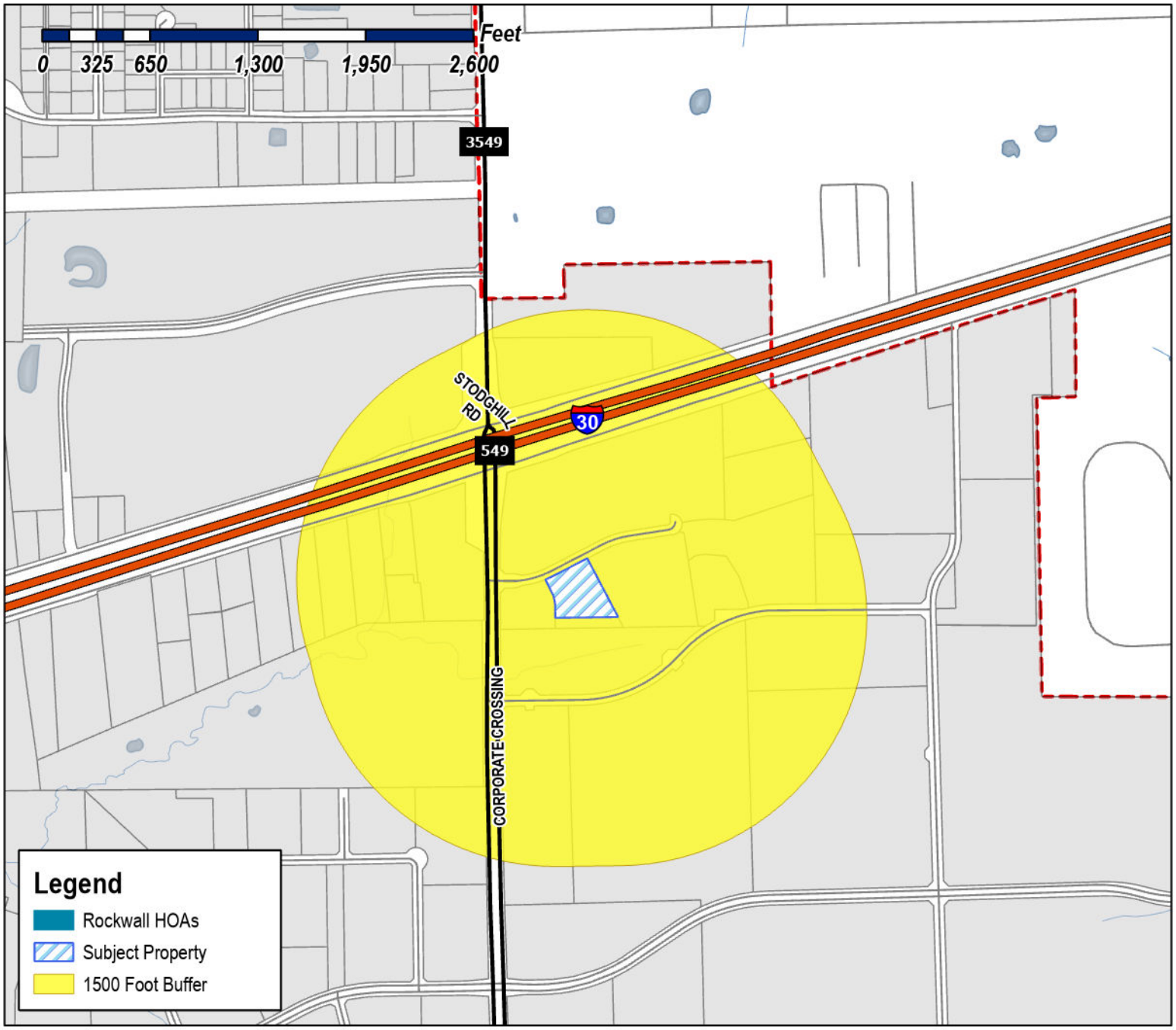
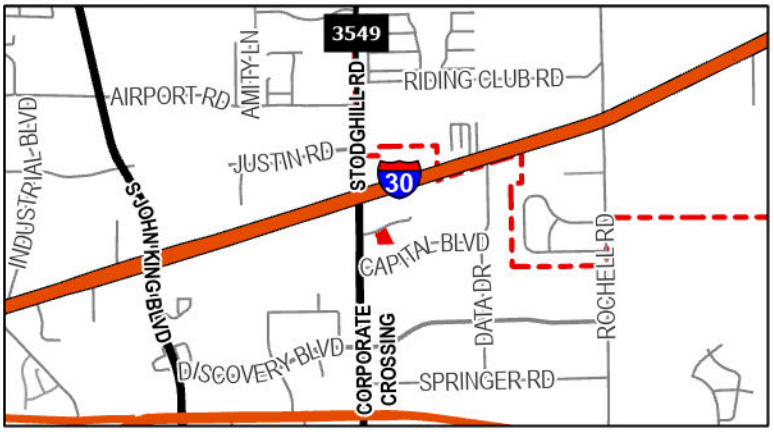


Case Number: Z2025-057
Case Name: SUP for a Hotel (Home2Suites)
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 3005 Fit Sport Life Blvd



Date Saved: 8/15/2025
For Questions on this Case Call (972) 771-7745

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(W): www.rockwall.com

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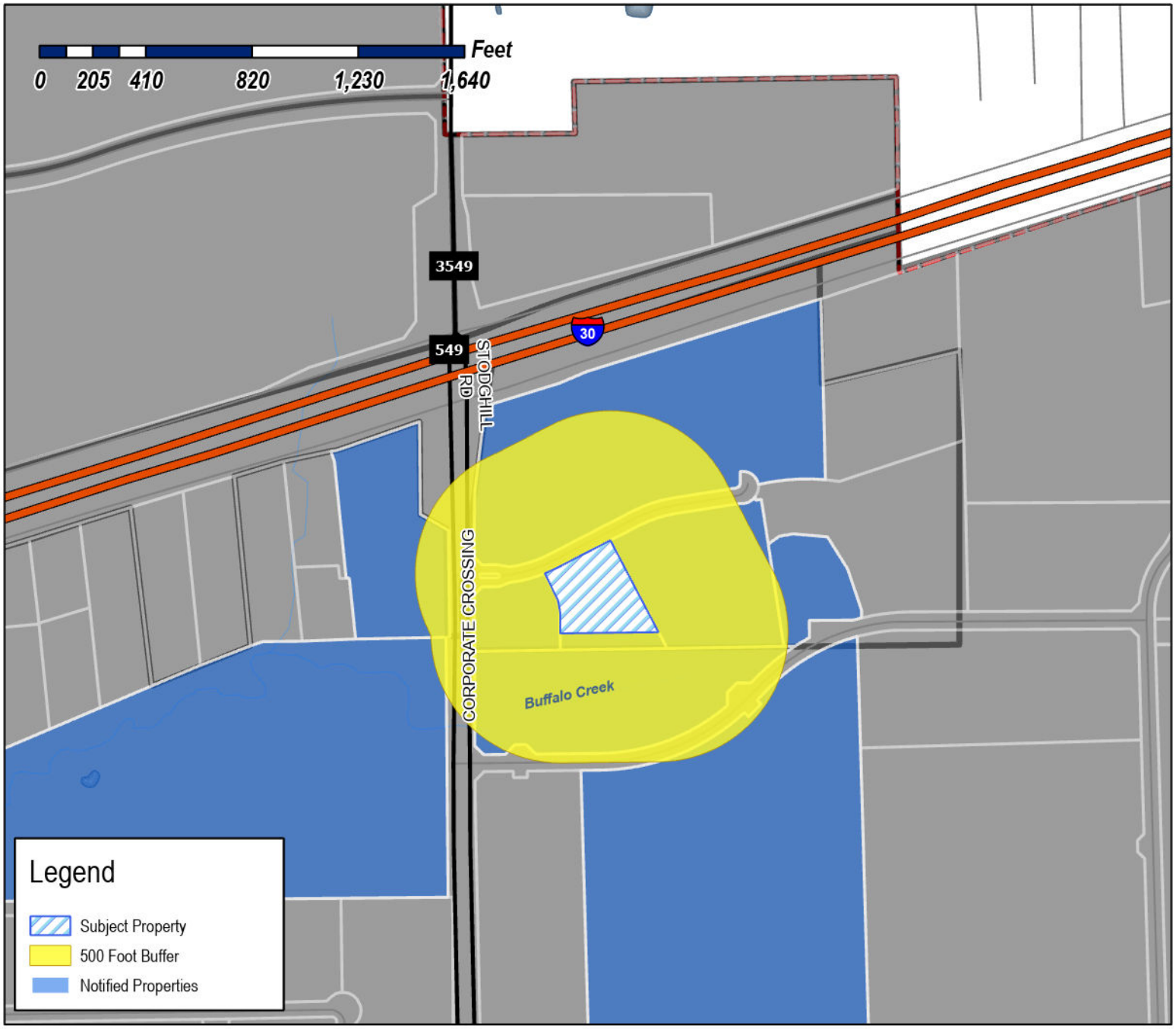


Case Number: Z2025-057
Case Name: SUP for a Hotel (Home2Suites)
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 3005 Fit Sport Life Blvd



Date Saved: 8/15/2025
For Questions on this Case Call: (972) 771-7745

STRUCTURED REA- ROCKWALL LAND LLC
1200 CORPORATE CROSSING
ROCKWALL, TX 75087

WESTCORE BRAVO ROCKWALL LLC
1515 CORPORATE CROSSING
ROCKWALL, TX 75087

LOVE'S COUNTRY STORES INC
1990 E I30
ROCKWALL, TX 75087

STRUCTURED REA FSL ROCKWALL LLC
3101 FIT SPORT LIFE BLVD
ROCKWALL, TX 75087

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

CAPITAL BOULEVARD VENTURE LLC AND
3201 CAPITAL BLVD GLOBAL WELLS
INVESTMENT GROUP LLC
ROCKWALL, TX 75087

WESTCORE BRAVO ROCKWALL LLC
4350 La Jolla Village Dr Ste 900
San Diego, CA 92122

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

LOVE'S COUNTRY STORES INC
PO BOX 26210
OKLAHOMA CITY, OK 73126

PUBLIC NOTICE

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

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

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

Z2025-057: SUP for a Residence Hotel

Hold a public hearing to discuss and consider a request by Kiew Kam of Triangle Engineering, LLC on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a Specific Use Permit (SUP) for a Residence Hotel on a 2.819-acre portion of a larger 4.767-acre parcel of land identified as Lot 6, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located east of the intersection of FM-549 and Fit Sport Life Boulevard, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, September 9, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, September 15, 2025 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Monday, September 15, 2025 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2025-057: SUP for a Residence Hotel

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.

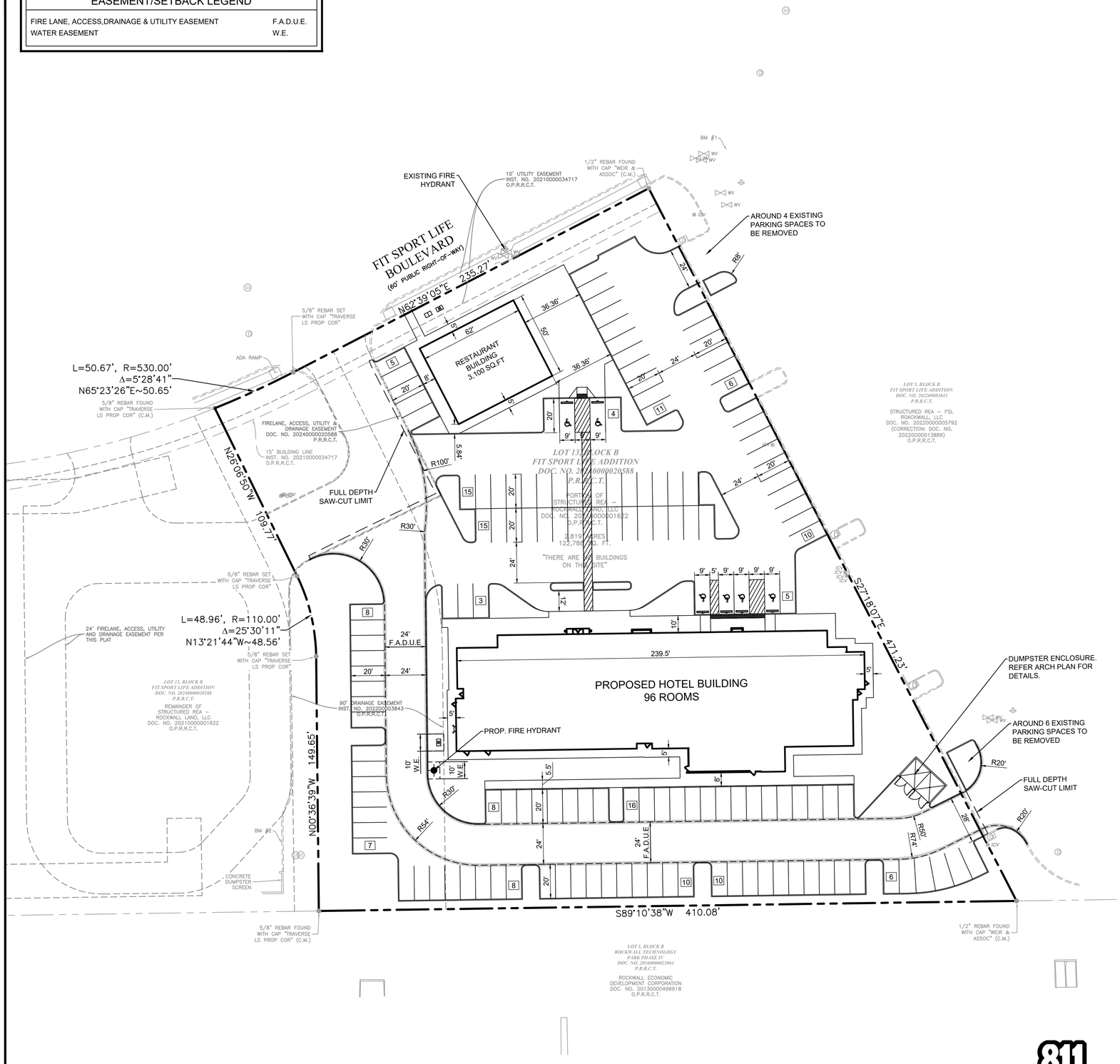
Name:

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

EASEMENT/SETBACK LEGEND	
FIRE LANE, ACCESS,DRAINAGE & UTILITY EASEMENT	F.A.D.U.E.
WATER EASEMENT	W.E.



EXISTING LEGEND

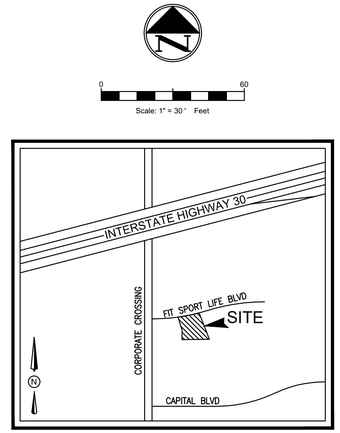
1/2" IR FOUND	WATER VALVE	NO PARKING
1/2" IR SET	FIRE HYDRANT	CONCRETE
5/8" IR FOUND	IRRIGATION VALVE	GRAVEL
3/8" IR FOUND	UTILITY POLE	BRICK
60-D NAIL FOUND	WATER METER	STONE
PK NAIL SET	GAS METER	WOOD DECK
1/2" IP FOUND	A.C. PAD	BUILDING WALL
X-FOUND	TRANS. BOX	TILE
X-SET	GAS MARKER	BUILDING LINE
1" IR FOUND	BOLLARD POST	EASEMENT
1" IP FOUND	BRICK / STONE COLUMN	BOUNDARY
POINT FOR CORNER	CABLE BOX	HIGHBANK LINE
3/4" IP FOUND	CONCRETE MONUMENT	PARKING STRIPE
LIGHT POLE	COVERED AREA	ASPHALT
TELE. BOX	ELECTRIC BOX	FIRE LANE STRIPE
SAN. SEW. CO.	OHU OVERHEAD UTILITY LINE	RETAINING WALL
SAN. SEW. MH.	GUY WIRE ANCHOR	BARBED WIRE FENCE
STORM DRAIN MH.	CHAINLINK FENCE	IRON FENCE
HANDICAP SPACE	PIPE RAIL FENCE	WOOD FENCE

SITE DATA SUMMARY TABLE

SITE ACREAGE:	2.819 ACRES (122,788S.F.)
ZONING:	COMMERCIAL W FM549 OVERLAY
PROPOSED USE:	HOTEL & RETAIL
BUILDING FOOTPRINT AREA:	14,204 S.F. (HOTEL) & 4,400 S.F.(RESTAURANT)
NUMBER OF STORIES:	1
BUILDING HEIGHT:	SEE FACADE PLAN
BUILDING COVERAGE:	0.15:1
FLOOR AREA RATIO:	----
NUMBER OF GUEST ROOMS:	96
IMPERVIOUS AREA:	94,027S.F. (76.6%)
PERVIOUS/LANDSCAPE AREA:	28,761 S.F. (23.4%)
REGULAR PARKING REQUIRED: (SEE PARKING CALCULATION TABLE)	147 SPACES
REGULAR PARKING PROVIDED:	141 SPACES
HANDICAP PARKING REQUIRED:	5 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	6 SPACES (2 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	147 SPACES

SITE LEGEND

CONCRETE CURB	
SAW-CUT LINE	
FIRE LANE	
STRIPING	
PARKING SPACES	X
WHEEL STOPS	
HANDICAP LOGO	
HANDICAP SIGN	
RAMP	
FIRE HYDRANT	
DUMPSTER	
SANITARY SEWER MANHOLE	S
SANITARY SEWER CLEANOUT	
SANITARY SEWER DOUBLE CLEANOUT	
SANITARY SEWER SAMPLE PORT	
GREASE TRAP	
DOMESTIC WATER METER	W
IRRIGATION METER	



VICINITY MAP
N.T.S.

SITE GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
2. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
3. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
5. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
6. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
7. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
8. ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

PARKING CALCULATIONS

		NUMBER/AREA (SQ.FT)	REQUIRED PARKING RATIO	REQUIRED PARKING#
HOTEL	GUEST ROOMS	96	1 PER GUEST ROOM	96
	FITNESS CENTER + POOL	2,898 SQ.FT	1 PER 200 SQ.FT X 0.5	8
	RESTAURANT AREA	1,688 SQ.FT	1 PER 100 SQ.FT X 0.5	9
	OFFICE SPACE	713 SQ.FT	1 PER 300 SQ.FT X 0.5	2
	STORAGE	348 SQ.FT	1 PER 1,000SQ.FT X 0.5	1
RESTAURANT	Restaurant	3,100 SQ.FT	1 PER 100 SQ.FT	31
TOTAL				147

Know what's **below.** **Call** before you dig.

NO.	DATE	DESCRIPTION	BY
1	08-14-25	1st SUP SUBMITTAL	X
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STATE OF TEXAS — KIEW KAH 92808 — LICENSED PROFESSIONAL ENGINEER

08/15/2025

SITE PLAN

HOTEL, RETAIL & RESTAURANT

3005 FIT SPORT LIFE BLVD

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS 75032

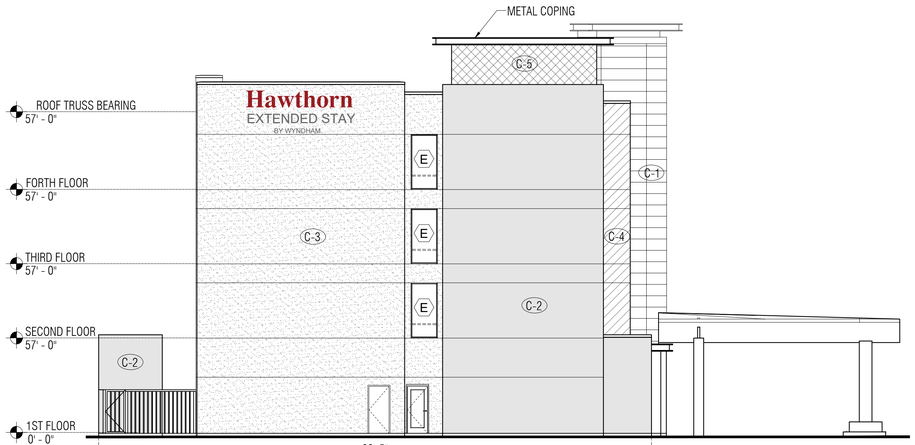
FIT SPORT LIFE ADDITION LOT 13, BLOCK B

TRIANGLE ENGINEERING LLC
T: 469.331.8566 I F: 469.213.7145 I E: info@triangle-engr.com
W: triangle-engr.com I O: 1782 W. McDermott Drive, Allen, TX 75013

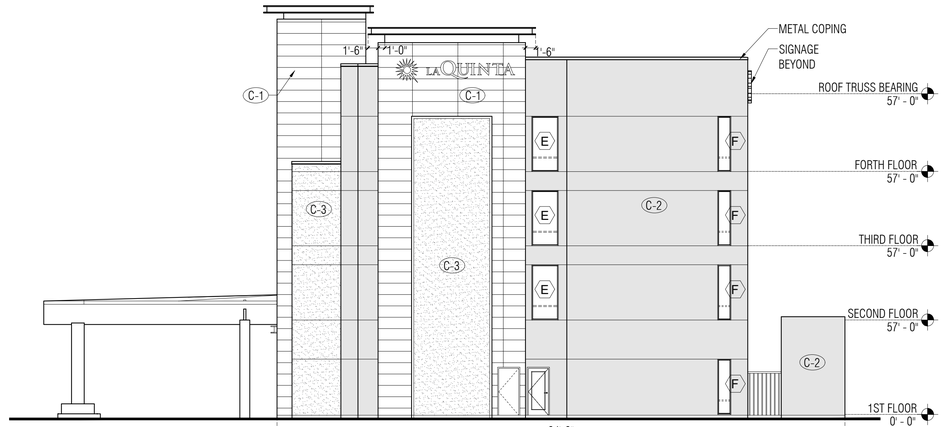
Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KK	X	08-15-25	SEE SCALE BAR	110-25	C-3.0

TX. P.E. FIRM #11525



1C EAST
SCALE 3/32"=1'-0"



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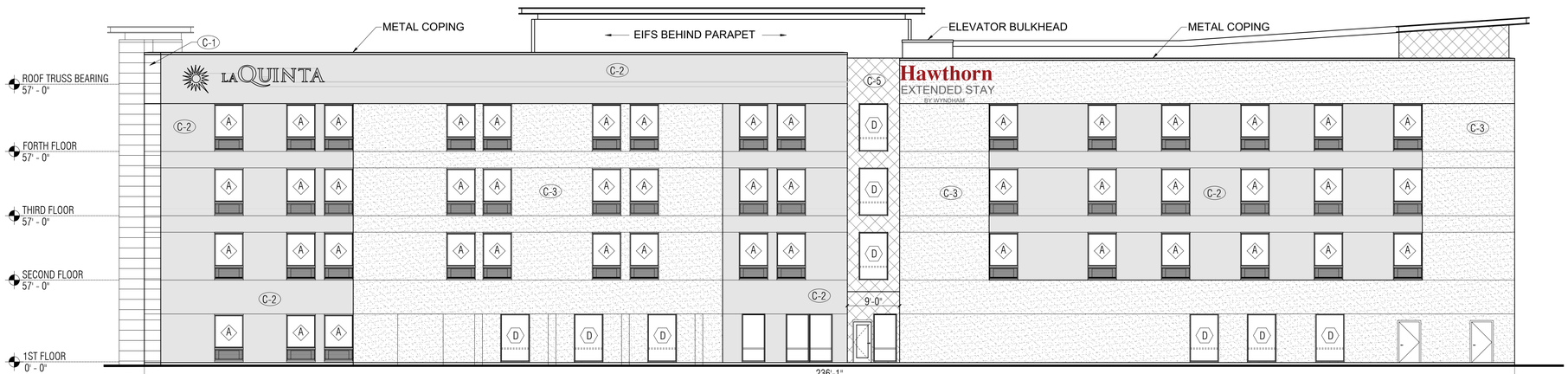
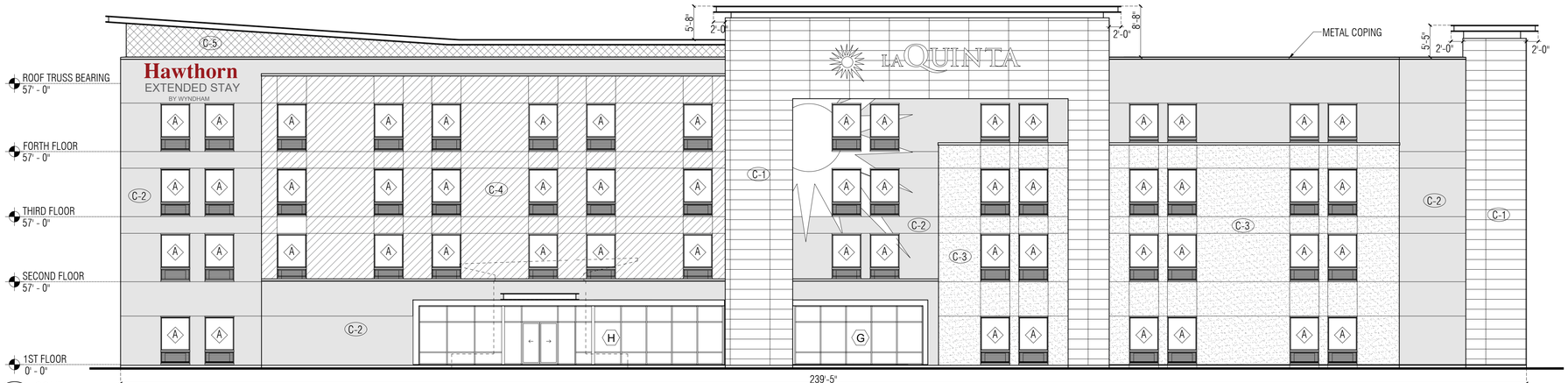


1B WEST
SCALE 3/32"=1'-0"



1A SOUTH
SCALE 3/32"=1'-0"

EXTERIOR FINISHES SCHEDULE		
	C 1	LARGE FORMAT PANELS
	C 2	EIFS - THUNDER GRAY SW7645
	C 3	EIFS - MEGA GREIGE SW7031
	C 4	LARGE FORMAT PANELS
	C 5	EIFS- SHOW STOPPER SW7588

5A LEGENDS
N.T.S

DESIGN GROUP LLC

2494 BUNNELS FORK ROAD
Frisco,TX 75036
Telephone: 901.603.8765

E-Mail: nkumar@designgroupmemphis.com

OWNER NAME AND ADDRESS

HOTEL

AT

3005 FIT SPORT LIFE BLVD
CITY OF ROCKWALL,
ROCKWALL
COUNTY, TEXAS
75032

SEAL

CONSULTANTS NAME:

PRELIMINARY DRAWINGS

NO.	DATE	ISSUE \ REVISION
01	08/14/2025	PRELIMINARY DRAWINGS

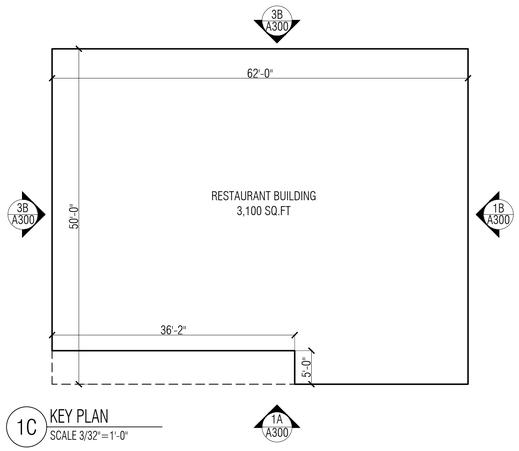
DRAWING NAME

EXTERIOR ELEVATIONS

DRAWN BY: MAYURI
CHECKED BY:
APPROVED BY:

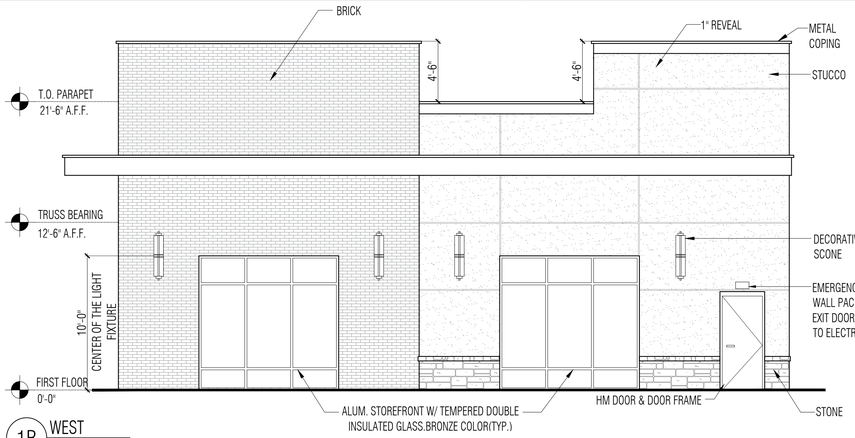
DRAWING NUMBER:

A300

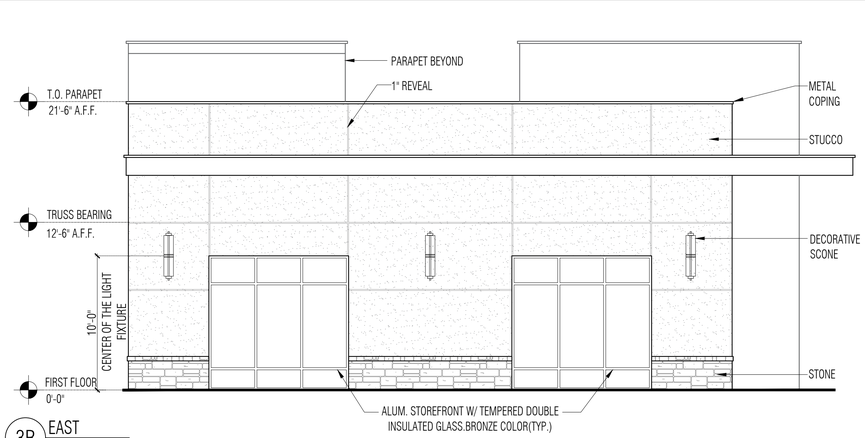


1C KEY PLAN
SCALE 3/32"=1'-0"

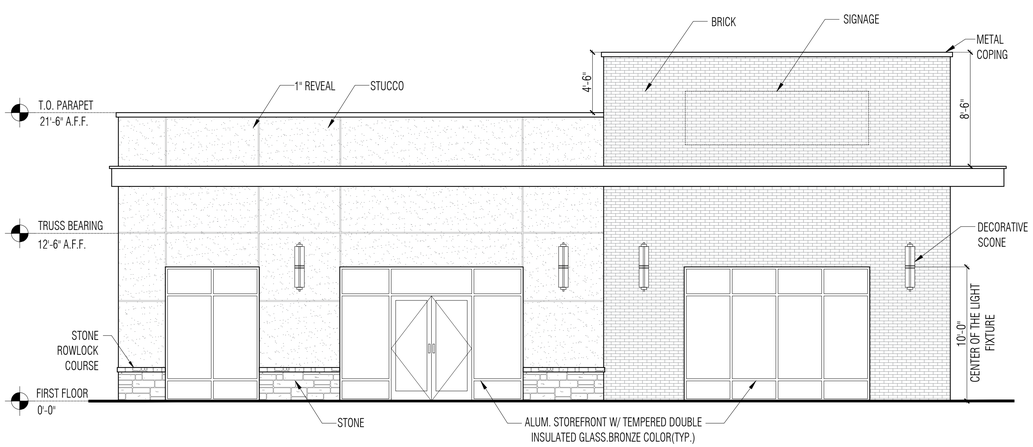




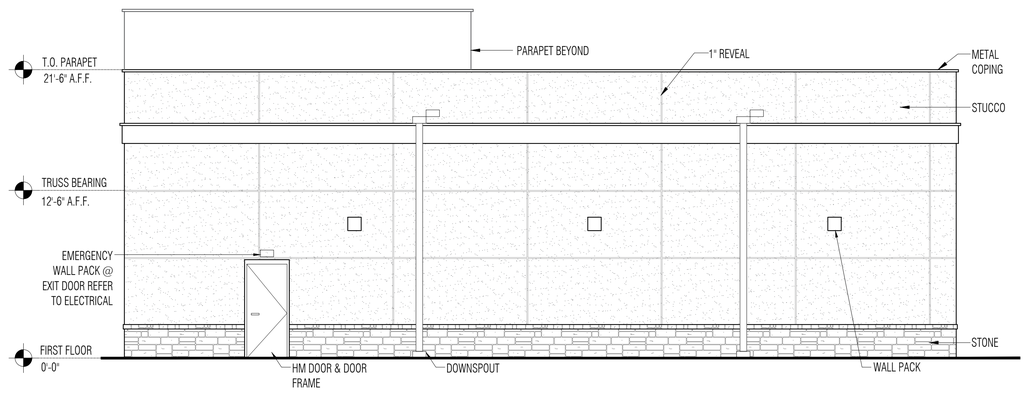
1B WEST
SCALE 3/16"=1'-0"



3B EAST
SCALE 3/16"=1'-0"



1A NORTH
SCALE 3/16"=1'-0"



3A SOUTH
SCALE 3/16"=1'-0"

DESIGN GROUP LLC
2494 BUNNELS FORK ROAD
Frisco,TX 75036
Telephone: 901.603.8765
E-Mail: nkumar@designgroupmemphis.com

OWNER NAME AND ADDRESS

RESTAURANT

AT

3005 FIT SPORT LIFE BLVD
CITY OF ROCKWALL,
ROCKWALL
COUNTY, TEXAS
75032

SEAL

CONSULTANTS NAME:

PRELIMINARY DRAWINGS

NO.	DATE	ISSUE \ REVISION
01	08/14/2025	PRELIMINARY DRAWINGS

DRAWING NAME
EXTERIOR ELEVATIONS

DRAWN BY: MAYURI
CHECKED BY:
APPROVED BY:
DRAWING NUMBER:

A300


Hawthorn
EXTENDED STAY
LA QUINTA

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A *RESIDENCE HOTEL* ON A 2.819-ACRE PORTION OF A LARGER 4.767-ACRE PARCEL OF LAND IDENTIFIED AS LOT 6, BLOCK B, FIT SPORT LIFE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBITS 'A'* AND *'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 Kiew Kam of Triangle Engineering, LLC. on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a *Specific Use Permit (SUP)* for a *Residence Hotel* on a 2.819-acre portion of a larger 4.767-acre parcel of land identified as Lot 6, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located east of the intersection of FM-549 and Fit Sport Life Boulevard, and being more specifically described and depicted in *Exhibits 'A'* and *'B'* 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 Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

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

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 04.01, *General Commercial District Standards*; Subsection 04.05, *Commercial (C) District*; Subsection 06.02, *General Overlay District Standards*; and, Subsection 06.13, *FM-549 Overlay District*, of Article 05, *District Development Standards*, of the Unified Development Code

DRAFT 08-26-2025

(UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and as may be amended in the future* --, and with the following conditions:

2.1. OPERATIONAL CONDITIONS

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

(1) The development of this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this Specific Use Permit (SUP) ordinance for the development of a *Residence Hotel.*

(2) The development of the subject property shall be subject to the *General Overlay District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) and review and recommendation by the Architecture Review Board (ARB) prior to approval by the Planning and Zoning Commission at the time of site plan. In addition, the approval of this Specific Use Permit (SUP) shall not constitute the approval of a variance or exception to any of the standards stipulated by the Unified Development Code (UDC) with regard to the design of the *Residence Hotel*.

(3) The maximum overall height of the building shall not exceed four (4)-stories or 60-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 compliance to the following:

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

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

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

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

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and

DRAFT ORDINANCE 08.26.2025

applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF OCTOBER, 2025.

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *September 15, 2025*

2nd Reading: *October 6, 2025*

DRAFT ORDINANCE 08.26.2025

Exhibit 'A'
Legal Description

BEING a tract of land located in the Robert Boyd Irvine Survey, Abstract No. 120, Rockwall County, Texas, being a portion of Lot 6, Block B, Fit Sport Life Addition, an addition to the City of Rockwall, Rockwall County, Texas according to the plat recorded in Instrument No. 20220000003843, official public records, Rockwall County, Texas (O.P.R.C.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod with cap stamped "Wier & Assoc Inc", in the south right-of-way line of Fit Sport Life Boulevard (a 60' right-of-way), said iron rod being the northeast corner of said Lot 6 and the northwest corner of Lot 5, Block B of said Fit Sport Life Addition;

THENCE S 27°18"10' E, departing the south right-of-way line of said Fit Sport Life Boulevard, along the east line of said Lot 6 and the west line of said Lot 5, a distance of 471.23 feet to a ½" iron rod found with a cap stamped "Wier & Assoc Inc", in the north line of Lot 1, Block B, Rockwall Technology Park Phase IV, an addition to the City of Rockwall. Rockwall County, Texas according to the plat recorded in Instrument No. 20160000023061, O.P.R.R.C.T., said iron being the southeast corner of said Lot 6 and the southwest corner of said Lot 5.

THENCE S 89°10"38' W, along the south line of said Lot 6 and the north line of said Lot 1, a distance of 410.08 feet to a point;

THENCE N 00°36"39' W, departing the south line of said Lot 6 and the north line of said Lot 1, a distance of 149.65 feet to a point, being the beginning of a curve to the left;

THENCE Northwesterly, an arc length of 48.96 feet along said curve to the left, having a radius of 110.00 feet, a delta angle of 25°30"11', and a chord bearing N 13°21"44' W, a distance of 48.56 feet to a point;

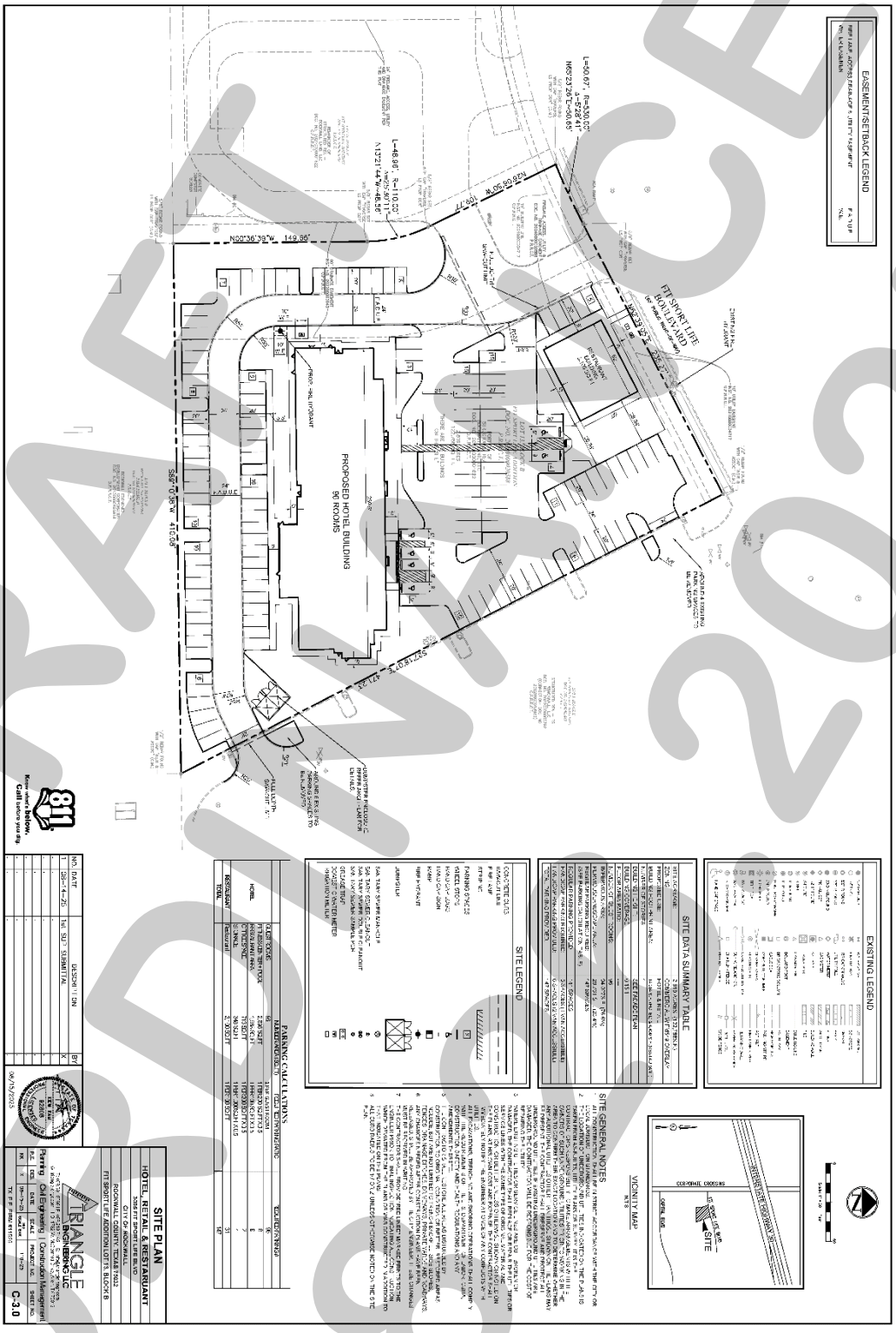
THENCE N 26°06"50' W, a distance of 109.76 feet to a point in the north line of said Lot 6 and in the south right-of-way line of said Fit Sport Life Boulevard, being the beginning of a non-tangent curve to the left;

THENCE Northeasterly, an arc length of 50.67 feet along the north line of said Lot 6, the south right-of-way line of said Fit Sport Life Boulevard, and said curve to the left, having a radius of 530.00 feet, a delta angle of 05°28"40', and a chord bearing of N 65°23"25' E, a distance of 50.65 feet to a ½" iron rod found with a cap stamped "Wier & Assoc Inc";

THENCE N 62°39"05' E, continuing along the north line of said Lot 6 and the south right-of-way line of said Fit Sport Life Boulevard, a distance of 235.27 feet to the place of beginning and containing 2.819 acres (122,785 square feet) of land, more or less.

DRAFT ORDINANCE 08.26.25

Exhibit 'B'
Concept Plan



DRAFT
08/19/2025

PROJECT COMMENTS

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

DATE: 8/22/2025

PROJECT NUMBER: Z2025-058
PROJECT NAME: SUP for an Accessory Structure
SITE ADDRESS/LOCATIONS: 2310 Sarah Drive, Rockwall, TX, 75087

CASE CAPTION: Hold a public hearing to discuss and consider a request by Leonard and Debra Lynskey for the approval of a Specific Use Permit (SUP) for an Accessory Structure that exceeds the maximum size on a 0.445-acre parcel of land identified as Lot 17, Block F, Saddle Star Estates South, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, addressed as 2310 Sarah Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	08/21/2025	Approved w/ Comments

08/21/2025: Z2025-058; Specific Use Permit (SUP) for an Accessory Structure at 2310 Sarah Drive
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for an Accessory Structure that exceeds the maximum size on a 0.445-acre parcel of land identified as Lot 17, Block F, Saddle Star Estates South, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, addressed as 2310 Sarah Drive.

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

M.3 For reference, include the case number (Z2025-058) in the lower right-hand corner of all pages on future submittals.

I.4 The subject property is zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses and is subject to the accessory structure requirements for this zoning district. According to Subsection 07.04, Accessory Structure Development Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), accessory structures in a Single-Family 8.4 (SF-8.4) District shall meet the following requirements:

(1) Number of Accessory Structures Permitted per Lot: 2 (see note below)
(2) Maximum SF of Accessory Building: 500 SF
(3) Minimum Rear Yard Setback: 3-Feet
(4) Minimum Side Yard Setback: 6-Feet
(5) Distance Between Buildings: 6-Feet
(6) Maximum Building Height: 15-Feet

Accessory Buildings and structures shall be architecturally compatible with the primary structure, and be situated behind the front façade of the primary structure.

Accessory Buildings and structures (excluding portable buildings) not meeting the size or height requirements stipulated by this section shall require a Specific Use Permit (SUP). In reviewing a Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider: [1] if the structure was constructed without a permit or under false

pretenses, [2] the size of the proposed structure compared to the size of other accessory structures in the area/neighborhood/subdivision, and [3] the size, architecture and building materials proposed for the structure compared to those of the primary structure.

I.5 The proposed Accessory Structure is a total of 690 SF (i.e. 23' x 30'= 690 SF). In addition, the proposed Accessory Structure is approximately 14-feet in height or roughly 11-feet at the midpoint of the roof. Based on this, the applicant is requesting a Specific Use Permit (SUP) for an Accessory Structure that exceeds the maximum permissible size.

I.6 Based on the submitted materials, staff has included the following Operational Conditions in the Specific Use Permit (SUP) ordinance:

(1) The development of the Accessory Structure shall generally conform to the Site Plan as depicted in Exhibit 'B' of the Specific Use Permit (SUP) ordinance.
(2) The Accessory Structure shall generally conform to the Building Elevations as depicted in Exhibit 'C' of the Specific Use Permit (SUP) ordinance.
(3) The Accessory Structure shall not exceed a maximum size of 690 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 other Accessory Structures shall be permitted on the subject property.

M.7 Ordinances. Please review the attached draft ordinance prior to the September 9, 2025 Planning & Zoning Commission meeting, and provide staff with your markups by September 3, 2025.

I.8 Revisions. Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on September 3, 2025; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the September 9, 2025 Planning and Zoning Commission Public Hearing Meeting.

I.9 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on August 26, 2025, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on September 9, 2025.

I.10 City Council Meeting Dates. The projected City Council meeting dates for this case will be September 15, 2025 (1st Reading) and October 6, 2025 (2nd Reading).

I.12 Meeting Times and Place. All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. PLEASE NOTE THAT THE APPLICANT OR A REPRESENTATIVE WILL NEED TO BE PRESENT FOR THE CASE TO BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	08/22/2025	Approved w/ Comments

08/22/2025: 1. All lot drainage to drain to swales along each property line. No drainage is to flow onto adjacent lots.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	08/21/2025	Approved w/ Comments

08/21/2025: If approved, a Building Permit will be required prior to any work

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	08/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	08/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/18/2025	Approved

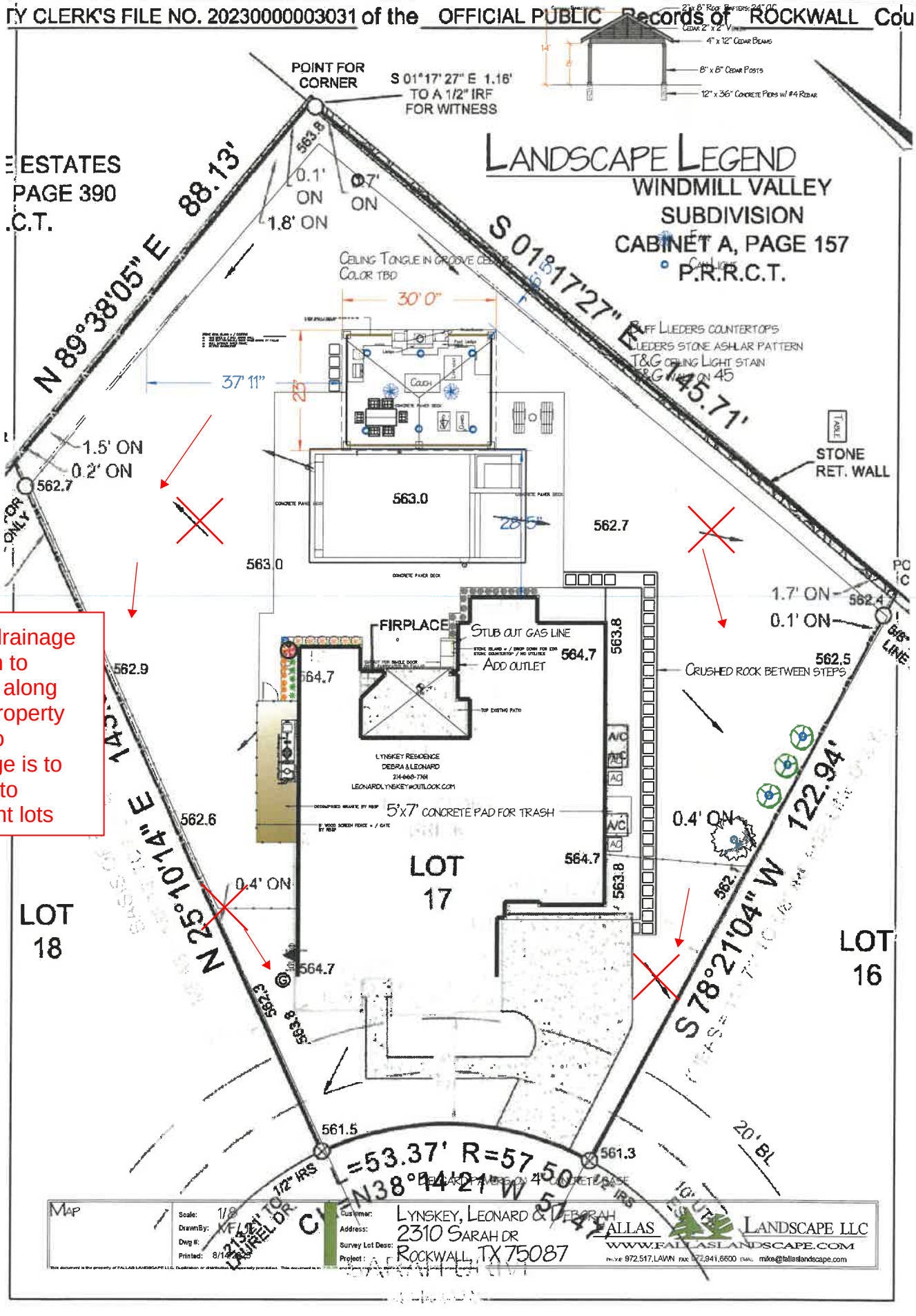
No Comments

17 , in Block F

SADDLE STAR ESTATES SOUTH, PHASE TWO , a

ROCKWALL, ROCKWALL COUNTY ,Texas, according to the MAP OR PLAT THEREOF

TY CLERK'S FILE NO. 20230000003031 of the OFFICIAL PUBLIC Records of ROCKWALL Cou



All lot drainage to drain to swales along each property line. No drainage is to flow onto adjacent lots

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	2310 Sarah Dr				
SUBDIVISION	Saddle Star Estates South Phase 2	LOT	17	BLOCK	F
GENERAL LOCATION	Windy Dr & 552				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Residential.	CURRENT USE	Residential
PROPOSED ZONING		PROPOSED USE	
ACREAGE	.445	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	Leonard Lynskey	☐ APPLICANT	Debra Lynskey
CONTACT PERSON	Debra Lynskey	CONTACT PERSON	Debra Lynskey
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP	[redacted]	CITY, STATE & ZIP	[redacted]
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ [*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."

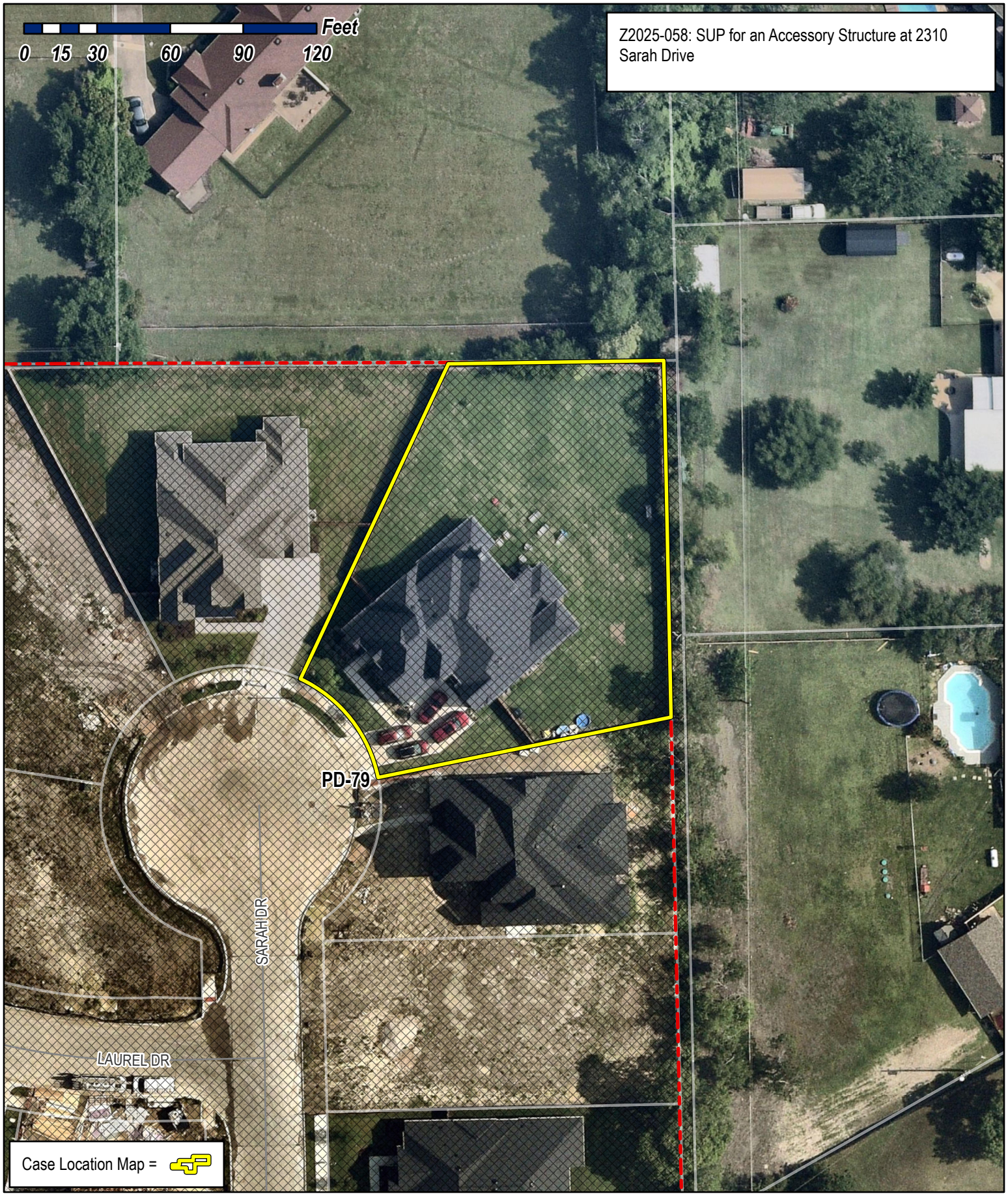
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 *DAY OF* August, 20 25.

JOY D. MCLEAN
Notary Public, State of Texas
Comm. Expires 12-03-2027
Notary ID 69708-0

OWNER'S SIGNATURE Debra Lynskey

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Joy D McLean

MY COMMISSION EXPIRES



City of Rockwall

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

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

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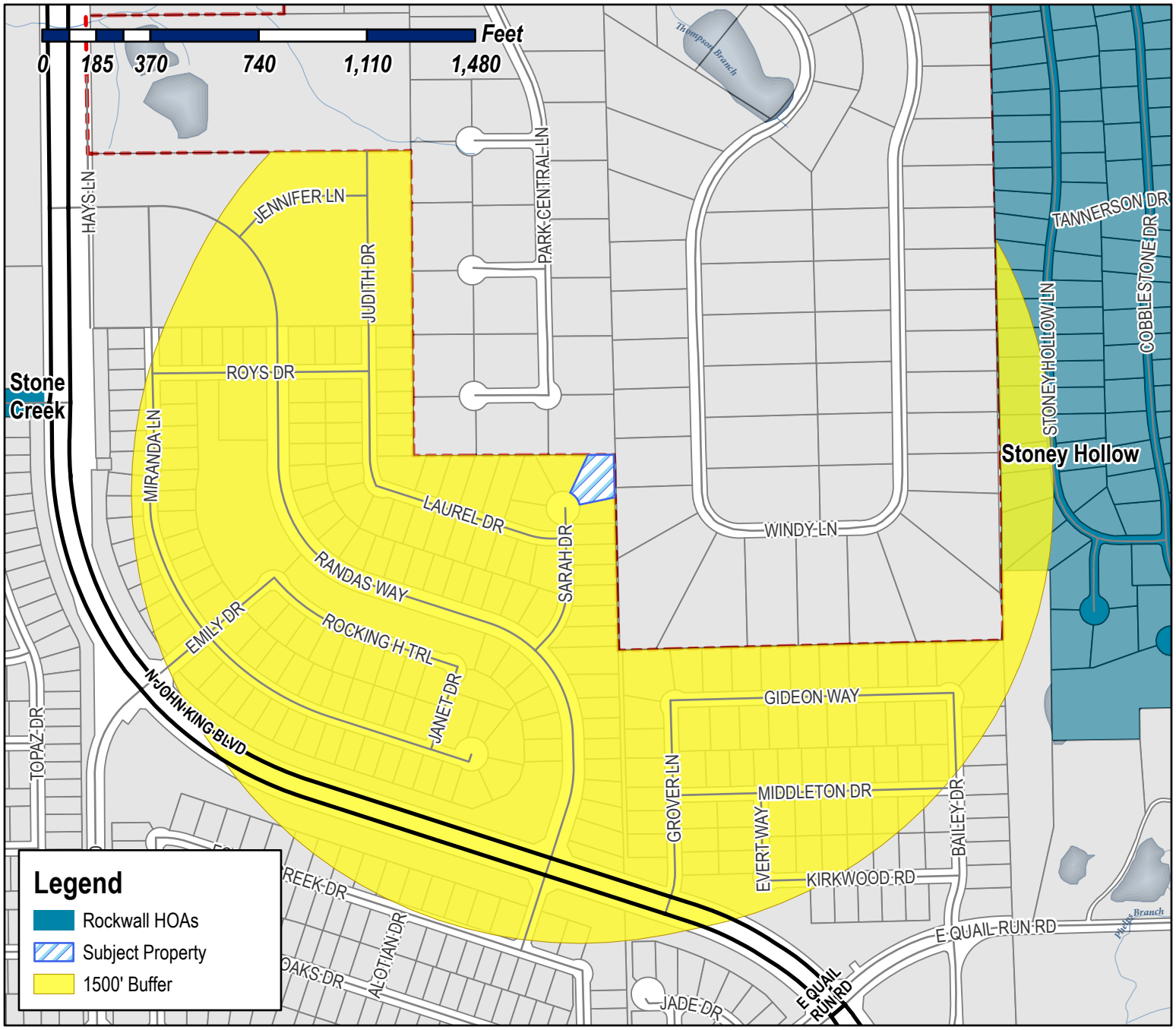
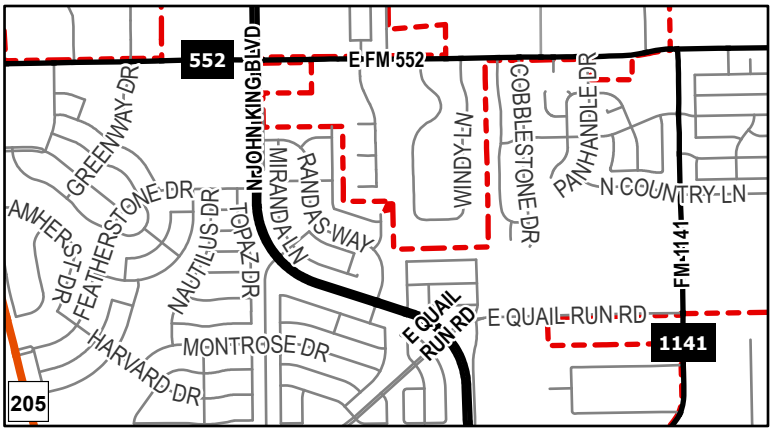


Case Number: Z2025-058
Case Name: SUP For 2310 Sarah Drive
Case Type: Zoning
Zoning: Planned Development 79 (PD-79) District
Case Address: 2310 Sarah Drive



Date Saved: 8/15/2025
For Questions on this Case Call (972) 771-7745

From:	Zavala, Melanie
Cc:	Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject:	Neighborhood Notification Program [Z2025-058]
Date:	Thursday, August 21, 2025 8:12:42 AM
Attachments:	Public Notice (08.20.2025).pdf HOA Map (08.20.2025).pdf

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, August 22, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, September 9, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 15, 2025 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2025-058: SUP for an Accessory Structure
Hold a public hearing to discuss and consider a request by Leonard and Debra Lynskey for the approval of a Specific Use Permit (SUP) for an Accessory Structure that exceeds the maximum size on a 0.445-acre parcel of land identified as Lot 17, Block F, Saddle Star Estates South, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, addressed as 2310 Sarah Drive, and take any action necessary.

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

City of Rockwall

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

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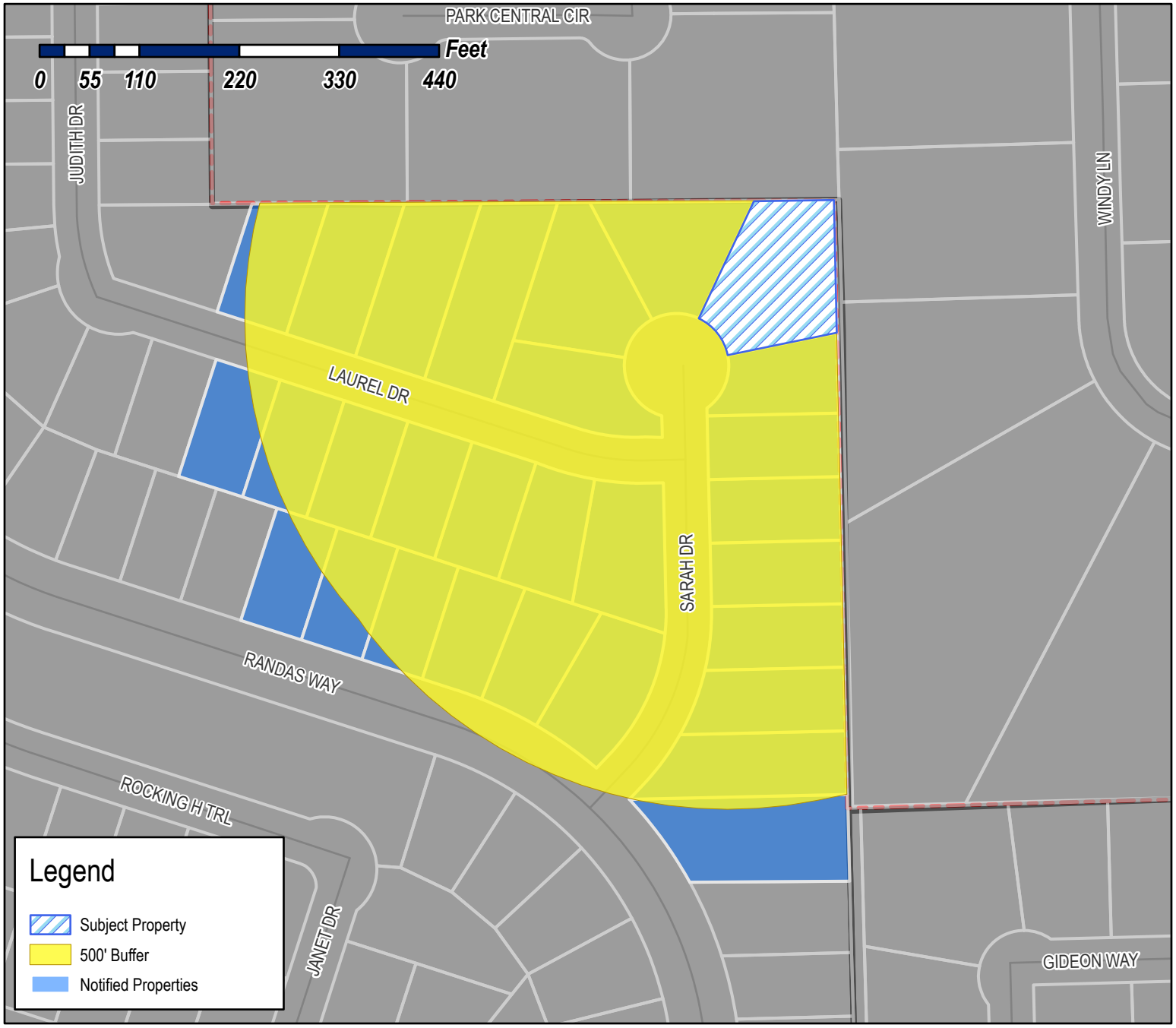
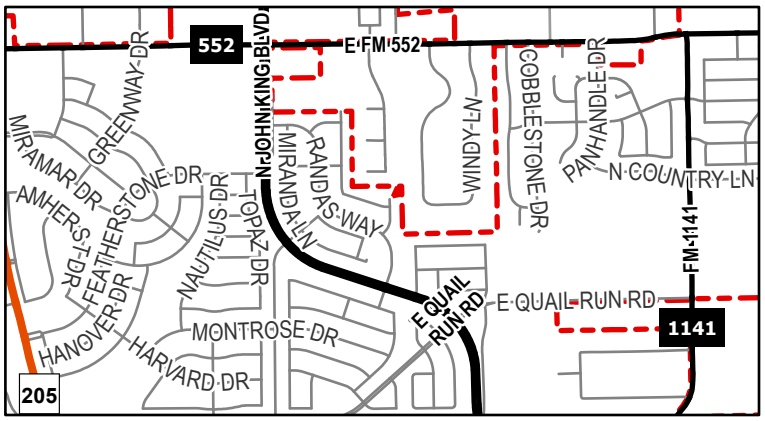


Case Number: Z2025-058
Case Name: SUP for an Accessory Structure
Case Type: Zoning
Zoning: Planned Development 79 (PD-79) District
Case Address: 2310 Sarah Drive



Date Saved: 8/15/2025
For Questions on this Case Call: (972) 771-7745

DFH COVENTRY LLC
16980 NORTH DALLAS PARKWAY SUITE 100
DALLAS, TX 75248

THOMAS GENE AND NINA
2136 RANDAS WAY
ROCKWALL, TX 75087

RESIDENT
2201 LAUREL DR
ROCKWALL, TX 75087

CARES CRAIG MAYO
2202 RANDAS WAY
ROCKWALL, TX 75087

RESIDENT
2205 LAUREL DR
ROCKWALL, TX 75087

HERMONSTINE LESLYN ANN AND
EDDYE LORIS LOVELY
2206 RANDAS WAY
ROCKWALL, TX 75087

RESIDENT
2208 SARAH DR
ROCKWALL, TX 75087

RESIDENT
2209 LAUREL DR
ROCKWALL, TX 75087

BAYLOR SEQUOIA & TWONDELL YAYA
2210 RANDAS WAY
ROCKWALL, TX 75087

RESIDENT
2212 SARAH DR
ROCKWALL, TX 75087

RESIDENT
2213 LAUREL DR
ROCKWALL, TX 75087

RESIDENT
2214 LAUREL DR
ROCKWALL, TX 75087

HAYES JAMES R AND STEPHANIE MARIE
2214 RANDAS WAY
ROCKWALL, TX 75087

RESIDENT
2216 SARAH DR
ROCKWALL, TX 75087

GRAY GREGORY TODD &
IFFAT TARIQ
2217 LAUREL DR
ROCKWALL, TX 75087

RESIDENT
2218 LAUREL DR
ROCKWALL, TX 75087

BUSCH BRIAN NICHOLAS AND KELLY ANN
2218 RANDAS WAY
ROCKWALL, TX 75087

RESIDENT
2220 SARAH DR
ROCKWALL, TX 75087

RESIDENT
2221 LAUREL DR
ROCKWALL, TX 75087

RESIDENT
2222 LAUREL DR
ROCKWALL, TX 75087

KUSCH LIVING TRUST
RODERICK A KUSCH AND CATHY M KUSCH - CO-TRUSTEES
2222 RANDAS WAY
ROCKWALL, TX 75087

RESIDENT
2225 LAUREL DR
ROCKWALL, TX 75087

TANNER BRIAN WESLEY & LESLIE AFTON
2226 LAUREL DR
ROCKWALL, TX 75087

RESIDENT
2302 SARAH DR
ROCKWALL, TX 75087

RESIDENT
2303 SARAH DR
ROCKWALL, TX 75087

RESIDENT
2306 SARAH DR
ROCKWALL, TX 75087

RESIDENT
2307 SARAH DR
ROCKWALL, TX 75087

RESIDENT
2310 SARAH DR
ROCKWALL, TX 75087

RESIDENT
2311 SARAH DR
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2700 Commerce St Ste 1600
Dallas, TX 75226

HIGHLAND HOMES - DALLAS LLC
5601 DEMOCRACY DR STE 300
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:

Z2025-058: SUP for an Accesory Structure that Exceeds the Maximum Size

Hold a public hearing to discuss and consider a request by Leonard and Debra Lynskey for the approval of a Specific Use Permit (SUP) for an Accessory Structure that exceeds the maximum size on a 0.445-acre parcel of land identified as Lot 17, Block F, Saddle Star Estates South, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, addressed as 2310 Sarah Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, September 9, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, September 15, 2025 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Monday, September 15, 2025 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2025-058: SUP for an Accessory Structure that Exceeds the Maximum Size

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.

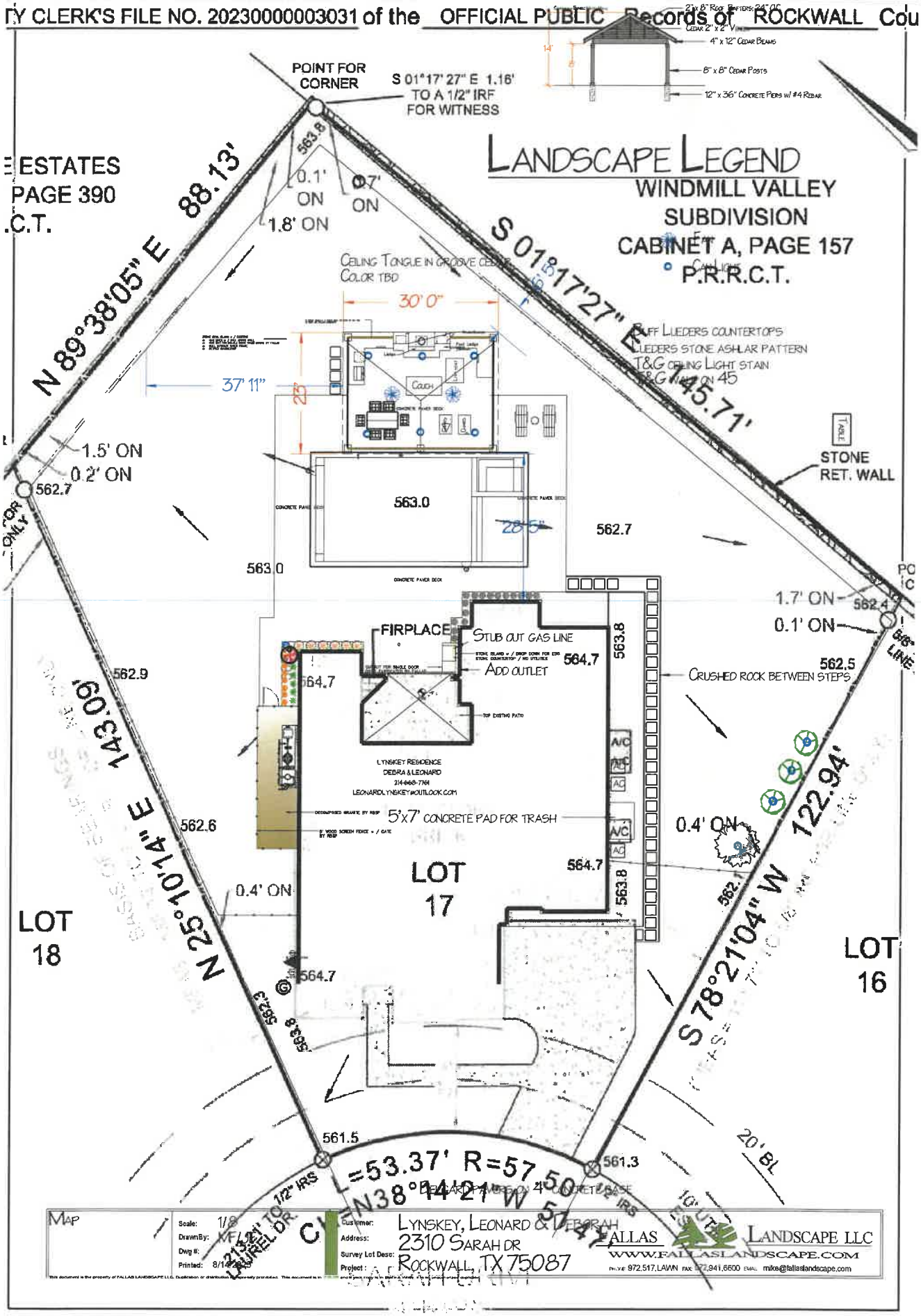
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

17 , in Block F

SADDLE STAR ESTATES SOUTH, PHASE TWO , a

ROCKWALL, ROCKWALL COUNTY ,Texas, according to the MAP OR PLAT THEREOF

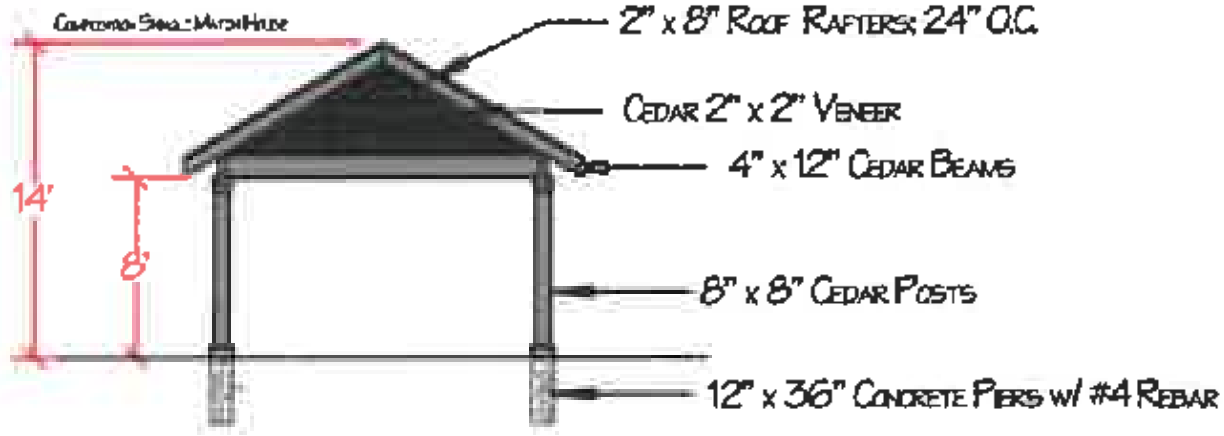
TY CLERK'S FILE NO. 20230000003031 of the OFFICIAL PUBLIC Records of ROCKWALL Cou



MAP	Scale: 1/8	Customer:	LYNSKEY, LEONARD & DEBORAH
	DrawnBy: KF/JJ	Address:	2310 SARAH DR
	Dwg #:	Survey Lot Desc:	
	Printed: 8/14/2023	Project:	ROCKWALL, TX 75087

DALLAS LANDSCAPE LLC
WWW.DALLASLANDSCAPE.COM
PHONE 972.517.LAWN FAX 972.941.6600 EMAIL mike@dallaslandscape.com

This document is the property of DALLAS LANDSCAPE LLC. Duplication or distribution is strictly prohibited. This document is in



Landscape Legend

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 79 (PD-79) [*ORDINANCE NO. 20-35*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR AN ACCESSORY STRUCTURE ON A 0.445-ACRE PARCEL OF LAND IDENTIFIED AS LOT 17, BLOCK F, OF THE SADDLE STAR ESTATES SOUTH, PHASE 2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Leonard and Debra Lynskey for the approval of a *Specific Use Permit (SUP)* for an *Accessory Structure* on a 0.445-acre parcel of land identified as Lot 17, Block F, of the Saddle Star Estates South, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, addressed as 2310 Sarah Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 79 (PD-79) [*Ordinance No. 20-35*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That Planned Development District 79 (PD-79) [*Ordinance No. 20-35*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for an *Accessory Structure* as stipulated by Subsection 01.02, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in

DRAFT 05.29.2025

Planned Development District 79 (PD-79) [*Ordinance No. 20-35*] and Subsection 03.01, *General Residential Standards*; Section 03.08, *Single-Family 8.4 (SF-8.4) District*; and Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*], and with the following conditions:

2.1. OPERATIONAL CONDITIONS

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

(1) The development of the *Accessory Structure* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance; and,

(2) The *Accessory Structure* shall generally conform to the *Building Elevations* as depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance; and,

(3) The *Accessory Structure* shall not exceed a maximum size of 690 SF; and,

(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 other *Accessory Structures* shall be permitted on the subject property.

2.2. COMPLIANCE

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

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

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

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

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

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and

DRAFT ORDINANCE 03.26.2025

applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF OCTOBER, 2025.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

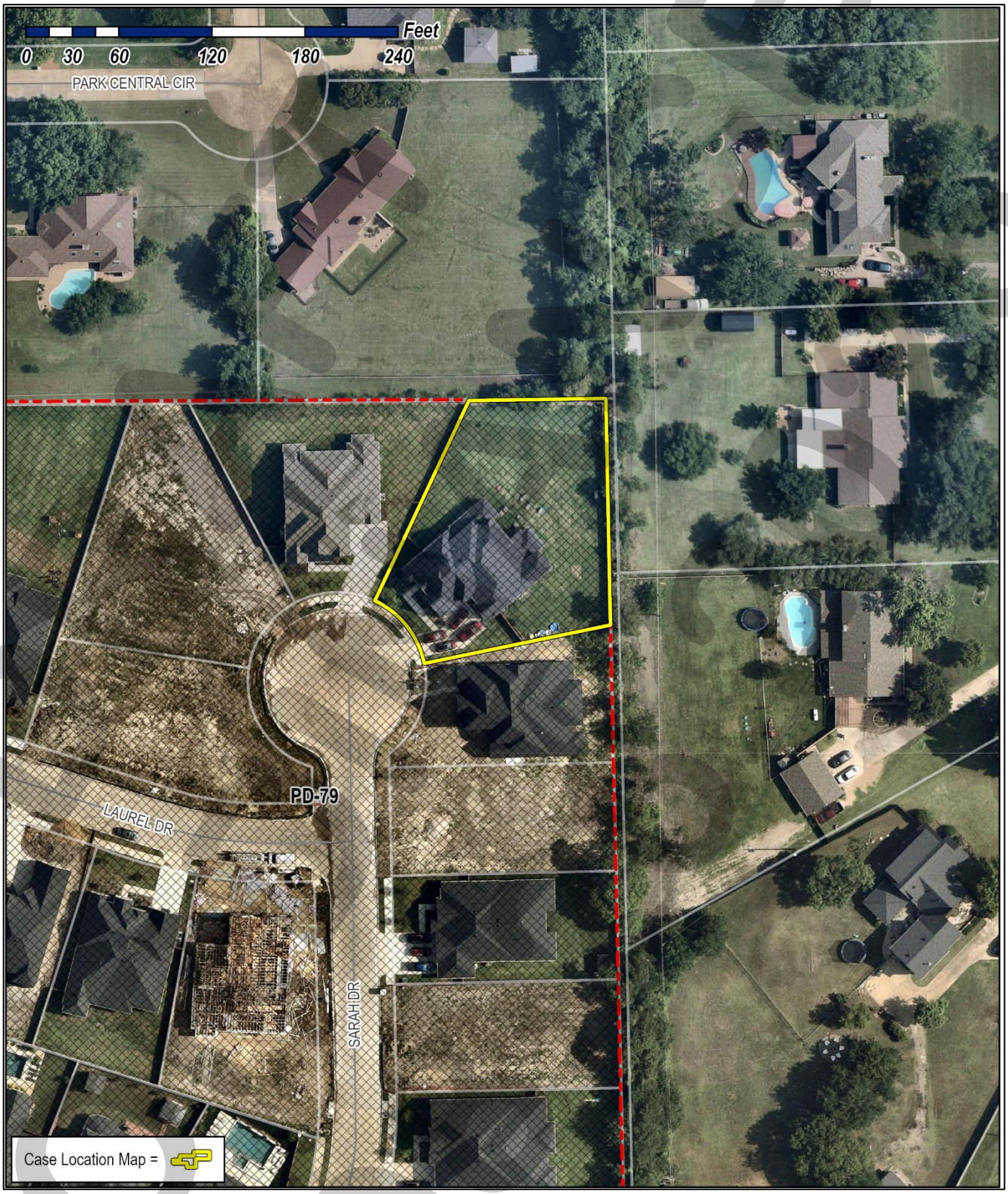
1st Reading: *September 15, 2025*

2nd Reading: *October 6, 2025*

DRAFT ORDINANCE 08.26.2025

Exhibit 'A'
Legal Description

Address: *2310 Sarah Drive*
Legal Description: *Lot 17, Block F, of the Saddle Star Estates South, Phase 2 Addition*



DO NOT SIGN

Exhibit 'B'
Site Plan

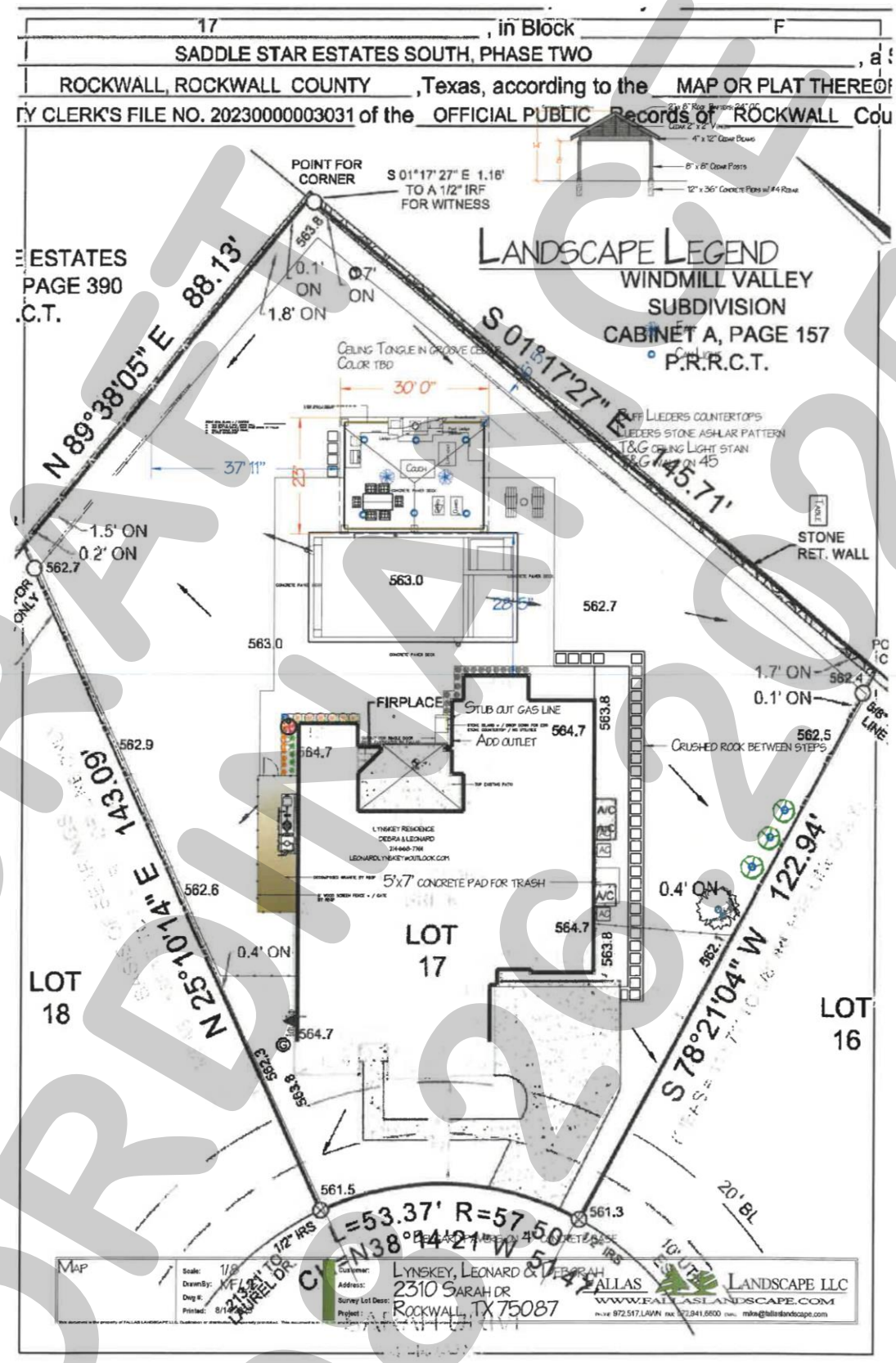


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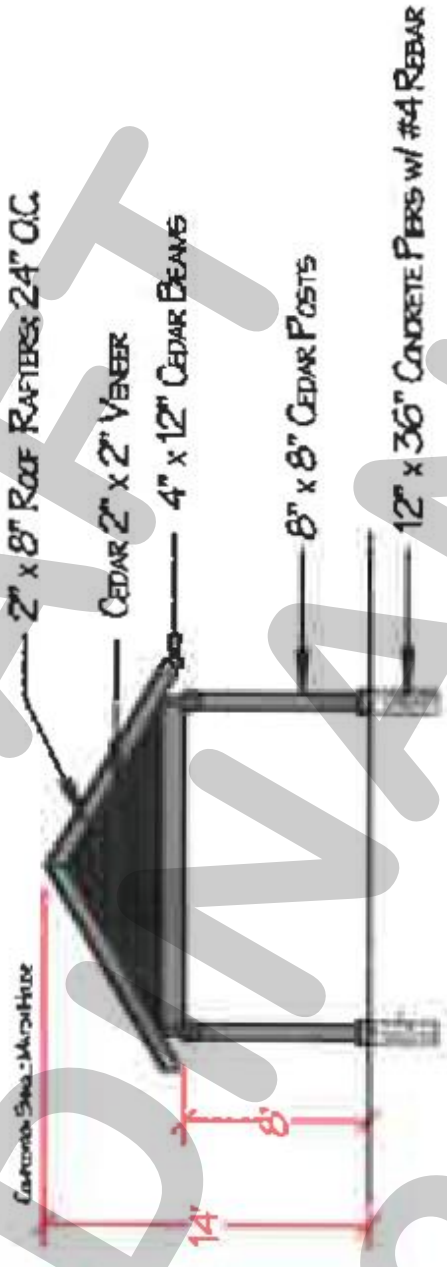
Exhibit 'C':
Building Elevations



LANDSCAPE LEGEND

DRAFT ORDINANCE 08.26.2025

PROJECT COMMENTS

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

DATE: 8/22/2025

PROJECT NUMBER: Z2025-059
PROJECT NAME: Zoning Change from AG to PD
SITE ADDRESS/LOCATIONS: Highway 276 Royse City

CASE CAPTION: Hold a public hearing to discuss and consider a request by William Andrew Solomon of KRE 15, LLC for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) District land uses on a 105.1004-acre tract of land identified as Tract 4 of the J. R. Marrs Survey, Abstract No. 152, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located on the south side of SH-276 west of the intersection of SH-276 and E. FM-550, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	08/22/2025	Needs Review

08/22/2025: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) District land uses on a 105.1004-acre tract of land identified as Tract 4 of the J. R. Marrs Survey, Abstract No. 152, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located on the south side of SH-276 west of the intersection of SH-276 and E. FM-550.

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

M.3 For reference, include the case number (Z2025-059) in the lower right-hand corner of all pages on future submittals.

I.4 Unified Development Code (UDC). Based on the submitted draft ordinance the proposed Planned Development District does not conform to the following requirements of the Unified Development Code (UDC), the Municipal Code of Ordinances, and the Engineering Department's Standards of Design and Construction Manual:

(1) Alleyways. The Engineering Department's Standards of Design and Construction Manual stipulates that "(a)lleys shall be provided in all residential areas and shall be paved with steel reinforced concrete…" The code does grant the City Council the ability to "… waive the residential alley requirement, if it is in the best interest of the City." [Page 14; Section 2.11 of the Standards of Design and Construction Manual]

(2) Garage Configuration. Section 04, Residential Parking, of Article 06, Parking and Loading, of the Unified Development Code (UDC) requires that, "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front building façade for front entry garages unless it is a J-Swing [or traditional swing] garage where the garage door is perpendicular to the street."

I.5 Future Land Use Map. According to the OURHometown Vision 2040 Comprehensive Plan the subject property is located within the South-Central Estates District, and according to the Future Land Use Map contained within this document the subject property is designated for Medium Density Residential and Commercial/Retail land uses. The proposed zoning request does not conform to these designations. This aspect of this request will be discretionary to the City Council pending a recommendation from the Planning and Zoning Commission.

I.6 South-Central Estates District. The following are the pertinent District Strategies of the South-Central Estate District and how the proposed concept plan conforms to these strategies:

(1) Suburban Residential. This 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. These developments should include a mix of larger to mid-sized lots.

Staff Response: The submitted Concept Plan indicates that the proposed subdivision will incorporate 58 lots all designed for Single-Family 1 (SF-1) District, with a minimum lot size of one (1) acre. In addition, the Future Land Use Map indicates all of the residential development on the Subject Property shall be Medium Density Residential. The proposed Concept Plan would change the Subject Property to Low-Density Residential on the Future Land Use Map.

(2) Commercial Land Uses. 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.

Staff Response: The concept plan provided by the applicant removes all of the Commercial/Retail from the Future Land Use Map for Low-Density Residential. If approved, this would require the Future Land Use Map to be changed to Low-Density Residential.

I.7 Residential Design Guidelines. The OURHometown Vision 2040 Comprehensive Plan stipulates various goals and design guidelines for residential developments. The following aspects of the applicant's proposal either do not conform to or could better conform to the stated goals of the City's Comprehensive Plan, and could be revised -- per staff's recommendations below -- to bring the project closer to conformance with these goals:

(1) CH. 1; Section 2.02; Goal #2 | Policy #1 (Page 1-2). Where residential uses are proposed through a Planned Development District that abuts an existing residential development, the proposed lots should be the same or a compatible size as the existing lots or be buffered by open space, trails, sidewalks, natural screening, or a roadway.

Staff's Response: The residential subdivisions adjacent to the Subject Property are not located within the City of Rockwall; however, the proposed subdivision appears to be similar in design to the adjacent subdivisions.

(2) CH. 1; Section 2.02; Goal #2 | Policy #3 (Page 1-2). Existing development patterns and surrounding conditions (e.g. lot size, architectural style, public improvements, etc.) should be considered in conjunction with this Comprehensive Plan to determine the appropriate zoning designation for a property.

Staff's Response: The residential subdivisions adjacent to the Subject Property are not located within the City of Rockwall; however, the proposed subdivision appears to be similar in design to the adjacent subdivisions. In addition, the proposed concept plan appears to be generally compatible to other new large lot (i.e. one (1) acre and greater) subdivisions within the City of Rockwall.

(3) CH. 8; Section 2.02; Goal #1 | Policy #1 (Page 8-2). All new developments should include a range of high quality, well-constructed, and appropriately planned residential unit types.

Staff's Response: Based on the proposed Concept Plan, there is 1.00-acre to 1.50-acre product being proposed. The Planning and Zoning Commission and City Council will determine whether this represents an acceptable range of unit types.

(4) CH. 8; Section 2.03; Goal #1 | Policy #2 (Page 8-3). To maximize the value of properties that are directly adjacent to or across the street from a park and/or public open space, and should not back or side to the park and/or open space. If homes face onto a park and/or public open space and there is no public street, then the homes should be accessed via a mew-type street design.

Staff's Response: Homes adjacent to open spaces should face onto the open space -- instead of being oriented so that the side or rear yard faces the open space --, and be

accessible by a single-loaded street. Currently, the plan could do a better job of facing homes onto open spaces as opposed to backing the homes towards these open spaces.

M.8 On-Site Sewage Facilities. If On-Site Sewage Facilities (OSSF) are proposed for the residential lots, please note that the Municipal Code of Ordinances states "(n)o permit for the installation of an on-site sewage facility (OSSF) will be issued for property of less than 1½ acres, unless an exception is granted by the city council on the grounds that undue hardship will be created if said lot is not connected to an OSSF." If it is the intent to request OSSF please provide a letter requesting this.
Staff Response: Based on the proposed Concept Plan, the applicant is requesting to allow OSSF on lots less than 1.50-acres in size, but greater than 1.00-acres in size. This shall be at the discretion of the City Council pending a recommendation of the Planning and Zoning Commission.

M.9 The subject property is 105.285-acres in size. The minimum open space requirement for a residential subdivision is 20%. In this case, 21.057-acres of open space is required. According to the open space table 20.81-acres of open space is being provided. Please provide additional open space to meet this requirement (Section 02, of Article 10, UDC)

I.10 Floodplain shall not be located within a residential lot, rather floodplain must be within an HOA that will be maintained by the HOA. (Section 02, of Article 10, UDC)

M.11 Please correct the fence exhibit to be in conformance with the draft ordinance. In this case, the ordinance has been drafted where every lot utilizes wrought iron fencing, and corner lots and lots that are adjacent to primary roadways have masonry columns. (Section 02, of Article 10, UDC)

M.12 Please remove the fencing from the trail plan. (Section 02, of Article 10, UDC)

M.13 Please update detail of the landscape buffer along SH-276. The current detail does not accurately represent what is being proposed within the PD Ordinance. (Section 02, of Article 10, UDC)

M.14 Please review the entry monumentation example provided. This scale of entry monument is what the City Council and Planning and Zoning Commission will be looking for. Please provide representative signage like and kind to staff's example. (Section 02, of Article 10, UDC)

M.15 An 8:12 roof pitch is required per the Planned Development District Standards outlined within the Unified Development Code (UDC). (Article 10, UDC)

I.16 All sidewalks shall be a minimum of five (5) feet wide, and all trails shall be a minimum of eight (8) feet wide. (Section 02, of Article 10, UDC)

M.17 Please review the attached draft ordinance prior to the August 26, 2025 Planning & Zoning Commission Work Session Meeting, and provide staff with your markups by September 3, 2025. Please carefully read through this document as staff has incorporated changes from what was originally submitted.

I.18 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on September 3, 2025; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the September 9, 2025 Planning and Zoning Commission Public Hearing Meeting.

I.19 The projected City Council meeting dates for this case will be September 15, 2025 (1st Reading) and October 6, 2025 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	08/22/2025	Approved w/ Comments

08/22/2025: 1. No dead end parking, all parking to be 20'x9' and all drive aisles to be a minimum of 24' wide
2. No parking to back out onto a public street.
3. Verify this is the ultimate ROW width.
4. No mid block crossings.
5. Roadways must be minimum 24' wide on both sides of median for fire access. Medians will have to be a parcel owned and maintained by HOA. Trail crossing must be close to intersection, meeting standard distance from intersection.

General Comments:

General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements.
- No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- Required 10' utility easement along all street frontages.
- All utilities must be underground. Existing overhead utility lines, if present, will need to be placed underground.
- The property must be platted.
- Tree mitigation will be required when removing existing trees on the property.
- Utility easements may not cross through or between residential properties. Must be in a HOA maintained lot.
- Need approval from NTMWD for any construction in their existing easement.
- Additional comments may be provided at time of Site Plan and Engineering.

Streets/Paving:
- All Residential Streets to be concrete, 50' ROW, 29' back-to-back paving minimum with 5' sidewalk on each side. Streets must be curb and gutter style. No asphalt or rock streets.
- Streets adjacent to a public park or open space must have 60' ROW and 41' B-B street section
- No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
- Cul-de-sac dimensions must meet City of Rockwall Standards.
- All streets to be minimum 1-ft above the 100 YR floodplain WSEL.
- City (and TXDOT) driveway spacing requirements must be met.
- A Minor Collector, 2 lane, Undivided Roadway (MC) with a 60' ROW (41' B-B) will be required along the south side of the property per the Master Thoroughfare Plan. A minimum 5' sidewalk will be required on both sides of the roadways.
- Must construct all roadways on the current Master Thoroughfare Plan
- A TIA will be required. Please refer to the 2023 Standards of Design and Construction Manual (Subsection 2.21.06) for the TIA Preparation and Review Requirements. review fees apply.
- Any medians must be curbed, and streets draining away from medians.
- A TXDOT permit will be required for driveways along TXDOT roadways.

Water and Wastewater Items:
- There is currently no City water or sewer available for this site.
- Must submit a letter from Blackland WSC stating that they can supply City regulated domestic and fire flows.
- Must loop min 8" water line on site.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Must be 1.5 acre tracks with on-site sanitary sewer facilities.
- Must dedicate an easement for the future 15" sewer main along the west side of the property in the floodplain area per the City master plans.
- Must dedicate an easement for the future 24" sewer main along the west side of the property and along the SH 276 frontage per the City master plans.
- Must dedicate an easement for the future 12" sewer main along the south side of the property per the City master plans. Access point from a ROW will be required.
- Must install a 12" water main along the south side of the property (or through the site west to east) per the City master plans and stub-out to the eastern and western property lines.
- Must follow and construct per the City's master water and sanitary sewer plans, or requirements per infrastructure study, whichever is most stringent.
- Utilities may not cross through a property. Must be within own HOA lot within an easement. Minimum 20' wide.
- Provide water main stubs and wastewater stubs to all adjacent properties for future/existing development connection points.
- Show and label all NTMWD easements on the property.
- Pro-ratas may apply.

Drainage/Floodplain/Lakes:
- Must have a flood study to establish the 100 year floodplain. Review fees apply.
- Existing flow patterns must be maintained.
- Detention is required. Drainage areas larger than 20 acres will need a detention study using unit hydrograph method. Review fees apply.
- Detention ponds must be in a drainage easement located at the freeboard elevations to be maintained by the property owner/HOA.
- Detention pond must provide an emergency spillway.
- Detention pond may not be within 100-yr floodplain.
- No vertical walls allowed in detention easement. Max 4:1 side slopes.
- No public water or sewer allowed within the detention easement.
- The property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.
- No grate inlets allowed
- 100-year WSEL must be called out for detention ponds.
- Detention must be above the 100yr floodplain elevation where adjacent and not allowed in the flood plain at all.
- Must have a wetlands/WOTUS determination for all lakes/ponds and streams/creeks on site.
- Must show and meet erosion hazard setback for all creeks/streams.
- Drainage easement/erosion hazard setback easement shall be in its own separate lot owned by the HOA and now in ROW.
- Floodplain must be in a drainage easement and the erosion hazard setback must be in a lot of it's own (HOA/Open Space lot).
- Drainage system may not cross through a property. Must be within own HOA lot within an easement. Minimum 20' wide.
- Lot to Lot drainage is not allowed.

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- Landscape berms may not be on top of City utilities.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	08/21/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	08/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	08/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/18/2025	Approved

No Comments



GREEN AREA AND SIDEW	
1- 10' SIDEWALK AND LANDS AND HOA TRAIL	
2- HALF OF THE FLOOD PLAI GREEN AREA	
3- GREEN AREA AND LANDSC BUFFER	
4- DETENTION POND	
TOTAL	
20% OF THE TOTAL LAND DEDICATED AS OPEN SPA	

General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements.
- No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- Required 10' utility easement along all street frontages.
- All utilities must be underground. Existing overhead utility lines, if present, will need to be placed underground.
- The property must be platted.
- Tree mitigation will be required when removing existing trees on the property.
- Utility easements may not cross through or between residential properties. Must be in a HOA maintained lot.
- Need approval from NTMWD for any construction in their existing easement.
- Additional comments may be provided at time of Site Plan and Engineering.

Streets/Paving:
- All Residential Streets to be concrete, 50' ROW, 29' back-to-back paving minimum with 5' sidewalk on each side. Streets must be curb and gutter style. No asphalt or rock streets.
- Streets adjacent to a public park or open space must have 60' ROW and 41' B-B street section
- No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
- Cul-de-sac dimensions must meet City of Rockwall Standards.
- All streets to be minimum 1-ft above the 100 YR floodplain WSEL.
- City (and TXDOT) driveway spacing requirements must be met.
- A Minor Collector, 2 lane, Undivided Roadway (MC) with a 60' ROW (41' B-B) will be required along the south side of the property per the Master Thoroughfare Plan. A minimum 5' sidewalk will be required on both sides of the roadways.
- Must construct all roadways on the current Master Thoroughfare Plan
- A TIA will be required. Please refer to the 2023 Standards of Design and Construction Manual (Subsection 2.21.06) for the TIA Preparation and Review Requirements. review fees apply.
- Any medians must be curbed, and streets draining away from medians.
- A TXDOT permit will be required for driveways along TXDOT roadways.

Water and Wastewater Items:
- There is currently no City water or sewer available for this site.
- Must submit a letter from Blackland WSC stating that they can supply City regulated domestic and fire flows.
- Must loop min 8" water line on site.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Must be 1.5 acre tracks with on-site sanitary sewer facilities.
- Must dedicate an easement for the future 15" sewer main along the west side of the property in the floodplain area per the City master plans.
- Must dedicate an easement for the future 24" sewer main along the west side of the property and along the SH 276 frontage per the City master plans.
- Must dedicate an easement for the future 12" sewer main along the south side of the property per the City master plans. Access point from a ROW will be required.
- Must install a 12" water main along the south side of the property (or through the site west to east) per the City master plans and stub-out to the eastern and western property lines.
- Must follow and construct per the City's master water and sanitary sewer plans, or requirements per infrastructure study, whichever is most stringent.
- Utilities may not cross through a property. Must be within own HOA lot within an easement. Minimum 20' wide.
- Provide water main stubs and wastewater stubs to all adjacent properties for future/existing development connection points.
- Show and label all NTMWD easements on the property.
- Pro-ratas may apply.

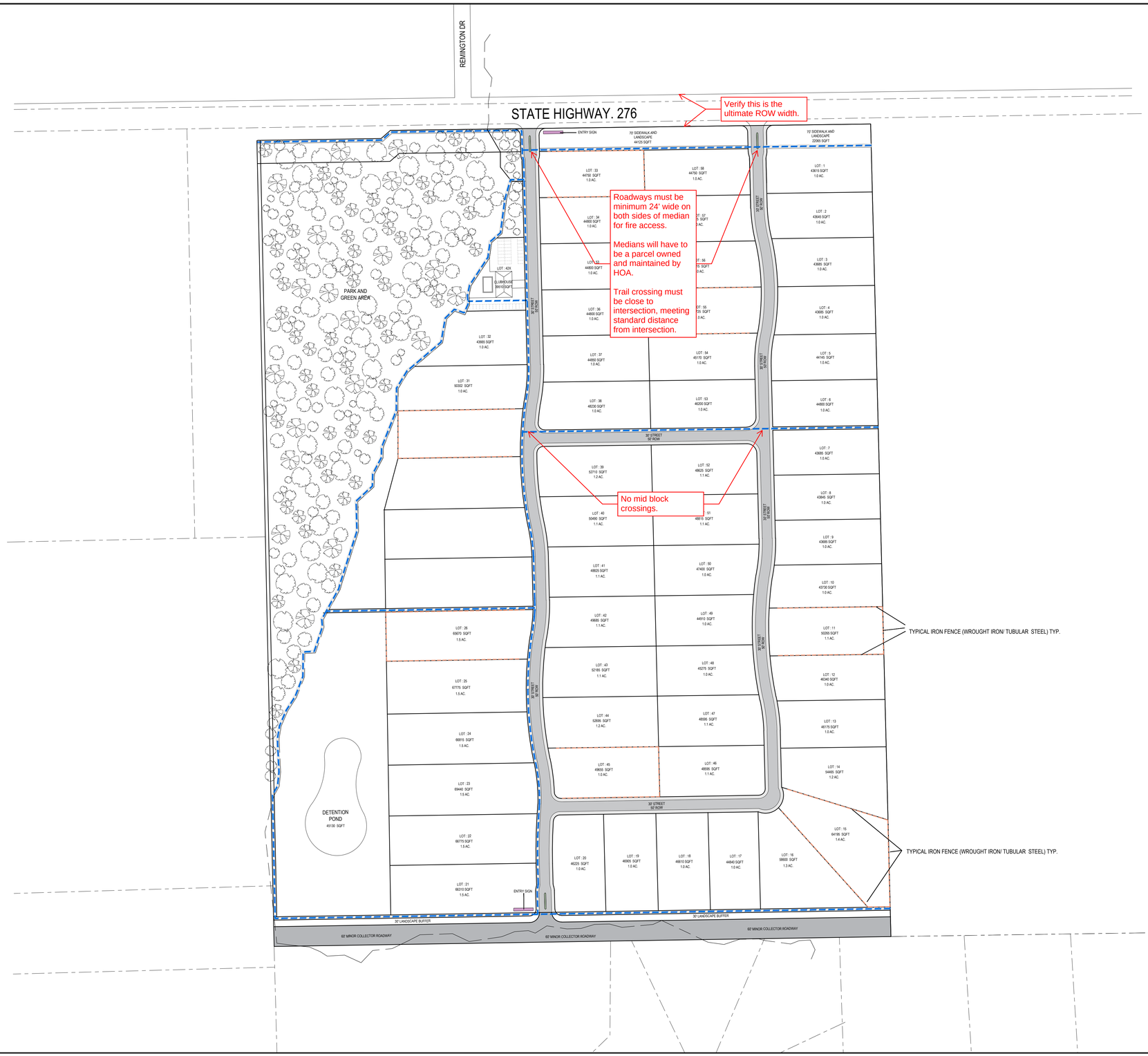
Drainage/Floodplain/Lakes:
- Must have a flood study to establish the 100 year floodplain. Review fees apply.
- Existing flow patterns must be maintained.
- Detention is required. Drainage areas larger than 20 acres will need a detention study using unit hydrograph method. Review fees apply.
- Detention ponds must be in a drainage easement located at the freeboard elevations to be maintained by the property owner/HOA.
- Detention pond must provide an emergency spillway.
- Detention pond may not be within 100-yr floodplain.
- No vertical walls allowed in detention easement. Max 4:1 side slopes.
- No public water or sewer allowed within the detention easement.
- The property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.
- No grate inlets allowed
- 100-year WSEL must be called out for detention ponds.
- Detention must be above the 100yr floodplain elevation where adjacent and not allowed in the flood plain at all.
- Must have a wetlands/WOTUS determination for all lakes/ponds and streams/creeks on site.
- Must show and meet erosion hazard setback for all creeks/streams.
- Drainage easement/erosion hazard setback easement shall be in its own separate lot owned by the HOA and now in ROW.
- Floodplain must be in a drainage easement and the erosion hazard setback must be in a lot of it's own (HOA/Open Space lot).
- Drainage system may not cross through a property. Must be within own HOA lot within an easement. Minimum 20' wide.
- Lot to Lot drainage is not allowed.

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- Landscape berms may not be on top of City utilities.

ROCKWALL PROPERTY
105 ACRES

NO. 152, CITY OF ROYSE CITY, ROCKWALL COUNTY, TEXAS

SHEET TITLE: CONCEPT PLAN		
DRAWN BY: HASTI	ISSUE	ISSUE DATE: 07.31.2025
PROJECT DATE: JULY 2025	PROJECT NO.: 001	REV. NO: 2
SCALE: 1" = 150'	SHEET NO.: 1	



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THESE DRAWINGS, AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE USED IN WHOLE OR PART WITHOUT HIS EXPRESS WRITTEN PERMISSION. UNAUTHORIZED USE OF THESE DRAWINGS WILL SUBJECT THE USER TO LEGAL REMEDY BEING SOUGHT BY THE ENGINEER.

LEGEND:

- 10' HOA LOT (8 FEET TRAIL)
- IRON FENCE
- ACCESS ROADS
- 60' MINOR COLLECTOR ROADWAY
- ENTRY SIGN

0 150 300

NORTH

OPTIMA
DESIGN & ENGINEERING PLLC

2808 WILDCREEK CT,KELLER TEXAS
TEL. (817) 466-6503
TEXAS FIRM REGISTRATION NO. F-23565
EMAIL:P.ALIKHANI@OPTIMAENGINEER.COM

REVISION NO.	REVISION	REV. DATE
1	EDITED PLAN BASED ON THE CITY COMMENTS	08.05.2025
2	INCREASE THE GREEN AREA TO 20%	08.12.2025

PLAN DEVELOPMENT

PROJECT:

ROCKWALL PROPERTY
105 ACRES

NO. 152, CITY OF ROYSE CITY, ROCKWALL COUNTY, TEXAS

SHEET TITLE

HOA TRAIL PLAN

DRAWN BY:	ISSUE	ISSUE DATE
		07.31.2025

PROJECT DATE	PROJECT NO.	REV. NO:
JULY 2025		

SCALE:	SHEET NO.
1" = 150'	1

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($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	Highway 276 Royse City Texas 75189				
SUBDIVISION		LOT		BLOCK	
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Agriculture		CURRENT USE	Agriculture	
PROPOSED ZONING	SF-1		PROPOSED USE	Single family home	
ACREAGE	105.285	LOTS [CURRENT]	1	LOTS [PROPOSED]	58

☐ ***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	KRE 15 LLC
CONTACT PERSON		CONTACT PERSON	William Solomon
ADDRESS		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 William Solomon [*OWNER*] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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

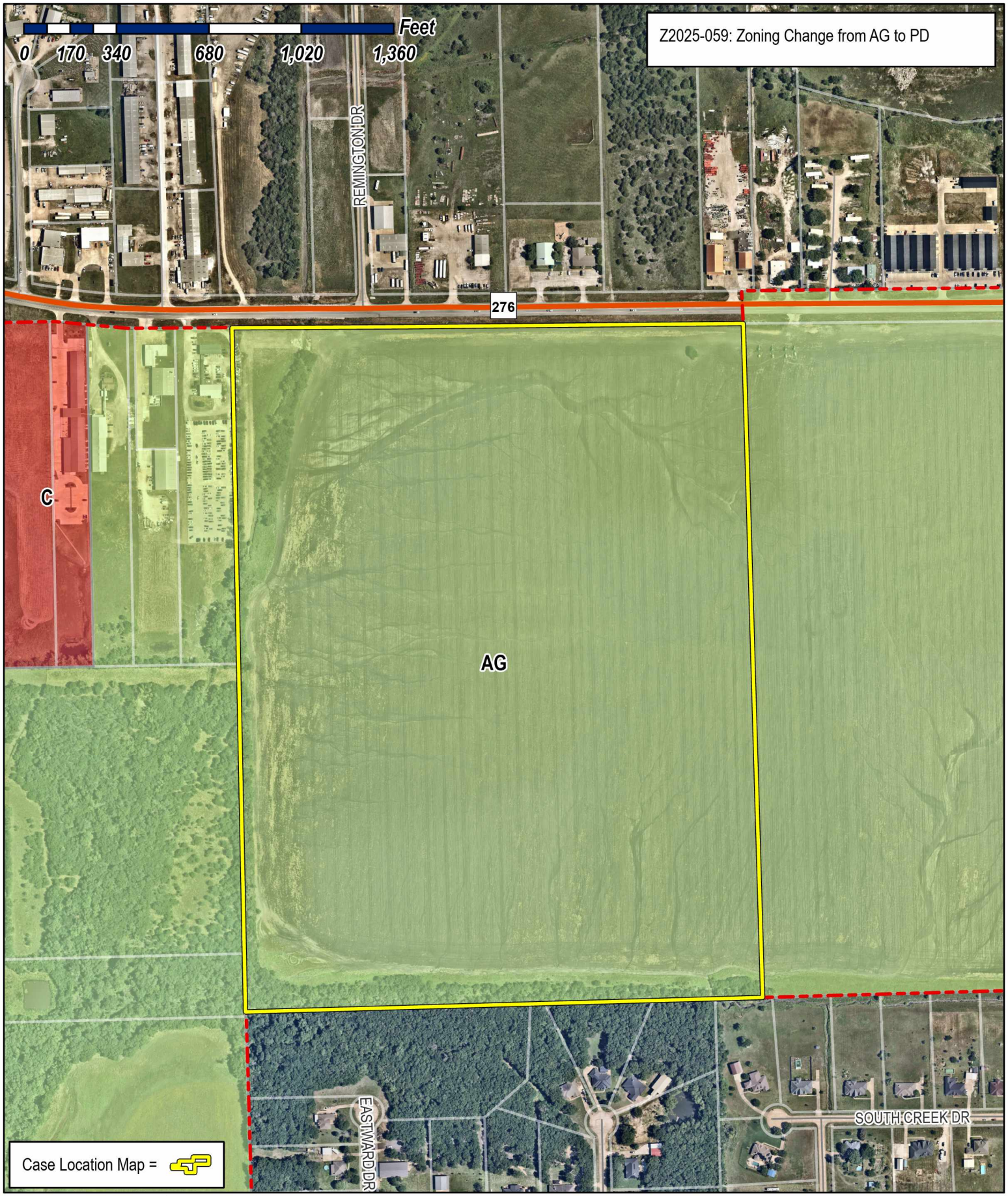
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15th *DAY OF* August, *20* 25

OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF ~~TEXAS~~ Kansas [signature] Kathie Ann Holmes

Kathie Ann Holmes
Notary Public State of Kansas
My Appt Expires 08/13/2028

MY COMMISSION EXPIRES 08/13/28



City of Rockwall

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

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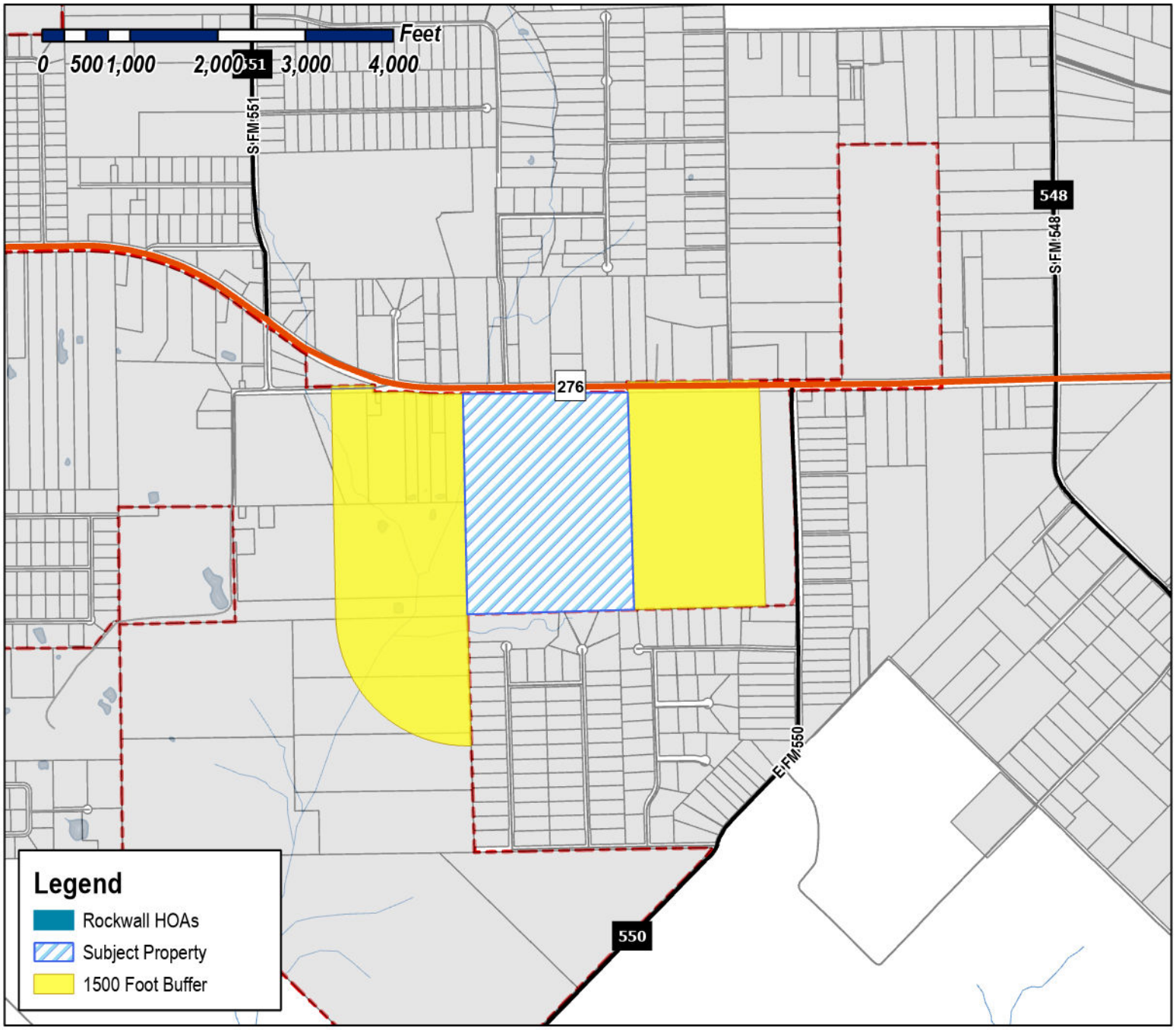
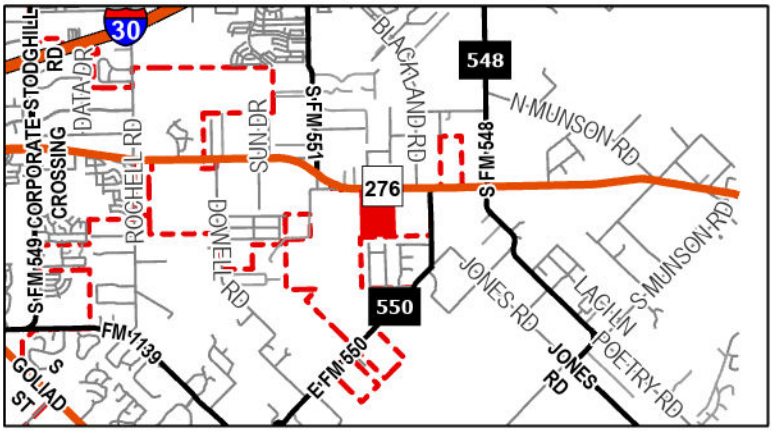


Case Number: Z2025-059
Case Name: Zoning Change from AG to PD
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: State Highway 276



Date Saved: 8/15/2025
For Questions on this Case Call (972) 771-7745

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385 S. Goliad Street
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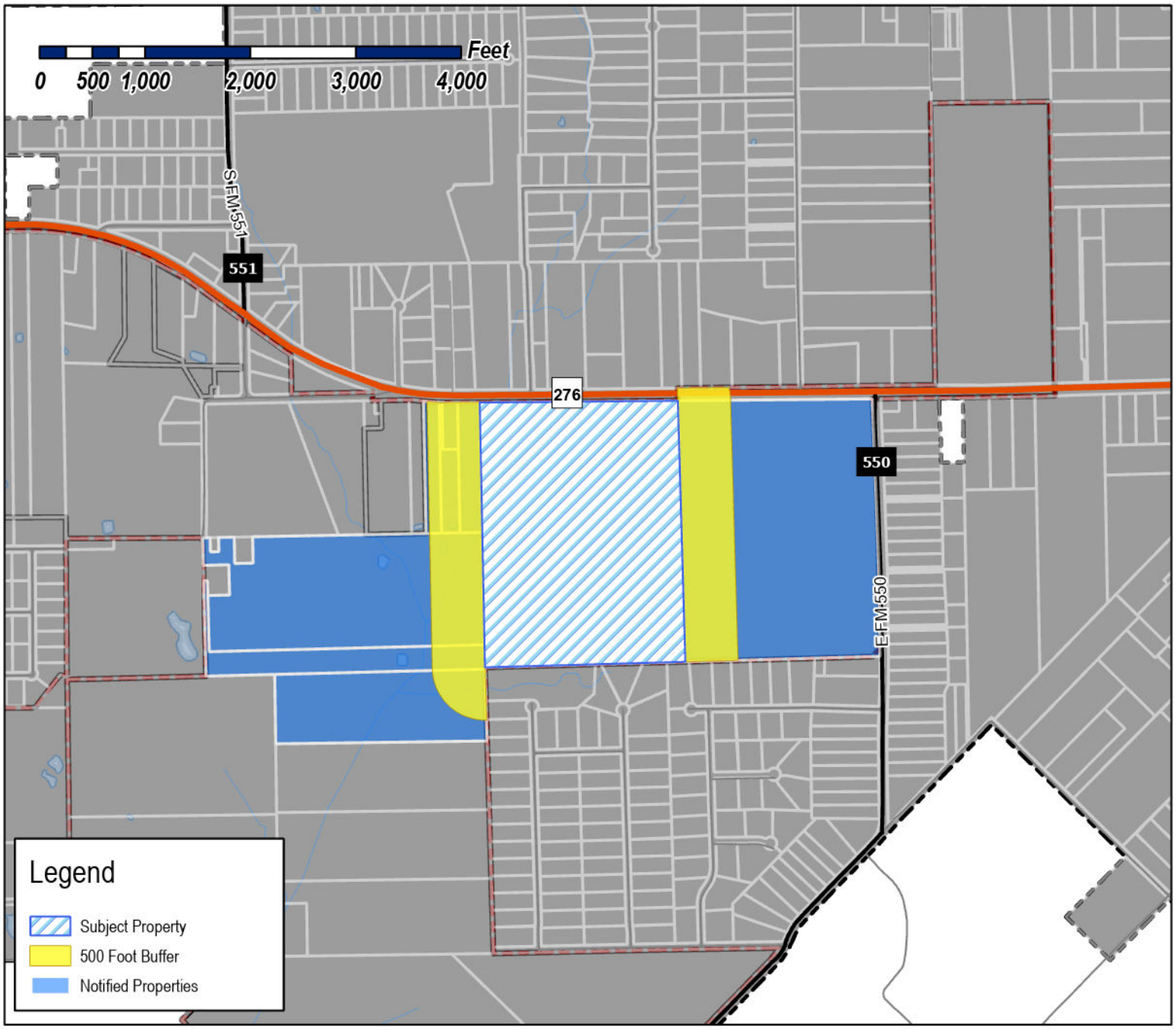

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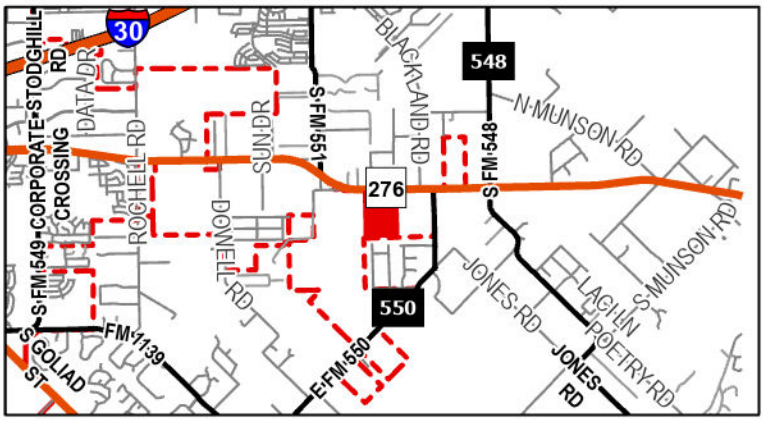


Date Saved: 8/15/2025
For Questions on this Case Call: (972) 771-7745

LITHIA REAL ESTATE INC
150 N BARTLETT STREET
MEDFORD, OR 97501

LA-DF INVESTMENT FUND 9 LLC
212 S Palm Ave Ste 200
Alhambra, CA 91801

GLOVER KERRY C AND JOANN
3901 OAK POINT DR
CROSSROADS, TX 76227

KRE 15 LLC
4512 LEGACY DR STE 100
PLANO, TX 75024

VICENTE AUSENCIO AND MARISOL AND
509 RIGGS CIRCLE
MESQUITE, TX 75149

MULLEN ADVENTURES LLC
5677 STATE HIGHWAY 276
ROYSE CITY, TX 75189

JAY & PAM PROPERTIES LLC
5707 STATE HIGHWAY 276
ROYSE CITY, TX 75189

SIGN OF QUALITY LLC
5707 STATE HIGHWAY 276
ROYSE CITY, TX 75189

KENNEDY RICKEY EDMOND
9912 COUNTY ROAD 2426
TERRELL, TX 75160

PUBLIC NOTICE

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

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

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

Z2025-059: Zoning Change from AG to PD

Hold a public hearing to discuss and consider a request by William Andrew Solomon of KRE 15, LLC for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) District land uses on a 105.1004-acre tract of land identified as Tract 4 of the J. R. Marrs Survey, Abstract No. 152, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located on the south side of SH-276 west of the intersection of SH-276 and E. FM-550, 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, September 9, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, September 15, 2025 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by *Monday, September 15, 2025 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2025-059: Zoning Change from AG to PD

Please place a check mark on the appropriate line below:

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

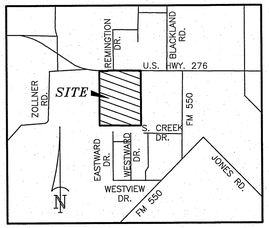
☐ I am opposed to the request for the reasons listed below.

Name:

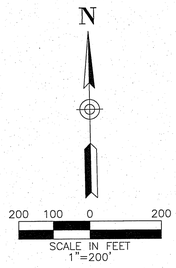
Address:

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.

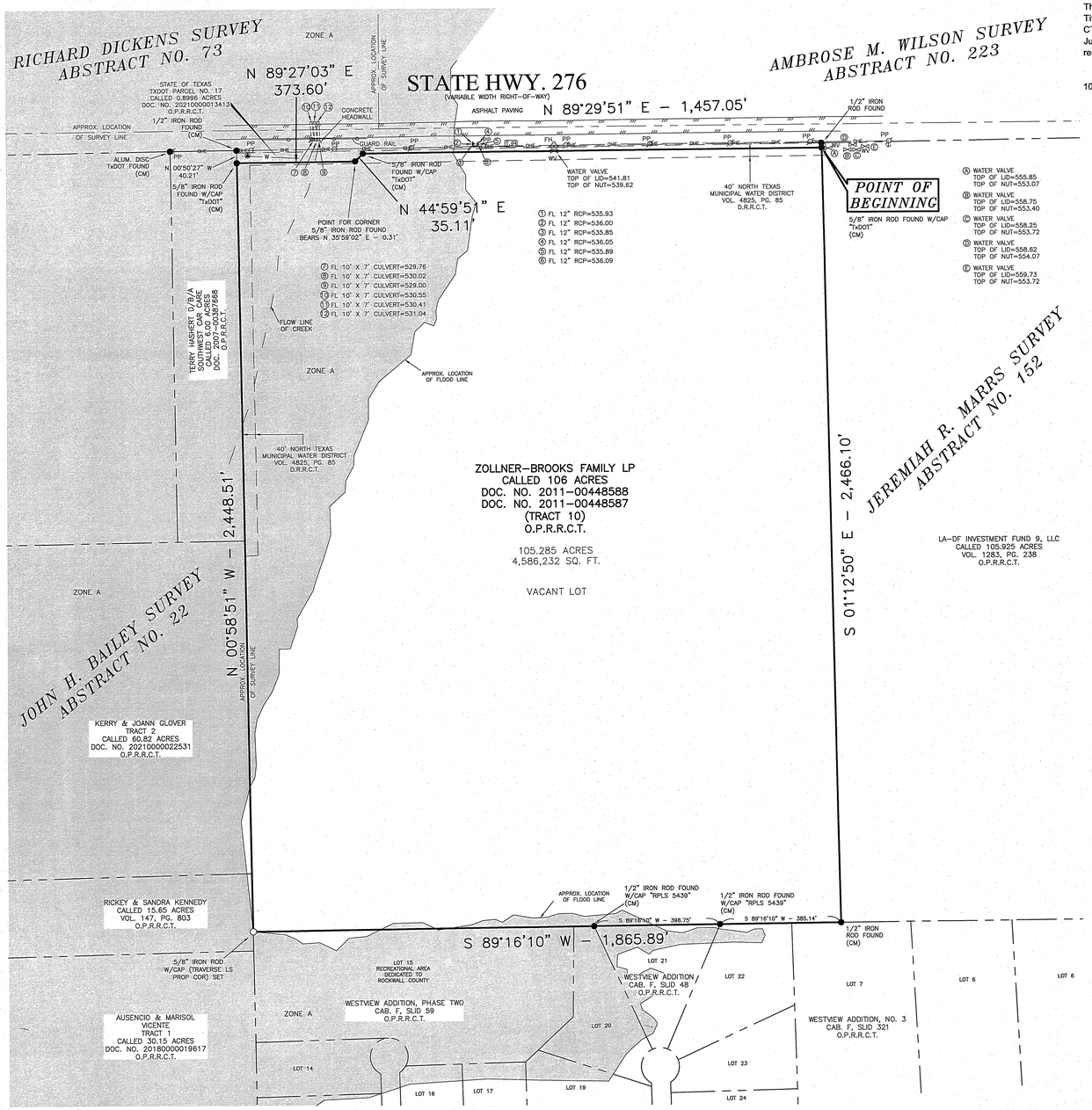
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



VICINITY MAP
NOT TO SCALE



The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone as derived from GPS observations using the Allterra RTK Network and adjusted to surface using a surface scale factor of 1.000146135



LEGEND

———	BOUNDARY LINE
----·---·---	ADJOINER BOUNDARY LINE
- - - - - - -	EASEMENT LINE (AS NOTED)
—W—	WATER LINE
—OHE—	OVERHEAD ELECTRIC LINE
-x-o-x-o-	WROUGHT IRON FENCE
-o-o-o-o-	WOOD FENCE
○	SET IRON ROD (AS NOTED)
●	FOUND IRON ROD (AS NOTED)
⊗	"X" CUT FOUND
⊗	"X" CUT SET
⋈ WV	WATER VALVE
FH	FIRE HYDRANT
TJB	TELEPHONE JUNCTION BOX
LP	LIGHT POLE
	POWER POLE
	GUY WIRE
(CM)	CONTROL MONUMENT
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS

FLOOD NOTES

A portion of the subject property shown hereon lies within Zone "A", No Base Flood Elevations determined, the rest lies within Zone "X", (areas determined to be outside of the 0.2% annual chance floodplain), according to the Flood Insurance Rate Map, Community Panel No. 48397C0065L, dated September 26, 2008.

GENERAL NOTES

1. This survey was prepared in conjunction with the Title Commitment listed above and the Surveyor has performed no additional research for easements, restrictions or other matters of record which may affect the land that were not disclosed in said Title Commitment.

2. A request for water, sewer and drainage plans were requested from the City of Royse City but no plans were received.

TITLE NOTES

This survey relies solely on the Commitment for Title Insurance prepared by Chicago Title Insurance Company, Commitment No. 8058642200083 and GF No. CTRR64-8058642200083-RR, with an effective date of June 15, 2022 and issued on July 6, 2022. The surveyor has performed no additional research for easements, restrictions or other matters of record which may affect the land.

10. The following matters and all terms of the documents creating or offering evidence of the matters:

f. Easement(s) and rights incidental thereto, as granted in a document:

Granted to:	Seaway Pipeline Inc.
Purpose:	As provided in said document
Recording Date:	January 21, 1985
Recording No:	Volume 217, Page 269 Deed Records, Rockwall County, Texas

(does not affect the subject tract)

g. Easement(s) and rights incidental thereto, as granted in a document:

Granted to:	Phillips Texas Border Pipeline Company f/k/a/ Phillips Natural Gas Company
Purpose:	As provided in said document
Recording Date:	February 1, 1994
Recording No:	Volume 869, Page 1, Deed Records, Rockwall County, Texas

(does not affect the subject tract)

h. Easement(s) and rights incidental thereto, as granted in a document:

Granted to:	North Texas Municipal Water District
Purpose:	As provided in said document
Recording Date:	November 14, 2006
Recording No:	Volume 4825, Page 85, Deed Records, Rockwall County, Texas

(affects subject tract as shown on survey)

LAND DESCRIPTION

Being a 105.285 acre tract of land situated in the Jeremiah R. Marrs Survey, Abstract No. 152, City of Royse City, Rockwall County, Texas, being all of a tract of land conveyed to Zollner-Brooks Family, LP, a Texas limited partnership, by Warranty Deed Without Title Examination, recorded in Document No. 2011-00448588 and Document No. 2011-00448587, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "TxDOT" (controlling monument (CM)) found on the northeasterly corner of said Zollner tract, being on the southerly right-of-way line of State Highway 276 (a variable width right-of-way) and being on the westerly line of a tract of land conveyed to LA-DF Investment Fund 9, LLC, by Special Warranty Deed, recorded in Volume 1283, Page 238, O.P.R.R.C.T.;

THENCE South 01 degrees 12 minutes 50 seconds East, along the common easterly line of said Zollner tract and the westerly line said LA-DF tract, a distance of 2,466.10 feet to a 1/2 inch iron rod (CM) found on the common southeasterly corner of said Zollner tract and the southwesterly corner of said LA-DF Investment tract, said iron rod also being on the northerly line of Lot 7, of Westview Addition, No. 3, an addition to the City of Royse City, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 321, O.P.R.R.C.T.

THENCE South 89 degrees 16 minutes 10 seconds West, along the common southerly line of said Zollner tract, the northerly line of said Lot 7, Westview Addition, No. 3 plat, the northerly line of Lots 20-22, of Westview Addition, an addition to the City of Royse City, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 48, O.P.R.R.C.T. and the northerly line of Lot 15, of Westview Addition, Phase Two, an addition to the City of Royse City, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 59, O.P.R.R.C.T., a distance of 1,865.89 feet to a 5/8 inch iron rod with cap stamped "Traverse LS Prop Cor" set on the common southwesterly corner of said Zollner tract, and the northwesterly corner of said Lot 15, said iron rod set also being on the easterly line of a tract of land conveyed to Rickey Edmond Kennedy and wife, Sandra Ann Kennedy, by Warranty Deed With Vendor's Lien, recorded in Volume 147, Page 803, O.P.R.R.C.T.;

THENCE North 00 degrees 58 minutes 51 Seconds West, along the common westerly line of said Zollner tract, and the easterly line of said the Kennedy tract, the easterly line of a tract of land conveyed to Kerry C. Glover and Joann Glover, by General Warranty Deed, recorded in Document No. 20210000022531, O.P.R.R.C.T. and the easterly line of a tract of land conveyed to Terry Hashert d/b/a Southwest Car Care, by Warranty Deed With Vendor's Lien, recorded in Document No. 2007-00387668, O.P.R.R.C.T., a distance of 2,448.51 feet to a 5/8 inch iron rod with cap stamped "TxDOT" (CM) found for corner;

THENCE departing said Terry Hashert tract and along the common northerly line of said Zollner tract and the southerly right-of-way line of said State Highway 276 the following three (3) calls:

1) North 89 degrees 27 minutes 03 seconds East, a distance of 373.60 feet to a point for corner from which a 5/8 inch iron rod found bears at North 35 degrees 59 minutes 02 seconds East - 0.31';

2) North 44 degrees 59 minutes 51 seconds East, a distance of 35.11 feet to a 5/8 inch iron rod with cap stamped "TxDOT" (CM);

3) North 89 degrees 29 minutes 51 seconds East, a distance of 1,457.05 feet to the **POINT OF BEGINNING** and containing 105.285 acres of land (4,586,232 square feet), more or less.

SURVEYOR'S CERTIFICATION

To: Dreamland Realty, Zollner-Brooks Family, LP, a Texas limited partnership and Chicago Title Insurance 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 1-4, 8, 11(a), 13, 14 in conjunction with the laws of the State of Texas.
The fieldwork was completed on September 7, 2022.

Date of Plat or Map: September 14, 2022

Chase Crawford
Registered Professional Land Surveyor
Texas Registration No. 6913
Date: September 14, 2022

STATE OF TEXAS · REGISTERED · CHASE CRAWFORD · 6913 · PROFESSIONAL LAND SURVEYOR

NO.	DATE	DESCRIPTION	BY

ALTA/NSPS LAND TITLE SURVEY

105.285 ACRE TRACT OF LAND
SITUATED IN THE
JEREMIAH R. MARRS SURVEY, ABSTRACT NO. 152
CITY OF ROYSE CITY, ROCKWALL COUNTY, TEXAS

TRAVERSE LAND SURVEYING LLC
14200 Midway Road, Suite 130, Dallas, TX 75244 T: 469.784.9321
W: TraverseLandSurveying.com Texas Firm No. 10194631

Surveying | Construction Staking | Platting

DRAWN	CHECK	DATE	SCALE	PROJECT NO.	
DV	CRC	9-14-2022	1" = 200'	TR-99-22	1



GREEN AREA AND SIDEWALK	AREA (SQFT)
1- 10' SIDEWALK AND LANDSCAPE AND HOA TRAIL	104187
2- HALF OF THE FLOOD PLAIN AND GREEN AREA	363630
3- GREEN AREA AND LANDSCAPE BUFFER	393913
4- DETENTION POND	45130
TOTAL	906,860
20% OF THE TOTAL LAND AREA (906,860 SQFT/ 20.81 ACRES) IS DEDICATED AS OPEN SPACE.	

NOTE:
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LEGEND:

- SIDE WALK AND TRAIL
- 30' STREET
- 60' MINOR COLLECTOR ROADWAY
- OPEN SPACE AREA (PARK) - 20 AC.
- AMENITY CENTER - 0.9 AC.
- DETENTION POND
- TYPE "A" - 1.0 AC. -50 LOTS
- TYPE "B" - 1.5 AC. - 8 LOTS

0 150 300

NORTH

OPTIMA
DESIGN & ENGINEERING PLLC
2808 WILDCREEK CT,KELLER TEXAS
TEL. (817) 466-6503
TEXAS FIRM REGISTRATION NO. F-23565
EMAIL:P.ALIKHANI@OPTIMAENGINEER.COM

REVISION NO.	REVISION	REV. DATE
1	EDITED PLAN BASED ON THE CITY COMMENTS	08.05.2025
2	INCREASE THE GREEN AREA TO 20%	08.12.2025

PLAN DEVELOPMENT

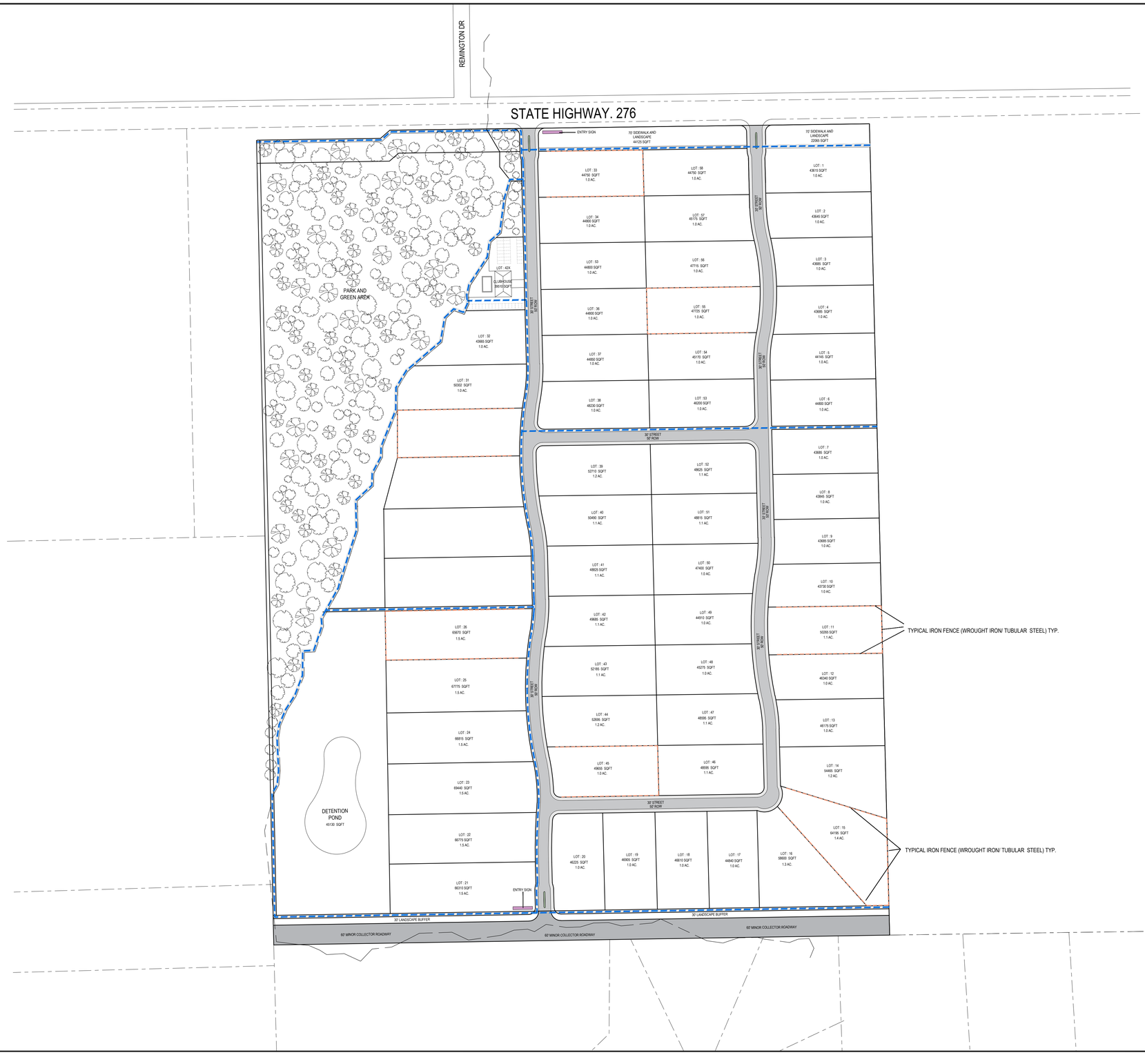
PROJECT:

ROCKWALL PROPERTY
105 ACRES

NO. 152, CITY OF ROYSE CITY, ROCKWALL COUNTY, TEXAS

SHEET TITLE
CONCEPT PLAN

DRAWN BY	ISSUE	ISSUE DATE
HASTI		07.31.2025
PROJECT DATE	PROJECT NO.	REV. NO:
JULY 2025	001	2
SCALE:	SHEET NO.	
1" = 150'	1	



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THESE DRAWINGS, AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE USED IN WHOLE OR PART WITHOUT HIS EXPRESS WRITTEN PERMISSION. UNAUTHORIZED USE OF THESE DRAWINGS WILL SUBJECT THE USER TO LEGAL REMEDY BEING SOUGHT BY THE ENGINEER.

LEGEND:

- 10' HOA LOT (8 FEET TRAIL)
- IRON FENCE
- ACCESS ROADS
- 60' MINOR COLLECTOR ROADWAY
- ENTRY SIGN

0 150 300

NORTH

OPTIMA
DESIGN & ENGINEERING PLLC

2808 WILDCREEK CT,KELLER TEXAS
TEL. (817) 466-6503
TEXAS FIRM REGISTRATION NO. F-23565
EMAIL:P.ALIKHANI@OPTIMAENGINEER.COM

REVISION NO.	REVISION	REV. DATE
1	EDITED PLAN BASED ON THE CITY COMMENTS	08.05.2025
2	INCREASE THE GREEN AREA TO 20%	08.12.2025

PLAN DEVELOPMENT

PROJECT:

ROCKWALL PROPERTY
105 ACRES

NO. 152, CITY OF ROYSE CITY, ROCKWALL COUNTY, TEXAS

SHEET TITLE
HOA TRAIL PLAN

DRAWN BY | ISSUE | ISSUE DATE
07.31.2025

PROJECT DATE
JULY 2025

PROJECT NO. | REV. NO:

SCALE:
1" = 150'

SHEET NO.
1

FIGURE 7. TYPICAL ORNAMENTAL METAL FENCE WITH COLUMNS









FIGURE 8: SINAGE EXAMPLES





Requested Development Standards

Density and Development Standards.

(1) *Permitted Uses*. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single Family 1 (SF-1) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.

(2) *Density and Dimensional Requirements*. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 1 (SF-1) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property.* The maximum permissible density for the *Subject Property* shall not exceed *0.628* dwelling units per gross acre of land; however, in no case should the proposed development exceed *58* units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

Lot Type (see Concept Plan) ►	***A***
Minimum Lot Width [1]	70’
Minimum Lot Depth	100’
Minimum Lot Area	43,560 SF
Minimum Front Yard Setback [2] & [5]	25’
Minimum Side Yard Setback	10’
Minimum Side Yard Setback Adjacent to a Street [2], [5], & [6]	20’
Minimum Length of Driveway Pavement	25’
Maximum Height [3]	36’
Minimum Rear Yard Setback [4]	10’
Minimum Area/Dwelling Unit (SF) [7]	2500 SF
Maximum Lot Coverage	40%

General Notes:

[1]: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard* and *Rear Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.

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

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

[4]: The location of the *Rear Yard Building Setback* as measured from the rear property line.

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

[6]: All *Corner Lots* that back to a lot that fronts onto the same street that the *Corner Lot* sides to (*i.e. a Keystone Lot*), shall have a side setback that is equal to the front setback of the fronting lot. In addition, no solid fence shall be situated within this setback.

[7]: Air-Conditioned Space.

(3) *Building Standards*. All development shall adhere to the following building standards:

(a) *Masonry Requirement*. The minimum masonry requirement for the exterior façade of all buildings shall be 100.00% (*excluding dormers and walls over roof areas*). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (*e.g. HardiBoard or Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (*see examples below*) may be used for up to 50.00% of the masonry requirement; however,

administrative approval from the Director of Planning and Zoning may be requested for housing plans that utilize cementitious fiberboard in excess of 50.00% of the masonry requirement on a *case-by-case* basis.

FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD



FIGURE 2: EXAMPLES OF BOARD AND BATTEN



FIGURE 3: EXAMPLES OF HORIZONTAL LAP



(b) *Roof Pitch.* A minimum of an *8:12* roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a *4:12* roof pitch.

(c) *Garage Orientation and Garage Doors.* This development shall adhere to the following garage design and orientation requirements:

Requested Development Standards

(1) All lots as depicted in *Exhibit 'B'* may be oriented in a traditional swing (or j-swing) garage configuration -- *where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration*. In a *traditional swing* (*or j-swing*) garage configuration, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the *traditional swing* (*or j-swing*) configuration.

(2) All garage configurations not conforming to the aforementioned garage configurations shall meet the requirements stipulated by Article 06, *Parking and Loading*, of the Unified Development Code (UDC). In addition, all garage configurations shall have upgraded finishes that consist of the following architectural elements: [*1*] coach lighting, [*2*] decorative wood doors or wood overlays on insulated metal doors, [*3*] include two (2) of the upgraded or enhanced finishes from *Figure 3 & 4* below, and [*4*] driveways that are constructed with ornamental stamped concrete brick pavers, stained finished, or salt finished. [*see Figures 1 – 3 for examples of the aforementioned garage and driveway features*].

FIGURE 2. EXAMPLE OF COACH LIGHTING



FIGURE 3: EXAMPLES OF UPGRADED OR ENHANCED FINISHES



DIVIDED BAYS



CARRIAGE HARDWARE



CEDAR CLADDING



ORNAMENTAL PAVING

Requested Development Standards

FIGURE 4: EXAMPLES OF UPGRADED GARAGES



(4) *Anti-Monotony Restrictions*. The development shall adhere to the Anti-Monotony Matrix depicted in Table 3 below (*for spacing requirements see Figures 5 & 6 below*).

TABLE 3: ANTI-MONOTONY MATRIX

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	70' x 100'	(1), (2), (3), (4)

(a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.

(b) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or roadways shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following three (3) items deviate:

(1) Number of Stories
(2) Permitted Encroachment Type and Layout
(3) Roof Type and Layout
(4) Articulation of the Front Façade

(c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.

(d) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

FIGURE 5: PROPERTIES LINE UP ON THE OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.

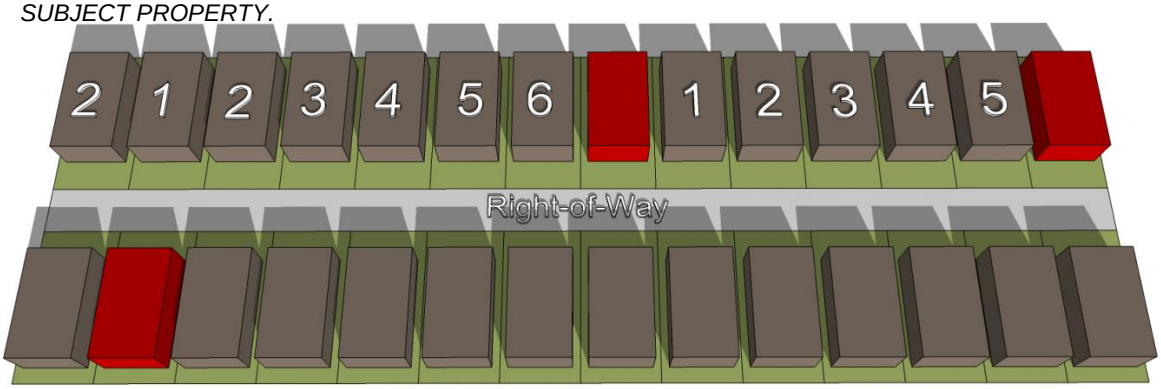
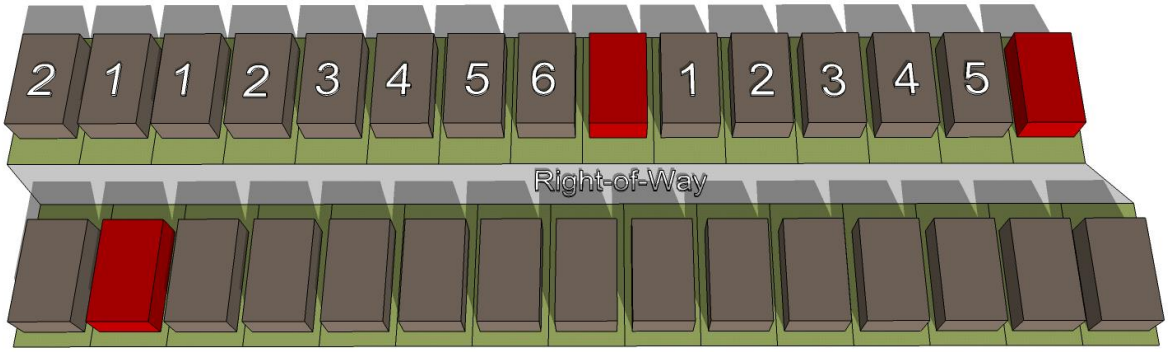


FIGURE 6: PROPERTIES DO NOT LINE UP ON OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.



(5) *Fencing Standards*. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, adhere to the *Concept Plan* depicted in *Exhibit 'B'*, and meet the following standards:

(a) *Front Yard Fences*. Front yard fences shall be prohibited.

(b) *Wrought Iron/Tubular Steel*. All lots shall be required to install a wrought iron or tubular steel fence as depicted in the *Concept Plan* in *Exhibit 'B'* of this ordinance. Wrought iron/tubular steel fences shall be six (6) feet in height. In addition, lots located along the perimeter of roadways (*i.e. SH-276 or a roadway larger than a Residential Street*) shall

provide masonry columns evenly spaced along the side and/or rear property line – *with columns not exceeding 45-foot centers* -- that begin at the rear of the property line.

(c) *Corner Lots*. Corner lot fences (*i.e. adjacent to the street*) shall provide masonry columns evenly spaced along the side and/or rear property line – *with columns not exceeding 45-foot centers* -- that begin at the rear of the property line. A six (6) foot wrought iron fence shall be required between the masonry columns along the side and/or rear lot adjacent to a street. The property owner shall be required to maintain both sides of the fence.

(d) *Fence in Easements*. No fencing shall be constructed in or across a franchise utility or the City of Rockwall's easements.

(6) *Landscape and Hardscape Standards*.

(a) *Landscape*. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size, all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height, and all shrubs shall be a minimum of five (5) gallons.

(1) *Landscape Buffer Adjacent to SH-276*. A minimum of an 80-foot landscape buffer shall be provided along SH-276 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering eight (8) foot trail shall be constructed within the 80-foot landscape buffer. All residential lots backing to SH-276 shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines in the landscape buffer.

(2) *Landscape Buffer Adjacent to Minor Collectors*. A minimum of a 30-foot landscape buffer shall be provided along SH-276 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. An eight (8) foot trail shall be constructed within the 30-foot landscape buffer. All residential lots backing to a *Minor Collector* shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines in the landscape buffer.

(3) *Landscape Buffer Adjacent to Amenity Center*. A minimum of a ten (10) foot landscape buffer shall be provided along the roadway adjacent to the amenity center. This landscape buffer shall incorporate ground cover and shrubbery along the entire length of the adjacent street frontage. In addition, one (1) canopy tree and one (1) accent tree shall be planted per 50-linear feet.

(b) *Street Trees*. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-feet vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines that are less than ten (10) inches in size, and ten (10) feet from public water, sanitary sewer, and storm lines that are ten (10) inches and greater. In addition, no street

trees shall be allowed to be located within public right-of-way. All street trees shall be reviewed with the *PD Site Plan*.

(c) *Residential Lot Landscaping*. Prior to the issuance of a Certificate of Occupancy (CO), any residential lots depicted on *Exhibit 'B'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the front yard. In addition, corner lots shall be required to add a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the side yard facing the street.

(d) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within detention areas, common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).

(e) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.

(7) *Streets*. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

(8) *Lighting*. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.

(9) *Sidewalks*. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width; however, trails adjacent to residential lots -- *as depicted in Exhibit 'B' of this ordinance* -- shall be eight (8) feet in width and shall be permitted to extend up to two (2) feet outside the right-of-way, inside the residential lot, in a pedestrian access easement.

(10) *Buried Utilities*. New distribution power-lines required to serve the *Subject Property* and the existing power-lines adjacent to SH-276 shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

(11) *On-Site Sewage Facilities*. *Septic Systems* are permitted pending conformance to the following standards:

(a) All *Septic Systems* shall be designed by a licensed *On-Site Sewage Facility (OSSF)* professional (*e.g. licensed engineer, sanitarian, etcetera*).

(b) A stamped and signed copy of the *Septic System* plans indicating the full limits of the septic field shall be submitted to the city at the time of building permit on a *lot-by-lot* basis.

Requested Development Standards

(c) All *Septic Systems* shall be inspected and approved by the City's chosen inspector.

(12) *Open Space*. The development shall consist of a minimum of 20.00% open space (*or a minimum of 21.02 acres -- as calculated by the formula stipulated in the Comprehensive Plan*), and generally conform to the Concept Plan contained in *Exhibit 'B'* of this ordinance. All open space areas (*including landscape buffers*) shall be included in the open space calculation, and maintained by the Homeowner's Association (HOA).

(13) *Trails*. A minimum of an eight (8) foot concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'B'* of this ordinance.

(14) *Amenities*. Amenities shall be constructed in generally the same areas as depicted in *Exhibit 'B'* of this ordinance, and shall be maintained by the Homeowner's Association (HOA). The design and layout of the amenities shall be approved with the *PD Site Plan*.

(15) *Neighborhood Signage and Enhancements*. Permanent subdivision identification signage shall be required at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan.*

(16) *Homeowner's Association (HOA)*. A Homeowner's Association (HOA) shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (*including drainage facilities*), floodplain areas, irrigation, landscaping, screening fences, parallel parking and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.

(17) *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.

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 A SINGLE-FAMILY 1 (SF-1) DISTRICT

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

LEGEND:	
	Land Use *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 A SINGLE-FAMILY 1 (SF-1) DISTRICT

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

05 FUTURE LAND USE PLAN
01 LAND USE PLAN DESIGNATIONS

01.01 RESIDENTIAL

LOW DENSITY RESIDENTIAL (LDR)

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

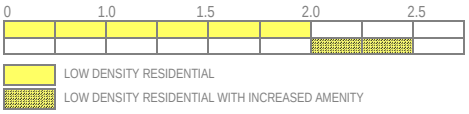
DESIGNATION CHARACTERISTICS

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

EXISTING LAND USE EXAMPLES

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

RESIDENTIAL DENSITY CHART



MEDIUM DENSITY RESIDENTIAL (MDR)

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

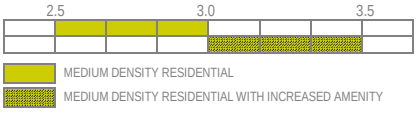
DESIGNATION CHARACTERISTICS

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

EXISTING LAND USE EXAMPLES

1. Caruth Lakes Subdivision
2. Lago VistaSubdivision
3. Park Place Subdivision

RESIDENTIAL DENSITY CHART



HIGH DENSITY RESIDENTIAL (HDR)

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

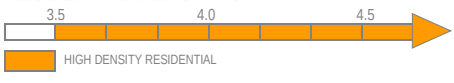
DESIGNATION CHARACTERISTICS

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

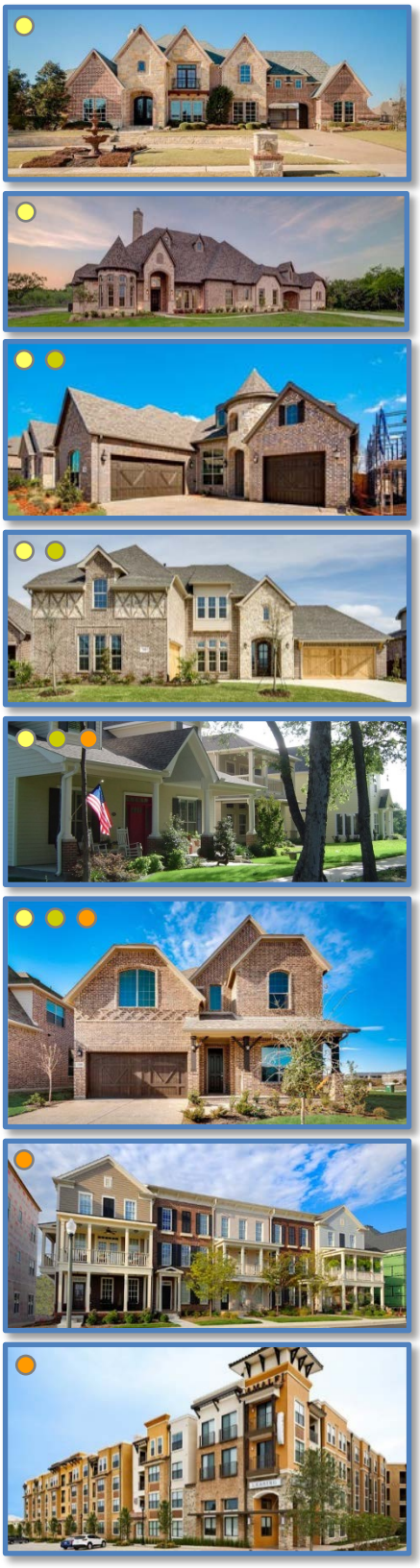
EXISTING LAND USE EXAMPLES

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

RESIDENTIAL DENSITY CHART



NOTE: HIGH DENSITY RESIDENTIAL REQUIRES INCREASED AMENITY



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

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE-FAMILY 1 (SF-1) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 105.285-ACRE TRACT OF LAND IDENTIFIED AS TRACT 4 OF THE J. R. MARRS SURVEY, ABSTRACT NO. 152, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from William Andrew Solomon of KRE 15, LLC for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) District land uses on a 105.285-acre tract of land identified as Tract 4 of the J. R. Marrs Survey, Abstract No. 152, City of Rockwall, Rockwall County, Texas, more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'E'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'E'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

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SECTION 4. That a *Master Parks and Open Space Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* described in *Exhibit 'B'* of this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) Master Parks and Open Space Plan
(2) Master Plat
(3) Preliminary Plat
(4) PD Site Plan
(5) Final Plat

(c) *Master Parks and Open Space Plan.* A *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'B'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

(d) *Master Plat.* A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'B'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Master Parks and Open Space Plan* application for the development.

(e) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'B'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.

(f) *PD Site Plan.* A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'B'* of this ordinance, shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.

(g) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

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

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3rd DAY OF NOVEMBER, 2025.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *October 20, 2025*

2nd Reading: *November 3, 2025*

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Exhibit 'A':
Legal Description

Being a 105.285-acre tract of land situated in the Jeremiah R. Marrs Survey, Abstract No. 152, City of Royse City, Rockwall County, Texas, being all of a tract of land conveyed to Zollner-Brooks Family, LP, a Texas limited partnership, by Warranty Deed Without Title Examination, recorded in Document No. 2011-00448588 and Document No. 2011-00448587, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "TxDOT" (controlling monument (CM)) found on the northeasterly corner of said Zollner tract, being on the southerly right-of-way line of State Highway 276 (a variable width right-of-way) and being on the westerly line of a tract of land conveyed to LA-DF Investment Fund 9, LLC, by Special Warranty Deed, recorded in Volume 1283, Page 238, O.P.R.R.C.T.;

THENCE South 01 degrees 12 minutes 50 seconds East, along the common easterly line of said Zollner tract and the westerly line said LA-DF tract, a distance of 2,466.10 feet to a 1/2 inch iron rod (CM) found on the common southeasterly corner of said Zollner tract and the southwesterly corner of said LA-DF Investment tract, said iron rod also being on the northerly line of Lot 7, of Westview Addition, No. 3, an addition to the City of Royse City, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 321, O.P.R.R.C.T.;

THENCE South 89 degrees 16 minutes 10 seconds West, along the common southerly line of said Zollner tract, the northerly line of said Lot 7, Westview Addition, No. 3 plat, the northerly line of Lots 20–22, of Westview Addition, an addition to the City of Royse City, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 48, O.P.R.R.C.T. and the northerly line of Lot 15, of Westview Addition, Phase Two, an addition to the City of Royse City, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 59, O.P.R.R.C.T., a distance of 1,865.89 feet to a 5/8 inch iron rod with cap stamped "Traverse LS Prop Cor" set on the common southwesterly corner of said Zollner tract, and the northwesterly corner of said Lot 15, said iron rod set also being on the easterly line of a tract of land conveyed to Rickey Edmond Kennedy and wife, Sandra Ann Kennedy, by Warranty Deed With Vendor's Lien, recorded in Volume 147, Page 803, O.P.R.R.C.T.;

THENCE North 00 degrees 58 minutes 51 Seconds West, along the common westerly line of said Zollner tract, and the easterly line of said the Kennedy tract, the easterly line of a tract of land conveyed to Kerry C. Glover and Joann Glover, by General Warranty Deed, recorded in Document No. 20210000022531, O.P.R.R.C.T. and the easterly line of a tract of land conveyed to Terry Hashert d/b/a Southwest Car Care, by Warranty Deed With Vendor's Lien, recorded in Document No. 2007-00387668, O.P.R.R.C.T., a distance of 2,448.51 feet to a 5/8-inch iron rod with cap stamped "TxDOT" (CM) found for corner;

THENCE departing said Terry Hashert tract and along the common northerly line of said Zollner tract and the southerly right-of-way line of said State Highway 276 the following three (3) calls:

1. North 89 degrees 27 minutes 03 seconds East, a distance of 373.60 feet to a point for corner from which a 5/8-inch iron rod found bears at North 35 degrees 59 minutes 02 seconds East - 0.31';
2. North 44 degrees 59 minutes 51 seconds East, a distance of 35.11 feet to a 5/8-inch iron rod with cap stamped "TxDOT" (CM);
3. North 89 degrees 29 minutes 51 seconds East, a distance of 1,457.05 feet to the **POINT OF BEGINNING** and containing 105.285 acres of land (4,586,232 square feet), more or less.

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Exhibit 'B':
Concept Plan



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Exhibit 'C':
Trail Plan



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Exhibit 'D':
Amenity Center









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Exhibit 'E':
Density and Development Standards

Density and Development Standards.

(1) *Permitted Uses*. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single Family 1 (SF-1) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.

(2) *Lot Composition and Layout*. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and stated in *Table 1*, which is as follows:

TABLE 1: LOT COMPOSITION

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	100' x 200'	43,560 SF	50	86.21%
B	150' x 250'	63,340 SF	8	13.79%
		Maximum Permitted Units:	58	100.00%

(3) *Density and Dimensional Requirements*. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 1 (SF-1) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed *0.551* dwelling units per gross acre of land; however, in no case should the proposed development exceed *58* units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

Lot Type (see Concept Plan) ►	A	B
Minimum Lot Width [1]	100'	150'
Minimum Lot Depth	200'	250'
Minimum Lot Area	43,560 SF	63,340 SF
Minimum Front Yard Setback [2] & [5]	30'	30'
Minimum Side Yard Setback	10'	10'
Minimum Side Yard Setback Adjacent to a Street [2], [5], & [6]	15'	20'
Minimum Rear Yard Setback [4]	10'	10'
Minimum Rear Yard Setback Adjacent to a Street [4]	20'	20'
Minimum Length of Driveway Pavement	30'	30'
Maximum Height [3]	36'	36'
Minimum Area/Dwelling Unit (SF) [7]	2,500 SF	3,000 SF
Maximum Lot Coverage	40%	40%
Minimum Garage Parking Spaces	2	2

General Notes:

[1]: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard* and *Rear Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.

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

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

[4]: The location of the *Rear Yard Building Setback* as measured from the rear property line.

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

[6]: All *Corner Lots* that back to a lot that fronts onto the same street that the *Corner Lot* sides to (*i.e. a Keystone Lot*), shall have a side setback that is equal to the front setback of the fronting lot. In addition, no solid fence

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shall be situated within this setback.

[7]: Air-Conditioned Space.

(4) *Building Standards*. All development shall adhere to the following building standards:

(a) *Masonry Requirement.* The minimum masonry requirement for the exterior façade of all buildings shall be 100.00% (*excluding dormers and walls over roof areas*). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (*e.g. HardiBoard or Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (*see examples below*) may be used for up to 80.00% of the masonry requirement; however, administrative approval from the Director of Planning and Zoning may be requested for housing plans that utilize cementitious fiberboard in excess of 80.00% of the masonry requirement on a *case-by-case* basis.

FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD



FIGURE 2: EXAMPLES OF BOARD AND BATTEN



FIGURE 3: EXAMPLES OF BRICK

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FIGURE 4: EXAMPLES OF HORIZONTAL LAP



(b) *Roof Pitch*. A minimum of an *8:12* roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a *4:12* roof pitch.

(c) *Garage Orientation and Garage Doors*. This development shall adhere to the following garage design and orientation requirements:

(1) All lots as depicted in *Exhibit 'B'* may be oriented in a traditional swing (or j-swing) garage configuration -- *where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration*. In a *traditional swing* (*or j-swing*) garage configuration, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the *traditional swing* (*or j-swing*) configuration.

(2) All garage configurations not conforming to the aforementioned garage configurations shall meet the requirements stipulated by Article 06, *Parking and Loading*, of the Unified Development Code (UDC). In addition, all garage configurations shall have upgraded finishes that consist of the following

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architectural elements: [*1*] coach lighting, [*2*] decorative wood doors or wood overlays on insulated metal doors, [*3*] include two (2) of the upgraded or enhanced finishes from *Figure 2 & 3* below, and [*4*] driveways that are constructed with ornamental stamped concrete brick pavers, stained finished, or salt finished. [*see Figures 1 – 3 for examples of the aforementioned garage and driveway features*].

FIGURE 1. EXAMPLE OF COACH LIGHTING



FIGURE 2: EXAMPLES OF UPGRADED OR ENHANCED FINISHES



DIVIDED BAYS



CARRIAGE HARDWARE



CEDAR CLADDING



ORNAMENTAL PAVING

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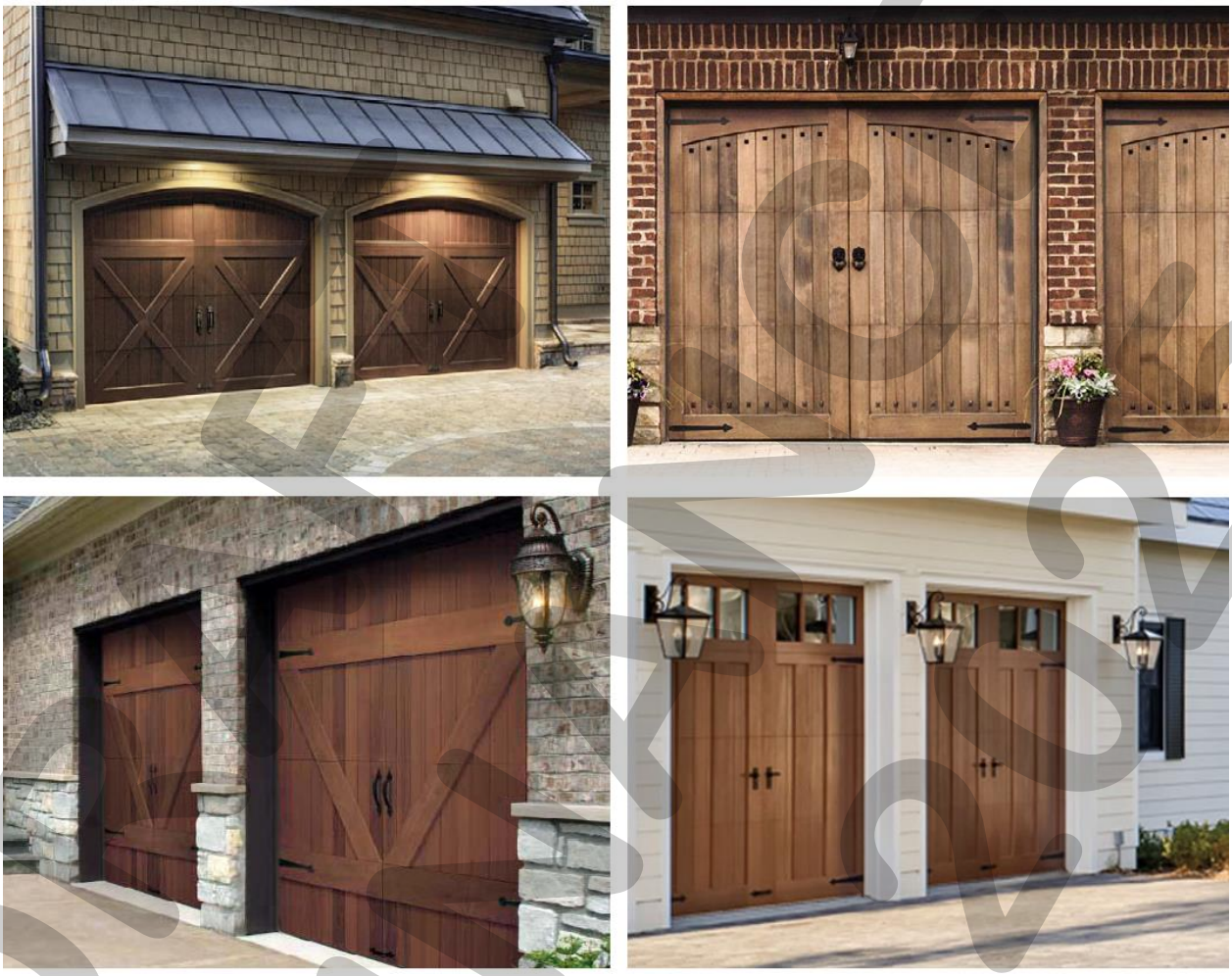
FIGURE 3: EXAMPLES OF UPGRADED GARAGES



(5) *Anti-Monotony Restrictions*. The development shall adhere to the Anti-Monotony Matrix depicted in Table 3 below (*for spacing requirements see Figures 5 & 6 below*).

TABLE 3: ANTI-MONOTONY MATRIX

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	100' x 200'	(1), (2), (3), (4), (5)
B	150' x 250'	(1), (2), (3), (4), (5)

(a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.

(b) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or roadways shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following three (3) items deviate:

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(1) Number of Stories
(2) Permitted Encroachment Type and Layout
(3) Roof Type and Layout
(4) Articulation of the Front Façade
(5) Garage Orientation

(c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.

(d) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

FIGURE 5: PROPERTIES LINE UP ON THE OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.

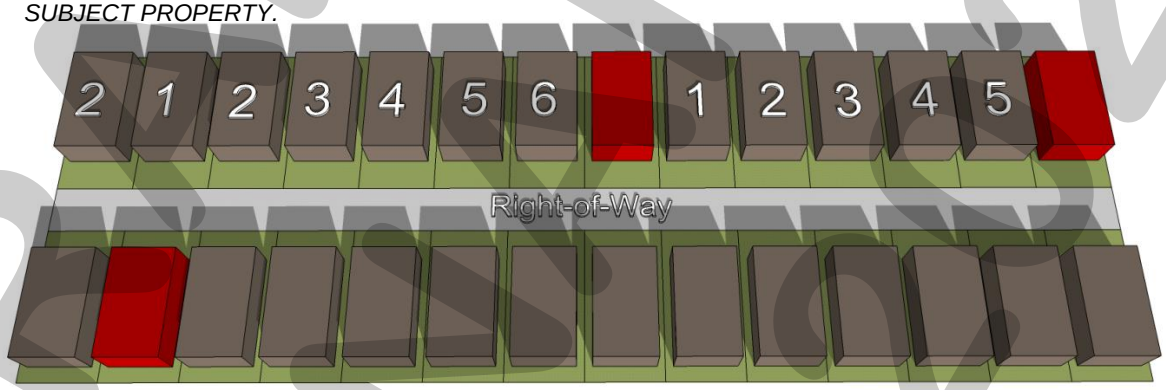
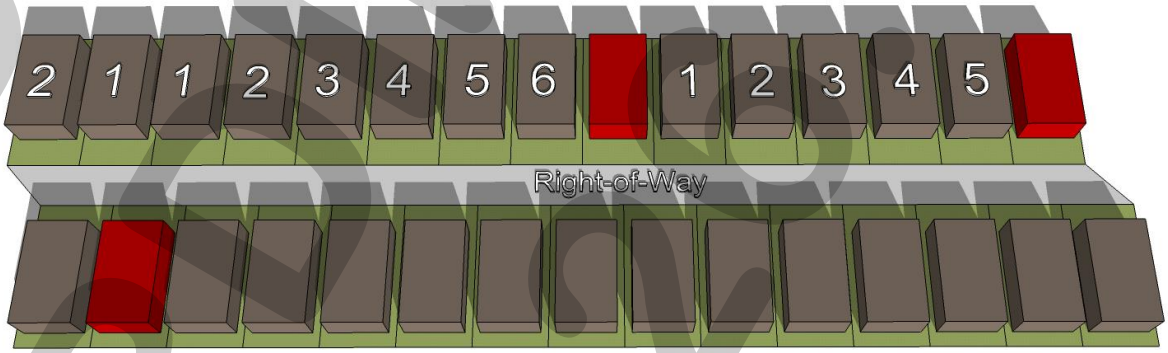


FIGURE 6: PROPERTIES DO NOT LINE UP ON OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.



(6) *Fencing Standards*. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, adhere to the *Concept Plan* depicted in *Exhibit 'B'*, and meet the following standards:

(a) *Front Yard Fences*. Front yard fences shall be prohibited.

(b) *Wrought Iron/Tubular Steel*. All lots shall be required to install a wrought iron or tubular steel fence as depicted in the *Concept Plan* in *Exhibit 'B'* of this ordinance. Wrought iron/tubular steel fences shall be six (6) feet in height. In addition, lots located along the

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perimeter of roadways (*i.e. SH-276 or a roadway larger than a Residential Street*) shall provide masonry columns evenly spaced along the side and/or rear property line – *with columns not exceeding 45-foot centers* -- that begin at the rear of the property line.

(c) *Corner Lots*. Corner lot fences (*i.e. adjacent to the street*) shall provide masonry columns evenly spaced along the side and/or rear property line – *with columns not exceeding 45-foot centers* -- that begin at the rear of the property line. A six (6) foot wrought iron fence shall be required between the masonry columns along the side and/or rear lot adjacent to a street. The property owner shall be required to maintain both sides of the fence.

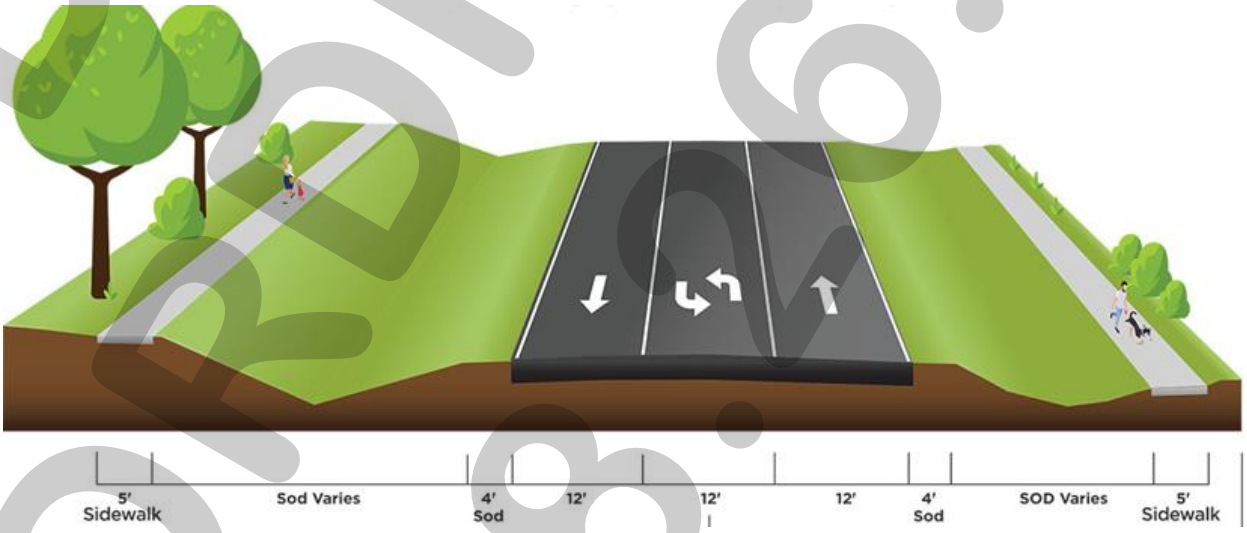
(d) *Fence in Easements*. No fencing shall be constructed in or across a franchise utility or the City of Rockwall's easements.

(7) *Landscape and Hardscape Standards.*

(a) *Landscape*. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size, all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height, and all shrubs shall be a minimum of five (5) gallons.

(1) *Landscape Buffer Adjacent to SH-276.* A minimum of a 70-foot landscape buffer shall be provided along SH-276 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering eight (8) foot trail shall be constructed within the 80-foot landscape buffer. All residential lots backing to SH-276 shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines in the landscape buffer.

FIGURE 1: EXAMPLE OF SH-276 LANDSCAPE BUFFER



(2) *Landscape Buffer Adjacent to Minor Collectors.* A minimum of a 30-foot landscape buffer shall be provided along SH-276 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm,

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and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. An eight (8) foot trail shall be constructed within the 30-foot landscape buffer. All residential lots backing to a *Minor Collector* shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines in the landscape buffer.

(3) *Landscape Buffer Adjacent to Amenity Center*. A minimum of a ten (10) foot landscape buffer shall be provided along the roadway adjacent to the amenity center. This landscape buffer shall incorporate ground cover and shrubbery along the entire length of the adjacent street frontage. In addition, one (1) canopy tree and one (1) accent tree shall be planted per 50-linear feet.

(b) *Street Trees*. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-feet vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines that are less than ten (10) inches in size, and ten (10) feet from public water, sanitary sewer, and storm lines that are ten (10) inches and greater. In addition, no street trees shall be allowed to be located within public right-of-way. All street trees shall be reviewed with the *PD Site Plan*.

(c) *Residential Lot Landscaping*. Prior to the issuance of a Certificate of Occupancy (CO), any residential lots depicted on *Exhibit 'B'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the front yard. In addition, corner lots shall be required to add a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the side yard facing the street.

(d) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within detention areas, common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).

(e) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.

(8) *Streets*. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

(9) *Lighting*. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.

(10) *Sidewalks*. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width; however, trails adjacent to residential lots -- *as depicted in Exhibit 'C' of this ordinance* -- shall be eight (8) feet in width and shall be permitted to extend up to two (2) feet outside the right-of-way, inside the residential lot, in a pedestrian access easement.

DRAFT 08.26.2025

(11) Buried Utilities. New distribution power-lines required to serve the *Subject Property* and the existing power-lines adjacent to SH-276 shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

(12) On-Site Sewage Facilities. *Septic Systems* are permitted pending conformance to the following standards:

(a) All *Septic Systems* shall be designed by a licensed *On-Site Sewage Facility (OSSF)* professional (*e.g. licensed engineer, sanitarian, etcetera*).

(b) A stamped and signed copy of the *Septic System* plans indicating the full limits of the septic field shall be submitted to the city at the time of building permit on a *lot-by-lot* basis.

(c) All *Septic Systems* shall be inspected and approved by the City's chosen inspector.

(13) Open Space. The development shall consist of a minimum of 20.00% open space (*or a minimum of 21.057 acres -- as calculated by the formula stipulated in the Comprehensive Plan*), and generally conform to the Concept Plan contained in *Exhibit 'B'* of this ordinance. All open space areas (*including landscape buffers*) shall be included in the open space calculation, and maintained by the Homeowner's Association (HOA).

(14) Trails. A minimum of an eight (8) foot concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'C'* of this ordinance.

(15) Amenities. Amenities shall be constructed in generally the same areas as depicted in *Exhibit 'C'* of this ordinance. The amenity center shall be air-conditioned and shall generally conform to *Exhibit 'D'* of this ordinance. All amenities shall be maintained by the Homeowner's Association (HOA). The design and layout of the amenities shall be approved with the *PD Site Plan*.

(16) Neighborhood Signage and Enhancements. Permanent subdivision identification signage shall be required at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan.*

(17) Homeowner's Association (HOA). A Homeowner's Association (HOA) shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (*including drainage facilities*), floodplain areas, irrigation, landscaping, screening fences, parallel parking and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.

DRAFT ORDINANCE 08.26.2025

(18) *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.

DRAFT ORDINANCE 08.26.2025

PROJECT COMMENTS

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

DATE: 8/22/2025

PROJECT NUMBER: Z2025-060
PROJECT NAME: SUP for an Accesory Structure
SITE ADDRESS/LOCATIONS: 710 Hartman Street, Rockwall, TX, 75087

CASE CAPTION: Hold a public hearing to discuss and consider a request by Anthony Rendon on behalf of Marcelino Rendon for the approval of a Specific Use Permit (SUP) for an Accessory Structure on a 0.570-acre parcel of land identified as Lot 1 of the Hurst Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 710 Hartman Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Bethany Ross	08/21/2025	Approved w/ Comments

08/21/2025: Z2025-060; Specific Use Permit (SUP) for an Accessory Building at 710 Hartman
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Specific Use Permit (SUP) for an Accessory Structure on a 0.570-acre parcel of land identified as Lot 1 of the Hurst Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 710 Hartman Street.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.

M.3 For reference, include the case number (Z2025-060) in the lower right-hand corner of all pages on future submittals.

I.4 According to the Permissible Use Charts contained in Article 04, Permissible Uses, of the Unified Development Code (UDC), a Detached Garage over 625 SF requires a Specific Use Permit (SUP) in a Single-Family 7 (SF-7) District. (Subsection 07.04, Accessory Structure Development Standards, Article 05, District Development Standards, of the Unified Development Code) In this case, the applicant has four (4) existing accessory structures that will be removed.

I.5 The proposed Accessory Building will be 30-feet by 30-feet and have a building footprint of 900 SF. This is 275 SF over the maximum size for an Detached Garage.

I.6 The height of the proposed Detached Garage is 14-feet. The maximum height permitted for accessory structures in a Single-Family 7 (SF-7) District is 15-feet. (Subsection 07.04, Accessory Structure Development Standards, Article 05, District Development Standards, of the Unified Development Code)

I.7 Based on the submitted materials, staff has included the following Operational Conditions in the Specific Use Permit (SUP) ordinance:

(1) The development of the Subject Property shall generally conform to the Site Plan as depicted in Exhibit 'B' of this ordinance.
(2) The construction of a Detached Garage on the Subject Property shall generally conform to the Building Elevations depicted in Exhibit 'C' of this ordinance.
(3) The Detached Garage shall not exceed a maximum size of 900 SF.
(4) The existing accessory buildings located on the property shall be removed prior to obtaining a building permit for the Detached Garage.
(5) The proposed Detached Garage shall generally match the aesthetics of the primary structure.

(6) The Detached Garage shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

M.8 Provide a site plan that shows the spacing of the building from all the property lines and the single- family home.

M.9 Please review the attached Draft Ordinance prior to the August 26, 2025 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than September 3, 2025. In reviewing the Draft Ordinance, please pay close attention to staff's suggestions.

I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on September 3, 2025; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the September 9, 2025 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on August 26, 2025.

I.11 The projected City Council meeting dates for this case will be September15, 2025 (1st Reading) and October 6, 2025 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	08/22/2025	Approved w/ Comments

08/22/2025: 1. Need to show on survey where you plan on locating this accessory structure. May not be within floodplain.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	08/21/2025	Approved w/ Comments

08/21/2025: * Has 3-4 accessory buildings already on the property
* Will be required to install a concrete driveway to the new detached garage
* Must be 10 feet from any other structure
* Requires a 6' building side setback
* Must be located out of the flood plan
* If approved, Prior to any work starting, a Building Permit must be obtained

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	08/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/18/2025	Approved

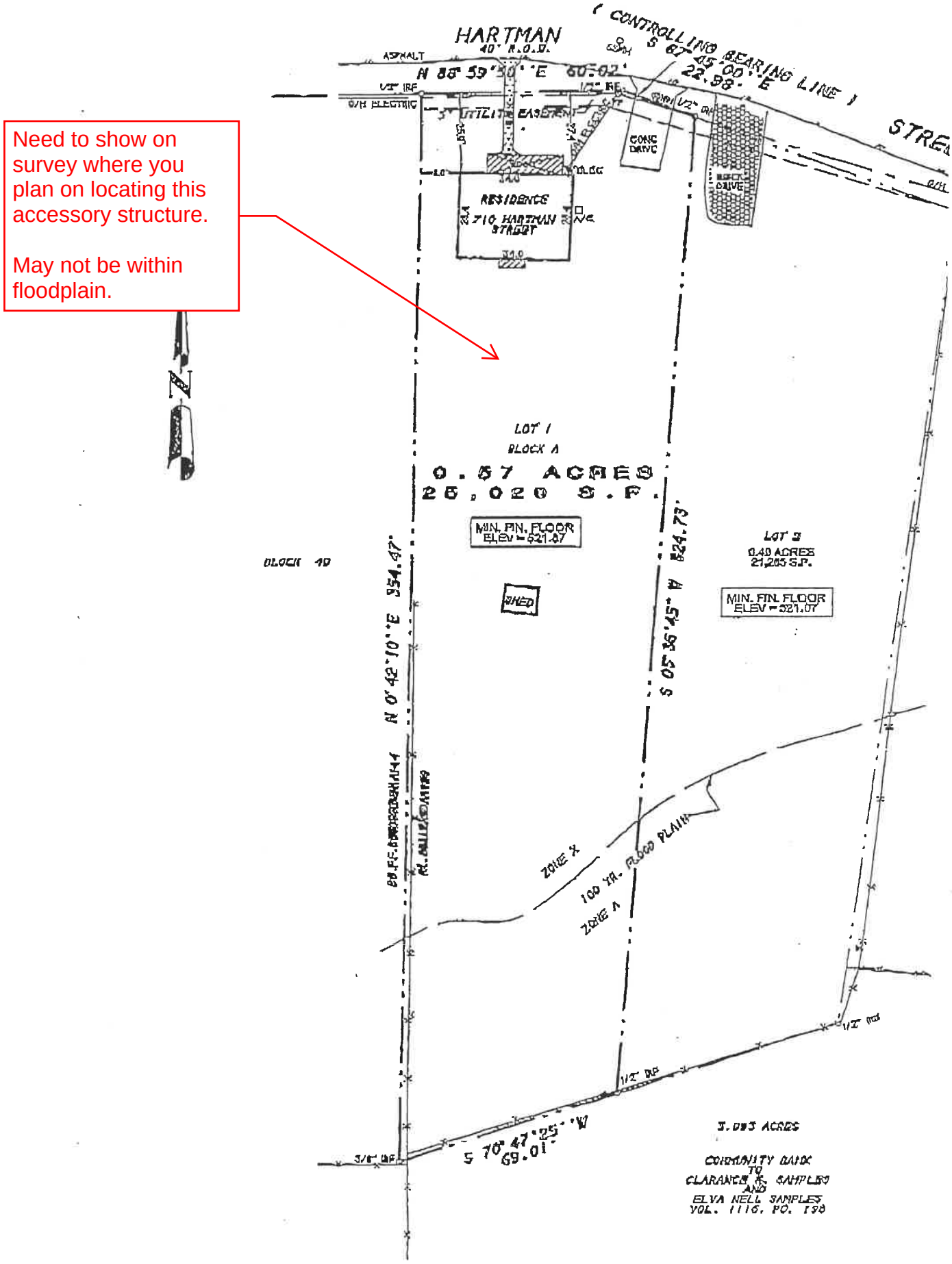
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	08/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Bethany Ross	08/22/2025	N/A

No Comments


Need to show on survey where you plan on locating this accessory structure.
May not be within floodplain.
HARTMAN
40' R.O.W.
CONTROLLING BEARING LINE
S 67° 45' 00" E 22.98'
N 88° 59' 30" E 60.02'
ASPHALT
O/H ELECTRIC
UTILITY EASEMENT
CONC DRIVE
BRICK DRIVE
RESIDENCE
710 HARTMAN STREET
LOT 1
BLOCK A
0.57 ACRES
25,020 S.F.
MIN. FIN. FLOOR ELEV = 521.87
SHED
LOT 2
0.49 ACRES
21,265 S.F.
MIN. FIN. FLOOR ELEV = 521.07
BLOCK 10
N 0° 42' 10" E 354.47'
S 05° 36' 45" W 324.73'
ZONE X
100 YR. FLOOD PLAIN
ZONE A
S 70° 47' 25" W
69.01'
3.093 ACRES
COMMUNITY BANK
TO
CLARANCE A. SAMPLES
AND
ELVA NELL SAMPLES
VOL. 1116, PG. 198

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	710 HARTMAN ST.				
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		☑ APPLICANT	
CONTACT PERSON	MARCELINO RENDON	CONTACT PERSON	ANTHONY RENDON
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP	[redacted]	CITY, STATE & ZIP	[redacted]
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARCELINO RENDON [*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 7-17-25 DAY OF July, 20 25. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

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

OWNER'S SIGNATURE [signature]

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

SELENA MORENO
Notary ID #134900936
My Commission Expires
May 14, 2028

MY COMMISSION EXPIRES May 14, 2028



City of Rockwall

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

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

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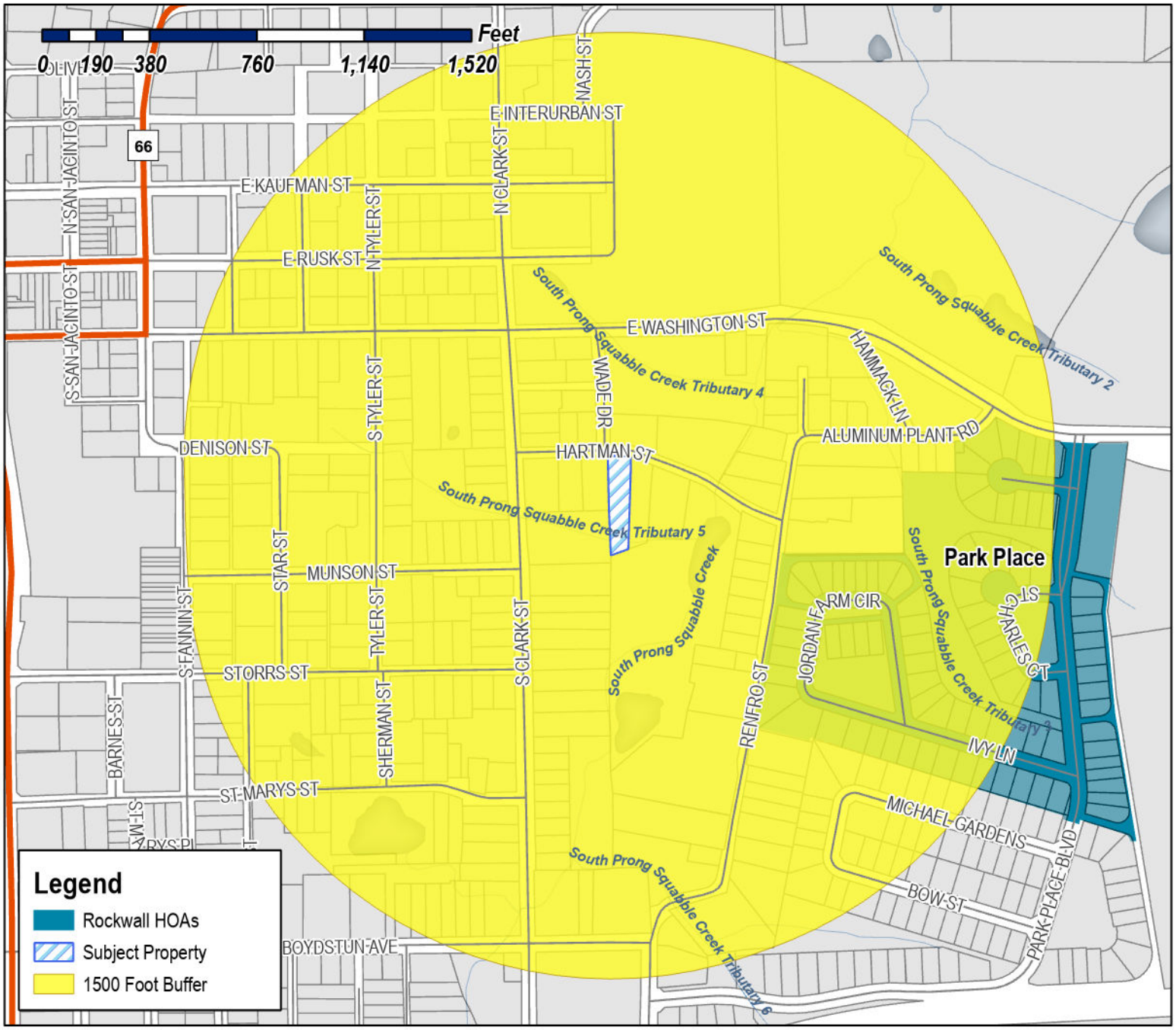
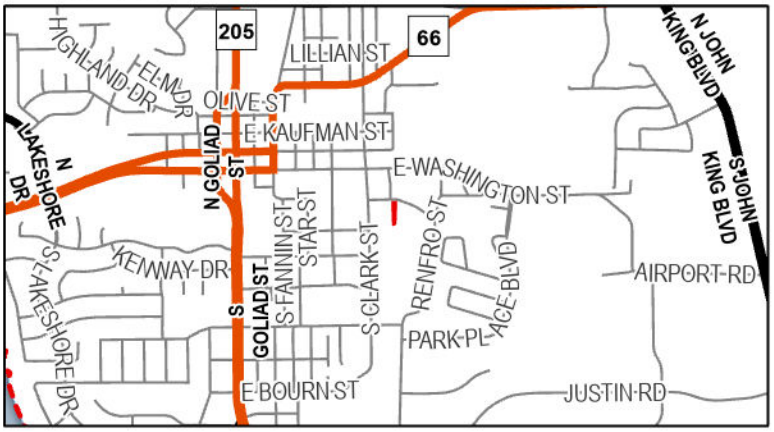


Case Number: Z2025-060
Case Name: SUP for an Accessory Structure
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 710 Hartman Street



Date Saved: 8/18/2025
For Questions on this Case Call (972) 771-7745

From: Zavala, Melanie
Cc: Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2025-060]
Date: Thursday, August 21, 2025 8:11:18 AM
Attachments: Public Notice (08.19.2025).pdf
HOA Map (08.18.2025).pdf

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, August 22, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, September 9, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 15, 2025 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2025-060: SUP for an Accessory Structure
Hold a public hearing to discuss and consider a request by Anthony Rendon on behalf of Marcelino Rendon for the approval of a Specific Use Permit (SUP) for an Accessory Structure on a 0.570-acre parcel of land identified as Lot 1 of the Hurst Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 710 Hartman Street, and take any action necessary.

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

City of Rockwall

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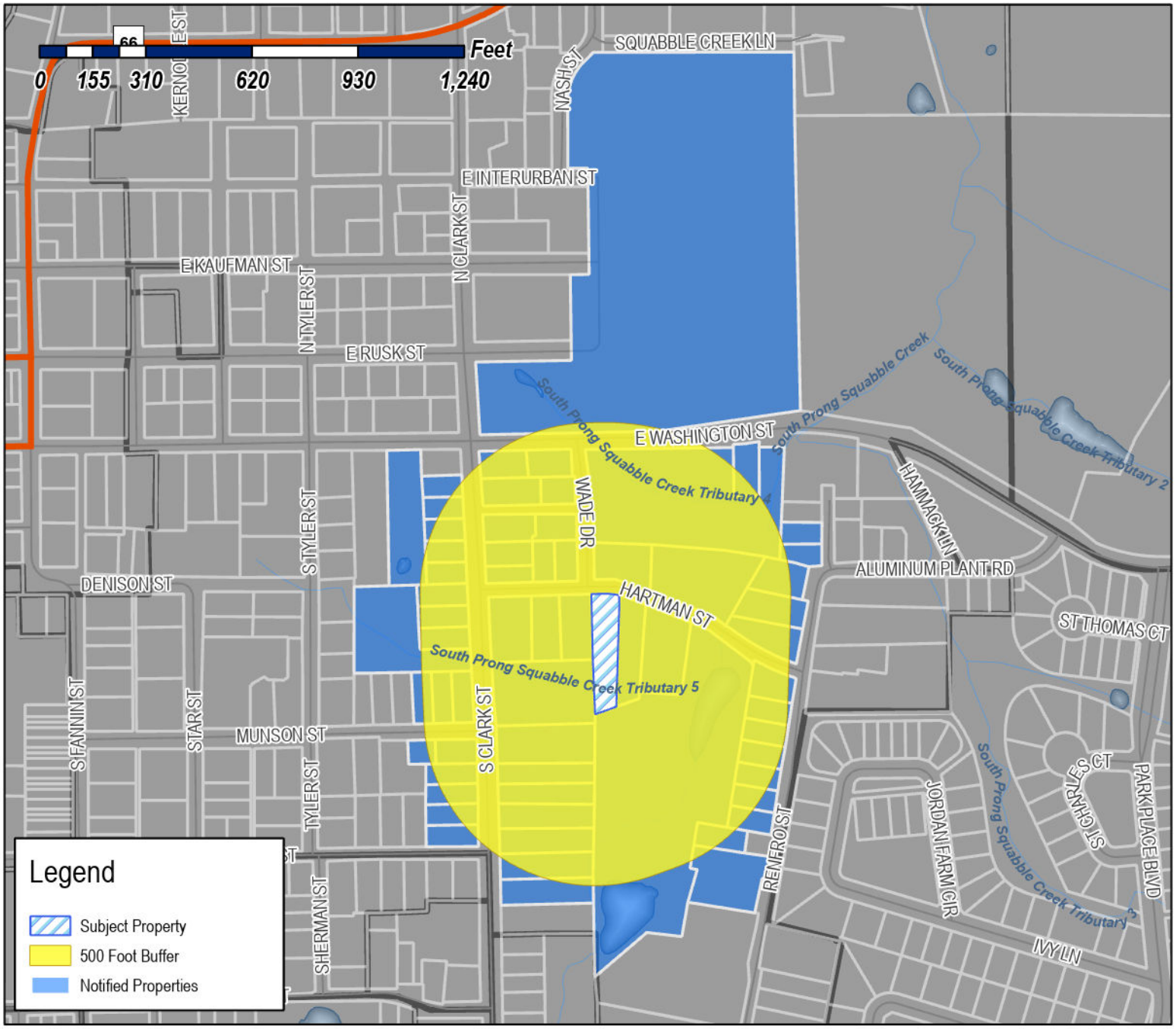

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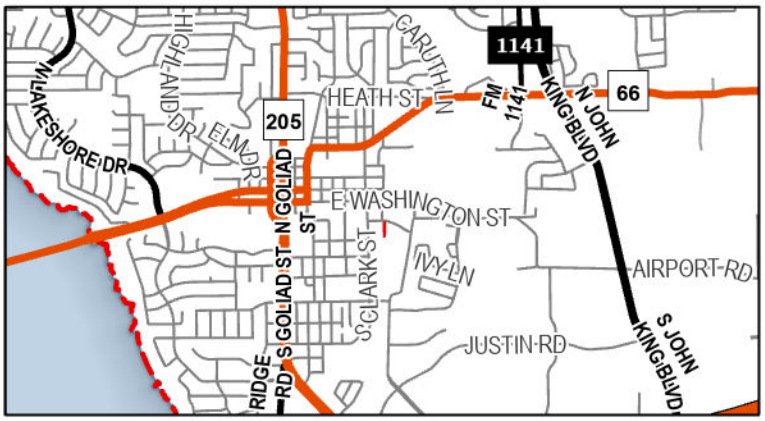

Date Saved: 8/18/2025
For Questions on this Case Call: (972) 771-7745

OLIVARES JAIME
1209 QUAIL DR
GARLAND, TX 75040

TAH MS BORROWER LLC
C/O TRICON AMERICAN HOMES LLC
15771 RED HILL AVE
TUSTIN, CA 92780

JORDAN JOHN & ALLISON
201 S Clark St
Rockwall, TX 75087

LIGHTFOOT MARSHALL & CYNTHIA
204 RENFRO ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
204 S CLARK ST
ROCKWALL, TX 75087

FOX JONATHAN
205 S CLARK ST
ROCKWALL, TX 75087

WALKER KELLI & JESSICA
205 S CLARK ST
ROCKWALL, TX 75087

ESPINOZA MARCELA P AND ROLAND
206 RENFRO ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
206 S CLARK ST
ROCKWALL, TX 75087

BOREN TERRY L ETUX
207 GNARLY OAKS WAY
LTL RVR ACAD, TX 76554

WOOD WILLIAM AND SANDIE
207 WADE DRIVE
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
208 S CLARK ST
ROCKWALL, TX 75087

LEFERE KEVIN M AND
AMANDA HENRY
209 S CLARK ST
ROCKWALL, TX 75087

HARRIS DARRIN COLE
210 GLENN AVE
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
210 GLENN AVENUE
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
210 S CLARK ST
ROCKWALL, TX 75087

WELLS RHONDA
210 WADE DR
ROCKWALL, TX 75087

WILKINSON LYNN L & CHAD DAVID
211 S CLARK ST
ROCKWALL, TX 75087

ZAKEM KYNSIE JO
212 S CLARK ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
213 S CLARK ST
ROCKWALL, TX 75087

TRES PUERTAS LLC
214 S CLARK ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
2241 AUBURN AVE
DALLAS, TX 75214

CONFIDENTIAL
2420 Conrad Cir
Heath, TX 75032

LIGHTFOOT MARSHALL & CYNTHIA
256 WINDY LN
ROCKWALL, TX 75087

CAUBLE LINDA
301 S CLARK ST
ROCKWALL, TX 75087

BURGESS JULIA ANN
302 S CLARK ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
306 S CLARK ST
ROCKWALL, TX 75087

CONFIDENTIAL
307 S CLARK ST
ROCKWALL, TX 75087

WERCHAN ALLEN AND KELLI
309 GLENN AVE
ROCKWALL, TX 75087

STRADTMANN TROY H
366 RENFRO ST
ROCKWALL, TX 75087

TAH MS BORROWER LLC
C/O TRICON AMERICAN HOMES LLC
374 RENFRO ST C/O TRICON AMERICAN HOMES LLC
ROCKWALL, TX 75087

HALL JESSIE MARIE AND
JAMIE KATE HALL
382 RENFRO ST
ROCKWALL, TX 75087

HARRIS HOLLI J
400 RENFRO ST
ROCKWALL, TX 75087

COMBS MARK HILTON AND VERONICA RUTH
401 SOUTH CLARK STREET
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
402 <Null> RENFRO ST RICHARD AND JUDY HARRIS- TRUSTEES
ROCKWALL, TX 75087

SADLER LESLIE A
402 S CLARK ST
ROCKWALL, TX 75087

LIVINGSTON JUSTIN AND BROOKE
403 S CLARK STREET
ROCKWALL, TX 75087

LIVINGSTON JUSTIN AND BROOKE
403 S CLARK STREET
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY TRUST
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404 RENFRO ST RICHARD AND JUDY HARRIS- TRUSTEES
ROCKWALL, TX 75087

TUTTLE LEON ETUX
404 S CLARK ST
ROCKWALL, TX 75087

BRAMLETT DAVID KYLE & DEIDRE MONIQUE
405 S CLARK ST
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
406 RENFRO ST RICHARD AND JUDY HARRIS- TRUSTEES
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC
406 S CLARK ST
ROCKWALL, TX 75087

BOWEN CHASE AND
PERRY BOWEN
407 S. CLARK ST.
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
408 RENFRO ST RICHARD AND JUDY HARRIS- TRUSTEES
ROCKWALL, TX 75087

GADDIS CAMILLE D
408 SOUTH CLARK STREET
ROCKWALL, TX 75087

SIMS CHRIS AND TERESA
410 S CLARK ST
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
412 RENFRO ST RICHARD AND JUDY HARRIS- TRUSTEES
ROCKWALL, TX 75087

BRYAN KYLE AND HALEY BROOKE BOWEN
501 S CLARK ST
ROCKWALL, TX 75087

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

GARTH GARY AND CYNTHIA
503 SOUTH CLARK ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
508 MUNSON ST
ROCKWALL, TX 75087

CIELO BLUE FAMILY HOLDINGS LLC - SERIES 1
508 HIGHVIEW LANE
ROCKWALL, TX 75087

AUBE JEAN-PAUL III
509 MUNSON ST
ROCKWALL, TX 75087

SIMMONS JOHN V & JOAN M
511 MUNSON ST
ROCKWALL, TX 75087

BOREN TERRY L ETUX
513 MUNSON ST
ROCKWALL, TX 75087

WALKER KELLI & JESSICA
603 E Rusk St
Rockwall, TX 75087

WALLACE KATHERINE
608 E WASHINGTON ST
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
705 HARTMAN ST RICHARD AND JUDY HARRIS- TRUSTEES
ROCKWALL, TX 75087

CIELO BLUE FAMILY HOLDINGS LLC - SERIES 1
706 HARTMAN ST
ROCKWALL, TX 75087

HARRIS DARRIN COLE
707 HARTMAN ST
ROCKWALL, TX 75087

MOORE LAKISHA Q AND JASON
708 HARTMAN ST
ROCKWALL, TX 75087

ANDERSON TREVOR
709-711 HARTMAN ST
ROCKWALL, TX 75087

RENDON MARCELINO J JR
710 HARTMAN ST
ROCKWALL, TX 75087

ANDERSON TREVOR
711 HARTMAN ST
ROCKWALL, TX 75087

GILLIAM ROBERT W JR & PERRILYN
712 HARTMAN ST
ROCKWALL, TX 75087

PIERCY DUANE AND JENNIFER
713 HARTMAN
ROCKWALL, TX 75087

HOOVER LINDA WEST-
716 HARTMAN STREET
ROCKWALL, TX 75087

WERCHAN ALLEN AND KELLI
720 E WASHINGTON
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

HARRIS HOLLI J
PO BOX 2191
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:

Z2025-060: SUP for an Accesory Structure

Hold a public hearing to discuss and consider a request by Anthony Rendon on behalf of Marcelino Rendon for the approval of a Specific Use Permit (SUP) for an Accessory Structure on a 0.570-acre parcel of land identified as Lot 1 of the Hurst Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 710 Hartman 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, September 9, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, September 15, 2025 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Monday, September 15, 2025 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2025-060: 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

Ref #: 1752-6814-0404-5368-2, Jul 16, 2025

https://dealer-steelbuildings.texwin.com/?lng=en-US&dealer=170#6cb3c305478aeffe9c58dacfc98d1597

Texwin - (Carports Dealers)
800-636-4700

DEALER

Southwest Sheds (170)
Royse City, TX 75189
469-707-3501
sws.roysecity@gmail.com
Sales Rep: James Parsons

BILL TO

Marshall Rendon
TX 75087
972-310-9680
marshallrendon@sbcglobal.net

DELIVERY TO

TX 75087

ORDER OVERVIEW

Installation Surface:	Asphalt
Payment Option:	Credit / Debit
Building Permit	Yes ✓
Concrete Permit	Yes ✓
Power Available	No ✗
Site Specific Drawings	No ✗
Site Ready	No ✗
Jobsite Level	Yes ✓

STYLE

Garage

ROOF STYLE

Vertical (Professional)

SIZE

30' Width **x 30'** Length **x 14'** Leg Height

COLORS / MATERIALS

Siding	White
Trim	Black
Roof	Black
Wainscot	Black

NOTES

Description	QTY	PRICE
Base Price: 30'x30'	1	$6,875.00
Installation Surface: Asphalt	1	-
Colonial Style (Wainscot): Black	1	$100.00
Roof Style: Vertical (Professional)	1	-
Roof Pitch: 3/12 (Standard) ✓	1	-
Leg Style: Double	1	-
Texwin Certified: Certified to 150 MPH / 20 PSF	1	-
Leg Height: 14'	1	$2,772.00
Left Side: Fully Enclosed - Siding: Horizontal	1	$755.00
Right Side: Fully Enclosed - Siding: Horizontal	1	$755.00

Continued on next page

MSRP	**$20,052.00**
- You Saved	**$5,036.10**
Subtotal	**$15,015.90**
+ Tax (8.25%)	**$1,238.81**
Total Order Amt	**$16,254.71**
Deposit Required to Order	**$2,195.84**
Schedule Deposit	**$7,029.44**
Final Balance Due at Installation	**$7,029.43**

Updated Balance
(if applicable)

Date

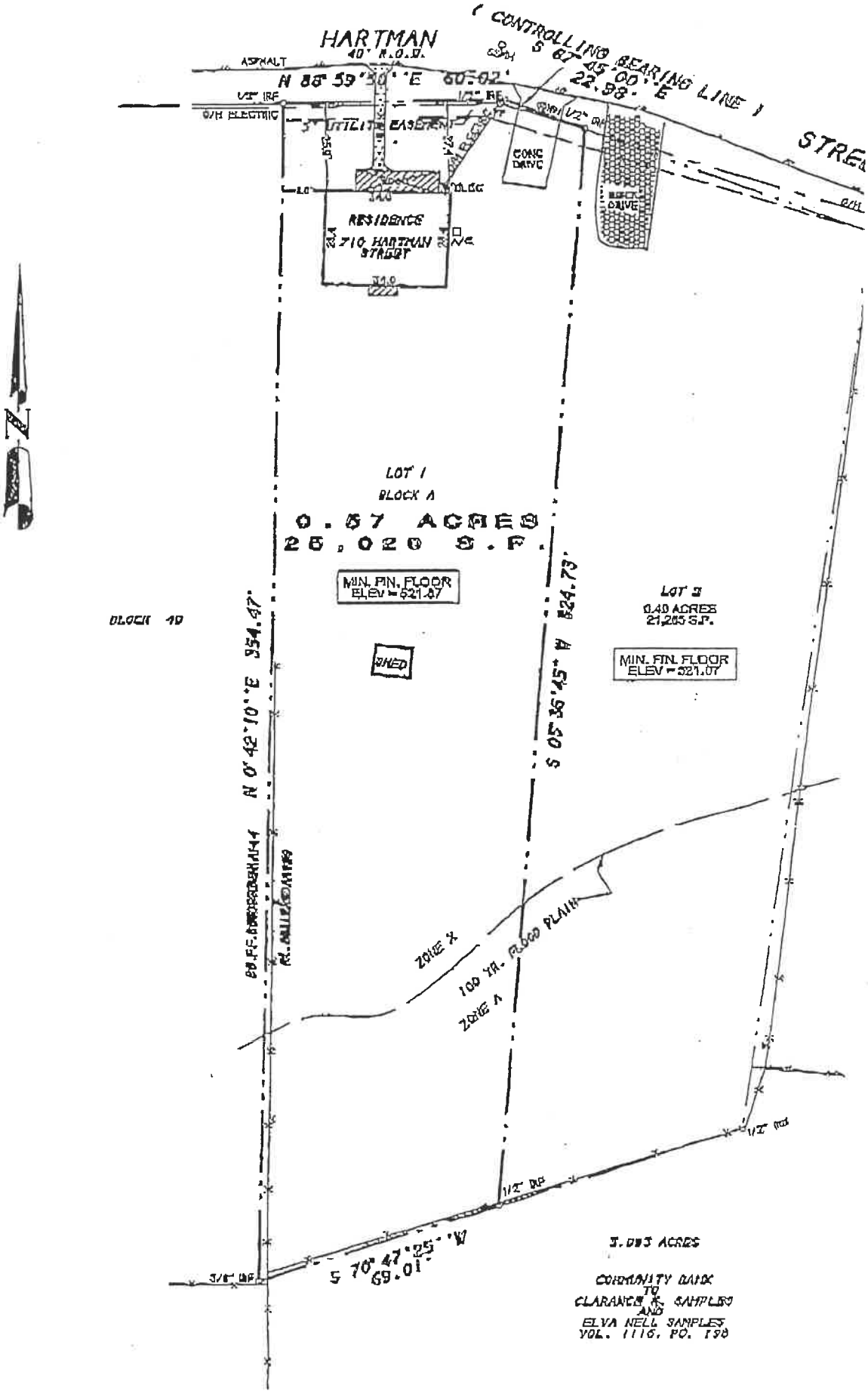
CUSTOMER ORDER SIGNATURE **DATE**

DEALER / MFR SIGNATURE **DATE**

Customer was present for the unit's installation and accepts the unit as installed. View terms page for more details.

CUSTOMER INSTALL SIGNATURE **DATE**

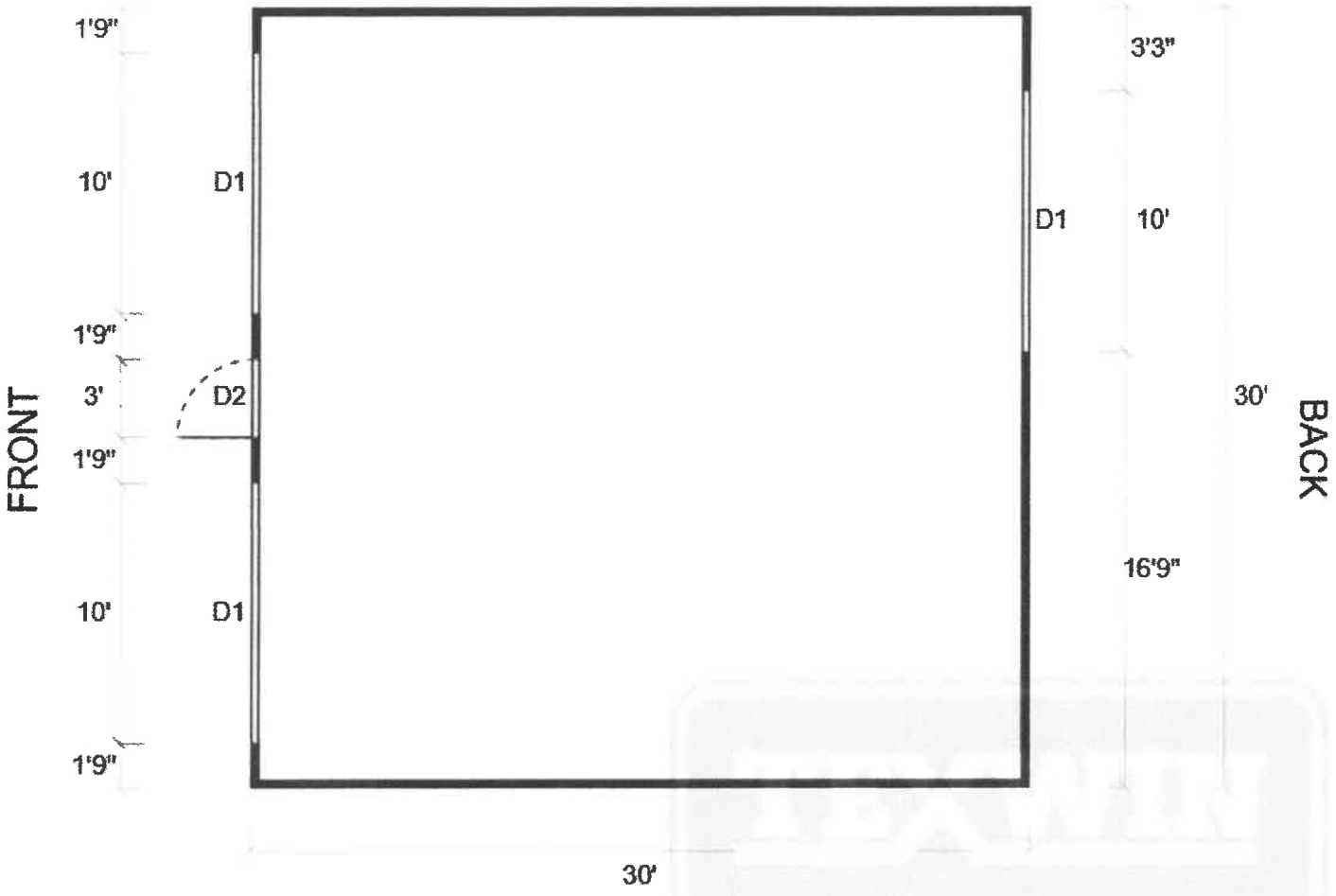
Description	QTY	PRICE
Continued from previous page		
Front End: Fully Enclosed - Siding: Horizontal	1	$2,765.00
Back End: Fully Enclosed - Siding: Horizontal	1	$2,765.00
Approximate Peak Height: 17'9"	1	-
Doors & Windows		
Walk-In Door 9-Lite (36x80) - Corner Style: Square (Traditional) - Color: White	1	$385.00
10'x8' Rollup Door - Corner Style: Square (Traditional) - Color: Satin White	3	$2,880.00
Additional Options & Fees		
Colored / Cupped Heads / Powder-Coated Screws (Included)		-
Steel Sheeting & Trim: 26 Gauge / AZ50 Substrate (Included)	1	-
Steel Framing: 14 Gauge / Grade 50 / G60 Galvanization (Included)	1	-
Additions & Adjustments		
discount 30.00%	1	-$5,036.10


HARTMAN
40' R.O.W.
CONTROLLING BEARING LINE
S 67° 45' 00" E
22.98'
ASPHALT
N 88° 59' 30" E 60.02'
1/2" IRF
1/2" IRF
O/H ELECTRIC
5' UTILITY EASEMENT
CONC DRIVE
BRICK DRIVE
RESIDENCE
710 HARTMAN STREET
LOT 1
BLOCK A
0.57 ACRES
25,020 S.F.
MIN. FIN. FLOOR ELEV = 521.87
SHED
LOT 2
0.49 ACRES
21,265 S.F.
MIN. FIN. FLOOR ELEV = 521.07
BLOCK 10
N 0° 42' 10" E 354.47'
S 05° 36' 45" W 324.73'
ZONE X
100 YR. FLOOD PLAIN
ZONE A
1/2" IRF
1/2" IRF
3/8" IRF
S 70° 47' 25" W
69.01'
1.093 ACRES
COMMUNITY BANK
TO
CLARANCE A. SAMPLES
AND
ELVA NELL SAMPLES
VOL. 1116, PG. 198

Ref #: 1752-6814-0404-5368-2, Jul 16, 2025

Texwin - (Carports Dealers)
800-636-4700

LEFT SIDE



RIGHT SIDE

SYMBOL LEGEND	
D1 10'x8' Rollup Door	D2 Walk-In Door 9-Lite (36x80)
Closed Wall	

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A *DETACHED GARAGE* ON A 0.570-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1 OF THE HURST ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Anthony Rendon on behalf of Marcelino Rendon for the approval of a Specific Use Permit (SUP) for a *Detached Garage* that exceeds the maximum size permitted on a property for a 0.570-acre parcel of land identified as Lot 1 of Hurst Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 710 Hartman Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for a *Detached Garage* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*; Subsection 03.09, *Single-Family 7 (SF-7) District*; and Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the futur*e -- and with the following conditions:

DRAFT
ORDINANCE
08.26.25

2.1 OPERATIONAL CONDITIONS

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

1) The development of the *Subject Property* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of this ordinance.

2) The construction of a *Detached Garage* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.

3) The *Detached Garage* shall not exceed a maximum size of 900 SF.

4) The existing *accessory buildings* located on the property shall be removed prior to obtaining a building permit for the *Detached Garage*.

5) The proposed *Detached Garage* shall generally match the aesthetics of the primary structure.

6) The *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

2.2 COMPLIANCE

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

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

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

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

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

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

DRAFT ORDINANCE 09.26.2025

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF OCTOBER, 2025.

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

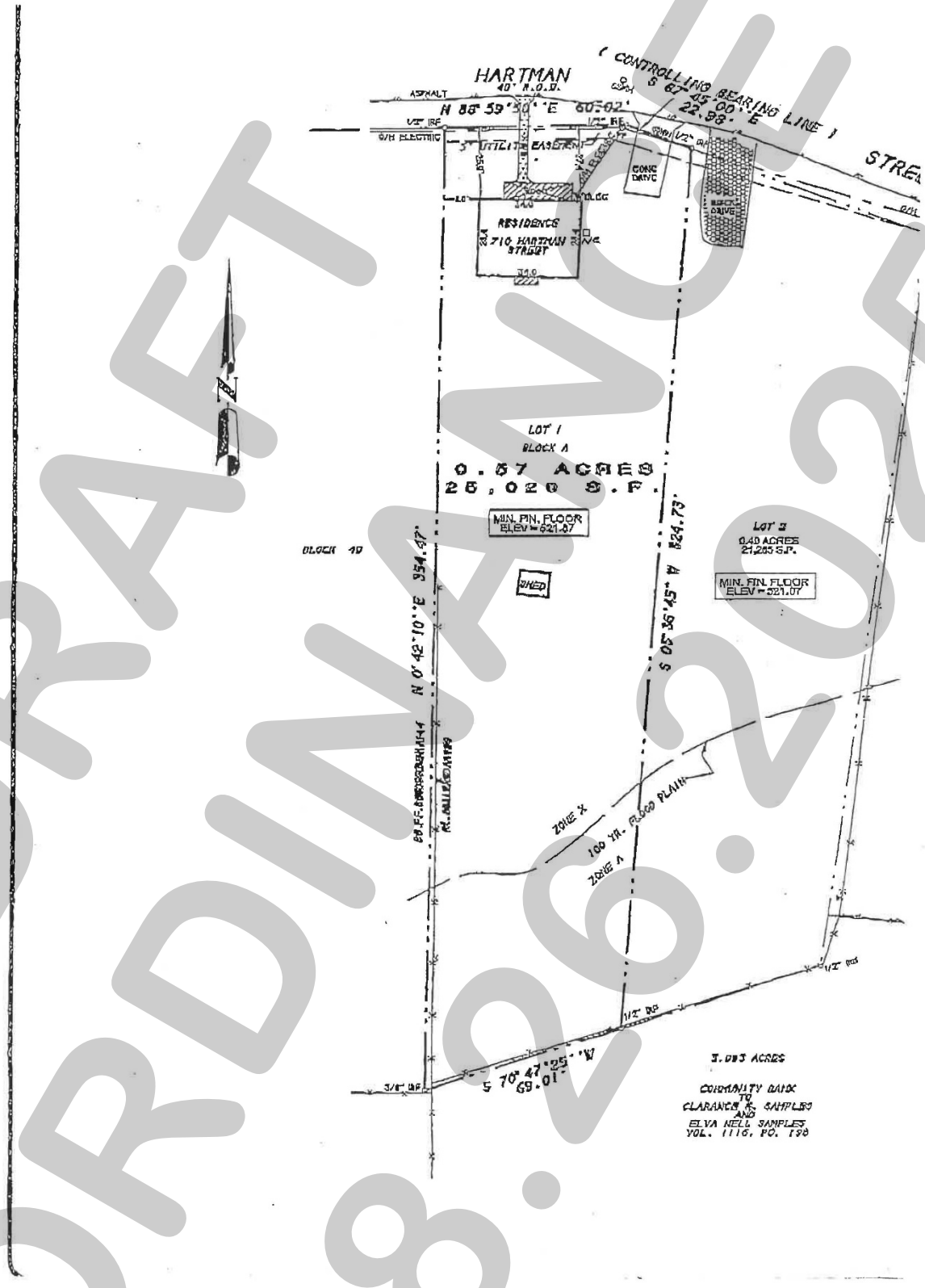
Frank J. Garza, *City Attorney*

1st Reading: *September 15, 2025*

2nd Reading: *October 6, 2025*

DRAFT ORDINANCE 08.26.2025

Exhibit 'A'
Location Map and Legal Description



DRAFT
ORDINANCE
08.26.2025

Exhibit 'B':
Site Plan



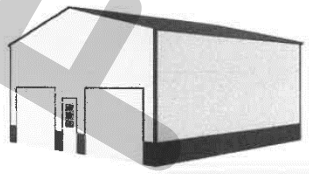
DRAFT 08.26.2025

Exhibit 'C':
Building Elevations

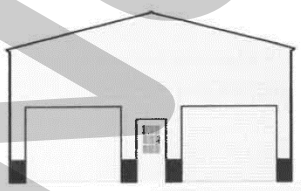
Ref #: 1752-6814-0404-5368-2, Jul 16, 2025

Texwin - (Carports Dealers)
800-636-4700

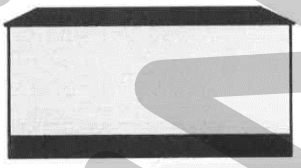
BUILDING IMAGES



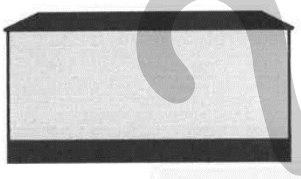
Perspective View



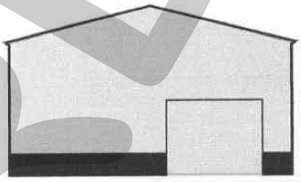
Front



Left Side



Right Side



Back

DRAFT ORDINANCE 08.26.2025

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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

TO:	Planning and Zoning Commission
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	August 26, 2025
SUBJECT:	Z2025-061; *Zoning Change from Multi-Family 14 (MF-14) District to Single-Family 7 (SF-7) District*

On June 16, 2025, the City Council approved a motion to direct staff to review the Southside Residential Neighborhood Overlay (SRO) District and provide recommendations for updates to the district. This motion was approved by a vote of 6-0, with Council Member Campbell absent. Based on this direction staff performed a comprehensive review of the overlay district, and returned to the City Council with three (3) recommendations on August 18, 2025. The recommendations proposed by staff were as follows:

(1) *Recommendation 1*. Adjust the boundaries of the Southside Residential Neighborhood Overlay (SRO) District to remove the commercially zoned properties.

(2) *Recommendation 2*. Remove the reduced standards contained within the overlay district and allow the underlying zoning to regulate the density and dimensional requirements for properties.

(3) *Recommendation 3*. Initiate zoning to change the Multi-Family 14 (MF-14) District to Single-Family 7 (SF-7) District to make the zoning more uniform in the overlay district.

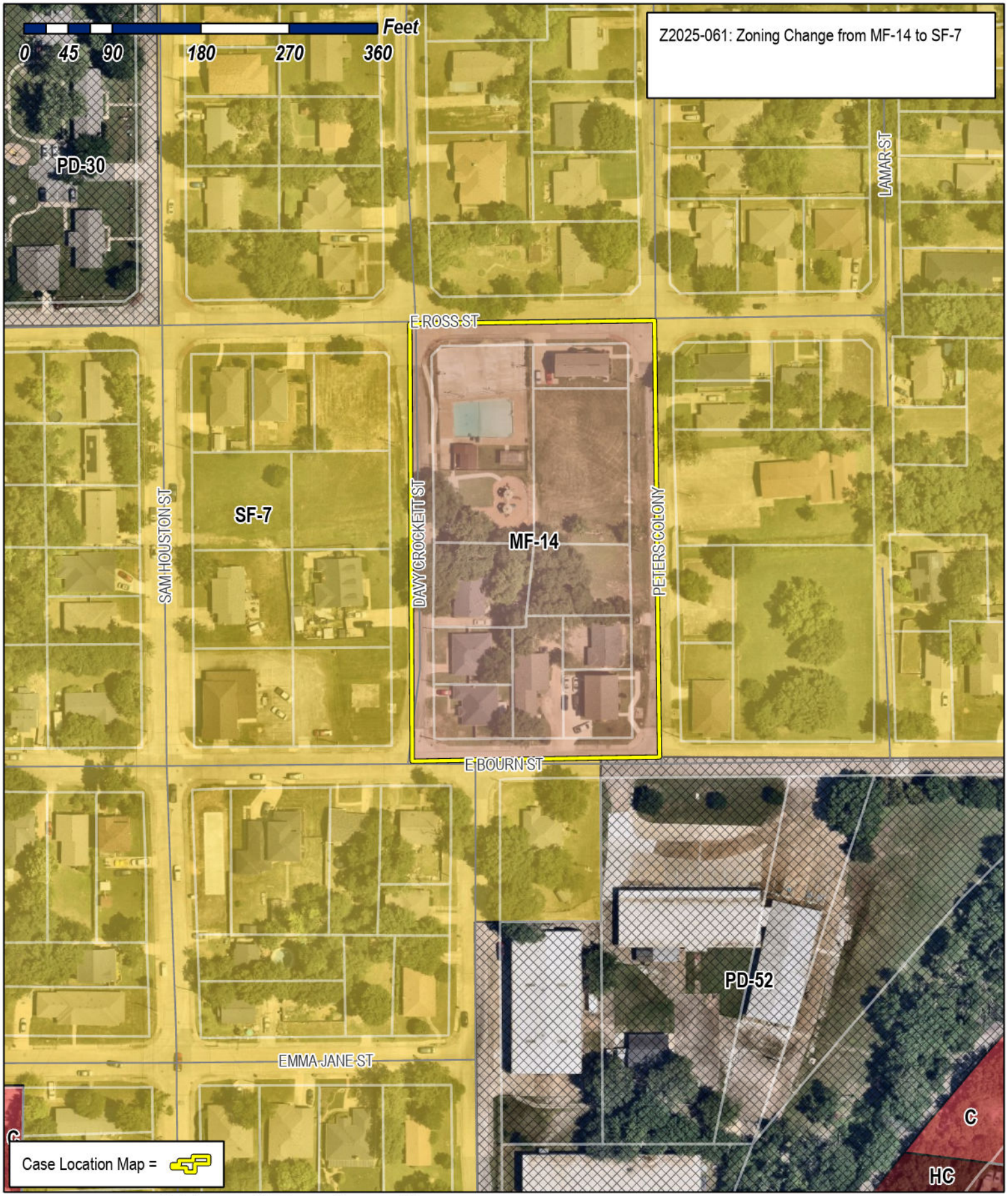
After reviewing the recommendations, the City Council approved a motion to move forward with all three (3) recommendations. This motion was approved by a vote of 5-1, with Council Member Campbell dissenting and Council Member Lewis absent. Based on this direction, staff has initiated two (2) zoning cases, one (1) that covers *Recommendations 1 & 2* (*i.e. Case No. Z2025-052*) and one (1) that covers *Recommendation 3* (*i.e. this case -- Z2025-061*). The reason that the recommendations are being taken forward in two (2) cases is tied to the intent of the cases and how the cases are required to be notified in accordance with the requirements of the Unified Development Code (UDC) and the Texas Local Government Code (TLGC).

In reviewing the area zoned Multi-Family 14 (MF-14) District, staff was able to determine that this area was zoned Multi-Family 1 (MF-1) District since at least January 3, 1972. At some point between June 14, 1983 and July 11, 1985, this designation was changed from a Multi-Family 1 (MF-1) District to a Multi-Family 15 (MF-15) District, and finally changing to a Multi-Family 14 (MF-14) District between December 7, 1993 and April 5, 2005. Currently located within this 2.56-acre zoning district are ten (10) parcels of land with the following land uses: [*1*] two (2) vacant tracts of land, [*2*] four (4) single-family homes, [*3*] two (2) duplexes, [*4*] one (1) triplex, and [*5*] Gloria Williams Park/Pool.

Currently, the majority underlying zoning within the Southside Residential Neighborhood Overlay (SRO) District is Single-Family 7 (SF-7) District, which represents a total of 33.08-acres or 75.27% of the total district. In addition, the requirements for the district specifically state that "(a)ny requirements not specifically stated in this section [*i.e. the SRO District*] shall comply with the Single-Family 7 (SF-7) District requirements." If approved, this zoning change -- *coupled with the changes to the district boundaries being proposed in Case No. Z2025-052* -- would make the zoning within the overlay district consistent for all properties. Staff should also note, that this zoning change would be consistent with the *Future Land Use Map* contained in the OURHometown Vision 2040 Comprehensive Plan, which currently designates this area for *Medium Density Residential (MDR)* land use.

As with any zoning case, staff will send out the requisite notices to property owners and residents within 500-feet of the subject property and to all Homeowner's Associations (HOA's) or Neighborhood Organizations -- *participating in the Neighborhood Notification Program* -- within 1,500-feet. Staff should point out that a letter will also be sent out to all property owners within

the affected area (*i.e. the area being rezoned*) explaining how the proposed change will affect their properties should the zoning change be approved. A copy of this letter has been provided int eh attached packet. Should the Planning and Zoning Commission have any questions staff will be available at the meeting on ***August 26, 2025***.



City of Rockwall

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

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

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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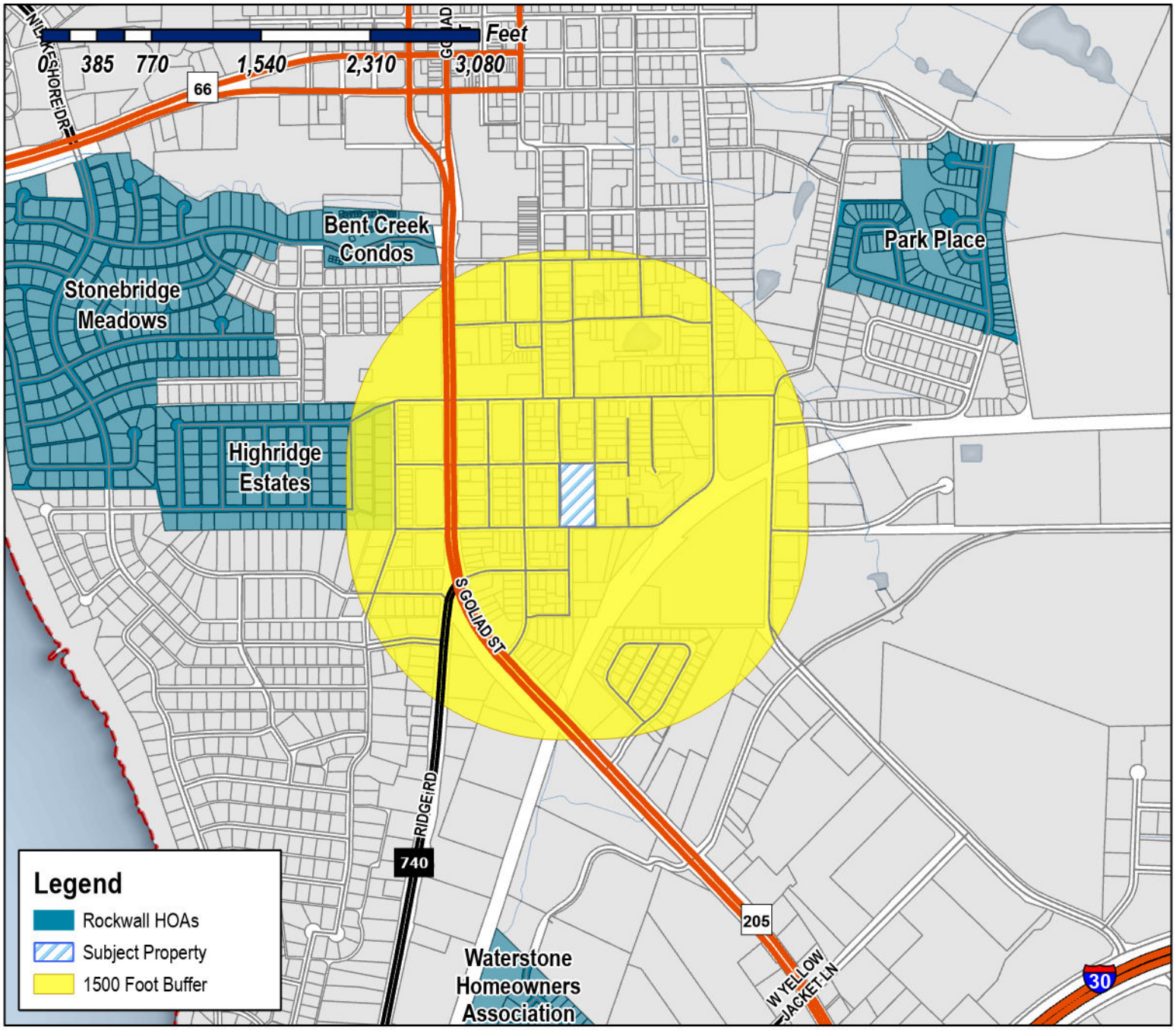


Case Number: Z2025-061
Case Name: Zoning Change from MF-14 to SF-7
Case Type: Zoning
Zoning: Multi-Family 14 (MF-14) District
Case Address: E. Ross Street, Davy Crockett, Peters Colony, and E. Bourn Street



Date Saved: 8/19/2025
For Questions on this Case Call (972) 771-7745

Miller, Ryan

From: Zavala, Melanie
Sent: Thursday, August 21, 2025 9:39 AM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2025-061]
Attachments: Public Notice (08.19.2025).pdf; HOA Map (08.19.2025).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *Friday, August 22, 2025*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, September 9, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, September 15, 2025 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

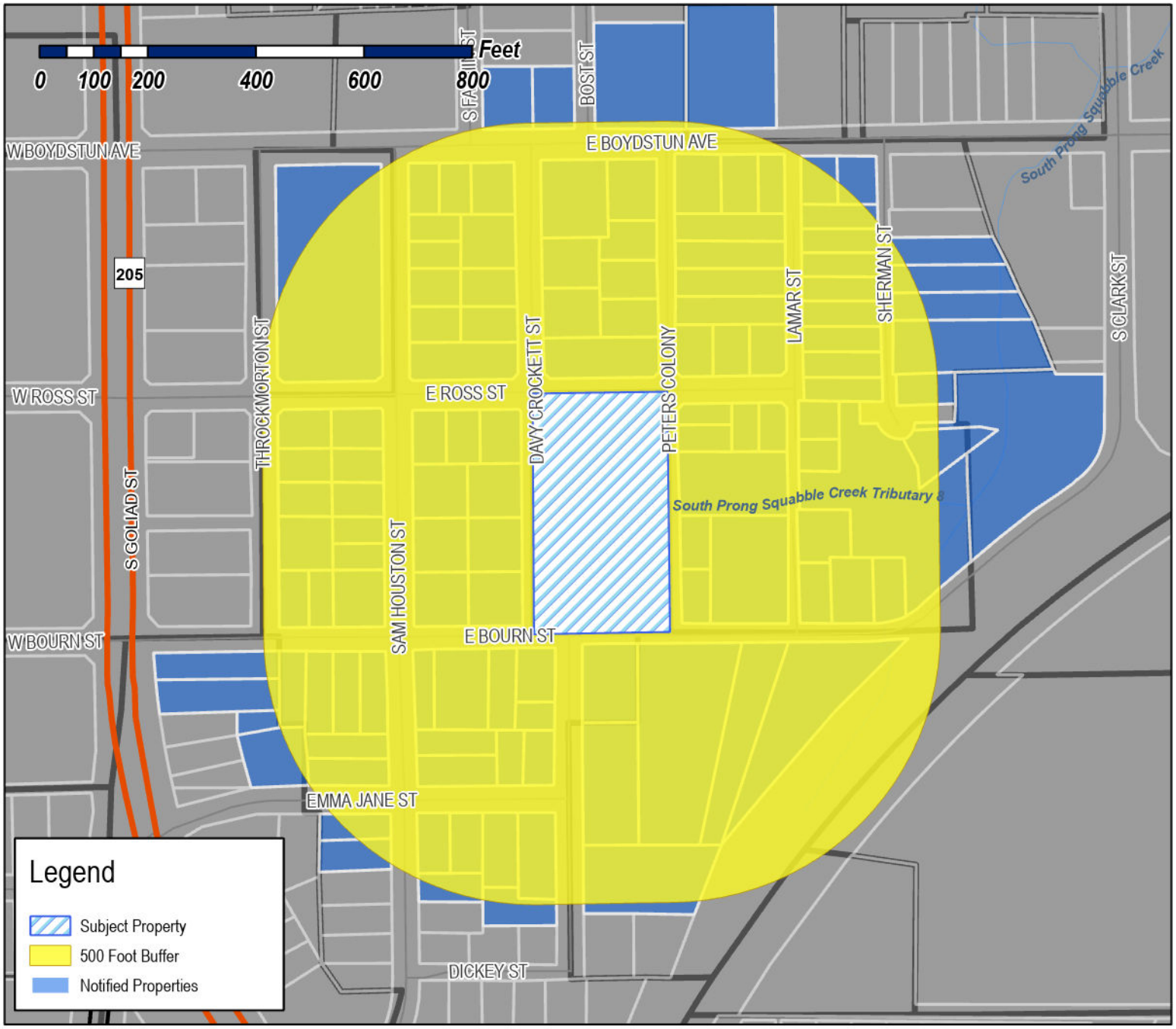
Z2025-061: Zoning Change from MF-14 to SF-7
Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a *Zoning Change* from Multi-Family 14 (MF-14) District to a Single-Family 7 (SF-7) District for a 2.56-acre parcel of land identified as [*1*] Lot 1A, 2A, 1B, 2B & 1C and a portion of Lots 3 & 4, Block H, Sanger Addition, [*2*] Lots 1 & 2, Block A, M & M Johnson Addition, [*3*] Lots 1 & 2, Block A, Rios Buffington Addition, and [*4*] Lots 1 & 2, Block A, RHDC Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, bounded by E. Ross Street, Davy Crockett, Peters Colony, and E. Bourn Street, and take any action necessary.

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

City of Rockwall

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

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



Case Number: Z2025-061
Case Name: Zoning Change from MF-14 to SF-7
Case Type: Zoning
Zoning: Multi-Family 14 (MF-14) District
Case Address: E. Ross Street, Davy Crockett, Peters Colony, and E. Bourn Street



Date Saved: 8/19/2025
For Questions on this Case Call: (972) 771-7745

PEREZ MARIA D
1002 E WOODIN BLVD
DALLAS, TX 75126

RESIDENT
1005 SAM HOUSTON
ROCKWALL, TX 75087

REEDER PERRY R AND JIMMIE
1006 DAVY CROCKETT ST
ROCKWALL, TX 75087

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

ANDERSON ALLEN
1208 S LAKESHORE DR
ROCKWALL, TX 75087

ANDERSON ALLEN
1208 S LAKESHORE DR
ROCKWALL, TX 75087

WELCH CHRISTOPHER & HAZEL
1212 Clifftop Ln
Dallas, TX 75208

JOHNSON PAMELA
1310 COLONY DR
GARLAND, TX 75040

RSR CAPITAL LLC
1321 CRESENT COVE DRIVE
ROCKWALL, TX 75087

HOGUE MIKE & VICKY
1498 HUBBARD DR
FORNEY, TX 75126

PIERATT ALAN & MELODY
1540 MEADOWS CIR
ROCKWALL, TX 75087

SFR JV-1 2021-1 BORROWER LLC
C/O. TRICON AMERICAN HOMES LLC
15771 RED HILL AVE
TUSTN, CA 92780

SFR JV-1-202-1 BORROWER LLC
15771 RED HILL AVE
TUSTIN, CA 92780

NASUFI ZIKRI
1885 HILLCROFT DR
ROCKWALL, TX 75087

TAYLOR THOMAS M & KAY D
2000 Country Club Dr
Plano, TX 75074

BATRES MARIA DELL REFUGIO
202 BOURN STREET
ROCKWALL, TX 75087

LRG GROUP LLC
202 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
203 E BOURN
ROCKWALL, TX 75087

RIVERA JAIME & MARIA
204 E BOURN ST
ROCKWALL, TX 75087

HERNANDEZ ROSA ALBA
2040 SHERWOOD DR
GARLAND, TX 75041

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

BALL JUSTIN
2155 CLUBVIEW DR
ROCKWALL, TX 75087

DENSON PATRICIA STRANGE
2521 LOUDON ST W
ROCKWALL, TX 75032

FRASER FAMILY REVOCABLE LIVING TRUST
2631 White Rock Rd
Dallas, TX 75214

HANEY W
2824 MISTY RIDGE
ROCKWALL, TX 75032

NEW CALDONIA BAPTIST CHURCH
301 E BOURNE AVE
ROCKWALL, TX 75087

RESIDENT
302 EMMA JANE
ROCKWALL, TX 75087

CONFIA HOMES LLC
302 BOURN
ROCKWALL, TX 75087

WILLIAMS FREDDIE R & JO ANN
302 E BOYDSTUN AVE
ROCKWALL, TX 75087

VILLALOBOS JOSE MARVIN & JACKELIN IZELA
302 E ROSS
ROCKWALL, TX 75087

RESIDENT
304 EMMA JANE
ROCKWALL, TX 75087

HERNANDEZ SAMUEL AND VANESSA TYSON-HERNANDEZ
304 E Bourn St
Rockwall, TX 75087

ESTATE OF THE LANIER FAMILY TRUST
TERRY LEE LANIER AND JEREMY ROBERT LANIER - TRUSTEES
304 E BOYDSTUN AVE
ROCKWALL, TX 75087

ESTATE OF THE LANIER FAMILY TRUST
TERRY LEE LANIER AND JEREMY ROBERT LANIER - TRUSTEES
304 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
304 E ROSS AVE
ROCKWALL, TX 75087

RESIDENT
306 BOURN AVE
ROCKWALL, TX 75087

RESIDENT
308 EMMA JANE
ROCKWALL, TX 75087

ESTATE OF ARCHIE & JUANITA JONES
308 E BOURN ST
ROCKWALL, TX 75087

ELLERD TERESA
308 EMMA JANE ST
ROCKWALL, TX 75087

CUMMINGS JOHN AND LORI
308 STONEBRIDGE DR
ROCKWALL, TX 75087

BONNER JACK L AND VALERIE N
309 EMMA JANE ST
ROCKWALL, TX 75087

RESIDENT
310 EMMA JANE
ROCKWALL, TX 75087

MOORE TIMOTHY H & TRACEY PARK
313 STONEBRIDGE DR
ROCKWALL, TX 75087

MOORE TIMOTHY H & TRACEY PARK
313 STONEBRIDGE DR
ROCKWALL, TX 75087

MOORE TIMOTHY H & TRACEY PARK
313 STONEBRIDGE DR
ROCKWALL, TX 75087

JORDAN ERICK DEAN AND LAKESHA
401 E Boydstun Ave
Rockwall, TX 75087

RESIDENT
402 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
403 E BOURN ST
ROCKWALL, TX 75087

RESIDENT
403 E BOYDSTUN AVE
ROCKWALL, TX 75087

JONES LENA EST
C/O CHARLES R HUMPHREY
405 ER ELLIS
ROCKWALL, TX 75087

WALTER MARY
408 E BOURN ST
ROCKWALL, TX 75087

JONES MARGARINE ESTATE
410 E BOYDSTUN AVE
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

ANGULAR PIEDRA A/G
418 E BOURN ST
ROCKWALL, TX 75087

COCHRAN LIVING TRUST
JOE B COCHRAN & SANDRA COCHRAN - TRUSTEES
4405 VIA DEL NORTE
MESQUITE, TX 75150

LIU HOWARD HEYUN
4577 JAGUAR DR
PLANO, TX 75024

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

GRUBBS JOHN W
501 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
504 ROSS
ROCKWALL, TX 75087

RESIDENT
505 E BOURN ST
ROCKWALL, TX 75087

RESIDENT
507 E BOYDSTUN AVE
ROCKWALL, TX 75087

SHERWIN CAROLYN MARIE
509 E BOURN STREET
ROCKWALL, TX 75087

NUAMERICA PROPERTIES LLC
5657 SOUTHERN FERN RD
GARLAND, TX 75043

STAR 2022 SFR3 BORROWER LP
591 WEST PUTNAM AVE
GREENWICH, CT 6830

ALLEN DONNA ANETTE AND
JACQUELINE YVETTE JACOBS AND JEFFREY DWAYNE JACOBS
5961 CONNIE LANE
ROCKWALL, TX 75032

NIX ROSALIA
602 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
604 E BOYDSTUN AVE
ROCKWALL, TX 75087

CAMELI CHAZ CRISTIAN NECOLA & LAUREN
604 E ROSS ST
ROCKWALL, TX 75087

KRONLAGE HOLLIE
605 E ROSS STREET
ROCKWALL, TX 75087

RESIDENT
606 ROSS
ROCKWALL, TX 75087

RESIDENT
606 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
608 E BOYDSTUN AVE
ROCKWALL, TX 75087

HUBBARD ALPHINEEZES
609 E ROSS ST
ROCKWALL, TX 75087

SCHUMANN LAURIE A
610 E BOYDSTUN AVE
ROCKWALL, TX 75087

GAMEZ DAVID
614 E BOYDSTUN AVE
ROCKWALL, TX 75087

TALARICO CHRISTOPHER AND JUSTIN
633 STILLMEADOW DR
RICHARDSON, TX 75081

BRANNON ERMA LEE EST AND
MARVIN RAY BRANNON ETAL
6819 CLIFFWOOD DR
DALLAS, TX 75237

DEATON SHELLEY MARIE AND
BRIANNA ORNELAS
701 SAM HOUSTON STREET
ROCKWALL, TX 75087

RESIDENT
703 SAM HOUSTON ST
ROCKWALL, TX 75087

EBY JENNIFER
703 PETERS COLONY
ROCKWALL, TX 75087

TAYLOR LISA AND PAUL TAYLOR
704 DAVY CROCKETT ST
ROCKWALL, TX 75087

SCROGGINS MURRAY
704 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
705 DAVY CROCKETT
ROCKWALL, TX 75087

STRANGE ANTHONY I SR & LISA D
705 N SHERMAN
ROCKWALL, TX 75087

ANDUJAR AMY ELIZABETH MAYER
705 PETERS COLONY
ROCKWALL, TX 75087

MILLER ANNE
705 SAM HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
706 SHERMAN ST
ROCKWALL, TX 75087

WILLIAMS SHIRLEY B ETAL
706 DAVY CROCKETT ST
ROCKWALL, TX 75087

ESTATE OF DABNEY AUDRY
706 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
707 SAM HOUSTON
ROCKWALL, TX 75087

CRENSHAW LORENZA
707 DAVY CROCKETT ST
ROCKWALL, TX 75087

ABARCA JOANNE
707 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
708 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
708 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
708 SHERMAN ST
ROCKWALL, TX 75087

MURPHREE LYNDI LOUISE & CAMERON JUSTIN LEE
709 PETERS COLONY
ROCKWALL, TX 75087

SMITH PAMELA K
709 SHERMAN STREET
ROCKWALL, TX 75087

RESIDENT
710 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
710 PETERS COLONY
ROCKWALL, TX 75087

SANCHEZ FATIMA L
710 SHERMAN ST
ROCKWALL, TX 75087

ALLEN ETHEL JEAN
711 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
712 SHERMAN ST
ROCKWALL, TX 75087

BENNETT A L EST
C/O OLIVER LINVELL
712 PETERS COLONY
ROCKWALL, TX 75087

LINVEL MELBA RUTH ESTATE
712 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
713 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
714 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
715 SHERMAN ST
ROCKWALL, TX 75087

CABRERA JUAN R & NOEMI E
715 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
716 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
725 PETERS COLONY
ROCKWALL, TX 75087

ROCKWALL HOUSING DEV CORP
A TEXAS NON-PROFIT CORP OF RW
787 HAIL DR
ROCKWALL, TX 75032

RESIDENT
800 SAM HOUSTON
ROCKWALL, TX 75087

RESIDENT
801 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
801 PETERS COLONY
ROCKWALL, TX 75087

MATHIS MALCOLM AND CHRISTIE
801 LAMAR ST
ROCKWALL, TX 75087

LAFAYETTE ESTELLE
801 THROCKMORTON ST
ROCKWALL, TX 75087

U S HOUSING AUTHORITY
802 N GOLIAD ST
ROCKWALL, TX 75087

JACKSON CALVIN
802 SAM HOUSTON ST
ROCKWALL, TX 75087

SHAW JERRY GAIL
803 LAMAR ST
ROCKWALL, TX 75087

FISHER JESSICA
803 PETERS COLONY
ROCKWALL, TX 75087

DANIELS ANNIE L
803 THROCKMORTON ST
ROCKWALL, TX 75087

DIXON ALMA
804 SAM HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
805 SAM HOUSTON
ROCKWALL, TX 75087

ST PAUL AFRICAN METHODIST
EPISCOPAL CHURCH
805 PETERS COLONY
ROCKWALL, TX 75087

ST PAUL AFRICAN METHODIST
EPISCOPAL CHURCH
805 PETERS COLONY
ROCKWALL, TX 75087

ESTATE OF FRANKIE MAE ALLEN
805 THROCKMORTON
ROCKWALL, TX 75087

RESIDENT
806 SAM HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
807 THROCKMORTON
ROCKWALL, TX 75087

RESIDENT
808 SAM HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
809 SAM HOUSTON
ROCKWALL, TX 75087

JOHNSON MELDRIA
809 DAVY CROCKETT
ROCKWALL, TX 75087

STRANGE FREDERICK & PATRICIA
810 DAVY CROCKETT ST
ROCKWALL, TX 75087

BARRON BLAKELEIGH
811 DAVY CROCKETT ST
ROCKWALL, TX 75087

RESIDENT
812 PETERS COLONY
ROCKWALL, TX 75087

HALL WILLA O
815 DAVY CROCKETT ST
ROCKWALL, TX 75087

HERNANDEZ ALMA VELIA
815 THROCKMORTON ST
ROCKWALL, TX 75087

RICHARD EXPO
820 E HEATH ST
ROCKWALL, TX 75087

AUL PROPERTIES LLC
8502 Huntington Dr
Rowlett, TX 75089

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

RESIDENT
902 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
903 S GOLIAD
ROCKWALL, TX 75087

VALENCIA MONICA L AND ALFREDO
906 SAM HOUSTON
ROCKWALL, TX 75087

RESIDENT
907 SAM HOUSTON
ROCKWALL, TX 75087

HILLMAN HOUSING LLC
9706 HEARTSTONE LANE
ROCKWALL, TX 75087

PAIGE RYAN PROPERTIES LLC
P. O. BOX 853
WYLIE, TX 75098

JCK CONCRETE INC
PO BOX 311
FATE, TX 75132

ROCKWALL HABITAT FOR HUMANITY
PO BOX 4
ROCKWALL, TX 75087

PROGRESS RESIDENTIAL BORROWER 16 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

NEW CALDONIA BAPTIST CHURCH
PO BOX 481
ROCKWALL, TX 75087

D&A REAL ESTATE PARTNERS LTD
PO BOX 850
ROCKWALL, TX 75087

SMITH TIMOTHY
PSC 3 BOX 5631
APO, AP 96266

DALLAS-GARLAND & NORTHEASTERN RAILROAD
ATTN: ACCOUNTS PAYABLE
SUITE 300 200 MERIDIAN CENTRE BLVD
ROCHESTER, NY 14618

PUBLIC NOTICE

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

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

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

Z2025-061: Zoning Change from MF-14 to SF-7

Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a Zoning Change from Multi-Family 14 (MF-14) District to a Single-Family 7 (SF-7) District for a 2.56-acre parcel of land identified as [1] Lot 1A, 2A, 1B, 2B & 1C and a portion of Lots 3 & 4, Block H, Sanger Addition, [2] Lots 1 & 2, Block A, M & M Johnson Addition, [3] Lots 1 & 2, Block A, Rios Buffington Addition, and [4] Lots 1 & 2, Block A, RHDC Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, bounded by E. Ross Street, Davy Crockett, Peters Colony, and 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, September 9, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, September 15, 2025 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Ryan Miller
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, September 15, 2025 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2025-061: Zoning Change from MF-14 to SF-7

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

August 21, 2025

TO: PROPERTY OWNERS ADDRESS

FROM: Ryan Miller, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

SUBJECT: Case No. Z2025-061; *Zoning Change from Multi-Family 14 (MF-14) District to Single Family 7 (SF-7) District*

PROPERTY OWNER,

On August 18, 2025, the City Council of the City of Rockwall approved a motion to direct staff to initiate the rezoning of certain property in the Southside Residential Neighborhood Overlay (SRO) District. Specifically, there is a 2.56-acre tract of land bounded by Davy Crockett Street to the west, E. Ross Street to the north, E. Bourn Street to the south, and Peters Colony to the east -- *hence forth referred to as the Affected Area* -- that is currently zoned Multi-Family 14 (MF-14) District. The City Council's direction would seek to rezone the *Affected Area* to a Single-Family 7 (SF-7) District.

You are receiving this letter because you are listed as one of the property owners (*or the owner's representative*) on the certified tax rolls by the Rockwall Central Appraisal District (RCAD) for property in the *Affected Area*. This letter is being sent to you to notify you of the zoning change, to explain to you how you can participate in this process, and to let you know how this zoning change could affect your property if it is approved.

WHAT IS BEING PROPOSED?
The City Council of the City of Rockwall is considering rezoning the *Affected Area* from a Multi-Family 14 (MF-14) District to a Single-Family 7 (SF-7) District. This recommendation was made by City staff at the August 18, 2025 City Council meeting and is intended to establish a more uniform zoning pattern that better conforms to the stated intent of the Southside Residential Neighborhood Overlay (SRO) District. In addition, the proposed zoning change better conforms to the Future Land Use Plan contained within the City's OURHometown Vision 2040 Comprehensive Plan, which designates this area for *Medium Density Residential* land uses.

WHAT THIS MEANS FOR YOUR PROPERTY?
If adopted, your property would be subject to the land use and density and dimensional requirements stipulated for the Single-Family 7 (SF-7) District -- *as opposed to the Multi-Family 14 (MF-14) District* -- as outlined in the City's Unified Development Code (UDC). *It is important to stress that changing the zoning WILL NOT require you to change anything that currently exists on your property*; however, it may make properties that have single-family homes, duplexes, or multi-family structures, that do not meet the requirements of the Single-Family 7 (SF-7) District, *Legally Non-Conforming*. *Legally Non-Conforming* means your property may continue to be used, maintained, and sold in its current condition without penalty; however, any new development, redevelopment, or expansion of a property will be required to comply with the requirements of the Single-Family 7 (SF-7) District. In cases where a variance, exception, or other approval may be necessary, the Southside Residential Neighborhood Overlay (SRO) District provides the ability to request a *Special Request*. This section of the code states that, "(t)he City Council may consider special requests in the furtherance of neighborhood preservation and enhancement within the established neighborhood preservation overlay district. Such requests may include, but not necessarily be limited to neighborhood signage plans, the use of alternate building materials, reductions in the building setbacks, or other requests submitted for consideration to the Planning and Zoning Department."

AGAIN, IF APPROVED THE PROPOSED ZONING CHANGE WOULD NOT REQUIRE YOU TO ALTER OR REMOVE EXISTING BUILDINGS OR CHANGE USES. THE INTENT IS TO BRING GREATER CONSISTENCY TO THE ZONING WITHIN THE SOUTHSIDE

RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT WHILE PRESERVING THE CHARACTER AND INTEGRITY OF THE EXISTING NEIGHBORHOOD.

PUBLIC PARTICIPATION AND SCHEDULE

As with all zoning cases in the City of Rockwall, the proposed zoning change will include public hearings before the Planning and Zoning Commission and the City Council. Staff ***strongly*** encouraged to participate in this process by attending the public meetings listed below or by submitting written comments to the Planning and Zoning Department via email at planning@rockwall.com or mail at 385 S. Goliad Street Rockwall, Texas 75087. The schedule for this zoning case is as follows:

PLANNING & ZONING COMMISSION WORK SESSION: August 26, 2025

PLANNING & ZONING COMMISSION PUBLIC HEARING: September 9, 2025

CITY COUNCIL PUBLIC HEARING (1ST READING): September 15, 2025

CITY COUNCIL (2ND READING AND FINAL ADOPTION): October 6, 2025

Should you have questions about the proposed zoning change or how this may affect your property, please contact the Planning and Zoning Department by phone at (972) 771-7745 or by email at planning@rockwall.com. The City of Rockwall appreciates your attention to this matter.

Sincerely,

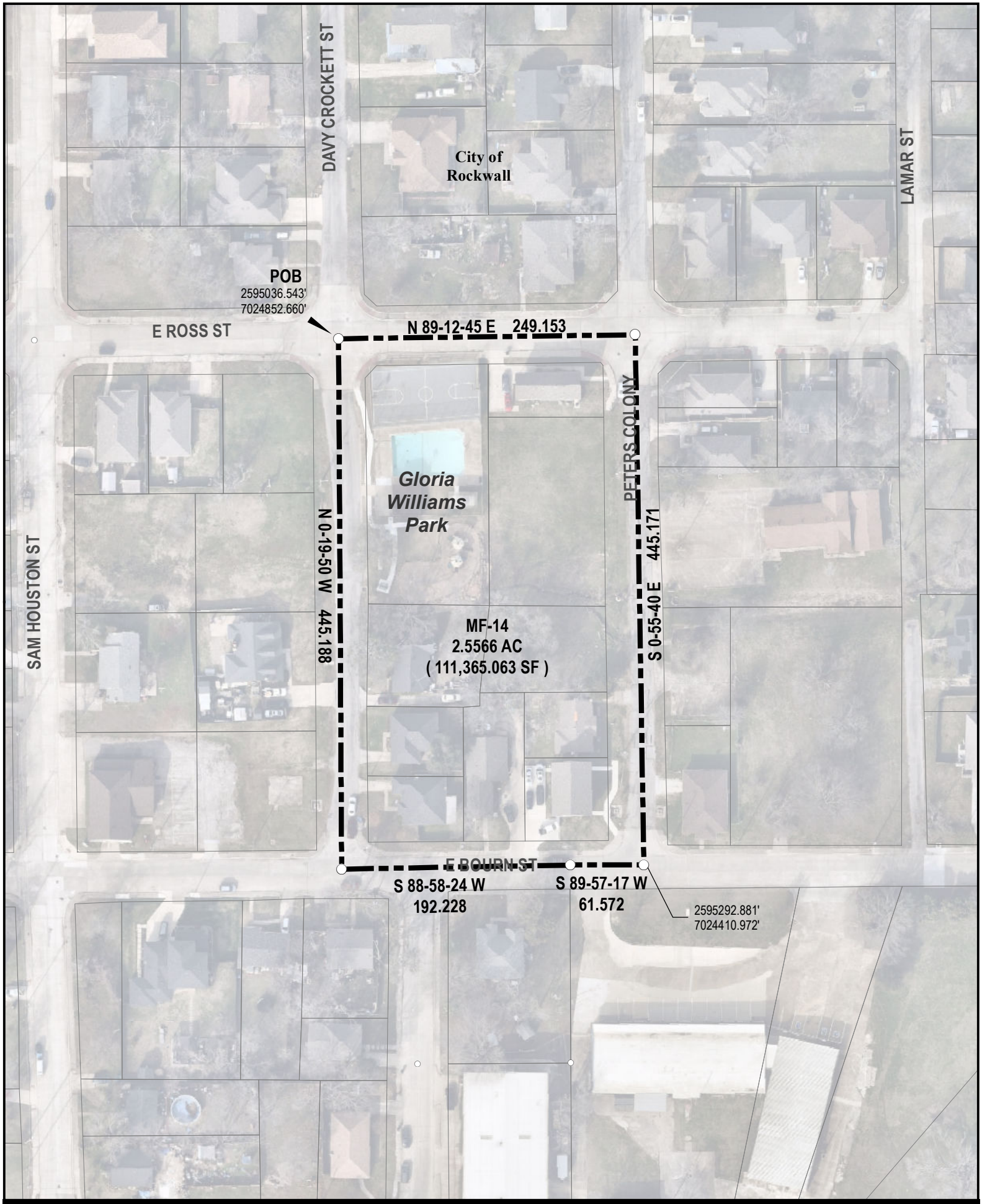
Ryan Miller, AICP
Director of Planning and Zoning
City of Rockwall, Texas

MF-14

BEING 2.56 acres of land situated in Abstract 255, B.J.T. Smith Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING in the Intersection of East Ross Street and Davy Crockett Street, *(NAD83 Texas State Plane GPS Coordinate (Grid): E2,595,036.543, N7,024,852.660 Feet);*

1 **THENCE** North 89°-12'-45" East, to the Intersection of East Ross Street and Peters Colony Street, a distance of 249.153 feet for a corner;
2 **THENCE** South 00°-55'-40" East, along the Centerline of Peters Colony Street, a distance of 445.171 feet for a corner;
3 **THENCE** South 89°-57'-17" West, along the Centerline of East Bourn Street, a distance of 61.572 feet to a point;
4 **THENCE** South 88°-58'-24" West, continuing along said Centerline of East Bourn Street, a distance of 192.228 for a corner;
5 **THENCE** North 00°-19'-50" West, along the Centerline of Davy Crockett Street, a distance of 445.188 feet to the POINT OF BEGINNING AND CONTAINING 2.56 acres of land (111,365.063 square feet) more or less.



City of Rockwall

0 200 Feet

Date: 7/1/2025 1 inch = 100 feet

MF-14 ZONING

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 A SINGLE-FAMILY 7 (SF-7) DISTRICT

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

LEGEND:	
	Land Use *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 A SINGLE-FAMILY 7 (SF-7) DISTRICT

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

05 FUTURE LAND USE PLAN
01 LAND USE PLAN DESIGNATIONS

01.01 RESIDENTIAL

LOW DENSITY RESIDENTIAL (LDR)

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

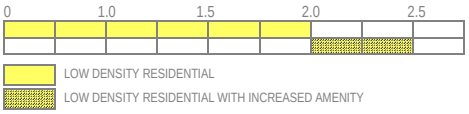
DESIGNATION CHARACTERISTICS

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

EXISTING LAND USE EXAMPLES

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

RESIDENTIAL DENSITY CHART



MEDIUM DENSITY RESIDENTIAL (MDR)

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

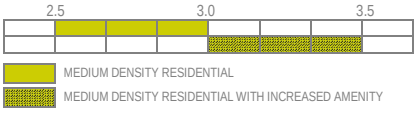
DESIGNATION CHARACTERISTICS

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

EXISTING LAND USE EXAMPLES

1. Caruth Lakes Subdivision
2. Lago VistaSubdivision
3. Park Place Subdivision

RESIDENTIAL DENSITY CHART



HIGH DENSITY RESIDENTIAL (HDR)

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

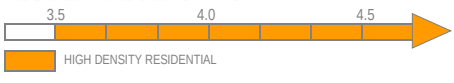
DESIGNATION CHARACTERISTICS

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

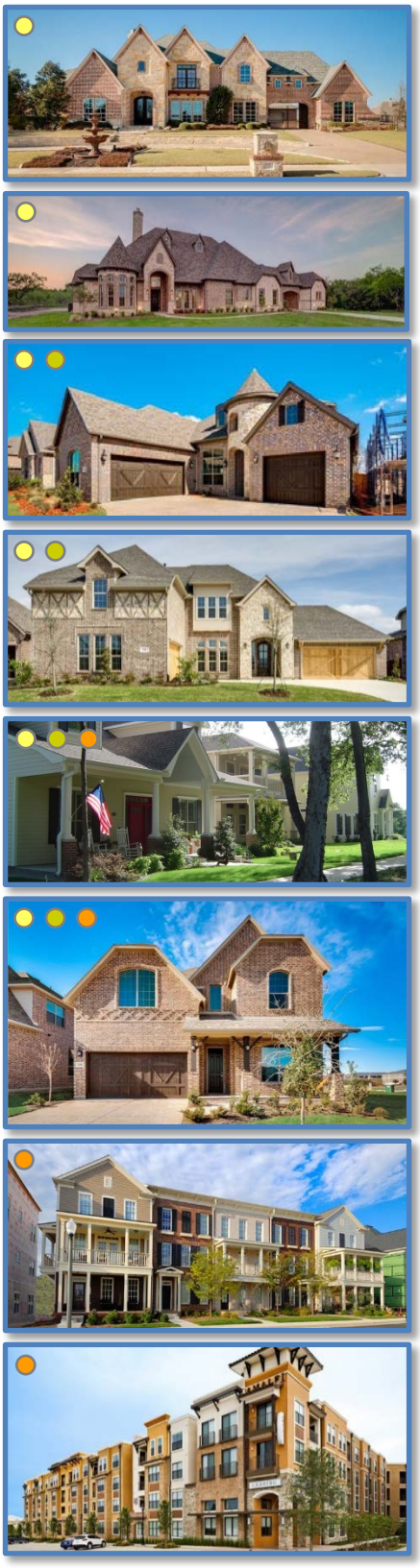
EXISTING LAND USE EXAMPLES

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

RESIDENTIAL DENSITY CHART



NOTE: HIGH DENSITY RESIDENTIAL REQUIRES INCREASED AMENITY



02 DOWNTOWN DISTRICT

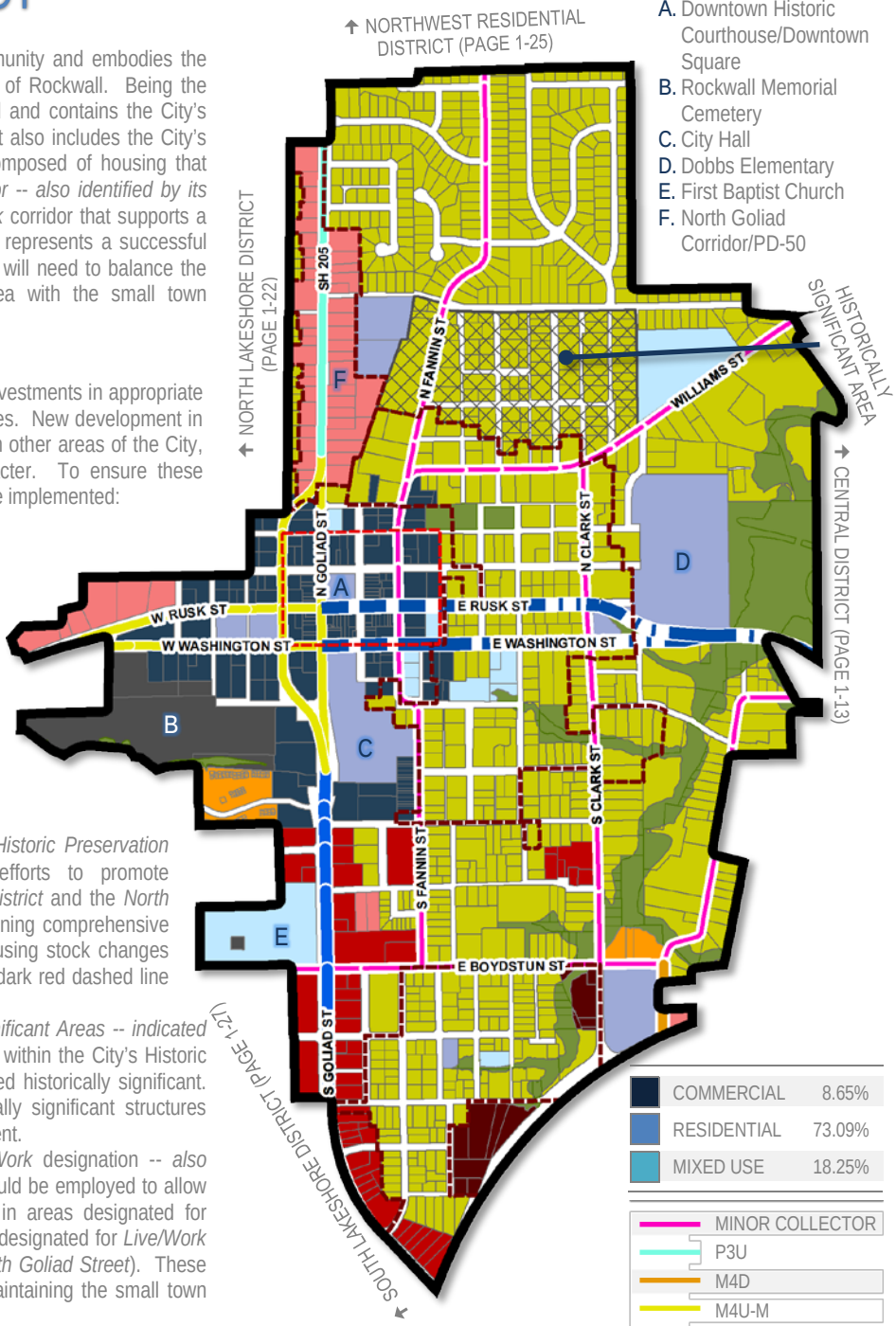
DISTRICT DESCRIPTION

The *Downtown District* is the cultural heart of the community and embodies the small town atmosphere that is characteristic of the City of Rockwall. Being the original town area, this district is significantly developed and contains the City's oldest residential and commercial buildings. This district also includes the City's Old Town Rockwall (OTR) Historic District, which is composed of housing that dates back to the late 1800's. The *North Goliad Corridor -- also identified by its zoning classification (i.e. PD-50)* -- is a unique *Live/Work* corridor that supports a range of small boutiques (*with a SUP*) and offices, and represents a successful adaptive reuse effort by the City. In the future, the City will need to balance the attractiveness of redevelopment in the Downtown area with the small town atmosphere that makes Rockwall unique to its residents.

DISTRICT STRATEGIES

The *Downtown District* will continue to prosper through investments in appropriate infill development and adaptive reuse of existing structures. New development in this area should be held to a higher level of scrutiny than other areas of the City, to ensure that the district retains its small-town character. To ensure these objectives are achieved, the following strategies should be implemented:

1. *Downtown Square*. The *Downtown Square* should be preserved as a historical mixed-use area. Adaptive reuse strategies should be employed to protect and preserve the historic architecture and significance in the district, and redevelopment should be discouraged. In cases where redevelopment is appropriate, architecture and design standards that take into account the form, function and time-period of the existing of the downtown square should be implemented. The downtown square is indicated by the red dashed line (---).
2. *Historic District and North Goliad Corridor*. The *Historic Preservation Advisory Board (HPAB)* should continue its efforts to promote preservation and appropriate infill in the *Historic District* and the *North Goliad Corridor* (*i.e. PD-50*). This includes maintaining comprehensive and accurate records of how this area and its housing stock changes over time. The Historic District is indicated by the dark red dashed line on the district map (---).
3. *Historically Significant Areas*. The *Historically Significant Areas -- indicated in the crosshatched area* --- are areas that are not within the City's Historic District, but contain housing stock that is considered historically significant. This area should look to preserve these historically significant structures while continuing to allow appropriate infill development.
4. *Live/Work*. The flexibility provided by the *Live/Work* designation -- *also allowed in the Downtown (DT) zoning district* -- should be employed to allow for adaptive reuse of the existing housing stock in areas designated for Downtown (DT) District land uses and in the areas designated for *Live/Work* land uses *(i.e. adjacent to W. Rusk Street and North Goliad Street*). These districts are important to allowing change while maintaining the small town atmosphere of the Downtown area.

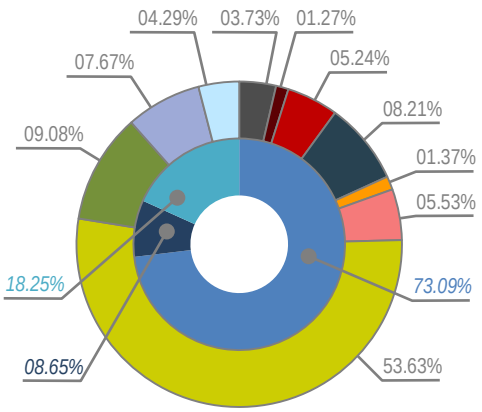


POINTS OF REFERENCE

- A. Downtown Historic Courthouse/Downtown Square
- B. Rockwall Memorial Cemetery
- C. City Hall
- D. Dobbs Elementary
- E. First Baptist Church
- F. North Goliad Corridor/PD-50

COMMERCIAL	8.65%
RESIDENTIAL	73.09%
MIXED USE	18.25%

MINOR COLLECTOR
P3U
M4D
M4U-M
P6D
TXDOT 4D



BUILD OUT		1,037
		2,639
CURRENT		926
		248
		2,370
% OF ROCKWALL		4.63%
		13.64%
		3.98%

CEMETERY (CEM)	17.11-ACRES
COMMERCIAL/INDUSTRIAL (CI)	5.82-ACRES
COMMERCIAL/RETAIL (CR)	24.06-ACRES
DOWNTOWN (DT)	37.67-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	6.27-ACRES
LIVE/WORK (LW)	25.38-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	246.20-ACRES
PARKS AND OPEN SPACE (OS)	41.69-ACRES
PUBLIC (P)	35.21-ACRES
QUASI-PUBLIC (QP)	19.70-ACRES

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING 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 MULTI-FAMILY 14 (MF-14) DISTRICT TO A SINGLE-FAMILY 7 (SF-7) DISTRICT FOR A 2.56-ACRE TRACT OF LAND IDENTIFIED AS [*1*] LOT 1A, 2A, 1B, 2B & 1C AND A PORTION OF LOTS 3 & 4, BLOCK H, SANGER ADDITION, [*2*] LOTS 1 & 2, BLOCK A, M & M JOHNSON ADDITION, [*3*] LOTS 1 & 2, BLOCK A, RIOS BUFFINGTON ADDITION, AND [*4*] LOTS 1 & 2, BLOCK A, RHDC ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED *EXHIBIT 'A'* AND DEPICTED IN *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 Council of the City of Rockwall has initiated a *Zoning Change* from a Multi-Family 14 (MF-14) District to a Single-Family 7 (SF-7) District for a 2.56-acre tract of land identified as [*1*] Lot 1A, 2A, 1B, 2B & 1C and a portion of Lots 3 & 4, Block H, Sanger Addition, [*2*] Lots 1 & 2, Block A, M & M Johnson Addition, [*3*] Lots 1 & 2, Block A, Rios Buffington Addition, and [*4*] Lots 1 & 2, Block A, RHDC Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, 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 Multi-Family 14 (MF-14) District to a Single-Family 7 (SF-7) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Single-Family 7 (SF-7) District* as stipulated in Subsection 01.01*, Use of Land and Buildings,* of Article 04*, Permissible Uses*; and, Subsection 03.01*, General Residential District*

DRAFT 08.25.2025

Standards, Subsection 03.09, *Single-Family 7 (SF-7) District,* and Subsection 06.05, *Southside Residential Neighborhood Overlay (SRO) 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 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 6th DAY OF OCTOBER, 2025.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *September 15, 2025*

2nd Reading: *October 6, 2025*

DRAFT ORDINANCE 08.26.2025

Exhibit 'A'
Legal Description

BEING 2.56 acres of land situated in Abstract 255, B.J.T. Smith Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING in the Intersection of East Ross Street and Davy Crockett Street, *(NAD83 Texas State Plane GPS Coordinate (Grid): E2,595,036.543, N7,024,852.660 Feet);*

1 ***THENCE*** North 89°-12'-45" East, to the Intersection of East Ross Street and Peters Colony Street, a distance of 249.153 feet for a corner;
2 ***THENCE*** South 00°-55'-40" East, along the Centerline of Peters Colony Street, a distance of 445.171 feet for a corner;
3 ***THENCE*** South 89°-57'-17" West, along the Centerline of East Bourn Street, a distance of 61.572 feet to a point;
4 ***THENCE*** South 88°-58'-24" West, continuing along said Centerline of East Bourn Street, a distance of 192.228 for a corner;
5 ***THENCE*** North 00°-19'-50" West, along the Centerline of Davy Crockett Street, a distance of 445.188 feet to the *POINT OF BEGINNING AND CONTAINING* 2.56 acres of land (111,365.063 square feet) more or less.

DRAFT ORDINANCE 08.26.2025

Exhibit 'A'
Legal Description



DRAFT ORDINANCE 08.26.2025

PROJECT COMMENTS

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

DATE: 8/22/2025

PROJECT NUMBER: P2025-027
PROJECT NAME: Preliminary Plat for a Shopping Center
SITE ADDRESS/LOCATIONS: State Highway 276 & South John King Boulevard, Rockwall, TX, 75032

CASE CAPTION: Discuss and consider a request by Joshua Ince of Kirkman Engineering on behalf of Kris Ramji of Slate Commercial for the approval of a Preliminary Plat for a Shopping Center on an 11.78-acre tract of land identified as Tract 5-3 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 45 (PD-45) for General Retail (GR) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the SH-276 Overlay (SH-276 OV) District, located at the southeast corner of the intersection of John King Boulevard and SH-276, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	08/22/2025	Needs Review

08/22/2025: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Preliminary Plat for Lots 1-8 & 2X, Block 1, Rockwall Retail Addition being an 11.78-acre tract of land identified as Tract 5-3 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 45 (PD-45) for General Retail (GR) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the SH-276 Overlay (SH-276 OV) District, located at the southeast corner of the intersection of John King Boulevard and SH-276.

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

M.3 For reference, include the case number (P2025-027) in the lower right-hand corner of all pages on future submittals.

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

Preliminary Plat
Lots 1-9, Block A
Rockwall Retail Addition
9 Lots
11.836 Acres or 515,576.16 SF
Situated in the
W. H. Baird Survey, Abstract No. 25
City of Rockwall, Rockwall County, Texas

M.5 The minimum lot depth is 100-feet. In this case, Lot 2, Block A, has a portion of the lot that is less than 100-feet. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 Lot 2X and Lot 7 do not have frontage onto a public right-of-way. Please incorporate Lot 2X into Lot 2 and Lot 7 into Lot 8. (Section 38-7, Subdivision and Platting Procedures, of

the Municipal Code of Ordinances)

M.7 The minimum Fire Lane width is 24-feet. In addition, please indicate the Fire lane as Fire Lane, Public Access, and Utility Easement. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.8 Please indicate all proposed corner clips and any subsequent dedication. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.9 Please provide the zoning and land use information (i.e. PD-45 for General Retail (GR) District land uses). (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.10 Please update the general notes to include all of the items. Note 5 from the Subdivision Ordinance was not included. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.11 The surveyor does not need a notary as their seal serves this purpose. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.12 All utility distribution lines (i.e. power lines) must be underground. (Subsection 06.01(H), Article 05, UDC)

M.13 Concept Plan: These comments are preliminary in nature and are subject to change once a Specific Use Permit (SUP) or Site Plan is submitted for any lot(s).
(1) Each lot will be subject to the General Overlay District Standards and will be reviewed by the Architectural Review Board (ARB). (Subsection 06.01, of Article 05, UDC)
(2) All utility distribution lines will be required to be underground. (Subsection 06.01(H), Article 05, UDC)
(3) Staff recommends putting together a master Shared Parking Agreement between all of the properties; properties are not permitted to use parking on adjacent lots without a parking agreement. This aims to prevent future parking issues as tenants apply for a Certificate of Occupancy (CO).
(4) Based on the proposed land uses, Lots 2, 3, & 4 will be required to complete a Specific Use Permit (SUP) before a site plan may be complete. A drive through will not be permitted on Lot 6 as a drive-through restaurant is not permitted within 150-feet of a residentially zone or used property. (Article 04, UDC)
(5) All dumpsters within the development shall be eight (8) feet in height and shall not face onto a roadway. In addition, evergreen shrubs are required around the dumpster enclosure. (Subsection 06.01, Article 05, UDC)
(6) All RTUs and vents shall be fully screened by the parapet from any adjacent property or right-of-way. In addition, parapets shall continue around the entire building and be an enclosed system. (Subsection 06.01, Article 05, UDC)
(7) Any exterior ladders shall be internalized into the building. (Subsection 06.01, Article 05, UDC)
(8) Light levels shall not exceed 0.2 FC at all property lines; this includes internal lot lines. (Subsection 03.03, Article 07, UDC)
(9) Evergreen shrubs shall be required along the north and west perimeter of the development in order to provide headlight screening. In addition, evergreen shrubs shall be required along and in front of any drive-through lane in order to mitigate headlight glare onto adjacent properties and the roadways. (Subsection 05.02, Article 08, UDC)
(10) Above ground detention systems have landscape planting requirements. For every 750 SF a canopy tree must be provided, and for every 1,500 SF an accent tree must be provided. (Subsection 05.03, Article 08, UDC)
(11) A ten (10) foot meandering sidewalk is required along John King Boulevard (Subsection 06.01, Article 05, UDC)
(12) An eight (8) foot trail is required along SH-276 per the Master Trail Plan. (Appendix C, OURHometown 2040 Comprehensive Plan)
(13) The landscape buffer along SH-276 is a minimum of 15-feet and the landscape buffer along John King is a minimum of 25-feet. In addition, a ten (10) foot utility easement will be required along both roadways, where the 30-inch berms are not permitted within the easement. (Subsection 06.01, Article 05, UDC)
(14) Comments for Lot 3:
a. The vents for the fuel tanks must be incorporated into the gas canopy. (Subsection 02.03, Article 04, UDC)
b. All ice machines, propane swap, and water swap instillations must meet the incidental display standards. (Subsection 02.03, Article 04, UDC)

M.14 For Sheet L.1 and L.2 (landscape plans). These comments are preliminary in nature and are subject to change once a Specific Use Permit (SUP) or Site Plan is submitted for any lot(s).
(1) Remove the signage from the plan. (Subsection 06.02, Article 05, UDC)
(2) The landscape buffer along SH-276 is a minimum of 15-feet and the landscape buffer along John King is a minimum of 25-feet. In addition, a ten (10) foot utility easement will be required along both roadways, where the 30-inch berms are not permitted within the easement. (Subsection 06.01, Article 05, UDC)
(3) Please delineate and label the 10-foot meandering sidewalk along John King Boulevard. (Subsection 06.02, Article 05, UDC)

(4) Please delineate and label the 8-foot trail along SH-276. (Subsection 06.02, Article 05, UDC)
(5) Please delineate the required berm within the landscape buffers. All landscape buffers are to incorporate a minimum 30-inch berm. In addition, there is a required 10-foot utility easement along John King Boulevard and SH-276; the berm cannot be located in any utility easements. (Subsection 06.02, Article 05, UDC)
(6) Five (5) gallon evergreen shrubs shall be provided around the dumpster enclosure and any ground mounted utilities. (Subsection 06.02, Article 05, UDC)
(7) Above ground detention systems have landscape planting requirements. For every 750 SF a canopy tree must be provided, and for every 1,500 SF an accent tree must be provided. (Subsection 05.03, Article 08, UDC)
(8) The landscape buffers in an Overlay District are required two (2) canopy and four (4) accent trees per 100 feet. In this case, the landscape buffer trees are deficient. (Subsection 06.02, Article 05, UDC)
(9) The three (3) tiered landscaping must continue along the entire southern and eastern property line in order to meet the residential adjacency standards. Residential Adjacency applies to all non-residential properties that abut residentially zoned or used property. The underlying zoning for the school is Single-Family 8.4 (SF-8.4) District. (Subsection 01.06, Article 05, UDC)
(10) Please provide a detail/cross-section of the residential adjacency in order for staff to verify the minimum requirements are being met. (Subsection 01.06, Article 05, UDC)
(11) Per the UDC, the proposed three (3) tiered landscaping that serves as the residential adjacency screening is considered an alternative screening method, and must be approved by the Planning and Zoning Commission at the time of Site Plan approval for each individual lot. (Subsection 01.06, of Article 05, UDC)
(12) Evergreen shrubs shall be required along the north and west perimeter of the development in order to provide headlight screening. In addition, evergreen shrubs shall be required along and in front of any drive-through lane in order to mitigate headlight glare onto adjacent properties and the roadways. (Subsection 05.02, Article 08, UDC)

I.15 Revised plans must be provided to staff by September 3, 2025. The projected meeting dates for this case are as follows:

Planning and Zoning Work Session: August 26, 2025
Planning and Zoning Public Hearing: September 9, 2025
City Council: September 15, 2025

I.16 Please note that once the Preliminary Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

I.17 All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. Please note that the applicant or a representative will need to be present for the case to be considered by the planning and zoning commission or city council.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	08/22/2025	Approved w/ Comments

08/22/2025: 1. You cannot put a driveway here - does not meet spacing requirements. Please move.
2. Detention may not be its own lot. Must be part of a another lot.
3. Can't have a "floating" lot. Must have frontage on a public ROW
4. must be 20' or 25'
5. Water mains must have an easement a minimum of 10' wide on both sides of main. No structures within easement.
6. No grate inlets allowed. Not fully reviewed
7. Ensure this does not exceed maximum dead end fire lane requirements.
8. Please be advised that proposed tree plantings and landscape berms cannot be within utility easements, so you will need extra room for your landscaping.
9. Water mains require minimum 10' easement on both sides of main.
10. Must use modified rational method per City Standards of Design (existing C=.35 at 20 minutes to proposed C=.9 at 10 minutes for the entire site)
11. No dumpster or other structures in easement. Water, sewer, and public storm lines to be centered in a 20' easement. Water, sewer, and drainage to be 10' separate from each other.
12. Water must be 10' from storm inlets. too close.
13. There are currently 5 drainage basins. Drainage exiting the site at each point may not exceed the existing flow, using a C-value of 0.35. Each basin will have to be detained in individual detention systems, or drainage basins made smaller for some areas, and a large detention pond made to offset flows.
14. Option 1: Individual detention systems for each drainage basin.

15. Option 2: Make drainage basins flowing to each designed discharge point smaller, except 1, so that drainage leaving at each point does not exceed existing. fewer than 5 systems can then be used to detain for the overflow from the other basins. Note, this is rough example to help with describing this option.

General Comments:
General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- Required 10' utility easement along all street frontages.
- All utilities must be underground. Existing overhead utility lines, if present, will need to be placed underground.
- The property must be platted.
- No structures or fences with easements.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required when removing existing trees on the property.
- Need to show existing and proposed utilities on the Site Plan.
- Additional comments may be provided at time of Site Plan and Engineering Design.
- Replat in the future may be required to alter or add easements once plans are reviewed.

Drainage Items:
- Detention is required per City Standards (5 different basins = 5 detention systems). See other sheet for more information.
- Drainage calculations are based on property zoning, not land area use.
- Property drains in multiple directions. Drainage may not be increased towards any direction.
- Detention ponds must be in a drainage easement maintained by the property owner. The drainage easement shall be located at the 2' freeboard elevation.
- An emergency spillway, located at the 2' freeboard elevation, will be required for the detention pond.
- No vertical walls allowed in detention easement. Max 4:1 side slopes.
- No public water or sewer allowed within the detention easement.
- The 100-year WSEL must be called out for detention ponds.
- FFE for all buildings must be called out when adjacent to a detention pond or the 100yr floodplain. Minimum 2' above 100-year WSEL.
- Existing flow patterns must be maintained. A portion of the site drains to an existing wye inlet located at the intersection of SH-276 and S. John King Blvd. The other portion of the site drains to the southwest side of the property.
- Grate inlets are not allowed.
- Dumpster areas to drain to oil/water separator and then to the storm lines.
- Gas pump areas must drain to oil/water separator and then to the storm lines.
- The property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.

Water and Wastewater Items:
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- There is an existing 12" water main along S. John King Blvd. available for use.
- There is an existing 8" sewer main on the west side of John King Blvd. - you would need to dry bored under the roadway to tie into this sewer main. There is also sewer on the southern property line of the school on the east side of John King. No City utilities allowed in John King or SH 276 ROW.
- An Infrastructure Study will be required. Review fees apply.
- All utility crossings of John King and SH276 must be by dry bore and steel encased.
- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.

- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.
- $432.47/acre sewer pro-rata
- Off-site sanitary sewer is required

Paving Items:
- Must meet City driveway spacing requirements along John King Blvd.
- Must meet TXDOT driveway spacing requirements along SH-276.
- A traffic impact analysis is required
- A TXDOT permit will be required for the proposed driveways along SH-276.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Parking may not be off a public roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane to be 24' wide and in a platted easement.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Must build a left turn lane to TXDOT requirements on John King
- 10' trail along John King

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	08/21/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	08/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	08/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/18/2025	Approved w/ Comments

08/18/2025: Tree mitigation required
Recommendation only there are more drought tolerant turfgrass species such as Tif Tuf and Tahoma 31
Head light glare screen required along 276 and John King
All parking within 80' of tree canopy

08/18/2025: 10' trail required along John King
8' trail required along 276

VICINITY MAP - NOT TO SCALE



LEGEND OF ABBREVIATIONS

D.R.R.C.T.	DEED RECORDS, ROCKWALL
P.R.R.C.T.	PLAT RECORDS, ROCKWALL
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS,
DOC.#	DOCUMENT NUMBER
C.M.	CONTROLLING MONUMENT
SQ. FT.	SQUARE FEET
ROW	RIGHT OF WAY
CRS	CAPPED REBAR SET

See other sheets for few overall comments

60' 0 30' 60' 120'

SCALE: 1" = 60'

LOT 1, BLOCK A
VRE ROCKWALL ADDITION
VOLUME H, PG. 271-272, P.R.R.C.T.

LOT 1, BLOCK 1
CAMBRIDGE ESTATES
DOC.# 20230000011484, O.P.R.R.C.T.

TRACT 2 DESCRIBED IN THE DEED TO RESERVE CAPITAL - ROCKWALL INDUSTRIAL SPE LLC DOC.# 20230000005109, O.P.R.R.C.T.

TRACT 1 DESCRIBED IN THE DEED TO RESERVE CAPITAL - ROCKWALL INDUSTRIAL SPE LLC DOC.# 20230000005109, O.P.R.R.C.T.

STATE OF TEXAS
DOC.# 20160000015091, O.P.R.R.C.T.

R.O.W. DEDICATION
VOL. H, PG. 271-272, P.R.R.C.T.
JUDGEMENT TO STATE OF TEXAS
DOC.# 20190000008102, O.P.R.R.C.T.

STATE HIGHWAY 276
(RIGHT-OF-WAY VARIES, CALLED 135' AT THIS POINT PER DOC.# 20190000008102)
CALLED CENTERLINE PER DOC.# 20160000015091, O.P.R.R.C.T.

20' UTILITY EASEMENT TO FARMERS ELEC. CO-OP VOL. 216, PG. 176, D.R.R.C.T. (SHOWN AS 10' UTILITY EASEMENT ON VOL. E, PG. 177, P.R.R.C.T.)

(APPROXIMATE LOCATION OF SURVE
ABSTRACT LINE AS SHOWN ON TXDOT
J.M. ALLEN SURVEY, ABSTRACT #
W. BAIRD SURVEY, ABSTRACT #2

N43°48'33"E 68.87'

R.O.W. DEDICATION VOL. H, PG. 325-326, P.R.R.C.T.

1/2" REBAR "WINDROSE" BEARS N84° E 0.61'

GI TOP=581.8'

GI TOP=582.7' FL=574.8'

N89°06'57"E 791.78'

GI TOP=582.7' FL=576.5'

GI TOP=581.8' FL=577.1'

GI TOP=581.7' FL=578.0'

GI TOP=582.1' FL=580.0'

CONCRETE PAVEMENT

UC ELEC.
UPW ELEC.
UV ELEC.
OU
UP
WV
GAS
FH
WM
GM

GI TOP=580.3' FL=575.48'

RIM=579.2'

1/2" REBAR (C.M.)
GRID N: 7018932.78
GRID E: 2603439.51

300' min

200' min

220.40' (LOT)
124.03' (LOT)
182.36' (LOT)
69.94' (LOT)
195.00' (LOT)

10' UTILITY EASEMENT (PROPOSED)

WATER EASEMENT (PROPOSED)

24' UTILITY EASEMENT (PROPOSED)

20' DRAINAGE EASEMENT (PROPOSED)

20' WATER EASEMENT (PROPOSED)

25' ACCESS, FIRELANE & UTILITY EASEMENT (PROPOSED)

LOT 3
1.248 ACRES
54,373 SQ. FT.

LOT 4
0.755 ACRES
32,897 SQ. FT.

LOT 5
1.110 ACRES
48,366 SQ. FT.

LOT 6
1.187 ACRES
51,723 SQ. FT.

LOT 2
0.865 ACRES
37,664 SQ. FT.

LOT 2X
OPEN SPACE & DETENTION
0.469 ACRES
20,447 SQ. FT.

LOT 7
1.135 ACRES
49,433 SQ. FT.

LOT 8
3.838 ACRES
167,182 SQ. FT.

LOT 1
1.228 ACRES
53,481 SQ. FT.

120.61' (LOT)
265.23' (LOT)
217.43' (LOT)
265.22' (LOT)
311.78'

N00°52'13"W
S00°53'03"E
S00°52'47"E

N88°57'11"E 59.61' (LOT)
48.06' (LOT)
S00°51'34"E
S89°06'32"W 208.89' (LOT)
109.87' (LOT)
99.01' (LOT)
S89°06'56"W 124.03' (LOT)
S89°06'55"W 182.36' (LOT)
137.89' (LOT)
168.50' (LOT)
N89°06'55"E
195.04' (LOT)
46.56' (LOT)

N01°01'52"W 574.60'
253.30' (LOT)
206.32' (LOT)
S00°53'28"E
206.85' (LOT)
168.83' (LOT)
98.94' (LOT)
N89°25'04"E 267.78' (LOT)
N00°54'13"W 358.19' (LOT)
S00°54'13"E 358.19' (LOT)
199.18' (LOT)
200.69' (LOT)

S. JOHN KING BO
(CALLED 110' R.O.W. AT THIS POINT PER

LOT 1, BLOCK 1
ROCKWALL BYPASS ADDITION
VOLUME H, PG. 325-326, P.R.R.C.T.

20' ALLEY
VOLUME E, PG. 177-178, P.R.R.C.T.

1/2" REBAR "WINDROSE"

5/8" REBAR "
GM
10'
GM
VOL
TRANSFORMER
UV CABLE

1/2" REBAR "OWENS"

POINT OF BEGINNING

20' SEWER EASEMENT (PROPOSED)

20' DRAINAGE EASEMENT (PROPOSED)

1/2" REBAR "OWENS" GRID N: 7018358.36 GRID E: 2603449.85

15' UTILITY EASEMENT VOL. E, PG. 375, P.R.R.C.T.

LOT 1, BLOCK 1
ROCKWALL ELEMENTARY SCHOOL #8
IN LOFLAND FARMS ADDITION
VOLUME E, PG. 375-376, P.R.R.C.T.

24' FIRELANE EASEMENT VOL. E, PG. 375, P.R.R.C.T.

L=125.42', R=315.00'
Δ=22°48'44"
S77°41'24"W~124.59'

S89°05'47"W 565.61'

1/2" REBAR "OWENS" BEARS N28°W | 0.26'

15' UTILITY EASEMENT VOL. E, PG. 375, P.R.R.C.T.

S66°17'04"W 205.02'

LOT 9, BLOCK D
LOFLAND FARMS, PHASE 3
VOLUME E, PG. 177-178, P.R.R.C.T.

LOT 1, BLOCK A
JOHN KING OFFICE PARK
DOC.# 20230000020106, O.P.R.R.C.T.

55.0'

You cannot put a driveway here - does not meet spacing requirements. Please move.

must be 20' or 25'

Detention may not be its own lot. Must be part of a another lot.

Can't have a "floating" lot. Must have frontage on a public ROW

General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- Required 10' utility easement along all street frontages.
- All utilities must be underground. Existing overhead utility lines, if present, will need to be placed underground.
- The property must be platted.
- No structures or fences with easements.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required when removing existing trees on the property.
- Need to show existing and proposed utilities on the Site Plan.
- Additional comments may be provided at time of Site Plan and Engineering Design.
- Replat in the future may be required to alter or add easements once plans are reviewed.

Drainage Items:
- Detention is required per City Standards (5 different basins = 5 detention systems). See other sheet for more information.
- Drainage calculations are based on property zoning, not land area use.
- Property drains in multiple directions. Drainage may not be increased towards any direction.
- Detention ponds must be in a drainage easement maintained by the property owner. The drainage easement shall be located at the 2' freeboard elevation.
- An emergency spillway, located at the 2' freeboard elevation, will be required for the detention pond.
- No vertical walls allowed in detention easement. Max 4:1 side slopes.
- No public water or sewer allowed within the detention easement.
- The 100-year WSEL must be called out for detention ponds.
- FFE for all buildings must be called out when adjacent to a detention pond or the 100yr floodplain. Minimum 2' above 100-year WSEL.
- Existing flow patterns must be maintained. A portion of the site drains to an existing wye inlet located at the intersection of SH-276 and S. John King Blvd. The other portion of the site drains to the southwest side of the property.
- Grate inlets are not allowed.
- Dumpster areas to drain to oil/water separator and then to the storm lines.
- Gas pump areas must drain to oil/water separator and then to the storm lines.
- The property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.

Water and Wastewater Items:
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- There is an existing 12" water main along S. John King Blvd. available for use.
- There is an existing 8" sewer main on the west side of John King Blvd. - you would need to dry bored under the roadway to tie into this sewer main. There is also sewer on the southern property line of the school on the east side of John King. No City utilities allowed in John King or SH 276 ROW.
- An Infrastructure Study will be required. Review fees apply.
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- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
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- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.
- $432.47/acre sewer pro-rata
- Off-site sanitary sewer is required

Paving Items:
- Must meet City driveway spacing requirements along John King Blvd.
- Must meet TXDOT driveway spacing requirements along SH-276.
- A traffic impact analysis is required
- A TXDOT permit will be required for the proposed driveways along SH-276.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Parking may not be off a public roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane to be 24' wide and in a platted easement.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Must build a left turn lane to TXDOT requirements on John King
- 10' trail along John King

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

SHEET:

1 OF 2

CITY CASE#XXXXXXXX

LAYOUT & DIMENSIONAL CONTROL NOTES:

1. BOUNDARY LINES AND EASEMENT: REFER TO THE FINAL PLAT TO VERIFY PROPERTY LINES AND EXISTING EASEMENT LOCATIONS.
2. DIMENSION CONTROL: UNLESS NOTED OTHERWISE, ALL PAVING DIMENSIONS SHOWN ARE TO FACE OF CURB.
3. CURB RADII: UNLESS NOTED OTHERWISE, ALL CURB RADII SHALL BE 3' AT FACE OF CURB.
4. BUILDING DIMENSIONS: REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES PRIOR TO CONSTRUCTION.
6. ALL COORDINATES ARE U.S. SURVEY FEET, NAD '83 SURFACE.

NOTE TO CONTRACTOR

THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM LOCATIONS SHOWN ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

SITE PLAN KEY	
①	PROP. METER (DOMESTIC)
②	PROP. DCDC (FIRE SERVICE)
③	PROP. METER (IRRIGATION)

Know what's **below.** **Call** before you dig.

SITE BENCHMARKS

BM NO. ###
DESCRIPTION
NORTHING, EASTING

ELEVATION = ###.##

BM NO. ###
DESCRIPTION
NORTHING, EASTING

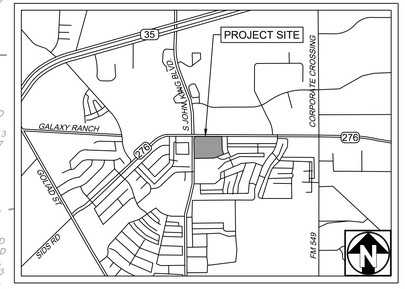
ELEVATION = ###.##

LEGEND

- PROPOSED SIGN
- FIRE LANE STRIPING — FIRELANE
- PROPOSED FIRE HYDRANT — FH
- PROPOSED SANITARY MANHOLE — SS
- PROPOSED CURB INLET
- PROPOSED JUNCTION BOX
- ACCESSIBLE ROUTE
- PARKING COUNT — 10
- PROPOSED RETAINING WALL
- PROPOSED FDC
- PROPERTY BOUNDARY

SITE PLAN DATA TABLE	
EXISTING ZONING	PD
PROPOSED ZONING	COMMERCIAL
LOT AREA (SF) / (ACRES)	513,137 / 11.78
TOTAL BUILDING AREA (SF)	31,850
BUILDING HEIGHT	24'-0" (1 STORY)
BUILDING LOT COVERAGE (%) / FLOOR AREA RATIO	6.21% / 0.062:1

PARKING DATA TABLE	
RETAIL/GAS STATION/LIMITED RESTAURANT PARKING REQUIREMENT	1 SPACE PER 250 SF
FULL RESTAURANT PARKING REQUIREMENT	1 SPACE PER 100 SF
PORTION OF BUILDING RETAIL/GAS/LIMITED REST.	94% / 29929 SF
PORTION OF BUILDING FULL RESTAURANT	6% / 1921 SF
RETAIL/GAS/LIMITED REST. PARKING SPACES REQUIRED	120 SPACES
FULL RESTAURANT PARKING SPACES REQUIRED	19 SPACES
TOTAL PARKING SPACES REQUIRED	139 SPACES
TOTAL PARKING SPACES PROVIDED	155 SPACES
REQUIRED ADA PARKING	6 SPACES (4 VAN)
PROVIDED ADA PARKING	8 SPACES (8 VAN)



VICINITY MAP

N.T.S.

GRAPHIC SCALE

0 40 80 FEET

SCALE: 1" = 40'

SITE PLAN
CITY PROJECT NO. SPXX-XXXX
ROCKWALL RETAIL
11.78 ACRES
LOT 1-8, BLOCK 1
SURVEY ADDITION NAME
(INST. NO. 20190215010000670)
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
PREPARATION DATE: August 13, 2025

OWNER/APPLICANT
SLATE COMMERCIAL
5726 LEBANON RD. #144589
FRISCO, TX 75034
PH: 214-208-6650
CONTACT: MATT BODZY

LANDSCAPE ARCHITECT
LONDON LANDSCAPES
P.O. BOX 344
MARIETTA, OKLAHOMA 73448
PH: 979-800-0676
CONTACT: AMY LONDON, RLA

ENGINEER
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-488-4960
CONTACT: PATRICK FILSON PM, PE

SURVEYOR
BARTON CHAPA SURVEYING
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-864-1957
CONTACT: JACK BARTON, RPLS

PRELIMINARY FOR REVIEW ONLY THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR THE PURPOSES OF CONSTRUCTION, BIDDING OR PERMIT. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:

PATRICK C. FILSON
P.E.# 108577
DATE: August 13, 2025

ROCKWALL RETAIL

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REV:	DATE:	DESCRIPTION:

kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

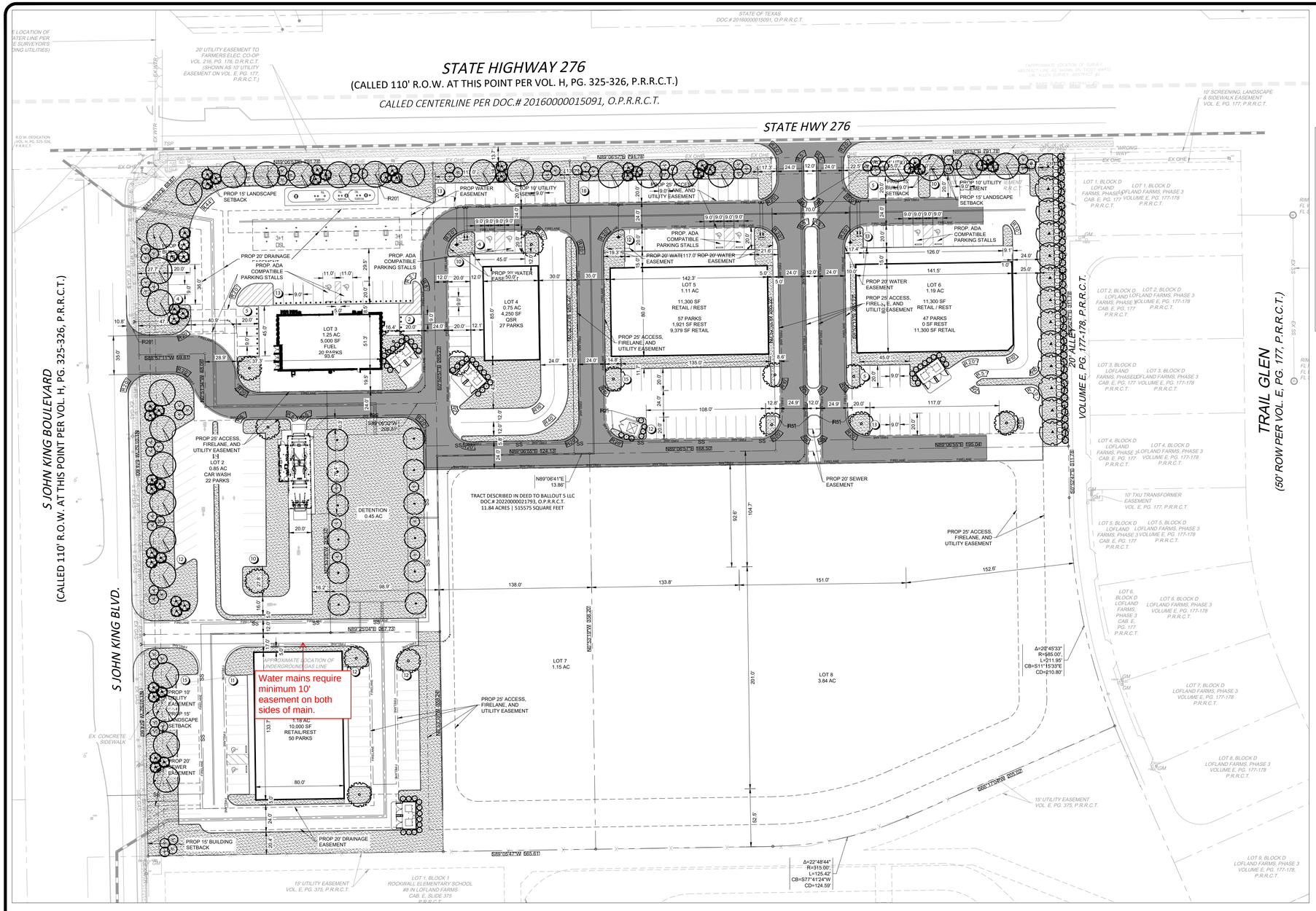
JOB NUMBER: KRJ24010

ISSUE DATE:

PRELIMINARY SITE PLAN

SHEET:
V1.0

FILE PATH: K:\Jobs\KRJ24010_Rockwall\Drawings\02_ENGR\03 - Production\Jobs\KRJ24010_Rockwall\Drawings\02_ENGR\03 - Production\C3.0 SITE PLAN_KRJ24010
FILENAME: C3.0 SITE PLAN_KRJ24010.dwg
PLOTTED BY: Dallas Doss
PLOTTED DATE: 8/13/2025



LANDSCAPE TABULATIONS						
	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6
USE	RETAIL / RESTAURANT	CAR WASH	GAS STATION	QSR	RETAIL / RESTAURANT	RETAIL / RESTAURANT
BUILDING AREA (TOTAL)	10,000 SF	1,680 SF	5,000 SF	4,250 SF	11,300 SF	11,300 SF
LOT	1.18 AC (41,401 SF)	0.85 AC (37,026 SF)	1.25 AC (54,450 SF)	0.75 AC (32,670 SF)	1.11 AC (48,352 SF)	1.19 AC (51,836 SF)
BUFFER YARD (+30" BERM)	15'	15'	15'	15'	15'	15'
LANDSCAPE AREA REQUIRED (15%)	6,210 SF	5,554 SF	8,168 SF	4,901 SF	7,253 SF	7,775 SF
LANDSCAPE AREA PROVIDED	16,861 SF (40%)	15,441 SF (42%)	11,457 SF (21%)	7,348 SF (23%)	7,885 SF (16%)	13,107 SF (25%)
FRONT YARD REQUIRED (50% IN FRONT)	3,105 SF	2,777 SF	4,084 SF	2,451 SF	3,627 SF	3,888 SF
FRONT YARD PROVIDED	4,263 SF (69%)	5,169 (93%)	10,024 SF (120%)	3,002 SF (61%)	3,643 SF (50%)	3,905 SF (50%)
STREET YARD TREES REQUIRED (2 CANOPY TREES, 4 ACCENT TREES / 100 LF)						
STATE HIGHWAY 276	N/A	N/A	256.39 LF / 50	124.03 LF / 50	182.36 LF / 50	195.00 LF / 50
SOUTH JOHN KING BLVD	200.69 LF / 50	253.30 LF / 50	156.47 LF / 50	N/A	N/A	N/A
STREET YARD TREES PROVIDED						
STATE HIGHWAY 276	N/A	N/A	6 TREES, 12 ACCENT	4 TREES, 16 ACCENT	4 TREES, 16 ACCENT	4 TREES, 16 ACCENT
SOUTH JOHN KING BLVD	4 TREES, 16 ACCENT	6 TREES, 24 ACCENT	4 TREES, 16 ACCENT	N/A	N/A	N/A
PARKING LOT TREES REQUIRED (ONE 4" TREE / 20 SPACES)	50 SPACES = 3 TREES	22 SPACES = 2 TREES	24 SPACES = 2 TREES	27 SPACES = 2 TREES	57 SPACES = 3 TREES	46 TREES = 3 TREES
PARKING LOT TREES PROVIDED	3 TREES	2 TREES	2 TREES	2 TREES	3 TREES	3 TREES
RESIDENTIAL ADJACENCY REQUIRED (20' BUFFER, 6' HT. WROUGHT IRON FENCE, 1 CANOPY TREE / 20 LF, 1 ROW LARGE SHRUBS, 1 ROW SMALL SHRUBS	N/A	N/A	N/A	N/A	N/A	265.22 LF
RESIDENTIAL ADJACENCY PROVIDED	N/A	N/A	N/A	N/A	N/A	20' BUFFER, 6' WROUGHT IRON FENCE, 13 CANOPY TREES, 1 ROW LARGE SHRUBS, 1 ROW SMALL SHRUBS

DETENTION POND	
SIZE	8,507 SF
CANOPY TREES REQUIRED	12
CANOPY TREES PROVIDED	6
ACCENT TREES REQUIRED	12
ACCENT TREES PROVIDED	6

LANDSCAPE KEY				
TREES	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**REMARKS**
	ULMUS CRASSIFOLIA	CEDAR ELM	4" CAL.	B&B, 12' HT., 5' SPREAD, 6' CLEAR STRAIGHT TRUNK
	QUERCUS VIRGINIANA	LIVE OAK	4" CAL.	CONTAINER GROWN, 12' HT, 5' SPREAD, 6' CLEAR STRAIGHT TRUNK
	QUERCUS SHUMARDII	RED OAK	4" CAL	CONTAINER GROWN, 12' HT, 5' SPREAD, 6' CLEAR STRAIGHT
	TAXODIUM DISTICHUM	BALD CYPRESS	4" CAL.	CONTAINER GROWN, 12' HT, 5' SPREAD, 6' CLEAR STRAIGHT TRUNK
	ILEX VOMITORIA	YAUPON HOLLY	2" CAL.	CONTAINTER GROWN, 6' HT. 3' SPREAD, TREE FORM
	CERCIS CANADENSIS	RED BUD	2" CAL.	CONTAINTER GROWN, 6' HT. 3' SPREAD, TREE FORM
SHRUBS				
	ILEX CORNUTA 'NANA'	DWARF BURFORD HOLLY	7 GAL.	CONTAINER, 36" HT., 24" SPREAD
	MYRICA CERIFERA	DWARF WAX MYRTLE	3 GAL.	CONTAINER, 24" HT., 20" SPREAD
	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	7 GAL.	CONTAINER, 36" HT., 24' SPREAD
GROUNDCOVERS				
	CYNODON DACTYLON '419'	'419 BERMUDA GRASS	SOLID SOD	REFER TO NOTES

IRRIGATION NOTE

ALL LANDSCAPED AREAS MUST BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH OPERATING RAIN AND FREEZE SENSORS.

GRAPHIC SCALE

0 50 100 FEET

SCALE: 1" = 50'

APPROVED:

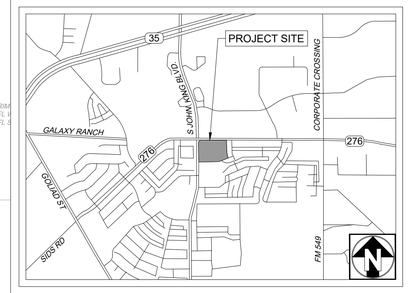
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____, _____.

WITNESS OUT HANDS, THIS _____ DAY OF _____, _____.

PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

LONDON LANDSCAPES
P.O.Box 344 Marietta, Oklahoma 73448
PHONE: 972-800-0676



VICINITY MAP

N.T.S.

4/7/25

REV:	DATE:	DESCRIPTION:

kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: KRJ24006

ISSUE DATE: 4/7/25

RIVER'S EDGE NEIGHBORHOOS SHOPS-IPRC

CITY OF FORT WORTH
DENTON, TEXAS

LANDSCAPE PLAN

SHEET:

L1.00

Not fully reviewed

811 Know what's below. Call before you dig.

SITE BENCHMARKS

BM NO. ###
DESCRIPTION
NORTHING, EASTING

ELEVATION = ###.##

BM NO. ###
DESCRIPTION
NORTHING, EASTING

ELEVATION = ###.##

LEGEND

PROPOSED DRAINAGE AREA LABEL	BASIN NAME DA1; ACRES 1.82 Ac.; Q100 (cfs) 14.52
PROPOSED DRAINAGE AREA DIVIDE	
EXISTING DRAINAGE FLOW ARROW	
PROPOSED DRAINAGE FLOW ARROW	
EXISTING CONTOUR	500
PROPOSED CONTOUR	500
EXISTING STORM PIPE	
PROPOSED STORM PIPE	
PROPERTY BOUNDARY	

NOTE TO CONTRACTOR
EXISTING PRIVATE AND PUBLIC STORM SEWER AND UTILITY INFRASTRUCTURE ARE SHOWN PER RECORD DRAWING PLANS. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM LOCATIONS SHOWN ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

LOT 1, BLOCK A
VRE ROCKWALL ADDITION
VOLUME H, PG. 271-272, P.R.R.C.T.

LOT 1, BLOCK 1
CAMBRIDGE ESTATES
DOC.# 20230000011484, O.P.R.R.C.T.

TRACT 2 DESCRIBED IN THE DEED TO RESERVE CAPITAL - ROCKWALL INDUSTRIAL SPE LLC DOC.# 20230000005109, O.P.R.R.C.T.

TRACT 1 DESCRIBED IN THE DEED TO RESERVE CAPITAL - ROCKWALL INDUSTRIAL SPE LLC DOC.# 20230000005109, O.P.R.R.C.T.

JUDGEMENT TO STATE OF TEXAS DOC.# 20190000008102, O.P.R.R.C.T.

R.O.W. DEDICATION VOL. H, PG. 271-272, P.R.R.C.T.

STATE OF TEXAS DOC.#20160000015096, O.P.R.R.C.T.

STATE OF TEXAS DOC.# 20160000015091, O.P.R.R.C.T.

APPROXIMATE LOCATION OF UNDERGROUND WATER LINE PER MARKINGS (SEE SURVEYOR'S NOTE REGARDING UTILITIES)

STATE HIGHWAY 276

(CALLED 110' R.O.W. AT THIS POINT PER VOL. H, PG. 325-326, P.R.R.C.T.)

CALLED CENTERLINE PER DOC.# 20160000015091, O.P.R.R.C.T.

(APPROXIMATE LOCATION OF SURVEY ABSTRACT LINE AS SHOWN ON TXDOT MAPS) J.M. ALLEN SURVEY, ABSTRACT #2 W. BAIRD SURVEY, ABSTRACT #25

R.O.W. DEDICATION VOL. H, PG. 325-326, P.R.R.C.T.

APPROXIMATE LOCATION OF UNDERGROUND STORM SEWER LINE (SEE SURVEYOR'S NOTE REGARDING UTILITIES)

EX OHE

LOT 1, BLOCK D
LOFLAND FARMS, PHASE 3
VOLUME E, PG. 177-178
P.R.R.C.T.

LOT 2, BLOCK D
LOFLAND FARMS, PHASE 3
VOLUME E, PG. 177-178
P.R.R.C.T.

LOT 3, BLOCK D
LOFLAND FARMS, PHASE 3
VOLUME E, PG. 177-178
P.R.R.C.T.

LOT 4, BLOCK D
LOFLAND FARMS, PHASE 3
VOLUME E, PG. 177-178
P.R.R.C.T.

LOT 5, BLOCK D
LOFLAND FARMS, PHASE 3
VOLUME E, PG. 177-178
P.R.R.C.T.

LOT 6, BLOCK D
LOFLAND FARMS, PHASE 3
VOLUME E, PG. 177-178
P.R.R.C.T.

LOT 7, BLOCK D
LOFLAND FARMS, PHASE 3
VOLUME E, PG. 177-178
P.R.R.C.T.

TRAIL GLEN
(50' ROW PER VOL. E, PG. 177, P.R.R.C.T.)

S JOHN KING BOULEVARD
(CALLED 110' R.O.W. AT THIS POINT PER VOL. H, PG. 325-326, P.R.R.C.T.)

LOT 1, BLOCK 1
ROCKWALL BYPASS ADDITION
VOLUME H, PG. 325-326, P.R.R.C.T.

LOT 1, BLOCK A
JOHN KING OFFICE PARK
DOC.# 20230000020106, O.P.R.R.C.T.

LOT 1, BLOCK 1
ROCKWALL ELEMENTARY SCHOOL #8 IN LOFLAND FARMS
CAB. E, SLIDE 375
P.R.R.C.T.

R.O.W. DEDICATION VOL. E, PG. 375-376, P.R.R.C.T.

LOT 1
1.18 AC
10,000 SF
RETAIL/REST
50 PARKS

LOT 2
0.85 AC
CAR WASH
22 PARKS

LOT 3
1.25 AC
5,000 SF
FUEL
20 PARKS

LOT 4
0.75 AC
4,250 SF
QSR
27 PARKS

LOT 5
1.11 AC
11,300 SF
RETAIL / REST
57 PARKS
1,921 SF REST
9,379 SF RETAIL

LOT 6
1.19 AC
11,300 SF
RETAIL / REST
47 PARKS
0 SF REST
11,300 SF RETAIL

DETENTION
0.45 AC

OFF-1
0.77 ac.
TC=10.00

OFF-2
0.24 ac.
TC=10.00

DA-1
10.82 ac.
TC=10.00

20' ALLEY
VOLUME E, PG. 177-178, P.R.R.C.T.

Must use modified rational method per City Standards of Design (existing C=.35 at 20 minutes to proposed C=.9 at 10 minutes for the entire site)

DETENTION POND CALCULATIONS - 100 YEAR STORM

EXISTING CONDITIONS:		PROPOSED CONDITIONS:	
ALLOWABLE RUNOFF (cfs):	26.08	PROPOSED C*A (ac):	9.74

STORM (min.)	INTENSITY (in./hr.)	Q (cfs)	INFLOW (cf)	OUTFLOW (cf)	STORAGE (cf)
5	10.20	99.34	29,801.09	11,736.30	18,064.79
10	8.74	85.14	51,081.50	15,648.40	35,433.10
15	7.69	74.87	67,383.39	19,560.49	47,822.90
20	6.89	67.06	80,477.46	23,472.59	57,004.87
30	5.74	55.91	100,634.75	31,296.79	69,337.96
40	4.96	48.26	115,824.85	39,120.99	76,703.86
50	4.38	42.65	127,963.02	46,945.19	81,017.83
60	3.94	38.35	138,055.39	54,769.38	83,286.01
70	3.59	34.93	146,689.52	62,593.58	84,095.94
80	3.30	32.13	154,235.70	70,417.78	83,817.92
90	3.06	29.80	160,941.13	78,241.98	82,699.16
100	2.86	27.83	166,978.42	86,066.17	80,912.25
120	2.53	24.66	177,516.71	101,714.57	75,802.14
130	2.40	23.36	182,182.21	109,538.77	72,643.44
140	2.28	22.21	186,524.70	117,362.97	69,161.74
180	1.92	18.65	201,434.05	148,659.76	52,774.29

NOTE: DRAINAGE CRITERIA TAKEN FROM CITY OF ROCKWALL ENGINEERING DESIGN MANUAL DATED _____.

GRAPHIC SCALE
0 20 40 FEET
SCALE: 1" = 20'

PRELIMINARY FOR REVIEW ONLY
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PATRICK C. FILSON
P.E.# 108577
DATE: August 13, 2025

ROCKWALL RETAIL

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REV.:	DATE:	DESCRIPTION:

kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: KRJ24010

ISSUE DATE:

PRELIMINARY DRAINAGE PLAN

SHEET:
V1.0

FILENAME: C6.1 PROPOSED DRAINAGE AREA MAP_KRJ24010.dwg
PLOTTED BY: Jessica Doss
PLOTTED DATE: 8/13/2025

FULL PATH: K:\Jobs\KRJ24010_Rockwall\Drawings\02_ENGR\03 - Production\Jobs\KRJ24010_Rockwall\Drawings\02_ENGR\03 - Production\C6.1 PROPOSED DRAINAGE AREA MAP_KRJ24010

Utilities not fully reviewed

Know what's below. Call before you dig.

SITE BENCHMARKS

BM NO. ###
DESCRIPTION
NORTHING, EASTING

ELEVATION = ###.##

BM NO. ###
DESCRIPTION
NORTHING, EASTING

ELEVATION = ###.##

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PATRICK C. FILSON
P.E.# 108577
DATE: August 13, 2025

STATE HIGHWAY 276

(CALLED 110' R.O.W. AT THIS POINT PER VOL. H, PG. 325-326, P.R.R.C.T.)

S JOHN KING BOULEVARD

(CALLED 110' R.O.W. AT THIS POINT PER VOL. H, PG. 325-326, P.R.R.C.T.)

20' ALLEY
VOLUME E, PG. 177-178, P.R.R.C.T.

APPROXIMATE LOCATION OF UNDERGROUND WATER LINE PER MARKINGS (SEE SURVEYOR'S NOTE REGARDING UTILITIES)

APPROXIMATE LOCATION OF UNDERGROUND STORM SEWER LINE (SEE SURVEYOR'S NOTE REGARDING UTILITIES)

20' UTILITY EASEMENT TO FARMERS ELEC. CO-OP VOL. 216, PG. 176, D.R.R.C.T. (SHOWN AS 10' UTILITY EASEMENT ON VOL. E, PG. 177, P.R.R.C.T.)

W. BAIRD SURVEY, ABSTRACT #25

EX. 12" WATER
EX. WTR
TSP
EX. FH
EX. OHE
EX. 24" RCP
EX. 27" RCP

PROP. CURB INLET
PROP 15' LANDSCAPE SETBACK
PROP. 30" RCP
PROP 15' BUILDING SETBACK
PROP 20' DRAINAGE EASEMENT
PROP 20' WATER EASEMENT
CONNECT TO EX. 12" WATER
INSTALL: 1-12"X8" TAPPING SLEEVE AND VALVE
INSTALL: 2-45° HORIZ. BEND
INSTALL: 1-8" X 6" TEE
1-FIRE HYDRANT ASSEMBLY
34 LF FIRE LINE
INSTALL: 1-8" X 6" TEE
1-FIRE HYDRANT ASSEMBLY
29 LF FIRE LINE
INSTALL: 1-8" X 6" TEE
1-FIRE HYDRANT ASSEMBLY
37 LF FIRE LINE
PROP WATER EASEMENT
PROP 10' UTILITY EASEMENT
INSTALL: 1-8" X 2" TEE
1- 2" METER (DOM.)
30 LF WATER LINE
INSTALL: 1-8" X 2" TEE
1- 2" METER (IRR.)
30 LF WATER LINE
INSTALL: 1-8" X 2" TEE
1- 2" METER (DOM.)
31 LF WATER LINE
INSTALL: 1-8" X 2" TEE
1- 2" METER (IRR.)
31 LF WATER LINE
INSTALL: 1-8" X 2" TEE
1- 2" METER (DOM.)
32 LF WATER LINE
1-CAP AND PLUG
INSTALL: 1-8" X 2" TEE
1- 2" METER (IRR.)
32 LF WATER LINE
PROP 24' UTILITY EASEMENT
PROP 15' BUILDING SETBACK
PROP 10' UTILITY EASEMENT
PROP 15' LANDSCAPE SETBACK
PROP. CURB INLET
PROP 25' ACCESS, FIRELANE, AND UTILITY EASEMENT
PROP. 8" WATER
PROP. 12" RCP
10' TXU ELECTRIC EASEMENT VOL. E, PG. 177, P.R.R.C.T.
PROP 20' WATER EASEMENT
PROP 20' WATER EASEMENT
PROP 20' WATER EASEMENT
PROP 25' ACCESS, FIRELANE, AND UTILITY EASEMENT
LOT 5
1.11 AC
11,300 SF
RETAIL / REST
57 PARKS
1,921 SF REST
9,379 SF RETAIL
LOT 6
1.19 AC
11,300 SF
RETAIL / REST
47 PARKS
0 SF REST
11,300 SF RETAIL
LOT 3
1.25 AC
5,000 SF
FUEL
20 PARKS
INSTALL: 2-45° HORIZ. BEND
INSTALL: 2-45° HORIZ. BEND
LOT 4
0.75 AC
4,250 SF
QSR
27 PARKS
INSTALL: 2-45° HORIZ. BEND
PROP. 8" WATER
PROP. 8" SEWER
PROP. 8" WATER
PROP. 8" WATER
PROP. 8" SEWER
PROP. 8" WATER
PROP. 8" WATER
PROP. CURB INLET
PROP. CURB INLET
PROP. CURB INLET
PROP. CURB INLET
PROP 20' SEWER EASEMENT
INSTALL: 2-45° HORIZ. BEND
PROP 25' ACCESS, FIRELANE, AND UTILITY EASEMENT
10' TXU TRANSFORMER EASEMENT VOL. E, PG. 177, P.R.R.C.T.
PROP 20' DRAINAGE EASEMENT
PROP 25' ACCESS, FIRELANE, AND UTILITY EASEMENT
LOT 2
0.85 AC
CAR WASH
22 PARKS
DETENTION
0.45 AC
INSTALL: 2-45° HORIZ. BEND
PROP. CURB INLET
CONNECT TO EX. 12" WATER
INSTALL: 1-12"X8" TAPPING SLEEVE AND VALVE
PROP. CURB INLET
PROP. 8" SEWER
PROP. 8" WATER
INSTALL: 2-45° HORIZ. BEND
PROP 10' UTILITY EASEMENT
PROP 15' LANDSCAPE SETBACK
PROP 25' ACCESS, FIRELANE, AND UTILITY EASEMENT
LOT 1
1.18 AC
10,000 SF
RETAIL/REST
50 PARKS
EX. FH
PROP 20' SEWER EASEMENT
PROP. 8" SEWER
PROP. 27" RCP
PROP 15' BUILDING SETBACK
PROP 20' DRAINAGE EASEMENT
PROP. CURB INLET
LOT 7
4.97 AC

No dumpster or other structures in easement. Water, sewer, and public storm lines to be centered in a 20' easement. Water, sewer, and drainage to be 10' separate from each other.

Water must be 10' from storm inlets. too close.

APPROXIMATE LOCATION OF UNDERGROUND GAS LINE (PER MARKINGS) (SEE SURVEYOR'S NOTE REGARDING UTILITIES)

15' UTILITY EASEMENT VOL. E, PG. 375, P.R.R.C.T.

LOT 1, BLOCK 1, ROCKWALL ELEMENTARY SCHOOL #8 IN LOFLAND FARMS CAB. E, SLIDE 375 P.R.R.C.T.

15' UTILITY EASEMENT VOL. E, PG. 375, P.R.R.C.T.

LOT 1, BLOCK D LOFLAND FARMS, PHASE 3 CAB. E, PG. 177 P.R.R.C.T.

LOT 2, BLOCK D LOFLAND FARMS, PHASE 3 CAB. E, PG. 177 P.R.R.C.T.

LOT 3, BLOCK D LOFLAND FARMS, PHASE 3 CAB. E, PG. 177 P.R.R.C.T.

LOT 4, BLOCK D LOFLAND FARMS, PHASE 3 CAB. E, PG. 177 P.R.R.C.T.

LOT 5, BLOCK D LOFLAND FARMS, PHASE 3 CAB. E, PG. 177 P.R.R.C.T.

LOT 6, BLOCK D LOFLAND FARMS, PHASE 3 CAB. E, PG. 177 P.R.R.C.T.

LEGEND

EXISTING SANITARY SEWER	EX SS
PROPOSED SANITARY SEWER	SS
EXISTING WATER	EX WTR
PROPOSED WATER	W W W
EXISTING SANITARY SEWER MANHOLE	
PROPOSED SANITARY SEWER MANHOLE	SS
PROPOSED SANITARY SEWER CLEANOUT	
EXISTING FIRE HYDRANT	
PROPOSED FIRE HYDRANT	FH
PROPOSED GAS	GAS
EXISTING GAS	EX GAS
PROPOSED UNDERGROUND ELECTRIC	UGE UGE UGE
EXISTING UNDERGROUND ELECTRIC	EX UGE
PROPOSED OVERHEAD ELECTRIC	OHE OHE OHE
EXISTING OVERHEAD ELECTRIC	EX OHE
PROPOSED TELEPHONE	TELE TELE TELE
EXISTING TELEPHONE	EX UGE
PROPERTY BOUNDARY	

WATER & SANITARY SEWER GENERAL NOTES

1. ALL WATER MAINS, UNLESS OTHERWISE NOTED, SHALL HAVE A MINIMUM COVER OF 48" BELOW FINISHED GRADE. PROVIDE VALVE EXTENSIONS TO ALL VALVES ON LINES DEEPER THAN 48".
2. WHEN WATER AND SANITARY SEWERS LINES ARE INSTALLED, THEY SHALL BE INSTALLED PER TCEQ SEPARATION REQUIREMENTS.
3. CONTRACTOR TO VERIFY ALL EXISTING SEWER FLOW LINES BEFORE BEGINNING CONSTRUCTION.
4. ALL SANITARY SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH THE STANDARD CITY SPECIFICATIONS.
5. THE UTILITY CONTRACTOR SHALL INSTALL THE WATER SERVICES TO A POINT AS SHOWN ON THE PLANS. THE METER BOX SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AFTER FINE GRADING HAS BEEN COMPLETED.
6. ALL METER BOXES SHALL BE LOCATED IN NON-TRAFFIC AREAS.
7. CONTRACTOR SHALL RAISE/LOWER OR ADJUST ALL EXISTING FRANCHISE UTILITY LINES IN CONFLICT WITH PROPOSED UTILITIES AS PART OF THE BASE BIDS FOR ALL KNOWN OR UNKNOWN LINES.
8. REFER TO MEP PLANS FOR EXACT SIZE, LOCATION, AND INVERT OF UTILITIES AT BUILDING.
9. FIRE SPRINKLER LINES AND FIRE DEPARTMENT CONNECTIONS SHALL BE SIZED, DESIGNED, AND INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR.
10. BACKFLOW DEVICE FOR DOMESTIC AND FIRE SERVICE TO BE LOCATED INSIDE THE BUILDING PER CITY OF ROCKWALL STANDARDS UNLESS OTHERWISE NOTED.

NOTE TO CONTRACTOR

THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER FROM LOCATIONS SHOWN ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

NOTE TO CONTRACTOR - FRANCHISE UTILITIES

FRANCHISE UTILITIES ARE SHOWN FOR SCHEMATIC REFERENCE ONLY. CONTRACTOR SHALL COORDINATE ALL FRANCHISE UTILITY DESIGN AND INSTALLATION WITH THE SPECIFIC UTILITY PROVIDER AND DESIGNER. CONTRACTOR SHALL COORDINATE ALL UTILITY INSTALLATIONS TO AVOID CONFLICTS AT EXISTING AND PROPOSED UTILITY CROSSINGS.

GRAPHIC SCALE
0 40 80 FEET
SCALE: 1" = 40'

ROCKWALL RETAIL

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REV:	DATE:	DESCRIPTION:

kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

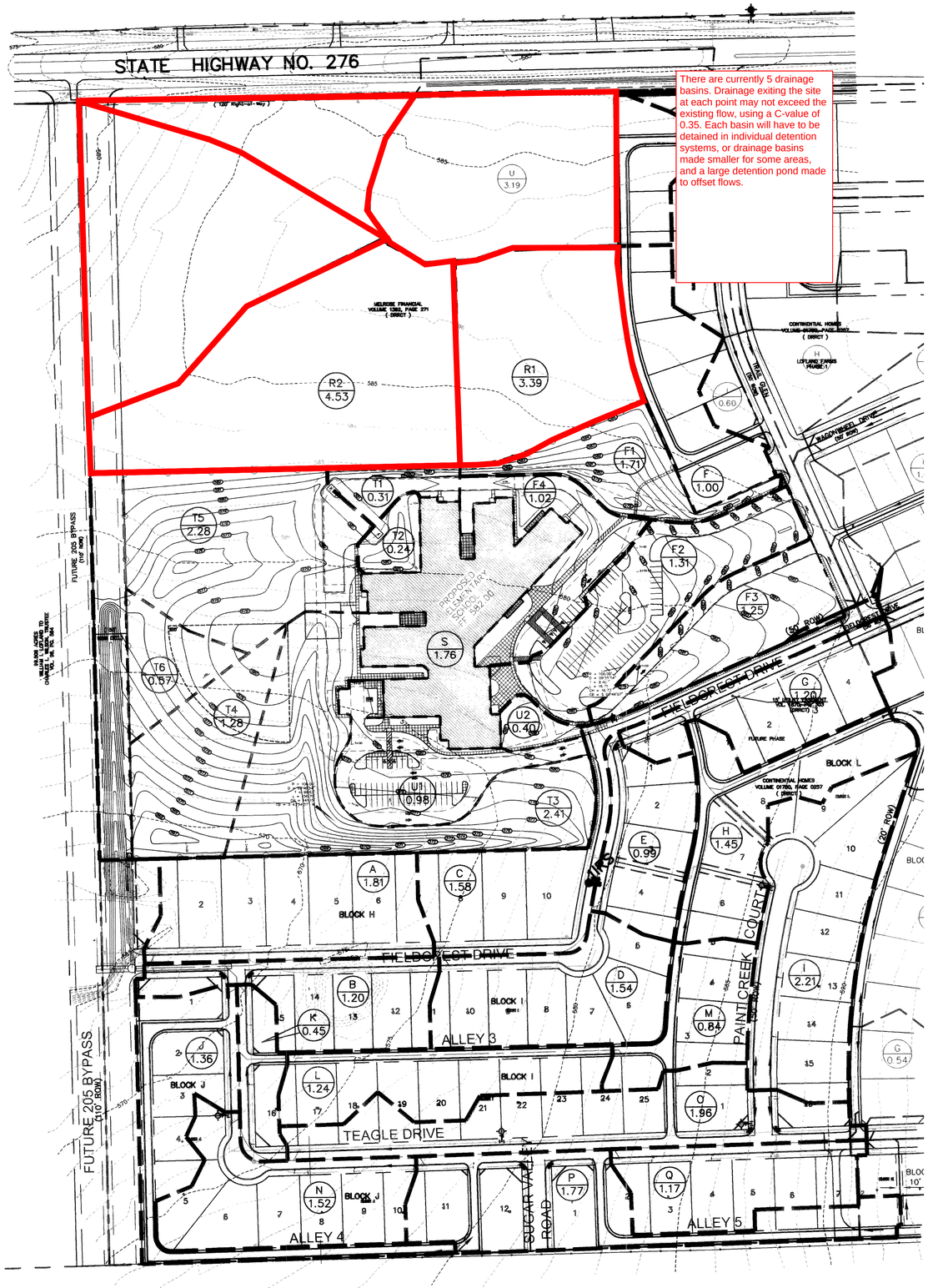
JOB NUMBER: KRJ24010

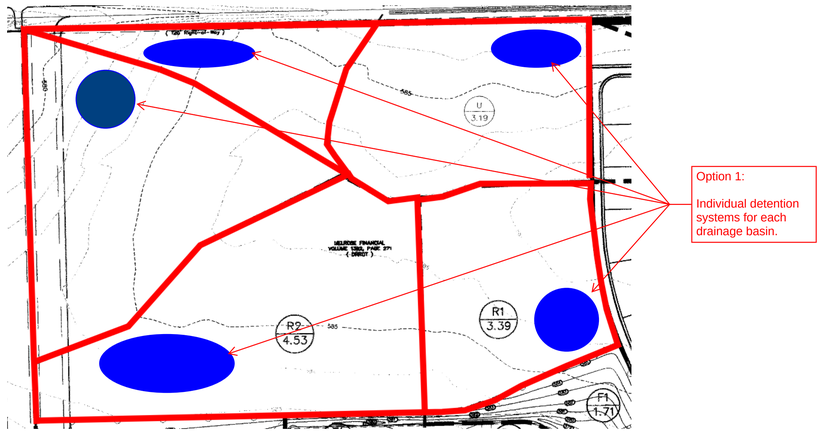
ISSUE DATE:

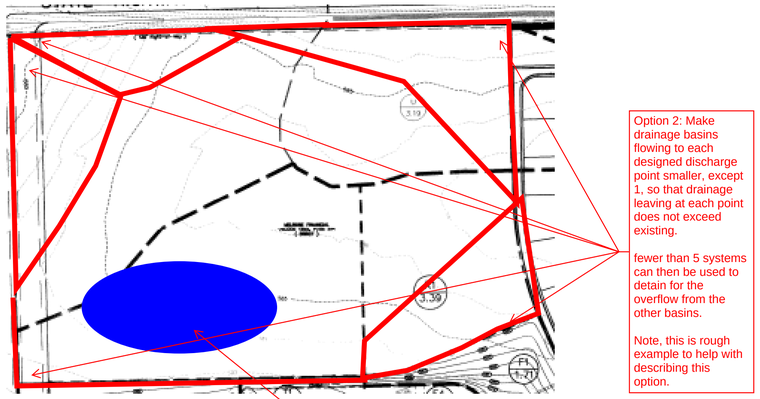
PRELIMINARY UTILITY PLAN

SHEET:
V1.0

FULL PATH: K:\Jobs\KRJ24010_Rockwall\Drawings\02_ENGR\03 - Production\K:\Jobs\KRJ24010_Rockwall\Drawings\02_ENGR\03 - Production\C2.0 UTILITY PLAN_KRJ24010
FILENAME: C2.0 UTILITY PLAN_KRJ24010.dwg
PLOTTED BY: Joshua Davis
PLOTTED DATE: 8/13/2025







ROCKWALL ELEMENTARY #8

ROCKWALL INDEPENDENT SCHOOL DISTRICT

ROCKWALL, TEXAS

DATE MAY 2, 2001
DRAWN BY R.HOWMAN
CHECKED RAH
COMM NO
REVISED

FINAL PLANS FOR BIDDING AND CONSTRUCTION

SHW Group Inc.
Architects + Engineers

SHEET NUMBER C 2.9
OF ___
SET NUMBER

These Drawings have been modified to conform to the Construction Records.
Glenn Engineering Corporation
By _____ Date: 2-23-04

GLENN ENGINEERING
PHONE 972-717-5151 FAX 972-719-4229
100 DECKER COURT - SUITE 250 IRVING, TEXAS 75062

H:\ROCKISD\Lofland_farms\NO8\BID_SET\BRICK-LOFLAND-FARMS-REV2.dwg, Drainage Area Map, 07/09/01 02:09:43 PM, 1:1, Rick.NT

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	HWY 276 AND HWY 205 BYPASS, TX				
SUBDIVISION		LOT		BLOCK	
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-45		CURRENT USE	VACANT	
PROPOSED ZONING	PD-45		PROPOSED USE	RETAIL	
ACREAGE	11.78	LOTS [CURRENT]	1	LOTS [PROPOSED]	7

☐ ***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	SLATE COMMERCIAL	☐ APPLICANT	KIRKMAN ENGINEERING
CONTACT PERSON	KRIS RAMJI	CONTACT PERSON	JOSHUA INCE
ADDRESS	[redacted]	ADDRESS	[redacted]
	[redacted]		
CITY, STATE & ZIP	[redacted]	CITY, STATE & ZIP	[redacted]
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KARIM RAMJI [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."

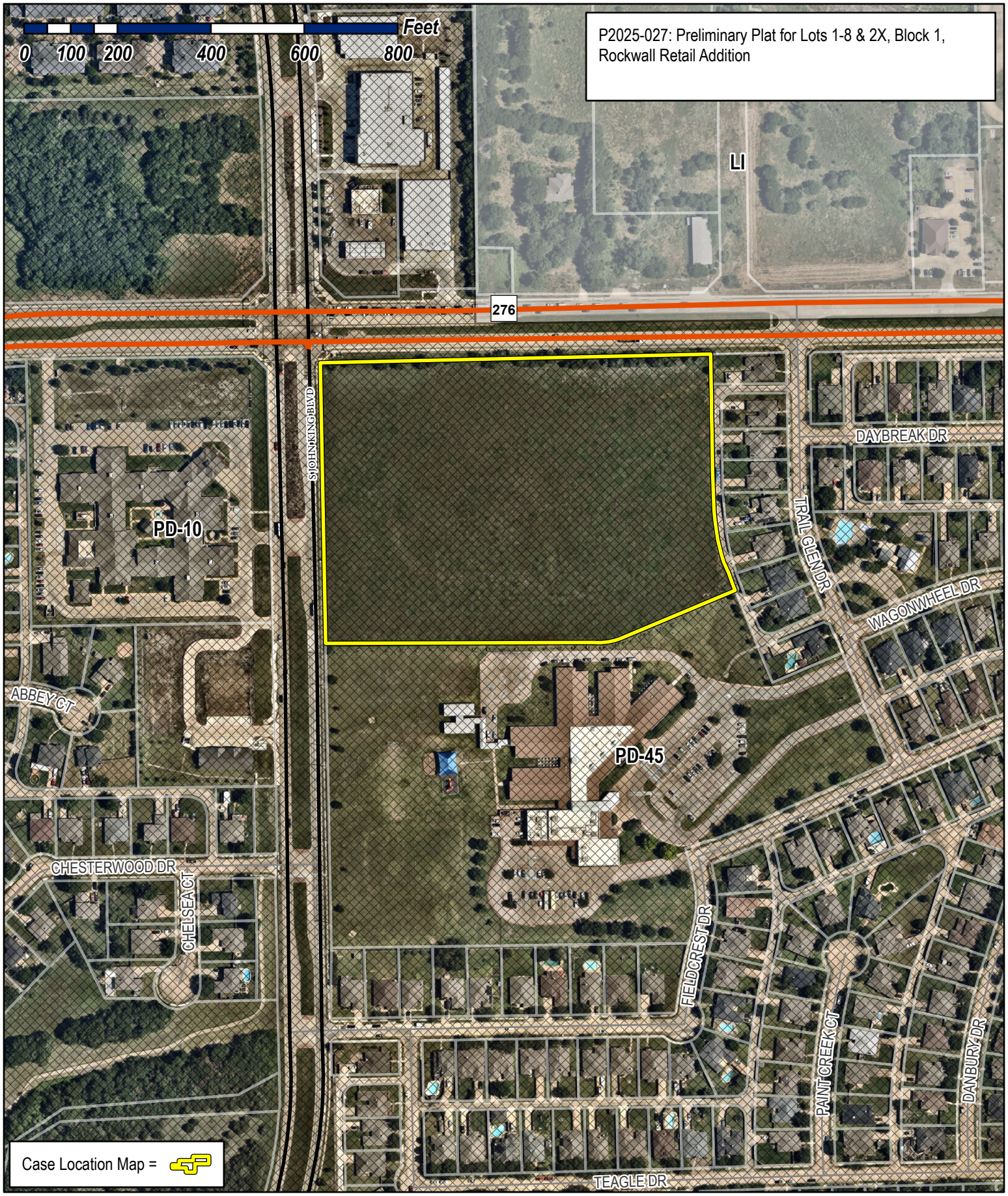
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13TH *DAY OF* August, 2025.

OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Norma Mungia

NORMA MUNGIA
Notary Public, State of Texas
Comm. Expires 07-21-2029
Notary ID 11958670

MY COMMISSION EXPIRES 7/21/2029



City of Rockwall

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

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

VICINITY MAP - NOT TO SCALE



LEGEND OF ABBREVIATIONS

D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
DOC.#	DOCUMENT NUMBER
C.M.	CONTROLLING MONUMENT
SQ. FT.	SQUARE FEET
ROW	RIGHT OF WAY
CRS	CAPPED REBAR SET

SCALE: 1" = 60'

LOT 1, BLOCK A
VRE ROCKWALL ADDITION
VOLUME H, PG. 271-272, P.R.R.C.T.

LOT 1, BLOCK 1
CAMBRIDGE ESTATES
DOC.# 20230000011484, O.P.R.R.C.T.

TRACT 2 DESCRIBED IN THE DEED TO RESERVE CAPITAL - ROCKWALL INDUSTRIAL SPE LLC DOC.# 20230000005109, O.P.R.R.C.T.

TRACT 1 DESCRIBED IN THE DEED TO RESERVE CAPITAL - ROCKWALL INDUSTRIAL SPE LLC DOC.# 20230000005109, O.P.R.R.C.T.

STATE OF TEXAS
DOC.# 20160000015091, O.P.R.R.C.T.

STATE OF TEXAS
DOC.#20160000015096, O.P.R.R.C.T.

R.O.W. DEDICATION
VOL. H, PG. 271-272, P.R.R.C.T.

JUDGEMENT TO STATE OF TEXAS
DOC.# 20190000008102, O.P.R.R.C.T.

STATE HIGHWAY 276

(RIGHT-OF-WAY VARIES, CALLED 135' AT THIS POINT PER DOC.# 20190000008102)

CALLED CENTERLINE PER DOC.# 20160000015091, O.P.R.R.C.T.

20' UTILITY EASEMENT TO FARMERS ELEC. CO-OP VOL. 216, PG. 176, D.R.R.C.T. (SHOWN AS 10' UTILITY EASEMENT ON VOL. E, PG. 177, P.R.R.C.T.)

(APPROXIMATE LOCATION OF SURVEY ABSTRACT LINE AS SHOWN ON TXDOT MAPS)
J.M. ALLEN SURVEY, ABSTRACT #2
W. BAIRD SURVEY, ABSTRACT #25

10' SCREENING, LANDSCAPE & SIDEWALK E, VOL. E, PG. 177, P.R.R.C.T.

N43°48'33"E 68.87'

1/2" REBAR "WINDROSE" BEARS N84° E 0.61'

1/2" REBAR (C.M.) GRID N: 7018932.78 GRID E: 2603439.51

N89°06'57"E 791.78'

GI TOP=581.8'
GI TOP=582.7' FL=574.8'
GI TOP=582.7' FL=576.5'
GI TOP=581.8' FL=577.1'
GI TOP=581.7' FL=578.0'
GI TOP=582.1' FL=580.0'
GI TOP=580.3' FL=575.48'
RIM=579.2'
RIM=584.0'

CONCRETE PAVEMENT
CONCRETE SIDEWALK
UG ELEC.
UV ELEC.
OU
UP
WM
GAS
FH

220.40' (LOT)
124.03' (LOT)
182.36' (LOT)
69.94' (LOT)
195.00' (LOT)

10' UTILITY EASEMENT (PROPOSED)
WATER EASEMENT (PROPOSED)
24' UTILITY EASEMENT (PROPOSED)
20' DRAINAGE EASEMENT (PROPOSED)
20' WATER EASEMENT (PROPOSED)
25' ACCESS, FIRELANE & UTILITY EASEMENT (PROPOSED)

LOT 3
1.248 ACRES
54,373 SQ. FT.

LOT 4
0.755 ACRES
32,897 SQ. FT.

LOT 5
1.110 ACRES
48,366 SQ. FT.

LOT 6
1.187 ACRES
51,723 SQ. FT.

LOT 1, BLOCK D
LOFLAND FARMS, PHASE 3
VOLUME E, PG. 177-178, P.R.R.C.T.

10' TXU ELECTRIC EASEMENT VOL. E, PG. 177, P.R.R.C.T.

1/2" REBAR "WINDROSE"
5/8" REBAR

LOT 2, BLOCK D
LOFLAND FARMS, PHASE 3
VOLUME E, PG. 177-178, P.R.R.C.T.

LOT 3, BLOCK D
LOFLAND FARMS, PHASE 3
VOLUME E, PG. 177-178, P.R.R.C.T.

LOT 4, BLOCK D
LOFLAND FARMS, PHASE 3
VOLUME E, PG. 177-178, P.R.R.C.T.

5/8" REBAR "DOWDY"
10' TXU TRANSFORMER EASEMENT VOL. E, PG. 177, P.R.R.C.T.
TRANSFORMER
UV CABLE

LOT 5, BLOCK D
LOFLAND FARMS, PHASE 3
VOLUME E, PG. 177-178, P.R.R.C.T.

L=211.95', R=585.00'
Δ=20°45'33"
S11°15'33"E~210.80'

LOT 6, BLOCK D
LOFLAND FARMS, PHASE 3
VOLUME E, PG. 177-178, P.R.R.C.T.

LOT 7, BLOCK D
LOFLAND FARMS, PHASE 3
VOLUME E, PG. 177-178, P.R.R.C.T.

LOT 8, BLOCK D
LOFLAND FARMS, PHASE 3
VOLUME E, PG. 177-178, P.R.R.C.T.

LOT 9, BLOCK D
LOFLAND FARMS, PHASE 3
VOLUME E, PG. 177-178, P.R.R.C.T.

TRAIL GLEN
(50' ROW PER VOL. E, PG. 177, P.R.R.C.T.)

20' ALLEY
VOLUME E, PG. 177-178, P.R.R.C.T.

S00°52'47"E 311.78'
46.56' (LOT)

1/2" REBAR "WINDROSE"
1/2" REBAR "OWENS"

S. JOHN KING BOULEVARD
(CALLED 110' R.O.W. AT THIS POINT PER VOL. H, PG. 325-326, P.R.R.C.T.)

LOT 1, BLOCK 1
ROCKWALL BYPASS ADDITION
VOLUME H, PG. 325-326, P.R.R.C.T.

LOT 2
0.865 ACRES
37,664 SQ. FT.

LOT 2X
OPEN SPACE & DETENTION
0.469 ACRES
20,447 SQ. FT.

LOT 7
1.135 ACRES
49,433 SQ. FT.

LOT 8
3.838 ACRES
167,182 SQ. FT.

LOT 1
1.228 ACRES
53,481 SQ. FT.

N88°57'11"E 59.61' (LOT)
S00°51'34"E 48.06' (LOT)
S89°06'32"W 208.89' (LOT)
109.87' (LOT)
99.01' (LOT)
S89°06'56"W 124.03' (LOT)
S89°06'55"W 182.36' (LOT)
137.89' (LOT)
168.50' (LOT)
N89°06'55"E 195.04' (LOT)
N01°01'52"W 574.60'
168.83' (LOT)
98.94' (LOT)
N89°25'04"E 267.78' (LOT)
253.30' (LOT)
206.32' (LOT)
S00°53'28"E
206.85' (LOT)
120.61' (LOT)
265.23' (LOT)
217.43' (LOT)
N00°52'13"W 265.23' (LOT)
265.22' (LOT)
S00°53'03"E
N00°52'13"W 358.24' (LOT)
N00°54'13"W 358.19' (LOT)
S00°54'13"E 358.19' (LOT)
200.69' (LOT)
199.18' (LOT)
S00°52'47"E 265.22' (LOT)

POINT OF BEGINNING

20' SEWER EASEMENT (PROPOSED)

S66°17'04"W 205.02'

1/2" REBAR "OWENS" BEARS N28°W | 0.26'

15' UTILITY EASEMENT VOL. E, PG. 375, P.R.R.C.T.

S89°05'47"W 565.61'

267.21' (LOT)
138.10' (LOT)
160.30' (LOT)

55.0'
55.0'

1/2" REBAR "OWENS" GRID N: 7018358.36 GRID E: 2603449.85

LOT 1, BLOCK A
JOHN KING OFFICE PARK
DOC.# 20230000020106, O.P.R.R.C.T.

LOT 1, BLOCK 1
ROCKWALL ELEMENTARY SCHOOL #8
IN LOFLAND FARMS ADDITION
VOLUME E, PG. 375-376, P.R.R.C.T.

24' FIRELANE EASEMENT VOL. E, PG. 375, P.R.R.C.T.

L=125.42', R=315.00'
Δ=22°48'44"
S77°41'24"W~124.59'

ENGINEER

kirkman ENGINEERING

Kirkman Engineering, LLC
5200 State Highway 121
Colleyville, TX 76034
Phone: 817-488-4960
patrick.filson@trustke.com

JOB NO.	2021.001.224
DRAWN:	BCS
CHECKED:	JHB

TABLE OF REVISIONS

DATE	SUMMARY

SURVEYOR
BARTON CHAPA SURVEYING, LLC
JOHN H. BARTON, III RPLS# 6737
3601 NE. LOOP 820, FORT WORTH TX, 76137
(817) 864-1957
JACK@BCSDFW.COM

OWNER
BALLOUT 5, LLC
1910 OAK POINT DRIVE, ALLEN TX 75013

PRELIMINARY PLAT
LOTS 1-8 & 2X, BLOCK 1 ROCKWALL RETAIL

11.836 ACRES OUT OF THE W.H. BAIRD SURVEY, ABSTRACT #25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET:

1 OF 2

CITY CASE#XXXXXXXX

STATE OF TEXAS §

COUNTY OF ROCKWALL §

WHEREAS BALLOUT 5, LLC is the owner of a tract of land out of the W.H. Baird Survey, Abstract Number 25, in the City of Rockwall, Rockwall County, Texas, and being that same tract described by deed to **BALLOUT 5, LLC** as recorded under Document Number 20220000021793, Official Public Records, Rockwall County, Texas, (O.P.R.R.C.T.), the subject tract being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

BEGINNING at a 1/2 inch rebar found fort the southwest corner of said Ballout 5 tract and the herein described tract;

THENCE with the perimeter and to the corners of said Ballout 5 tract, the following calls:

1. North 01 degrees 01 minutes 52 seconds West, a distance of 574.60 feet to a 1/2 inch rebar found;

2. North 43 degrees 48 minutes 33 seconds East, a distance of 68.87 feet to a point from which a 1/2 inch rebar with cap stamped, "WINDROSE" found bears North 84 degrees East, a distance of 0.61 feet;

3. North 89 degrees 06 minutes 57 seconds East, a distance of 791.78 feet to a 1/2 inch rebar with cap stamped, "WINDROSE" found;

4. South 00 degrees 52 minutes 47 seconds East, a distance of 311.78 feet to a 1/2 inch rebar with cap stamped, "WINDROSE" found at the beginning of a tangent curve to the left, having a radius of 585.00 feet, with a delta angle of 20 degrees 45 minutes 33 seconds, whose chord bears South 11 degrees 15 minutes 33 seconds East, a distance of 210.80 feet;

5. Along said tangent curve to the left, an arc length of 211.95 feet to a 1/2 inch rebar with cap stamped, "OWENS" found;

6. South 66 degrees 17 minutes 04 seconds West, a distance of 205.02 feet to the beginning of a tangent curve to the right, having a radius of 315.00 feet, with a delta angle of 22 degrees 48 minutes 44 seconds, whose chord bears South 77 degrees 41 minutes 24 seconds West, a distance of 124.59 feet;

7. Along said tangent curve to the right, an arc length of 125.42 feet to a 1/2 inch rebar with cap stamped, "OWENS" found;

8. South 89 degrees 05 minutes 47 seconds West, a distance of 565.61 feet, returning to the **POINT OF BEGINNING** and enclosing 11.836 acres (515,575 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

BALLOUT 5, LLC, the undersigned, owner of the land shown on this plat and designated as **ROCKWALL RETAIL, LOTS 1-8 & LOT 2X, BLOCK 1,** subdivision in the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the **ROCKWALL RETAIL, LOTS 1-8 & LOT 2X, BLOCK 1** subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

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

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

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

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

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

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall. I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

_____

Ballout 5, LLC (authorized agent)

STATE OF TEXAS §

COUNTY OF _____ §

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

_____

Notary Public in and for

the State of Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

SURVEYOR'S CERTIFICATE

I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, 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.

Date of Plat/Map: **April 17, 2025**

_____

John H. Barton III, RPLS# 6737

STATE OF TEXAS §

COUNTY OF _____ §

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

_____

Notary Public in and for

the State of Texas

SURVEYOR'S NOTES:

1. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.0001461.
2. This property lies within Zone "X" of the Flood Insurance Rate Map for Rockwall County, Texas and Incorporated Areas, map no. 48397C0045L, with an effective date of September 26, 2008, via scaled map location and graphic plotting.
3. Monuments are found unless specifically designated as set.
4. Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).

PLAT NOTES:

1. 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.
2. Selling a portion of this addition by metes and bounds is unlawful and a violation of the subdivision ordinance of the city and chapter 212, municipal regulation of subdivisions and property development, of the Texas Local Government Code, and shall be subject to the city withholding utilities and building permits.
3. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.
4. All fire lanes will be constructed, maintained, repaired and replaced by the property owner. Fire lanes shall be constructed in accordance with the approved civil engineering plans for both on-site and off-site fire lane improvements.
5. The subject property is zoned PD-45.

_____ _____

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 Planning Director of the City of Rockwall on the _____ day of_____, 20_____.
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_____, 20_____.

_____
Mayor, City of Rockwall

_____
City Secretary

_____
City Engineer

ENGINEER

kirkman ENGINEERING

Kirkman Engineering, LLC
5200 State Highway 121
Colleyville, TX 76034
Phone: 817-488-4960
patrick.filson@trustke.com

JOB NO.	2021.001.224
DRAWN:	BCS
CHECKED:	JHB

TABLE OF REVISIONS

DATE	SUMMARY

SURVEYOR
BARTON CHAPA SURVEYING, LLC
JOHN H. BARTON, III RPLS# 6737
3601 NE. LOOP 820, FORT WORTH TX, 76137
(817) 864-1957
JACK@BCSDFW.COM

OWNER
BALLOUT 5, LLC
1910 OAK POINT DRIVE, ALLEN TX 75013

PRELIMINARY PLAT
LOTS 1-8 & 2X, BLOCK 1 ROCKWALL RETAIL

11.836 ACRES OUT OF THE
W.H. BAIRD SURVEY,
ABSTRACT #25
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

SHEET:

2 OF 2

CITY CASE#XXXXXXXX

LAYOUT & DIMENSIONAL CONTROL NOTES:

1. BOUNDARY LINES AND EASEMENT: REFER TO THE FINAL PLAT TO VERIFY PROPERTY LINES AND EXISTING EASEMENT LOCATIONS.
2. DIMENSION CONTROL: UNLESS NOTED OTHERWISE, ALL PAVING DIMENSIONS SHOWN ARE TO FACE OF CURB.
3. CURB RADII: UNLESS NOTED OTHERWISE, ALL CURB RADII SHALL BE 3' AT FACE OF CURB.
4. BUILDING DIMENSIONS: REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES PRIOR TO CONSTRUCTION.
6. ALL COORDINATES ARE U.S. SURVEY FEET, NAD '83 SURFACE.

NOTE TO CONTRACTOR

THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM LOCATIONS SHOWN ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

SITE PLAN KEY	
1	PROP. METER (DOMESTIC)
2	PROP. DCDC (FIRE SERVICE)
3	PROP. METER (IRRIGATION)

Know what's **below.** **Call** before you dig.

SITE BENCHMARKS

BM NO. ###
DESCRIPTION
NORTHING, EASTING

ELEVATION = ###.##

BM NO. ###
DESCRIPTION
NORTHING, EASTING

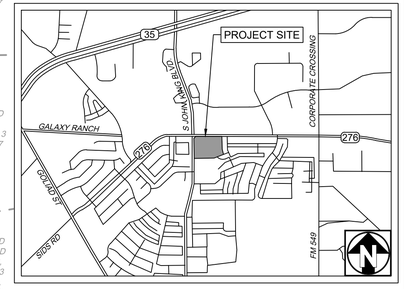
ELEVATION = ###.##

LEGEND

- PROPOSED SIGN
- FIRE LANE STRIPING (FIRELANE)
- PROPOSED FIRE HYDRANT (FH)
- PROPOSED SANITARY MANHOLE (SS)
- PROPOSED CURB INLET
- PROPOSED JUNCTION BOX
- ACCESSIBLE ROUTE
- PARKING COUNT (10)
- PROPOSED RETAINING WALL
- PROPOSED FDC
- PROPERTY BOUNDARY

SITE PLAN DATA TABLE	
EXISTING ZONING	PD
PROPOSED ZONING	COMMERCIAL
LOT AREA (SF) / (ACRES)	513,137 / 11.78
TOTAL BUILDING AREA (SF)	31,850
BUILDING HEIGHT	24'-0" (1 STORY)
BUILDING LOT COVERAGE (%) / FLOOR AREA RATIO	6.21% / 0.062:1

PARKING DATA TABLE	
RETAIL/GAS STATION/LIMITED RESTAURANT PARKING REQUIREMENT	1 SPACE PER 250 SF
FULL RESTAURANT PARKING REQUIREMENT	1 SPACE PER 100 SF
PORTION OF BUILDING RETAIL/GAS/LIMITED REST.	94% / 29929 SF
PORTION OF BUILDING FULL RESTAURANT	6% / 1921 SF
RETAIL/GAS/LIMITED REST. PARKING SPACES REQUIRED	120 SPACES
FULL RESTAURANT PARKING SPACES REQUIRED	19 SPACES
TOTAL PARKING SPACES REQUIRED	139 SPACES
TOTAL PARKING SPACES PROVIDED	155 SPACES
REQUIRED ADA PARKING	6 SPACES (4 VAN)
PROVIDED ADA PARKING	8 SPACES (8 VAN)



VICINITY MAP

N.T.S.

GRAPHIC SCALE

0 40 80 FEET

SCALE: 1" = 40'

SITE PLAN

CITY PROJECT NO. SPXX-XXXX

ROCKWALL RETAIL

11.78 ACRES
LOT 1-8, BLOCK 1
SURVEY ADDITION NAME
(INST. NO. 20190215010000670)
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
PREPARATION DATE: August 13, 2025

OWNER/APPLICANT
SLATE COMMERCIAL
5726 LEBANON RD. #144589
FRISCO, TX 75034
PH: 214-208-6650
CONTACT: MATT BODZY

LANDSCAPE ARCHITECT
LONDON LANDSCAPES
P.O. BOX 344
MARIETTA, OKLAHOMA 73448
PH: 979-800-0676
CONTACT: AMY LONDON, RLA

ENGINEER
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-488-4960
CONTACT: PATRICK FILSON PM, PE

SURVEYOR
BARTON CHAPA SURVEYING
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-864-1957
CONTACT: JACK BARTON, RPLS

PRELIMINARY FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR THE PURPOSES OF CONSTRUCTION, BIDDING OR PERMIT. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:

PATRICK C. FILSON
P.E.# 108577
DATE: August 13, 2025

ROCKWALL RETAIL

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REV:	DATE:	DESCRIPTION:

kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: KRJ24010

ISSUE DATE:

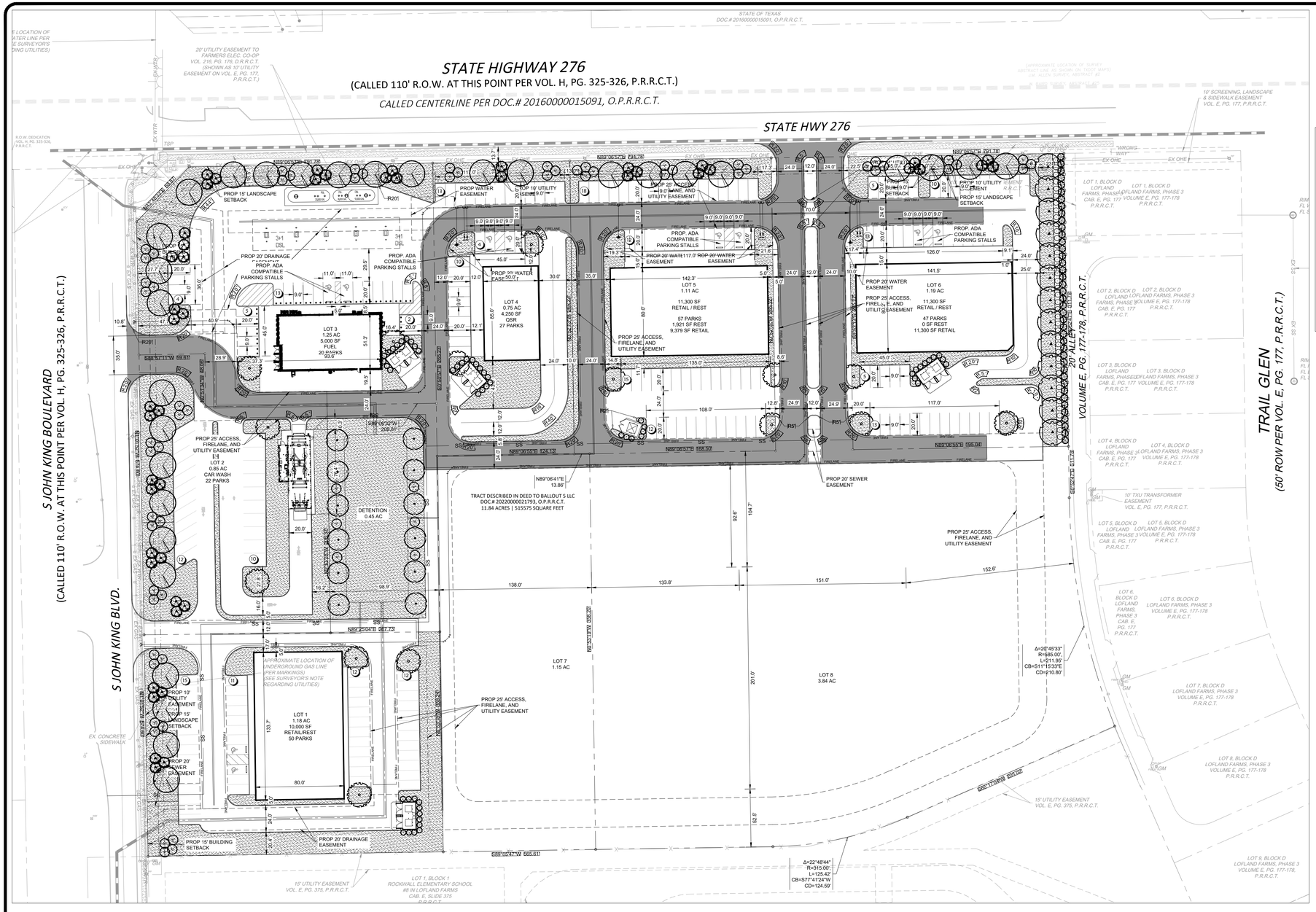
PRELIMINARY SITE PLAN

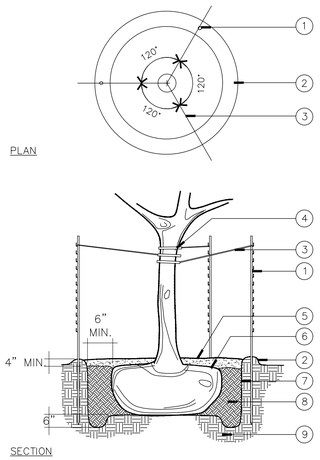
SHEET:

V1.0

FILE PATH: K:\Jobs\KRJ24010_Rockwall\Drawings\00_ENGR\03 - Production\Jobs\KRJ24010_Rockwall\Drawings\00_ENGR\03 - Production\C3.0 SITE PLAN_KRJ24010

FILENAME: C3.0 SITE PLAN_KRJ24010.dwg
PLOTTED BY: Zakaa Ivey
PLOTTED DATE: 8/13/2025


STATE HIGHWAY 276
(CALLED 110' R.O.W. AT THIS POINT PER VOL. H, PG. 325-326, P.R.R.C.T.)
CALLED CENTERLINE PER DOC.# 20160000015091, O.P.R.R.C.T.
STATE HWY 276
S JOHN KING BOULEVARD
(CALLED 110' R.O.W. AT THIS POINT PER VOL. H, PG. 325-326, P.R.R.C.T.)
S JOHN KING BLVD.
TRAIL GLEN
(50' ROW PER VOL. E, PG. 177, P.R.R.C.T.)
20' ALLEY
VOLUME E, PG. 177-178, P.R.R.C.T.
LOT 1
1.25 AC
5,000 SF
FUEL
20 PARKS
93.6
LOT 2
0.85 AC
CAR WASH
22 PARKS
LOT 3
1.11 AC
11,300 SF
RETAIL / REST
57 PARKS
1,921 SF REST
9,379 SF RETAIL
LOT 4
0.75 AC
4,250 SF
QSR
27 PARKS
LOT 5
1.11 AC
11,300 SF
RETAIL / REST
57 PARKS
1,921 SF REST
9,379 SF RETAIL
LOT 6
1.19 AC
11,300 SF
RETAIL / REST
47 PARKS
0 SF REST
11,300 SF RETAIL
LOT 7
1.15 AC
LOT 8
3.84 AC
LOT 1
1.18 AC
10,000 SF
RETAIL/REST
50 PARKS
DETENTION
0.45 AC
TRACT DESCRIBED IN DEED TO BALLOUT 5 LLC
DOC# 20220000021793, O.P.R.R.C.T.
11.84 ACRES | 515575 SQUARE FEET
PROP 15' LANDSCAPE SETBACK
PROP 10' UTILITY EASEMENT
PROP 20' WATER EASEMENT
PROP 25' ACCESS, FIRELANE, AND UTILITY EASEMENT
PROP. ADA COMPATIBLE PARKING STALLS
PROP 20' DRAINAGE EASEMENT
PROP 20' SEWER EASEMENT
PROP 15' BUILDING SETBACK
PROP 10' UTILITY EASEMENT
PROP 20' WATER EASEMENT
PROP 25' ACCESS, FIRELANE, AND UTILITY EASEMENT
PROP 15' LANDSCAPE SETBACK
PROP. ADA COMPATIBLE PARKING STALLS
PROP 20' SEWER EASEMENT
PROP 25' ACCESS, FIRELANE, AND UTILITY EASEMENT
PROP 10' UTILITY EASEMENT
PROP 15' LANDSCAPE SETBACK
PROP. ADA COMPATIBLE PARKING STALLS
PROP 25' ACCESS, FIRELANE, AND UTILITY EASEMENT
PROP 15' BUILDING SETBACK
PROP 20' DRAINAGE EASEMENT
PROP 10' UTILITY EASEMENT
PROP 15' LANDSCAPE SETBACK
PROP 20' DRAINAGE
PROP. ADA COMPATIBLE PARKING STALLS
PROP 25' ACCESS, FIRELANE, AND UTILITY EASEMENT
PROP 20' WATER EASEMENT
PROP 25' ACCESS, FIRELANE, AND UTILITY EASEMENT
PROP 10' UTILITY EASEMENT
PROP 15' LANDSCAPE SETBACK
PROP 10' UTILITY EASEMENT
PROP 15' LANDSCAPE SETBACK
PROP 20' WATER EASEMENT
PROP 25' ACCESS, FIRELANE, AND UTILITY EASEMENT
PROP 20' SEWER EASEMENT
PROP 25' ACCESS, FIRELANE, AND UTILITY EASEMENT
PROP 20' WATER EASEMENT
PROP 25' ACCESS, FIRELANE, AND UTILITY EASEMENT
PROP 20' SEWER EASEMENT
PROP 25' ACCESS, FIRELANE, AND UTILITY EASEMENT
PROP 20' DRAINAGE EASEMENT
PROP 15' BUILDING SETBACK
PROP 20' SEWER EASEMENT
PROP 25' ACCESS, FIRELANE, AND UTILITY EASEMENT
PROP 20' SEWER EASEMENT
PROP 25' ACCESS, FIRELANE, AND UTILITY EASEMENT
PROP 10' UTILITY EASEMENT
PROP 15' LANDSCAPE SETBACK
PROP 10' UTILITY EASEMENT
PROP 15' LANDSCAPE SETBACK
PROP 20' WATER EASEMENT
PROP 25' ACCESS, FIRELANE, AND UTILITY EASEMENT
PROP 20' SEW



PLAN

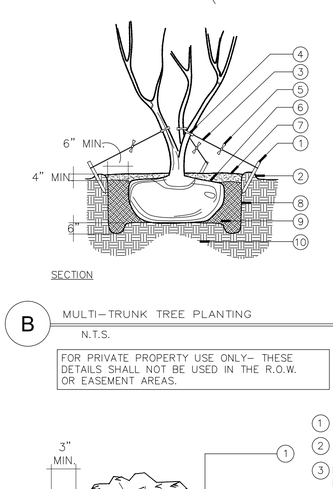
SECTION

1. 2"x2"x8' STEEL FENCE "T" POST, 3 PER TREE, SPACED EQUALLY, MATERIAL PER NOTES AND/OR SPECS.
2. 4" EARTH SAUCER
3. GALVANIZED GUY WIRE, ADD TURNBUCKLES IF NECESSARY TO STABILIZE TREE
4. RUBBER CHAFING GUARD
5. 3" ORGANIC MULCH
6. ROOT BALL: REMOVE BURLAP, BURLAP TIES, AND WIRE BASKET FROM TOP 1/3 OF ROOTBALL. REMOVE ALL NYLON STRINGS, PLASTIC LINERS, AND OTHER SYNTHETIC MATERIALS FROM THE ENTIRE ROOTBALL. (AS NECESSARY)
7. PLANTING PIT EXCAVATED 12" LARGER (MIN.) THAN WIDTH OF ROOTBALL. PIT DEPTH AS NEEDED TO SET ROOTBALL COLLAR AT PROPOSED FINISHED GRADE. PLACE ROOTBALL ON SOLID SOIL AND NOT LOOSE BACKFILL.
8. PIT BACKFILL SOIL PER SPECIFICATIONS
9. UNDISTURBED EARTH

A TREE PLANTING

N.T.S.

FOR PRIVATE PROPERTY USE ONLY– THESE DETAILS SHALL NOT BE USED IN THE R.O.W. OR EASEMENT AREAS.



PLAN

SECTION

1. 2"x2"x24" WOOD STAKE, 3 PER TREE, SPACED EQUALLY
2. 4" EARTH SAUCER
3. GALVANIZED GUY WIRE, ADD TURNBUCKLES IF NECESSARY TO STABILIZE TREE
4. RUBBER CHAFING GUARD
5. WARNING FLAGS
6. ROOT BALL: REMOVE BURLAP, BURLAP TIES, AND WIRE BASKET FROM TOP 1/3 OF ROOTBALL. REMOVE ALL NYLON STRINGS, PLASTIC LINERS, AND OTHER SYNTHETIC MATERIALS FROM THE ENTIRE ROOTBALL.
7. 3" ORGANIC MULCH
8. PLANTING PIT EXCAVATED 12" LARGER (MIN.) THAN WIDTH OF ROOTBALL. PIT DEPTH AS NEEDED TO SET ROOTBALL COLLAR AT PROPOSED FINISHED GRADE. PLACE ROOTBALL ON SOLID SOIL AND NOT LOOSE BACKFILL.
9. PIT BACKFILL SOIL
10. UNDISTURBED EARTH

B MULTI–TRUNK TREE PLANTING

N.T.S.

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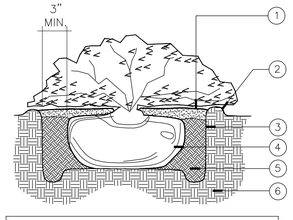
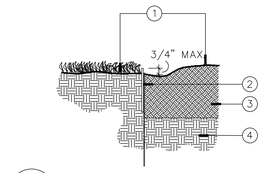


1. 3" ORGANIC MULCH LAYER.
2. 3" HIGH EARTH SAUCER
3. PLANTING PIT: EXCAVATE 6" LARGER (MIN.) THAN WIDTH OF ROOTBALL, W/ PIT DEPTH AS NEEDED TO SET ROOTBALL @ PROPOSED FINISHED GRADE. PLACE ROOTBALL ON SOLID SOIL AND NOT LOOSE BACKFILL. SCARIFY SIDES OF PIT. PROVIDE CONTINUOUS PIT FOR MASSED BED PLANTING.
4. ROOT BALL: REMOVE FROM CONTAINER. GENTLY SCARIFY GIRDERED ROOTS AS NEEDED. REMOVE ALL TAGS & TWINE.
5. PIT BACKFILL W/ PREPARED SOIL BED MIX PER SPECIFICATIONS. PROVIDE CONTINUOUS SOIL BED MIX IN MASS PLANTINGS.
6. UNDISTURBED EARTH

FOR PRIVATE PROPERTY USE ONLY– THESE DETAILS SHALL NOT BE USED IN THE R.O.W. OR EASEMENT AREAS.

C SHRUB PLANTING

N.T.S.

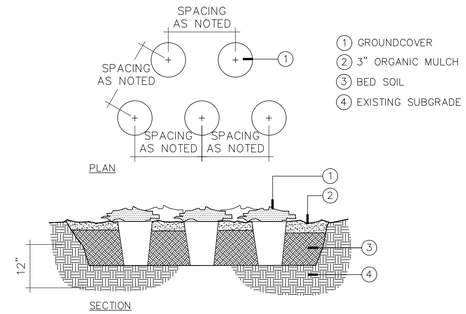


1. DIFFERENT SURFACE TREATMENTS.
2. STEEL EDGING
3. BED SOIL. 6" MINIMUM DEPTH.
4. NATIVE SOIL

D STEEL EDGING

N.T.S.

FOR PRIVATE PROPERTY USE ONLY– THESE DETAILS SHALL NOT BE USED IN THE R.O.W. OR EASEMENT AREAS.



1. GROUNDCOVER
2. 3" ORGANIC MULCH
3. BED SOIL
4. EXISTING SUBGRADE

E GROUNDCOVER PLANTING

N.T.S.

FOR PRIVATE PROPERTY USE ONLY– THESE DETAILS SHALL NOT BE USED IN THE R.O.W. OR EASEMENT AREAS.

LANDSCAPE NOTES

1. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY & LANDSCAPE ASSOCIATION (TNLA) SPECIFICATIONS, GRADES AND STANDARDS.
2. ALL PLANT SUBSTITUTIONS ARE SUBJECT TO TOWN APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
3. ALL TURF AREAS TO BE ESTABLISHED PRIOR TO THE CERTIFICATE OF OCCUPANCY, UNLESS OTHERWISE APPROVED BY THE TOWN.
4. GROUND COVERS USED IN LIEU OF TURF GRASS MUST PROVIDE COMPLETE COVERAGE WITHIN ONE (1) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE TOWN.
5. TREES MUST BE PLANTED FOUR FEET OR GREATER FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS, AND/OR OTHER STRUCTURES. THE TOWN HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
6. TREE PITS SHALL HAVE ROUGHENED SIDES AND BE TWO TO THREE TIMES WIDER THAN THE ROOT BALL OF THE TREE IN ORDER TO FACILITATE HEALTHY ROOT GROWTH. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITH IN A 24–HOUR PERIOD, THE CONTRACTOR SHALL PROVIDE BERMING, OR DEVISE ALTERNATIVE DRAINAGE.
7. TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE "TRUNK FLARE".
8. THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS.
9. BURLAP, TWINE, AND WIRE BASKETS SHALL BE LOOSENED AND PULLED BACK FROM THE TRUNK OF TREE AS MUCH AS POSSIBLE.
10. TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SATURATION. IF SOIL BECOMES SATURATED, THE WATERING SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF THE EXCESS WATER.
11. A 3–4" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 1–2" FROM THE TRUNK OF THE TREE.
12. NO PERSON(S) OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LIKELY LEAD TO THE DEATH OF THE TREE. IMPROPER OR MALICIOUS TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO, TOPPING OR OTHER UNSYMMETRICAL TRIMMING OF TREES, TRIMMING TREES WITH A BACKHOE, OR USE OF FIRE OR POISON TO CAUSE THE DEATH OF A TREE.
13. TOPSOIL SHALL BE A MINIMUM OF 8 INCHES IN DEPTH IN PLANTING AREAS. SOIL SHALL BE FREE OF STONES, ROOTS, AND CLODS AND ANY OTHER FOREIGN MATERIAL THAT IS NOT BENEFICIAL FOR PLANT GROWTH.
14. ALL PLANT BEDS SHALL BE TOP–DRESSED WITH A MINIMUM OF 3 INCHES OF MULCH.
15. TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET. TREES OVERHANGING PUBLIC STREET PAVEMENT DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14 FEET.
16. A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS, WHERE SHRUBS ARE NOT TO EXCEED 30 INCHES IN HEIGHT, AND TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 9 FEET.
17. TREES PLANTED ON A SLOPE SHALL HAVE THE TREE WELL AT THE AVERAGE GRADE OF SLOPE.
18. NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN 3 FEET IN WIDTH. ALL BEDS LESS THAN 3 FEET IN WIDTH SHALL BE GRASS, GROUNDCOVER, OR SOME TYPE OF FIXED PAVING.
19. THE OWNER, TENANT, AND/OR THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERMANENCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF LANDSCAPED AREAS.
20. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY WITHIN 30 DAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE CITY.
21. LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OFF TRASH, LITTER, AND WEEDS.
22. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM.
23. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON RIGHT–OF–WAY, SIDEWALKS, OR EASEMENTS TO THE EXTENT THAT THE VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
24. NO PLANTING AREAS SHALL EXCEED 3:1 SLOPE.
25. EARTHEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS. CONTRACTOR MUST CORRECT SLIPPAGE OR DAMAGE TO THE SMOOTH FINISH GRADE OF THE BERM PRIOR TO ACCEPTANCE.
26. PRIOR TO CALLING FOR A LANDSCAPE INSPECTION, CONTRACTOR IS RESPONSIBLE FOR MARKING ALL MANHOLES, VALVES, WATER METERS, CLEANOUTS, AND OTHER UTILITY APPURTENANCES WITH FLAGGING FOR FIELD VERIFICATION BY THE CITY.

LONDON LANDSCAPES
P.O. Box 344 Marietta, Oklahoma 73448
PHONE: 972-800-0676

REGISTERED LANDSCAPE ARCHITECT
DAVID S. LONDON
STATE OF TEXAS
4/7/25

ROCKWALL RETAIL

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REV:	DATE:	DESCRIPTION:

kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: KRJ24010

ISSUE DATE: 4/7/25

LANDSCAPE DETAILS

SHEET:

L1.01

811 Know what's below. Call before you dig.

SITE BENCHMARKS

BM NO. ###
DESCRIPTION
NORTHING, EASTING
ELEVATION = ###.##

BM NO. ###
DESCRIPTION
NORTHING, EASTING
ELEVATION = ###.##

PRELIMINARY FOR REVIEW ONLY
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PATRICK C. FILSON
P.E.# 108577
DATE: August 13, 2025

LEGEND

- PROPOSED DRAINAGE AREA LABEL — BASIN NAME: DA1; ACRES: 1.82 Ac.; Q100 (cfs): 14.52
- PROPOSED DRAINAGE AREA DIVIDE
- EXISTING DRAINAGE FLOW ARROW
- PROPOSED DRAINAGE FLOW ARROW
- EXISTING CONTOUR — 500
- PROPOSED CONTOUR — 500
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- PROPERTY BOUNDARY

NOTE TO CONTRACTOR
EXISTING PRIVATE AND PUBLIC STORM SEWER AND UTILITY INFRASTRUCTURE ARE SHOWN PER RECORD DRAWING PLANS. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM LOCATIONS SHOWN ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

LOT 1, BLOCK A
VRE ROCKWALL ADDITION
VOLUME H, PG. 271-272, P.R.R.C.T.

LOT 1, BLOCK 1
CAMBRIDGE ESTATES
DOC.# 20230000011484, O.P.R.R.C.T.

TRACT 2 DESCRIBED IN THE DEED TO RESERVE CAPITAL - ROCKWALL INDUSTRIAL SPE LLC DOC.# 20230000005109, O.P.R.R.C.T.

TRACT 1 DESCRIBED IN THE DEED TO RESERVE CAPITAL - ROCKWALL INDUSTRIAL SPE LLC DOC.# 20230000005109, O.P.R.R.C.T.

JUDGEMENT TO STATE OF TEXAS DOC.# 20190000008102, O.P.R.R.C.T.
R.O.W. DEDICATION VOL. H, PG. 271-272, P.R.R.C.T.

STATE OF TEXAS DOC.# 20160000015096, O.P.R.R.C.T.

STATE OF TEXAS DOC.# 20160000015091, O.P.R.R.C.T.

APPROXIMATE LOCATION OF UNDERGROUND WATER LINE PER MARKINGS (SEE SURVEYOR'S NOTE REGARDING UTILITIES)

STATE HIGHWAY 276

(CALLED 110' R.O.W. AT THIS POINT PER VOL. H, PG. 325-326, P.R.R.C.T.)

CALLED CENTERLINE PER DOC.# 20160000015091, O.P.R.R.C.T.

(APPROXIMATE LOCATION OF SURVEY ABSTRACT LINE AS SHOWN ON TXDOT MAPS)
J.M. ALLEN SURVEY, ABSTRACT #2
W. BAIRD SURVEY, ABSTRACT #25

R.O.W. DEDICATION VOL. H, PG. 325-326, P.R.R.C.T.

APPROXIMATE LOCATION OF UNDERGROUND STORM SEWER LINE (SEE SURVEYOR'S NOTE REGARDING UTILITIES)

EX OHE

LOT 1, BLOCK D
LOFLAND FARMS, PHASE 3
VOLUME E, PG. 177-178
P.R.R.C.T.

LOT 2, BLOCK D
LOFLAND FARMS, PHASE 3
VOLUME E, PG. 177-178
P.R.R.C.T.

LOT 3, BLOCK D
LOFLAND FARMS, PHASE 3
VOLUME E, PG. 177-178
P.R.R.C.T.

LOT 4, BLOCK D
LOFLAND FARMS, PHASE 3
VOLUME E, PG. 177-178
P.R.R.C.T.

LOT 5, BLOCK D
LOFLAND FARMS, PHASE 3
VOLUME E, PG. 177-178
P.R.R.C.T.

LOT 6, BLOCK D
LOFLAND FARMS, PHASE 3
VOLUME E, PG. 177-178
P.R.R.C.T.

LOT 7, BLOCK D
LOFLAND FARMS, PHASE 3
VOLUME E, PG. 177-178
P.R.R.C.T.

TRAIL GLEN
(50' ROW PER VOL. E, PG. 177, P.R.R.C.T.)

S JOHN KING BOULEVARD
(CALLED 110' R.O.W. AT THIS POINT PER VOL. H, PG. 325-326, P.R.R.C.T.)

LOT 1, BLOCK 1
ROCKWALL BYPASS ADDITION
VOLUME H, PG. 325-326, P.R.R.C.T.

LOT 1, BLOCK A
JOHN KING OFFICE PARK
DOC.# 20230000020106, O.P.R.R.C.T.

LOT 1, BLOCK 1
ROCKWALL ELEMENTARY SCHOOL #8 IN LOFLAND FARMS
CAB. E, SLIDE 375
P.R.R.C.T.

R.O.W. DEDICATION VOL. E, PG. 375-376, P.R.R.C.T.

LOT 1
1.18 AC
10,000 SF
RETAIL/REST
50 PARKS

LOT 2
0.85 AC
CAR WASH
22 PARKS

LOT 3
1.25 AC
5,000 SF
FUEL
20 PARKS

LOT 4
0.75 AC
4,250 SF
QSR
27 PARKS

LOT 5
1.11 AC
11,300 SF
RETAIL / REST
57 PARKS
1,921 SF REST
9,379 SF RETAIL

LOT 6
1.19 AC
11,300 SF
RETAIL / REST
47 PARKS
0 SF REST
11,300 SF RETAIL

DETENTION
0.45 AC

OFF-1
0.77 ac.
TC=10.00

OFF-2
0.24 ac.
TC=10.00

DA-1
10.82 ac.
TC-10.00

20' ALLEY
VOLUME E, PG. 177-178, P.R.R.C.T.

FIRELANE

DETENTION POND CALCULATIONS - 100 YEAR STORM

EXISTING CONDITIONS:		PROPOSED CONDITIONS:	
ALLOWABLE RUNOFF (cfs):	26.08	PROPOSED C*A (ac):	9.74

STORM (min.)	INTENSITY (in./hr.)	Q (cfs)	INFLOW (cf)	OUTFLOW (cf)	STORAGE (cf)
5	10.20	99.34	29,801.09	11,736.30	18,064.79
10	8.74	85.14	51,081.50	15,648.40	35,433.10
15	7.69	74.87	67,383.39	19,560.49	47,822.90
20	6.89	67.06	80,477.46	23,472.59	57,004.87
30	5.74	55.91	100,634.75	31,296.79	69,337.96
40	4.96	48.26	115,824.85	39,120.99	76,703.86
50	4.38	42.65	127,963.02	46,945.19	81,017.83
60	3.94	38.35	138,055.39	54,769.38	83,286.01
70	3.59	34.93	146,689.52	62,593.58	84,095.94
80	3.30	32.13	154,235.70	70,417.78	83,817.92
90	3.06	29.80	160,941.13	78,241.98	82,699.16
100	2.86	27.83	166,978.42	86,066.17	80,912.25
120	2.53	24.66	177,516.71	101,714.57	75,802.14
130	2.40	23.36	182,182.21	109,538.77	72,643.44
140	2.28	22.21	186,524.70	117,362.97	69,161.74
180	1.92	18.65	201,434.05	148,659.76	52,774.29

NOTE: DRAINAGE CRITERIA TAKEN FROM CITY OF ROCKWALL ENGINEERING DESIGN MANUAL DATED _____.

GRAPHIC SCALE
0 20 40 FEET
SCALE: 1" = 20'

ROCKWALL RETAIL

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REV.:	DATE:	DESCRIPTION:

kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: KRJ24010

ISSUE DATE:

PRELIMINARY DRAINAGE PLAN

SHEET:
V1.0

FILENAME: C6.1 PROPOSED DRAINAGE AREA MAP_KRJ24010.dwg
PLOTTED BY: Jessica Doss
PLOTTED DATE: 8/13/2025
FULL PATH: K:\Jobs\KRJ24010_Rockwall\Drawings\02_ENGR\03 - Production\Jobs\KRJ24010_Rockwall\Drawings\02_ENGR\03 - Production\C6.1 PROPOSED DRAINAGE AREA MAP_KRJ24010

Know what's below. Call before you dig.

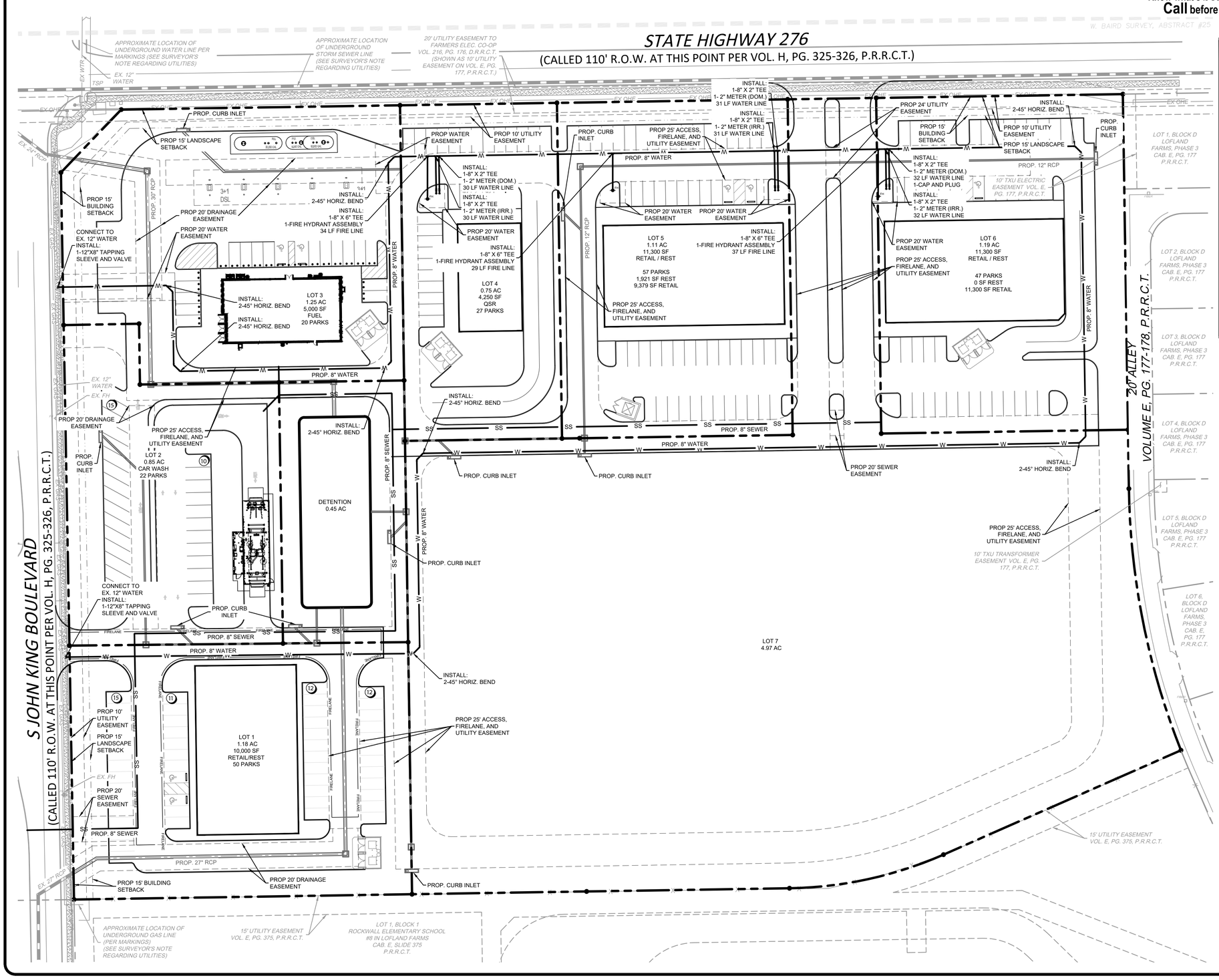
SITE BENCHMARKS

BM NO. ###
DESCRIPTION
NORTHING, EASTING

ELEVATION = ###.##

BM NO. ###
DESCRIPTION
NORTHING, EASTING

ELEVATION = ###.##



LEGEND

EXISTING SANITARY SEWER	EX SS
PROPOSED SANITARY SEWER	SS
EXISTING WATER	EX WTR
PROPOSED WATER	W W W
EXISTING SANITARY SEWER MANHOLE	
PROPOSED SANITARY SEWER MANHOLE	SS
PROPOSED SANITARY SEWER CLEANOUT	
EXISTING FIRE HYDRANT	
PROPOSED FIRE HYDRANT	FH
PROPOSED GAS	GAS
EXISTING GAS	EX GAS
PROPOSED UNDERGROUND ELECTRIC	UGE UGE UGE
EXISTING UNDERGROUND ELECTRIC	EX UGE
PROPOSED OVERHEAD ELECTRIC	OHE OHE OHE
EXISTING OVERHEAD ELECTRIC	EX OHE
PROPOSED TELEPHONE	TELE TELE TELE
EXISTING TELEPHONE	EX UGE
PROPERTY BOUNDARY	

WATER & SANITARY SEWER GENERAL NOTES

1. ALL WATER MAINS, UNLESS OTHERWISE NOTED, SHALL HAVE A MINIMUM COVER OF 48" BELOW FINISHED GRADE. PROVIDE VALVE EXTENSIONS TO ALL VALVES ON LINES DEEPER THAN 48".
2. WHEN WATER AND SANITARY SEWERS LINES ARE INSTALLED, THEY SHALL BE INSTALLED PER TCEQ SEPARATION REQUIREMENTS.
3. CONTRACTOR TO VERIFY ALL EXISTING SEWER FLOW LINES BEFORE BEGINNING CONSTRUCTION.
4. ALL SANITARY SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH THE STANDARD CITY SPECIFICATIONS.
5. THE UTILITY CONTRACTOR SHALL INSTALL THE WATER SERVICES TO A POINT AS SHOWN ON THE PLANS. THE METER BOX SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AFTER FINE GRADING HAS BEEN COMPLETED.
6. ALL METER BOXES SHALL BE LOCATED IN NON-TRAFFIC AREAS.
7. CONTRACTOR SHALL RAISE/LOWER OR ADJUST ALL EXISTING FRANCHISE UTILITY LINES IN CONFLICT WITH PROPOSED UTILITIES AS PART OF THE BASE BIDS FOR ALL KNOWN OR UNKNOWN LINES.
8. REFER TO MEP PLANS FOR EXACT SIZE, LOCATION, AND INVERT OF UTILITIES AT BUILDING.
9. FIRE SPRINKLER LINES AND FIRE DEPARTMENT CONNECTIONS SHALL BE SIZED, DESIGNED, AND INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR.
10. BACKFLOW DEVICE FOR DOMESTIC AND FIRE SERVICE TO BE LOCATED INSIDE THE BUILDING PER CITY OF ROCKWALL STANDARDS UNLESS OTHERWISE NOTED.

NOTE TO CONTRACTOR

THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER FROM LOCATIONS SHOWN ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

NOTE TO CONTRACTOR - FRANCHISE UTILITIES

FRANCHISE UTILITIES ARE SHOWN FOR SCHEMATIC REFERENCE ONLY. CONTRACTOR SHALL COORDINATE ALL FRANCHISE UTILITY DESIGN AND INSTALLATION WITH THE SPECIFIC UTILITY PROVIDER AND DESIGNER. CONTRACTOR SHALL COORDINATE ALL UTILITY INSTALLATIONS TO AVOID CONFLICTS AT EXISTING AND PROPOSED UTILITY CROSSINGS.

GRAPHIC SCALE
0 40 80 FEET
SCALE: 1" = 40'

PRELIMINARY FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR THE PURPOSES OF CONSTRUCTION, BIDDING OR PERMIT. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:
PATRICK C. FILSON
P.E.# 108577
DATE: August 13, 2025

ROCKWALL RETAIL

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REV:	DATE:	DESCRIPTION:

kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: KRJ24010

ISSUE DATE:

PRELIMINARY UTILITY PLAN

SHEET:
V1.0

FILE PATH: K:\Jobs\KRJ24010_Rockwall\Drawings\02_ENGR\03 - Production\K:\Jobs\KRJ24010_Rockwall\Drawings\02_ENGR\03 - Production\C7.0 UTILITY PLAN_KRJ24010
FILENAME: C7.0 UTILITY PLAN_KRJ24010.dwg
PLOTTED BY: Joshua Davis
PLOTTED DATE: 8/13/2025

PROJECT COMMENTS

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

DATE: 8/22/2025

PROJECT NUMBER: P2025-028
PROJECT NAME: Final Plat for Southside Hills PH 1
SITE ADDRESS/LOCATIONS: 5565 South Farm to Market 549, Rockwall, TX, 75032

CASE CAPTION: Discuss and consider a request by Brian Cramer of CCD – Rockwall, LLC for the approval of a Final Plat for Phase 1 of the Southside Hills Subdivision consisting of 284 single-family residential lots on a 262.94-acre tract of land identified as Tracts 17-13, 17-14, 17-15, 17-16, & 40-8 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 99 (PD-99) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, located on the east side of SH-205 [S. Goliad Street] south of the intersection of SH-205 and FM-549, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	08/22/2025	Needs Review

08/22/2025: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Final Plat for Phase 1 of the Southside Hills Subdivision consisting of 284 single-family residential lots on a 262.94-acre tract of land identified as Tracts 17-13, 17-14, 17-15, 17-16, & 40-8 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 99 (PD-99) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, located on the east side of SH-205 [S. Goliad Street] south of the intersection of SH-205 and FM-549.

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

M.3 For reference, include the case number (P2025-028) in the lower right-hand corner of all pages on future submittals. (Chapter 38.7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.4 Please add the lot callout and square footage for Lot 14, Block D. (Chapter 38.7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.5 Please label the City Limit line. (Chapter 38.7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 There appears to be only one (1) needed signature for the Owner's Dedication. If this is the case, then only one (1) notary is required. A notary for the surveyor's seal is not required, as the seal serves this purpose. (Chapter 38.7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.7 Keystone lots are required to have a side yard setback equal to the front yard setback on the lot they back to. Please correct the plat to reflect this. (Chapter 38.7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.

I.9 The projected meeting dates for this case are as follows:

Planning and Zoning Commission: August 26, 2025 & September 9, 2025
Parks Board: September 3, 2025
City Council: September 15, 2025

I.10 Please note that once the Final Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

I.11 All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. Please note that the applicant or a representative will need to be present for the case to be considered by the planning and zoning commission or city council.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	08/22/2025	Approved w/ Comments

08/22/2025: 1. Need to label the 10' utility easement along every frontage
2. Floodplain and erosion hazard setback to be within a drainage easement with an additional 20' outside.
3. 10' U.E.
4. Are these parking space lines? remove from plat. Not approved.
5. List pond 100yr WSEL. Need bearings and distances for detention easement too.
6. There is not an easement here.
7. Need to add 10' access easement for City and NTMWD only
8. Where is C142?

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	08/21/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	08/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/18/2025	Approved w/ Comments

08/18/2025: Please change Rock Wren Court to Rock Wren Dr since it crosses another roadway. Typically a Court (Ct)or cul-de-sac is not interrupted by a through roadway.

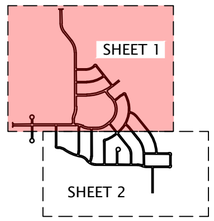
Also please submit Cad (.dwg) of lot lines and street centerlines so addressing can begin.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	08/18/2025	Approved

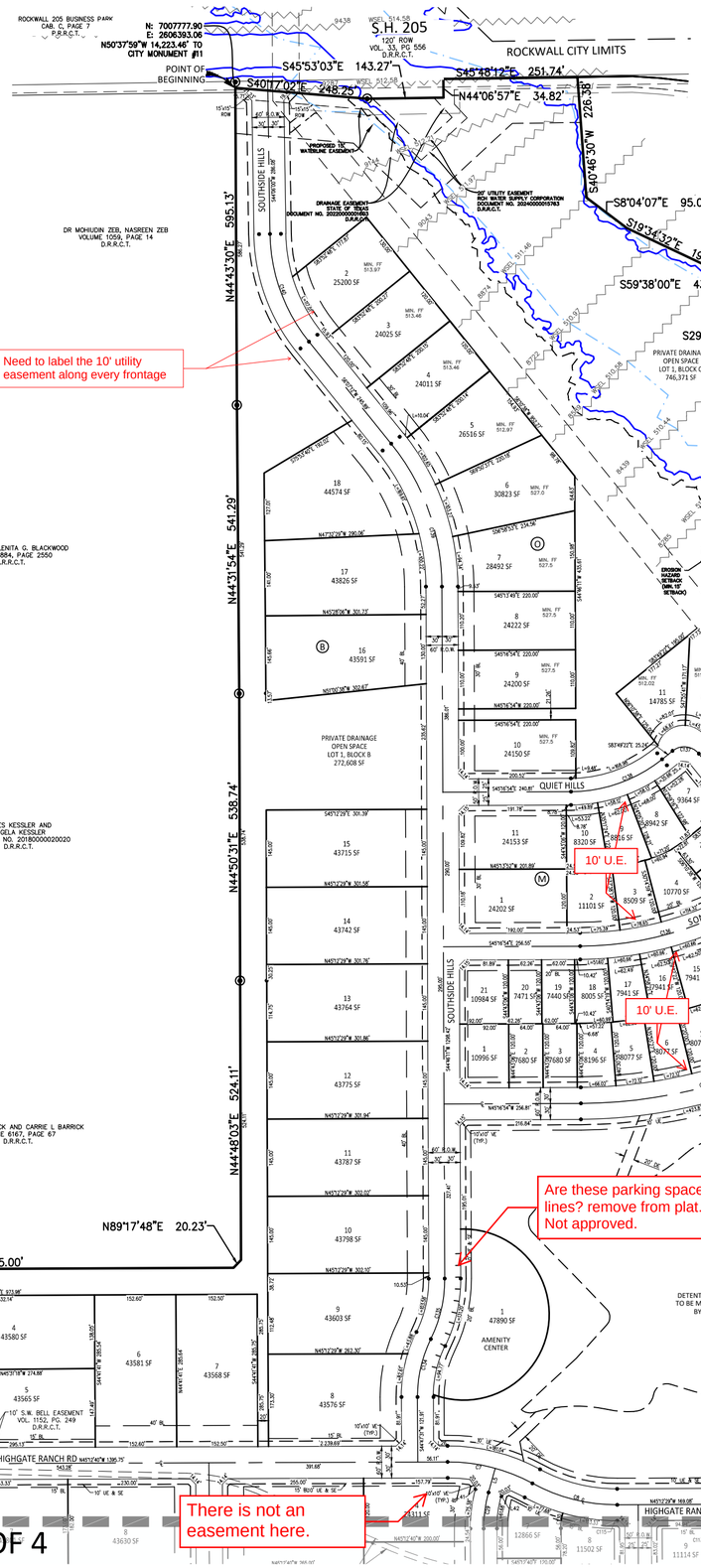
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/18/2025	Approved w/ Comments

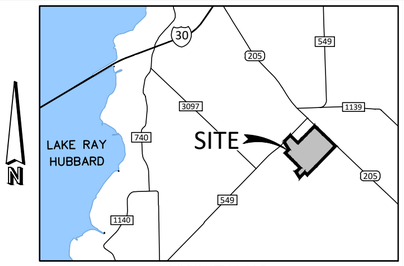
08/18/2025: Park Land Dedication Fee
Cash in Lieu of Land: $996.38 x 284 lots = $$282,971.92
Pro Rata Equipment: $851.45 x 284 lots = $241,811.80
Total Fees: $1847.33 x 284 lots = $524,641.72



KEY MAP



MATCH LINE - SHEET 2 OF 4



VICINITY MAP
N.T.S.

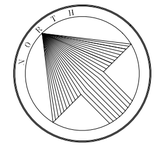
LEGEND

- ● Point of Curvature or Tangency on Center Line
- ● 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
- ◉ 1/2" IRF (unless otherwise noted)

AC	Acre
BL	Building Line
C1	Curve No.
<CM>	Control Monument
DE	Drainage Easement
DUE	Drainage Utility Easement
Esmt	Easement
L1	Line No.
SF	Square Feet
UE	Utility Easement
VE	Visibility Easement
SE	Sidewalk Easement

D.R.R.C.T.= Deed Records of Rockwall County, Texas

P.R.R.C.T.= Plat Records of Rockwall County, Texas



200 100 0 200 400

SCALE 1" = 200'

FINAL PLAT
SOUTHSIDE HILLS-PH 1

LOTS 1-73, BLOCK A; LOTS 1-18, BLOCK B;
LOTS 1-8, BLOCK C; LOTS 1-14, BLOCK D;
LOTS 1-23, BLOCK E; LOTS 1-23, BLOCK F;
LOTS 1-19, BLOCK G; LOTS 1-12, BLOCK H;
LOTS 1-26, BLOCK I; LOTS 1-21, BLOCK J;
LOTS 1-2, BLOCK K; LOTS 1-21, BLOCK L;
LOTS 1-11, BLOCK M; LOTS 1-21, BLOCK O;
192.58 ACRES OR 8,388,777.55 SF
284 SINGLE FAMILY LOTS , 6 OPEN SPACES,
1 LIFT STATION, 1 PARK & 1 AMENITY CENTER
SITUATED WITHIN
W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2025-XXX

July 17, 2025
SHEET 1 OF 4

EXIST. ZONING: PD-99
LAND USE: SF-10 & C

GENERAL NOTES:

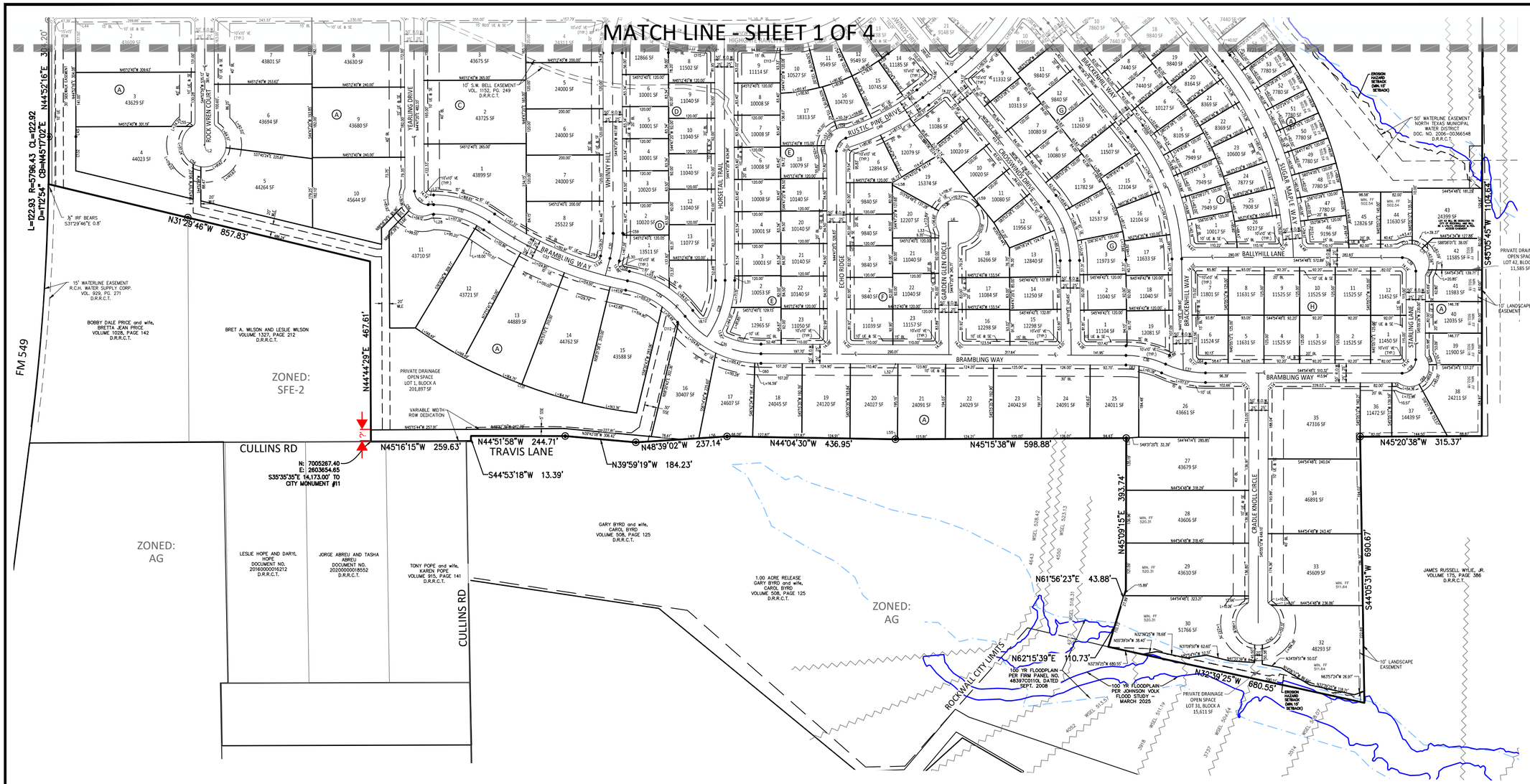
1. PRIVATE OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOA.
2. FLOODPLAIN, PRIVATE DRAINAGE, OPEN SPACE LOTS SHALL BE MAINTAINED, REPAIRED & REPLACED BY THE HOA.

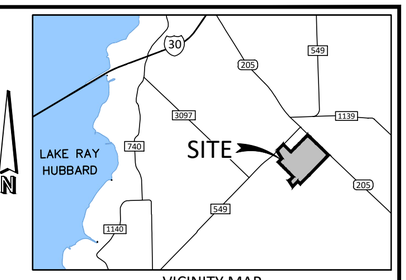
Owner/Applicant:
Corson Cramer Development
4925 Greenville Ave, Ste. 604
Dallas, Texas 75206
Phone: 214-734-5924

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

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

MATCH LINE - SHEET 1 OF 4





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200 100 0 200 400

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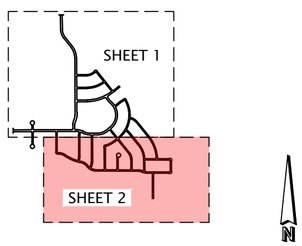

KEY MAP

FINAL PLAT
SOUTHSIDE HILLS-PH 1

LOTS 1-73, BLOCK A; LOTS 1-18, BLOCK B;
LOTS 1-8, BLOCK C; LOTS 1-14, BLOCK D;
LOTS 1-23, BLOCK E; LOTS 1-23, BLOCK F;
LOTS 1-19, BLOCK G; LOTS 1-12, BLOCK H;
LOTS 1-26, BLOCK I; LOTS 1-21, BLOCK J;
LOTS 1-2, BLOCK K; LOTS 1-21, BLOCK L;
LOTS 1-11, BLOCK M; LOTS 1-21, BLOCK O;
192.58 ACRES OR 8,388,777.55 SF
284 SINGLE FAMILY LOTS , 6 OPEN SPACES,
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SITUATED WITHIN
W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2025-XXX

July 17, 2025
SHEET 2 OF 4

EXIST. ZONING: PD-99
LAND USE: SF-10 & C

Owner/Applicant:
Corson Cramer Development
4925 Greenville Ave, Ste. 604
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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

Line Table		
Line	Length	Direction
L1	2.73	S45° 07' 01"E
L2	1.85	S45° 07' 01"E
L3	14.32	N45° 12' 40"W
L4	46.44	S59° 52' 38"W
L5	47.23	S60° 29' 40"W
L6	25.00	N45° 12' 40"W
L7	108.02	N83° 14' 53"W
L8	17.35	S14° 42' 23"E
L9	55.15	S75° 51' 12"E
L10	35.94	S17° 01' 57"W
L14	56.80	N43° 55' 12"E
L15	26.33	S86° 40' 44"W
L16	23.00	S45° 42' 01"E
L26	16.11	N45° 12' 40"W
L27	14.32	N45° 12' 40"W
L28	5.34	S45° 12' 40"E
L29	11.19	S59° 52' 38"W
L30	11.01	S59° 52' 38"W
L31	11.64	S44° 47' 20"W
L32	13.10	S44° 44' 25"E
L33	11.69	S44° 47' 20"W
L34	13.46	S44° 54' 48"E
L35	10.73	S6° 06' 32"W
L36	4.32	S6° 06' 32"W
L37	15.99	N43° 45' 48"E
L38	21.17	S43° 55' 12"W
L41	1.19	S60° 29' 40"W
L42	1.19	S60° 29' 40"W
L43	13.30	N83° 49' 22"W
L44	137.50	N44° 52' 16"E
L45	25.58	N44° 52' 16"E
L50	10.73	N6° 06' 32"E
L52	57.83	N44° 05' 31"E
L52	57.83	N44° 05' 31"E
L54	135.19	S45° 09' 15"W
L55	5.43	S45° 15' 38"E
L56	73.77	S48° 39' 02"E

Line Table		
Line	Length	Direction
L57	45.30	S48° 39' 02"E
L58	6.32	N44° 47' 20"E
L59	12.86	S83° 53' 28"E
L60	17.88	N74° 44' 50"W
L61	25.00	S45° 42' 01"E
L62	25.00	S45° 42' 01"E
L63	12.51	S45° 59' 00"E
L64	51.74	N84° 36' 03"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C7	165.95	330.00	028°48'47"	164.21	N30° 48' 17"W
C8	165.93	330.00	028°48'35"	164.19	S30° 48' 11"E
C9	219.10	330.00	038°02'24"	215.09	S64° 13' 41"E
C10	659.33	375.00	100°44'18"	577.63	N46° 22' 58"E
C11	146.74	400.00	021°01'08"	145.92	S06° 31' 23"W
C18	625.58	930.00	038°32'27"	613.85	S64° 33' 08"E
C19	45.20	325.00	007°58'09"	45.17	N79° 50' 17"W
C20	55.91	35.00	091°31'18"	50.15	N30° 05' 33"W
C21	117.86	670.00	010°04'44"	117.71	S88° 17' 15"E
C22	44.48	35.00	072°48'42"	41.55	S81° 11' 41"W
C23	185.25	225.00	047°10'23"	180.06	N17° 28' 40"W
C24	551.69	830.00	038°05'02"	541.59	N25° 09' 03"E
C25	81.74	225.00	020°48'54"	81.29	N04° 17' 55"W
C26	358.73	540.00	038°03'46"	352.17	N25° 08' 25"E
C27	166.08	250.00	038°03'46"	163.04	N25° 08' 25"E
C28	156.70	250.00	035°54'47"	154.15	N62° 44' 44"E
C29	68.53	250.00	015°42'20"	68.31	S52° 38' 30"W
C30	65.83	250.00	015°05'18"	65.64	N52° 19' 59"E
C31	54.98	35.00	090°00'00"	49.50	S00° 12' 40"E
C32	153.32	250.00	035°08'19"	150.93	N27° 38' 30"W
C33	393.00	945.00	023°49'39"	390.17	S21° 59' 11"E
C34	179.69	250.00	041°10'54"	175.85	N13° 18' 33"W
C35	226.99	250.00	052°01'19"	219.27	S18° 43' 45"E
C36	106.12	250.00	024°19'17"	105.33	N32° 34' 46"W
C37	106.88	250.00	024°29'41"	106.07	S32° 39' 58"E
C38	54.98	35.00	089°59'46"	49.50	S89° 54' 41"E
C39	54.98	35.00	090°00'14"	49.50	N00° 05' 19"E
C40	82.89	500.00	009°29'54"	82.79	S88° 34' 19"E
C41	123.93	150.00	047°20'16"	120.44	N69° 39' 08"W
C42	242.63	500.00	027°48'13"	240.26	S30° 01' 05"W
C43	304.35	625.00	027°54'01"	301.35	N30° 03' 59"E
C44	54.98	35.00	090°00'00"	49.50	S00° 59' 00"E
C45	55.15	35.00	090°16'59"	49.62	N00° 50' 31"W
C46	358.57	325.00	063°12'51"	340.66	S13° 34' 02"W
C47	213.84	350.00	035°00'20"	210.53	N00° 32' 13"W
C48	274.67	250.00	062°56'57"	261.06	S14° 30' 32"E
C49	227.42	625.00	020°50'55"	226.17	S72° 49' 25"E
C53	89.32	57.50	089°00'13"	80.61	N89° 42' 46"W
C54	117.24	57.50	116°49'16"	97.96	S43° 11' 00"W
C55	3.89	57.50	003°52'18"	3.88	N76° 28' 13"W
C56	20.58	50.00	023°34'41"	20.43	S10° 45' 59"W
C57	20.73	225.00	005°16'42"	20.72	N12° 42' 42"W
C58	22.36	920.00	001°23'33"	22.36	S33° 12' 14"E
C59	5.03	275.00	001°02'50"	5.03	N45° 18' 45"E
C60	15.83	275.00	003°17'54"	15.83	S43° 05' 28"E
C62	34.13	225.00	008°41'29"	34.10	N40° 23' 40"W
C64	23.30	225.00	005°55'57"	23.29	S41° 56' 50"E
C68	60.63	50.00	069°28'27"	56.98	N71° 36' 56"E
C69	22.12	50.00	025°20'43"	21.94	N24° 12' 21"E
C70	12.09	50.00	013°51'11"	12.06	N71° 43' 17"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C71	62.06	50.00	071°07'15"	58.16	N29° 14' 03"E
C72	28.13	50.00	032°14'23"	27.76	N22° 26' 46"W
C73	34.82	50.00	039°54'17"	34.12	N58° 31' 06"W
C74	34.86	805.00	002°28'52"	34.86	N07° 20' 58"E
C75	12.08	695.00	000°59'46"	12.08	N47° 23' 13"E
C76	63.68	50.00	072°58'29"	59.46	N02° 24' 55"E
C91	38.76	300.00	007°24'07"	38.73	N47° 43' 03"E
C92	38.76	300.00	007°24'07"	38.73	S47° 43' 03"W
C94	32.13	50.00	036°49'16"	31.58	S68° 58' 57"E
C96	42.93	375.00	006°33'34"	42.91	N14° 45' 36"W
C97	18.99	375.00	002°54'03"	18.98	N10° 01' 48"W
C98	17.69	175.00	005°47'25"	17.68	N48° 52' 43"W
C99	12.43	275.00	002°35'24"	12.43	S15° 40' 15"W
C100	13.84	225.00	003°31'23"	13.83	S44° 13' 19"E
C101	0.77	275.00	000°09'40"	0.77	S45° 54' 10"E
C104	19.90	250.00	004°33'36"	19.89	N03° 49' 44"E
C105	33.50	565.00	003°23'49"	33.49	N07° 48' 26"E
C106	112.51	57.50	112°06'20"	95.40	N49° 56' 38"W
C107	23.49	50.00	026°54'50"	23.27	S34° 41' 22"W
C108	57.20	50.00	065°33'03"	54.13	S80° 55' 18"W
C109	23.87	50.00	027°21'04"	23.64	N52° 37' 38"W
C111	99.60	225.00	025°21'43"	98.79	S32° 03' 33"E
C112	3.59	275.00	000°44'55"	3.59	S06° 54' 26"W
C113	15.06	360.00	002°23'50"	15.06	S46° 24' 24"E
C114	14.48	360.00	002°18'19"	14.48	S82° 05' 43"E
C115	103.33	360.00	016°26'46"	102.98	S36° 59' 05"E
C116	28.52	50.00	032°40'34"	28.13	N53° 12' 07"W
C117	44.29	50.00	050°44'52"	42.85	N11° 29' 24"W
C118	11.84	205.00	003°18'30"	11.84	N16° 23' 08"W
C119	61.81	205.00	017°16'32"	61.58	N08° 19' 41"E
C120	17.85	395.00	002°35'24"	17.85	S15° 40' 15"W
C121	0.77	395.00	000°06'44"	0.77	S45° 55' 38"E
C128	19.31	480.00	002°18'19"	19.31	S82° 05' 43"E
C129	12.56	480.00	001°29'56"	12.56	S80° 11' 36"E
C130	28.85	105.00	015°44'35"	28.76	S52° 39' 37"W
C131	164.29	1280.00	007°21'14"	164.17	S27° 47' 25"E
C132	88.69	5866.43	000°51'59"	88.69	N45° 06' 38"E
C134	112.69	245.00	026°21'14"	111.70	S57° 58' 09"W
C135	117.39	255.00	026°22'35"	116.36	N57° 57' 28"E
C136	431.46	635.00	038°55'49"	423.21	S64° 44' 49"E
C137	54.98	35.00	090°00'00"	49.50	N38° 49' 22"W
C138	184.98	275.00	038°32'27"	181.52	S64° 33' 08"E
C139	290.06	430.00	038°38'59"	284.59	N25° 26' 42"E
C140	218.75	330.00	037°58'48"	214.77	S25° 06' 36"W
C141	53.95	57.50	053°45'25"	51.99	S71° 02' 24"E

Where is C142?

GENERAL NOTES:

1. SUBDIVIDERS 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 ISSUE, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF ROCKWALL OF THE ADEQUACY AND AVAILABILITY FOR WATER AND SANITARY SEWER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH SUBDIVISION PLAT, AS REQUIRED UNDER THE SUBDIVISION ORDINANCE OF THE CITY OF ROCKWALL.
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).
6. ALL LOT CORNERS MONUMENTED WITH A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" (UNLESS OTHERWISE NOTED).
7. DETENTION POND IN LOT 2, BLOCK K TO BE MAINTAINED, REPAIRED, AND REPLACED BY HOA.

GENERAL NOTES:

1. ALL LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
2. ALL UTILITY EASEMENTS AND DRAINAGE EASEMENTS WITHIN THIS PLATTED PROPERTY ARE CREATED BY THIS PLAT, UNLESS OTHERWISE NOTED. ALL OPEN SPACE LOTS ARE UTILITY, DRAINAGE AND ACCESS EASEMENTS.
3. BASIS OF BEARING AND COORDINATES SHOWN HEREON REFER TO "TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES.
4. LOCATION OF 1% ANNUAL FLOOD CHANCE SHOWN PER JOHNSON VOLK FLOOD STUDY DATED MARCH, 2025.
5. LOTS ADJACENT TO FLOODPLAIN SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION 2' ABOVE THE 100-YR WSEL.
6. OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOA.

GENERAL NOTES:

1. PRIVATE OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOA.
2. FLOODPLAIN, PRIVATE DRAINAGE, OPEN SPACE LOTS SHALL BE MAINTAINED, REPAIRED & REPLACED BY THE HOA.

FINAL PLAT

SOUTHSIDE HILLS-PH 1

LOTS 1-73, BLOCK A; LOTS 1-18, BLOCK B;
LOTS 1-8, BLOCK C; LOTS 1-14, BLOCK D;
LOTS 1-23, BLOCK E; LOTS 1-23, BLOCK F;
LOTS 1-19, BLOCK G; LOTS 1-12, BLOCK H;
LOTS 1-26, BLOCK I; LOTS 1-21, BLOCK J;
LOTS 1-2, BLOCK K; LOTS 1-21, BLOCK L;
LOTS 1-11, BLOCK M; LOTS 1-21, BLOCK O;
192.58 ACRES OR 8,388,777.55 SF
284 SINGLE FAMILY LOTS , 6 OPEN SPACES,
1 LIFT STATION, 1 PARK & 1 AMENITY CENTER
SITUATED WITHIN
W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2025-XXX

July 16, 2025
SHEET 3 OF 4

EXIST. ZONING: PD-99
LAND USE: SF-10 & C

Owner/Applicant:
Corson Cramer Development
4925 Greenville Ave, Ste. 604
Dallas, Texas 75206
Phone: 214-734-5924

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

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

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($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	5565 Hwy FM 549, Rockwall, TX		
SUBDIVISION		LOT	BLOCK
GENERAL LOCATION	West of SH 205 & South of FM 549		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-99	CURRENT USE	Ag
PROPOSED ZONING		PROPOSED USE	Single Family
ACREAGE	192.58 Ac.	LOTS [CURRENT]	0
LOTS [PROPOSED]	284 sf, 6 OS, 1 Lift Station, 1 Park & 1 Amenity Center = 293 Lots Total		

☐ ***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	CCD - Rockwall LLC	☑ APPLICANT	Same
CONTACT PERSON	Jason Wight	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 Jason Wight [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 $ 4151.60 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 15th *DAY OF* August *, 20*25*. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

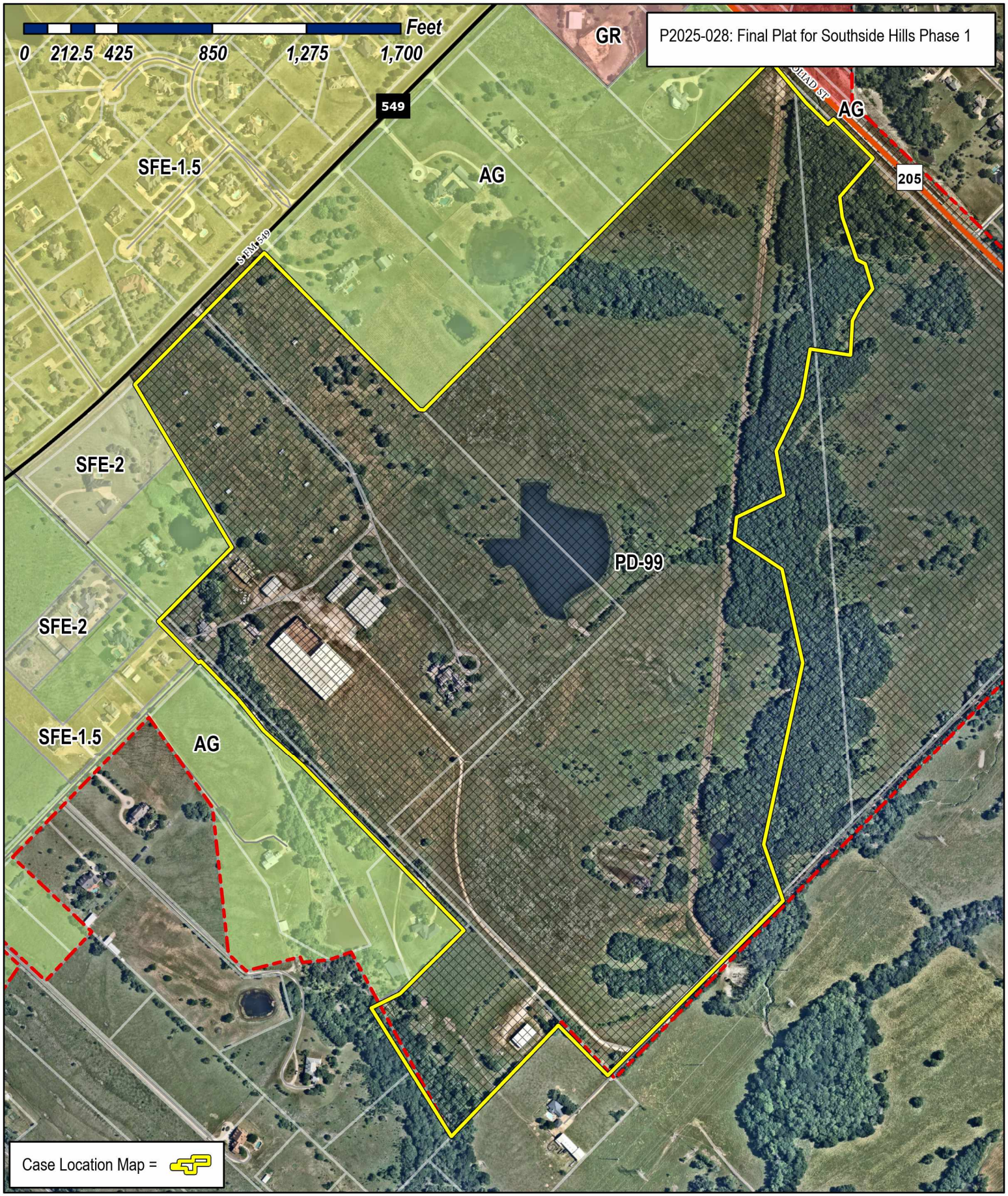
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF August, 2025

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Belinda Lahar

BELINDA BARTON LAHAR
Notary ID #11426361
My Commission Expires
May 27, 2026

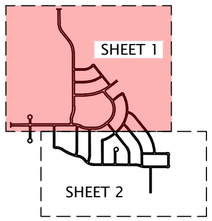
MY COMMISSION EXPIRES 5-27-2026



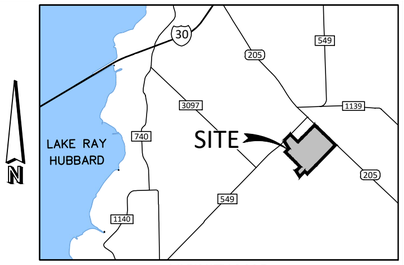
City of Rockwall

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.



KEY MAP



VICINITY MAP
N.T.S.

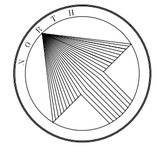
LEGEND

- ● Point of Curvature or Tangency on Center Line
- ● 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
- ◉ 1/2" IRF (unless otherwise noted)

AC	Acre
BL	Building Line
C1	Curve No.
<CM>	Control Monument
DE	Drainage Easement
DUE	Drainage Utility Easement
Esmt	Easement
L1	Line No.
SF	Square Feet
UE	Utility Easement
VE	Visibility Easement
SE	Sidewalk Easement

D.R.R.C.T.= Deed Records of Rockwall County, Texas

P.R.R.C.T.= Plat Records of Rockwall County, Texas



200 100 0 200 400

SCALE 1" = 200'

FINAL PLAT
SOUTHSIDE HILLS-PH 1

LOTS 1-73, BLOCK A; LOTS 1-18, BLOCK B;
LOTS 1-8, BLOCK C; LOTS 1-14, BLOCK D;
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SITUATED WITHIN
W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2025-XXX

MATCH LINE - SHEET 2 OF 4

GENERAL NOTES:

1. PRIVATE OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOA.
2. FLOODPLAIN, PRIVATE DRAINAGE, OPEN SPACE LOTS SHALL BE MAINTAINED, REPAIRED & REPLACED BY THE HOA.

July 17, 2025
SHEET 1 OF 4

EXIST. ZONING: PD-99
LAND USE: SF-10 & C

Owner/Applicant:
Corson Cramer Development
4925 Greenville Ave, Ste. 604
Dallas, Texas 75206
Phone: 214-734-5924

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
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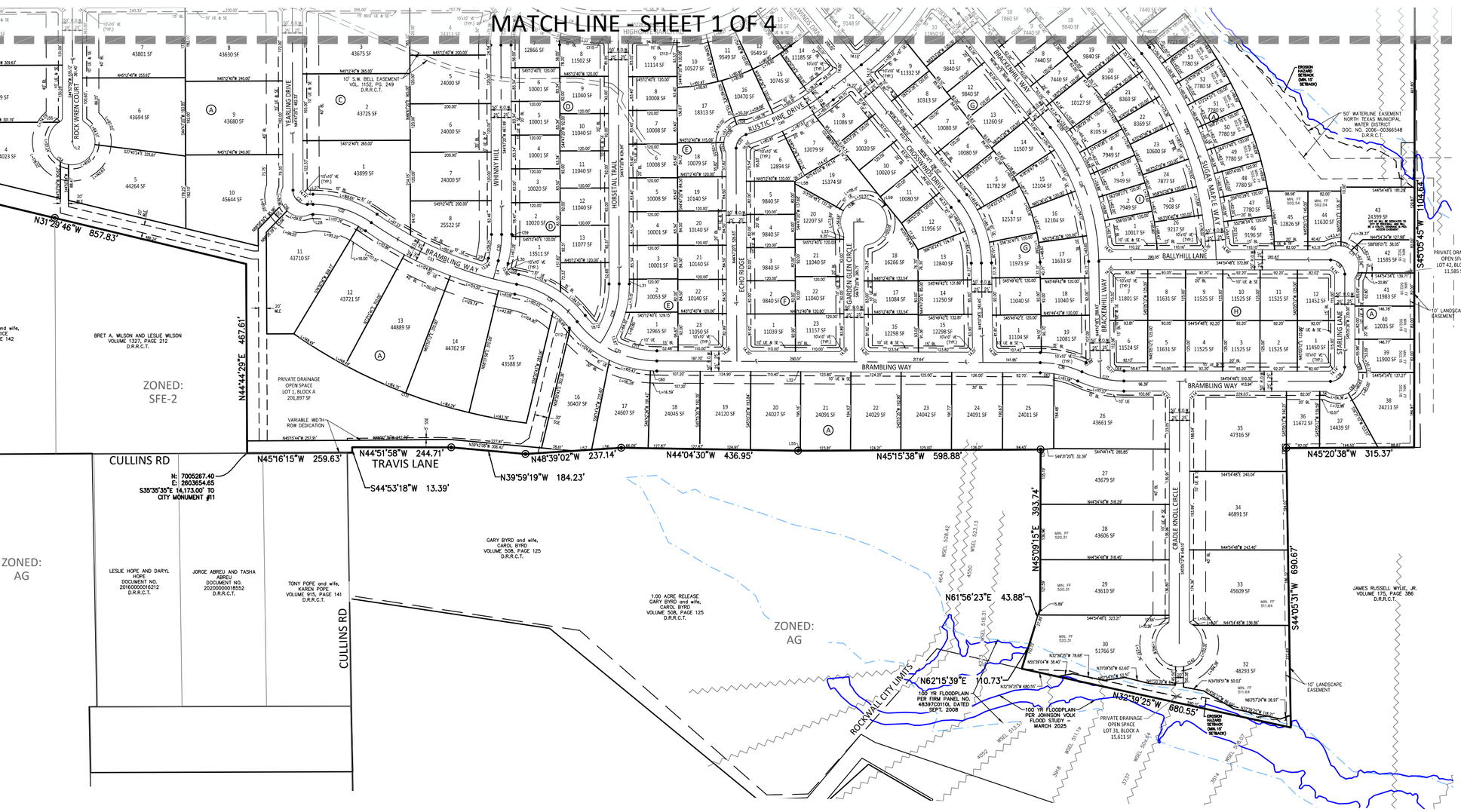
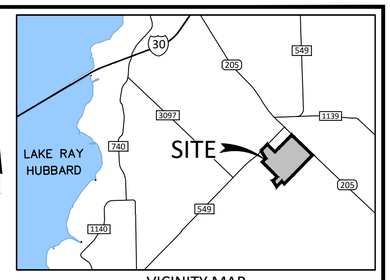
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

MATCH LINE - SHEET 1 OF 4





VICINITY MAP
N.T.S.

LEGEND

- ● Point of Curvature or Tangency on Center Line
- ● 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
- ◉ 1/2" IRF (unless otherwise noted)

AC	Acre
BL	Building Line
C1	Curve No.
<CM>	Control Monument
DE	Drainage Easement
DUE	Drainage Utility Easement
Esmt	Easement
L1	Line No.
SF	Square Feet
UE	Utility Easement
VE	Visibility Easement
SE	Sidewalk Easement

D.R.R.C.T.= Deed Records of Rockwall County, Texas

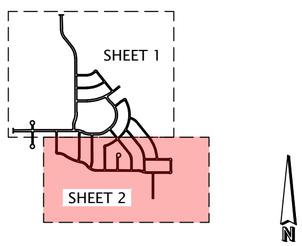
P.R.R.C.T.= Plat Records of Rockwall County, Texas

200 100 0 200 400

SCALE 1" = 200'

GENERAL NOTES:

1. PRIVATE OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOA.
2. FLOODPLAIN, PRIVATE DRAINAGE, OPEN SPACE LOTS SHALL BE MAINTAINED, REPAIRED & REPLACED BY THE HOA.



KEY MAP

FINAL PLAT
SOUTHSIDE HILLS-PH 1

LOTS 1-73, BLOCK A; LOTS 1-18, BLOCK B;
LOTS 1-8, BLOCK C; LOTS 1-14, BLOCK D;
LOTS 1-23, BLOCK E; LOTS 1-23, BLOCK F;
LOTS 1-19, BLOCK G; LOTS 1-12, BLOCK H;
LOTS 1-26, BLOCK I; LOTS 1-21, BLOCK J;
LOTS 1-2, BLOCK K; LOTS 1-21, BLOCK L;
LOTS 1-11, BLOCK M; LOTS 1-21, BLOCK O;
192.58 ACRES OR 8,388,777.55 SF
284 SINGLE FAMILY LOTS , 6 OPEN SPACES,
1 LIFT STATION, 1 PARK & 1 AMENITY CENTER
SITUATED WITHIN
W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2025-XXX

July 17, 2025
SHEET 2 OF 4

EXIST. ZONING: PD-99
LAND USE: SF-10 & C

Owner/Applicant:
Corson Cramer Development
4925 Greenville Ave, Ste. 604
Dallas, Texas 75206
Phone: 214-734-5924

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

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

Line Table		
Line	Length	Direction
L1	2.73	S45° 07' 01"E
L2	1.85	S45° 07' 01"E
L3	14.32	N45° 12' 40"W
L4	46.44	S59° 52' 38"W
L5	47.23	S60° 29' 40"W
L6	25.00	N45° 12' 40"W
L7	108.02	N83° 14' 53"W
L8	17.35	S14° 42' 23"E
L9	55.15	S75° 51' 12"E
L10	35.94	S17° 01' 57"W
L14	56.80	N43° 55' 12"E
L15	26.33	S86° 40' 44"W
L16	23.00	S45° 42' 01"E
L26	16.11	N45° 12' 40"W
L27	14.32	N45° 12' 40"W
L28	5.34	S45° 12' 40"E
L29	11.19	S59° 52' 38"W
L30	11.01	S59° 52' 38"W
L31	11.64	S44° 47' 20"W
L32	13.10	S44° 44' 25"E
L33	11.69	S44° 47' 20"W
L34	13.46	S44° 54' 48"E
L35	10.73	S6° 06' 32"W
L36	4.32	S6° 06' 32"W
L37	15.99	N43° 45' 48"E
L38	21.17	S43° 55' 12"W
L41	1.19	S60° 29' 40"W
L42	1.19	S60° 29' 40"W
L43	13.30	N83° 49' 22"W
L44	137.50	N44° 52' 16"E
L45	25.58	N44° 52' 16"E
L50	10.73	N6° 06' 32"E
L52	57.83	N44° 05' 31"E
L52	57.83	N44° 05' 31"E
L54	135.19	S45° 09' 15"W
L55	5.43	S45° 15' 38"E
L56	73.77	S48° 39' 02"E

Line Table		
Line	Length	Direction
L57	45.30	S48° 39' 02"E
L58	6.32	N44° 47' 20"E
L59	12.86	S83° 53' 28"E
L60	17.88	N74° 44' 50"W
L61	25.00	S45° 42' 01"E
L62	25.00	S45° 42' 01"E
L63	12.51	S45° 59' 00"E
L64	51.74	N84° 36' 03"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C7	165.95	330.00	028°48'47"	164.21	N30° 48' 17"W
C8	165.93	330.00	028°48'35"	164.19	S30° 48' 11"E
C9	219.10	330.00	038°02'24"	215.09	S64° 13' 41"E
C10	659.33	375.00	100°44'18"	577.63	N46° 22' 58"E
C11	146.74	400.00	021°01'08"	145.92	S06° 31' 23"W
C18	625.58	930.00	038°32'27"	613.85	S64° 33' 08"E
C19	45.20	325.00	007°58'09"	45.17	N79° 50' 17"W
C20	55.91	35.00	091°31'18"	50.15	N30° 05' 33"W
C21	117.86	670.00	010°04'44"	117.71	S88° 17' 15"E
C22	44.48	35.00	072°48'42"	41.55	S81° 11' 41"W
C23	185.25	225.00	047°10'23"	180.06	N17° 28' 40"W
C24	551.69	830.00	038°05'02"	541.59	N25° 09' 03"E
C25	81.74	225.00	020°48'54"	81.29	N04° 17' 55"W
C26	358.73	540.00	038°03'46"	352.17	N25° 08' 25"E
C27	166.08	250.00	038°03'46"	163.04	N25° 08' 25"E
C28	156.70	250.00	035°54'47"	154.15	N62° 44' 44"E
C29	68.53	250.00	015°42'20"	68.31	S52° 38' 30"W
C30	65.83	250.00	015°05'18"	65.64	N52° 19' 59"E
C31	54.98	35.00	090°00'00"	49.50	S00° 12' 40"E
C32	153.32	250.00	035°08'19"	150.93	N27° 38' 30"W
C33	393.00	945.00	023°49'39"	390.17	S21° 59' 11"E
C34	179.69	250.00	041°10'54"	175.85	N13° 18' 33"W
C35	226.99	250.00	052°01'19"	219.27	S18° 43' 45"E
C36	106.12	250.00	024°19'17"	105.33	N32° 34' 46"W
C37	106.88	250.00	024°29'41"	106.07	S32° 39' 58"E
C38	54.98	35.00	089°59'46"	49.50	S89° 54' 41"E
C39	54.98	35.00	090°00'14"	49.50	N00° 05' 19"E
C40	82.89	500.00	009°29'54"	82.79	S88° 34' 19"E
C41	123.93	150.00	047°20'16"	120.44	N69° 39' 08"W
C42	242.63	500.00	027°48'13"	240.26	S30° 01' 05"W
C43	304.35	625.00	027°54'01"	301.35	N30° 03' 59"E
C44	54.98	35.00	090°00'00"	49.50	S00° 59' 00"E
C45	55.15	35.00	090°16'59"	49.62	N00° 50' 31"W
C46	358.57	325.00	063°12'51"	340.66	S13° 34' 02"W
C47	213.84	350.00	035°00'20"	210.53	N00° 32' 13"W
C48	274.67	250.00	062°56'57"	261.06	S14° 30' 32"E
C49	227.42	625.00	020°50'55"	226.17	S72° 49' 25"E
C53	89.32	57.50	089°00'13"	80.61	N89° 42' 46"W
C54	117.24	57.50	116°49'16"	97.96	S43° 11' 00"W
C55	3.89	57.50	003°52'18"	3.88	N76° 28' 13"W
C56	20.58	50.00	023°34'41"	20.43	S10° 45' 59"W
C57	20.73	225.00	005°16'42"	20.72	N12° 42' 42"W
C58	22.36	920.00	001°23'33"	22.36	S33° 12' 14"E
C59	5.03	275.00	001°02'50"	5.03	N45° 18' 45"E
C60	15.83	275.00	003°17'54"	15.83	S43° 05' 28"E
C62	34.13	225.00	008°41'29"	34.10	N40° 23' 40"W
C64	23.30	225.00	005°55'57"	23.29	S41° 56' 50"E
C68	60.63	50.00	069°28'27"	56.98	N71° 36' 56"E
C69	22.12	50.00	025°20'43"	21.94	N24° 12' 21"E
C70	12.09	50.00	013°51'11"	12.06	N71° 43' 17"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C71	62.06	50.00	071°07'15"	58.16	N29° 14' 03"E
C72	28.13	50.00	032°14'23"	27.76	N22° 26' 46"W
C73	34.82	50.00	039°54'17"	34.12	N58° 31' 06"W
C74	34.86	805.00	002°28'52"	34.86	N07° 20' 58"E
C75	12.08	695.00	000°59'46"	12.08	N47° 23' 13"E
C76	63.68	50.00	072°58'29"	59.46	N02° 24' 55"E
C91	38.76	300.00	007°24'07"	38.73	N47° 43' 03"E
C92	38.76	300.00	007°24'07"	38.73	S47° 43' 03"W
C94	32.13	50.00	036°49'16"	31.58	S68° 58' 57"E
C96	42.93	375.00	006°33'34"	42.91	N14° 45' 36"W
C97	18.99	375.00	002°54'03"	18.98	N10° 01' 48"W
C98	17.69	175.00	005°47'25"	17.68	N48° 52' 43"W
C99	12.43	275.00	002°35'24"	12.43	S15° 40' 15"W
C100	13.84	225.00	003°31'23"	13.83	S44° 13' 19"E
C101	0.77	275.00	000°09'40"	0.77	S45° 54' 10"E
C104	19.90	250.00	004°33'36"	19.89	N03° 49' 44"E
C105	33.50	565.00	003°23'49"	33.49	N07° 48' 26"E
C106	112.51	57.50	112°06'20"	95.40	N49° 56' 38"W
C107	23.49	50.00	026°54'50"	23.27	S34° 41' 22"W
C108	57.20	50.00	065°33'03"	54.13	S80° 55' 18"W
C109	23.87	50.00	027°21'04"	23.64	N52° 37' 38"W
C111	99.60	225.00	025°21'43"	98.79	S32° 03' 33"E
C112	3.59	275.00	000°44'55"	3.59	S06° 54' 26"W
C113	15.06	360.00	002°23'50"	15.06	S46° 24' 24"E
C114	14.48	360.00	002°18'19"	14.48	S82° 05' 43"E
C115	103.33	360.00	016°26'46"	102.98	S36° 59' 05"E
C116	28.52	50.00	032°40'34"	28.13	N53° 12' 07"W
C117	44.29	50.00	050°44'52"	42.85	N11° 29' 24"W
C118	11.84	205.00	003°18'30"	11.84	N16° 23' 08"W
C119	61.81	205.00	017°16'32"	61.58	N08° 19' 41"E
C120	17.85	395.00	002°35'24"	17.85	S15° 40' 15"W
C121	0.77	395.00	000°06'44"	0.77	S45° 55' 38"E
C128	19.31	480.00	002°18'19"	19.31	S82° 05' 43"E
C129	12.56	480.00	001°29'56"	12.56	S80° 11' 36"E
C130	28.85	105.00	015°44'35"	28.76	S52° 39' 37"W
C131	164.29	1280.00	007°21'14"	164.17	S27° 47' 25"E
C132	88.69	5866.43	000°51'59"	88.69	N45° 06' 38"E
C134	112.69	245.00	026°21'14"	111.70	S57° 58' 09"W
C135	117.39	255.00	026°22'35"	116.36	N57° 57' 28"E
C136	431.46	635.00	038°55'49"	423.21	S64° 44' 49"E
C137	54.98	35.00	090°00'00"	49.50	N38° 49' 22"W
C138	184.98	275.00	038°32'27"	181.52	S64° 33' 08"E
C139	290.06	430.00	038°38'59"	284.59	N25° 26' 42"E
C140	218.75	330.00	037°58'48"	214.77	S25° 06' 36"W
C141	53.95	57.50	053°45'25"	51.99	S71° 02' 24"E

GENERAL NOTES:

1. SUBDIVIDERS 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 ISSUE, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF ROCKWALL OF THE ADEQUACY AND AVAILABILITY FOR WATER AND SANITARY SEWER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH SUBDIVISION PLAT, AS REQUIRED UNDER THE SUBDIVISION ORDINANCE OF THE CITY OF ROCKWALL.
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).
6. ALL LOT CORNERS MONUMENTED WITH A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" (UNLESS OTHERWISE NOTED).
7. DETENTION POND IN LOT 2, BLOCK K TO BE MAINTAINED, REPAIRED, AND REPLACED BY HOA.

GENERAL NOTES:

1. ALL LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
2. ALL UTILITY EASEMENTS AND DRAINAGE EASEMENTS WITHIN THIS PLATTED PROPERTY ARE CREATED BY THIS PLAT, UNLESS OTHERWISE NOTED. ALL OPEN SPACE LOTS ARE UTILITY, DRAINAGE AND ACCESS EASEMENTS.
3. BASIS OF BEARING AND COORDINATES SHOWN HEREON REFER TO "TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES.
4. LOCATION OF 1% ANNUAL FLOOD CHANCE SHOWN PER JOHNSON VOLK FLOOD STUDY DATED MARCH, 2025.
5. LOTS ADJACENT TO FLOODPLAIN SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION 2' ABOVE THE 100-YR WSEL.
6. OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOA.

GENERAL NOTES:

1. PRIVATE OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOA.
2. FLOODPLAIN, PRIVATE DRAINAGE, OPEN SPACE LOTS SHALL BE MAINTAINED, REPAIRED & REPLACED BY THE HOA.

FINAL PLAT

SOUTHSIDE HILLS-PH 1

LOTS 1-73, BLOCK A; LOTS 1-18, BLOCK B;
LOTS 1-8, BLOCK C; LOTS 1-14, BLOCK D;
LOTS 1-23, BLOCK E; LOTS 1-23, BLOCK F;
LOTS 1-19, BLOCK G; LOTS 1-12, BLOCK H;
LOTS 1-26, BLOCK I; LOTS 1-21, BLOCK J;
LOTS 1-2, BLOCK K; LOTS 1-21, BLOCK L;
LOTS 1-11, BLOCK M; LOTS 1-21, BLOCK O;
192.58 ACRES OR 8,388,777.55 SF
284 SINGLE FAMILY LOTS , 6 OPEN SPACES,
1 LIFT STATION, 1 PARK & 1 AMENITY CENTER
SITUATED WITHIN
W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2025-XXX

July 16, 2025
SHEET 3 OF 4

EXIST. ZONING: PD-99
LAND USE: SF-10 & C

Owner/Applicant:
Corson Cramer Development
4925 Greenville Ave, Ste. 604
Dallas, Texas 75206
Phone: 214-734-5924

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704 Central Parkway East, Suite. 1200
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Phone: 972-201-3100
Contact: Tom Dayton, PE

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

LEGAL DESCRIPTION:
192.58 ACRES

BEING a tract of land situated in the W.W. FORD SURVEY, ABSTRACT NO. 80, Town of Rockwall, Rockwall County, Texas and being all of that tract of land described as Tract 1 in Deed to Rockwall Highgate, Ltd., as recorded in Volume 5015, Page 251, Deed Records, Rockwall County, Texas and being part of that tract of land described as Tract 2 in Deed to Rockwall Highgate, Ltd., as recorded in Volume 5015, Page 251, Deed Records, Rockwall, County, Texas and being all of that tract of land described in Deed to Rockwall Highgate, Ltd., as recorded in Volume 5572, Page 219, Deed Records, Rockwall County, Texas and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found in the southwest line of State Highway No. 205, a 120 foot right-of-way, for the common north corner of that tract of land described as Parcel 79 Part 2 in Deed to The State of Texas, as recorded in Document No. 20220000001602, Deed Records, Rockwall County, Texas and east corner of that tract of land described in Deed to Dr. Mohiudin Zeb, Nasreen Zeb, as recorded in Volume 1059, Page 14, Deed Records, Rockwall, County, Texas;

THENCE Southeasterly, with said southwest line, the following five (5) courses and distances:

South 44 degrees 43 minutes 30 seconds West, a distance of 11.14 feet to a TxDOT monument found for the **POINT OF BEGINNING** of the tract of land herein described:
South 40 degrees 17 minutes 02 seconds East, a distance of 248.25 feet to a TxDOT monument found for corner;
South 45 degrees 53 minutes 03 seconds East, a distance of 143.27 feet to a TxDOT monument found for corner;
North 44 degrees 06 minutes 57 seconds East, a distance of 34.82 feet to a TxDOT monument found for corner;
South 45 degrees 48 minutes 12 seconds East, a distance of 251.74 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 40 degrees 46 minutes 30 seconds West, leaving said southwest line, a distance of 226.38 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 08 degrees 04 minutes 07 seconds East, a distance of 95.07 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 19 degrees 34 minutes 32 seconds East, a distance of 193.98 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 59 degrees 38 minutes 00 seconds East, a distance of 43.03 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 18 degrees 50 minutes 22 seconds East, a distance of 105.44 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 29 degrees 46 minutes 44 seconds West, a distance of 172.85 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 02 degrees 56 minutes 27 seconds West, a distance of 161.51 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 80 degrees 51 minutes 56 seconds West, a distance of 185.26 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 09 degrees 06 minutes 41 seconds West, a distance of 222.47 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 26 degrees 52 minutes 08 seconds West, a distance of 103.03 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 24 degrees 27 minutes 12 seconds West, a distance of 160.07 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 09 degrees 59 minutes 00 seconds East, a distance of 197.45 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 64 degrees 40 minutes 56 seconds West, a distance of 232.38 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 06 degrees 10 minutes 38 seconds West, a distance of 93.23 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 57 degrees 01 minutes 02 seconds East, a distance of 257.67 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 13 degrees 07 minutes 25 seconds East, a distance of 432.64 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 11 degrees 49 minutes 50 seconds West, a distance of 829.30 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 19 degrees 37 minutes 46 seconds East, a distance of 266.03 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 45 degrees 05 minutes 45 seconds West, a distance of 1,104.64 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 45 degrees 05 minutes 45 seconds West, a distance of 1,104.64 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 45 degrees 20 minutes 38 seconds West, with the southwest line of said Tract 1, a distance of 315.37 feet to a 1/2 inch iron rod with a yellow plastic cap found for the east corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE South 44 degrees 05 minutes 31 seconds West, leaving said southwest line, a distance of 690.67 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the south corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 32 degrees 39 minutes 25 seconds West, a distance of 680.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the west corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 62 degrees 15 minutes 39 seconds East, a distance of 110.73 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for an interior ell corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 61 degrees 56 minutes 23 seconds East, a distance of 43.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for an interior ell corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 45 degrees 09 minutes 15 seconds East, a distance of 393.74 feet to a 1/2 inch iron rod with a yellow plastic cap found in the southwest line of the above mentioned Tract 1;

THENCE North 45 degrees 15 minutes 38 seconds West, a distance of 598.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RSCI RPLS 5034" found for corner at the beginning of a Boundary Line Agreement, as recorded in Volume 4715, Page 230 (Document No. 2006-00361312), Deed Records, Rockwall County, Texas;

THENCE Northwesterly, with said Boundary Line Agreement, the following six (6) courses and distances:

North 44 degrees 04 minutes 30 seconds West, a distance of 436.95 feet to a 1/2 inch iron rod with a yellow plastic cap found for corner;
North 48 degrees 39 minutes 02 seconds West, a distance of 237.14 feet to a 1/2 inch iron rod with a yellow plastic cap found for corner;
North 39 degrees 59 minutes 19 seconds West, a distance of 184.23 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RSCI RPLS 5034" found for corner;
North 44 degrees 51 minutes 58 seconds West, a distance of 244.71 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;
South 44 degrees 53 minutes 18 seconds West, a distance of 13.39 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the west line of said Tract 1;

THENCE Northwesterly, with said west line, the following three (3) courses and distances:

North 45 degrees 16 minutes 15 seconds West, a distance of 259.63 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner the common south corner of that tract of land described in Deed to Bret A. Wilson and Leslie Wilson, as recorded in Volume 1327, Page 212, Deed Records, Rockwall, County, Texas and an exterior ell corner of said Tract 1;

North 44 degrees 44 minutes 29 seconds East, a distance of 467.61 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common east corner of said Bret A. Wilson and Leslie Wilson tract and an interior ell corner of said Tract 1;

North 31 degrees 29 minutes 46 seconds West, passing at a distance of 486.24 feet a 1/2 inch iron rod found for the common north corner of said Bret A. Wilson and Leslie Wilson tract and east corner of that tract of land described in Deed to Bobby Dale Price and wife, Bretta Jean Price, as recorded in Volume 1028, Page 142, Deed Records, Rockwall County, Texas, and continuing in all for a total distance of 857.83 feet to a point in the southeast line of Farm to Market Road No. 548, a variable width right-of-way, from which point a 1/2 inch iron rod found bears South 31 degrees 29 minutes 46 seconds East, 0.80 feet, said point being at the beginning of a non-tangent curve to the left having a central angle of 01 degrees 12 minutes 54 seconds, a radius of 5,796.43 feet and a chord bearing and distance of North 45 degrees 17 minutes 02 seconds East, 122.92 feet;

THENCE Northeasterly, with said southeast line, the following three (3) courses and distances:

Northeasterly, with said curve to the left, an arc distance of 122.93 feet to a concrete pedestal monument found for corner;

North 44 degrees 52 minutes 16 seconds East, a distance of 304.20 feet to an "X" found in concrete for the common north corner of said Tract 1 and most westerly northwest corner of said Tract 2;

North 44 degrees 50 minutes 38 seconds East, passing at a distance of 375.47 feet a concrete pedestal monument found, and continuing in all for a total distance of 398.43 feet to a 1/2 inch iron rod found for the common west corner of that tract of land described in Deed to Cody A. Barrick and Carrie L. Barrick, as recorded in Volume 6167, Page 67, Deed Records, Rockwall County, Texas and most northerly northwest corner of said Trat 2;

THENCE South 45 degrees 15 minutes 03 seconds East, leaving said southeast line, a distance of 995.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for a common south corner of said Cody A. Barrick and Carrie L. Barrick tract and an interior ell corner of said Tract 2;

THENCE North 89 degrees 17 minutes 48 seconds East, a distance of 20.23 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for a common south corner of said Cody A. Barrick and Carrie L. Barrick tract and an interior ell corner of said Tract 2;

THENCE North 44 degrees 48 minutes 03 seconds East, a distance of 524.11 feet to a 1/2 inch iron rod found for the common east corner of said Cody A. Barrick and Carrie L. Barrick tract and south corner of that tract of land described in Deed to James Kessler and Angela Kessler, as recorded in Document No. 20180000020020, Deed Records, Rockwall County, Texas;

THENCE North 44 degrees 50 minutes 31 seconds East, a distance of 538.74 feet to a 1/2 inch iron rod found for the east corner of said James Kessler and Angela Kessler tract;

THENCE North 44 degrees 31 minutes 54 seconds East, a distance of 541.29 feet to a 1/2 inch iron rod found for the south corner of the above mentioned Dr. Mohiudin Zeb, Nasreen Zeb tract;

THENCE North 44 degrees 43 minutes 30 seconds East, a distance of 595.13 feet to the **POINT OF BEGINNING** and containing 192.580 acres of land, more or less.

OWNER'S CERTIFICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **SOUTHSIDE HILLS–PH 1** subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever any streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the **SOUTHSIDE HILLS–PH 1** subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of there respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer 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 sewers, and alleys all according to the specifications of the City of Rockwall; or

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

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

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

_____
Property Owner Signature

STATE OF TEXAS §
COUNTY OF ROCKWALL §

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

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

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

STATE OF TEXAS §
COUNTY OF ROCKWALL §

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

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

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

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS::

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

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

APPROVED:

I hereby certify that the above and forgoing subdivision plat –– being an addition to the City of Rockwall, Texas –– was approved by the City Council of the City of Rockwall on ___ day of _____, 2025.

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

_____ _____
CITY SECRETARY CITY ENGINEER

FINAL PLAT
SOUTHSIDE HILLS-PH 1

LOTS 1-73, BLOCK A; LOTS 1-18, BLOCK B;
LOTS 1-8, BLOCK C; LOTS 1-14, BLOCK D;
LOTS 1-23, BLOCK E; LOTS 1-23, BLOCK F;
LOTS 1-19, BLOCK G; LOTS 1-12, BLOCK H;
LOTS 1-26, BLOCK I; LOTS 1-21, BLOCK J;
LOTS 1-2, BLOCK K; LOTS 1-21, BLOCK L;
LOTS 1-11, BLOCK M; LOTS 1-21, BLOCK O;
192.58 ACRES OR 8,388,777.55 SF
284 SINGLE FAMILY LOTS , 6 OPEN SPACES,
1 LIFT STATION, 1 PARK & 1 AMENITY CENTER
SITUATED WITHIN
W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2025-XXX

July 16, 2025
SHEET 4 OF 4

EXIST. ZONING: PD-99
LAND USE: SF-10

Owner/Applicant:
Corson Cramer Development
4925 Greenville Ave, Ste. 604
Dallas, Texas 75206
Phone: 214-734-5924

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

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

PROJECT COMMENTS

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

DATE: 8/22/2025

PROJECT NUMBER: P2025-029
PROJECT NAME: Replat for Lot 7&8, Block A, Sanger Addition
SITE ADDRESS/LOCATIONS: 805 Sam Houston Street, Rockwall, TX, 75087

CASE CAPTION: Discuss and consider a request by Javier Silva of JMS Custom Homes, LLC for the approval of a Replat for Lots 7 & 8, Block J, Sanger Addition being a 0.23-acre tract of land identified as a portion of Lot 2, Block J, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 803 & 805 Sam Houston Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	08/21/2025	Approved w/ Comments

08/21/2025: P2025-029: Replat for Lots 7 & 8, Block A, Sanger Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Replat for Lots 7 & 8, Block J, Sanger Addition being a 0.23-acre tract of land identified as a portion of Lot 2, Block J, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 803 & 805 Sam Houston Street.

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

M.3 For reference, include the case number (P2025-029) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block to the following:

FINAL PLAT
LOTS 7 & 8, BLOCK A
SANGER ADDITION
BEING A REPLAT OF
A PORTION OF LOT 2, BLOCK J
SANGER ADDITION
BEING
TWO (2) RESIDENTIAL LOTS
0.23-ACRES OR 10,055 SF
SITUATED IN THE
J.T. LEWIS SURVEY, ABSTRACT NO. 255
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

M.5 Please label all existing and proposed easements relative to the site and include the type, width, and purpose. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 Please update the Owner's Certificate and Standard Plat Wording to be in conformance with the subdivision ordinance (i.e. Section 38-7(1)(A)(1)). (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances).

M.7 Please provide the following Signature Block. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

APPROVED: I hereby certify that the above and forgoing subdivision plat -- being an addition to the City of Rockwall, Texas -- was approved by the City Council of the City of Rockwall, Texas on the [DAY] day of [MONTH], [YEAR].

_____
MAYOR OF THE CITY OF ROCKWALL

_____
PLANNING AND ZONING COMMISSION CHAIRMAN

_____
CITY SECRETARY

_____
CITY ENGINEER

I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.

I.9 All meetings will be held in the Rockwall City Council Chambers at 385 S. Goliad Street at 6:00 PM. The meeting schedule for this case is as follows:

Planning and Zoning Work Session: August 26, 2025
Parks Board Meeting: September 3, 2025
Planning and Zoning Meeting: September 9, 2025
City Council Meeting: September 15, 2025

I.10 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request. Once the Replat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	08/22/2025	Approved w/ Comments

08/22/2025: 1. Please keep in mind proposed fencing will not be allowed within this easement. When crossing the sewer main within this easement, the fence posts will need to span the main 5' on each side, ie. a 10' fence panel when crossing the main.

General Comments:
General Items:
- Must meet City's 2023 Standards of Design and Construction
- Impact Fees (Water, Wastewater & Roadway)
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock, stone, or stone face. No smooth concrete walls.
- Will need to show A/C concrete pad and also any proposed fencing on the lot with Building Permit.
- Will need to show grading plan with the Building Permit. Grading cannot exceed 4:1 slopes.
- Will need to show how proposed home will be accessing utilities.

- There is an existing 8" sewer main along Sam Houston available for use.
- There is an existing 8" water main along Sam Houston available for use.
- Water and sanitary sewer and storm sewer must be 10' apart.
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.
- Driveway must be steel reinforced concrete. (No rock, gravel, or asphalt allowed)
- No gravel or asphalt allowed in any area.
- Additional comments may be provided at time of Building Permit.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	08/21/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	08/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	08/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/18/2025	Approved

08/18/2025: Park Land Dedication Fee
Cash in Lieu of Land: $709.37 x 1 lot = $709.37
Pro Rata Equipment: $606.19 x 1 lot = $606.19
Total Fees: $1315.56 x 1 lot = $1315.56

ROSS AVENUE
50' R.O.W. PER PLAT

SPC
N 7024821.80
E 2594814.01
PK FND

1/2" IRF

General Items:
- Must meet City's 2023 Standards of Design and Construction
- Impact Fees (Water, Wastewater & Roadway)
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock, stone, or stone face. No smooth concrete walls.
- Will need to show A/C concrete pad and also any proposed fencing on the lot with Building Permit.
- Will need to show grading plan with the Building Permit. Grading cannot exceed 4:1 slopes.
- Will need to show how proposed home will be accessing utilities.
- There is an existing 8" sewer main along Sam Houston available for use.
- There is an existing 8" water main along Sam Houston available for use.
- Water and sanitary sewer and storm sewer must be 10' apart.
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.
- Driveway must be steel reinforced concrete. (No rock, gravel, or asphalt allowed)
- No gravel or asphalt allowed in any area.
- Additional comments may be provided at time of Building Permit.

REPLAT
SANGER BROTHERS ADDITION
CAB H. SLIDE 185

POINT OF BEGINNING

1/2" IRF — N 89°29'33"E 100.00' — 1/2" IRF — 1/2" IRF — 1/2" IRF

N 89°29'33"E 100.00'

SPC
N 7024722.69
E 2594914.77

SAM HOUSTON STREET
50' R.O.W. PER PLAT

N 1°10'18"W 100.84'
N 1°10'18"W 50.42'
10' UTIL. ESMT.
20' B.L.
N1°10'18"W 50.42'

LOT 8
5,027.3 S.F.

LOT 7
5,027.7 S.F.

BLOCK J

S 1°10'28"E 50.14'
S 1°10'28"E 100.27'
S 1°10'28"E 50.13'

S 89°19'54"W 100.00'
N 89°19'54"E 100.00'

LOT 2 A
EAST 1/2 LOT 2
BLOCK J
A.L. BENNETT ESTATE
VOL. 34. PG. 540

15' SANITARY SEWER ESMT
PER VOL. 450. PG. 122

15' SANITARY SEWER ESMT
PER VOL. 448. PG. 33

S 89°09'55"W 100.00'

1/2" IRF — S 89°09'55"W 100.00' — 1/2" IRF — 1/2" IRF

SPC
N 70246203.98
E 2594816.83

WEST 1/2 LOT 3
BLOCK J
US HOUSING AUTHORITY

DAVEY CROCKETT STREET
50' R.O.W. PER PLAT

Please keep in mind proposed fencing will not be allowed within this easement.

When crossing the sewer main within this easement, the fence posts will need to span the main 5' on each side, ie. a 10' fence panel when crossing the main.

GENERAL NOTES:

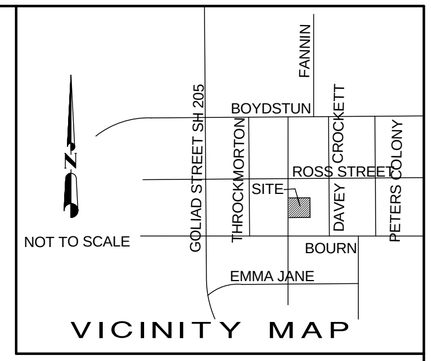
(1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject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



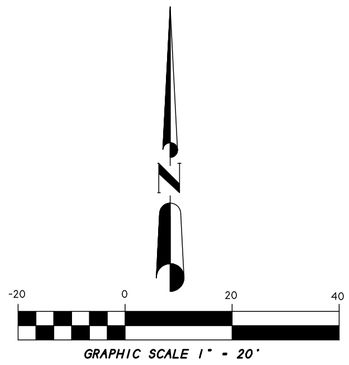
VICINITY MAP

SURVEYOR'S NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030L 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: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."



GRAPHIC SCALE 1" = 20'

FINAL PLAT

LOT 7 & 8, BLOCK J
SANGER BROTHERS ADDITION

BEING A REPLAT OF
WEST 1/2 OF LOT 2, BLOCK J
SANGER BROTHERS ADDITION

0.23 ACRES OR 10,055 S.F.
(2 LOTS)
J.T. LEWIS SURVEY, A-255
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

OWNER:
JMS CUSTOM HOMES, LLC
58 WINDSOR DRIVE
ROCKWALL, TX 75032

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC 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	PROPANE TANK

SURVEY DATE	AUGUST 15, 2025
SCALE	1" = 20'
FILE #	20250092
CLIENT	JMS CUSTOM HOMES, LLC

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

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Being the West 1/2 of Lot 2, Block J, SANGER BROTHERS ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Volume Q, Page 100, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the east right-of-way line of Sam Houston Street, a 50 foot right-of-way, said point being at the northwest corner of said Lot 2, Block J;

THENCE N. 89 deg. 29 min. 33 sec. E. along the north boundary line of Lot 2, a distance of 100.00 feet to a 1/2" iron rod found for corner;

THENCE S. 01 deg. 10 min. 28 sec. E. a distance of 100.27 feet to a 1/2" iron rod found for corner in the south boundary line of said Lot 2, Block J;s

THENCE S. 89 deg. 09 min. 55 sec. W. along the south boundary line of said Lot 2, Block J, a distance of 100.00 feet to a 1/2" iron rod found for corner in the east right-of-way line of Sam Houston Street at the southwest corner of same;

THENCE N. 01 deg. 10 min. 18 sec. W. along said right-of-way line, a distance of 100.84 feet to the POINT OF BEGINNING and containing 10,055 square feet or 0.23 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as LOTS 7 & 8, BLOCK J, SANGER BROTHERS ADDITION, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in LOTS 7 & 8, BLOCK J, SANGER BROTHERS ADDITION, have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

We also understand the following;

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

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of th eir 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, maint aining, 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 Roc kwall 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, sto rm 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 an d/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 p rogress 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.

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

_____
Javier Silva
for JMS CUSTOM HOMES, LLC

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Javier Silva 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 _____, _____.

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

_____
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

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

APPROVED

I hereby certify that the above and foregoing plat of LOTS 7 & 8, BLOCK J, SANGER BROTHERS ADDITION, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of_____ ,_____.

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.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

_____ _____
Mayor, City of Rockwall Planning and Zoning Commission Chairman

_____ _____
City Secretary City Engineer

FINAL PLAT

LOT 7 & 8, BLOCK J
SANGER BROTHERS ADDITION

BEING A REPLAT OF
WEST 1/2 OF LOT 2, BLOCK J
SANGER BROTHERS ADDITION

0.23 ACRES OR 10,055 S.F.
(2 LOTS)
J.T. LEWIS SURVEY, A-255
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:
JMS CUSTOM HOMES, LLC
58 WINDSOR DRIVE
ROCKWALL, TX 75032

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		A/C AIR COND. UNIT	PROPANE TANK
	PROPERTY LINES			

SURVEY DATE AUGUST 15, 2025
SCALE 1" = 20' FILE # 20250092
CLIENT JMS CUSTOM HOMES, LLC

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

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:
CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	805 Sam Houston				
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	Javier Silva
ADDRESS	[redacted]	ADDRESS	[redacted]
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 $ 320.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 14 *DAY OF* August, 20 25. *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

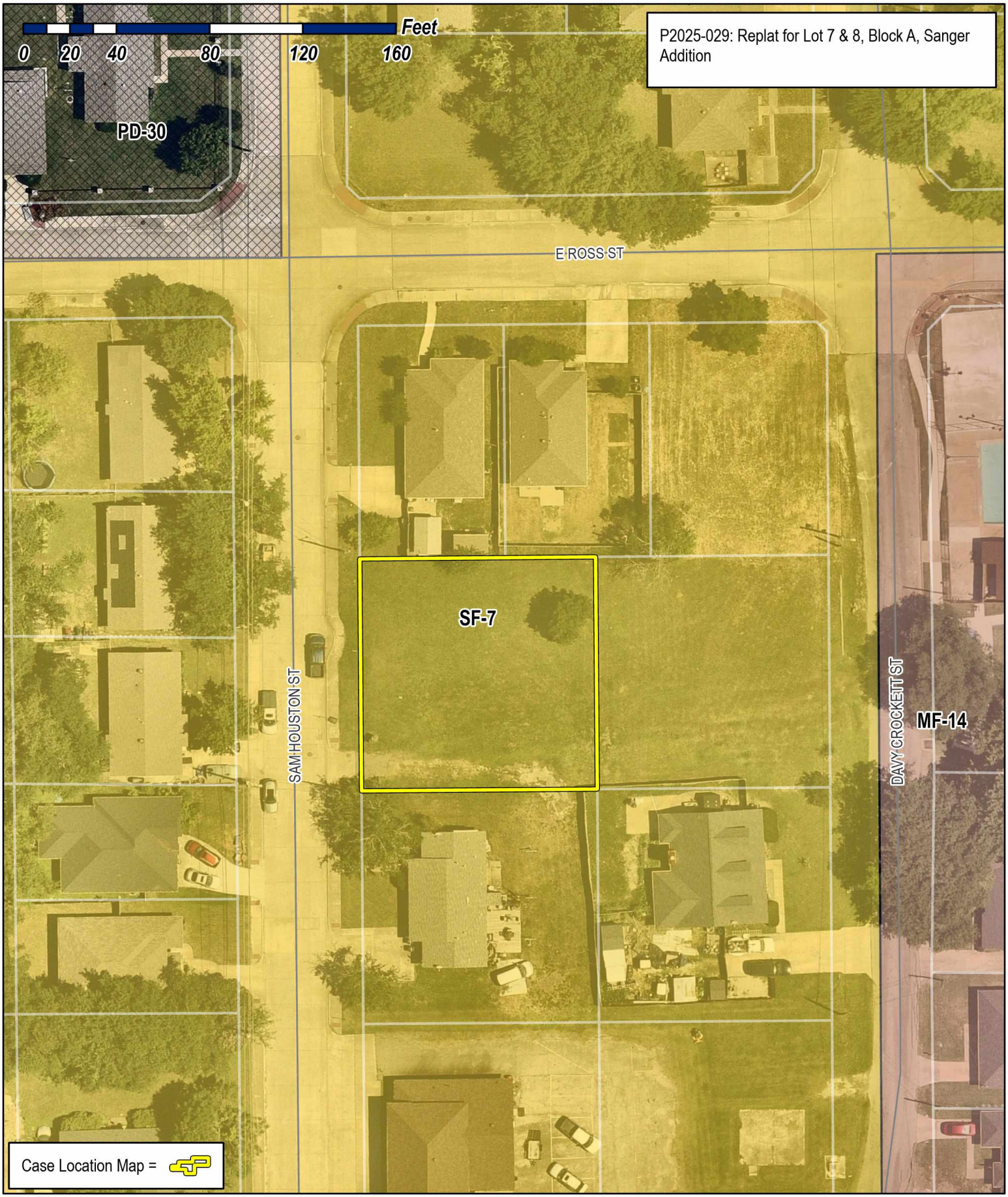
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF August, 20 25

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SUSAN BURT
Notary ID #4585390
My Commission Expires
January 31, 2026

MY COMMISSION EXPIRES 1-31-2026

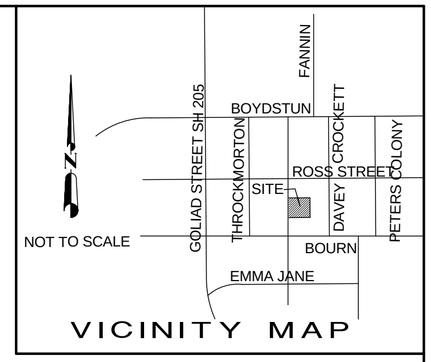


City of Rockwall

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.



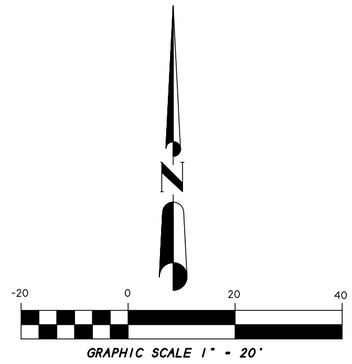


SURVEYOR'S NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030L 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: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."



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).

FINAL PLAT

LOT 7 & 8, BLOCK J
SANGER BROTHERS ADDITION

BEING A REPLAT OF
WEST 1/2 OF LOT 2, BLOCK J
SANGER BROTHERS ADDITION

0.23 ACRES OR 10,055 S.F.
(2 LOTS)
J.T. LEWIS SURVEY, A-255
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
JMS CUSTOM HOMES, LLC
58 WINDSOR DRIVE
ROCKWALL, TX 75032

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC 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	PROPANE TANK	

SURVEY DATE	AUGUST 15, 2025
SCALE	1" = 20'
FILE #	20250092
CLIENT	JMS CUSTOM HOMES, LLC

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

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Being the West 1/2 of Lot 2, Block J, SANGER BROTHERS ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Volume Q, Page 100, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the east right-of-way line of Sam Houston Street, a 50 foot right-of-way, said point being at the northwest corner of said Lot 2, Block J;

THENCE N. 89 deg. 29 min. 33 sec. E. along the north boundary line of Lot 2, a distance of 100.00 feet to a 1/2" iron rod found for corner;

THENCE S. 01 deg. 10 min. 28 sec. E. a distance of 100.27 feet to a 1/2" iron rod found for corner in the south boundary line of said Lot 2, Block J;s

THENCE S. 89 deg. 09 min. 55 sec. W. along the south boundary line of said Lot 2, Block J, a distance of 100.00 feet to a 1/2" iron rod found for corner in the east right-of-way line of Sam Houston Street at the southwest corner of same;

THENCE N. 01 deg. 10 min. 18 sec. W. along said right-of-way line, a distance of 100.84 feet to the POINT OF BEGINNING and containing 10,055 square feet or 0.23 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as LOTS 7 & 8, BLOCK J, SANGER BROTHERS ADDITION, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in LOTS 7 & 8, BLOCK J, SANGER BROTHERS ADDITION, have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

We also understand the following;

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

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of th eir 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, maint aining, 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 Roc kwall 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, sto rm 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 an d/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 p rogress 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.

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

_____
Javier Silva
for JMS CUSTOM HOMES, LLC

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Javier Silva 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 _____, _____.

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

_____
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

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

APPROVED

I hereby certify that the above and foregoing plat of LOTS 7 & 8, BLOCK J, SANGER BROTHERS ADDITION, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of_____ ,_____.

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.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

_____ _____
Mayor, City of Rockwall Planning and Zoning Commission Chairman

_____ _____
City Secretary City Engineer

FINAL PLAT

LOT 7 & 8, BLOCK J
SANGER BROTHERS ADDITION

BEING A REPLAT OF
WEST 1/2 OF LOT 2, BLOCK J
SANGER BROTHERS ADDITION

0.23 ACRES OR 10,055 S.F.
(2 LOTS)
J.T. LEWIS SURVEY, A-255
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:
JMS CUSTOM HOMES, LLC
58 WINDSOR DRIVE
ROCKWALL, TX 75032

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		A/C AIR COND. UNIT	PROPANE TANK
	PROPERTY LINES			

SURVEY DATE AUGUST 15, 2025
SCALE 1" = 20' FILE # 20250092
CLIENT JMS CUSTOM HOMES, LLC

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

PROJECT COMMENTS

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

DATE: 8/22/2025

PROJECT NUMBER: SP2025-033
PROJECT NAME: Site Plan for 102 West Bourn Street
SITE ADDRESS/LOCATIONS: 102 West Bourn Street, Rockwall, TX, 75087

CASE CAPTION: Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Kim Timpa for the approval of a Site Plan for an Office Building on a 1.1308-acre parcel of land identified as Lot 1, Block B, Jack Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 62 (PD-62) for General Retail (GR) District land uses, addressed as 906 S. Goliad Street [SH-205], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	08/21/2025	Approved w/ Comments

08/21/2025: SP2025-033: Site Plan for 906 S Goliad
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for an Office Building on a 1.1308-acre parcel of land identified as Lot 1, Block B, Jack Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 62 (PD-62) for General Retail (GR) District land uses, addressed as 906 S. Goliad Street [SH-205].
I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.

I.3 The subject property will be required to be replatted after the engineering process to establish the new easements.

M.4 For reference, include the case number (SP2025-033) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02. D, Article 11, of the UDC)

M.5 Site Plan/Landscape Plan

(1) Separate the Landscape Plan and Site Plan into two (2) separate documents.
(2) Pad mounted utility equipment, and air conditioning units, shall be screened from horizontal view from any adjacent public street and from any adjacent property. Utility equipment and air conditioning units shall be screened utilizing plantings berms, or walls matching the main structure. (Subsection 01.05.C, Article 05, of the UDC) Please indicate on your site plan if there are any pad mounted utility equipment. Utility equipment will be subject to screening if found later at engineering or building permit.
(3) Provide the square footage of the proposed building on the site plan. (Subsection 03.04.B, Article 11, UDC)
(4) Provide the perimeter dimensions of the building. (Subsection 03.04.B, Article 11, UDC)
(5) Indicate all drive/turning radii. (Subsection 03.04.B, Article 11, UDC)
(6) Provide adjacent street centerlines for Bourne Street and S. Goliad. (Susbsection 03.04.B, Article 11, UDC)
(7) Provide median breaks in adjacent streets [S. Goliad]. (Subsection 03.04.B, Article 11, UDC)
(8) Provide the type and depth of paving material. (Subsection 03.02, Article 06, UDC)
(9) All portions of the parking lot shall be behind the front façade of the building. (Planned Development District 62 [PD-62]; Ordinance No. 05-42)
(10) Show existing driveways located off of S. Goliad as “to be removed”.
(11) Will there be a dumpster enclosure? If using polycarts, they must be either screened with a dumpster enclosure or brought inside. (Subsection 01.05.B, Article 05, UDC)

(12) Please provide the required 20’ residential adjacency landscape buffer with three-tiered screening along the west and south property lines. Three-tiered screening comprises of a berm, a row of canopy trees 20’ on center, a row of accent trees, and a row of shrubs. The shrubs will need to screen the headlights of cars so plant that section accordingly. (Subsection 01.06, Article 06, UDC) The 10’ and 15’ residential adjacency buffer will require an exception from the Planning and Zoning Commission.
(13) The Landscape buffer along Bourne Street and S. Goliad Street requires a berm and one (1) canopy tree and one (1) accent tree per 50-linear feet of frontage. (Subsection 05.01.B, Article 08, UDC)
(14) Vitex is not an approved tree within Landscape Buffers. Would suggest moving closer/around the building. (Appendix C, UDC)
(15) Please provide a table showing the number, species, and caliper of trees being removed. (Table 2, Article 09, UDC)
(16) All parking spaces must be within 80 feet of a canopy tree. (Subsection 05.03.E, Article 08, UDC)
(17) Provide a note indicating irrigation will meet the requirements of the UDC. (Subsection 05.04, Article 08, UDC)
M.6 Photometric Plan
(1) Please provide lighting cut sheets that indicate the wattage for each exterior lighting fixture. Light sources (e.g. light bulbs) shall be oriented down and toward the center of the site or shielded so as to not be visible from the property line. (Subsection 03.03.A, of Article 07, of the UDC)

M.7 Building Elevations

(1) Indicate exterior elevations adjacent to public right-of-way.
(2) Indicate the surface area of each façade. (Subsection 04.01, Article 05, UDC)
(3) Indicate the proposed building materials (Subsection 04.01, Article 05, UDC)
(4) Indicate the roofing materials and color. (Subsection 04.01, Article 05, UDC)
(5) The proposed buildings’ facades do not meet the Commercial Building Articulation Standards for wall projections. (Subsection 04.01.C, of Article 05, of the UDC) This will require an exception from the Planning and Zoning Commission.
(6) Re-orient the building to either face S. Goliad or double front onto Goliad as well as Bourne Street.

M.8 Based on the materials submitted staff has identified the following exceptions and variances for this project:
(1) Primary and Secondary Articulation.
(2) Residential Adjacency Screening.

M.9 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measure for each exception or variance is required. In order to request an exception, the applicant will need to provide a letter outlining the requested exceptions and subsequent two (2) compensatory measures for each exception or variance. (Subsection 09.02, of Article 11, of the UDC). Compensatory measures to consider:

1) 100% masonry materials (This is currently being met.)
2) Additional Landscaping
3) Additional Parking Spaces

M.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on September 3, 2025; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the September 9, 2025 Planning & Zoning Meeting.

I.11 Please note the scheduled meetings for this case:

(1) Planning & Zoning Work Session meeting will be held on August 26, 2025
(2) Planning & Zoning meeting/public hearing meeting will be held on September 9, 2025

I.12 All meetings will be held in person and in the City’s Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request. Please also note the Architecture Review Board will review the building elevations for this site plan an hour before the scheduled Planning and Zoning meetings (at 5:00 PM), it is highly encouraged that your project architect attends this meeting.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	08/22/2025	Approved w/ Comments

08/22/2025: 1. Driveway spacing variance required.
2. Must remove driveways and replace sidewalk in these areas.
3. Approved deadened parking turn around is 15'x64' paved, striped no parking.
4. Fire lane exceeds maximum dead-end length without a fire lane turn around.

General Comments:
General Items:
- Must meet City's 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock, stone, or stone face. No smooth concrete walls.
- The site will need to be platted.
- No signage is allowed within easements or ROW. No structures or fences within easements.
- Tree mitigation will be required for the removal of any existing trees on site.
- All utilities must be underground.
- Additional comments may be provided at time of Site Plan.
- Dumpsters may not directly face a roadway.
- TXDOT permits required for any utility, drainage, and driveway within ROW of SH205.

Drainage Items:
- Detention is required. Detention is based on zoning, not specific land area use.
- Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
- Detention easement required at freeboard elevation. No vertical walls are allowed in detention easement.
- Detention and drainage to drain to SH 205
- Detention pond is required to have an emergency spillway.
- Existing flow patterns must be maintained.
- No water or sewer lines can be in detention easement.
- Detention ponds must be irrigated.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No grate inlets allowed.
- FFE for all buildings must be called out when adjacent to a detention area. Minimum 2' above 100-year WSEL.
- All dumpster areas shall drain to an oil/water spectator and then into the storm system.

Water and Wastewater Items:
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- There is an existing 8" water main along W. Bourn St. and SH 205 available for use.
- Minimum public sewer is 8".
- All commercial sewer connections must be made by a proposed or existing manhole.
- There is an existing 8" sewer main on the other side of W. Bourn St. available for use.
- Water and sanitary sewer and storm sewer must be 10' apart.
- All public utilities must be centered in an easement. Min 20' utility easements.
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.

Roadway Paving Items:
- All driveways must meet City spacing requirements.
- All parking, storage, drive aisles must be steel reinforced concrete. (No rock, gravel, or asphalt allowed)
- No gravel or asphalt allowed in any area.
- All Parking to be 20'x9' minimum.
- No dead-end parking allowed without an City approved turnaround. 15'x64' striped no parking.
- Drive isles to be 24' wide.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane to be in a platted easement.
- Install 5' sidewalk along W. Bourn St.
- Existing Driveways on SH205 will have to be removed.
- Right deceleration lane may be needed along SH 205 if accessing SH 205
- $2.50/sf of sidewalk pro-rata along SH 205 due to the City.

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	08/21/2025	Approved

08/21/2025: DOES NOT APPROVE THE INTERIOR PLAN

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	08/18/2025	Approved w/ Comments

08/18/2025: The dead-end fire lane shall not extend beyond 150 feet onto the property.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/18/2025	Approved w/ Comments

08/18/2025: Due to the rotation of the building, the new address will be:
102 W BOURN STREET, ROCKWALL, TX 75087

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	08/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/18/2025	Approved w/ Comments

08/18/2025: Please provide required vs proposed landscape calculations

General Items:
- Must meet City's 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
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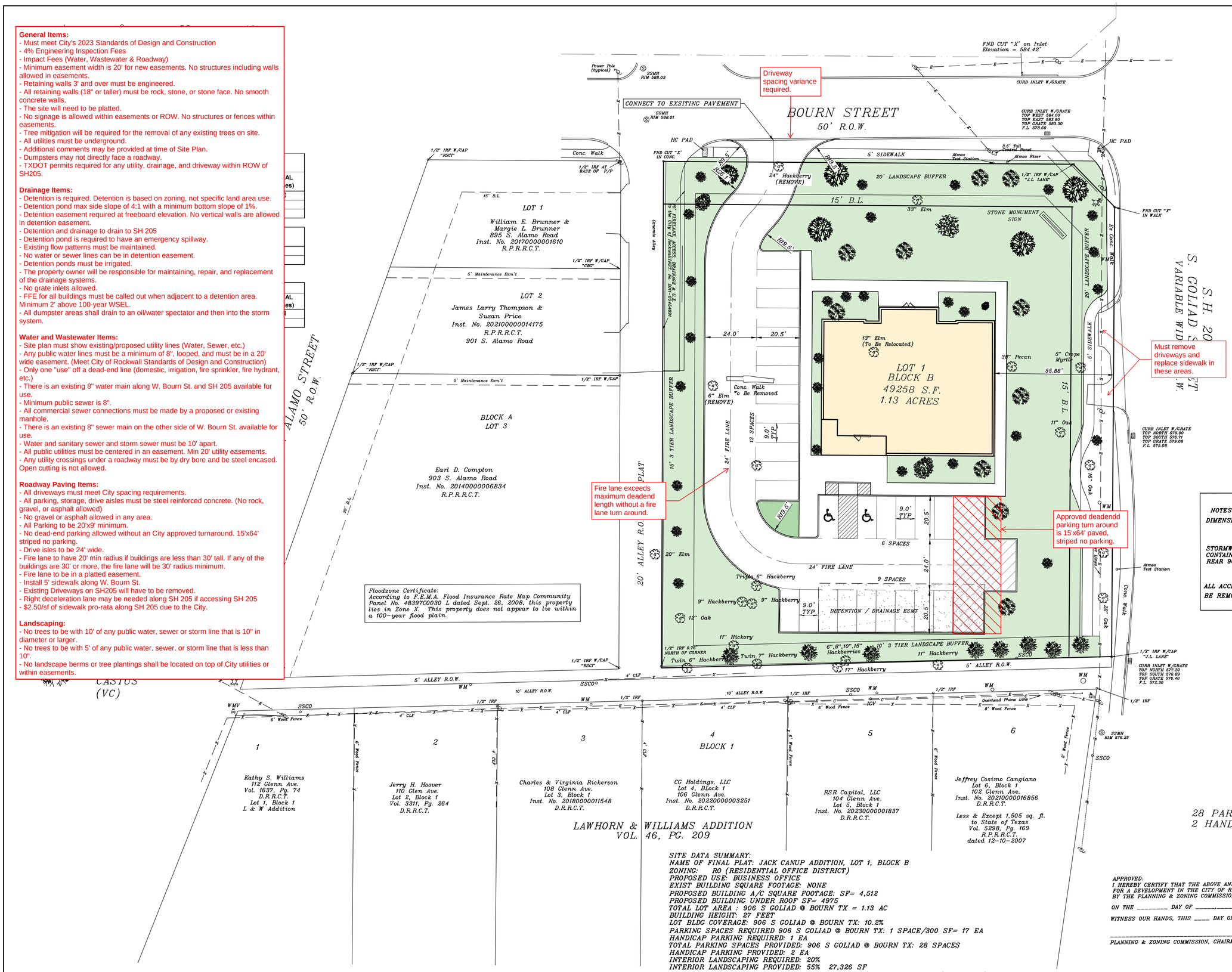


SITE DATA SUMMARY:
NAME OF FINAL PLAT: JACK CANUP ADDITION, LOT 1, BLOCK B
ZONING: RO (RESIDENTIAL OFFICE DISTRICT)
PROPOSED USE: BUSINESS OFFICE
EXIST BUILDING SQUARE FOOTAGE: NONE
PROPOSED BUILDING A/C SQUARE FOOTAGE: SF= 4,512
PROPOSED BUILDING UNDER ROOF SF= 4975
TOTAL LOT AREA : 906 S GOLIAD @ BOURN TX = 1.13 AC
BUILDING HEIGHT: 27 FEET
LOT BLDG COVERAGE: 906 S GOLIAD @ BOURN TX: 10.2%
PARKING SPACES REQUIRED 906 S GOLIAD @ BOURN TX: 1 SPACE/300 SF= 17 EA
HANDICAP PARKING REQUIRED: 1 EA
TOTAL PARKING SPACES PROVIDED: 906 S GOLIAD @ BOURN TX: 28 SPACES
HANDICAP PARKING PROVIDED: 2 EA
INTERIOR LANDSCAPING REQUIRED: 20%
INTERIOR LANDSCAPING PROVIDED: 55% 27,326 SF
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE (BLDGS + PARKING/FIRE LANE) =21,932 SF

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL

ON THE _____ DAY OF _____

WITNESS OUR HANDS, THIS ____ DAY OF _____, _____

_____ PLANNING & ZONING COMMISSION, CHAIRMAN

_____ DIRECTOR OF PLANNING AND ZONING

CASE NO.

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

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II TEXAS P.E. NO. 60102, F-3661, ON DATE: AUG 8, 2025

SITE & LANDSCAPE PLAN
KIM TIMPA LAW OFFICES
906 S GOLIAD @ BOURN TX
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION
W.L.D.
CHECKED
G.C.W.
DRAWN
SCALE 1"=20' H 1"= V
DATE JAN 29, 2024
23018 SITE PL
PROJECT
2.0

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:
CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($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	906 S. Goliad				
SUBDIVISION		LOT		BLOCK	
GENERAL LOCATION	SW Corner of Bourn & S. Goliad				

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	Kim Timpa	☒ APPLICANT	Douphrate & Assoc. Inc.
CONTACT PERSON		CONTACT PERSON	Dub Douphrate
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP	[redacted]	CITY, STATE & ZIP	[redacted]
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kim Timpa Trustee Kim Timpa Marital Trust [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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

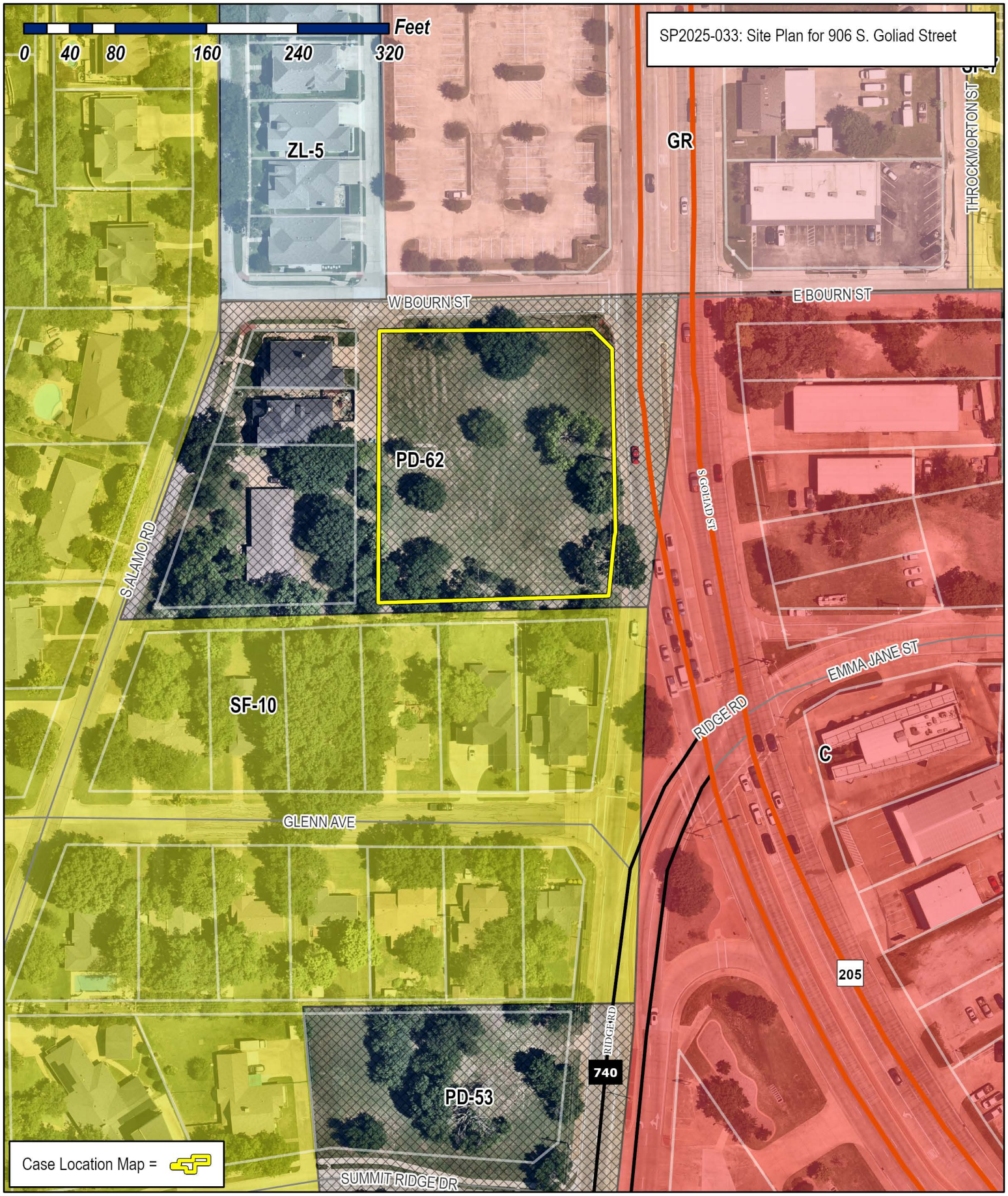
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 *DAY OF* August, 2025.

OWNER'S SIGNATURE Kim Timpa Trustee Kim Timpa Marital Trust

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Brandi Demery

BRANDI DEMERY
Notary Public, State of Texas
Comm. Expires 10-07-2028
Notary ID 135120241

MY COMMISSION EXPIRES 10/7/2028



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.

N

0 20 40

SCALE IN FEET

NEW PLANT MATERIAL LIST				
KEY	QUANTITY	TREE DESCRIPTION	SIZE (Inches)	TOTAL (Inches)
LO	5	LIVE OAK	4	20
RB	2	TEXAS RED BUD	4	8
RM	2	AUTUMN BALZE RED BUD	4	8

KEY	QUANTITY	SHRUB DESCRIPTION		
RC	36	EASTERN RED CEDAR		
VC	12	VITEX CASTUS		

TREES REMOVED				
KEY	QUANTITY	TREE DESCRIPTION	SIZE (Inches)	TOTAL (Inches)
HB	1	HACKBERRY	24	24
ELM	1	ELM TREE	6	6

---PROPOSED TREES---

-4" LIVE OAK (LO)

-4" TX RED BUD (RB)

-4" AUTUMN BLAZE RED MAPLE (RM)

---PROPOSED SHRUBS---

-EASTERN RED CEDAR (RC)

-VITEX CASTUS (VC)

BOURN STREET
50' R.O.W.

S. ALAMO STREET
50' R.O.W.

S.H. 205
S. COLIAD STREET
VARIABLE WIDTH R.O.W.

20' ALLEY R.O.W. PER PLAT

LAWHORN & WILLIAMS ADDITION
VOL. 46, PG. 209

LOT 1
William E. Brunner &
Margie L. Brunner
895 S. Alamo Road
Inst. No. 20170000001610
R.P.R.R.C.T.

LOT 2
James Larry Thompson &
Susan Price
Inst. No. 20210000014175
R.P.R.R.C.T.
901 S. Alamo Road

BLOCK A
LOT 3

Earl D. Compton
903 S. Alamo Road
Inst. No. 20140000006834
R.P.R.R.C.T.

LOT 1
BLOCK B
49258 S.F.
1.13 ACRES

CONNECT TO EXSITING PAVEMENT

FND CUT "X" on Inlet
Elevation = 584.42'

CURB INLET W/GRATE

CURB INLET W/GRATE
TOP WEST 584.00
TOP EAST 583.80
TOP GRATE 583.30
F.L. 578.60

CURB INLET W/GRATE
TOP NORTH 579.30
TOP SOUTH 576.71
TOP GRATE 579.08
F.L. 575.08

CURB INLET W/GRATE
TOP NORTH 577.30
TOP SOUTH 576.89
TOP GRATE 576.40
F.L. 572.30

SSMH
RIM 588.03

SSMH
RIM 588.01

SSMH
RIM 576.25

HC PAD

Conc. Walk

1/2" IRF W/CAP "RSCI"

1/2" IRF AT BASE OF P/P

FND CUT "X" IN CONC.

FND CUT "X" IN WALK

1/2" IRF W/CAP "CBC"

1/2" IRF W/CAP "J.L. LANE"

1/2" IRF 0.78' NORTH OF CORNER

5' SIDEWALK

20' LANDSCAPE BUFFER

15' B.L.

5' Maintenance Esm't

Common Way

Atmos Test Station

Atmos Riser

3.5' Tall Control Panel

STONE MONUMENT SIGN

33" Elm

13" Elm
(To Be Relocated)

38" Pecan

5" Crepe Myrtle

11" Oak

20" Elm

12" Oak

11" Hickory

Triple 6" Hackberry

9" Hackberry

9" Hackberry

6",8",10",15" Hackberries

11" Hackberry

17" Hackberry

Twin 7" Hackberry

Twin 6" Hackberry

24" Hackberry
(REMOVE)

6" Elm
(REMOVE)

Conc. Walk
To Be Removed

15' 3 TIER LANDSCAPE BUFFER

10' 3 TIER LANDSCAPE BUFFER

20' LANDSCAPE BUFFER

24' FIRE LANE

13 SPACES

9.0' TYP

6 SPACES

9 SPACES

DETENTION / DRAINAGE ESMT

20.5'

24.0'

55.88'

R10.5'

R9.5'

5' ALLEY R.O.W.

10' ALLEY R.O.W.

4' CLF

6' Wood Fence

8' Wood Fence

Overhead Phone Line

SSCO

WM

WMV

IGV

1/2" IRF

Floodzone Certificate:
According to F.E.M.A. Flood Insurance Rate Map Community Panel No. 48397C0030 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

NOTES:
DIMENSIONS ARE TO BACK OF CURB

STORMWATER DETENTION TO BE CONTAINED WITHIN PROPOSED PARKING IN REAR 906 S GOLIAD @ BOURN TX

ALL ACCESSORY STRUCTURES TO BE REMOVED

1 — Kathy S. Williams
112 Glenn Ave.
Vol. 1637, Pg. 74
D.R.R.C.T.
Lot 1, Block 1
L & W Addition

2 — Jerry H. Hoover
110 Glen Ave.
Lot 2, Block 1
Vol. 3311, Pg. 264
D.R.R.C.T.

3 — Charles & Virginia Rickerson
108 Glenn Ave.
Lot 3, Block 1
Inst. No. 20180000011548
D.R.R.C.T.

4 — CC Holdings, LLC
Lot 4, Block 1
106 Glenn Ave.
Inst. No. 20220000003251
D.R.R.C.T.

5 — RSR Capital, LLC
104 Glenn Ave.
Lot 5, Block 1
Inst. No. 20230000001837
D.R.R.C.T.

6 — Jeffrey Cosimo Cangiano
Lot 6, Block 1
102 Glenn Ave.
Inst. No. 20210000016856
D.R.R.C.T.

Less & Except 1,505 sq. ft.
to State of Texas
Vol. 5298, Pg. 159
R.P.R.R.C.T.
dated 12-10-2007

BLOCK 1

28 PARKING SPACES
2 HANDICAP SPACES

SITE DATA SUMMARY:
NAME OF FINAL PLAT: JACK CANUP ADDITION, LOT 1, BLOCK B
ZONING: RO (RESIDENTIAL OFFICE DISTRICT)
PROPOSED USE: BUSINESS OFFICE
EXIST BUILDING SQUARE FOOTAGE: NONE
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ON THE _____ DAY OF _____

WITNESS OUR HANDS, THIS ____ DAY OF _____, _____

_____ PLANNING & ZONING COMMISSION, CHAIRMAN

_____ DIRECTOR OF PLANNING AND ZONING

CASE NO.

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

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II TEXAS P.E. NO. 60102, F-8861 ON DATE: AUG 8, 2025

W.L. DOUPHRATE II
60102
REGISTERED PROFESSIONAL ENGINEER

SITE & LANDSCAPE PLAN
KIM TIMPA LAW OFFICES
906 S GOLIAD @ BOURN TX
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

REVISION
W.L.D.

CHECKED
G.C.W.

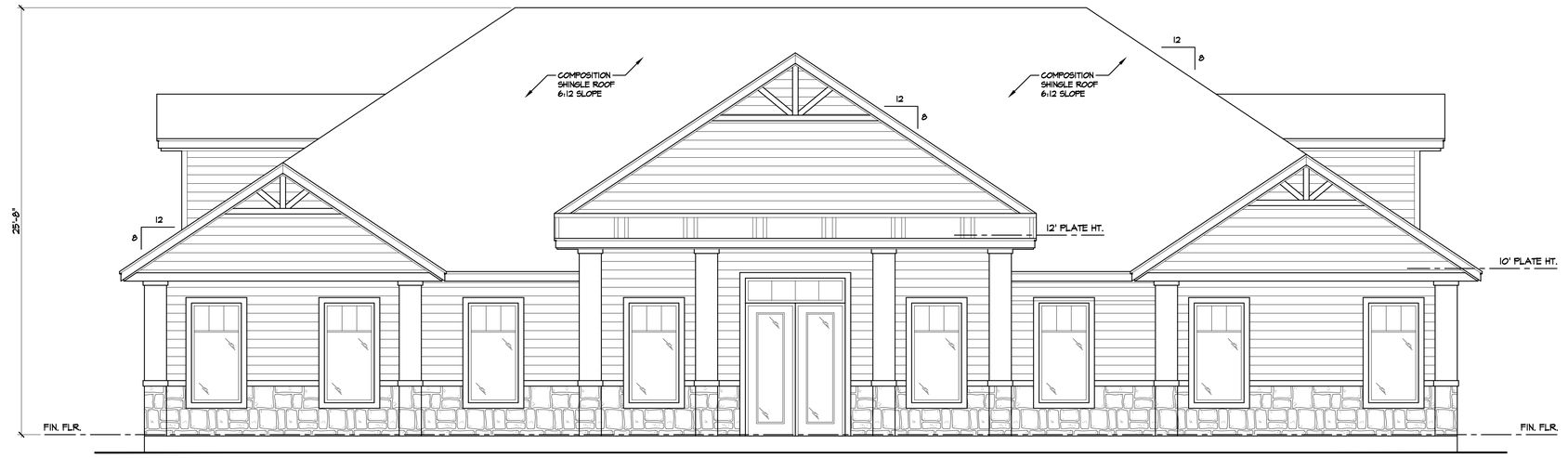
DRAWN

SCALE
1"=20' H
1"= V

DATE
JAN 29, 2024

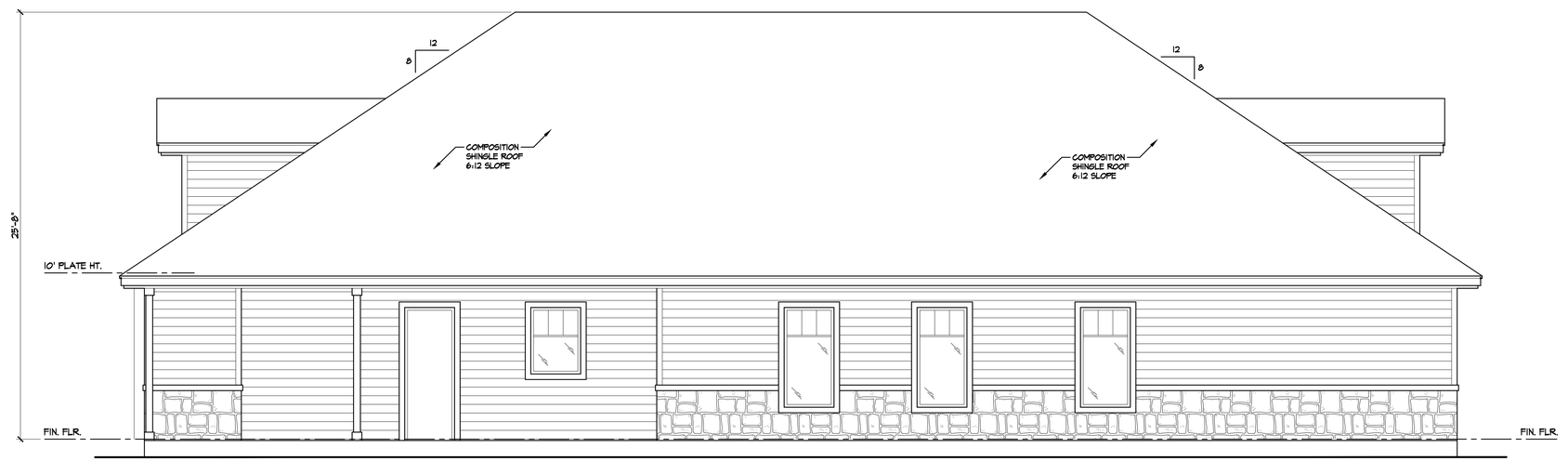
PROJECT
23018 SITE PL

20



FRONT ELEVATION

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



REAR ELEVATION

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

PLANS by
MICHAEL V. LAND
EMAIL: plansbylandegmail.com
N. COLLINS BLVD
RICHARDSON TX. 75080
PHONE: 972.250.2005
FAX: 972.250.0805

TIMPA LAW

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07/07/2025
07/08/2025
07/28/2025
08/05/2025
08/12/2025
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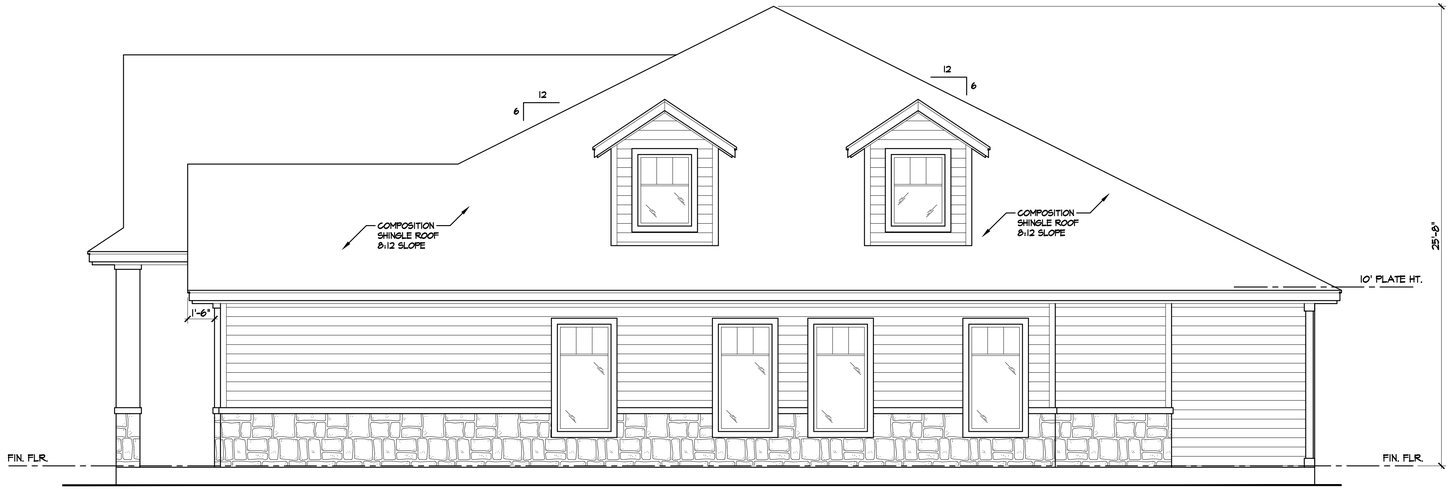


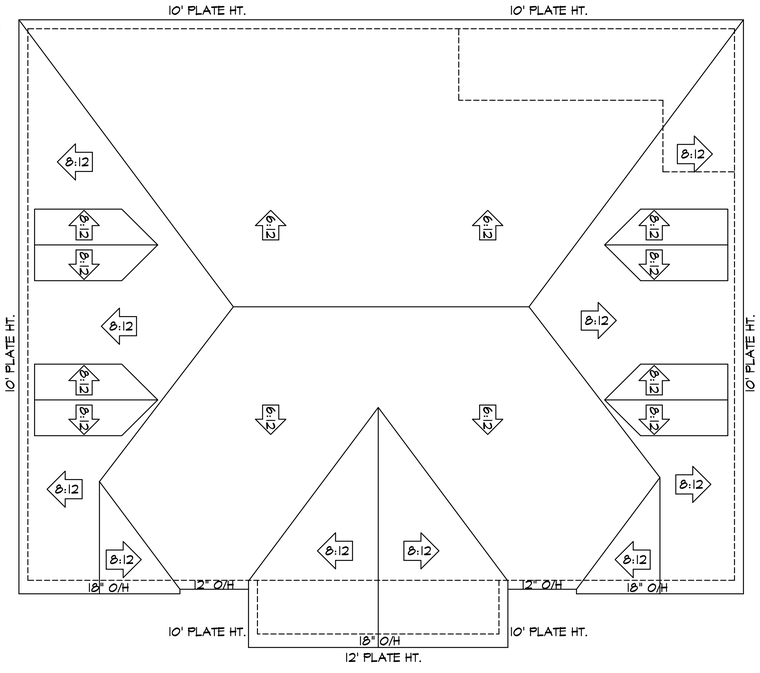
RIGHT ELEVATION

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



LEFT ELEVATION

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



ROOF PLAN

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

MICHAEL V. LAND
EMAIL: plansbylandsgmail.com
N. COLLINS BLVD
RICHARDSON TX 75080
PHONE: 972.250.2005
FAX: 972.250.0805

PLANS by LAND

TIMPA LAW

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06/28/2025
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07/08/2025
07/28/2025
08/05/2025
08/12/2025
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TIMPA LAW OFFICES

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PLANS by LAND

TIMPA LAW

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TIMPA LAW OFFICES - REAR

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PLANS by LAND

TIMPA LAW

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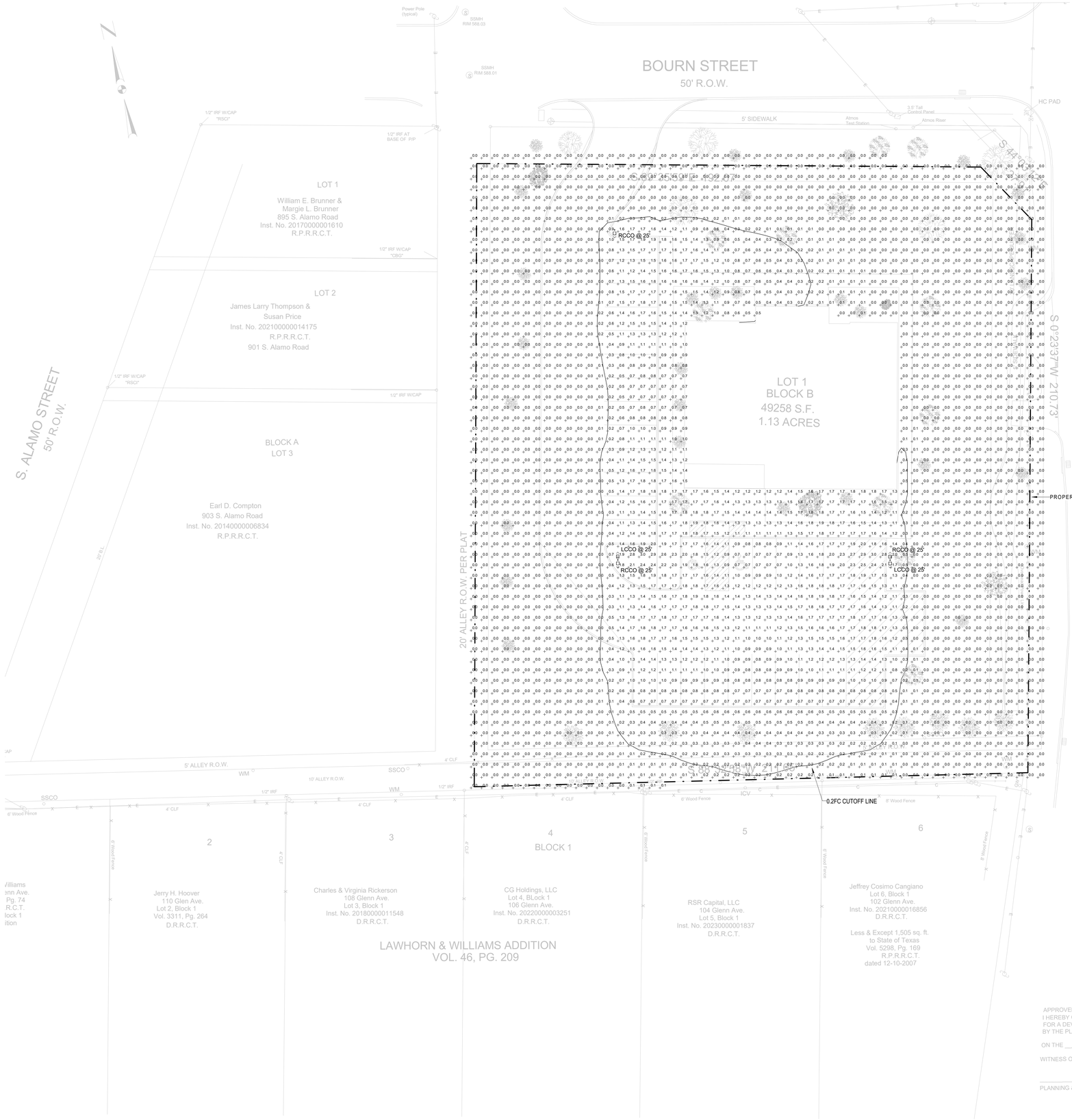

1 PHOTOMETRIC SITE PLAN
1/16" = 1'-0"

Schedule							
Label	QTY	Catalog Number	Description	Number Lamps	Lumens per Lamp	LLF	Wattage
LCCO	2	DSX1 LED P1 27K 80CRI LCCO	D-Series Size 1 Area Luminaire P1 Performance Package 2700K CCT 80 CRI Left Corner Cutoff Extreme Backlight Control	1	4730	1	50.9
RCCO	3	DSX1 LED P1 27K 80CRI RCCO	D-Series Size 1 Area Luminaire P1 Performance Package 2700K CCT 80 CRI Right Corner Cutoff Extreme Backlight Control	1	4730	1	50.9

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site	+	0.4 fc	3.0 fc	0.0 fc	N/A	N/A

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL

ON THE _____ DAY OF _____, _____

WITNESS OUR HANDS, THIS ____ DAY OF _____, _____

_____ _____
PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

CASE NO.

choice engineering
CHOICE ENGINEERING, LLC SACHSE, TEXAS PHONE: (469) 888-1200
TEXAS FIRM REG. NUMBER F-16676 WWW.CHOICE.ENGINEERING

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KIM TIMPA LAW OFFICES
906 SGOLIAD @ BOURN TX
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

No.	Date	Description

SEAL:
STATE OF TEXAS
RAMON J. GRAMSTAD
124806
LICENSED
PROFESSIONAL ENGINEER
08/13/2025

ISSUE/ORIGINAL COPYRIGHT

DATE:	2025/08/12
PROJECT #:	24052
DRAWN BY:	RG
CHECKED BY:	JR

SHEET NAME:
PHOTOMETRIC PLAN

SHEET NUMBER:
PH1.0

Ordering Information

Accessories

Ordered and shipped separately.

BLL12R 1.5 SU	Photocell - SSL twist-lock (120-277V) [1]
BLL347 1.5 CUL SU	Photocell - SSL twist-lock (347V) [2]
BLL480R 1.5 CUL SU	Photocell - SSL twist-lock (480V) [3]
DSHORT SBK	Shorting cap [4]
DSSHEW/PW	House side shield (enter package number 1-13 in place of X)
DSXRPA DWHXD	Round pole-adapter (#5 drilling, specify finish)
DSXPA5 DWHXD	Square pole-adapter #5 drilling (specify finish)
DSXRPA5 DWHXD	Round pole-adapter #5 drilling (specify finish)
DSXEGSR DWHXD	External glare shield (specify finish)
DSXFBSDB DWHXD	Bird spike deterrent bracket (specify finish)

NOTES
1. Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
2. 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
3. T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
4. Not available with emergency battery backup, PER, PER5, PIR or PIR1FC3V.
5. HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
6. HVOLT not available with package P1 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
7. XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
8. XVOLT not available in packages P1 or P10. XVOLT not available with fusing (SF or DF).
9. Not available with P1, P2, P3, P10, P11 and P12. Not available with HS.
10. WBA cannot be combined with Type 5 distributions plus photocell (P5X).
11. NLTAIR2 and PIRHN must be ordered together. For more information on nLight AIR2 visit this link.
12. NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. NLTAIR2 PIRHN not available with P1 and P10 using HVOLT. NLTAIR2 PIRHN not available with P1 and P10 using XVOLT.
13. Not available with P1, P2, P3, P10, P11, P12, P13, PIR, PIR1, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. PIR not available with P1 and P10 using HVOLT. PIR not available with P1 and P10 using XVOLT.
14. PER/PER5/PER7 not available with NLTAIR2 PIRHN. PIR, BL30, BL50, FAO, DMG and DS. Photocell ordered and shipped as a separate line item from luminaire. Not available with P1 and P10 using HVOLT or XVOLT.
15. FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, DMG and DS.
16. BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO, DMG and DS. BL30 or BL50 must specify 120, 277 or 347V. Consult tech support for 208, 240 or 480V.
17. DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DS.
18. DMG not available with PIR, PIR, PER, PER5, PER7, BL30, BL50, FAO and DMG.
19. DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads using (2) drivers. DS only available with packages P6, P7, P10, P11, P12 and P13.
20. Reference Control Options table on page 4 to see functionality.
21. Reference Controls Options table on page 4.
22. HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
23. CCE option not available with option BS and EGSR. Contact Technical Support for availability.
24. Option HA not available with performance packages P4, P5, P7, P8, P9 and P13.
25. Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
26. Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).

Shield Accessories



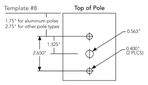
External Glare Shield (EGSR)



House Side Shield (HS)

Drilling





Tenon Mounting Slipfitter

Tenon O.D.	Mounting Template	1 @ 180	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	#A	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	#A	AS725-190	AS725-280	AS725-290	AS725-390	AS725-320	AS725-490
4"	#A	AS735-190	AS735-280	AS735-290	AS735-390	AS735-320	AS735-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
Fixture Quantity & Mounting Configuration		Minimum Acceptable Outside Pole Dimension					
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"	3"	3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPARN	#8	3"	3"	3"	3"		3"

DSX1 Area Luminaire - EPA

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

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX1 with SPA	0.69	1.38	1.23	1.54	—	1.58
DSX1 with SPA5, SPARN	0.70	1.40	1.30	1.66	—	1.68
DSX1 with RPA, RPA5	0.70	1.40	1.30	1.66	1.60	1.68
DSX1 with WA	0.83	1.66	1.50	2.09	2.09	2.09

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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°C**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C** ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate L27, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.95
50,000	0.90
100,000	0.81

FAO Dimming Settings

FAO Position	% Voltage	% Power Output
8	100%	100%
7	93%	95%
6	80%	85%
5	66%	73%
4	54%	61%
3	41%	49%
2	29%	36%
1	15%	20%

*Note: Calculated values are based on original performance package data. When calculating new values for given FAO position, use maximum published values by package listed on specification sheet (input watts and lumens by optic type).

Electrical Load

	Performance Package	LED Count	Drive Current (mA)	Wattage	Current (A) 120V	208V	240V	277V	347V	480V
Forward Optics (Non-Rotated)	P1	30	530	51	0.42	0.24	0.21	0.18	0.15	0.11
	P2	30	700	68	0.56	0.33	0.28	0.24	0.20	0.14
	P3	30	1050	104	0.85	0.49	0.43	0.37	0.29	0.21
	P4	30	1250	125	1.03	0.60	0.52	0.45	0.36	0.26
	P5	30	1400	142	1.15	0.66	0.58	0.50	0.40	0.29
	P6	40	1250	167	1.38	0.79	0.69	0.60	0.48	0.34
	P7	40	1400	188	1.54	0.89	0.77	0.67	0.53	0.38
	P8	60	1100	216	1.80	1.04	0.90	0.78	0.62	0.45
	P9	60	1400	279	2.31	1.33	1.15	1.00	0.80	0.58
Rotated Optics (Requires L90 or R90)	P10	60	530	101	0.84	0.49	0.42	0.37	0.29	0.21
	P11	60	700	135	1.12	0.65	0.56	0.49	0.39	0.28
	P12	60	1050	206	1.72	0.99	0.86	0.74	0.59	0.43
	P13	60	1400	279	2.30	1.33	1.15	1.00	0.79	0.57

LED Color Temperature / Color Rendering Multipliers

	70 CRI		80 CRI		90 CRI	
	Lumen Multiplier	Availability	Lumen Multiplier	Availability	Lumen Multiplier	Availability
5000K	102%	Standard	92%	Extended lead-time	71%	(see note)
4000K	100%	Standard	92%	Extended lead-time	67%	(see note)
3500K	100%	(see note)	90%	Extended lead-time	63%	(see note)
3000K	96%	Standard	87%	Extended lead-time	61%	(see note)
2700K	94%	(see note)	85%	Extended lead-time	57%	(see note)

Note: Some LED types are available as per special request. Contact Technical Support for more information.

Motion Sensor Default Settings

Option	Unoccupied Dimmed Level	High Level (when occupied)	Photocell Operation	Dwell Time	Ramp-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min
NLTAIR2 PIRHN	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min

Controls Options

Remote/Future	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads.
DS (not available on DSXD)	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DSL Elite or advanced control nodes such as RCAM.	Pins 4 & 5 to dimming leads on driver. Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8 to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls rSBG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR-enabled luminaire for motion-sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclipse.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned from the ground using the CSVDRay Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output	BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC UVOLT1	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V

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D-Series Size 1
LED Area Luminaire

Specifications

EPA: 0.69 ft² (0.06 m²)

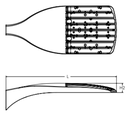
Length: 32.71" (83.1 cm)

Width: 14.26" (36.2 cm)

Height H1: 7.88" (20.0 cm)

Height H2: 2.73" (6.9 cm)

Weight: 34 lbs (15.4 kg)



Catalog Number
Notes
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Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED																					
Series	LEDs		Color temperature [1]		Color Rendering Index [1]		Distribution								Voltage		Mounting	
DSX1 LED	**Forward optics**		(this section 70CRI only)				AFR	Automotive front row	T5M	Type V medium					MVOLT	(120V-277V) [4]	**Shipped included**	
	P1	P6	30K	3000K			T1S	Type I short	T5LG	Type V low glare					HVOLT	(347V-480V) [5,7]	SPA	Square pole-mounting (#8 drilling)
	P2	P7	40K	4000K	70CRI		T2M	Type II medium	T5W	Type V wide					XVOLT	(277V - 480V) [6]	RPA	Round pole-mounting (#8 drilling)
	P3	P8	50K	5000K	70CRI		T3M	Type III medium	BLC3	Type III backlight control [2]					120 [8,9]		SPA5	Square pole mounting #5 drilling [9]
	P4	P9	(this section 80CRI only, extended lead times apply)		70CRI		T3LG	Type III low glare [2]	BLC4	Type IV backlight control [2]					208 [8,9]		RPA5	Round pole mounting #5 drilling [9]
	P5		27K	2700K	70CRI		T4M	Type IV medium	LCCO	Left corner cutoff [2]					240 [8,9]		SPARN	Square narrow pole mounting #8 drilling
	Rotated optics		30K	3000K	80CRI		T4LG	Type IV low glare [2]	RCCO	Right corner cutoff [2]					277 [8,9]		WBA	Wall bracket [10]
	P10 [1]	P12 [1]	35K	3500K	80CRI		TFTM	Forward throw medium							347 [5,9]		MA	Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)
	P11 [1]	P13 [1]	40K	4000K	80CRI										480 [5,9]			
			50K	5000K	80CRI													

Control options		Other options	Finish (required)
Shipped installed	PER7 Seven-pin receptacle only (controls ordered separate) [4,21]	**Shipped included**	DDBXD Dark Bronze
NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc [11,12,21]	FAO Field adjustable output [14,15]	SPD20KV 20KV surge protection	DBLXD Black
PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc [11,12,21]	BL30 Bi-level switched dimming, 30% [16,21]	HS Houseside shield (black finish standard) [22]	DNAXD Natural Aluminum
PER NEMA twist-lock receptacle only (controls ordered separate) [4]	BL50 Bi-level switched dimming, 50% [16,21]	L90 Left rotated optics [1]	DWHXD White
PER5 Five-pin receptacle only (controls ordered separate) [4,21]	DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) [17]	R90 Right rotated optics [1]	DDBTXD Textured dark bronze
	DS Dual switching [4,15,21]	CCE Coastal Construction [23]	DBLBXD Textured black
		HA 50°C ambient operation [24]	DNATXD Textured natural aluminum
		BAA Buy America(n) Act Compliant	DWHGXD Textured white
		SF Single fuse (120, 277, 347V) [25]	
		DF Double fuse (208, 240, 480V) [26]	
		Shipped separately	
		EGSR External Glare Shield (reversible, field install required, matches housing finish)	
		BSDB Bird spikes (field install required)	

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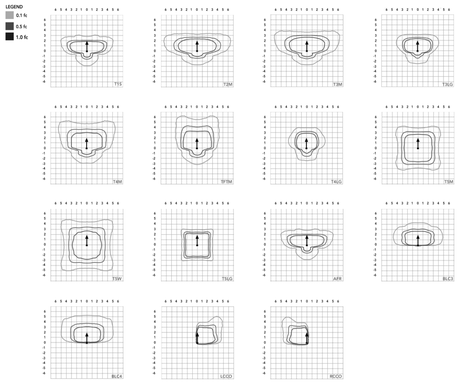
Photometric Diagrams

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

Isofootcandle plots for the DSX1 LED P9 40K 70CRI. Distances are in units of mounting height (25').



KIM TIMPA LAW OFFICES
906 SGOLIAD @ BOURN TX
CITY OF ROCKWALL, ROCKWALL C
TEXAS

CHOICE ENGINEERING, LLC — 5417 DEL TESORO DRIVE, PLANO, TEXAS 75093 — PHONE: (469) 585-1240 — TEXAS FIRM REG. NUMBER F-16676 — WWW.CHOICE-ENGINEERING.COM

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No.	Date	Description

SEAL:

STATE OF TEXAS
RAMON J. GRAMSTAD
124806
LICENSED
PROFESSIONAL ENGINEER

08/13/2025

ISSUE/ORIGINAL COPYRIGHT

DATE:	04/18/24
PROJECT #:	24052
DRAWN BY:	RG
CHECKED BY:	JR

SHEET NAME:

LIGHT FIXTURE DATA SHEETS

SHEET NUMBER:

PH1.1

AREA CALCULATIONS

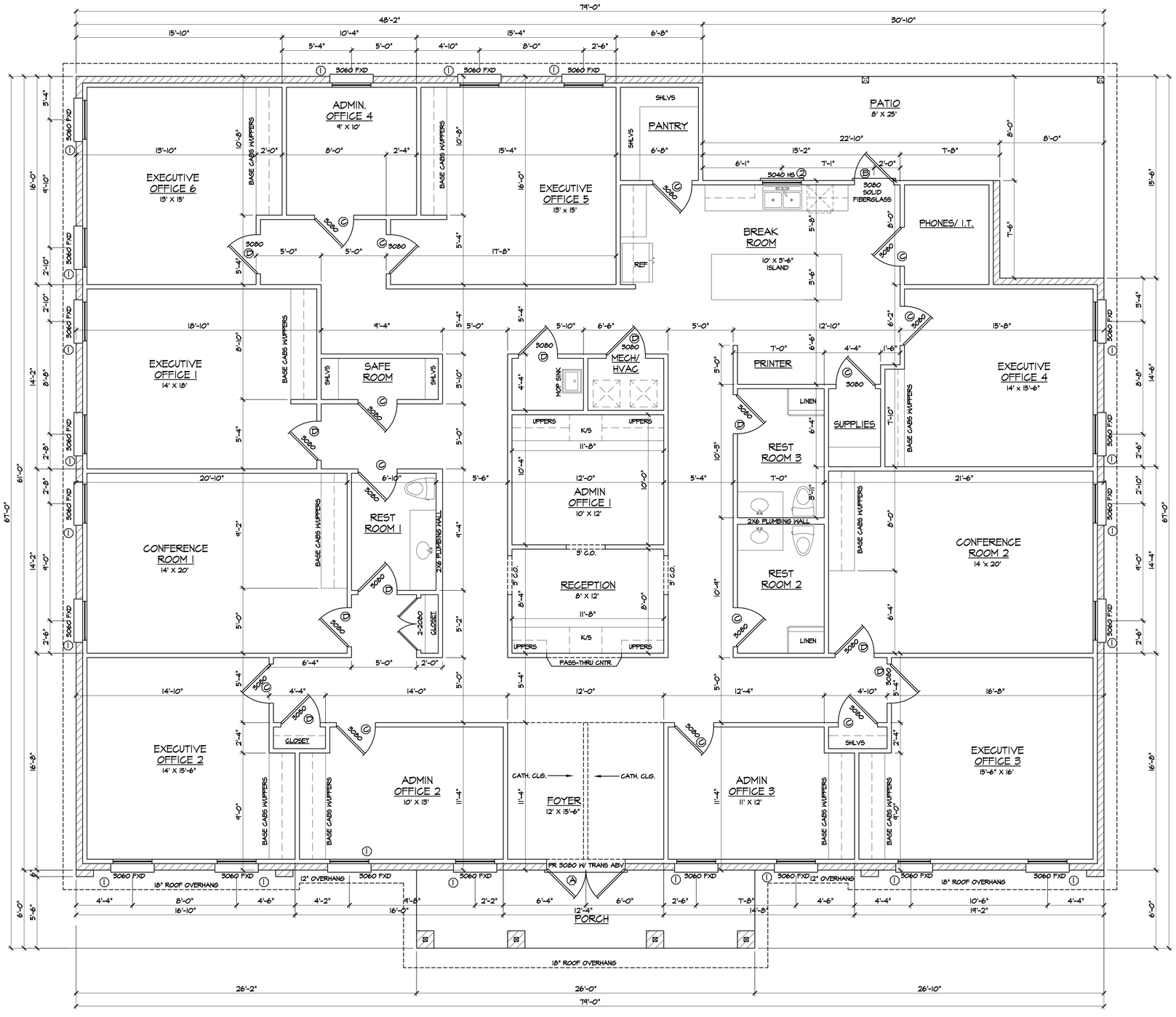
TOTAL A/C S.F. =	4,512 S.F.
FRONT PORCH =	156 S.F.
+ REAR PORCH =	307 S.F.
TOTAL UNDER ROOF S.F. =	4,975 S.F.

DOOR SCHEDULE

KEY	AMT	SIZE	NOTES
Ⓐ	1	PAIR 3'-0" X 8'-0"	EXT. FR. DOOR UNIT, TRANSOM ABOVE, STAINED OAK
Ⓑ	1	3'-0" X 8'-0"	EXTERIOR SOLID FIBERGLASS. RIGHT HAND OUTSWING
Ⓒ	13	3'-0" X 8'-0"	INTERIOR, 6-PANEL, SOLID CORE, RIGHT HAND SWING
Ⓓ	10	3'-0" X 8'-0"	INTERIOR, 6-PANEL, SOLID CORE, LEFT HAND SWING
Ⓔ	-	-	-
Ⓕ	-	-	-
Ⓖ	-	-	-
Ⓗ	-	-	-
Ⓙ	-	-	-

WINDOW SCHEDULE

KEY	AMT	SIZE	NOTES
①	21	3'-0" X 6'-0"	FIXED
②	1	3'-0" X 4'-0"	HORIZONTAL SLIDER
③	-	-	-
④	-	-	-
⑤	-	-	-
⑥	-	-	-



FLOOR PLAN

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

MICHAEL V. LAND
EMAIL: planskydesign@gmail.com
N. COLLINS BLVD
RICHARDSON TX. 75080
PHONE: 972.250.2005
FAX: 972.250.2825

PLANS

TIMPA LAN

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE. FIELD VERIFY THE ACCURACY OF THESE PLANS PRIOR TO CALLING FOR PERMITS.
DO NOT SCALE THESE DRAWINGS.
BUILDER RESERVES THE RIGHT TO MODIFY THESE PLANS AS REQUIRED IN THE FIELD.
LOCAL CODES, ORDINANCES, AND RESTRICTIONS APPLY. LIMIT OF DESIGNERS LIABILITY NOT TO EXCEED PRICE PAID FOR THE PLANS.

DATE
06/28/2025
07/07/2025
07/08/2025
07/28/2025
08/05/2025
08/12/2025
-

PROJECT COMMENTS

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

DATE: 8/22/2025

PROJECT NUMBER: SP2025-034
PROJECT NAME: Amended Site Plan for 2975 Discovery Blvd
SITE ADDRESS/LOCATIONS: 2975 Discovery Boulevard, Rockwall, TX, 75032

CASE CAPTION: Discuss and consider a request by Trey Peavy of RTT PCI, LLC for the approval of an Amended Site Plan for Outside Storage in conjunction with an existing Manufacturing Building on a 12.00-acre parcel of land identified as Lot 3, Block B, Rockwall Technology Park, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 2975 Discovery Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	08/21/2025	Approved w/ Comments

08/21/2025: SP2025-034: Site Plan for 2975 Discovery Boulevard
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Amended Site Plan for Outside Storage in conjunction with an existing Manufacturing Building on a 12.00-acre parcel of land identified as Lot 3, Block B, Rockwall Technology Park, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, and addressed as 2975 Discovery Boulevard.
I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.

I.3 The subject property will be required to be replatted after the engineering process to establish the new easements.

M.4 For reference, include the case number (SP2025-034) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02. D, Article 11, of the UDC)

M.5 Site Plan
1) Please show the existing outside storage on the west side of the building.
2) Continue the cedar tree screening south to the property line. This will help screen the existing outside storage on the west side of the building. Staff also suggests adding canopy and accent trees clustered in the grass area just south of the building to screen the outside storage from view. See attached exhibit for reference.

M.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on September 3, 2025; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the September 9, 2025 Planning & Zoning Meeting.

I.7 Please note the scheduled meetings for this case:

(1) Planning & Zoning Work Session meeting will be held on August 26, 2025
(2) Planning & Zoning meeting/public hearing meeting will be held on September 9, 2025

I.8 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Craig Foshee	08/21/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	08/21/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	08/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	08/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/18/2025	Approved w/ Comments

08/18/2025: Please provide landscape plan


Cluster Canopy and Accent Trees
Continue Cedar Trees

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	2975 Discovery Blvd. Rockwall TX 75032				
SUBDIVISION	Rockwall Technology Park Phase II	LOT	3	BLOCK	B
GENERAL LOCATION	South of I-30, East of Corporate Crossing, between Discovery Blvd and Springer Ln				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Light Industrial District	CURRENT USE	Manufacturing of Sheet Metal Products
PROPOSED ZONING	N/A	PROPOSED USE	N/A
ACREAGE	12.00	LOTS [CURRENT]	1
		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	RTT PCI, LLC	☐ APPLICANT	
CONTACT PERSON	Trey Peavy	CONTACT PERSON	
ADDRESS	[redacted]	ADDRESS	
CITY, STATE & ZIP	[redacted]	CITY, STATE & ZIP	
PHONE	[redacted]	PHONE	
E-MAIL	[redacted]	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 100.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 14th *DAY OF* August, 2025. *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUE[illegible]"*

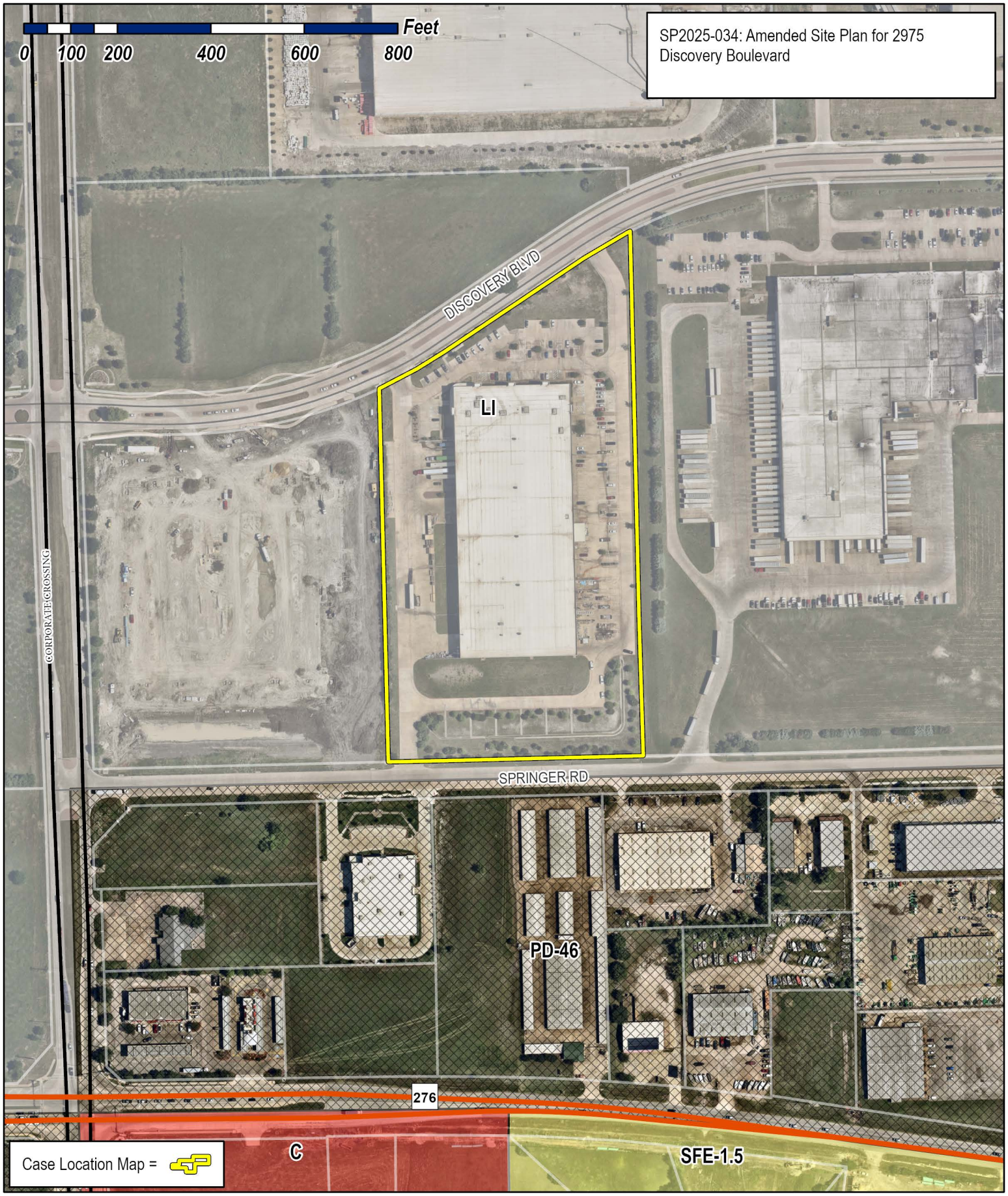
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF August 2025

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

DEBORAH LEEUW
Notary Public, State of Texas
Comm. Expires 08-30-2027
Notary ID 10270440



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.

PARKING INFORMATION

OFFICE:
1 SPACE/300 SQ. FT.
15,750 SQ. FT./300 SQ. FT. = 53 SPACES
PRODUCTION AREA:
1 SPACE/500 SQ. FT.
105,490 SQ. FT./500 SQ. FT. = 211 SPACES
WAREHOUSE:
1 SPACE/1,000 SQ. FT.
25,000 SQ. FT./1,000 SQ. FT. = 25 SPACES
TOTAL PARKING SPACES REQUIRED:
= 53 + 211 + 25 = 289 SPACES
TOTAL PARKING SPACES PROVIDED:
= 218 SPACES

HANDICAP PARKING SPACES REQUIRED:
= 8 SPACES WITH 2 OF THOSE BEING VAN ACCESSIBLE
HANDICAP PARKING SPACES PROVIDED:
= 9 SPACES WITH 4 OF THOSE BEING VAN ACCESSIBLE

LANE USE:
OFFICE/INDUSTRIAL/WAREHOUSE

A PARKING VARIANCE HAS BEEN GRANTED

LEGEND

- 7' 3,600 P.S.I. (MIN. 6.5 SACK) TRUCK DOCK & DUMPSTER PAVEMENT
- 6' 3,600 P.S.I. (MIN. 6.5 SACK) FIRE LANE PAVEMENT
- 5' 3,600 P.S.I. (MIN. 6.5 SACK) LIGHT DUTY PAVEMENT
- 8' 4,200 P.S.I. (MIN. 7.0 SACK) PUBLIC DRIVE APPROACH
- PROPOSED SIDEWALK (3,000 P.S.I., MIN. 5.5 SACK)
- (99) STANDARD PARKING SPACE
- VAN HANDICAP PARKING
- PARKING LOT LIGHT POLE SEE MEP PLAN

Staging/Storage

Cedar Trees for Concealment

LOT 2, BLOCK B ROCKWALL TECHNOLOGY PARK PHASE III CAB. H, SLIDE 273-274 P.R.R.C.T.

LOT 1, BLOCK A ROCKWALL TECHNOLOGY PARK PHASE II CAB. E, SLIDE 305-306 P.R.R.C.T.

ROCKWALL TECHNOLOGY PARK PHASE II CAB. E, SLIDE 305-306 P.R.R.C.T.

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION VOL. 2224, PAGE 226 D.R.R.C.T.

JOHN H. B. JONES SURVEY ABSTRACT NO. 125

JOHN A. RAMSEY SURVEY ABSTRACT NO. 196

LOT 3, BLOCK B ROCKWALL TECHNOLOGY PARK PHASE II

LOT 2, BLOCK B ROCKWALL TECHNOLOGY PARK PHASE II

ZONING: LI (LIGHT INDUSTRIAL DISTRICT)

BUILDING: HEIGHT = 36 FT. SIZE = 146,240 SQ. FT.

ADDRESS: 2975 DISCOVERY BLVD.

ZONING: LI (LIGHT INDUSTRIAL DISTRICT)

LOT SIZE: 12.000 ACRES (522,720 SQ. FT.)

DISCOVERY BLVD.

SPRINGER ROAD

DETENTION POND

S01°23'41"E 1123.07'

N01°23'41"W 799.25'

N56°10'24"E 350.25'

N88°36'19"E 545.13'

D=6°55'33"
R=957.50'
L=115.74'
CB=N59°38'11"E
115.67'

D=8°43'14"
R=1042.50'
L=158.67'
CB=N60°32'02"E
58.52'

15' WATER EASEMENT
15' BUILDING SETBACK
25' BUILDING SETBACK
26' FIRELANE & PUBLIC ACCESS EASEMENT
26' FIRELANE, PUBLIC ACCESS & UTILITY EASEMENT
15' DRAINAGE EASEMENT
10' BLACKLAND WATER LINE EASEMENT VOL. 5676, PAGE 258 D.R.R.C.T.
TRANSFORMER PAD
DUMPSTER & ENCLOSURE WITH SELF LATCHING MECHANISM
SCREENING WALL (SEE NOTE)
FDC
FIRE RISER ROOM
FIRE SPRINKLER LINE
FUTURE PARKING SPACES IF REQUIRED
LANDSCAPE AREA FUTURE PARKING SPACES IF REQUIRED
FUTURE HC PARKING
EXISTING 382' MEDIAN OPENING
EXISTING 391' MEDIAN OPENING
MONUMENT SIGN
4' S.S. SERVICE
METAL DIRECTION SIGN
OLD BARBED WIRE FENCE
APPROXIMATE LOCATION OF SURVEY LINE
4' R.C.P.
8" W.L.
F.H.
L.P.
CATV
UE
OHP
CONC. PAVEMENT

CAUTION !!

EXISTING UTILITIES ARE INDICATED ON THE PLANS FROM AVAILABLE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES, TO NOTIFY ALL UTILITY COMPANIES OF THE CONTRACTORS OPERATIONS, TO PROTECT ALL UTILITIES FROM DAMAGE, TO REPAIR ALL UTILITIES DAMAGED DUE TO THE CONTRACTORS OPERATIONS, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING UTILITIES.



VICINITY MAP

GENERAL NOTES:
1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE
2. REFER TO ELECTRICAL SITE LAYOUT FOR PARKING LOT LIGHTING CONDUIT LOCATIONS AND LANDSCAPE IRRIGATION PLANS FOR IRRIGATION SLEEVE LOCATIONS.
3. ALL LIGHT POLES SHALL BE A MINIMUM OF 2' BACK OF CURB AND NOT LOCATED WITHIN AN EASEMENT.
4. ALL CURB RETURNS ARE 5' RADII UNLESS OTHERWISE SPECIFIED.
5. SPEED BUMPS ARE NOT PERMITTED WITHIN A FIRELANE.
6. TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.

SCREENING NOTE:
1. BOTH OF THE GARBAGE DUMPSTERS LOCATED ON THE EAST AND WEST SIDES OF THE BUILDING WILL BE FULLY ENCLOSED WITH 10' TALL TEXTURED CONCRETE TILT WALLS TO MATCH THE BUILDING.
2. THE TRUCK COURTS LOCATED ON THE WEST SIDE OF THE BUILDING WILL BE SCREENED USING 10' TALL TEXTURED CONCRETE TILT WALLS TO MATCH THE BUILDING.
3. ALL ROOF MOUNTED UTILITY EQUIPMENT WILL BE SCREENED SO THAT IT SHALL NOT BE VISIBLE FROM ANY DIRECTION.

CUSHMAN & WAKEFIELD

SCOTT + REID General Contractors

COL-MET spray booths

0 50 100 150
SCALE: 1" = 50'

DATE: 1/27/2015
W.A. No. 14029

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
701 HIGHLANDER BLVD., SUITE 300 ARLINGTON, TEXAS 76015 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

OWNER:
TRMJ, INC.
1635 INNOVATION DRIVE
ROCKWALL, TX 75032
972-772-1919

PROJECT NAME
COL-MET SPRAY BOOTHS

LAND AND BLOCK DESIGNATION
LOT 3, BLOCK B
ROCKWALL TECHNOLOGY PARK PHASE II

SHEET TITLE
SITE PLAN Exhibit

CASE #SP2014-012

PRINTED: 1/27/2015 STB FILE: WIER-PAVING.STB LAST SAVED: 1/27/2015 10:11 AM SAVED BY: TIMW FILE: EXHIBIT-SITE-PLAN-WATER-EASEMENT-14029.DWG

PROJECT COMMENTS

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

DATE: 8/22/2025

PROJECT NUMBER: SP2025-036
PROJECT NAME: Site Plan for Southside Hills PH 1
SITE ADDRESS/LOCATIONS: 5565 South Farm to Market 549, Rockwall, TX, 75032

CASE CAPTION: Discuss and consider a request by Brian Cramer of CCD – Rockwall, LLC for the approval of a Site Plan for Phase 1 of the Southside Hills Subdivision consisting of 284 single-family residential lots on a 262.94-acre tract of land identified as Tracts 17-13, 17-14, 17-15, 17-16, & 40-8 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 99 (PD-99) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, located on the east side of SH-205 [S. Goliad Street] south of the intersection of SH-205 and FM-549, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	08/22/2025	Needs Review

08/22/2025: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for Phase 1 of the Southside Hills Subdivision consisting of 284 single-family residential lots on a 262.94-acre tract of land identified as Tracts 17-13, 17-14, 17-15, 17-16, & 40-8 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 99 (PD-99) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, located on the east side of SH-205 [S. Goliad Street] south of the intersection of SH-205 and FM-549.

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

M.3 For reference, include the case number (SP2025-036) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC).

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and Planned Development District 99 (PD-99).

M.5 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

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

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

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

M.6 Please provide the hardscape and landscape plans for the park. Please include details of the improvements and details of the equipment. (PD-99; Ordinance No. 22-51)

M.7 Site Plan:
(1) Please update the fence exhibit to match staff's mark-up. (PD-99; Ordinance No. 22-51)
(2) Please provide a note that all fence posts shall face interior to the lot (i.e. private side) and pickets must face out (i.e. public side). (PD-99; Ordinance No. 22-51)

M.8 Landscape Plan:
(1) Who is constructing the lift station? The fence around the lift station needs to be indicated as wrought iron. In addition, please provide ERC around the lift station enclosure for screening. (PD-99; Ordinance No. 22-51)
(2) The landscape buffer along FM-549 is short accent trees. Please provide six (6) more accent trees. (PD-99; Ordinance No. 22-51)
(3) Please provide cross sections of the landscape buffers and berms that will be adjacent to the estate lots. In addition, the berms adjacent to the residential must be continuous with the plantings on top. Please indicate that the berm adjacent to 453 and 535 Cullins Road will be five (5) feet in height. (PD-99; Ordinance No. 22-51)
(4) Sunshine Ligustrum is not considered a screening shrub. Please propose a different shrub to include along the wrought iron fences. In addition, all shrubs must be a minimum of five (5) gallons. (PD-99; Ordinance No. 22-51)

M.9 Hardscape Plan:
(1) Please provide cut sheets for all of the proposed light fixtures. In addition, there shall be no up lighting. (PD-99; Ordinance No. 22-51)
(2) Please provide a primary entry monument at both entrances (i.e. SH-205 & FM-549). In addition, please provide the lumens of all monument signage lighting. Specifically, staff has concerns about the glare from the primary entry monument. (PD-99; Ordinance No. 22-51)

I.10 Please note that failure to address all comments provided by staff by 3:00 PM on September 3, 2025 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.11 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on September 3, 2025; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the September 9, 2025 Planning & Zoning Meeting.

I.12 Please note the scheduled meetings for this case:

1) Planning & Zoning Work Session meeting will be held on August 26, 2025.
2) Parks Board meeting will be held on September 3, 2025.
3) Planning & Zoning meeting/public hearing meeting will be held on September 9, 2025.

I.13 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	08/22/2025	Approved w/ Comments

08/22/2025: 1. Must have all streets labeled with names and check all lot numbers (some don't match plat or site plan on previous sheet).
2. Need letter of approval from NTMWD to construct in their easement
3. No retaining wall here in engineering plans
4. Check your lot numbers
5. What is this line?
6. 10' from water line
7. No City water line or fire hydrant in engineering plans
8. Grading does not match engineering plans.
9. Make sure trees are a minimum of 10' from outside of storm pipe
10. Move trees 10' from water line
11. Ensure no trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger. No trees to be with 5' of any public water, sewer, or storm line that is less

than 10". No landscape berms or tree plantings shall be located on top of City utilities or within easements.
12. Trees are in drainage path.

General Comments:
General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Pro-rata due
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- All utilities must be underground. Existing overhead utility lines, if present, will need to be placed underground.
- The property must be platted.
- Tree mitigation will be required when removing existing trees on the property.
- Utility easements may not cross through or between residential properties. Must be in a HOA maintained lot.
- Need approval from NTMWD for any construction in their existing easement.
- Other requirements could be required dependent on zoning and Engineering Standards of Design and Construction.
- All items must match approved Engineering plans.
- All sheets must have street names

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- No berms will be placed on top of any public utility or NTMWD utility.
- Revise all landscaping sheets to show a minimum of 5' sidewalks (not 4').

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	08/21/2025	Needs Review

08/21/2025: I need to make sure we are not enforcing the key lot building line rule on certain lots (A5, A26, A35, A46, M5, M7, & E9, but we are enforcing them on the other key lots on this site plan as shown.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	08/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/18/2025	Approved w/ Comments

08/18/2025: Please change Rock Wren Court to Rock Wren Dr since it crosses another roadway. Typically a Court (Ct)or cul-de-sac is not interrupted by a through roadway.

Also please submit Cad (.dwg) of lot lines and street centerlines so addressing can begin.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	08/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/18/2025	Approved w/ Comments

08/18/2025: Detention and Retention Ponds maintenance are the responsibility of the HOA
Park maintenance is the responsibility of the HOA
6'0 trails need to be 8'0 trails

Caddo Maples may be tough to locate, but if planted need to have trunk wrapped from ground to canopy for 1 year
Recommendation only: there are better varieties of turfgrass like Tif Tuf and Tahoma 31 that are more drought, shade, wear and cold tolerant.
Tree Mitigation Plan
08/18/2025: The park will be designed and developed utilizing City of Rockwall Parks and Recreation specifications and standards.

General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Pro-rata due
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- All utilities must be underground. Existing overhead utility lines, if present, will need to be placed underground.
- The property must be platted.
- Tree mitigation will be required when removing existing trees on the property.
- Utility easements may not cross through or between residential properties. Must be in a HOA maintained lot.
- Need approval from NTMWD for any construction in their existing easement.
- Other requirements could be required dependent on zoning and Engineering Standards of Design and Construction.
- All items must match approved Engineering plans.
- All sheets must have street names

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- No berms will be placed on top of any public utility or NTMWD utility.
- Revise all landscaping sheets to show a minimum of 5' sidewalks (not 4').

F.M. 549

CULLINS RD

TRAVIS LANE

WYLIE LANE

S.H. 205

ROCKWALL CITY LIMITS

SOUTHSIDE HILLS - PH 2 (FUTURE)

LEGEND

- CONC. PAVEMENT
- SIDEWALK (DEVELOPER)
- SIDEWALK (BUILDER)
- PROPOSED SIGNAGE
- PROPOSED WATER
- PROPOSED SEWER

200 100 0 200 400

SCALE 1" = 200'

SITE PLAN
SOUTHSIDE HILLS-PH 1

LOTS 1-73, BLOCK A; LOTS 1-18, BLOCK B;
LOTS 1-8, BLOCK C; LOTS 1-14, BLOCK D;
LOTS 1-23, BLOCK E; LOTS 1-23, BLOCK F;
LOTS 1-19, BLOCK G; LOTS 1-12, BLOCK H;
LOTS 1-26, BLOCK I; LOTS 1-21, BLOCK J;
LOTS 1-2, BLOCK K; LOTS 1-21, BLOCK L;
LOTS 1-11, BLOCK M; LOTS 1-21, BLOCK O;
192.58 ACRES OR 8,388,777.55 SF
284 SINGLE FAMILY LOTS , 6 OPEN SPACES,
1 LIFT STATION, 1 PARK & 1 AMENITY CENTER
SITUATED WITHIN
W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
SP2025-XXX

August 13, 2025

EXIST. ZONING: PD-99
LAND USE: SF-10 & C

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 ___ day of _____ 2025.

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning & Zoning

NOTES:
1. INTERNAL SIDEWALKS ARE 5' WIDE.
2. DISTANCE BETWEEN ADJACENT PADS IS MIN. 12'

Owner/Applicant:
Corson Cramer Development
4925 Greenville Ave, Ste. 604
Dallas, Texas 75206
Phone: 214-734-5924

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

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



KEY MAP
NOT TO SCALE

Must have all streets labeled with names and check all lot numbers (some don't match plat or site plan on previous sheet).

STORM OUTFALL PER CIVIL PLANS, TYP.
S.H. 205
STORM
FLOODPLAIN
STORM OUTFALL PER CIVIL PLANS, TYP.
FH
10' U.E.
WATER
20'-0" WATER EASEMENT
15'-0" WATER EASEMENT
WATER
10' U.E.
STREET Q
WATER
WATER
6'-0" WIDTH CONCRETE SIDEWALK PER CITY STANDARDS. REFER TO CIVIL PLANS FOR DETAILS, TYP.
5'-0" WIDTH CONCRETE SIDEWALK PER CITY STANDARDS. REFER TO CIVIL PLANS FOR DETAILS, TYP.
PLANTER BOWL PER LANDSCAPE PLANS.
8'-0" HT. PERFORATED STEEL SIGN PANEL. REFER TO DETAILS 1,2&3/HS26 & 3/HS27.
3'-0" HT. STONE PLANTER WALL. REFER TO DETAILS 1&2/HS26 & 3&4/HS27.
VARYING HT. STONE RETAINING WALL. REFER TO DETAIL 1/HS29.
18'-0" ENTRY SIGN TOWER. REFER TO DETAILS 1&2/HS26 & 1&2/HS27.
PLANTER BOWL PER LANDSCAPE PLANS.
50'-0" WATERLINE EASEMENT NORTH TEXAS MUNICIPAL WATER DISTRICT
MATCHLINE
REF: SHEET HS1, L1, IR1
REF: SHEET HS25, L25, IR25
INLET
INLET
1
20'-0" TYP.
STORM
END 5'-0" WIDTH CONCRETE SIDEWALK AT LOT LINE. REFER TO CIVIL PLANS FOR DETAILS, TYP.
6'-0" HT. ORNAMENTAL METAL FENCE BY BUILDER. REFER TO DETAILS 2&3/HS30.
STORM OUTFALL PER CIVIL PLANS, TYP.
6'-0" WIDTH CONCRETE TRAIL PER CITY STANDARDS. REFER TO CIVIL PLANS FOR DETAILS, TYP.
2
MATCHLINE
REF: SHEET HS1, L1, IR1
REF: SHEET HS2, L2, IR2

HARDSCAPE LEGEND

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- 6'-0" HT. ORNAMENTAL METAL FENCE BY BUILDER. REFER TO DETAILS 2&3/HS30.
- 6'-0" HT. ORNAMENTAL METAL FENCE ATOP RETAINING WALL BY BUILDER. REFER TO DETAILS 2&6/HS30.
- 6'-0" HT. BOARD ON BOARD WOOD FENCE BY BUILDER. REFER TO DETAILS 1&2/HS31.
- 6'-0" HT. BOARD ON BOARD WOOD FENCE ATOP RETAINING WALL BY BUILDER. REFER TO DETAILS 1&3/HS31.
- BFR — BARRIER FREE RAMP PER CITY STANDARDS. REFER TO CIVIL PLANS FOR DETAILS, TYP.

NOTE:
REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.

WALL LAYOUT NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPE AND STRUCTURES WHETHER OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF ALL UNDERGROUND UTILITIES AND WILL BE RESPONSIBLE FOR COSTS INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES OR STRUCTURES CAUSED BY HIS FORCES.
2. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION, AS DESIGNED, WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS OR CONFLICTS EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LAYOUT OF THE PROPOSED WALLS AND COLUMNS. THE OWNER'S ENGINEER SHALL STAKE THE LOCATIONS OF THE PROPERTY, R.O.W. LINES AND EASEMENTS.
4. THE CONTRACTOR SHALL STAKE ALL OF THE FENCE AND COLUMN LOCATIONS FOR REVIEW BY THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION. THE OWNER'S REPRESENTATIVE MAY MAKE MINOR ALTERATIONS TO THE LAYOUT AFTER STAKING AND BEFORE CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
5. ALL "STEPS" IN THE WALL MADE NECESSARY BY GRADE CHANGES OR EXISTING SLOPE SHALL OCCUR ONLY AT MINOR OR MAJOR COLUMNS. THE MINIMUM "STEP" AT A COLUMN SHALL BE 3" AND THE MAXIMUM "STEP" AT A COLUMN SHALL BE 6".
6. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN AND SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REQUIREMENTS.
7. THE ELECTRICAL WORK SHALL INCLUDE ALL NECESSARY CONDUITS, WIRE, FITTINGS, FIXTURES TRENCHING AND OTHER MISCELLANEOUS ITEMS NECESSARY TO COMPLETE THE WORK.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND CITY ACCEPTANCE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING AS NEEDED FOR FENCE AND COLUMN INSTALLATION. THE CONTRACTOR SHALL RETURN THE SITE TO PRE-CONSTRUCTION CONDITION.

APPROVED:
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WITNESS OUR HANDS, this ____ day of _____, ____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

N

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

SOUTHSIDE HILLS
PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE PLAN

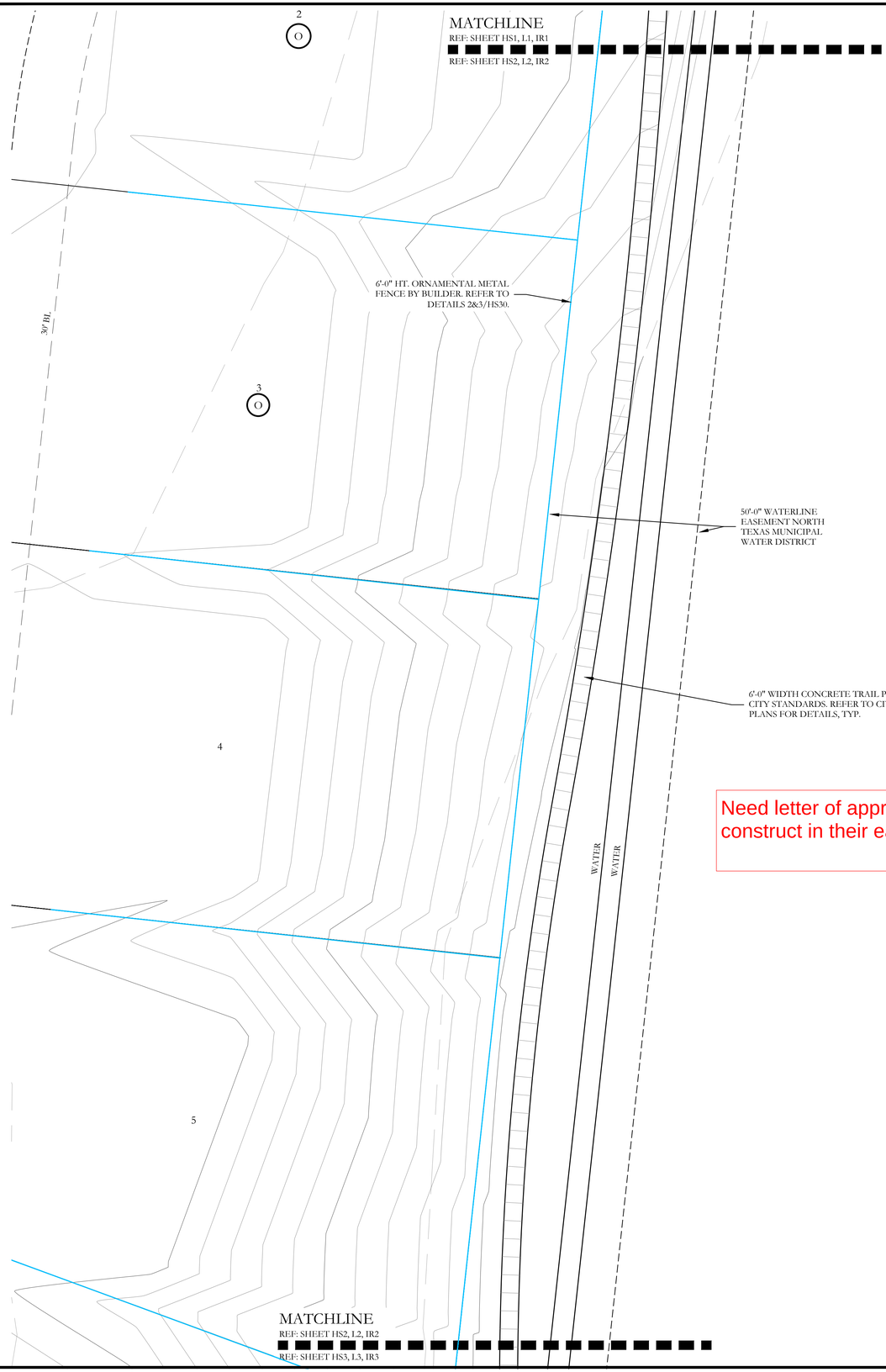
REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
August 15, 2025

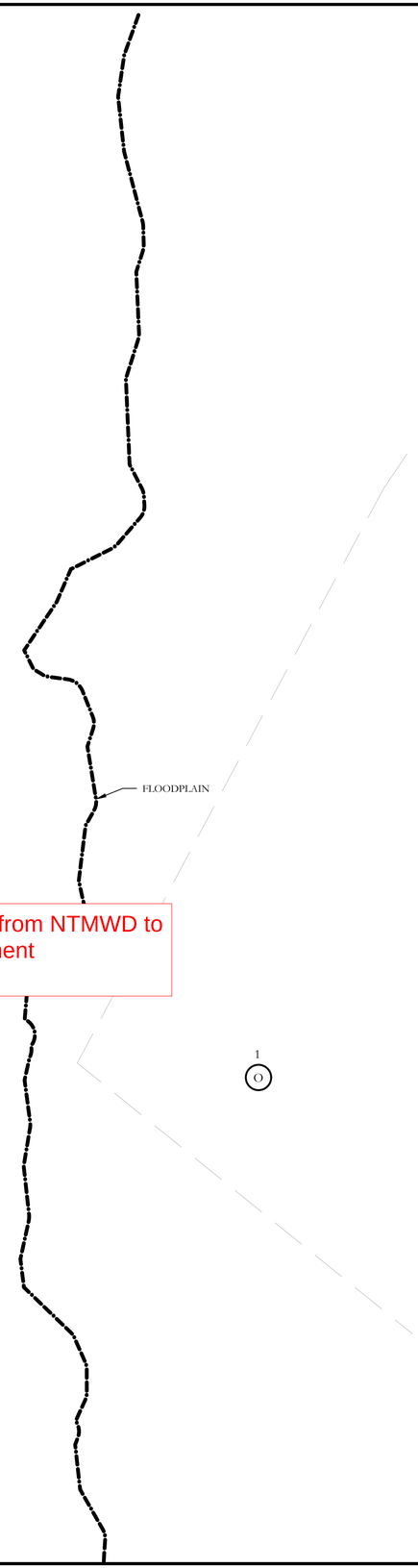
SCALE:
1" = 20'
One Inch
JVC No CCD501

HS1 of 31

CITY PROJECT NO. TBD

J:\civil 3d projects\ccd - corson cramer development\ccd501 - southside hills\landscape\dwg\ccd501-hs.dwg





Need letter of approval from NTMWD to construct in their easement

HARDSCAPE LEGEND

- 8'-0" HT. PERFORATED STEEL SIGN PANEL. REFER TO DETAILS 1,2&3/HS26 & 3/HS27.
- 18'-0" ENTRY SIGN TOWER. REFER TO DETAILS 1&2/HS26 & 1&2/HS27.
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NOTE:
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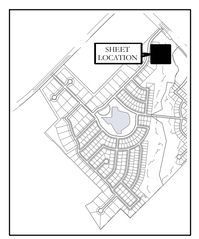

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SOUTHSIDE HILLS
PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

August 15, 2025

SCALE:
1" = 20'
One Inch

JVC No CCD501

HS2 of 31

CITY PROJECT NO. TBD

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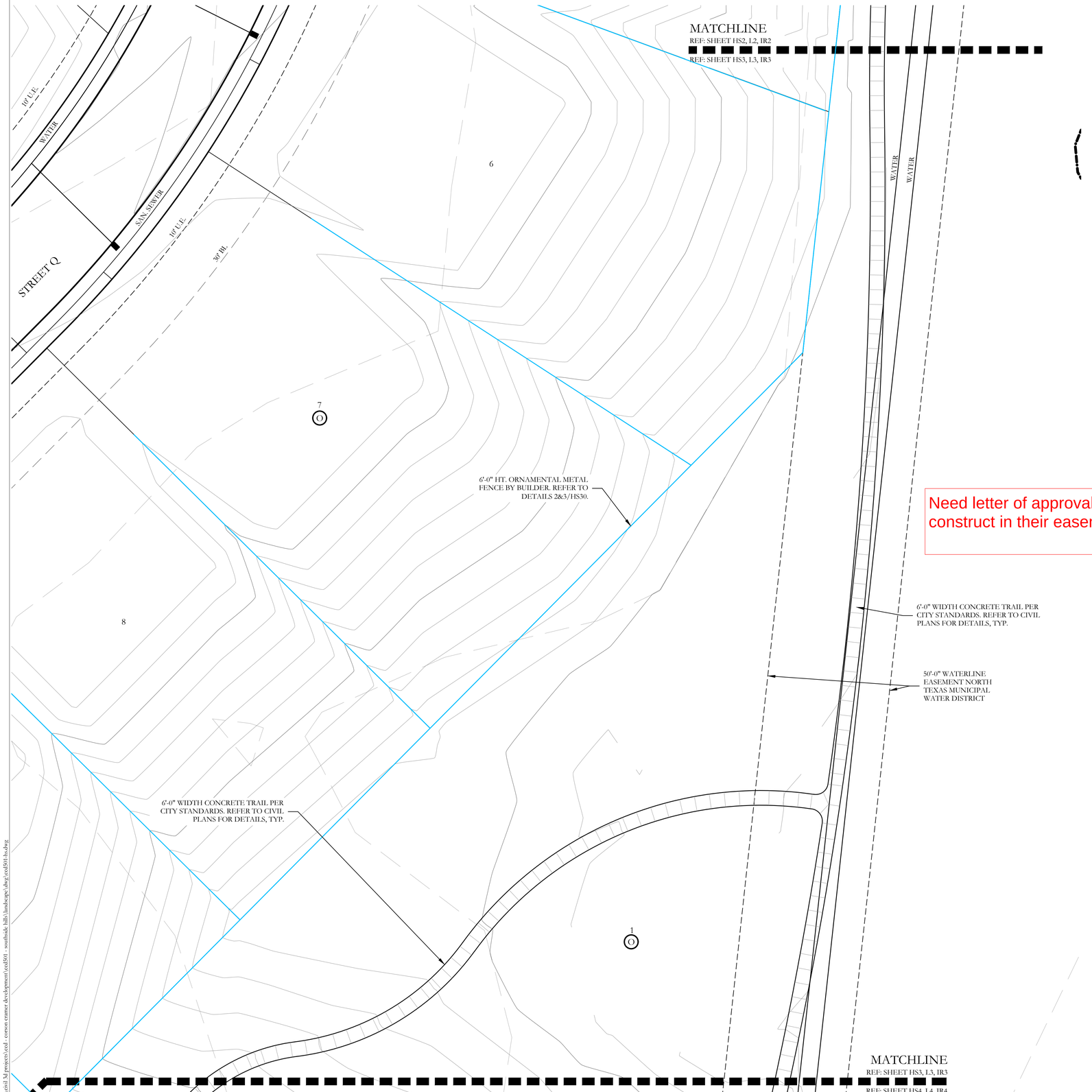

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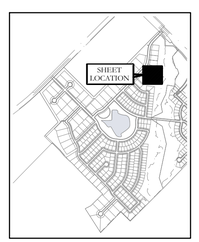

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SCALE 1" = 20'

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SOUTHSIDE HILLS
PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

August 15, 2025

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One Inch

JVC No CCD501

HS3 of 31

CITY PROJECT NO. TBD

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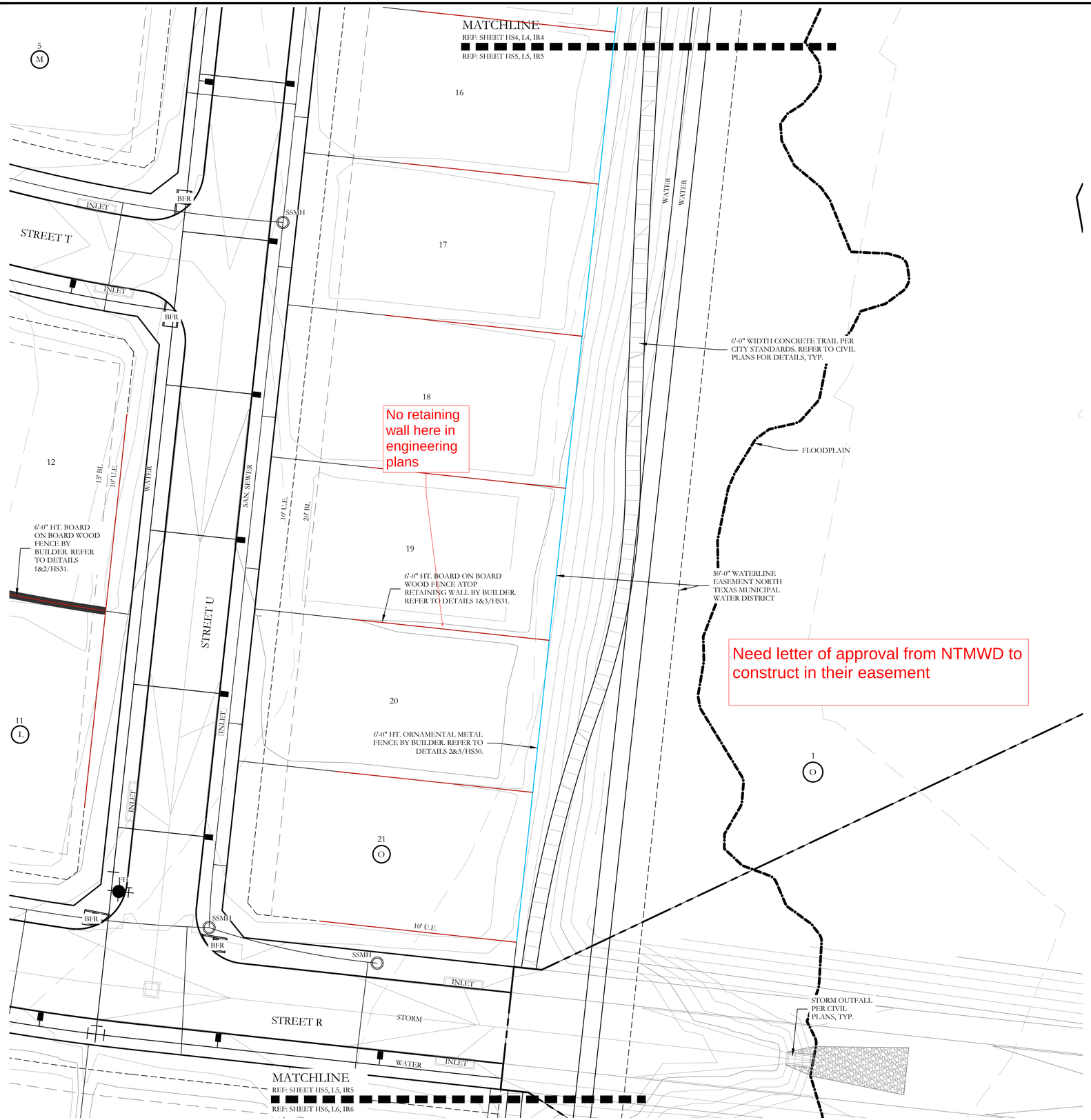

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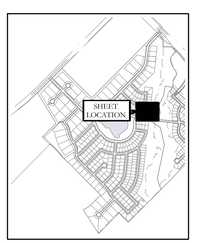

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SOUTHSIDE HILLS
PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
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STATE OF TEXAS

August 15, 2025

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JVC No CCD501

HS5 of 31

CITY PROJECT NO. TBD

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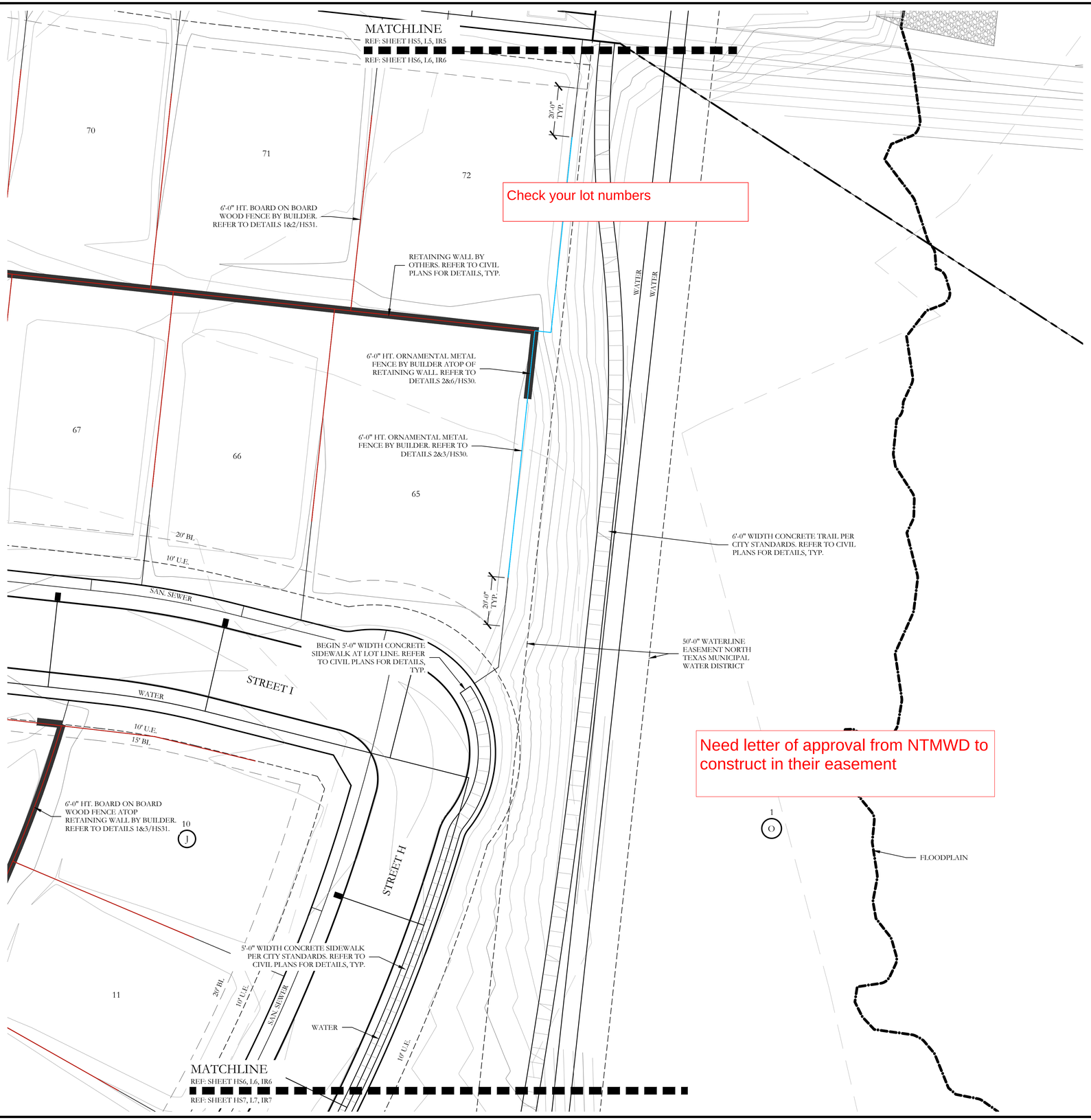

Check your lot numbers

Need letter of approval from NTMWD to construct in their easement

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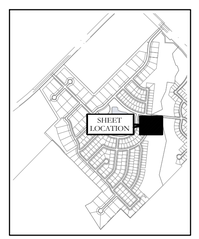

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WITNESS OUR HANDS, this ____ day of _____, ____.

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

SOUTHSIDE HILLS
PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

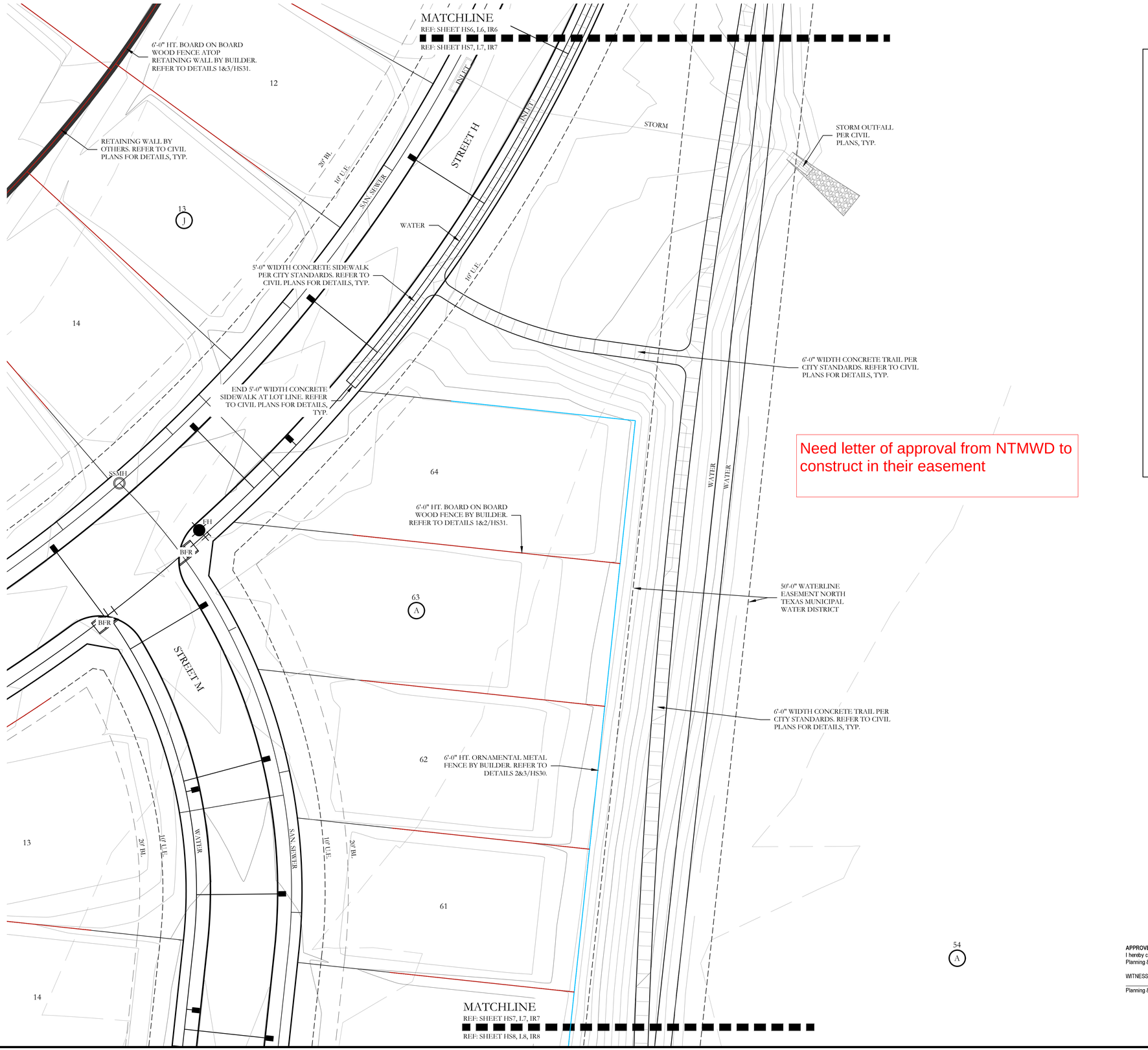
August 15, 2025

SCALE:
1" = 20'
One Inch
JVC No CCD501

HS6 of 31

CITY PROJECT NO. TBD

J:\civil 3d projects\ccd - corson cramer development\ccd501 - southside hills\landscape\dwg\ccd501-hs.dwg



Need letter of approval from NTMWD to construct in their easement

HARDSCAPE LEGEND

- 8'-0" HT. PERFORATED STEEL SIGN PANEL. REFER TO DETAILS 1,2&3/HS26 & 3/HS27.
- 18'-0" ENTRY SIGN TOWER. REFER TO DETAILS 1&2/HS26 & 1&2/HS27.
- 3'-0" HT. STONE PLANTER WALL. REFER TO DETAILS 1&2/HS26 & 3&4/HS27.
- PLANTER BOWL PER LANDSCAPE PLANS.
- 5'-0" HT. PERFORATED STEEL SIGN PANEL. REFER TO DETAILS 1,2&3/HS28.
- 7'-0" MINOR ENTRY SIGN TOWER. REFER TO DETAILS 1,2,4&5/HS28.
- VARYING HT. STONE RETAINING WALL. REFER TO DETAIL 1/HS29.
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- 6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1,2&3/HS30.
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- 6'-0" HT. ORNAMENTAL METAL FENCE BY BUILDER. REFER TO DETAILS 2&3/HS30.
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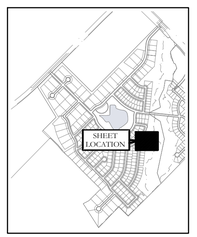
- BFR — BARRIER FREE RAMP PER CITY STANDARDS. REFER TO CIVIL PLANS FOR DETAILS, TYP.

NOTE:
REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.



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N

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SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
August 15, 2025

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JVC No CCD501

HS7 of 31

CITY PROJECT NO. TBD

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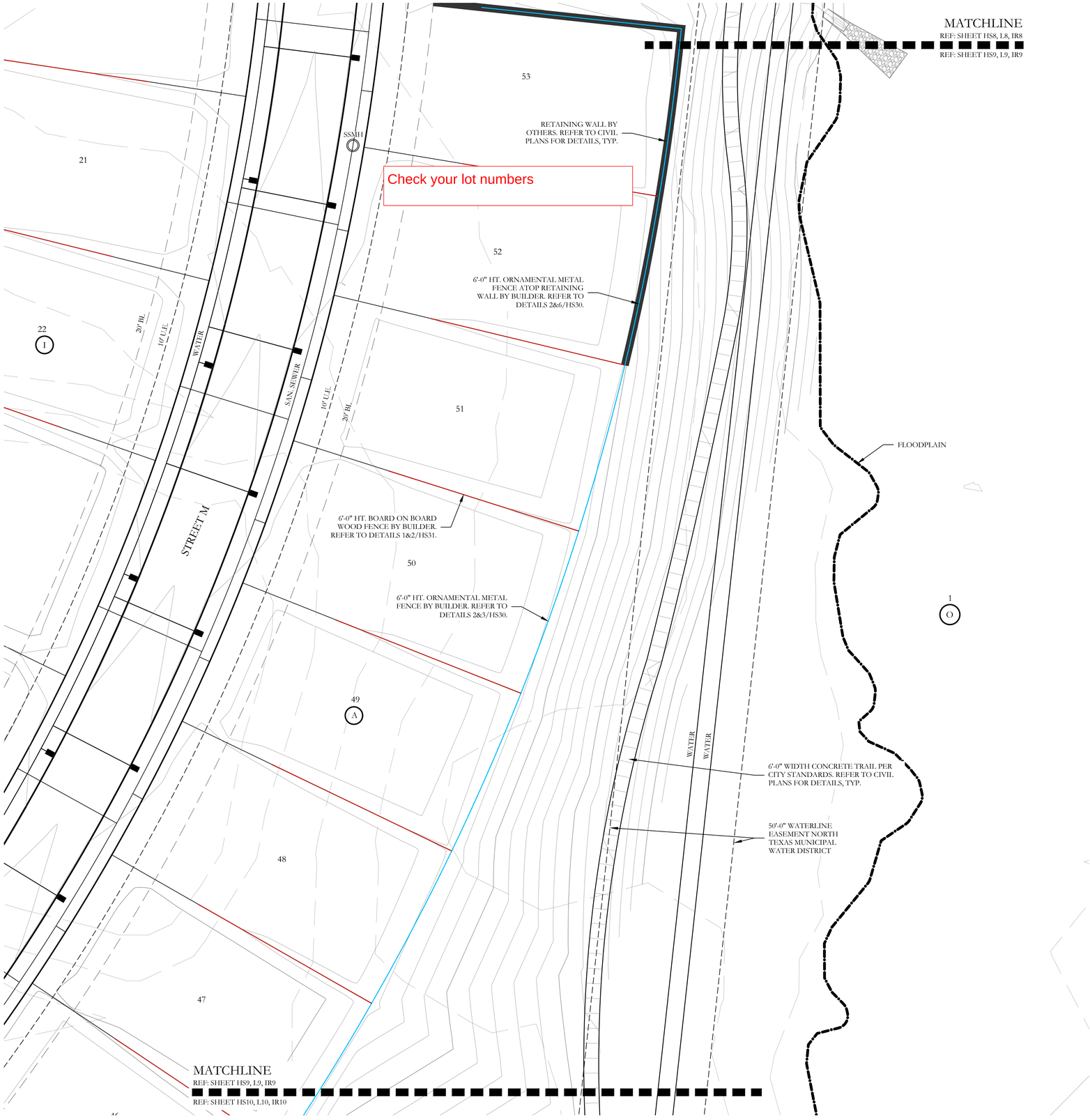

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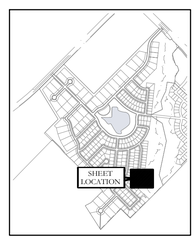

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SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
August 15, 2025

SCALE:
1" = 20'
One Inch
JVC No CCD501

HS9 of 31

CITY PROJECT NO. TBD

j:\civil 3d projects\ccd - corson cramer development\ccd501 - southside hills\landscape\dwg\ccd501-hs.dwg

MATCHLINE
REF: SHEET HS9, L9, IR9
REF: SHEET HS10, L10, IR10

46
A

6'-0" HT. BOARD ON BOARD WOOD FENCE ATOP RETAINING WALL BY BUILDER. REFER TO DETAILS 1&3/HS31.

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

6'-0" HT. ORNAMENTAL METAL FENCE BY BUILDER. REFER TO DETAILS 2&3/HS30.

44

6'-0" HT. BOARD ON BOARD WOOD FENCE BY BUILDER. REFER TO DETAILS 1&2/HS31.

6'-0" WIDTH CONCRETE TRAIL PER CITY STANDARDS. REFER TO CIVIL PLANS FOR DETAILS, TYP.

43

FLOODPLAIN

1
O

50'-0" WATERLINE EASEMENT NORTH TEXAS MUNICIPAL WATER DISTRICT

WATER
WATER

INLET
20' BL.
10' U.E.
SAN. SEWER
STORM
STREET N
WATER
10' U.E.
20' BL.

SSMH

STORM

STORM OUTFALL PER CIVIL PLANS, TYP.

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

LIFT STATION BY OTHERS

SSMH

FH

SSMH

15' BL.
10' U.E.
WATER
INLET
STORM
SAN. SEWER
INLET
10' U.E.
20' BL.
SAN. SEWER
STREET O

41
A

What is this line?

WATER
WATER

50'-0" WATERLINE EASEMENT NORTH TEXAS MUNICIPAL WATER DISTRICT

40

HARDSCAPE LEGEND

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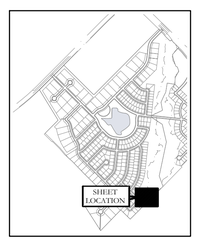

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SCREENING AND BUFFERING
HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

August 15, 2025

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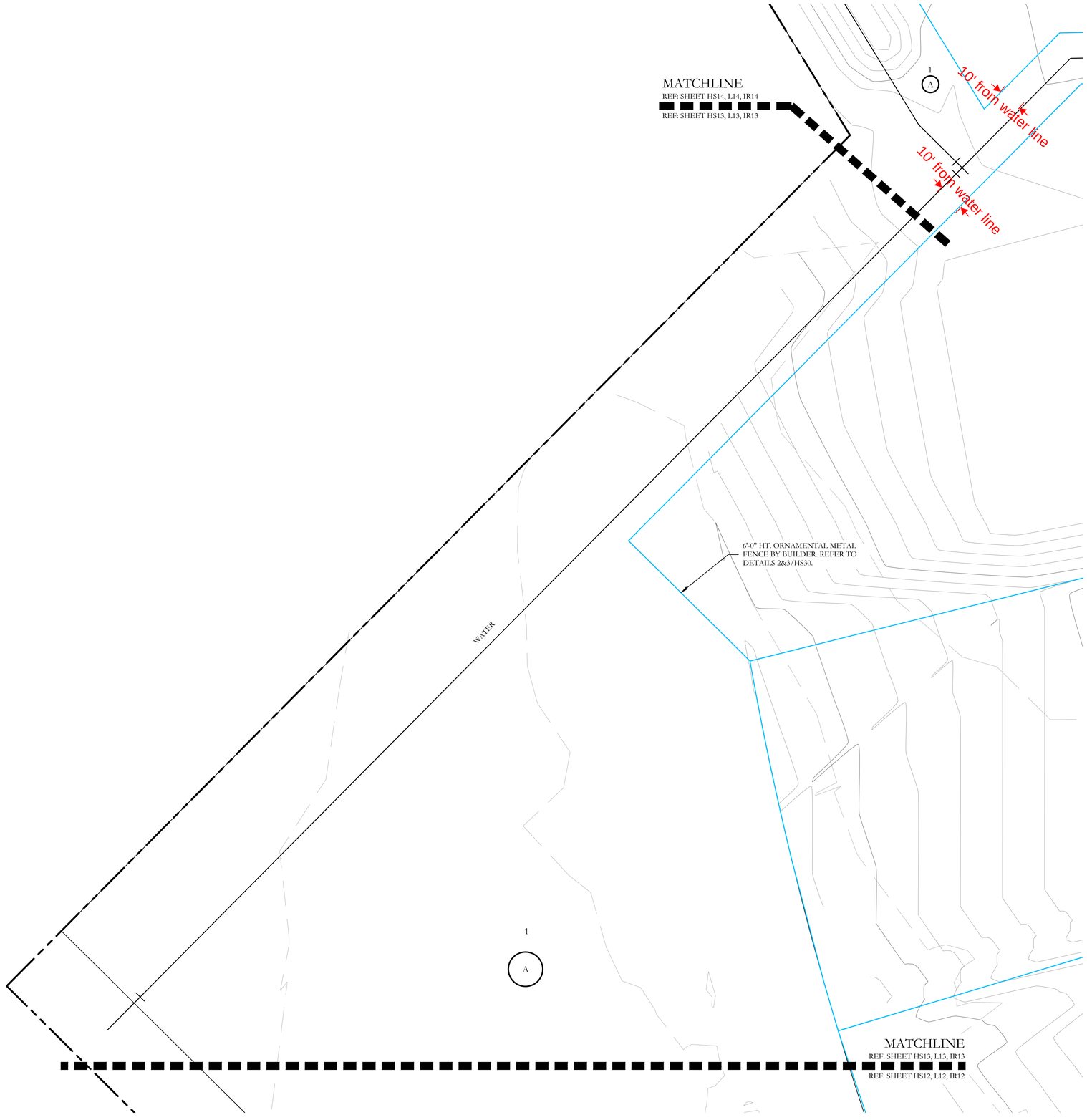
One Inch
JVC No CCD501

HS10 of 31

CITY PROJECT NO. TBD

J:\civil 3d projects\ccd - corson cramer development\ccd501 - southside hills\landscape\dwg\ccd501-hs.dwg



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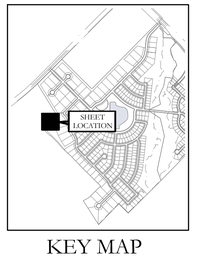

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CITY OF ROCKWALL
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SCREENING AND BUFFERING
HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

August 15, 2025

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JVC No CCD501

HS13 of 31

CITY PROJECT NO. TBD

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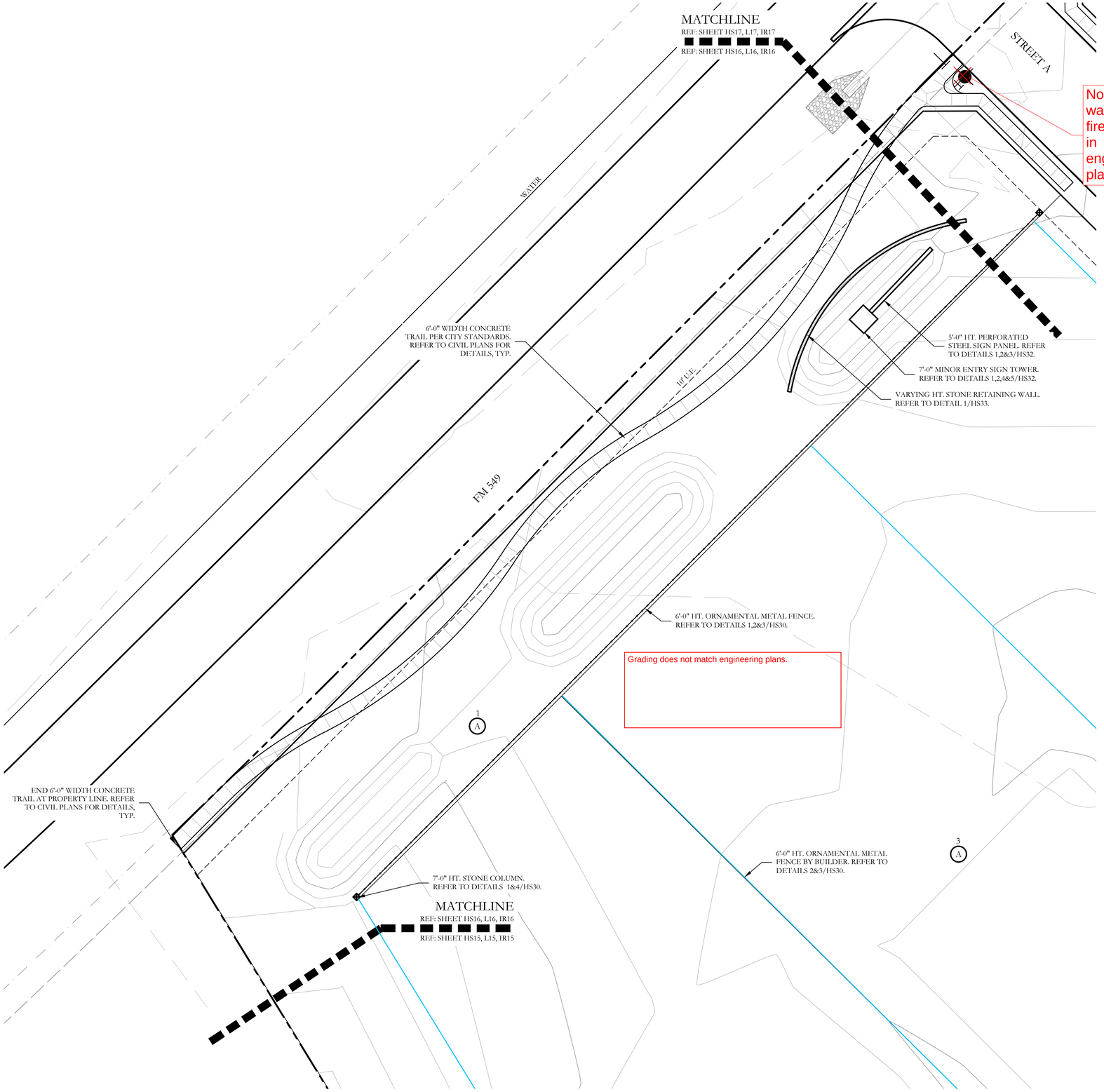

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SCREENING AND BUFFERING
HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

August 15, 2025

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JVC No CCD501

HS16 of 31

CITY PROJECT NO. TBD

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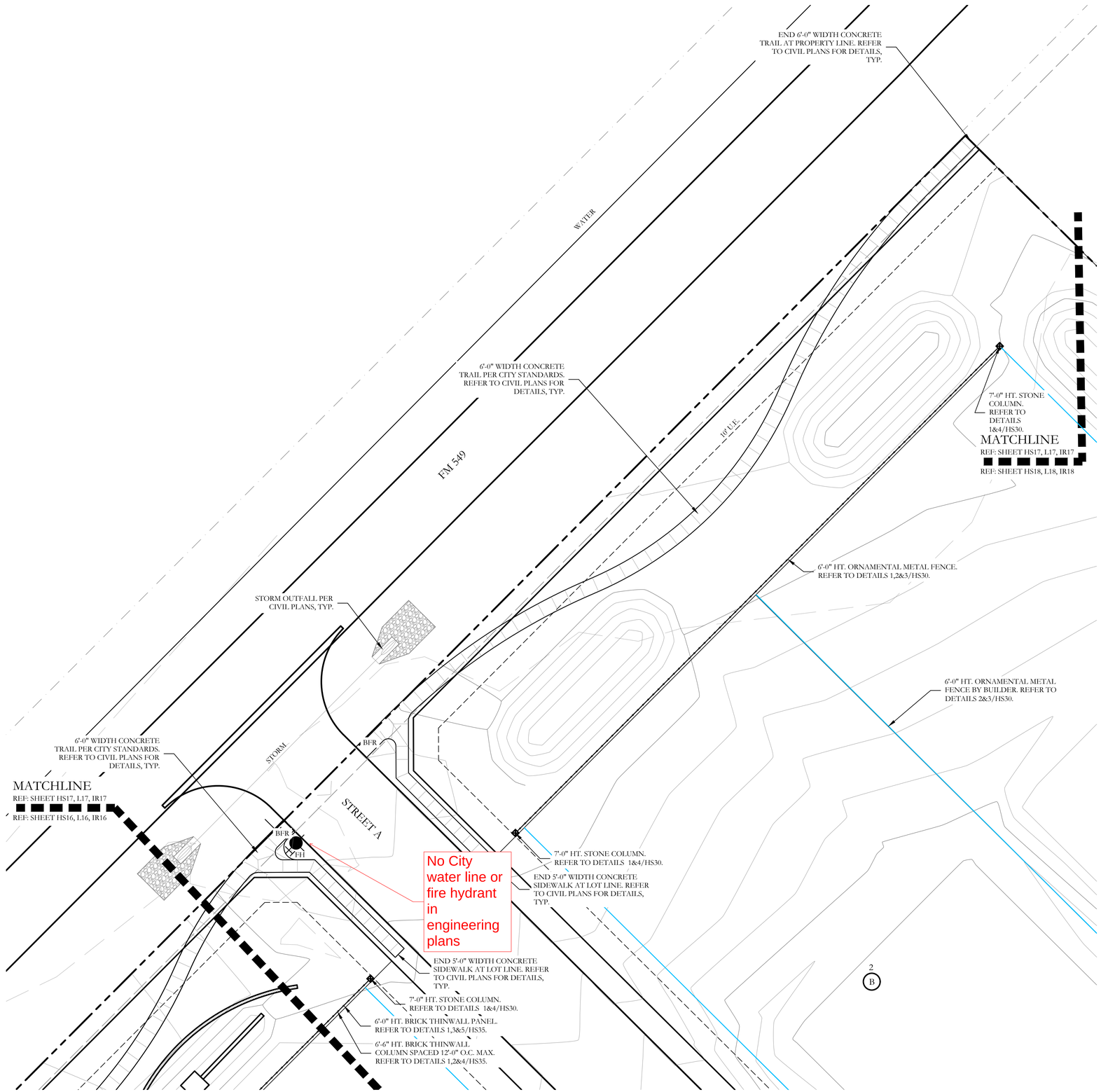

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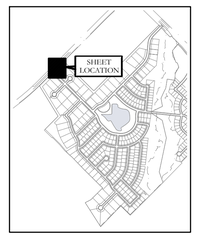

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STATE OF TEXAS
August 15, 2025

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HS17 of 31

CITY PROJECT NO. TBD

I:\civil 3d projects\ccd - corson cramer development\ccd501 - southside hills\landscape\dwg\ccd501-hs.dwg

MATCHLINE
REF: SHEET HS7, L7, IR7
REF: SHEET HS8, L8, IR8

60
59
A
58
57
56
55
15
16
1
17
18
1
O

STREET M

6'-0" WIDTH CONCRETE TRAIL PER CITY STANDARDS. REFER TO CIVIL PLANS FOR DETAILS, TYP.

50'-0" WATERLINE EASEMENT NORTH TEXAS MUNICIPAL WATER DISTRICT

6'-0" HT. ORNAMENTAL METAL FENCE BY BUILDER. REFER TO DETAILS 2&3/HS30.

COMMON BERMUDA SOLID SOD, TYP.

LIMITS OF SOD, TYP.

6'-0" HT. BOARD ON BOARD WOOD FENCE BY BUILDER. REFER TO DETAILS 1&2/HS31.

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

6'-0" WIDTH CONCRETE TRAIL PER CITY STANDARDS. REFER TO CIVIL PLANS FOR DETAILS, TYP.

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

LIMITS OF SOD, TYP.

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

FLOODPLAIN

STORM OUTFALL PER CIVIL PLANS, TYP.

Make sure trees are a minimum of 10' from outside of storm pipe

WATER
SAN. SEWER
20' BL.
10' U.E.
SSMH
FH
INLET
STORM
LE

MATCHLINE
REF: SHEET HS8, L8, IR8
REF: SHEET HS9, L9, IR9

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
BO	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
CM	CM	CADDO MAPLE	ACER SACCHARUM 'CADDO'	4" CALIPER	AS SHOWN
LE	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
BC	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
ERC	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	6'-0" HT.	AS SHOWN
DW	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
YH	YH	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN
RB	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		AMERICAN AGAVE	AGAVE AMERICANA	7 GALLON	48" O.C.
		DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	7 GALLON	36" O.C.
		SUNSHINE LIGUSTRUM	LIGUSTRUM SINENSE 'SUNSHINE'	3 GALLON	36" O.C.
		UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'UPRIGHT'	3 GALLON	36" O.C.
		BRAKE LIGHTS RED YUCCA	HESPERALOE PARVIFLORA 'PERPA' PP	3 GALLON	36" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		LITTLE BUNNY DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		CREEPING ROSEMARY	SALVIA ROSMARINUS	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		BLACK STAR CRUSHED STONE	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	$\frac{3}{8}$-1" DIAMETER
		OKLAHOMA RIVER ROCK; MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" & 2-4"

SHEET LOCATION

KEY MAP
NOT TO SCALE

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

20 10 0 20
SCALE 1" = 20'

N

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

SOUTHSIDE HILLS
PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

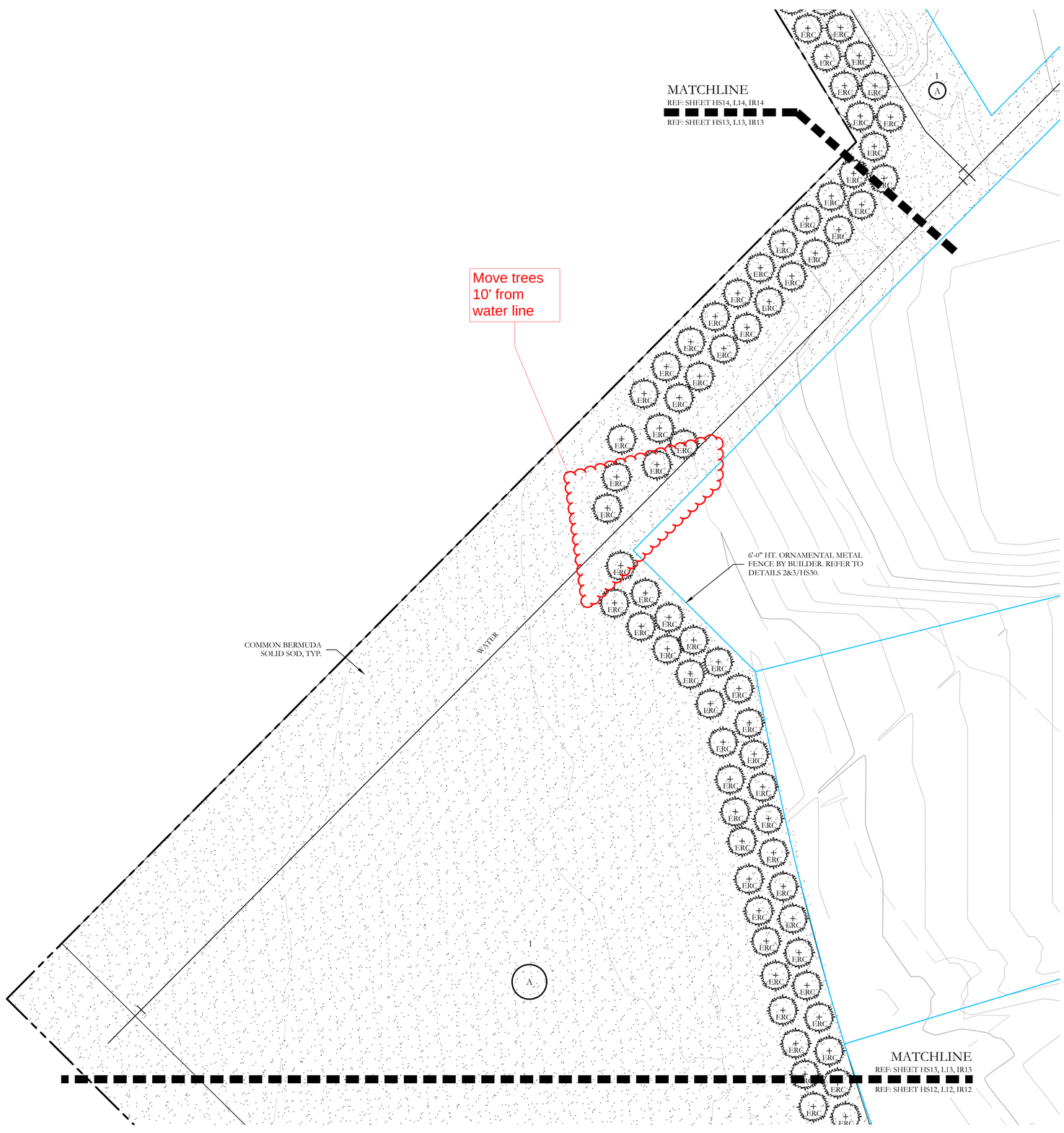
August 15, 2025

SCALE:
1" = 20'
One Inch
JVC No CCD501

L8 of 28

CITY PROJECT NO. TBD

J:\civil 3d projects\ccd - corsson cramer development\ccd501 - southside hills\landscape\dwg\ccd501 ls.dwg



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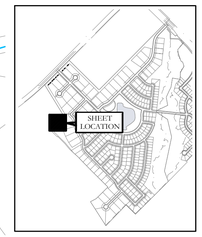

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SOUTHSIDE HILLS
PHASE 1
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SCREENING AND BUFFERING
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

August 15, 2025

SCALE:
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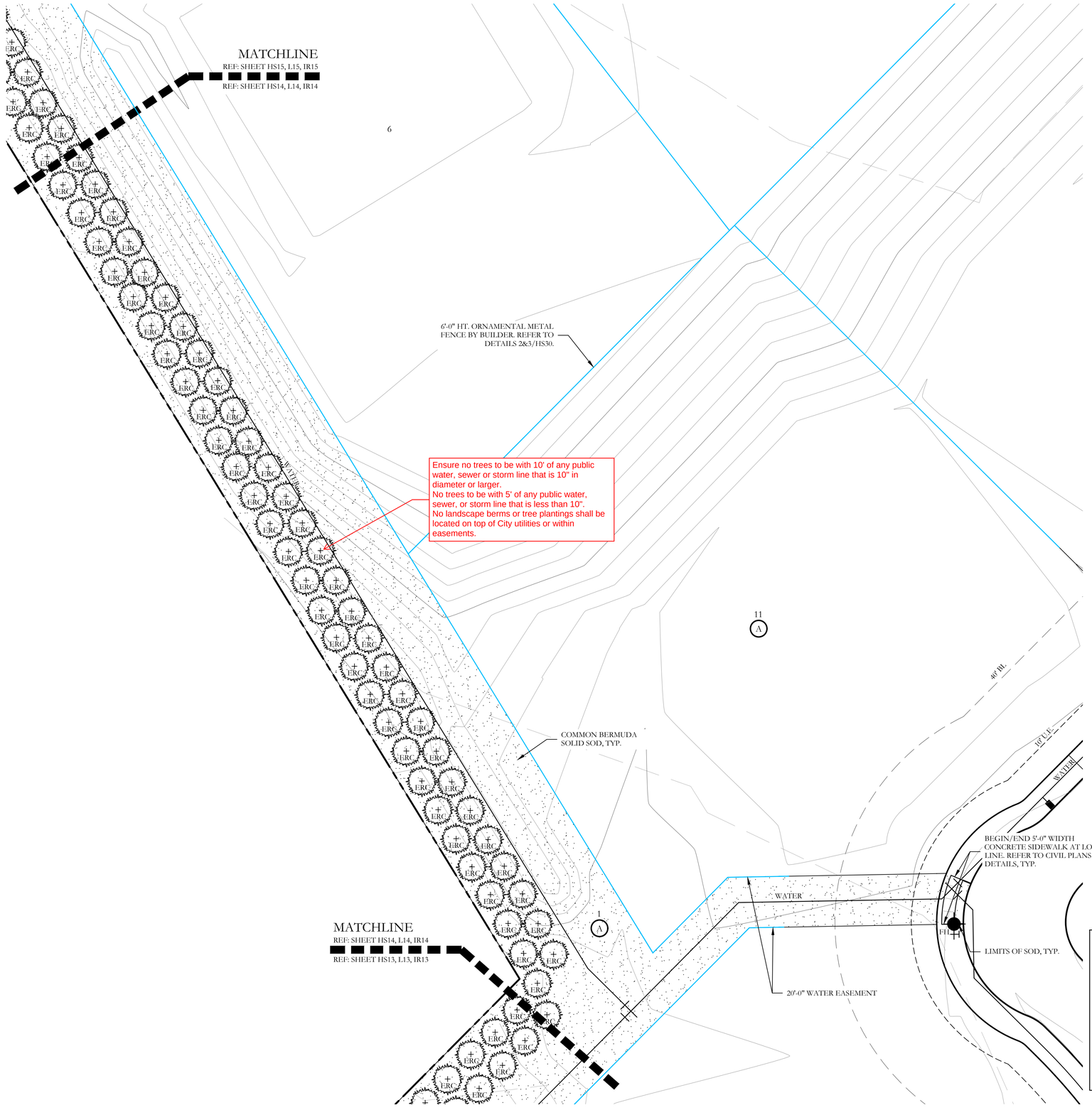
One Inch

JVC No CCD501

L13 of 28

CITY PROJECT NO. TBD

J:\civil 3d projects\ccd - corson cramer development\ccd501 - southside hills \landscape\dwg\ccd501-ls.dwg



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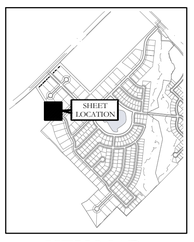

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SOUTHSIDE HILLS
PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

August 15, 2025

SCALE:
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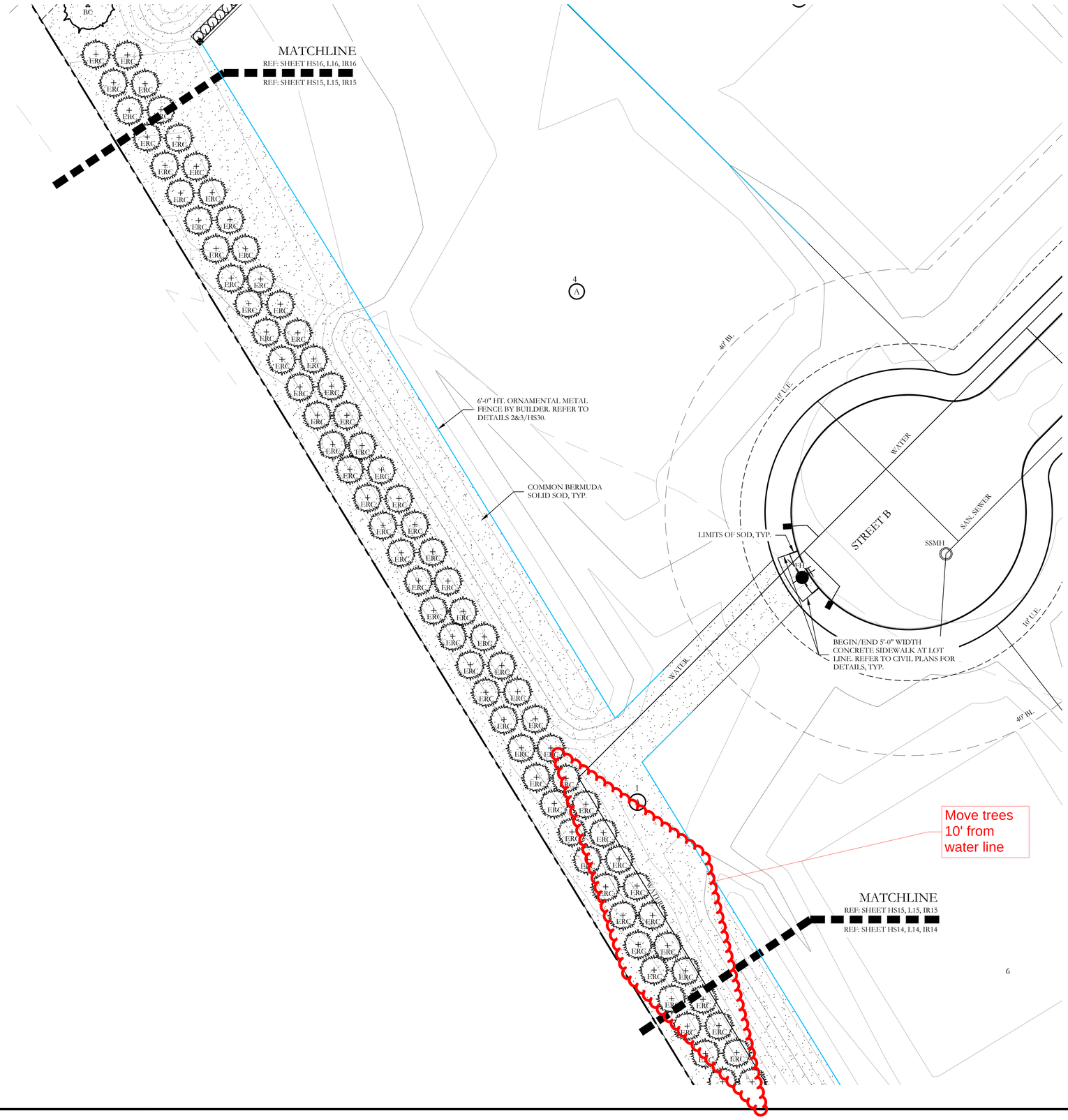
One Inch
JVC No CCD501

L14 of 28

CITY PROJECT NO. TBD

J:\civil 3d projects\ccd - corson cramer development\ccd501 - southside hills\landscape\dwg\ccd501-ls.dwg



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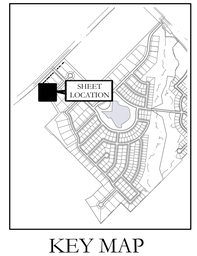

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LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

August 15, 2025

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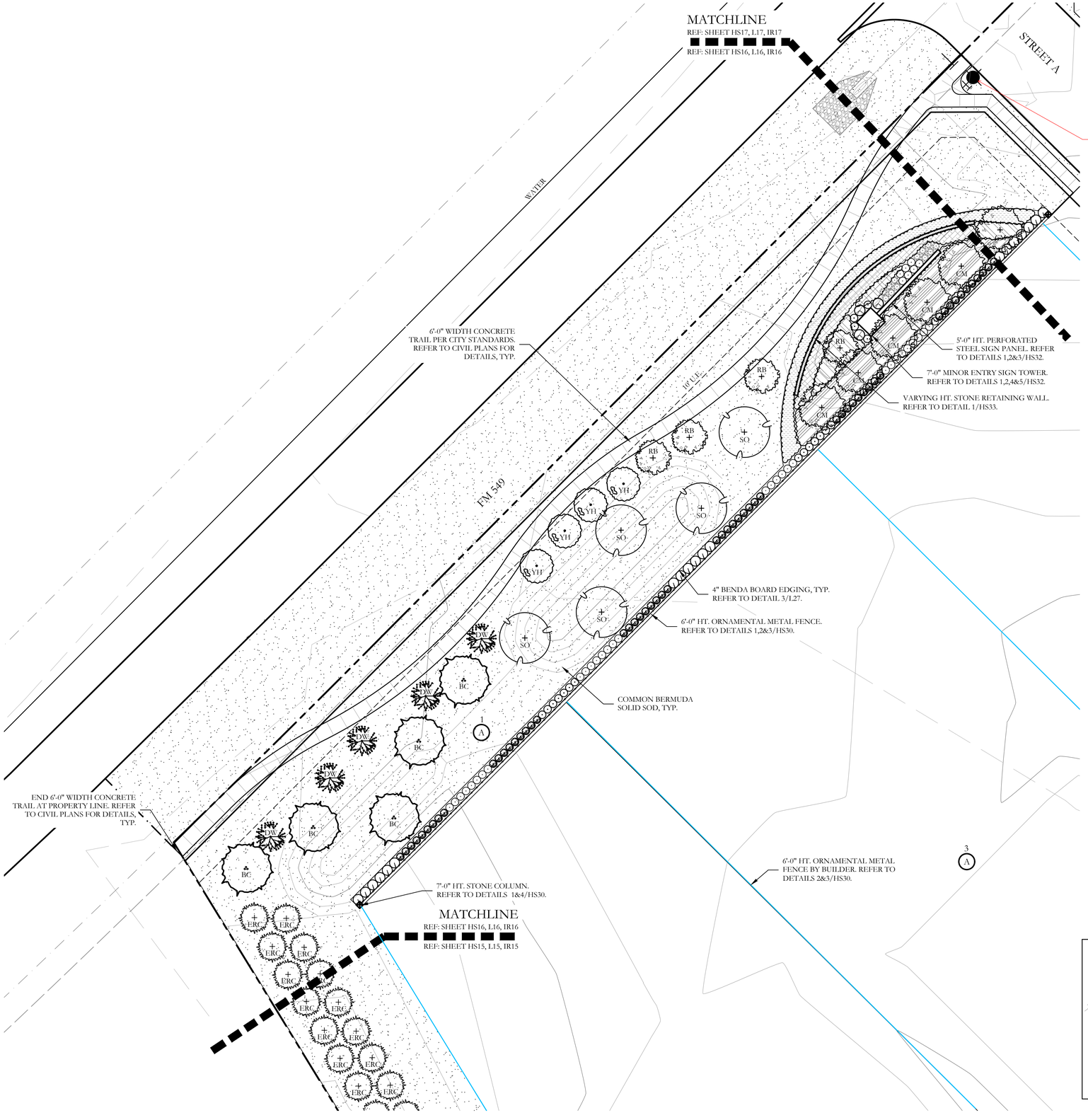
L15 of 28

CITY PROJECT NO. TBD

J:\civil 3d projects\ccd - corson cramer development\ccd501 - southside hills\landscape\dwg\ccd501-ls.dwg



No City water line or fire hydrant in engineering plans

PLANT LEGEND

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L16 of 28

CITY PROJECT NO. TBD

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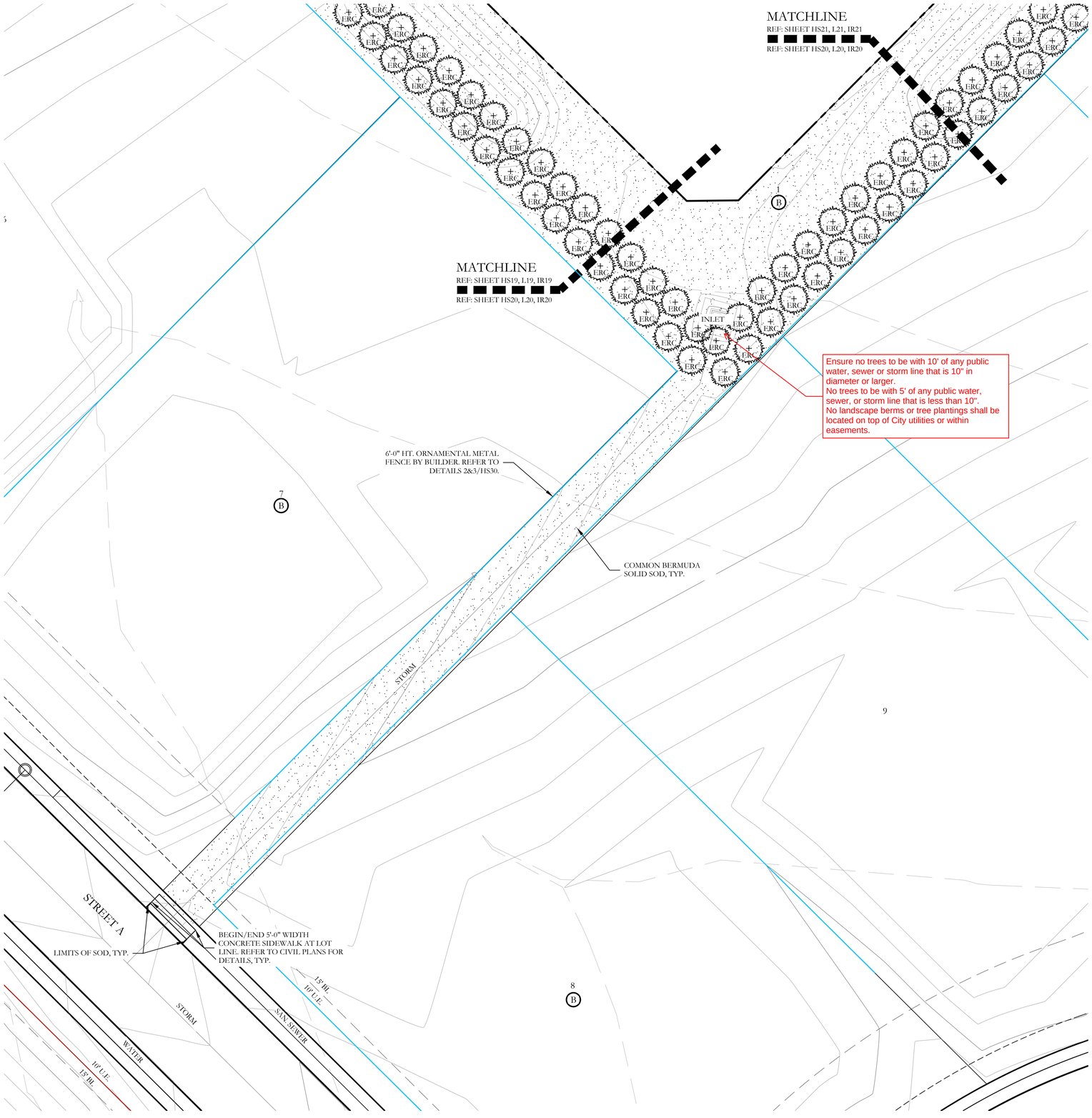

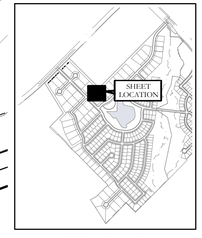

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		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		BLACK STAR CRUSHED STONE	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	¾-1" DIAMETER
		OKLAHOMA RIVER ROCK; MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" & 2-4"

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

SOUTHSIDE HILLS
PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

August 15, 2025

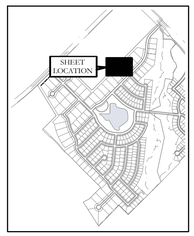
SCALE:
1" = 20'
One Inch

JVC No CCD501

L20 of 28

CITY PROJECT NO. TBD

J:\civil 3d projects\ccd - corson cramer development\ccd501 - southside hills\landscape\dwg\ccd501-ls.dwg



KEY MAP
NOT TO SCALE

MATCHLINE
REF: SHEET HS24, L24, IR24
REF: SHEET HS22, L22, IR22

COMMON BERMUDA SOLID SOD, TYP.

Trees are in drainage path.

6'-0" HT. ORNAMENTAL METAL FENCE BY BUILDER. REFER TO DETAILS 2&3/HS30.

MATCHLINE
REF: SHEET HS22, L22, IR22
REF: SHEET HS21, L21, IR21

MATCHLINE
REF: SHEET HS22, L22, IR22
REF: SHEET HS23, L23, IR23

16

15

40' BL

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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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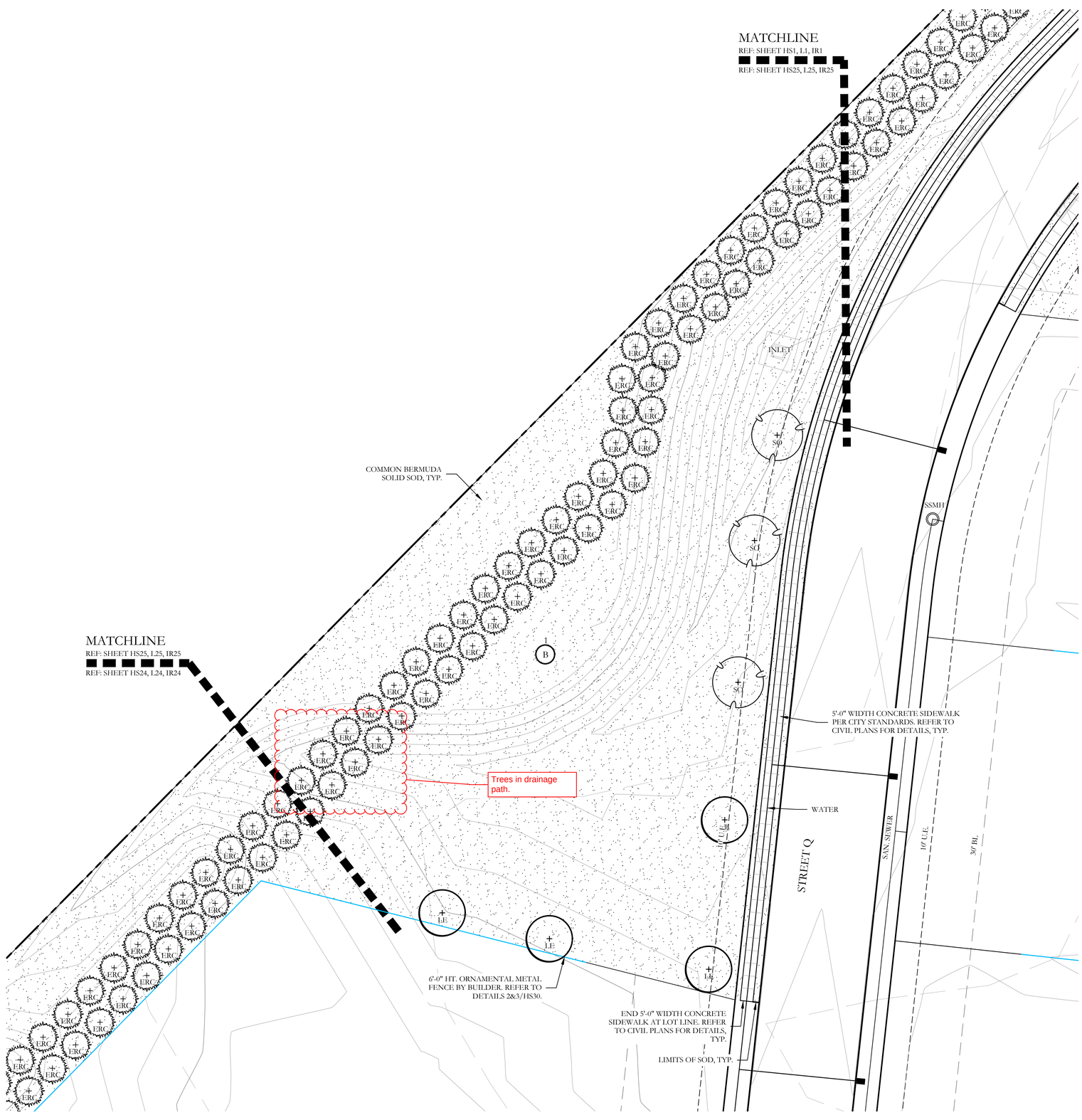

PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
BO	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
CM	CM	CADDO MAPLE	ACER SACCHARUM 'CADDO'	4" CALIPER	AS SHOWN
LE	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
BC	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
ERC	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	6'-0" HT.	AS SHOWN
DW	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
YH	YH	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN
RB	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		AMERICAN AGAVE	AGAVE AMERICANA	7 GALLON	48" O.C.
		DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	7 GALLON	36" O.C.
		SUNSHINE LIGUSTRUM	LIGUSTRUM SINENSE 'SUNSHINE'	3 GALLON	36" O.C.
		UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'UPRIGHT'	3 GALLON	36" O.C.
		BRAKE LIGHTS RED YUCCA	HESPERALOE PARVIFLORA 'PERPA' PP	3 GALLON	36" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		LITTLE BUNNY DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		CREEPING ROSEMARY	SALVIA ROSMARINUS	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
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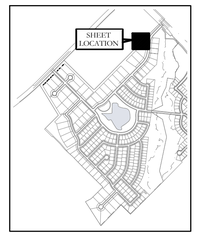

KEY MAP
NOT TO SCALE

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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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SCALE 1" = 20'

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SOUTHSIDE HILLS
PHASE 1
CITY OF ROCKWALL
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SCREENING AND BUFFERING
LANDSCAPE PLAN

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STATE OF TEXAS
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JVC No CCD501

L25 of 28

CITY PROJECT NO. TBD

J:\civil 3d projects\ccd - corson cramer development\ccd501 - southside hills\landscape\dwg\ccd501-ls.dwg

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	5565 Hwy FM 549, Rockwall, TX				
SUBDIVISION		LOT		BLOCK	
GENERAL LOCATION	West of SH 205 & South of FM 549				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-99		CURRENT USE	Ag	
PROPOSED ZONING			PROPOSED USE	Single Family	
ACREAGE	192.58 Ac.	LOTS [CURRENT]	0	LOTS [PROPOSED]	284 SF, 6 OS, 1 Lift Station, 1 Park & 1 Amenity Center = 293 Lots Total

☐ ***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	CCD - Rockwall LLC	☑ APPLICANT	Same
CONTACT PERSON	Brian Cramer	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 Brian Cramer [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 $ 8,253.20 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 18th *DAY OF* August, 2025 *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

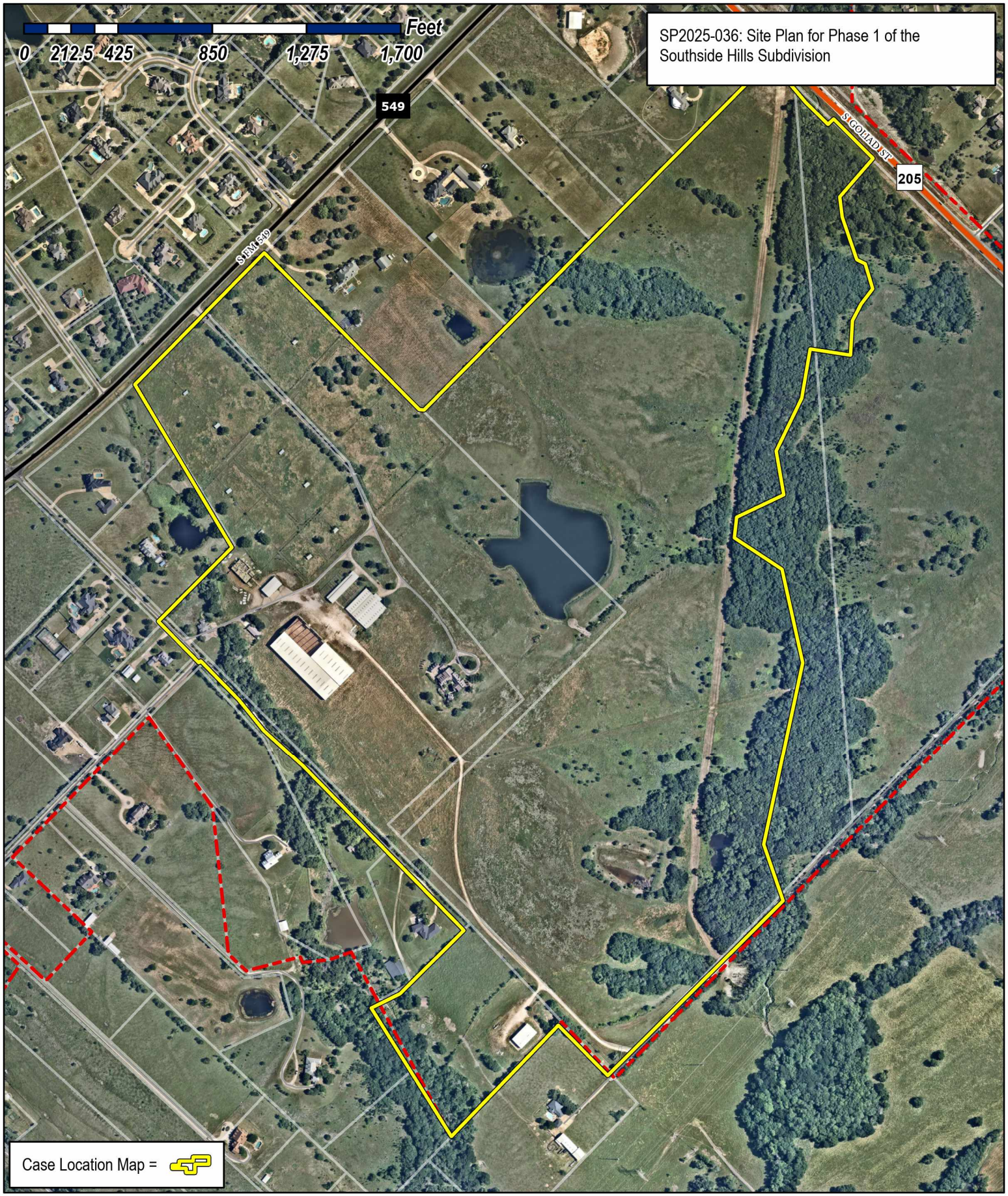
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 *DAY OF* August, 2025

OWNER'S SIGNATURE Brian Cramer

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Belinda Lahar

BELINDA BARTON LAHAR
Notary ID #11426361
My Commission Expires
May 27, 2026

MY COMMISSION EXPIRES 5/27/2026



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.


F.M. 549
CULLINS RD
CULLINS RD
TRAVIS LANE
WYLIE LANE
S.H. 205
ROCKWALL CITY LIMITS
ROCKWALL CITY LIMITS
ZONED: AG
ZONED: SFE 2
ZONED: AG
ZONED: AG
ZONED: AG
ZONED: AG
L=122.93 R=5796.43 CL=122.92
D=1°12'54" CB=N45°17'02"E
N44°52'16"E 304.20'
N44°50'38"E 398.43'
N89°17'48"E 20.23'
N44°48'03"E 524.11'
N44°50'31"E 538.74'
N44°31'54"E 541.29'
N44°43'30"E 595.13'
N44°44'29"E 467.61'
N0°28'48"E 882.93'
S43°51'03"E 986.09'
S44°53'18"W 13.39'
N0°13'30"W 286.58'
N39°59'19"W 184.23'
N44°54'30"W 436.95'
N45°15'38"W 398.88'
N62°11'39"E 116.73'
N61°56'23"E 43.88'
N45°09'15"E 393.74'
N0°58'29"W 286.58'
S44°05'31"W 690.67'
N45°00'38"W 315.37'
S45°05'45"W 1104.64'
S41°49'05"E 626.30'
S51°07'49"E 286.63'
S45°53'03"E 43.27'
N 4°06'57"E 34.82'
S40°46'30"W 226.38'
S8°04'07"E 95.07'
S59°38'00"E 43.03'
S29°46'44"W 172.85'
N80°51'56"W 985.26'
S26°52'08"W 103.03'
S59°06'40"W 222.47'
S24°27'12"W 160.07'
S9°59'00"E 197.45'
S64°40'56"W 232.38'
S6°10'38"W 93.23'
S51°07'05"E 435.84'
N: 7007777.63
E: 2606363.1
S45°53'03"E 4,323.46' TO
CITY MONUMENT #11
N: 7005267.40
E: 2603654.65
S35°35'25"E 14,173.03' TO
CITY MONUMENT #11
SOUTHSIDE HILLS - PH 2 (FUTURE)
PRIVATE DRAINAGE OPEN SPACE LOT 1, BLOCK A 201,897 SF
PRIVATE DRAINAGE OPEN SPACE LOT 1, BLOCK B 272,608 SF
PRIVATE DRAINAGE OPEN SPACE LOT 55, BLOCK A 229,947 SF
PRIVATE DRAINAGE OPEN SPACE LOT 1, BLOCK D 746,373 SF
PRIVATE DRAINAGE OPEN SPACE LOT 1, BLOCK A 512,209 SF
PRIVATE DRAINAGE OPEN SPACE LOT 42, BLOCK A 15,585 SF
ROCK WREN COURT
ROCK WREN CT
YEARLING DRIVE
SOUTHSIDE HILLS
MYSTERY TRAIL
HORSETAIL TRAIL
ECHO RIDGE
HARVEST GLEN CIRCLE
HARVEST GLEN TRAIL
CRADLE KNOLL CIRCLE
CRADLE KNOLL TRAIL
SUNRISE LANE
SUNRISE CT
SUNRISE TRAIL
SUNRISE DRIVE
SUNRISE CIRCLE
SUNRISE LANE



KEY MAP
NOT TO SCALE

HARDSCAPE LEGEND

- 8'-0" HT. PERFORATED STEEL SIGN PANEL. REFER TO DETAILS 1,2&3/HS26 & 3/HS27.
- 18'-0" ENTRY SIGN TOWER. REFER TO DETAILS 1&2/HS26 & 1&2/HS27.
- 3'-0" HT. STONE PLANTER WALL. REFER TO DETAILS 1&2/HS26 & 3&4/HS27.
- PLANTER BOWL PER LANDSCAPE PLANS.
- 5'-0" HT. PERFORATED STEEL SIGN PANEL. REFER TO DETAILS 1,2&3/HS28.
- 7'-0" MINOR ENTRY SIGN TOWER. REFER TO DETAILS 1,2,4&5/HS28.
- VARYING HT. STONE RETAINING WALL. REFER TO DETAIL 1/HS29.
- 42" HT. ORNAMENTAL METAL HANDRAIL ATOP RETAINING WALL. REFER TO DETAILS 3&4/HS29.
- 6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1,2&3/HS30.
- 7'-0" HT. STONE COLUMN. REFER TO DETAILS 1&4/HS30.
- 6'-0" HT. ORNAMENTAL METAL FENCE BY BUILDER. REFER TO DETAILS 2&3/HS30.
- 6'-0" HT. ORNAMENTAL METAL FENCE ATOP RETAINING WALL BY BUILDER. REFER TO DETAILS 2&6/HS30.
- 6'-0" HT. BOARD ON BOARD WOOD FENCE BY BUILDER. REFER TO DETAILS 1&2/HS31.
- 6'-0" HT. BOARD ON BOARD WOOD FENCE ATOP RETAINING WALL BY BUILDER. REFER TO DETAILS 1&3/HS31.
- BFR — BARRIER FREE RAMP PER CITY STANDARDS. REFER TO CIVIL PLANS FOR DETAILS, TYP.

NOTE:
REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.

WALL LAYOUT NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPE AND STRUCTURES WHETHER OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF ALL UNDERGROUND UTILITIES AND WILL BE RESPONSIBLE FOR COSTS INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES OR STRUCTURES CAUSED BY HIS FORCES.
2. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION, AS DESIGNED, WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS OR CONFLICTS EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LAYOUT OF THE PROPOSED WALLS AND COLUMNS. THE OWNER'S ENGINEER SHALL STAKE THE LOCATIONS OF THE PROPERTY, R.O.W. LINES AND EASEMENTS.
4. THE CONTRACTOR SHALL STAKE ALL OF THE FENCE AND COLUMN LOCATIONS FOR REVIEW BY THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION. THE OWNER'S REPRESENTATIVE MAY MAKE MINOR ALTERATIONS TO THE LAYOUT AFTER STAKING AND BEFORE CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
5. ALL "STEPS" IN THE WALL MADE NECESSARY BY GRADE CHANGES OR EXISTING SLOPE SHALL OCCUR ONLY AT MINOR OR MAJOR COLUMNS. THE MINIMUM "STEP" AT A COLUMN SHALL BE 3" AND THE MAXIMUM "STEP" AT A COLUMN SHALL BE 6".
6. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN AND SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REQUIREMENTS.
7. THE ELECTRICAL WORK SHALL INCLUDE ALL NECESSARY CONDUITS, WIRE, FITTINGS, FIXTURES TRENCHING AND OTHER MISCELLANEOUS ITEMS NECESSARY TO COMPLETE THE WORK.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND CITY ACCEPTANCE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING AS NEEDED FOR FENCE AND COLUMN INSTALLATION. THE CONTRACTOR SHALL RETURN THE SITE TO PRE-CONSTRUCTION CONDITION.

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Director of Planning and Zoning

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PHASE 1
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SCREENING AND BUFFERING
HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
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STATE OF TEXAS
August 15, 2025

SCALE:
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One Inch
JVC No CCD501

HS1 of 31

CITY PROJECT NO. TBD

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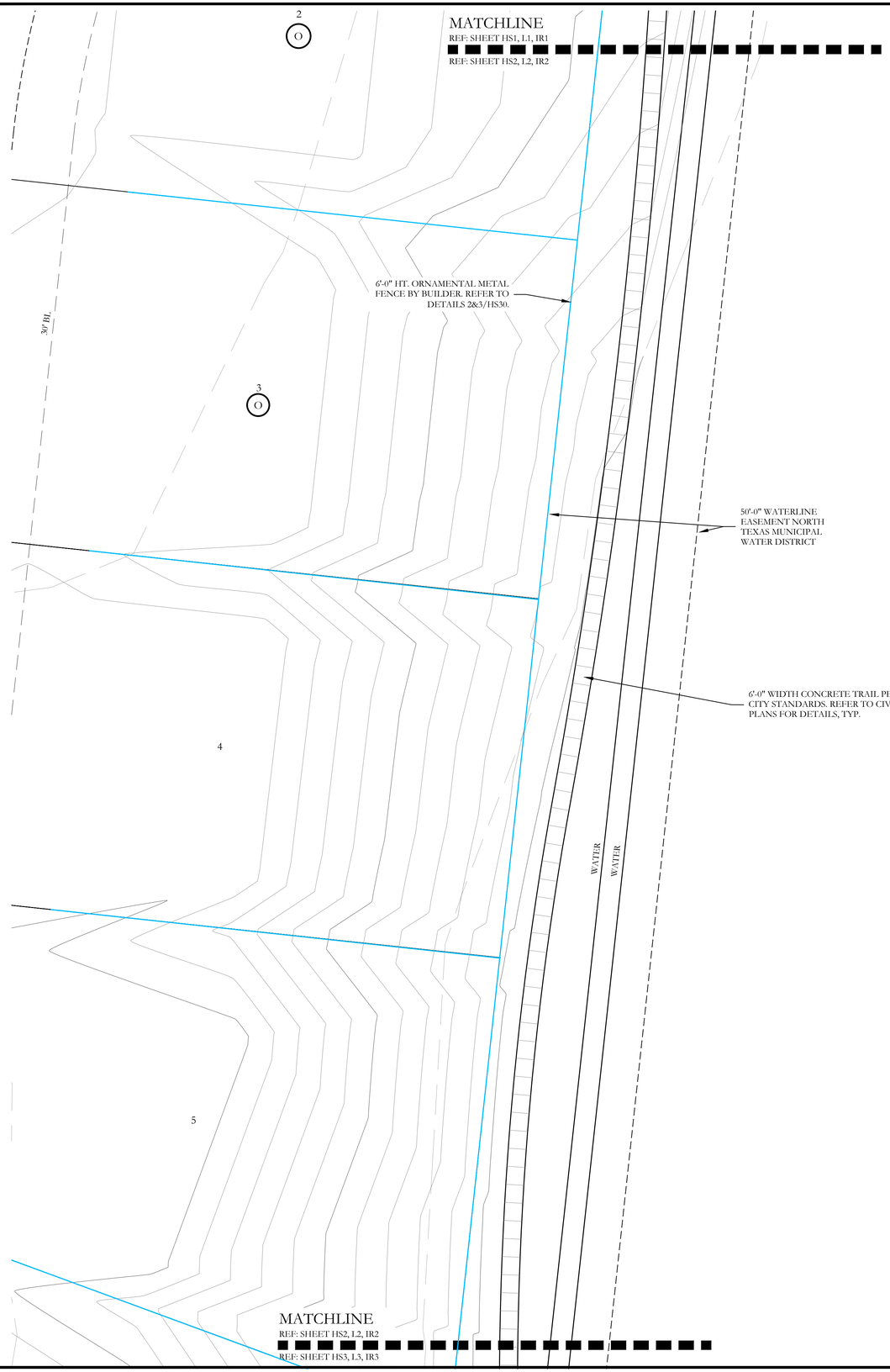

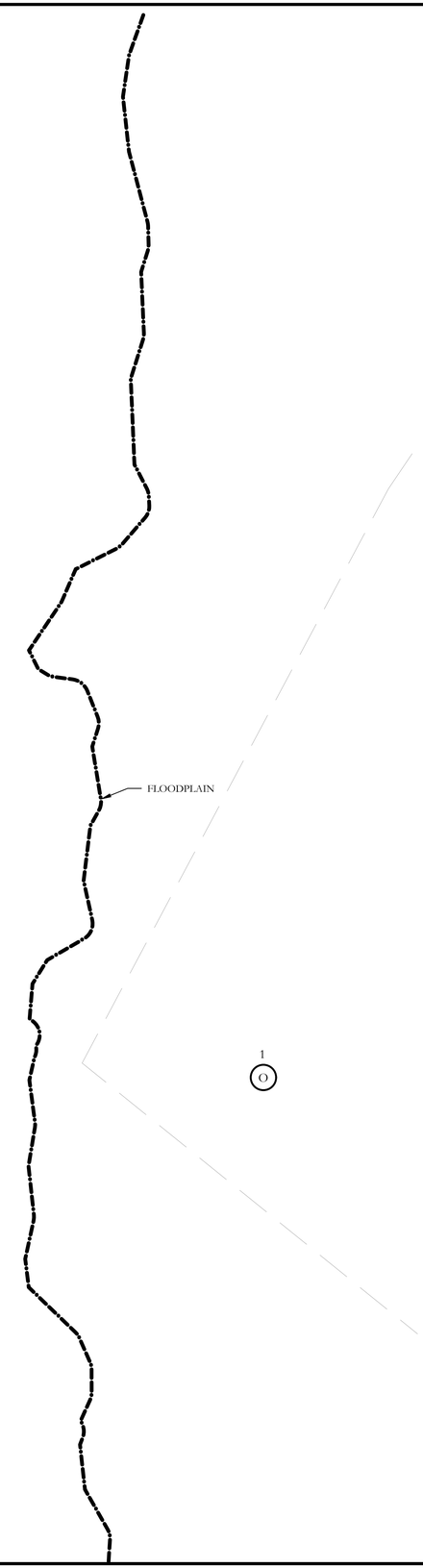

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_____ Director of Planning and Zoning

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HARDSCAPE PLAN

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August 15, 2025

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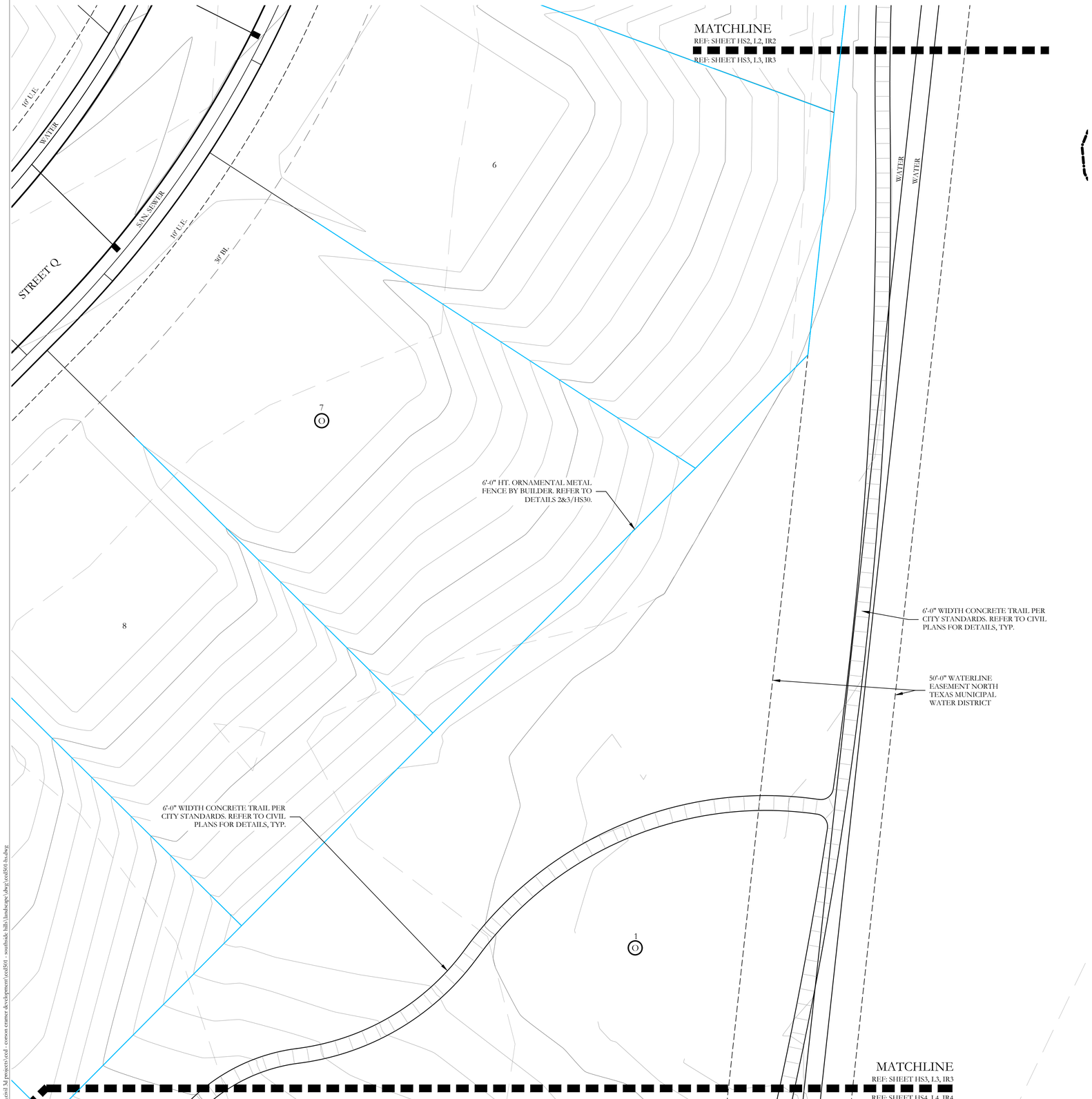
HS2 of 31

CITY PROJECT NO. TBD

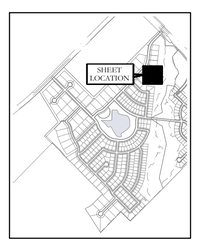
J:\civil 3d projects\ccd - corson cramer development\ccd501 - southside hills\landscape\dwg\ccd501-hs.dwg



HARDSCAPE LEGEND

- 8'-0" HT. PERFORATED STEEL SIGN PANEL. REFER TO DETAILS 1,2&3/HS26 & 3/HS27.
- 18'-0" ENTRY SIGN TOWER. REFER TO DETAILS 1&2/HS26 & 1&2/HS27.
- 3'-0" HT. STONE PLANTER WALL. REFER TO DETAILS 1&2/HS26 & 3&4/HS27.
- PLANTER BOWL PER LANDSCAPE PLANS.
- 5'-0" HT. PERFORATED STEEL SIGN PANEL. REFER TO DETAILS 1,2&3/HS28.
- 7'-0" MINOR ENTRY SIGN TOWER. REFER TO DETAILS 1,2,4&5/HS28.
- VARYING HT. STONE RETAINING WALL. REFER TO DETAIL 1/HS29.
- 42" HT. ORNAMENTAL METAL HANDRAIL ATOP RETAINING WALL. REFER TO DETAILS 3&4/HS29.
- 6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1,2&3/HS30.
- 7'-0" HT. STONE COLUMN. REFER TO DETAILS 1&4/HS30.
- 6'-0" HT. ORNAMENTAL METAL FENCE BY BUILDER. REFER TO DETAILS 2&3/HS30.
- 6'-0" HT. ORNAMENTAL METAL FENCE ATOP RETAINING WALL BY BUILDER. REFER TO DETAILS 2&6/HS30.
- 6'-0" HT. BOARD ON BOARD WOOD FENCE BY BUILDER. REFER TO DETAILS 1&2/HS31.
- 6'-0" HT. BOARD ON BOARD WOOD FENCE ATOP RETAINING WALL BY BUILDER. REFER TO DETAILS 1&3/HS31.
- BFR — BARRIER FREE RAMP PER CITY STANDARDS. REFER TO CIVIL PLANS FOR DETAILS, TYP.

NOTE:
REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.



KEY MAP
NOT TO SCALE

APPROVED:
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WITNESS OUR HANDS, this ____ day of _____, ____.

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

N

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

SOUTHSIDE HILLS
PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

August 15, 2025

SCALE:
1" = 20'
One Inch

JVC No CCD501

HS3 of 31

CITY PROJECT NO. TBD

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HARDSCAPE LEGEND

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- 6'-0" HT. ORNAMENTAL METAL FENCE BY BUILDER. REFER TO DETAILS 2&3/HS30.
- 6'-0" HT. ORNAMENTAL METAL FENCE ATOP RETAINING WALL BY BUILDER. REFER TO DETAILS 2&6/HS30.
- 6'-0" HT. BOARD ON BOARD WOOD FENCE BY BUILDER. REFER TO DETAILS 1&2/HS31.
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- BFR — BARRIER FREE RAMP PER CITY STANDARDS. REFER TO CIVIL PLANS FOR DETAILS, TYP.

NOTE:
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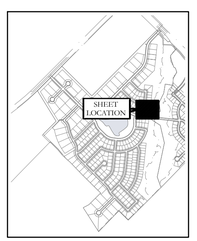

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SOUTHSIDE HILLS
PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

August 15, 2025

SCALE:
1" = 20'
One Inch

JVC No CCD501

HS5 of 31

CITY PROJECT NO. TBD

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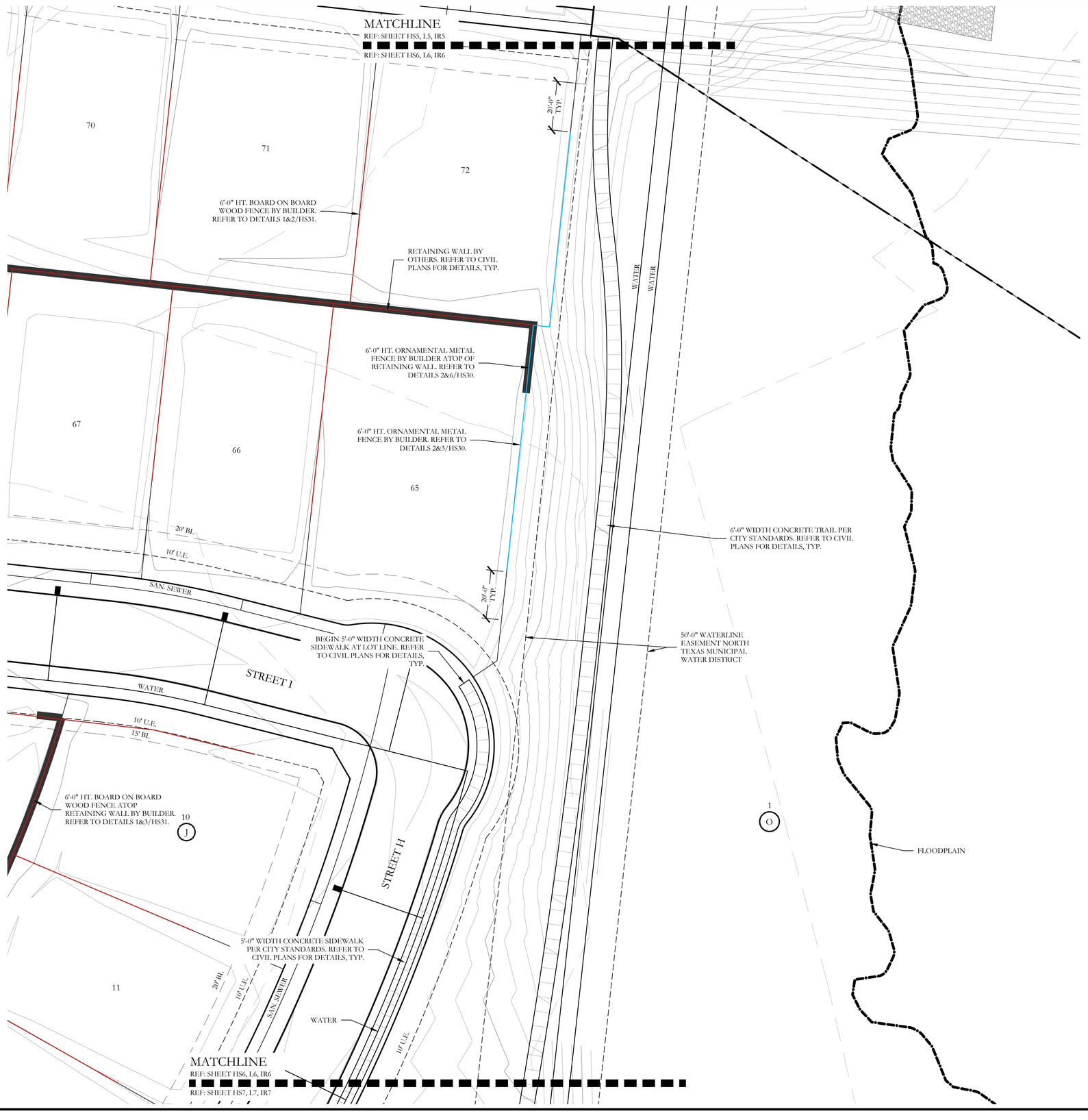

HARDSCAPE LEGEND

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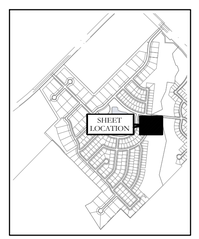

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SOUTHSIDE HILLS
PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

August 15, 2025

SCALE:
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One Inch
JVC No CCD501

HS6 of 31

CITY PROJECT NO. TBD

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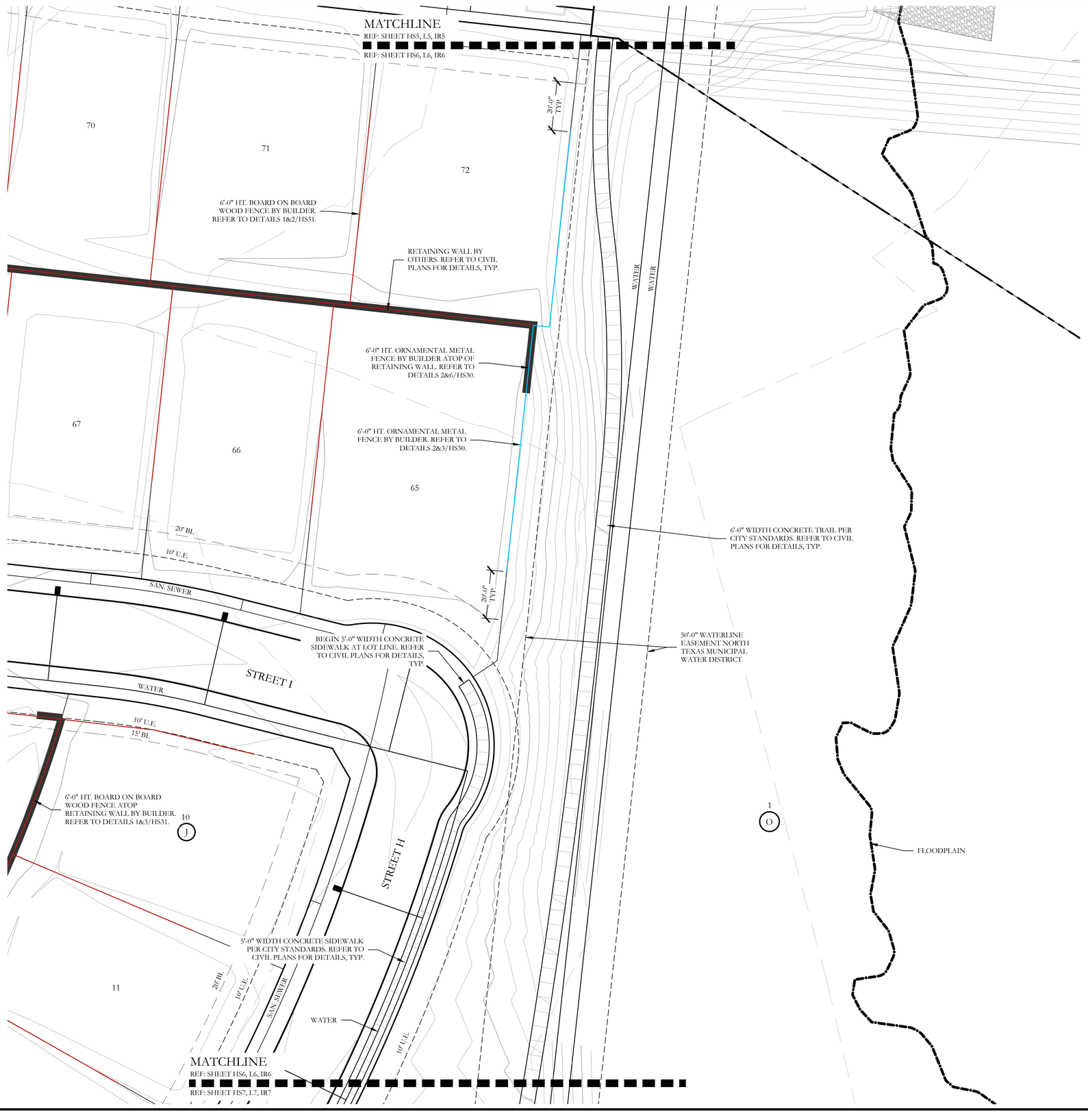

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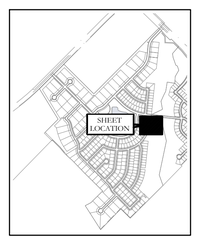

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SOUTHSIDE HILLS
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SCREENING AND BUFFERING
HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

August 15, 2025

SCALE:
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One Inch
JVC No CCD501

HS6 of 31

CITY PROJECT NO. TBD

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MATCHLINE
REF: SHEET HS6, L6, IR6
REF: SHEET HS7, L7, IR7

6'-0" HT. BOARD ON BOARD WOOD FENCE ATOP RETAINING WALL BY BUILDER. REFER TO DETAILS 1&3/HS31.

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

12

13
J

14

STREET H

INLET

INLET

STORM

STORM OUTFALL PER CIVIL PLANS, TYP.

20' BL.

10' U.E.

SAN. SEWER

WATER

10' U.E.

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

6'-0" WIDTH CONCRETE TRAIL PER CITY STANDARDS. REFER TO CIVIL PLANS FOR DETAILS, TYP.

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

SSMH

EH

BFR

64

6'-0" HT. BOARD ON BOARD WOOD FENCE BY BUILDER. REFER TO DETAILS 1&2/HS31.

WATER

WATER

63
A

50'-0" WATERLINE EASEMENT NORTH TEXAS MUNICIPAL WATER DISTRICT

BFR

STREET M

6'-0" WIDTH CONCRETE TRAIL PER CITY STANDARDS. REFER TO CIVIL PLANS FOR DETAILS, TYP.

62

6'-0" HT. ORNAMENTAL METAL FENCE BY BUILDER. REFER TO DETAILS 2&3/HS30.

13

20' BL.

10' U.E.

WATER

SAN. SEWER

10' U.E.

20' BL.

61

14

54
A

MATCHLINE
REF: SHEET HS7, L7, IR7
REF: SHEET HS8, L8, IR8

HARDSCAPE LEGEND

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- 18'-0" ENTRY SIGN TOWER. REFER TO DETAILS 1&2/HS26 & 1&2/HS27.
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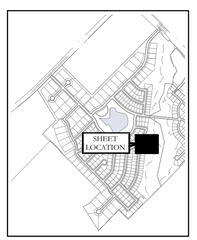

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SCALE 1" = 20'

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SOUTHSIDE HILLS
PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

August 15, 2025

SCALE:
1" = 20'
One Inch

JVC No CCD501

HS7 of 31

CITY PROJECT NO. TBD

J:\civil 3d projects\ccd - corson cramer development\ccd501 - southside hills\landscape\dwg\ccd501-hs.dwg



HARDSCAPE LEGEND

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- 18'-0" ENTRY SIGN TOWER. REFER TO DETAILS 1&2/HS26 & 1&2/HS27.
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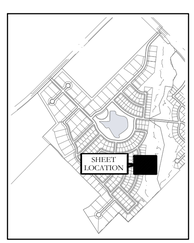

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SOUTHSIDE HILLS
PHASE 1
CITY OF ROCKWALL
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SCREENING AND BUFFERING
HARDSCAPE PLAN

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CODY L. JOHNSON
2833
STATE OF TEXAS

August 15, 2025

SCALE:
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One Inch

JVC No CCD501

HS8 of 31

CITY PROJECT NO. TBD

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MATCHLINE
REF: SHEET HS8, L8, IR8
REF: SHEET HS9, L9, IR9

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

6'-0" HT. ORNAMENTAL METAL FENCE ATOP RETAINING WALL BY BUILDER. REFER TO DETAILS 2&6/HS30.

6'-0" HT. BOARD ON BOARD WOOD FENCE BY BUILDER. REFER TO DETAILS 1&2/HS31.

6'-0" HT. ORNAMENTAL METAL FENCE BY BUILDER. REFER TO DETAILS 2&3/HS30.

FLOODPLAIN

6'-0" WIDTH CONCRETE TRAIL PER CITY STANDARDS. REFER TO CIVIL PLANS FOR DETAILS, TYP.

50'-0" WATERLINE EASEMENT NORTH TEXAS MUNICIPAL WATER DISTRICT

MATCHLINE
REF: SHEET HS9, L9, IR9
REF: SHEET HS10, L10, IR10

HARDSCAPE LEGEND

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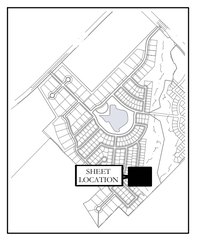


KEY MAP
NOT TO SCALE

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

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

SOUTHSIDE HILLS
PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

August 15, 2025

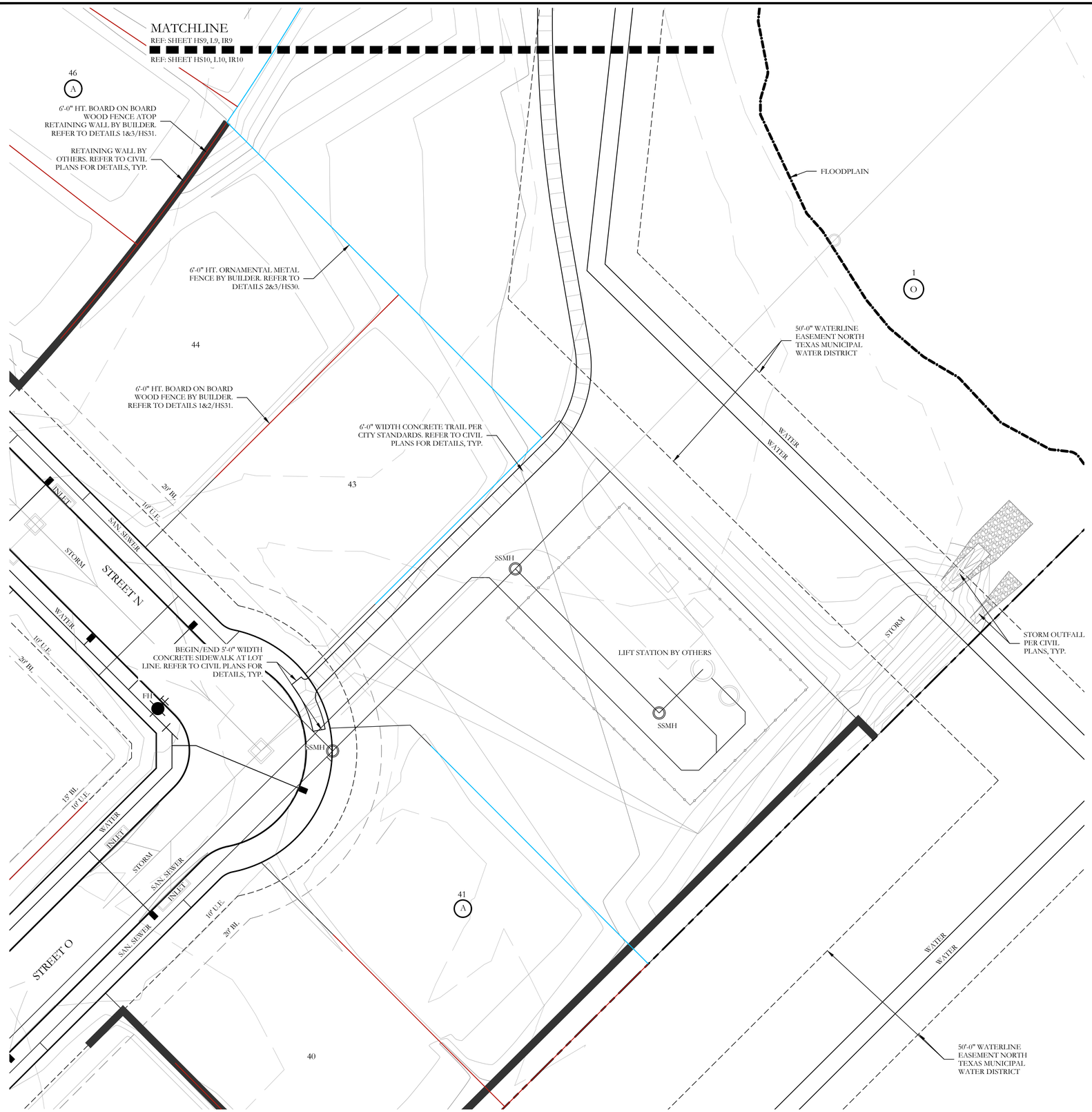
SCALE:
1" = 20'
One Inch

JVC No CCD501

HS9 of 31

CITY PROJECT NO. TBD

J:\civil 3d projects\ccd - corson cramer development\ccd501 - southside hills\landscape\dwg\ccd501-hs.dwg



HARDSCAPE LEGEND

- 8'-0" HT. PERFORATED STEEL SIGN PANEL. REFER TO DETAILS 1,2&3/HS26 & 3/HS27.
- 18'-0" ENTRY SIGN TOWER. REFER TO DETAILS 1&2/HS26 & 1&2/HS27.
- 3'-0" HT. STONE PLANTER WALL. REFER TO DETAILS 1&2/HS26 & 3&4/HS27.
- PLANTER BOWL PER LANDSCAPE PLANS.
- 5'-0" HT. PERFORATED STEEL SIGN PANEL. REFER TO DETAILS 1,2&3/HS28.
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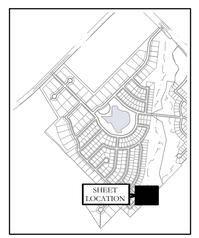

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CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

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CODY L. JOHNSON
2833
STATE OF TEXAS

August 15, 2025

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JVC No CCD501

HS10 of 31

CITY PROJECT NO. TBD

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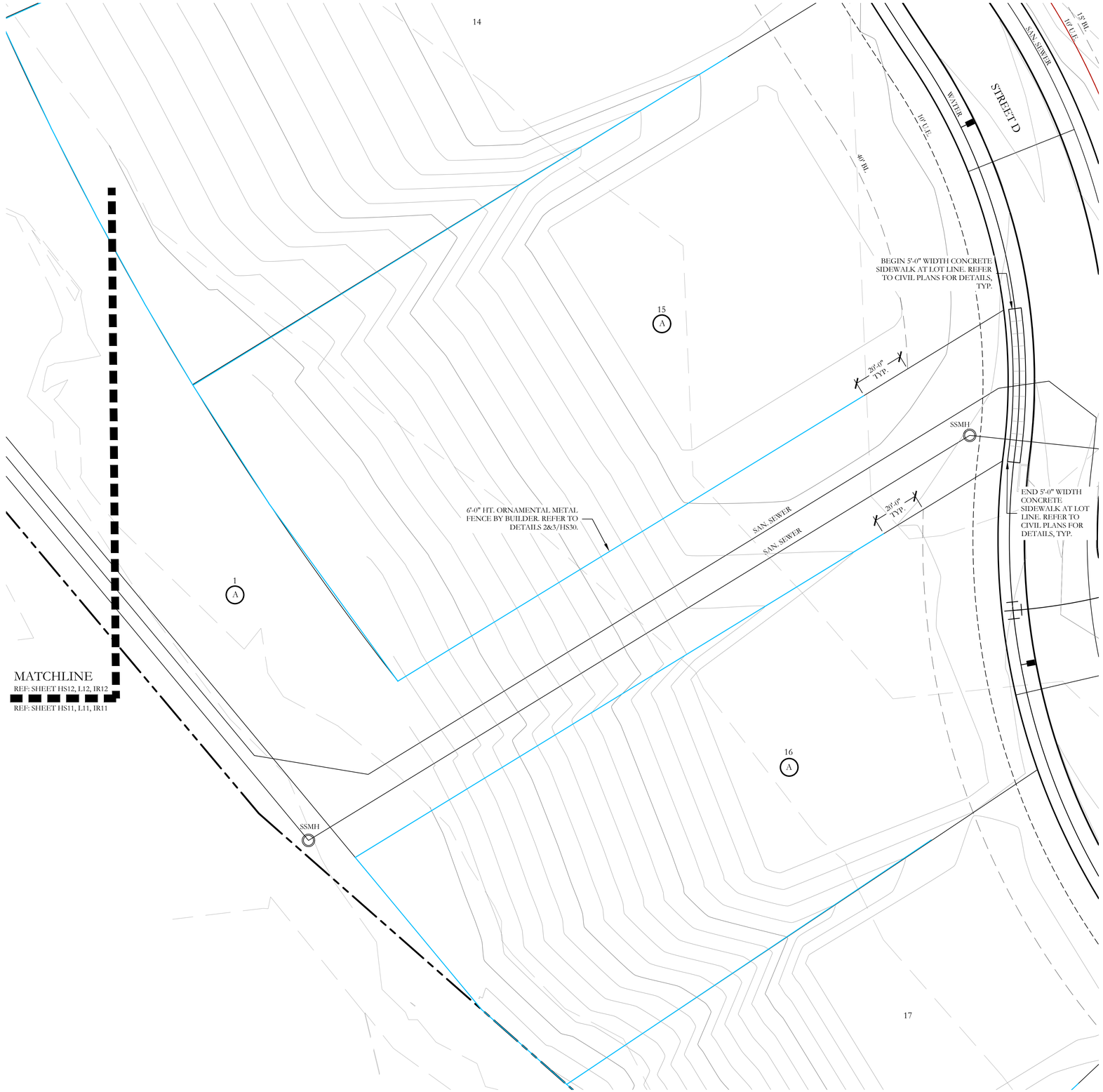

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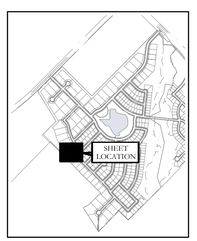

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SOUTHSIDE HILLS
PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

August 15, 2025

SCALE:
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One Inch

JVC No CCD501

HS11 of 31

CITY PROJECT NO. TBD

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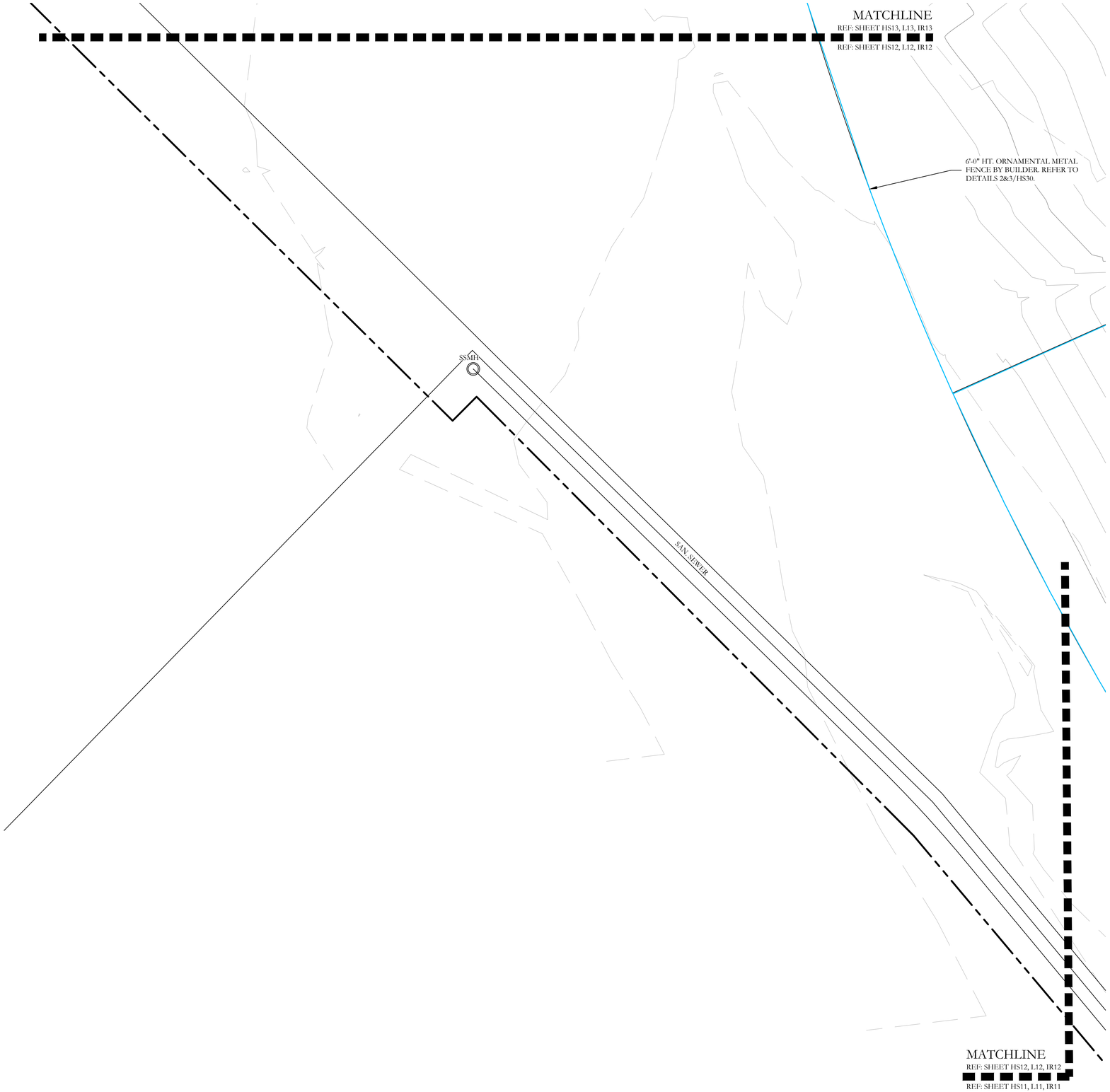

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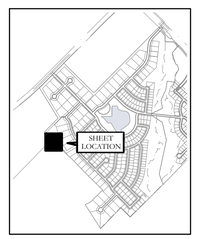

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SOUTHSIDE HILLS
PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

August 15, 2025

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One Inch

JVC No CCD501

HS12 of 31

CITY PROJECT NO. TBD

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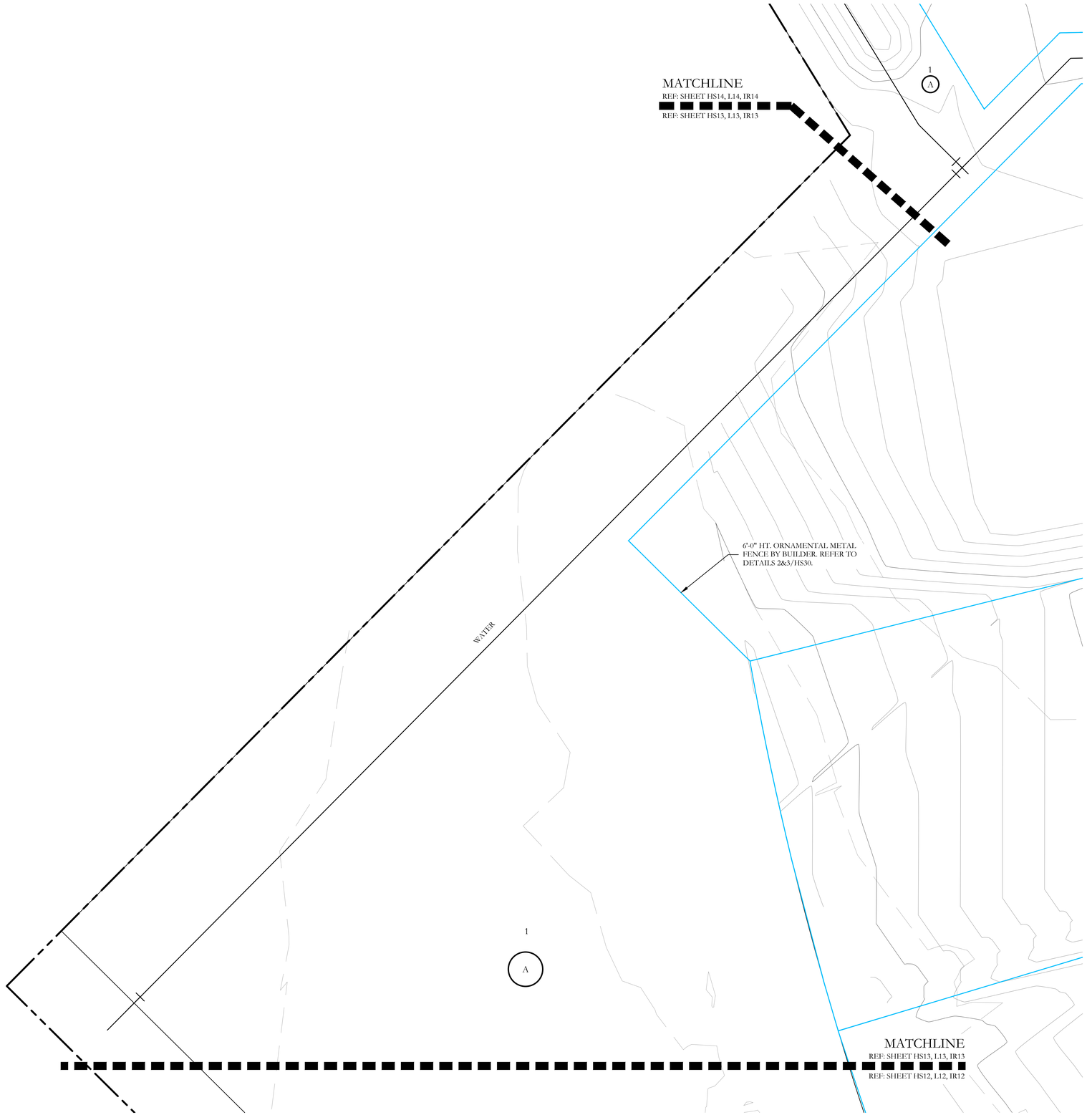

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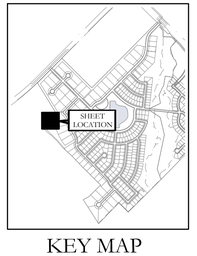

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N

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

SOUTHSIDE HILLS
PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

August 15, 2025

SCALE:
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One Inch

JVC No CCD501

HS13 of 31

CITY PROJECT NO. TBD

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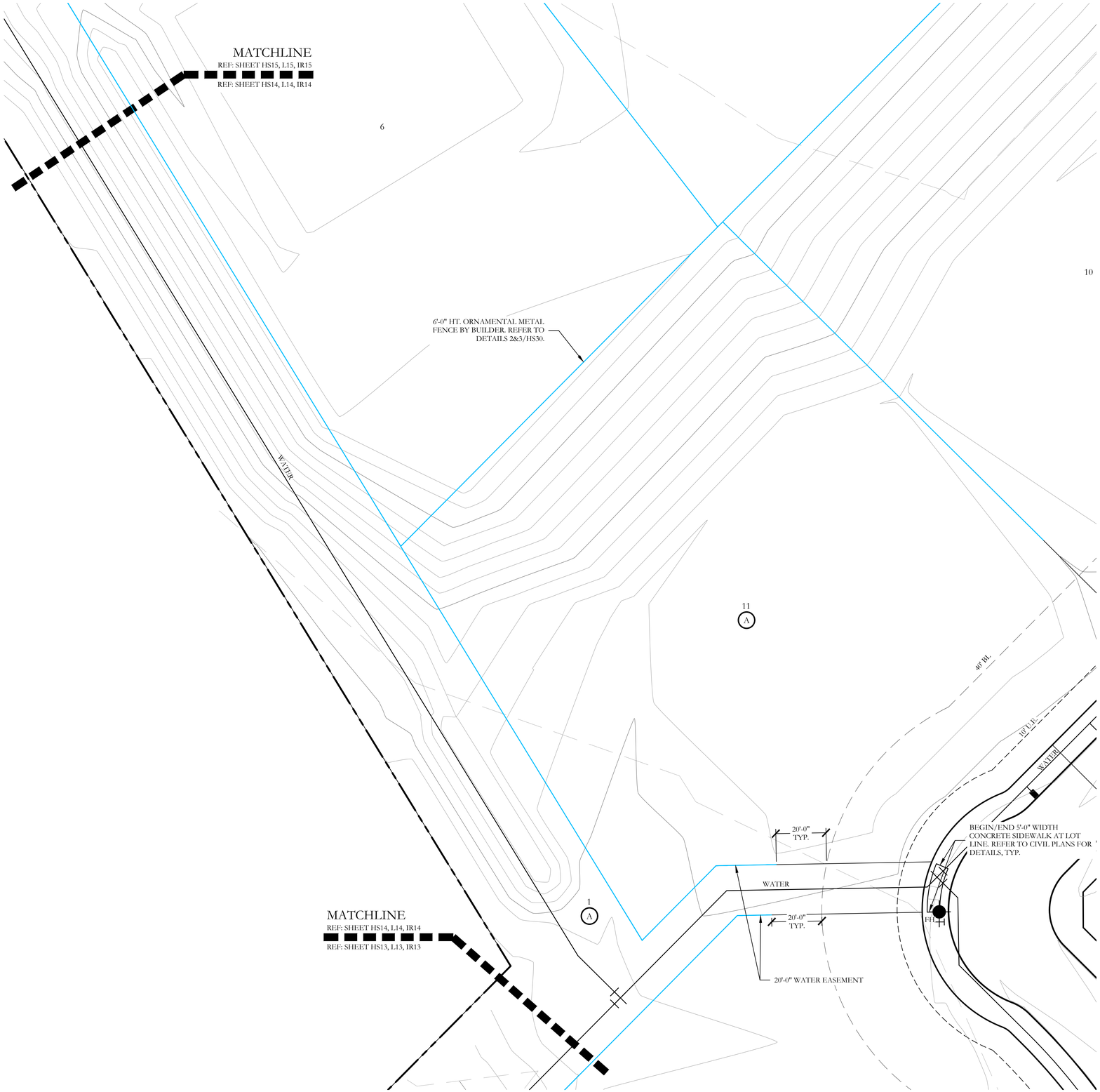

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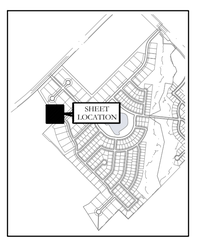

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PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

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HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
August 15, 2025

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JVC No CCD501

HS14 of 31

CITY PROJECT NO. TBD

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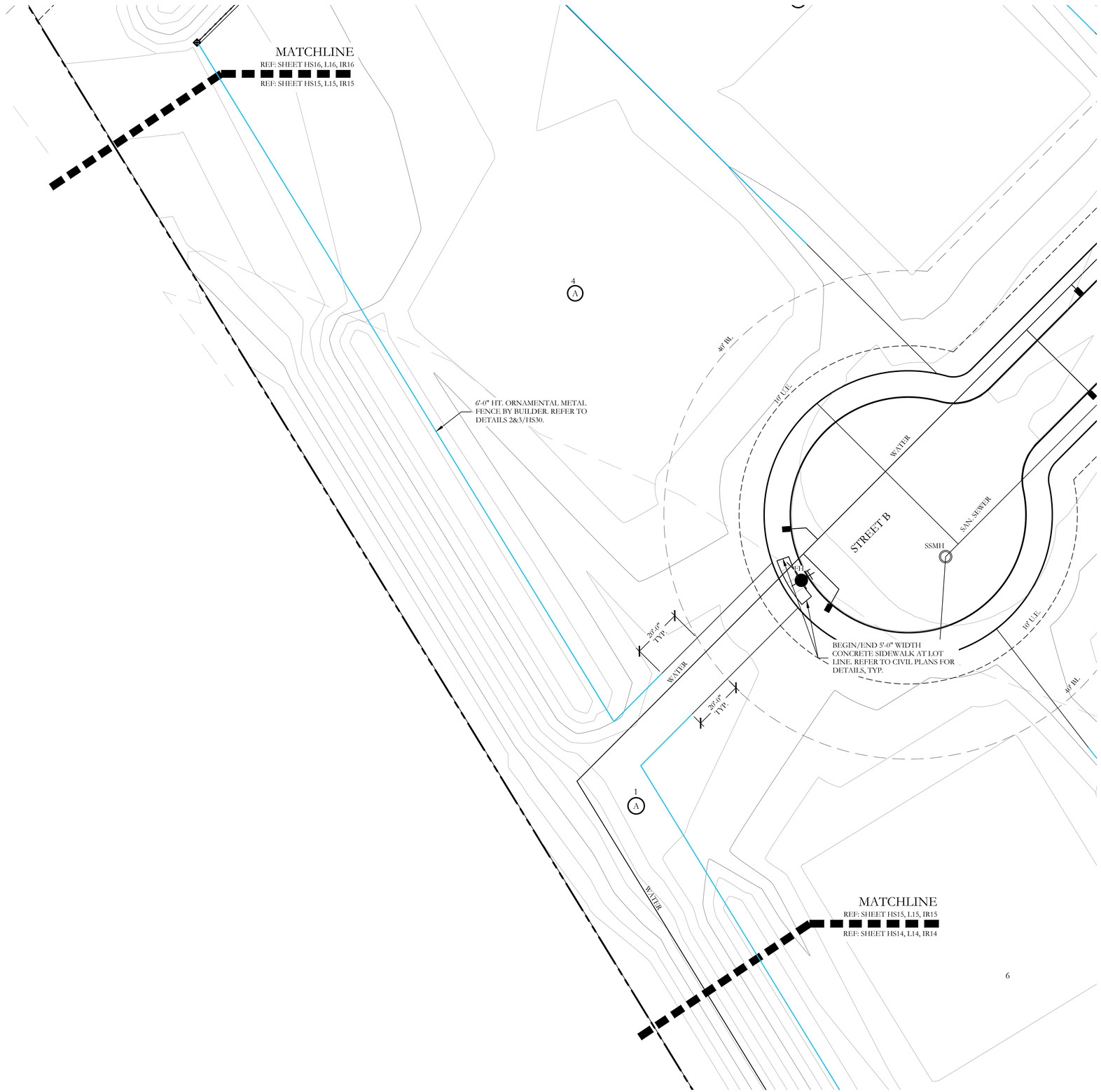

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SOUTHSIDE HILLS
PHASE 1
CITY OF ROCKWALL
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SCREENING AND BUFFERING
HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

August 15, 2025

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JVC No CCD501

HS15 of 31

CITY PROJECT NO. TBD

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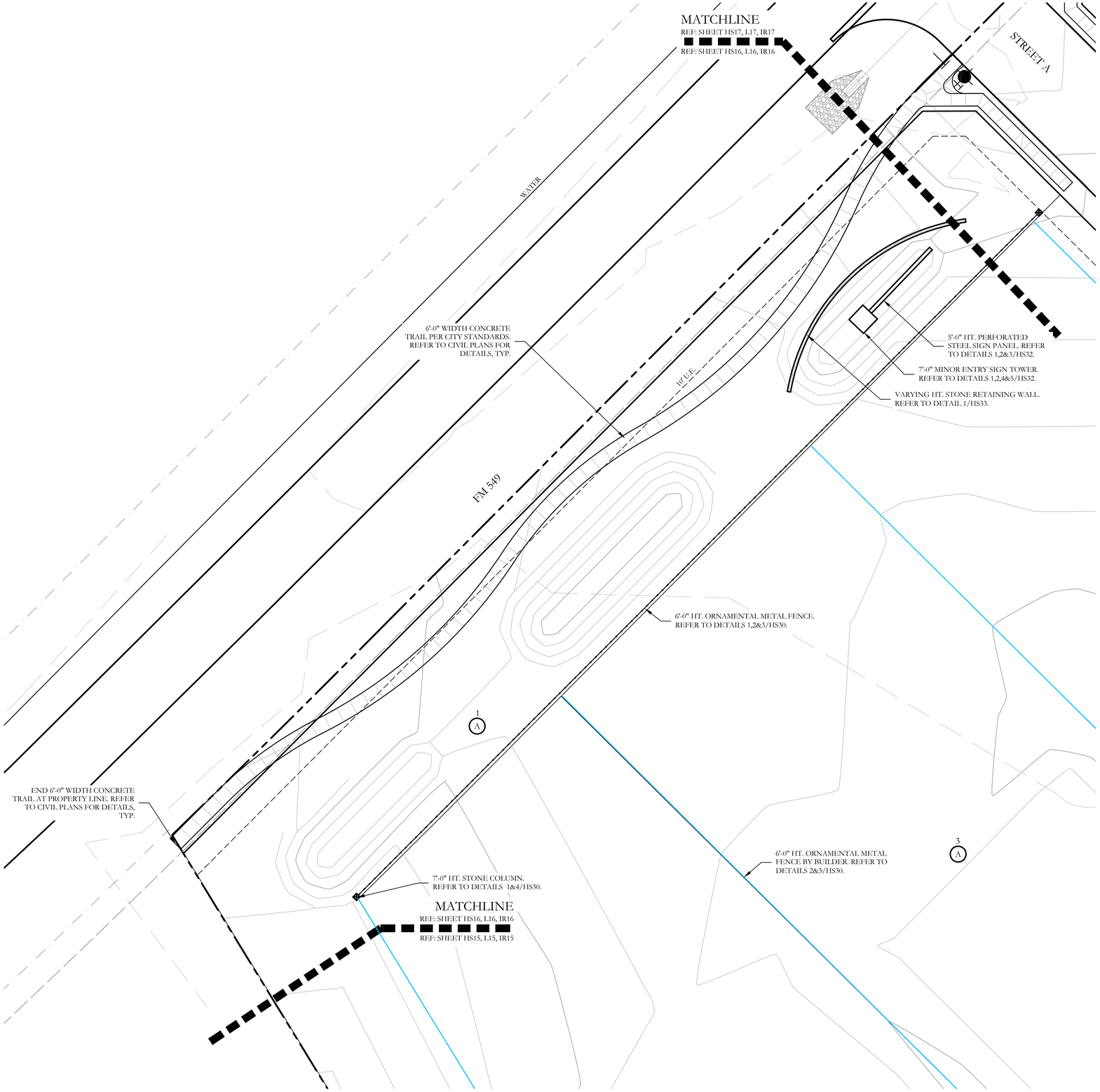

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KEY MAP
NOT TO SCALE

APPROVED:
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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

SOUTHSIDE HILLS
PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

August 15, 2025

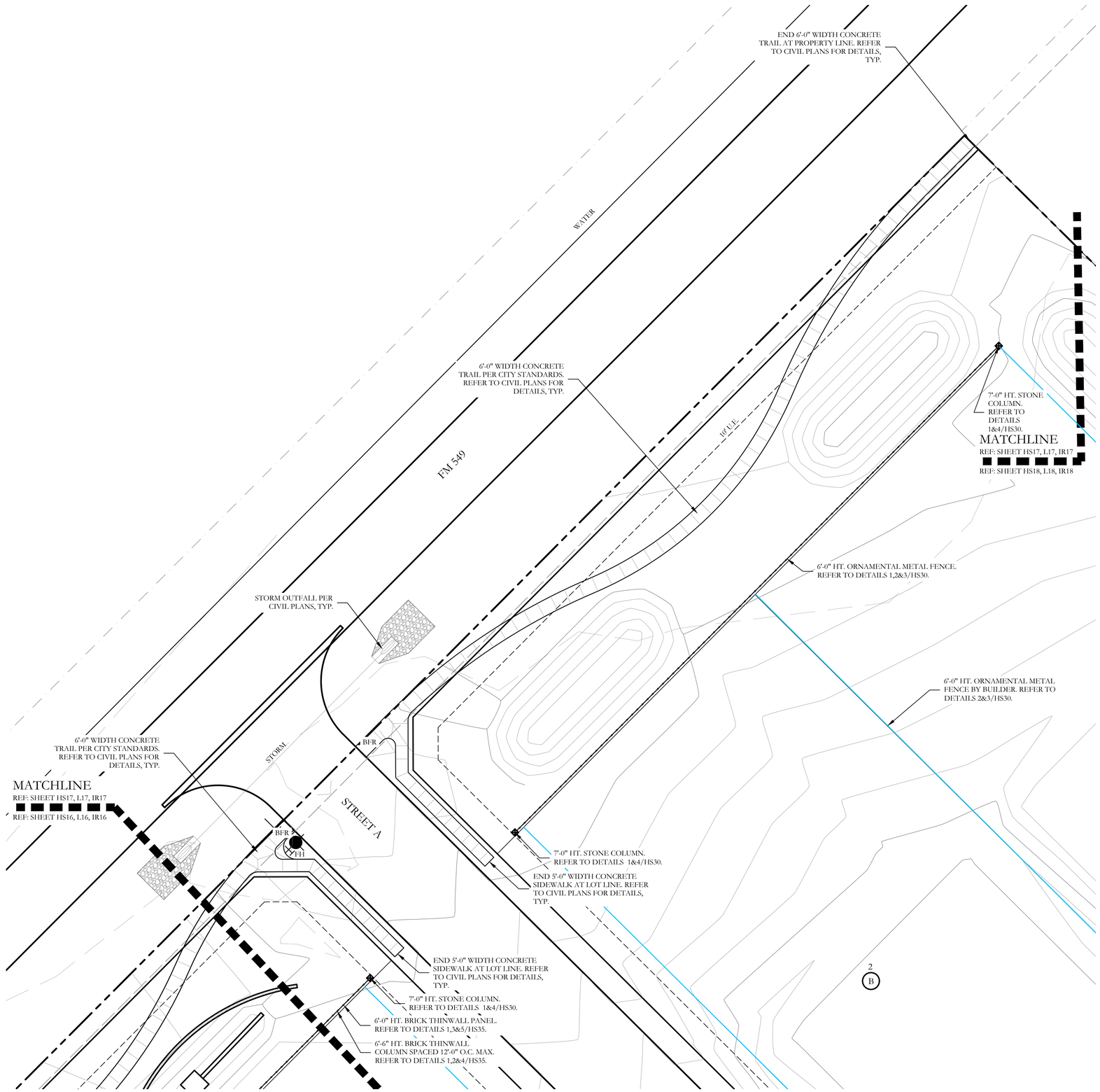
SCALE:
1" = 20'
One Inch

JVC No CCD501

HS16 of 31

CITY PROJECT NO. TBD

j:\civil 3d projects\ccd - corson cramer development\ccd501 - southside hills\landscape\dwg\ccd501-hs.dwg



HARDSCAPE LEGEND

- 8'-0" HT. PERFORATED STEEL SIGN PANEL. REFER TO DETAILS 1,2&3/HS26 & 3/HS27.
- 18'-0" ENTRY SIGN TOWER. REFER TO DETAILS 1&2/HS26 & 1&2/HS27.
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- 6'-0" HT. ORNAMENTAL METAL FENCE BY BUILDER. REFER TO DETAILS 2&3/HS30.
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- 6'-0" HT. BOARD ON BOARD WOOD FENCE BY BUILDER. REFER TO DETAILS 1&2/HS31.
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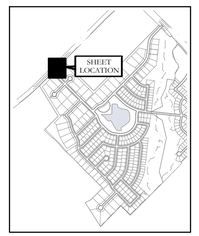

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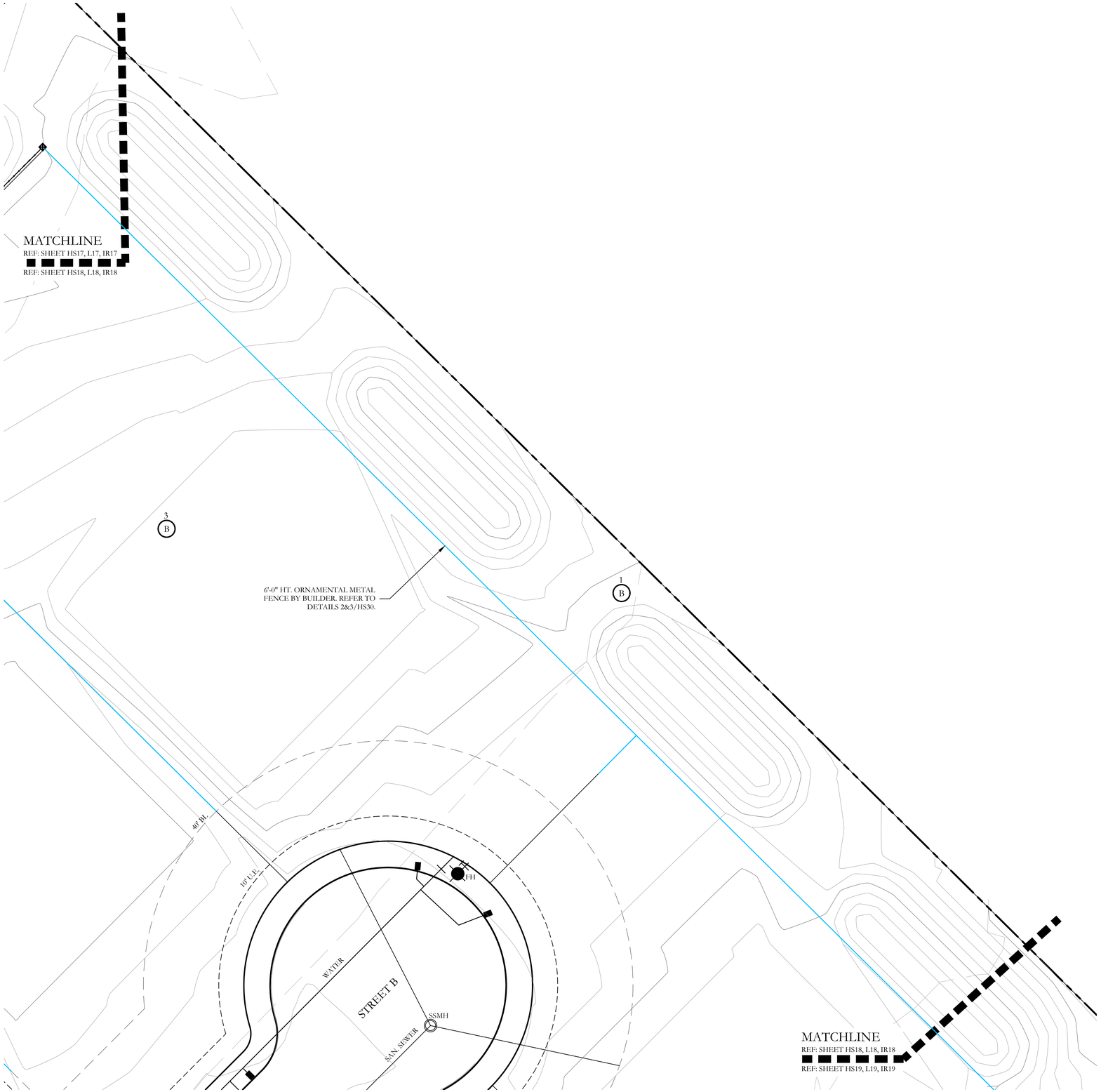

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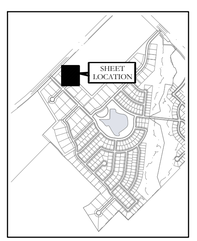

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2833
STATE OF TEXAS

August 15, 2025

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One Inch

JVC No CCD501

HS18 of 31

CITY PROJECT NO. TBD

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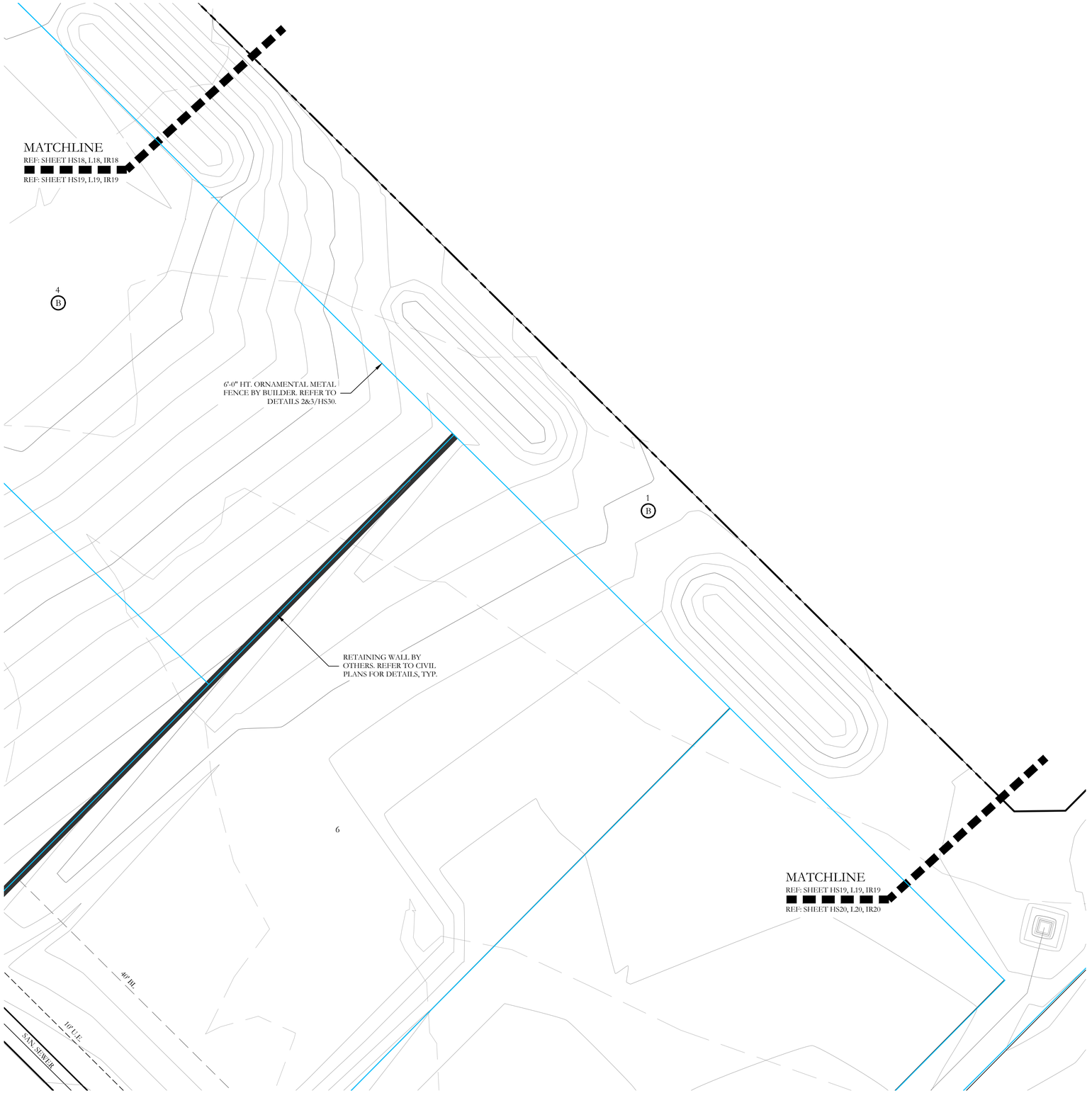

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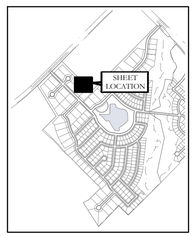

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Director of Planning and Zoning

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STATE OF TEXAS

August 15, 2025

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JVC No CCD501

HS19 of 31

CITY PROJECT NO. TBD

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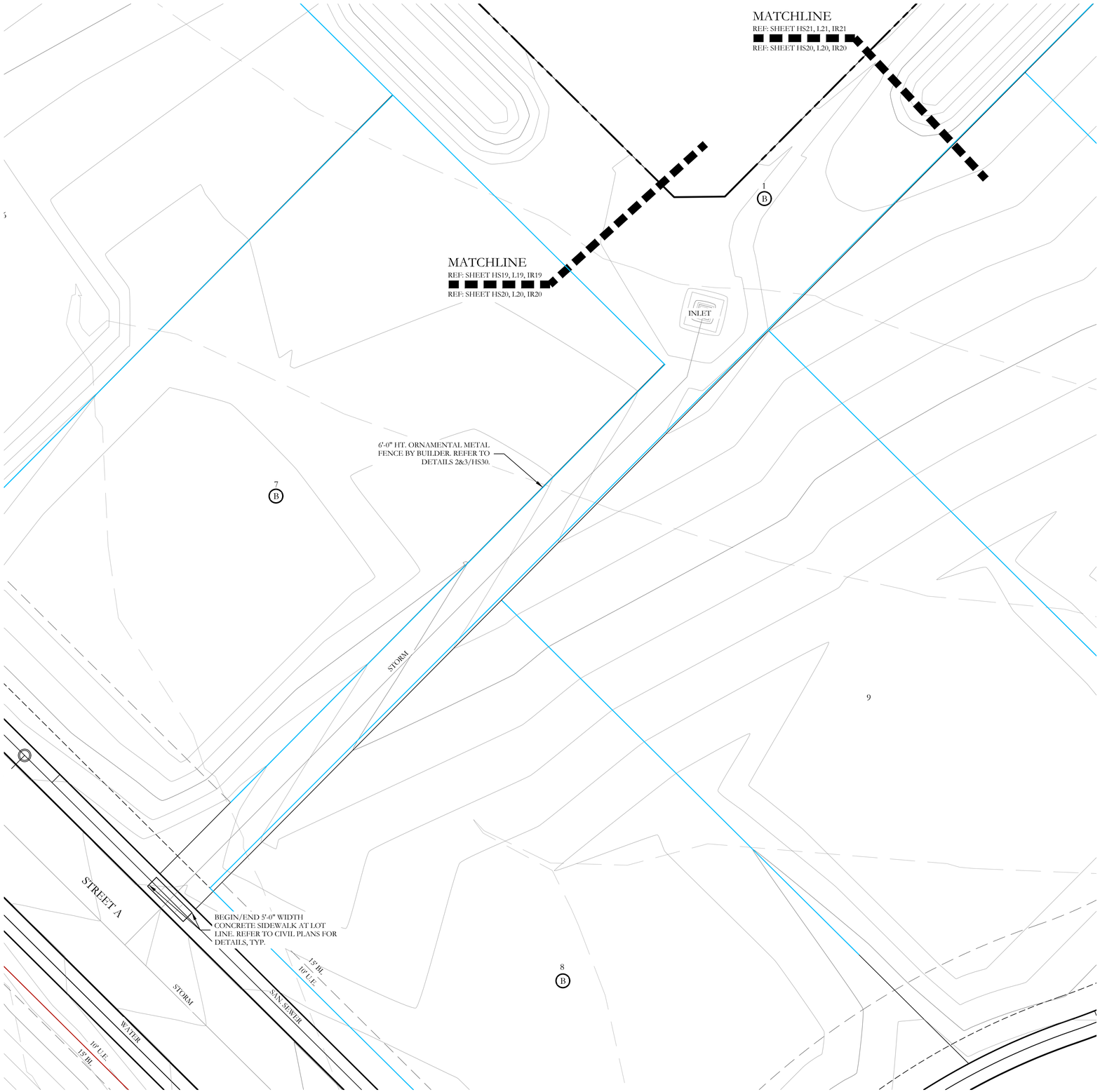

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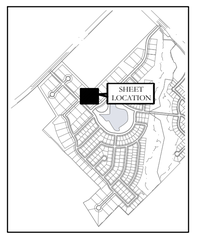

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HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
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2833
STATE OF TEXAS

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JVC No CCD501

HS20 of 31

CITY PROJECT NO. TBD

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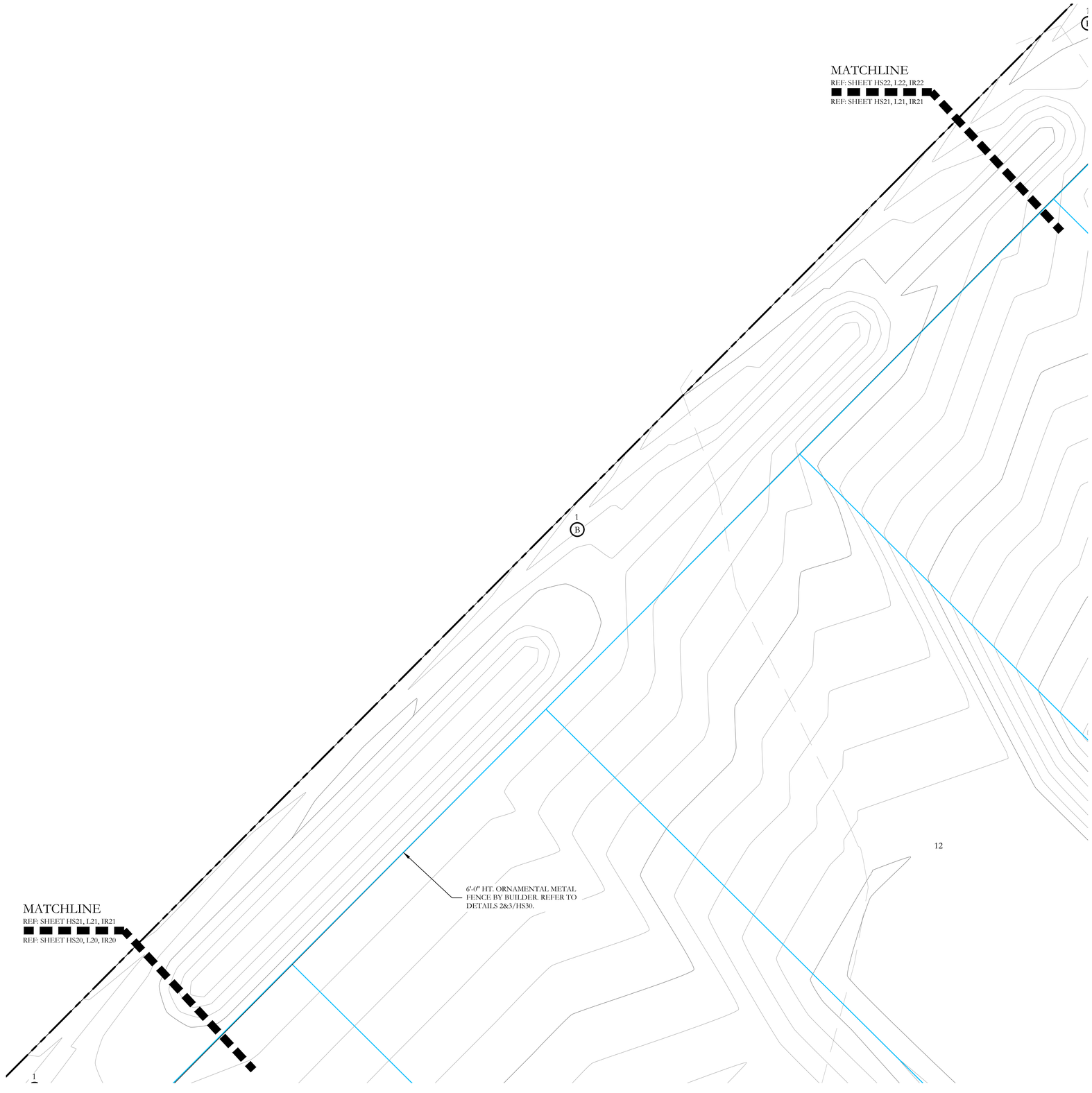

12

HARDSCAPE LEGEND

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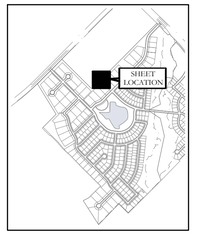

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STATE OF TEXAS

August 15, 2025

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JVC No CCD501

HS21 of 31

CITY PROJECT NO. TBD

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MATCHLINE
REF: SHEET HS24, L24, IR24
REF: SHEET HS22, L22, IR22

16

1
B

6'-0" HT. ORNAMENTAL METAL FENCE BY BUILDER. REFER TO DETAILS 2&3/HS30.

MATCHLINE
REF: SHEET HS22, L22, IR22
REF: SHEET HS21, L21, IR21

15

MATCHLINE
REF: SHEET HS22, L22, IR22
REF: SHEET HS23, L23, IR23

40' BL

SHEET LOCATION

KEY MAP
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HS22 of 31

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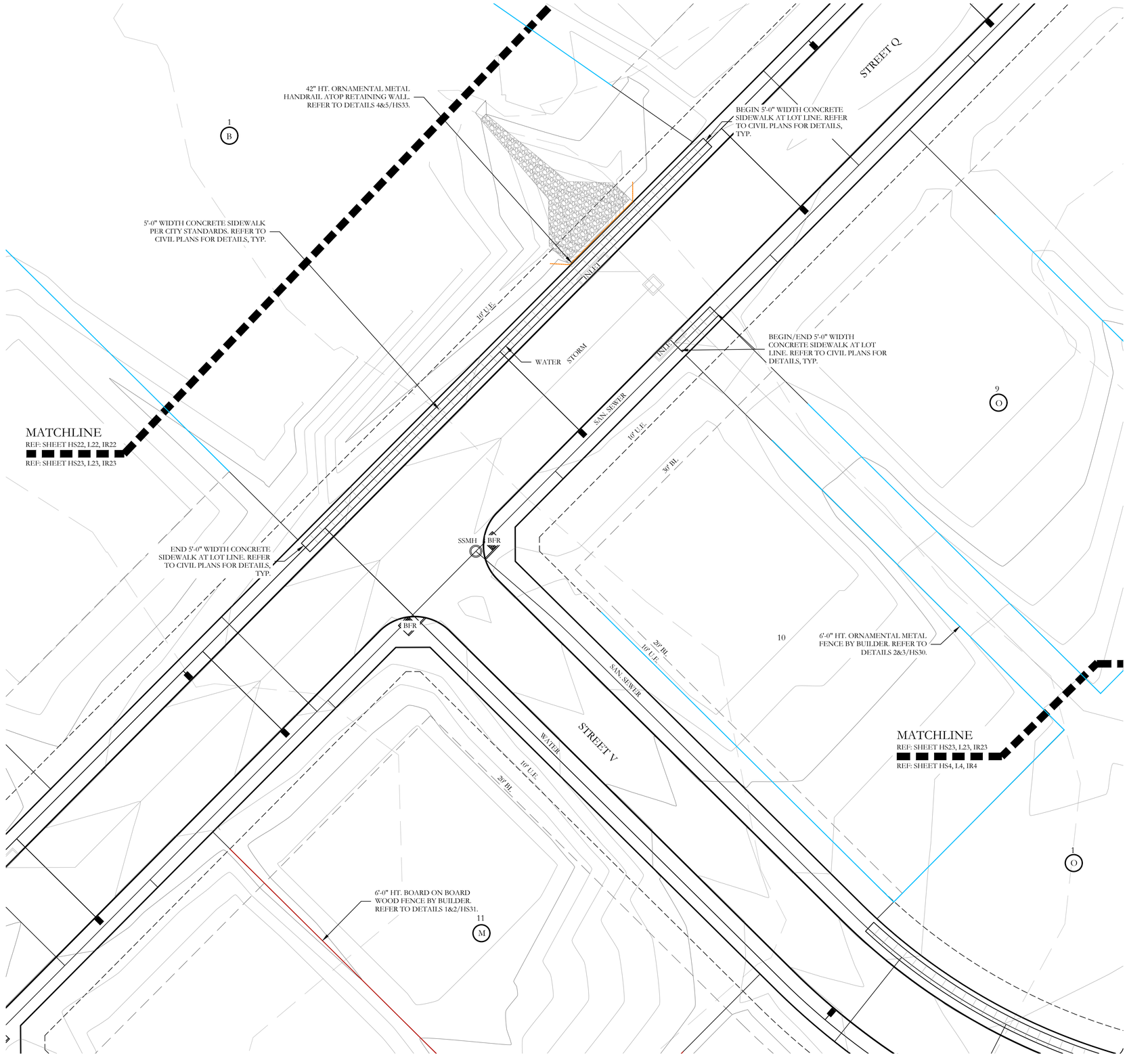

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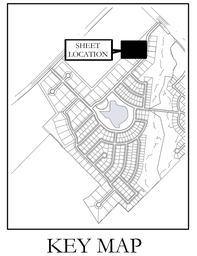


KEY MAP
NOT TO SCALE

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

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

SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

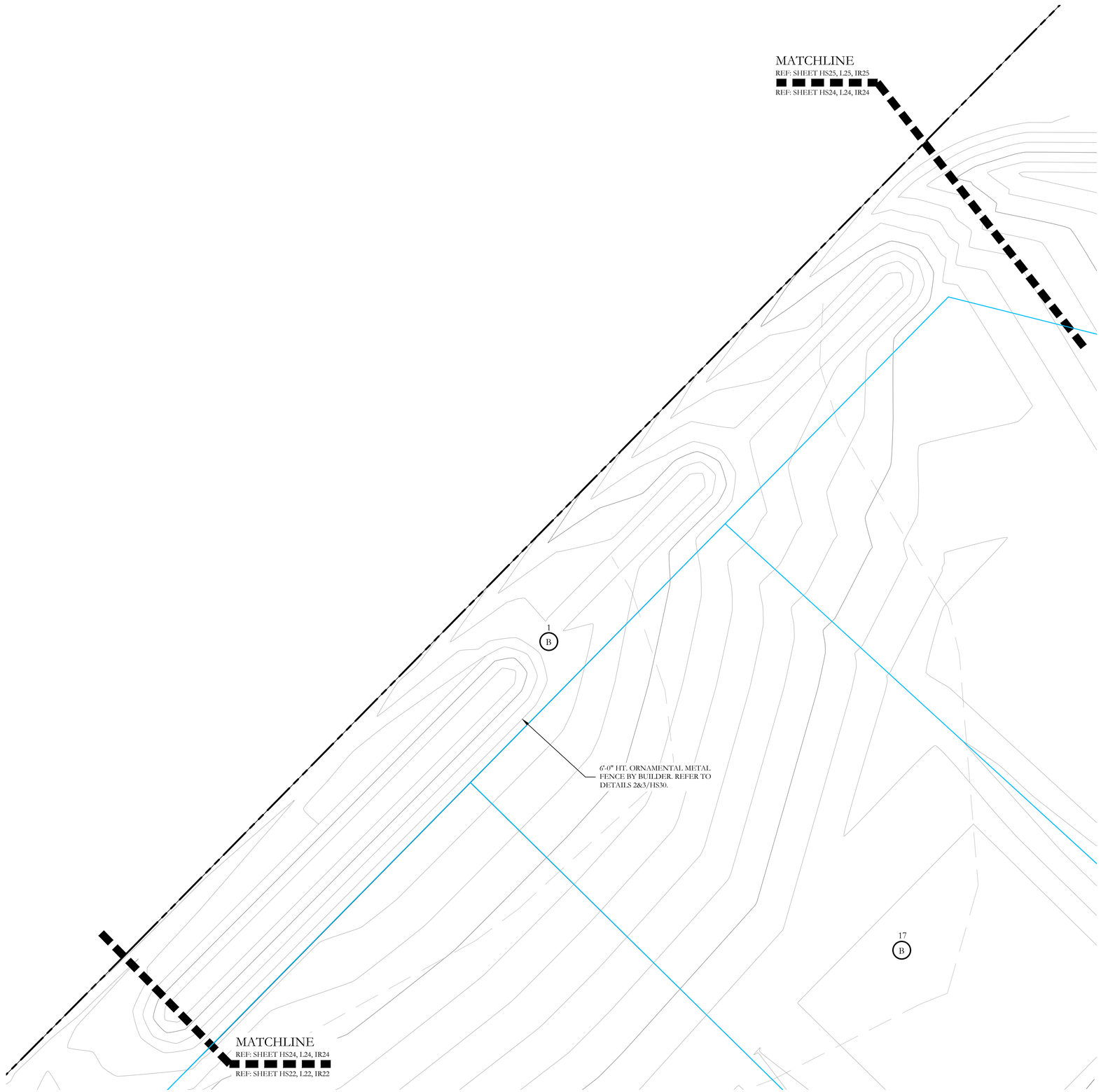
August 15, 2025

SCALE:
1" = 20'
One Inch
JVC No CCD501

HS23 of 31

CITY PROJECT NO. TBD

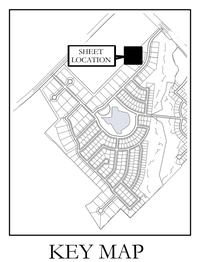
J:\civil 3d projects\ccd - corson cramer development\ccd501 - southside hills\landscape\dwg\ccd501-hs.dwg



HARDSCAPE LEGEND

- 8'-0" HT. PERFORATED STEEL SIGN PANEL. REFER TO DETAILS 1,2&3/HS26 & 3/HS27.
- 18'-0" ENTRY SIGN TOWER. REFER TO DETAILS 1&2/HS26 & 1&2/HS27.
- 3'-0" HT. STONE PLANTER WALL. REFER TO DETAILS 1&2/HS26 & 3&4/HS27.
- PLANTER BOWL PER LANDSCAPE PLANS.
- 5'-0" HT. PERFORATED STEEL SIGN PANEL. REFER TO DETAILS 1,2&3/HS28.
- 7'-0" MINOR ENTRY SIGN TOWER. REFER TO DETAILS 1,2,4&5/HS28.
- VARYING HT. STONE RETAINING WALL. REFER TO DETAIL 1/HS29.
- 42" HT. ORNAMENTAL METAL HANDRAIL ATOP RETAINING WALL. REFER TO DETAILS 3&4/HS29.
- 6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1,2&3/HS30.
- 7'-0" HT. STONE COLUMN. REFER TO DETAILS 1&4/HS30.
- 6'-0" HT. ORNAMENTAL METAL FENCE BY BUILDER. REFER TO DETAILS 2&3/HS30.
- 6'-0" HT. ORNAMENTAL METAL FENCE ATOP RETAINING WALL BY BUILDER. REFER TO DETAILS 2&6/HS30.
- 6'-0" HT. BOARD ON BOARD WOOD FENCE BY BUILDER. REFER TO DETAILS 1&2/HS31.
- 6'-0" HT. BOARD ON BOARD WOOD FENCE ATOP RETAINING WALL BY BUILDER. REFER TO DETAILS 1&3/HS31.
- BFR — BARRIER FREE RAMP PER CITY STANDARDS. REFER TO CIVIL PLANS FOR DETAILS, TYP.

NOTE:
REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.



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SOUTHSIDE HILLS
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CITY OF ROCKWALL
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HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

August 15, 2025

SCALE:
1" = 20'
One Inch

JVC No CCD501

HS24 of 31

CITY PROJECT NO. TBD

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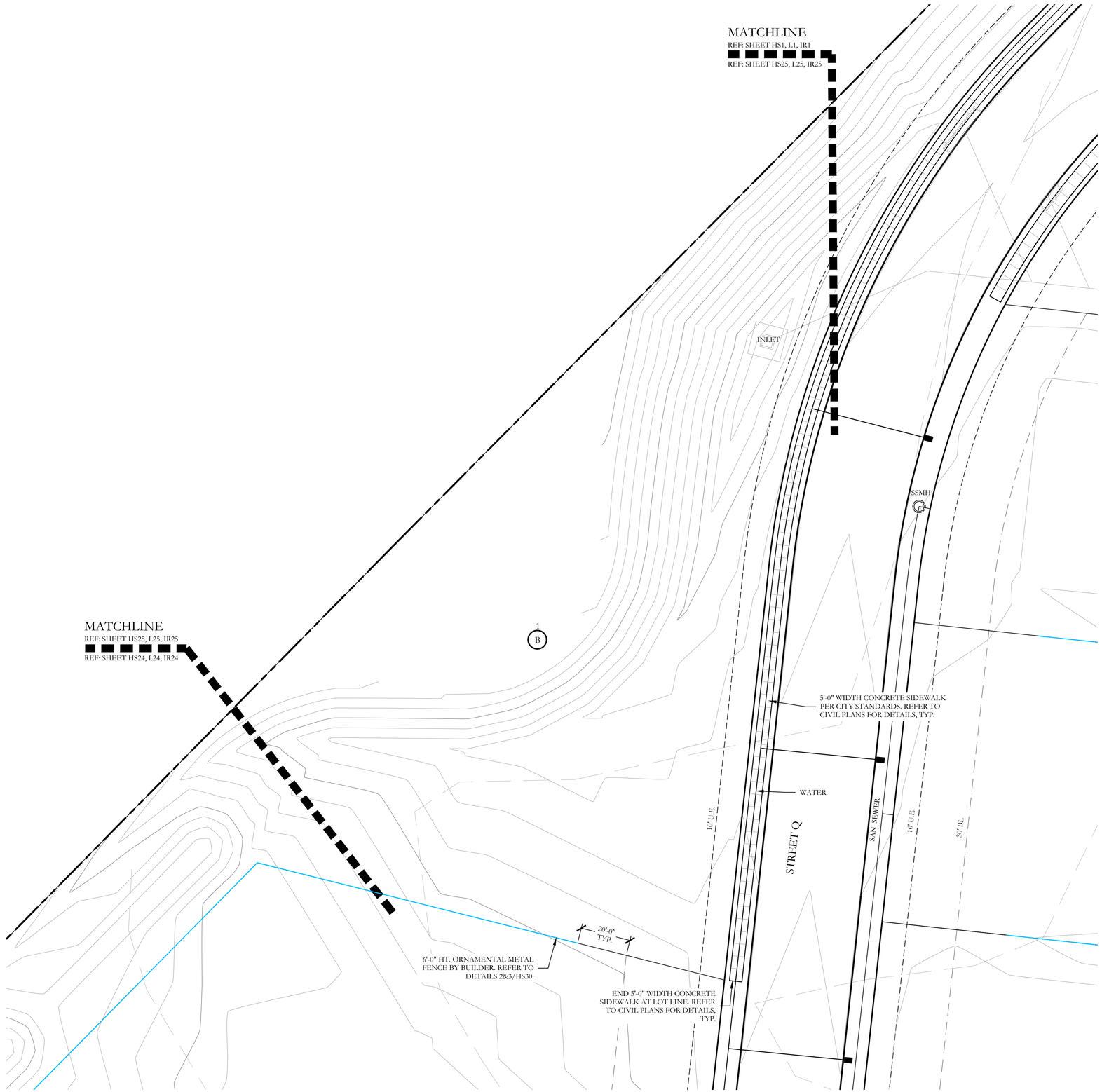

HARDSCAPE LEGEND

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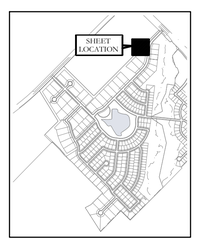

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_____ Director of Planning and Zoning

N

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SOUTHSIDE HILLS
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SCREENING AND BUFFERING
HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

August 15, 2025

SCALE:
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One Inch

JVC No CCD501

HS25 of 31

CITY PROJECT NO. TBD

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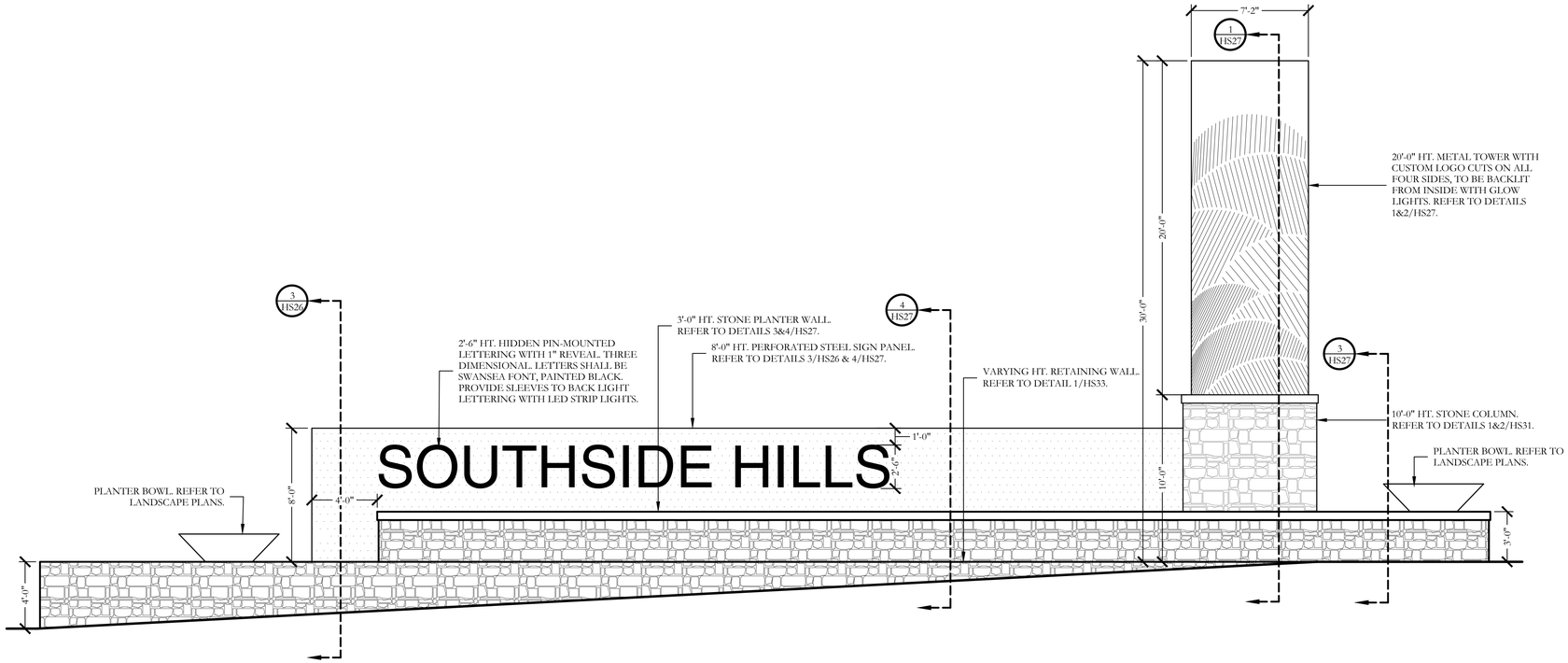
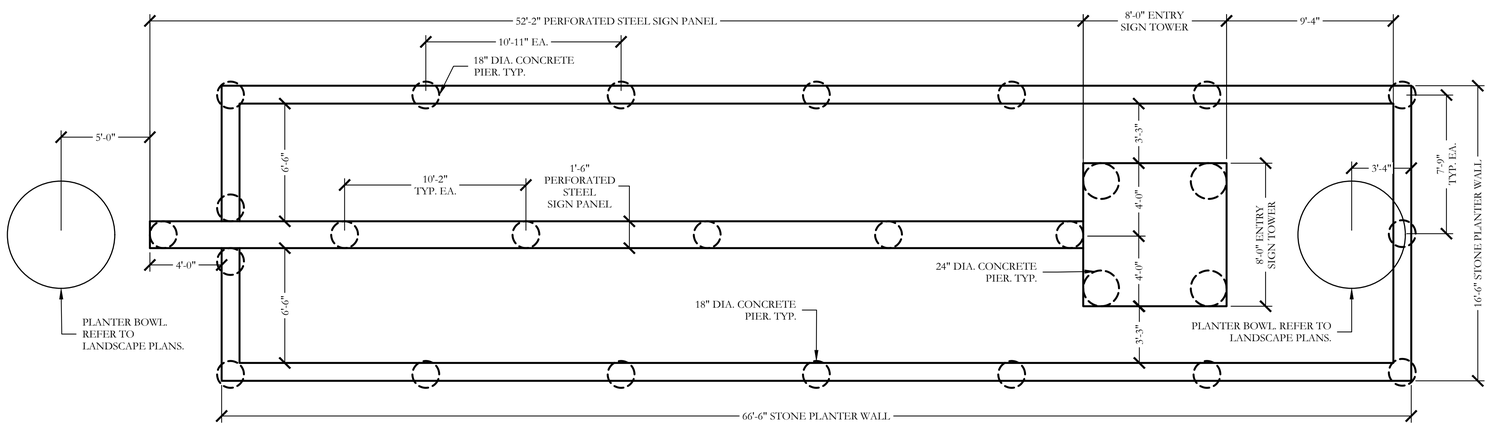


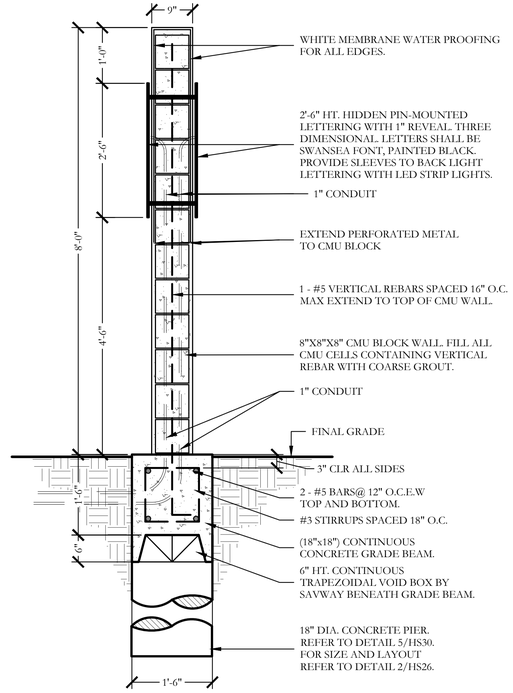
1 MAIN ENTRY MONUMENT
ELEVATION

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



2 MAIN ENTRY MONUMENT PIER LAYOUT
PLAN

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



3 8'-0" HT. PERFORATED STEEL SIGN PANEL
SECTION

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

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Director of Planning and Zoning

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 DOWELS 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 ⅜" 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.

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SOUTHSIDE HILLS
PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE DETAILS

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August 15, 2025

SCALE:
REFER TO DETAILS
One Inch

JVC No CCD501

HS26 of 31

CITY PROJECT NO. TBD

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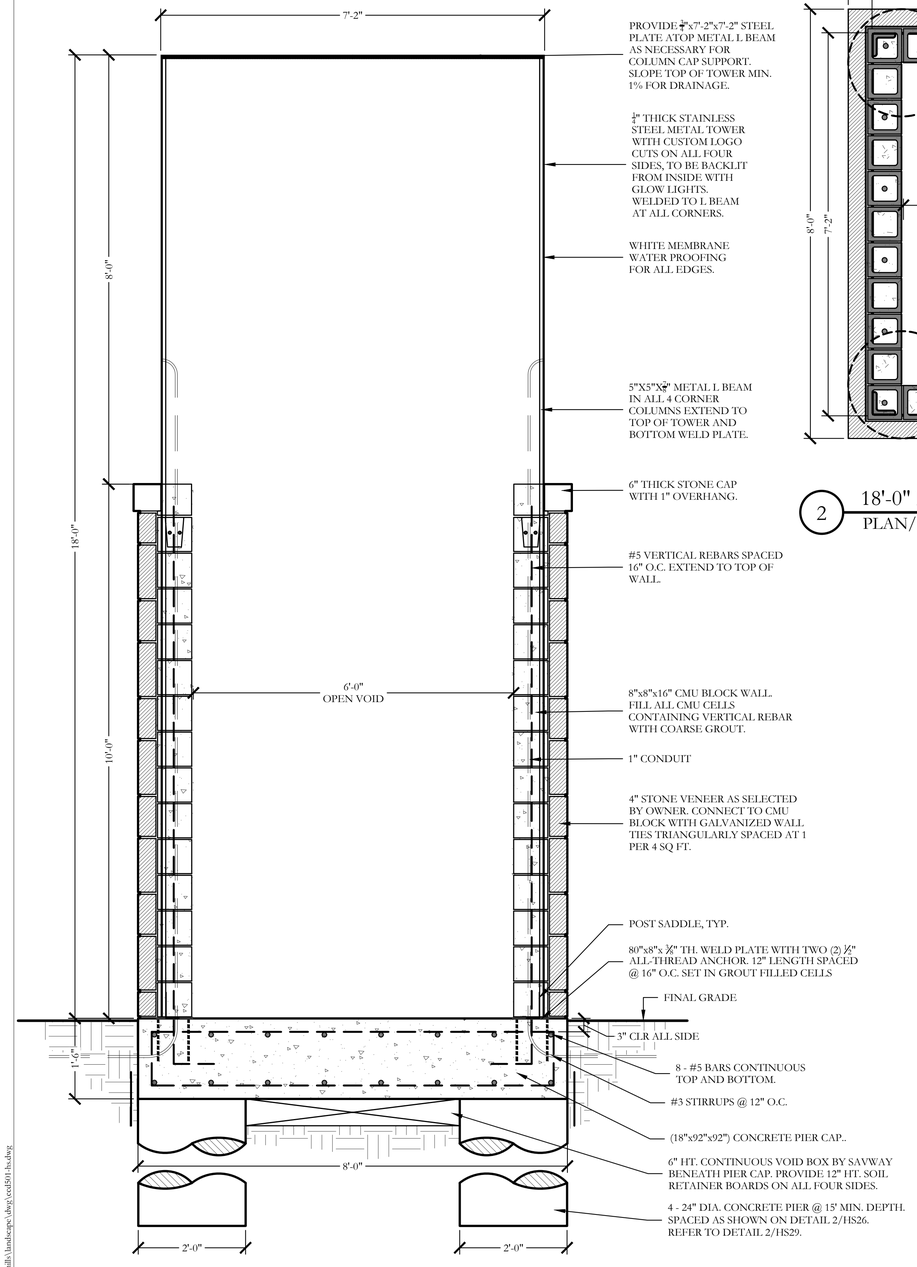
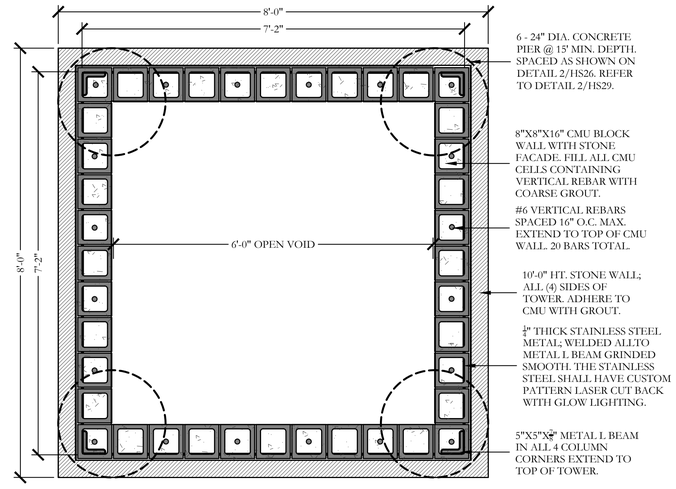
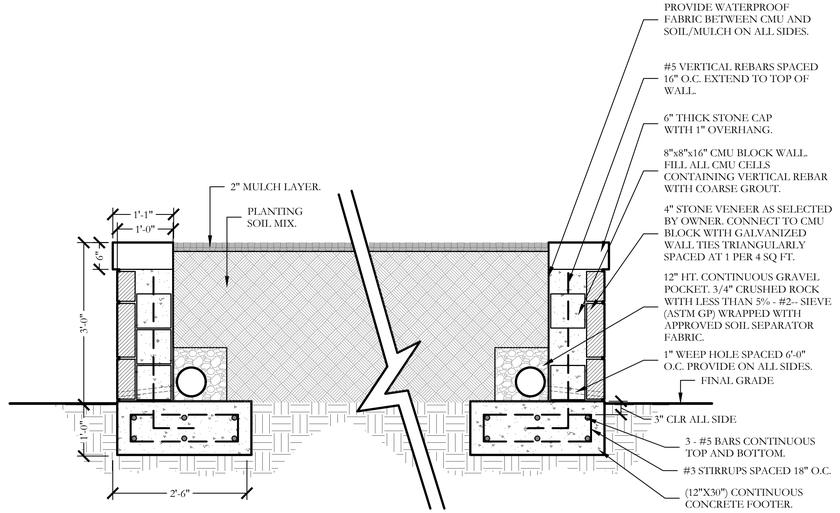


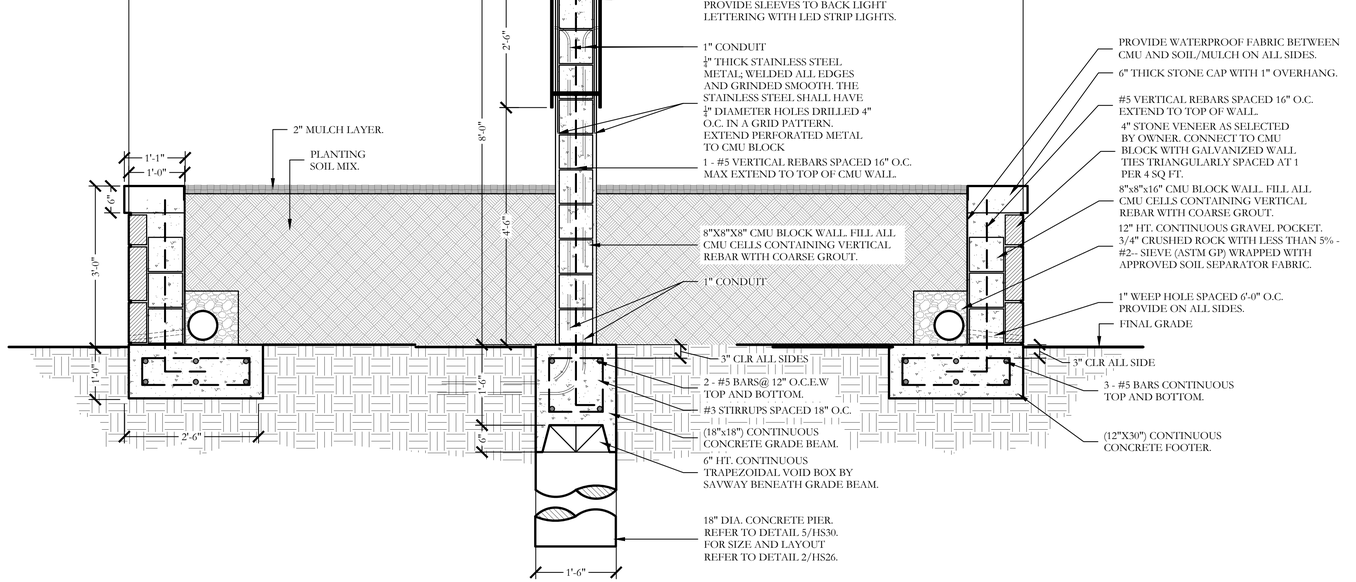
1 18'-0" HT. ENTRY SIGN TOWER
SECTION
SCALE: 3/4"=1'-0"



2 18'-0" HT. ENTRY SIGN TOWER CMU LAYOUT
PLAN/SECTION
SCALE: 3/4"=1'-0"



4 3'-0" HT. STONE PLANTER WALL
SECTION
SCALE: 3/4"=1'-0"



3 8'-0" HT. PERFORATED STEEL SIGN PANEL WITH 3'-0" HT. STONE PLANTER WALL
SECTION
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Director of Planning and Zoning

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SOUTHSIDE HILLS
PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE DETAILS

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August 15, 2025

SCALE: REFER TO DETAILS
One Inch
JVC No CCD501

HS27 of 31

CITY PROJECT NO. TBD

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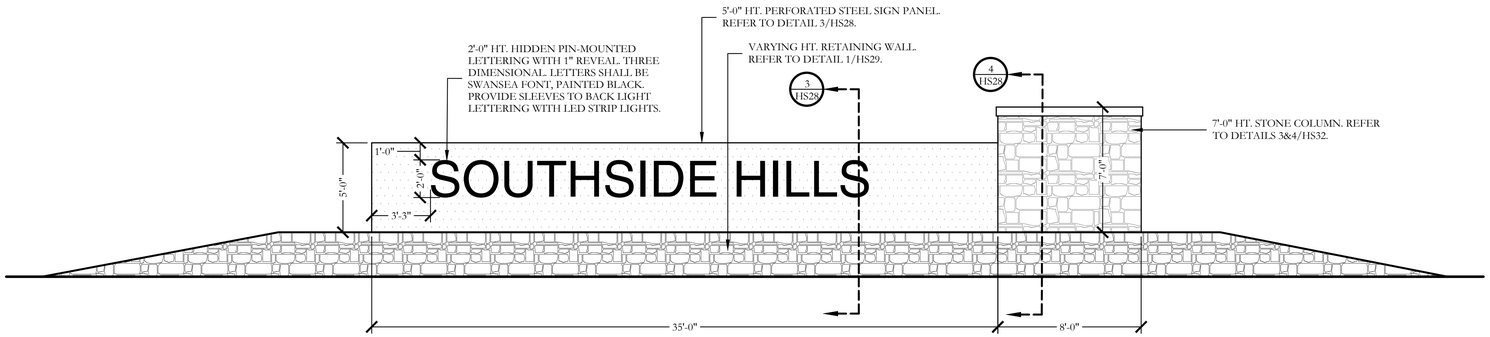
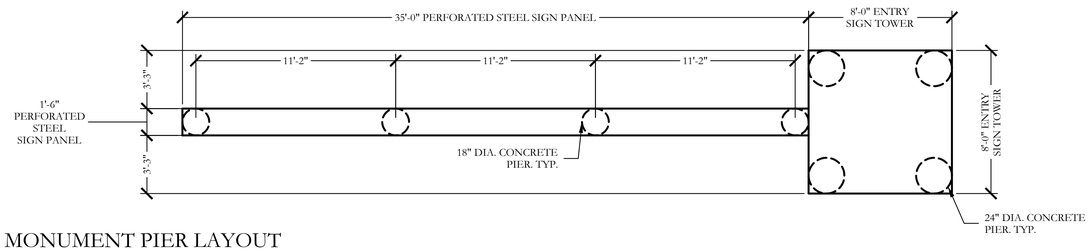


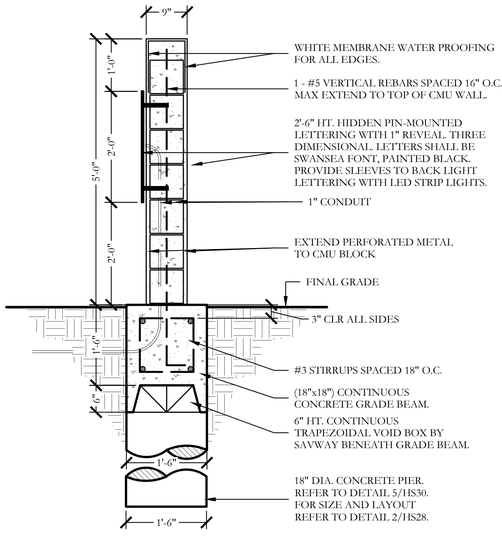
1 MINOR ENTRY MONUMENT
ELEVATION

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



2 MINOR ENTRY MONUMENT PIER LAYOUT
PLAN

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

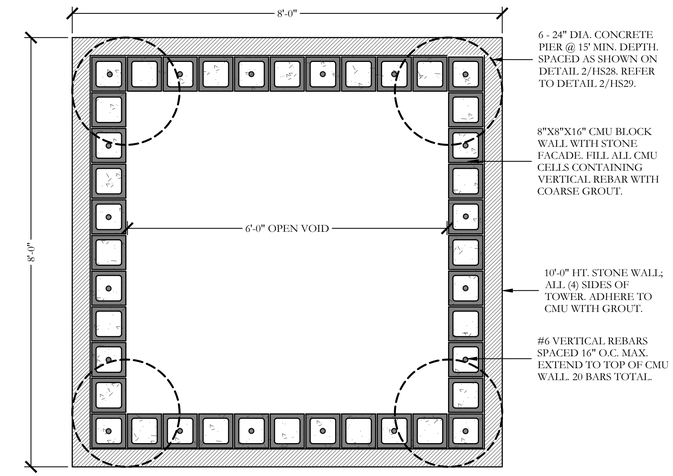


3 5'-0" HT. PERFORATED STEEL SIGN PANEL
SECTION

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

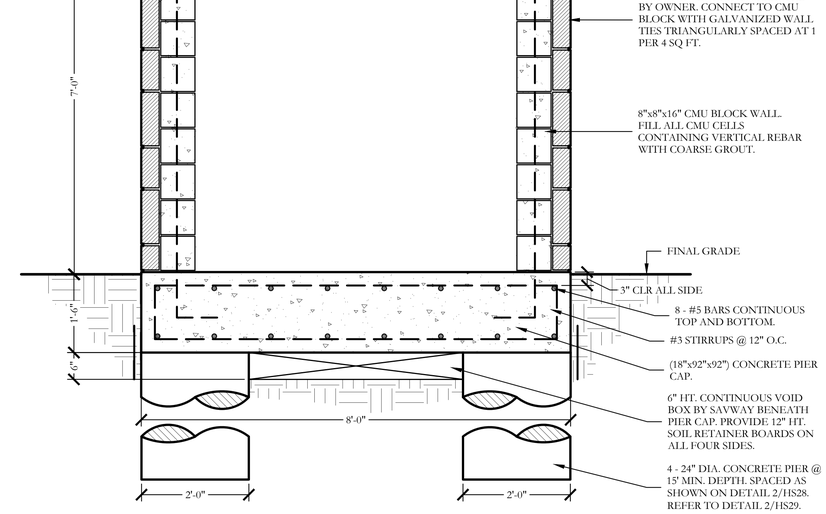
WALL NOTES

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.



4 7'-0" HT. STONE COLUMN CMU LAYOUT
PLAN/SECTION

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



5 7'-0" HT. STONE COLUMN
SECTION

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1	

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PHASE I
CITY OF ROCKWALL
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SCREENING AND BUFFERING
HARDSCAPE DETAILS

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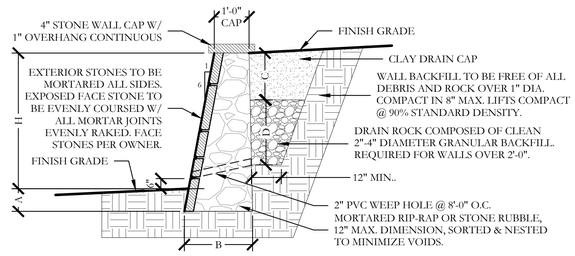
_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

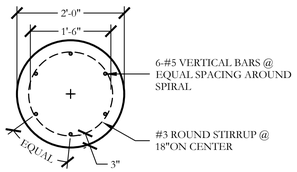


WALL DIMENSION SCHEDULE (BASED ON CLAY (CH) SOIL)				
HEIGHT (H)	1'	2'	3'	4'
BASE DEPTH (A)	6"	9"	12"	15"
BASE WIDTH (B)	14"	16"	18"	24"
CAP DEPTH (C)	FULL	FULL	24"	24"
GRAVEL DEPTH (D)	N/A	N/A	12"	24"
BATTER	2"	4"	6"	8"

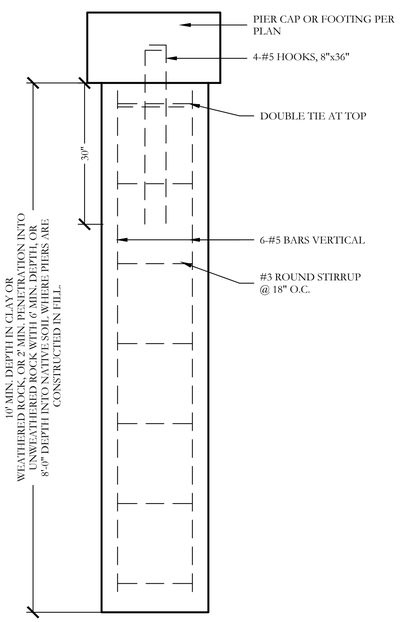
GENERAL NOTES:
1. NO STRUCTURAL SURCHARGE ANTICIPATED FOR STRUCTURES LOCATED DISTANCE EQUAL TO 1.5H FROM WALL.
2. TYPE S MORTAR REQUIRED.
3. CONTROL JOINTS AT 25' MAXIMUM SPACING.
4. INSTALL 2" PVC WEEP HOLES FOR ALL WALLS 2'-0" HEIGHT AND OVER @ 8'-0" O.C. SPACING.
5. MINIMUM 2% AND MAXIMUM 4:1 TOE SLOPE AT FINISH GRADE.

1 4' MAX. HEIGHT GRAVITY RETAINING WALL DETAIL
SECTION

NOT TO SCALE



PLAN/SECTION



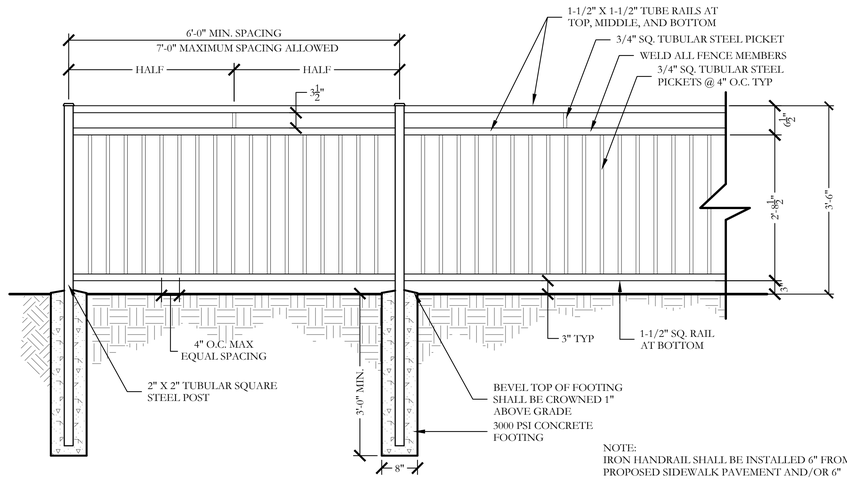
SECTION

2 PIER (24" DIA.)
PLAN/SECTION

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

RETAINING WALL NOTES

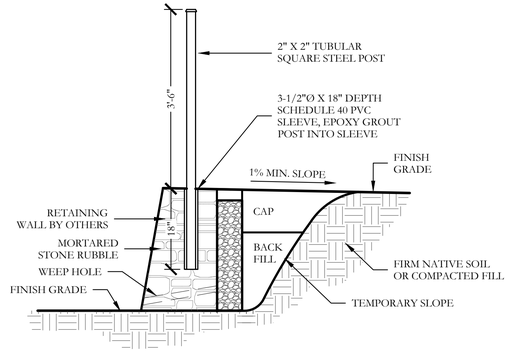
1. DESIGN BASED ON JOHNSON VOLK CONSULTING GRADING AND DRAINAGE PLAN DATED AUGUST 12, 2017 AND FINAL GEOTECHNICAL REPORT (NO. G160672-1) DATED OCTOBER 21, 2016 BY ALPHA TESTING, INC. AS PROVIDED BY CLIENT.
2. NO STRUCTURAL SURCHARGE ANTICIPATED FOR STRUCTURES LOCATED DISTANCE EQUAL TO 1.5H FROM WALL.
3. ALL CONCRETE USED IN FOOTINGS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
4. ALL MORTAR SHALL BE TYPE S.
5. CONTROL JOINTS AT 25' MAXIMUM SPACING.
6. 4" STONE VENEER TO MATCH BUILDING FACADE PER ARCHITECTURE PLANS.
7. MINIMUM 2% TOP & TOE SLOPE AT FINISH GRADE.
8. CONTRACTOR RESPONSIBLE FOR ALL REQUIRED PERMITS, APPLICABLE FEES, AND CITY INSPECTIONS.
9. LAYOUT OF PROPOSED WALL SHALL BE PERFORMED IN THE FIELD BY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
10. WALL SUBGRADE SHOULD BE CLOSELY MONITORED DURING EXCAVATION. UNSUITABLE MATERIALS AT THE FOUNDATION LEVEL SHOULD BE REMOVED AND REPLACED WITH LEAN CONCRETE (MIN. 2000 PSI @ 28 DAYS) OR COMPACTED FLEX BASE MATERIAL.
11. PERIODIC OBSERVATION BY ENGINEER OR RECORD DURING CONSTRUCTION IS RECOMMENDED IN ORDER TO PROVIDE OVERALL OPINION AS TO CONTRACTOR'S ADHERENCE TO PLANS AND SPECIFICATIONS. THIS IN NO WAY IS A GUARANTEE OR WARRANTY AS TO CONTRACTOR'S WORK.
12. CONTRACTOR SHALL PROVIDE ENGINEER MINIMUM 72 HOURS NOTICE PRIOR TO BEGINNING CONSTRUCTION TO SCHEDULE REQUIRED INSPECTIONS.
13. DUE TO EXPANSIVE CLAY SOILS IN THIS AREA IT IS RECOMMENDED THAT PROPERTY OWNER(S) MAINTAIN GOOD WATERING PRACTICES TO LIMIT SOIL MOVEMENTS AND EXCESSIVE PRESSURES ON WALL.



NOTE:
IRON HANDRAIL SHALL BE INSTALLED 6" FROM PROPOSED SIDEWALK PAVEMENT AND/OR 6" FROM HEAD WALL CAP.

3 42" HT. ORNAMENTAL METAL HANDRAIL
ELEVATION

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



4 42" HT. ORNAMENTAL METAL HANDRAIL ON TOP RETAINING WALL
SECTION

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

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.

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

SOUTHSIDE HILLS
PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE DETAILS

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

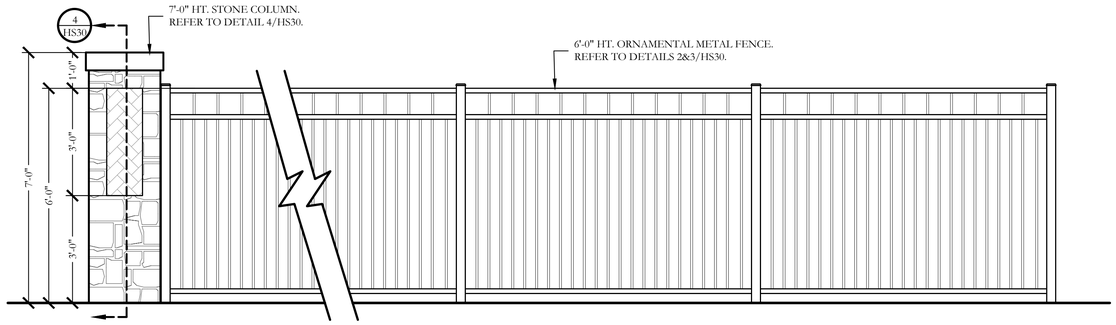
August 15, 2025

SCALE:
REFER TO DETAILS
One Inch

JVC No CCD501

CITY PROJECT NO. TBD

j:\civil 3d projects\ccd - corsun cramer development\ccd501 - southside hills\landscape\dwg\ccd501-hs.dwg

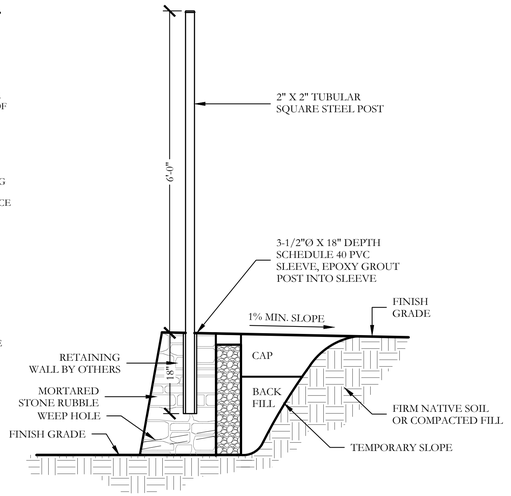


1 7'-0" HT. STONE COLUMN WITH 6'-0" HT. ORNAMENTAL METAL FENCE
ELEVATION

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

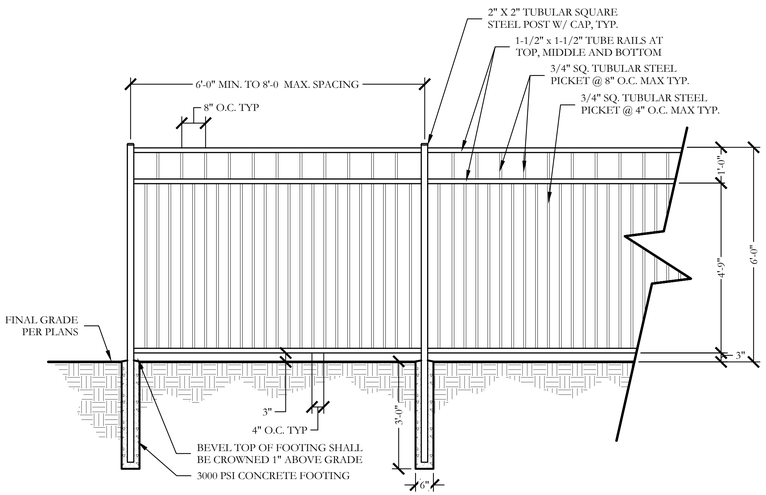
ORNAMENTAL METAL FENCE NOTES

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 TOWN 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.
11. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL FENCE GATES AND OPENERS. SHOP DRAWINGS SHALL INCLUDE ALL PRODUCT CUT SHEETS AS WELL AS INSTALLATION AND MANUFACTURING DETAILS. CONTRACTOR TO BE RESPONSIBLE FOR STRUCTURAL DESIGN OF GATES.
12. CONCRETE FOOTING FOR POSTS SHALL BE 3X POST WIDTH FOR 2" SQUARE POSTS AND 2X POST WIDTH FOR 6" SQUARE POSTS. .
13. POSTS SHALL BE PLACED AT A MINIMUM DISTANCE OF 6'-0" O.C AND A MAXIMUM DISTANCE OF 8'-0" O.C.
14. 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.



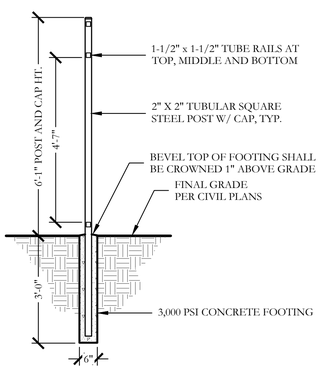
6 6'-0" HT. ORN. METAL FENCE ATOP RETAINING WALL
SECTION

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



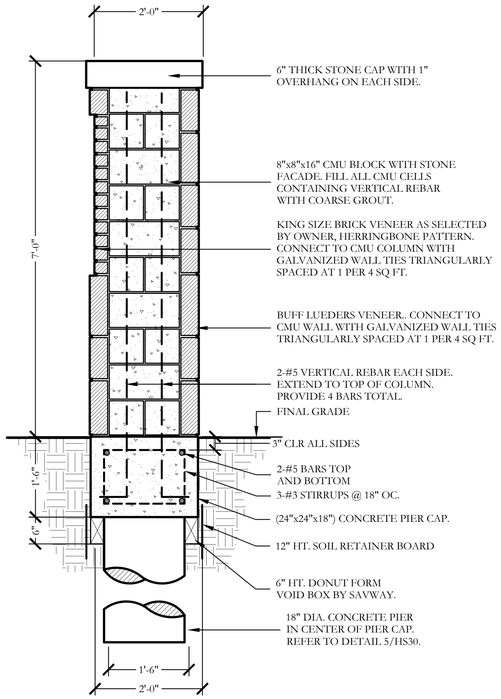
2 6'-0" HT. ORNAMENTAL METAL FENCE
ELEVATION

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



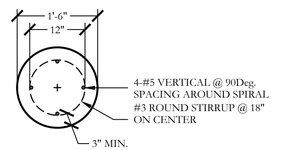
3 TYP. METAL POST FOOTING
SECTION

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

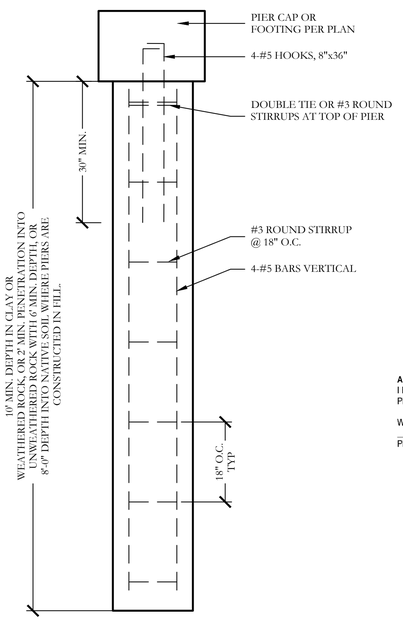


4 7'-0" HT. STONE COLUMN
SECTION

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



PLAN/SECTION



SECTION

5 PIER (18" DIA.)
PLAN/SECTION

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

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

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

SOUTHSIDE HILLS
PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE DETAILS

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August 15, 2025

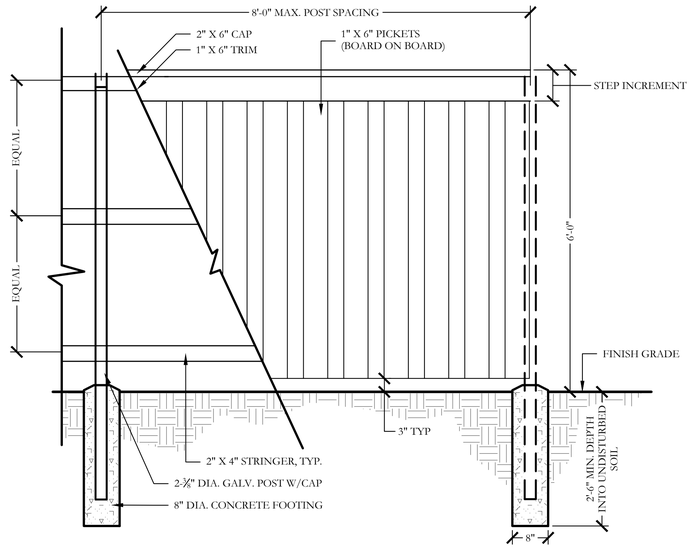
SCALE:
REFER TO DETAILS
One Inch

JVC No CCD501

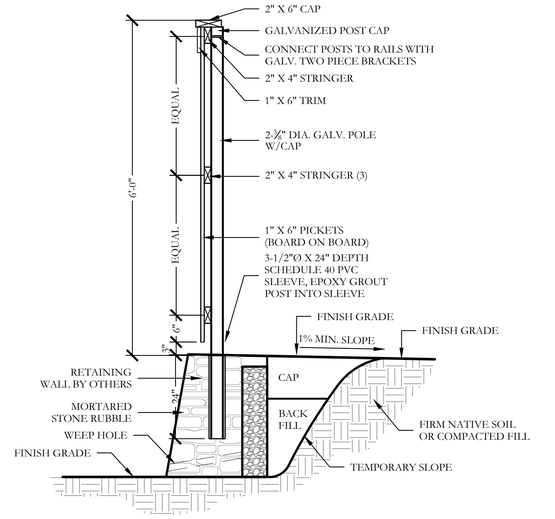
HS30 of 31

CITY PROJECT NO. TBD

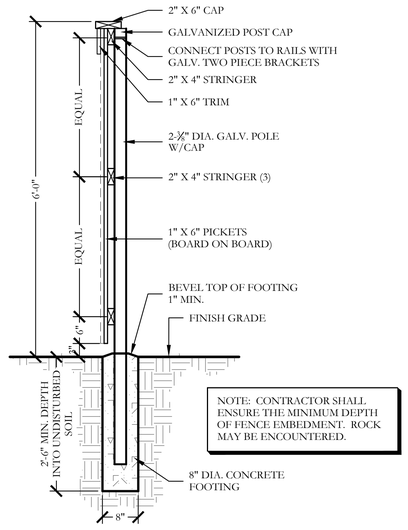
j:\civil 3d projects\ccd - corson cramer development\ccd501 - southside hills\landscape\dwg\ccd501-hs.dwg



1 PARTIAL 6'-0" HT. WOOD FENCE
ELEVATION
SCALE: 3/4"=1'-0"



3 6'-0" HT. WOOD FENCE ATOP RETAINING WALL
ELEVATION/SECTION
SCALE: 3/4"=1'-0"



2 6'-0" HT. WOOD FENCE
SECTION
SCALE: 3/4"=1'-0"

WOOD 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 VERIFY LOCATION OF ALL UTILITIES WITH THE TOWN AND VARIOUS UTILITY COMPANIES BEFORE DRILLING PIERS.
2. ALL CONCRETE USED IN FOOTINGS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY AND REQUIRED PERMITS AND INSPECTIONS. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ALLEN CODES AND REQUIREMENTS.
4. WOOD MATERIAL FOR FENCE
   - 4.1. STRINGERS-CEDAR, #2 GRADE OR BETTER.
   - 4.2. PICKETS-CEDAR, #2 GRADE OR BETTER.
   - 4.3. CAPS- CEDAR, #2 GRADE OR, BETTER
5. ALL FENCE POST TO BE SCHEDULE 40 - GALVANIZED.
6. ALL FASTENERS, NAILS, BRACKETS, STEEL POSTS, ETC.. ARE TO BE HOT DIPPED GALVANIZED.
7. ALL PICKETS ARE TO BE FASTENED TO THE RAILS USING GALVANIZED SCREWS. STAPLES AND/OR NAILS WILL NOT BE ALLOWED. SCREW WITHOUT SPLITTING MEMBERS; DRILL PILOT HOLES IF NECESSARY. ALL SPLIT MEMBERS WILL BE REQUIRED TO BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.
8. ACCURATELY CUT, FIT FASTEN MEMBERS, MAKE PLUMB, LEVEL, TRUE, AND RIGID. DO NOT SPLICE INDIVIDUAL FRAMING MEMBERS BETWEEN SUPPORTS. ERECT FACES OF FRAMING MEMBERS IN STRAIGHT EVEN PLANES TO RECEIVE FINISH MATERIALS. INSTALL STRINGERS WITH BOTTOM EDGES FREE OF DEFECTS. MITER ALL EXPOSED FINISHED JOINTS.
9. REMOVE ALL MARKS, STAMPS, DIRT, LOOSE FIBERS FROM ALL WOOD SURFACES.
10. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
11. ALL WOOD FENCE MEMBERS TO RECEIVE TWO COATS OF PREMIUM STAIN OR MARINE GRADE PAINT; FINISH AND COLOR TO BE SELECTED BY OWNER.
12. WHERE REQUIRED BY GRADE THE FENCE SHALL BE STEPPED IN INCREMENTS EQUAL TO THE FINISH DIMENSION OF THE TOP TRIM AND CAP.

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
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SOUTHSIDE HILLS
PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE DETAILS

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August 15, 2025

SCALE:
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One Inch
JVC No CCD501

HS31 of 31

CITY PROJECT NO. TBD

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KEY MAP
NOT TO SCALE

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
BO	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
CM	CM	CADDO MAPLE	ACER SACCHARUM 'CADDO'	4" CALIPER	AS SHOWN
LE	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
BC	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
ERC	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	6'-0" HT.	AS SHOWN
DW	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
YH	YH	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN
RB	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		AMERICAN AGAVE	AGAVE AMERICANA	7 GALLON	48" O.C.
		DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	7 GALLON	36" O.C.
		SUNSHINE LIGUSTRUM	LIGUSTRUM SINENSE 'SUNSHINE'	3 GALLON	36" O.C.
		UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'UPRIGHT'	3 GALLON	36" O.C.
		BRAKE LIGHTS RED YUCCA	HESPERALOE PARVIFLORA 'PERPA' PP	3 GALLON	36" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		LITTLE BUNNY DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		CREEPING ROSEMARY	SALVIA ROSMARINUS	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		BLACK STAR CRUSHED STONE	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	¾-1" DIAMETER
		OKLAHOMA RIVER ROCK; MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" & 2-4"

APPROVED:
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WITNESS OUR HANDS, this ____ day of _____, _____.

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

N

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

SOUTHSIDE HILLS
PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

August 15, 2025

SCALE:
1" = 20'
One Inch

JVC No CCD501

L1 of 28

CITY PROJECT NO. TBD

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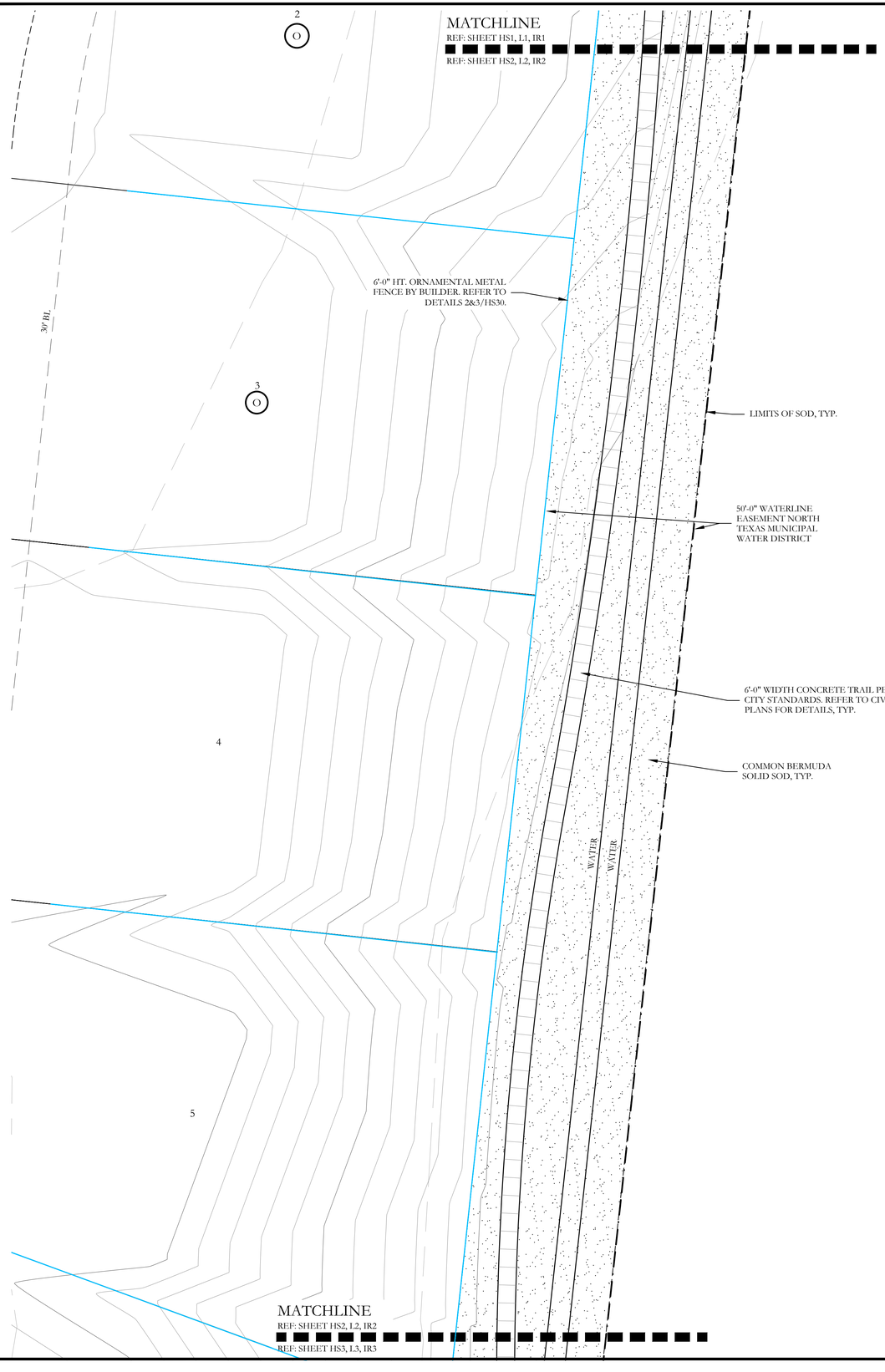

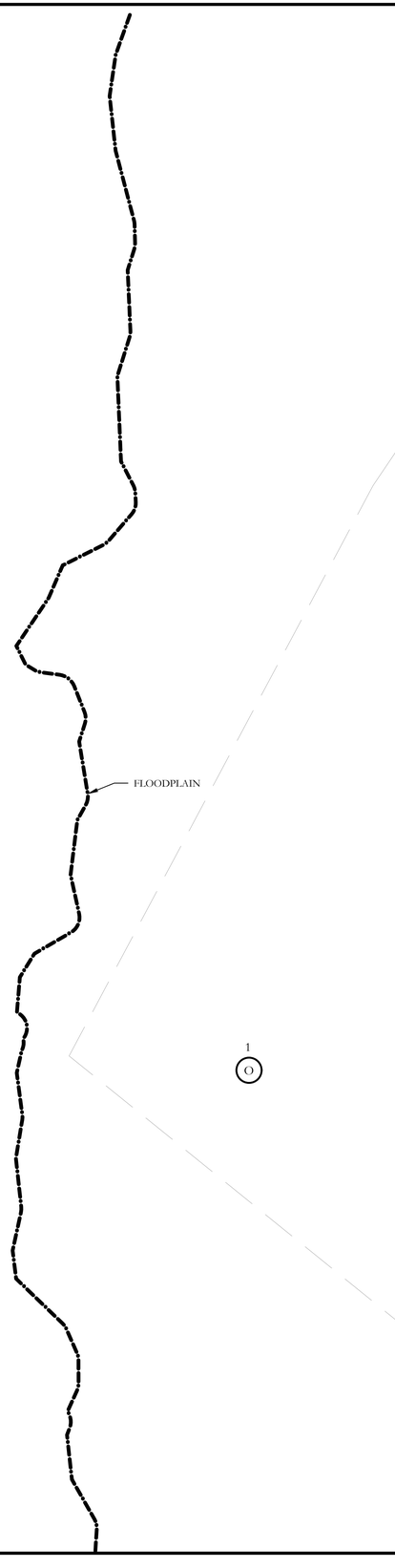

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
BO	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
CM	CM	CADDO MAPLE	ACER SACCHARUM 'CADDO'	4" CALIPER	AS SHOWN
LE	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
BC	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
ERC	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	6'-0" HT.	AS SHOWN
DW	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
YH	YH	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN
RB	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		AMERICAN AGAVE	AGAVE AMERICANA	7 GALLON	48" O.C.
		DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	7 GALLON	36" O.C.
		SUNSHINE LIGUSTRUM	LIGUSTRUM SINENSE 'SUNSHINE'	3 GALLON	36" O.C.
		UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'UPRIGHT'	3 GALLON	36" O.C.
		BRAKE LIGHTS RED YUCCA	HESPERALOE PARVIFLORA 'PERPA' PP	3 GALLON	36" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		LITTLE BUNNY DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		CREEPING ROSEMARY	SALVIA ROSMARINUS	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		BLACK STAR CRUSHED STONE	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	¾-1" DIAMETER
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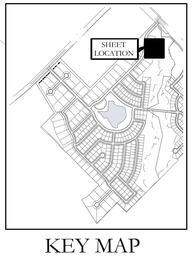

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SCALE 1" = 20'

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

SOUTHSIDE HILLS
PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

August 15, 2025

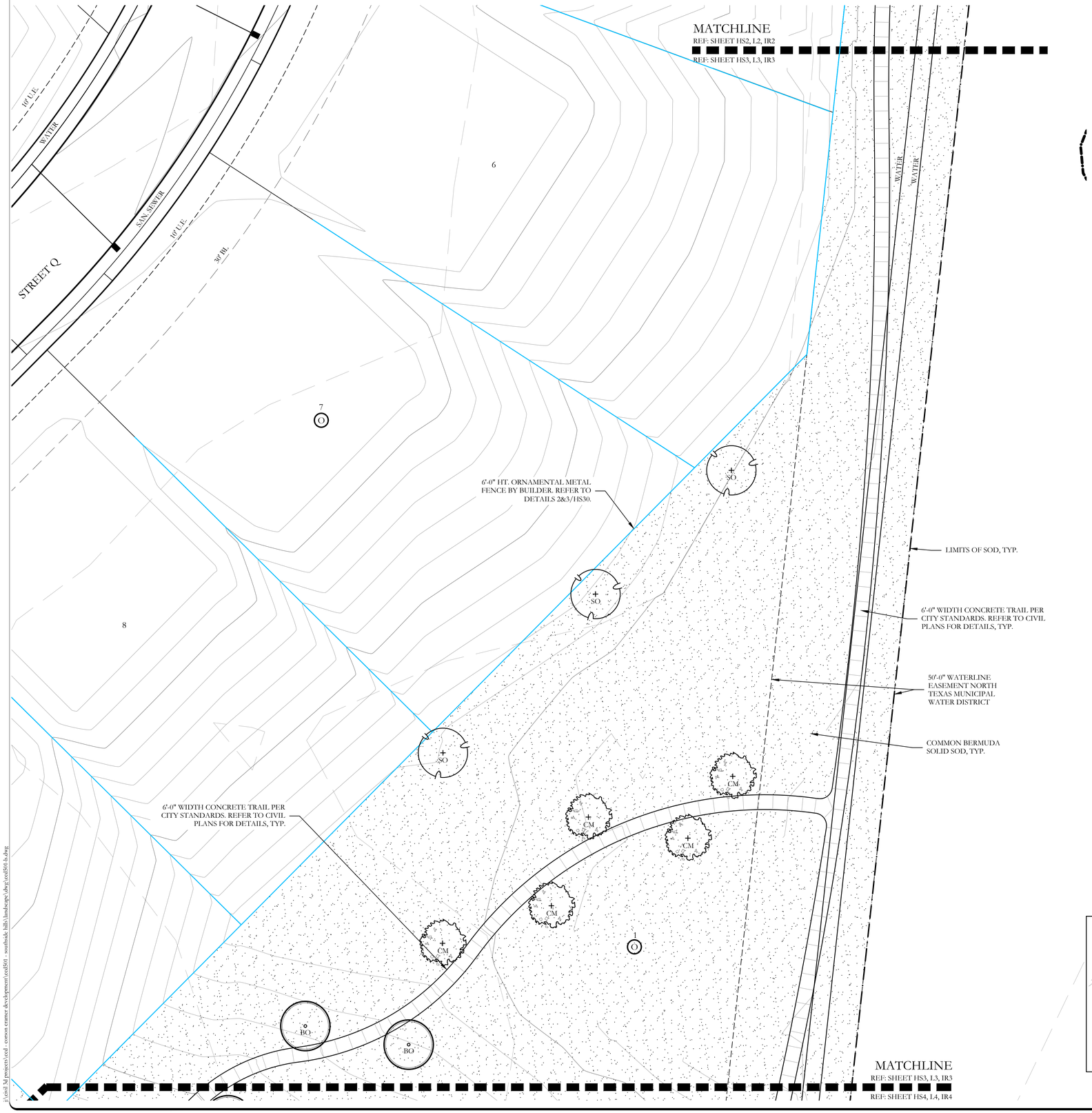
SCALE:
1" = 20'
One Inch

JVC No CCD501

L2 of 28

CITY PROJECT NO. TBD

J:\civil 3d projects\ccd - corson cramer development\ccd501 - southside hills\landscape\dwg\ccd501-ls.dwg



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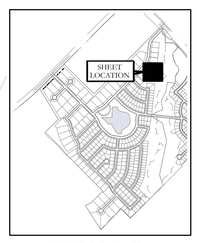

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SOUTHSIDE HILLS
PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
JODY L. JOHNSON
2833
STATE OF TEXAS

August 15, 2025

SCALE:
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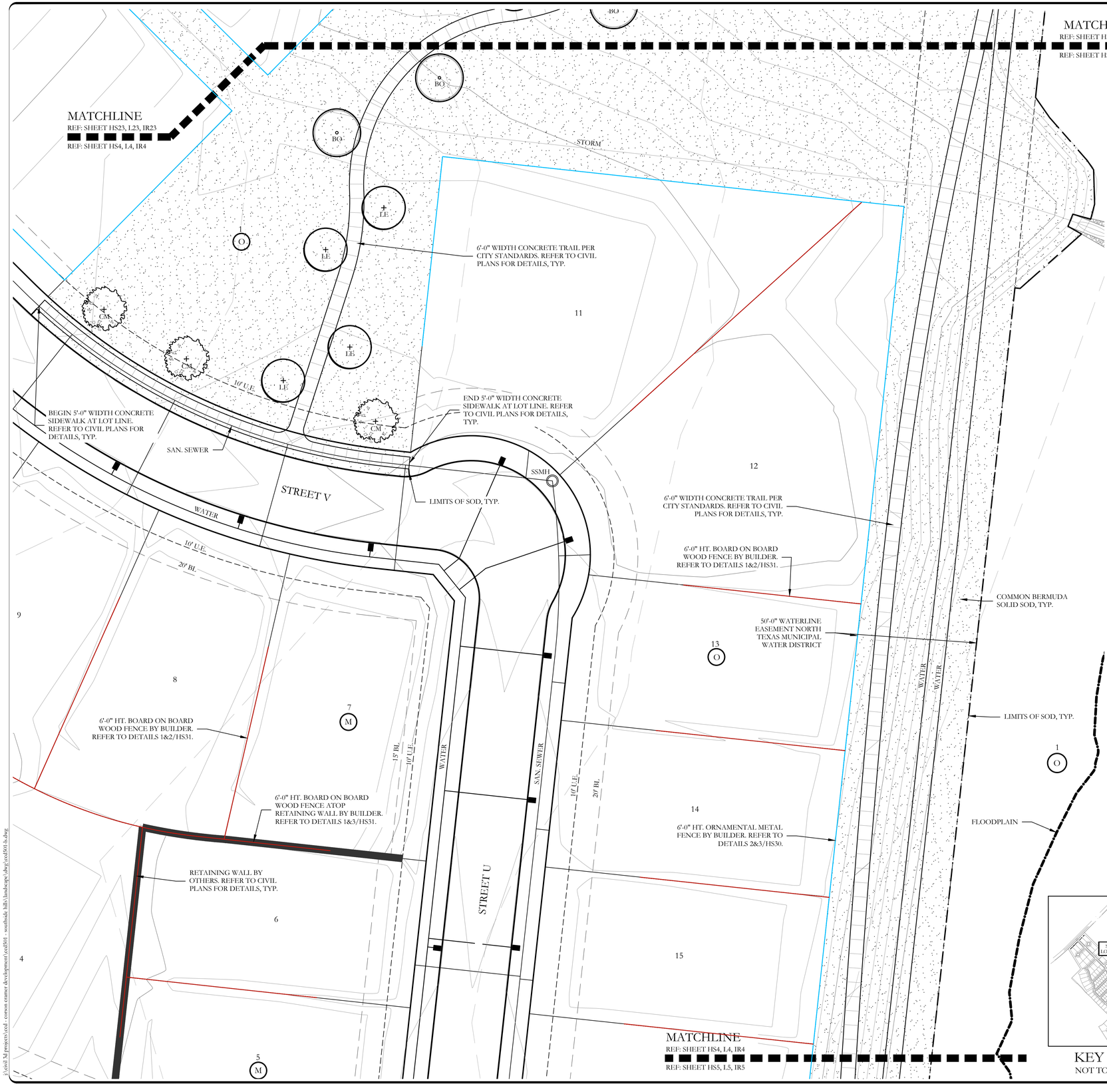
One Inch

JVC No CCD501

L3 of 28

CITY PROJECT NO. TBD

J:\civil 3d projects\ccd - corson cramer development\ccd501 - southside hills\landscape\dwg\ccd501-ls.dwg



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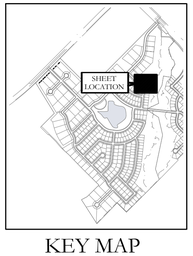

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N

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SOUTHSIDE HILLS
PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

August 15, 2025

SCALE:
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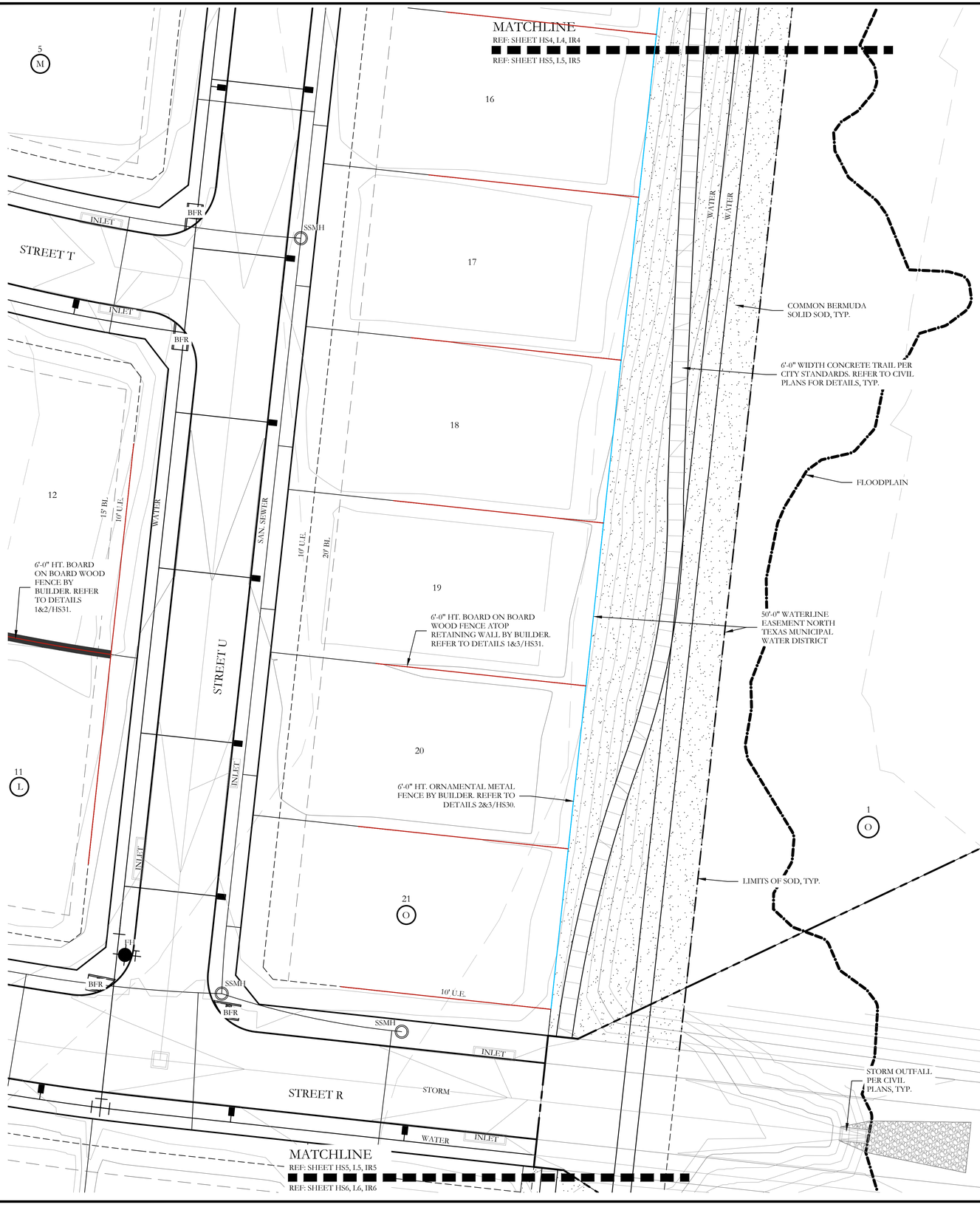
One Inch

JVC No CCD501

L4 of 28

CITY PROJECT NO. TBD

J:\civil 3d projects\ccd - corson cramer development\ccd501 - southside hills\landscape\dwg\ccd501-ls.dwg



PLANT LEGEND

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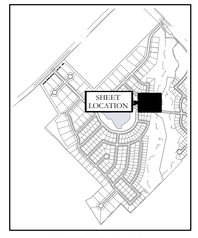

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20 10 0 20
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SOUTHSIDE HILLS
PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

August 15, 2025

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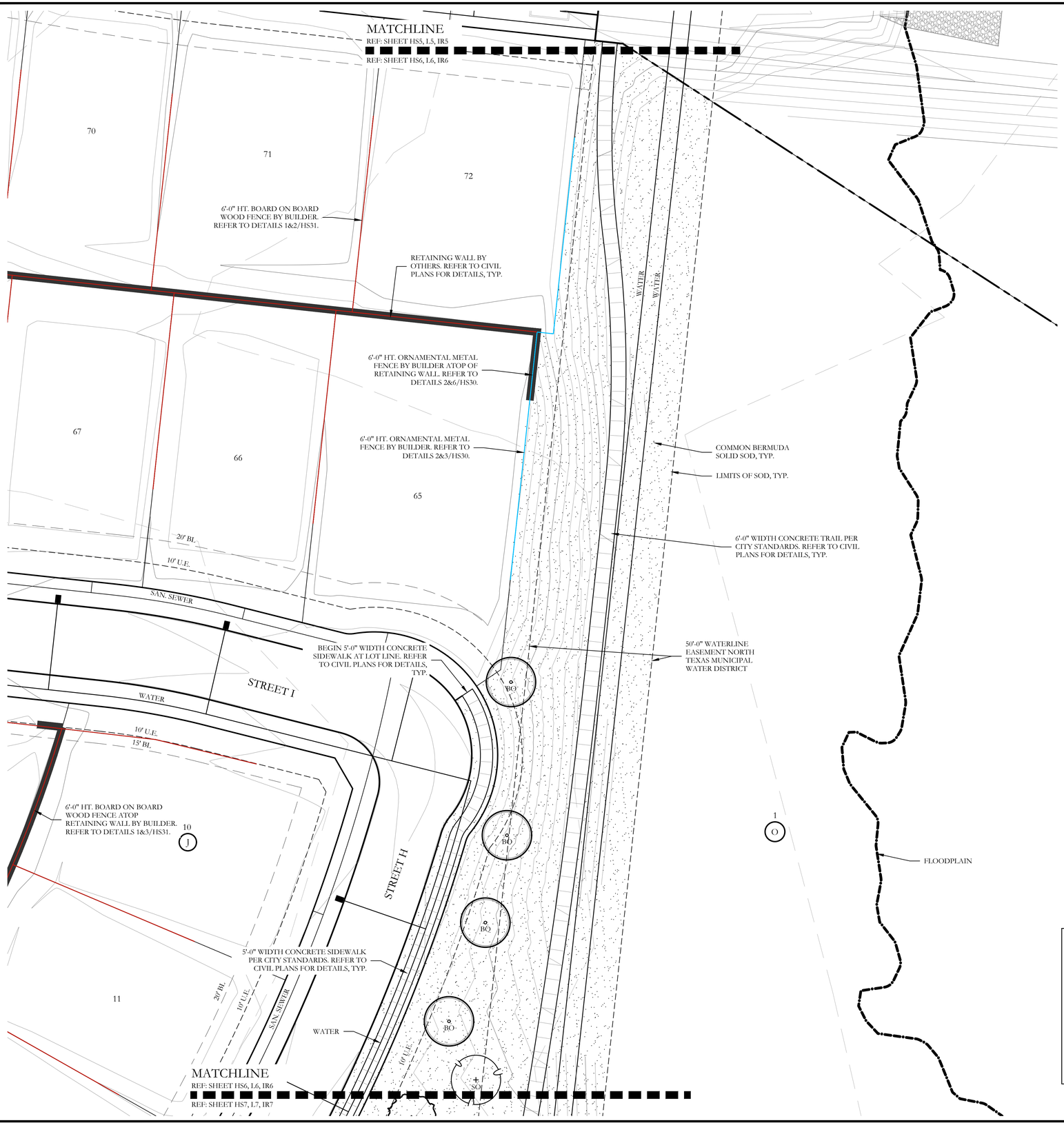
JVC No CCD501

L5 of 28

CITY PROJECT NO. TBD

J:\civil 3d projects\ccd - corson cramer development\ccd501 - southside hills\landscape\dwg\ccd501-ls.dwg



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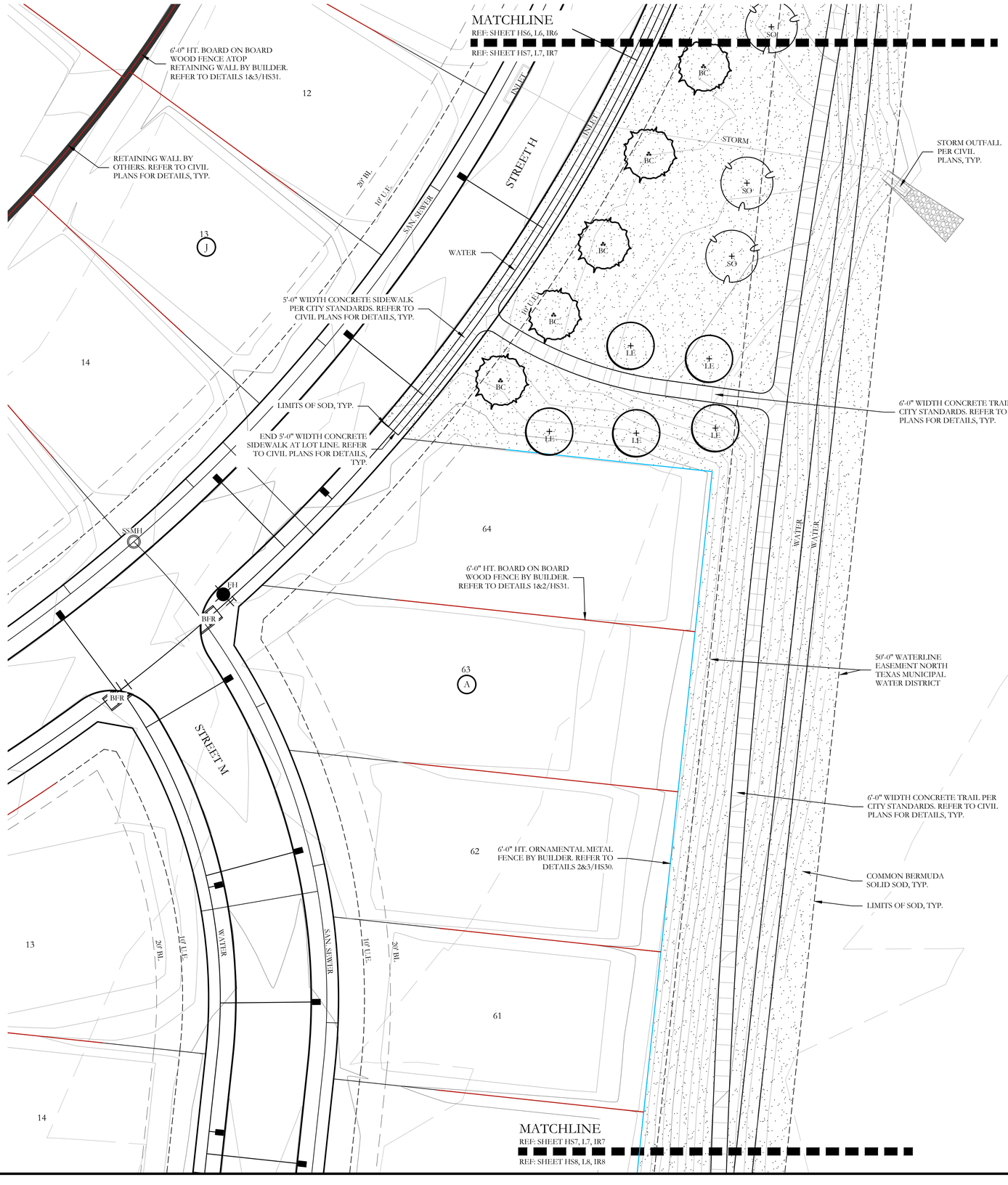
L6 of 28

CITY PROJECT NO. TBD

C:\Civil 3d projects\ccd - corson cramer development\ccd501 - southside hills\landscape\dwg\ccd501-ls.dwg



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		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
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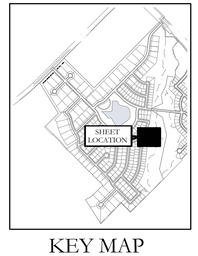
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		CREEPING ROSEMARY	SALVIA ROSMARINUS	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		BLACK STAR CRUSHED STONE	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	$\frac{3}{4}$-1" DIAMETER
		OKLAHOMA RIVER ROCK; MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" & 2-4"



KEY MAP
NOT TO SCALE

APPROVED:
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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

SOUTHSIDE HILLS
PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

August 15, 2025

SCALE:
1" = 20'
One Inch
JVC No CCD501

L7 of 28

CITY PROJECT NO. TBD

J:\civil 3d projects\ccd - corson cramer development\ccd501 - southside hills\landscape\dwg\ccd501-ls.dwg

MATCHLINE
REF: SHEET HS7, L7, IR7
REF: SHEET HS8, L8, IR8

6'-0" WIDTH CONCRETE TRAIL PER CITY STANDARDS. REFER TO CIVIL PLANS FOR DETAILS, TYP.

50'-0" WATERLINE EASEMENT NORTH TEXAS MUNICIPAL WATER DISTRICT

6'-0" HT. ORNAMENTAL METAL FENCE BY BUILDER. REFER TO DETAILS 2&3/HS30.

COMMON BERMUDA SOLID SOD, TYP.

LIMITS OF SOD, TYP.

6'-0" HT. BOARD ON BOARD WOOD FENCE BY BUILDER. REFER TO DETAILS 1&2/HS31.

6'-0" HT. ORNAMENTAL METAL FENCE ATOP RETAINING WALL BY BUILDER. REFER TO DETAILS 2&6/HS30.

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

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

6'-0" WIDTH CONCRETE TRAIL PER CITY STANDARDS. REFER TO CIVIL PLANS FOR DETAILS, TYP.

LIMITS OF SOD, TYP.

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

STORM OUTFALL PER CIVIL PLANS, TYP.

FLOODPLAIN

MATCHLINE
REF: SHEET HS8, L8, IR8
REF: SHEET HS9, L9, IR9

STREET M

WATER

SAN. SEWER

20' BL.

10' U.E.

SSMH

FH

INLET

STORM

LE

14
15
16
17
18
55
56
57
58
59
60
1
A
I
O

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
BO	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
CM	CM	CADDO MAPLE	ACER SACCHARUM 'CADDO'	4" CALIPER	AS SHOWN
LE	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
BC	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
ERC	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	6'-0" HT.	AS SHOWN
DW	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
YH	YH	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN
RB	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		AMERICAN AGAVE	AGAVE AMERICANA	7 GALLON	48" O.C.
		DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	7 GALLON	36" O.C.
		SUNSHINE LIGUSTRUM	LIGUSTRUM SINENSE 'SUNSHINE'	3 GALLON	36" O.C.
		UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'UPRIGHT'	3 GALLON	36" O.C.
		BRAKE LIGHTS RED YUCCA	HESPERALOE PARVIFLORA 'PERPA' PP	3 GALLON	36" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		LITTLE BUNNY DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.
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		CREEPING ROSEMARY	SALVIA ROSMARINUS	1 GALLON	18" O.C.
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SHEET LOCATION

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SCREENING AND BUFFERING
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

August 15, 2025

SCALE:
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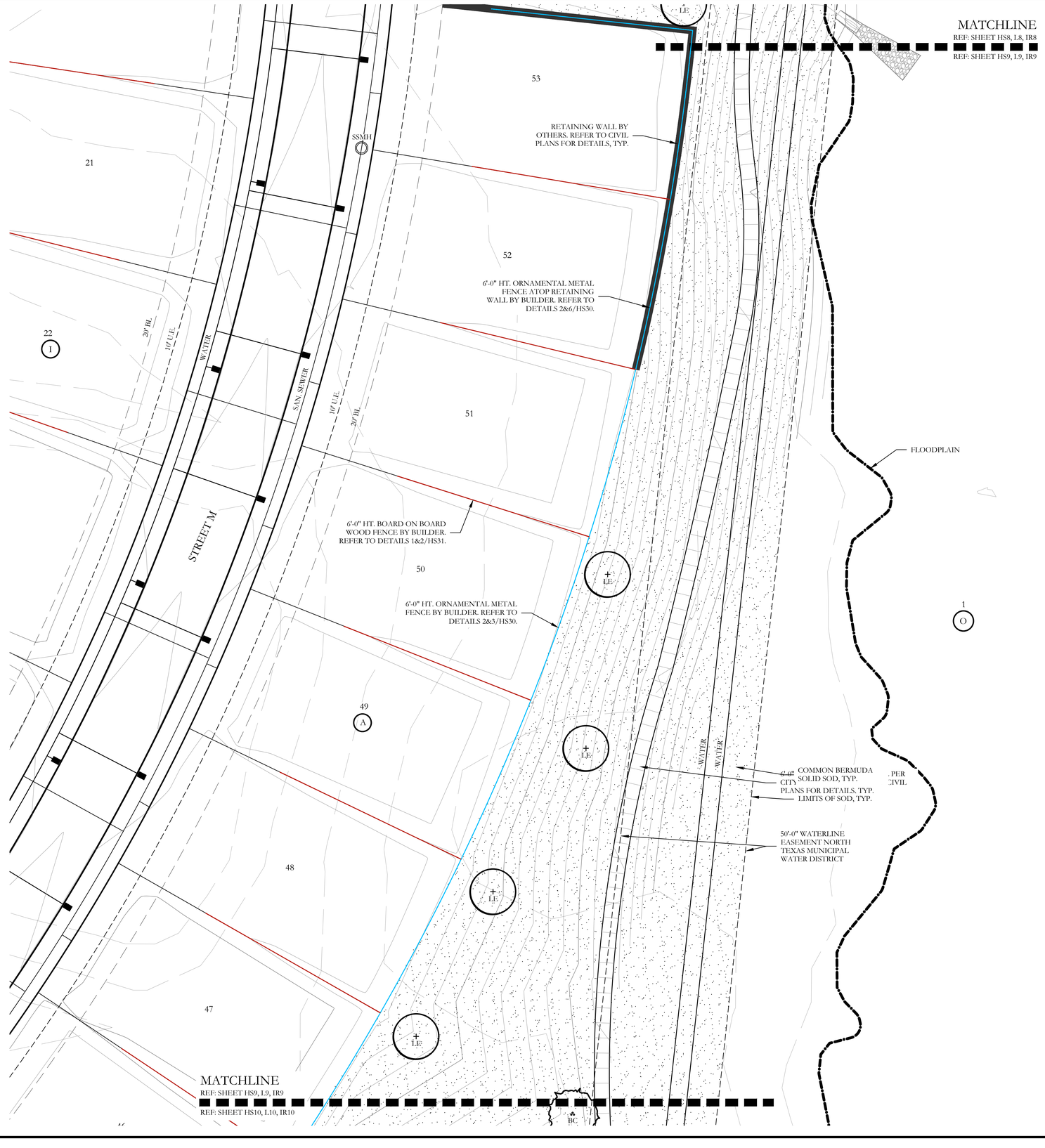
One Inch
JVC No CCD501

L8 of 28

CITY PROJECT NO. TBD

J:\civil 3d projects\ccd - corson cramer development\ccd501 - southside hills\landscape\dwg\ccd501 ls.dwg



PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
BO	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
CM	CM	CADDO MAPLE	ACER SACCHARUM 'CADDO'	4" CALIPER	AS SHOWN
LE	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
BC	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
ERC	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	6'-0" HT.	AS SHOWN
DW	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
YH	YH	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN
RB	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		AMERICAN AGAVE	AGAVE AMERICANA	7 GALLON	48" O.C.
		DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	7 GALLON	36" O.C.
		SUNSHINE LIGUSTRUM	LIGUSTRUM SINENSE 'SUNSHINE'	3 GALLON	36" O.C.
		UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'UPRIGHT'	3 GALLON	36" O.C.
		BRAKE LIGHTS RED YUCCA	HESPERALOE PARVIFLORA 'PERPA' PP	3 GALLON	36" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
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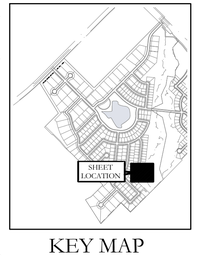

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_____ Director of Planning and Zoning

20 10 0 20
SCALE 1" = 20'

N

JOHNSON VOLK CONSULTING
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SOUTHSIDE HILLS
PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

August 15, 2025

SCALE:
1" = 20'
One Inch

JVC No CCD501

L9 of 28

CITY PROJECT NO. TBD

J:\civil 3d projects\ccd - corson cramer development\ccd501 - southside hills\landscape\dwg\ccd501ls.dwg

MATCHLINE
REF: SHEET HS9, L9, IR9
REF: SHEET HS10, L10, IR10

46
A

6'-0" HT. BOARD ON BOARD WOOD FENCE ATOP RETAINING WALL. BY BUILDER. REFER TO DETAILS 1&3/HS31.

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

6'-0" HT. ORNAMENTAL METAL FENCE BY BUILDER. REFER TO DETAILS 2&3/HS30.

6'-0" HT. BOARD ON BOARD WOOD FENCE BY BUILDER. REFER TO DETAILS 1&2/HS31.

6'-0" WIDTH CONCRETE TRAIL PER CITY STANDARDS. REFER TO CIVIL PLANS FOR DETAILS, TYP.

COMMON BERMUDA SOLID SOD, TYP.

LIMITS OF SOD, TYP.

FLOODPLAIN

1
O

50'-0" WATERLINE EASEMENT NORTH TEXAS MUNICIPAL WATER DISTRICT

WATER

WATER

44

43

41
A

40

STREET N

STREET O

INLET

INLET

INLET

STORM

STORM

STORM

SAN SEWER

SAN SEWER

SAN SEWER

WATER

WATER

WATER

20' BL

10' U.E.

15' BL

10' U.E.

20' BL

10' U.E.

20' BL

SSMH

SSMH

SSMH

FH

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

LIMITS OF SOD, TYP.

LIMITS OF SOD, TYP.

LIFT STATION BY OTHERS

STORM OUTFALL PER CIVIL PLANS, TYP.

50'-0" WATERLINE EASEMENT NORTH TEXAS MUNICIPAL WATER DISTRICT

BC

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
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DW	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
YH	YH	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN
RB	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		AMERICAN AGAVE	AGAVE AMERICANA	7 GALLON	48" O.C.
		DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	7 GALLON	36" O.C.
		SUNSHINE LIGUSTRUM	LIGUSTRUM SINENSE 'SUNSHINE'	3 GALLON	36" O.C.
		UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'UPRIGHT'	3 GALLON	36" O.C.
		BRAKE LIGHTS RED YUCCA	HESPERALOE PARVIFLORA 'PERPA' PP	3 GALLON	36" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		LITTLE BUNNY DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		CREEPING ROSEMARY	SALVIA ROSMARINUS	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
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SHEET LOCATION

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N

20 10 0 20
SCALE 1" = 20'

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SOUTHSIDE HILLS
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SCREENING AND BUFFERING
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

August 15, 2025

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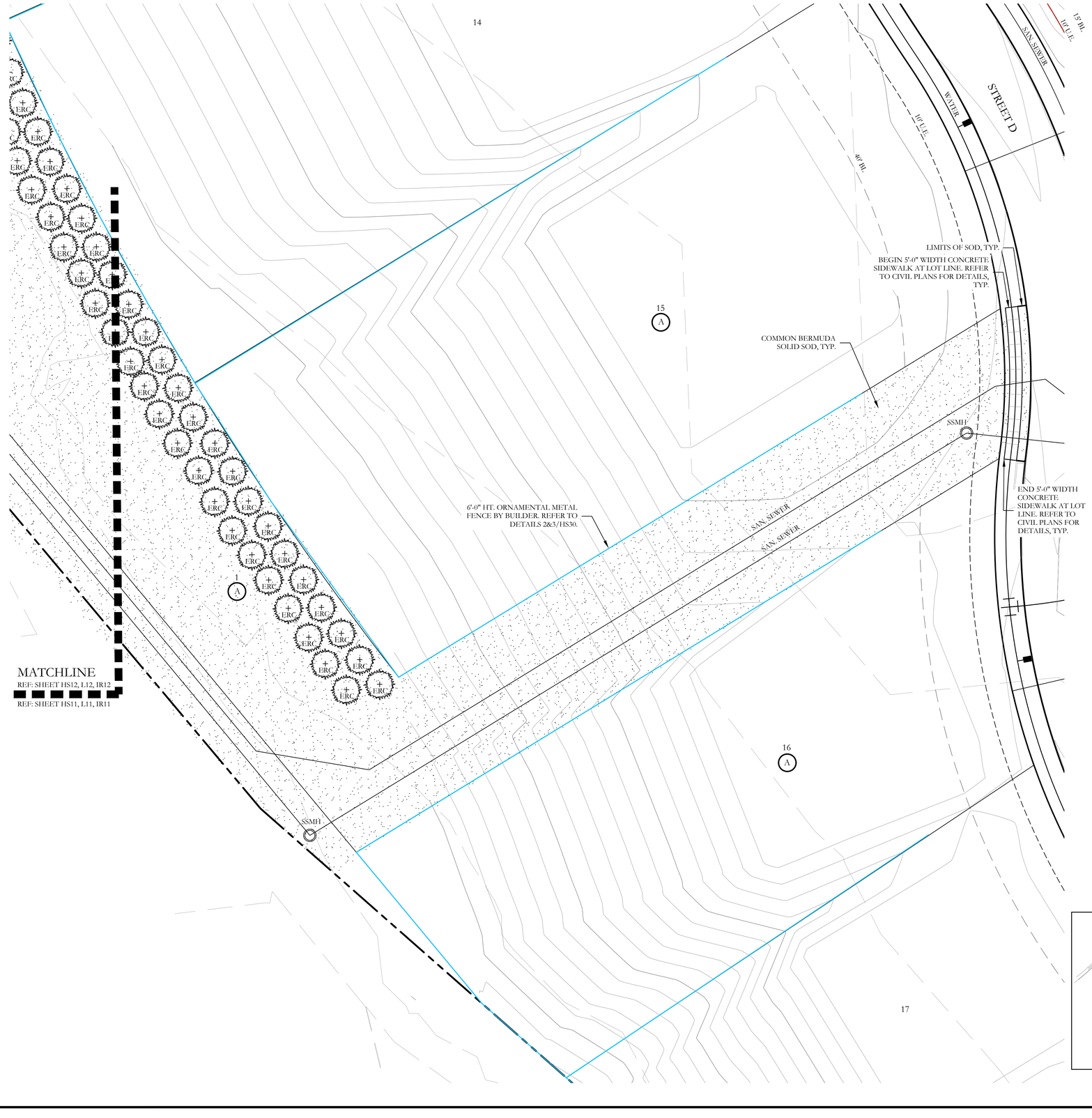
One Inch

JVC No CCD501

L10 of 28

CITY PROJECT NO. TBD

J:\civil 3d projects\cedl - corson cramer development\ccd501 - southside hills\landscape\dwg\ccd501 ls.dwg



MATCHLINE
REF: SHEET HS12, L12, IR12
REF: SHEET HS11, L11, IR11

PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
BO	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
CM	CM	CADDO MAPLE	ACER SACCHARUM 'CADDO'	4" CALIPER	AS SHOWN
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RB	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		AMERICAN AGAVE	AGAVE AMERICANA	7 GALLON	48" O.C.
		DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	7 GALLON	36" O.C.
		SUNSHINE LIGUSTRUM	LIGUSTRUM SINENSE 'SUNSHINE'	3 GALLON	36" O.C.
		UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'UPRIGHT'	3 GALLON	36" O.C.
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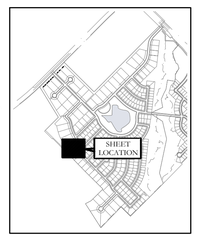

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LANDSCAPE PLAN

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STATE OF TEXAS

August 15, 2025

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L11 of 28

CITY PROJECT NO. TBD

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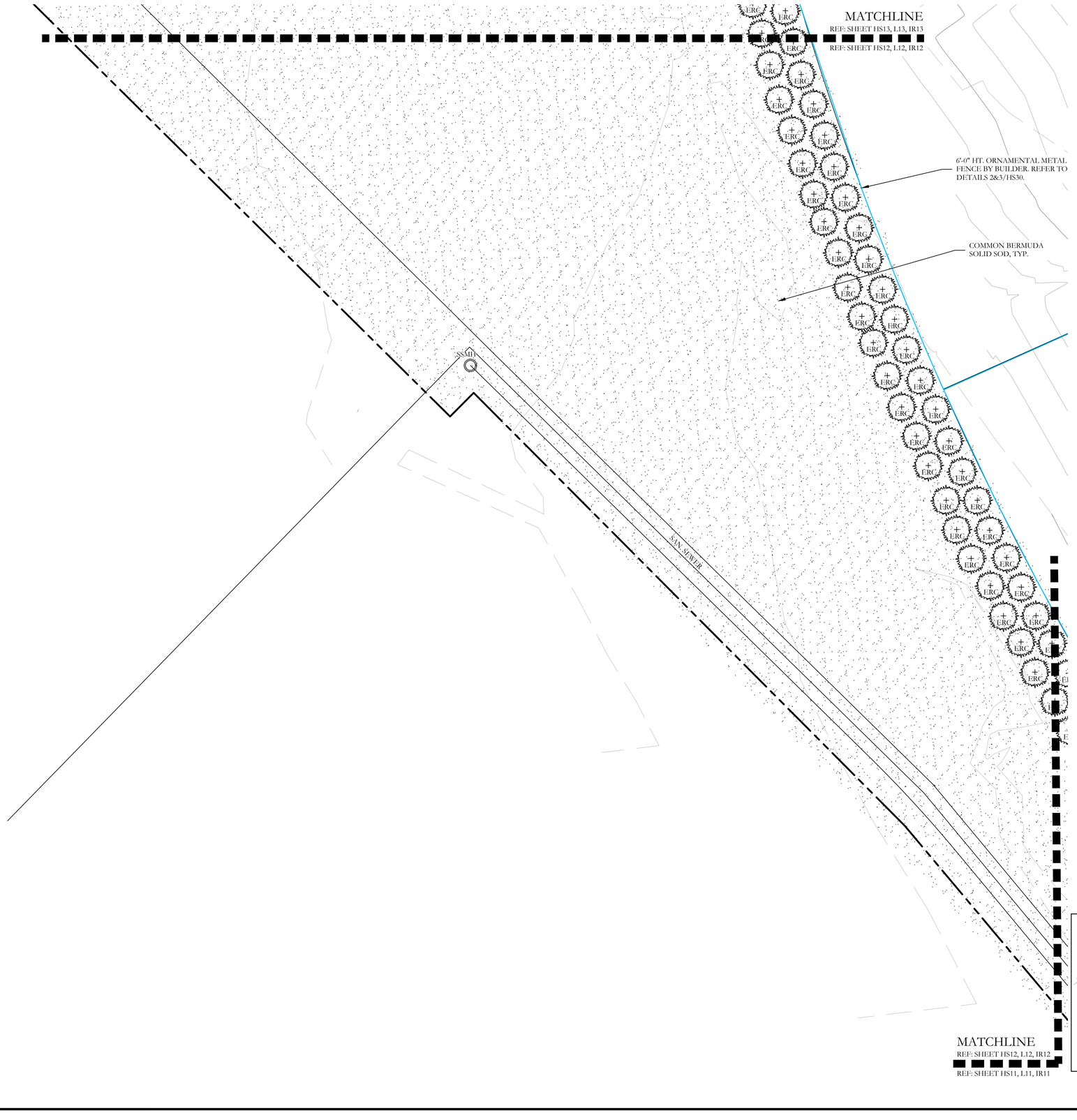



KEY MAP
NOT TO SCALE

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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		BRAKE LIGHTS RED YUCCA	HESPERALOE PARVIFLORA 'PERPA' PP	3 GALLON	36" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		LITTLE BUNNY DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		CREEPING ROSEMARY	SALVIA ROSMARINUS	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		BLACK STAR CRUSHED STONE	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	¾-1" DIAMETER
		OKLAHOMA RIVER ROCK; MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" & 2-4"

APPROVED:
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WITNESS OUR HANDS, this ____ day of _____, ____.

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

20 10 0 20
SCALE 1" = 20'

N

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

SOUTHSIDE HILLS
PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

August 15, 2025

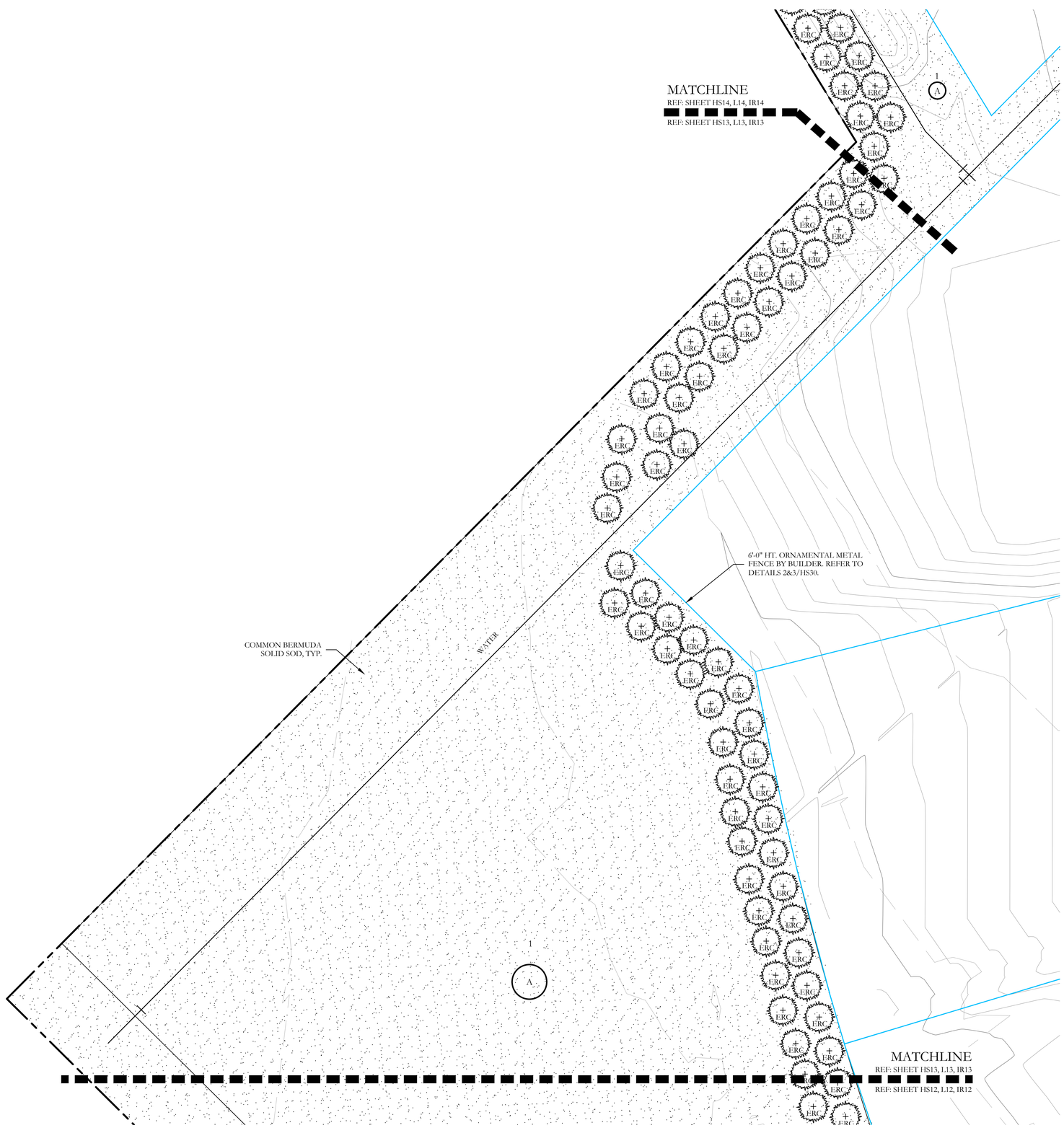
SCALE:
1" = 20'
One Inch

JVC No CCD501

L12 of 28

CITY PROJECT NO. TBD

J:\civil 3d projects\ccd - corson cramer development\ccd501 - southside hills\landscape\dwg\ccd501-ls.dwg



PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
BO	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
CM	CM	CADDO MAPLE	ACER SACCHARUM 'CADDO'	4" CALIPER	AS SHOWN
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BC	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
ERC	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	6'-0" HT.	AS SHOWN
DW	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
YH	YH	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN
RB	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		AMERICAN AGAVE	AGAVE AMERICANA	7 GALLON	48" O.C.
		DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	7 GALLON	36" O.C.
		SUNSHINE LIGUSTRUM	LIGUSTRUM SINENSE 'SUNSHINE'	3 GALLON	36" O.C.
		UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'UPRIGHT'	3 GALLON	36" O.C.
		BRAKE LIGHTS RED YUCCA	HESPERALOE PARVIFLORA 'PERPA' PP	3 GALLON	36" O.C.
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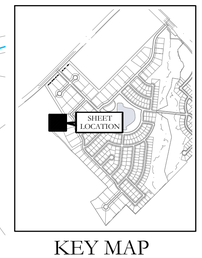

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SOUTHSIDE HILLS
PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

August 15, 2025

SCALE:
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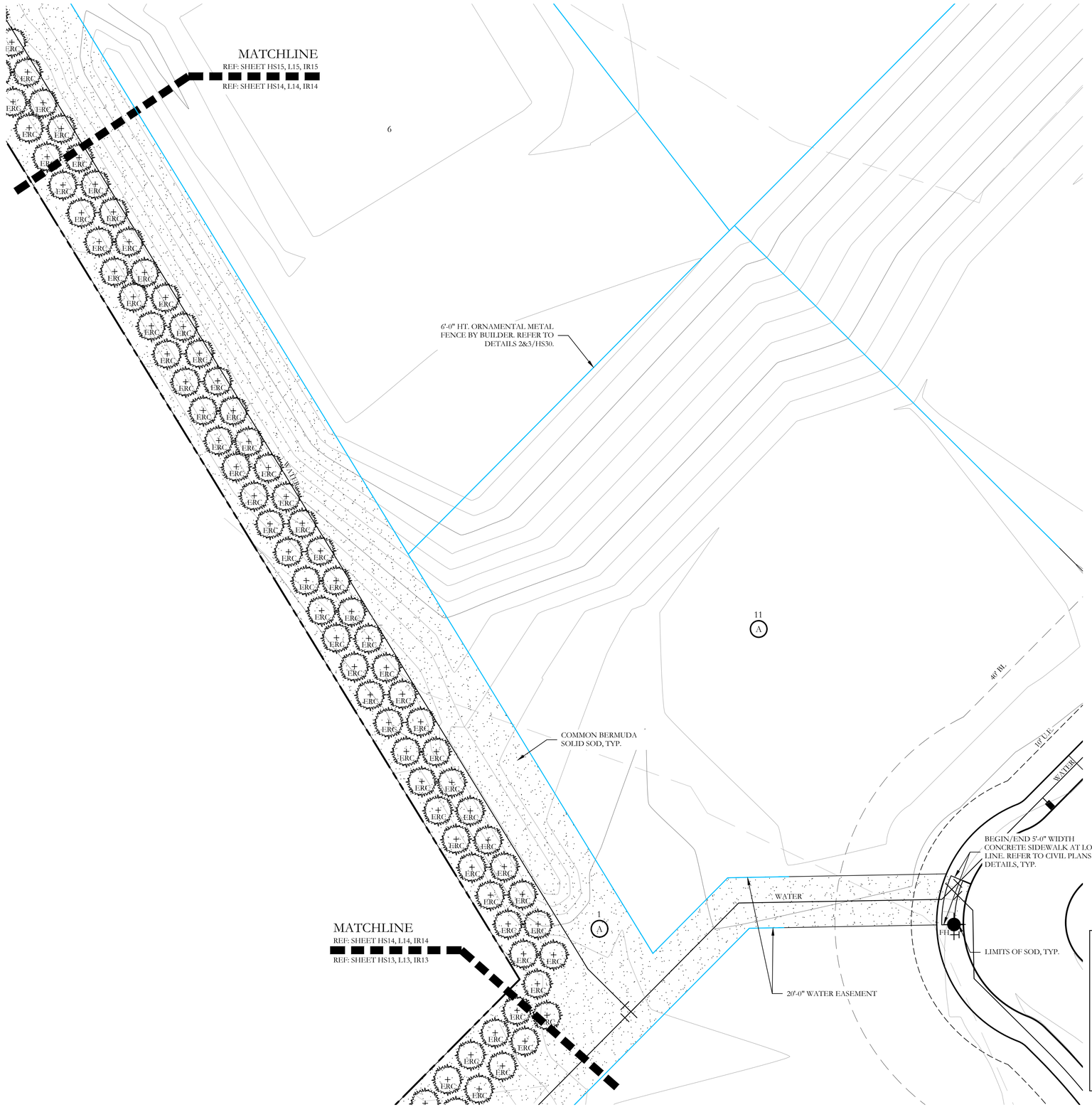
One Inch

JVC No CCD501

L13 of 28

CITY PROJECT NO. TBD

C:\civil 3d projects\ccd - corson cramer development\ccd501 - southside hills \landscape\dwg\ccd501-ls.dwg



PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		AMERICAN AGAVE	AGAVE AMERICANA	7 GALLON	48" O.C.
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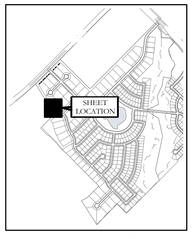

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SOUTHSIDE HILLS
PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

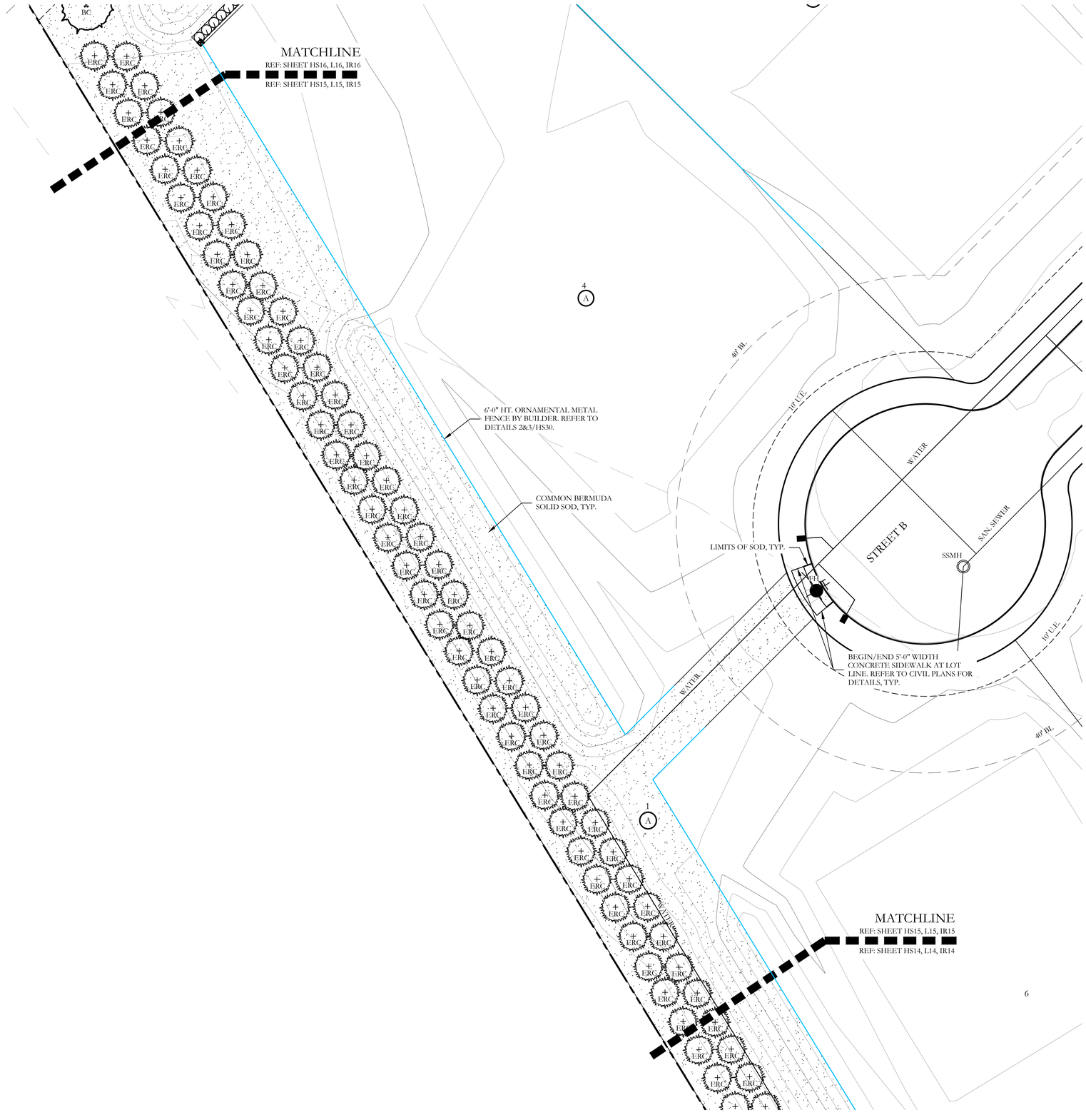
August 15, 2025

SCALE:
1" = 20'
One Inch
JVC No CCD501

L14 of 28

CITY PROJECT NO. TBD

J:\civil 3d projects\ccd - corsson cramer development\ccd501 - southside hills\landscape\dwg\ccd501-ls.dwg



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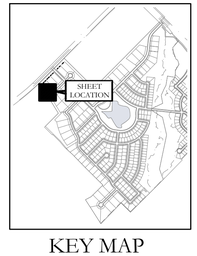

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_____ Director of Planning and Zoning

20 10 0 20
SCALE 1" = 20'

JOHNSON VOLK CONSULTING
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704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

SOUTHSIDE HILLS
PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

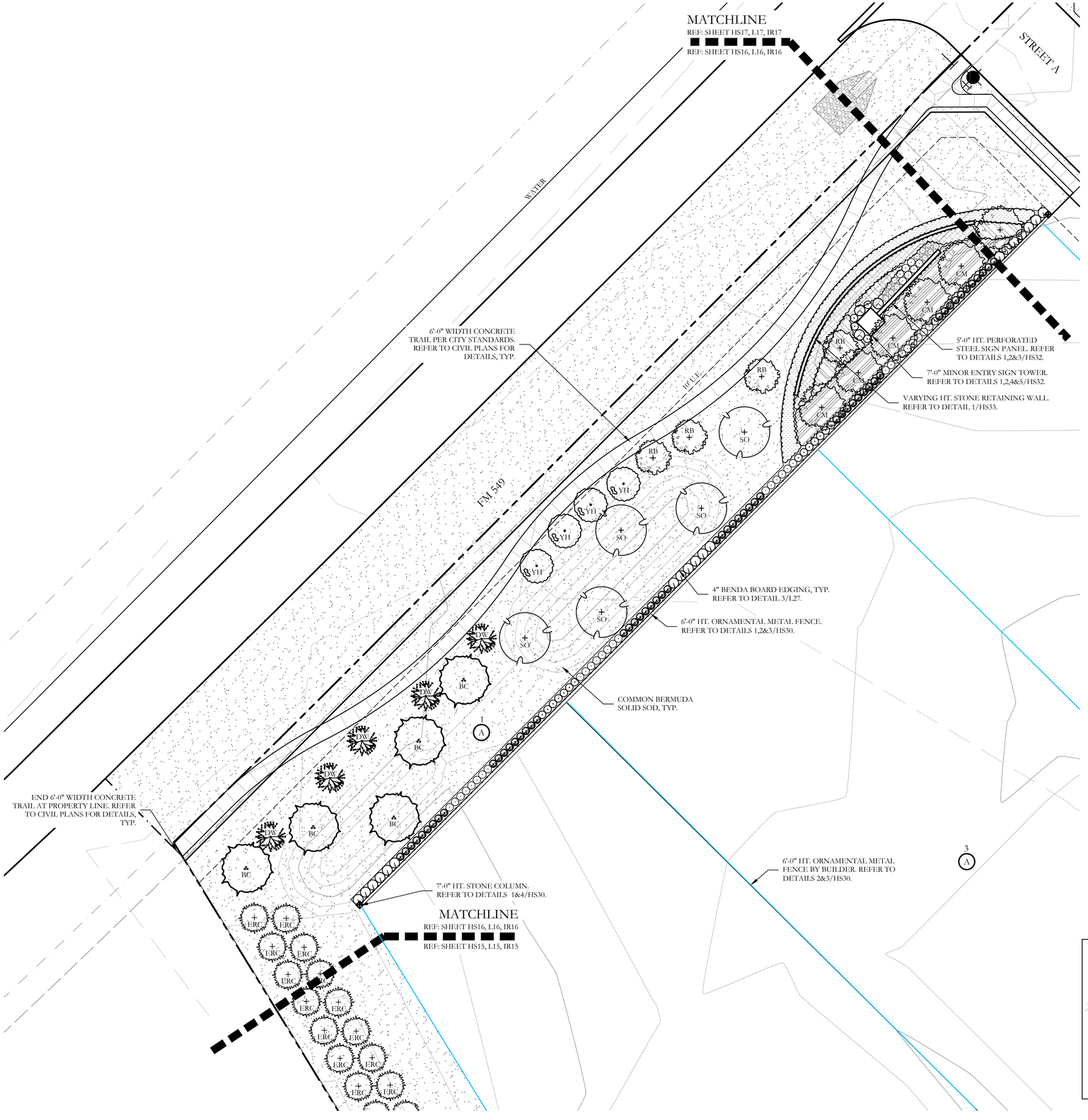
August 15, 2025

SCALE:
1" = 20'
One Inch
JVC No CCD501

L15 of 28

CITY PROJECT NO. TBD

J:\civil 3d projects\ccd - corson cramer development\ccd501 - southside hills\landscape\dwg\ccd501-ls.dwg



PLANT LEGEND

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CODY L. JOHNSON
2833
STATE OF TEXAS

August 15, 2025

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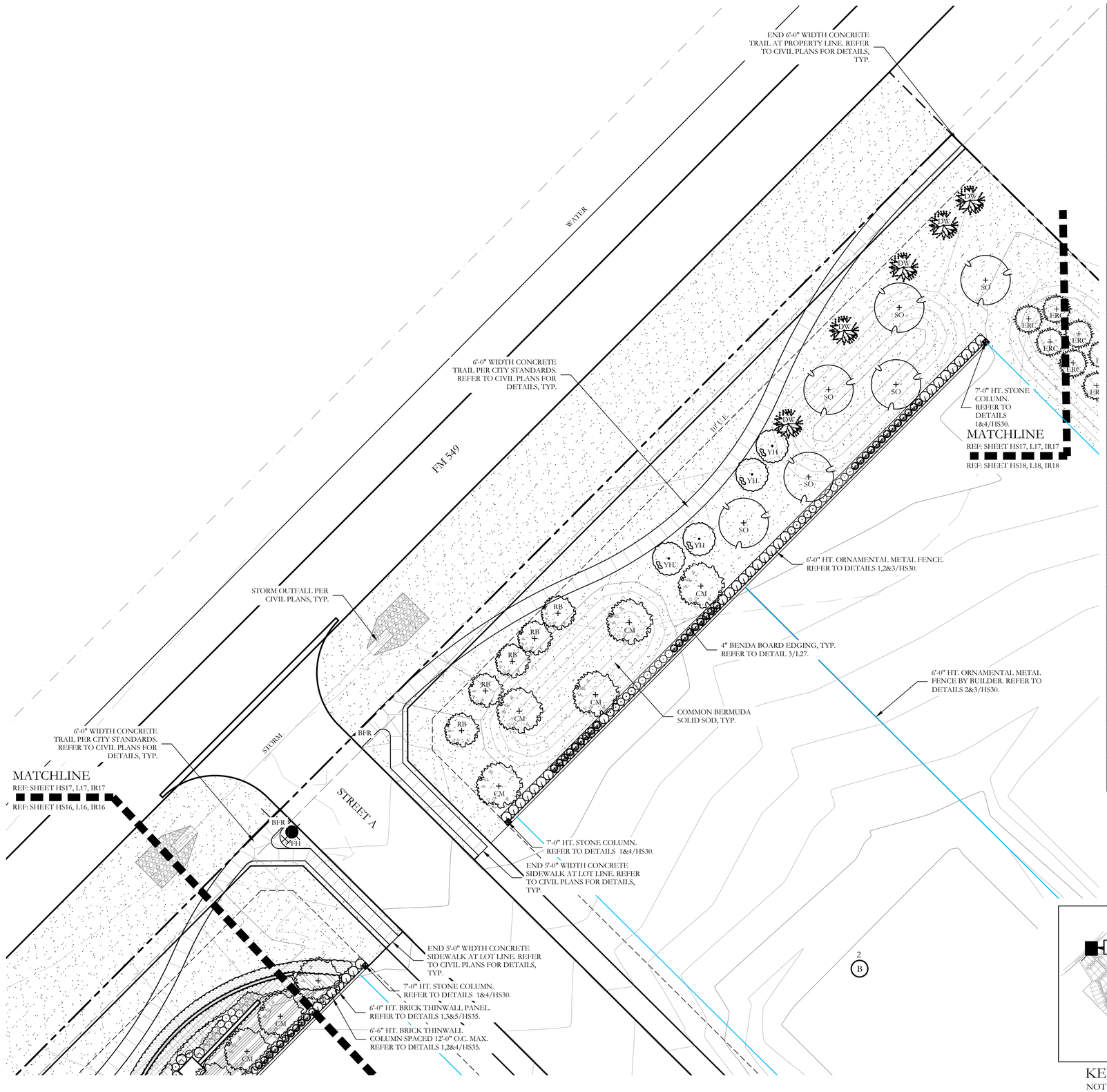
JVC No CCD501

L16 of 28

CITY PROJECT NO. TBD

J:\civil 3d projects\ccd - corson cramer development\ccd501 - southside hills\landscape\cdwg\ccd501-ls.dwg



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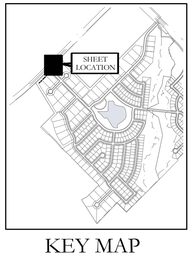

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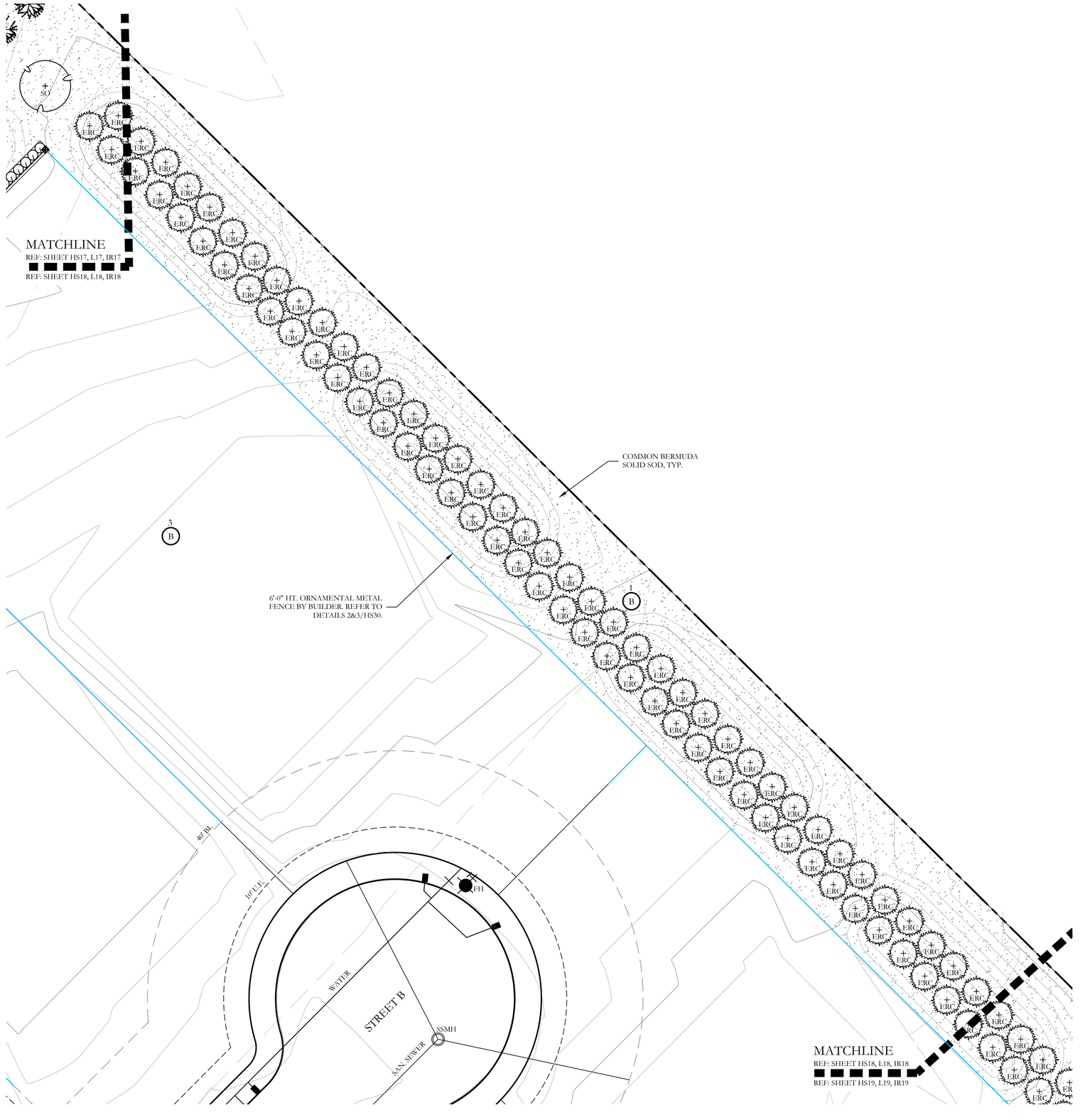
CITY PROJECT NO. TBD

J:\civil 3d projects\ccd - corson cramer development\ccd501 - southside hills\landscape\dwg\ccd501-ls.dwg



PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
BO	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
CM	CM	CADDO MAPLE	ACER SACCHARUM 'CADDO'	4" CALIPER	AS SHOWN
LE	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
BC	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
ERC	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	6'-0" HT.	AS SHOWN
DW	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
YH	YH	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN
RB	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		AMERICAN AGAVE	AGAVE AMERICANA	7 GALLON	48" O.C.
		DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	7 GALLON	36" O.C.
		SUNSHINE LIGUSTRUM	LIGUSTRUM SINENSE 'SUNSHINE'	3 GALLON	36" O.C.
		UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'UPRIGHT'	3 GALLON	36" O.C.
		BRAKE LIGHTS RED YUCCA	HESPERALOE PARVIFLORA 'PERPA' PP	3 GALLON	36" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		LITTLE BUNNY DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		CREEPING ROSEMARY	SALVIA ROSMARINUS	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		BLACK STAR CRUSHED STONE	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	¾-1" DIAMETER
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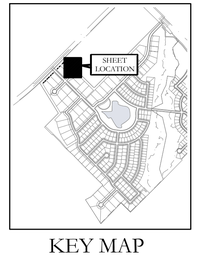

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WITNESS OUR HANDS, this ____ day of _____, ____.

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

SOUTHSIDE HILLS
PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

August 15, 2025

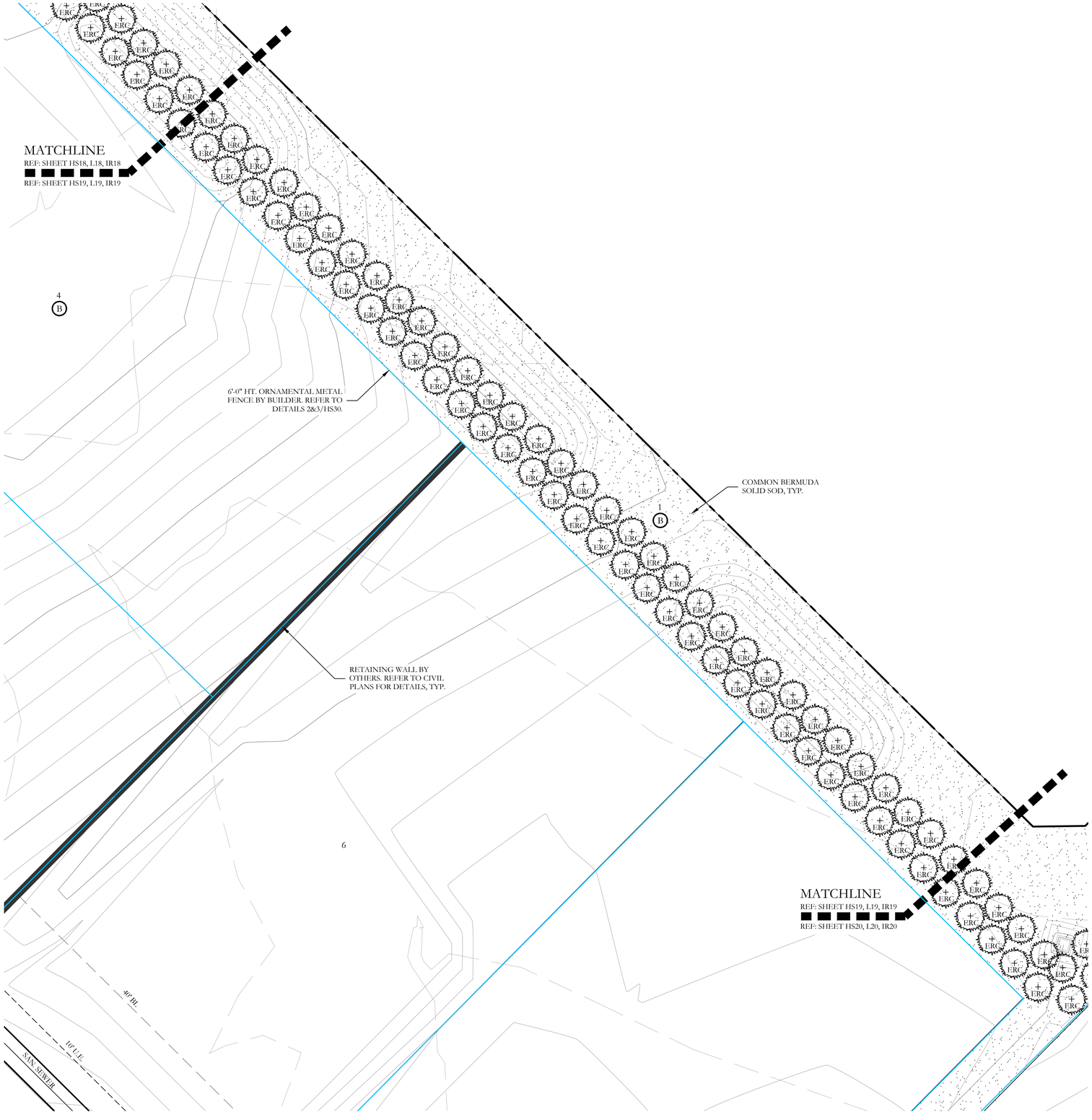
SCALE:
1" = 20'
One Inch

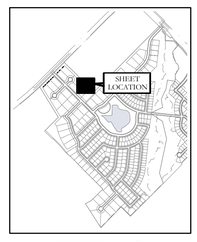
JVC No CCD501

L18 of 28

CITY PROJECT NO. TBD

J:\civil 3d projects\ccd - corson cramer development\ccd501 - southside hills\landscape\dwg\ccd501-ls.dwg





KEY MAP
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PLANT LEGEND

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_____ Director of Planning and Zoning

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SCALE 1" = 20'

N

JOHNSON VOLK CONSULTING
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SOUTHSIDE HILLS
PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

August 15, 2025

SCALE:
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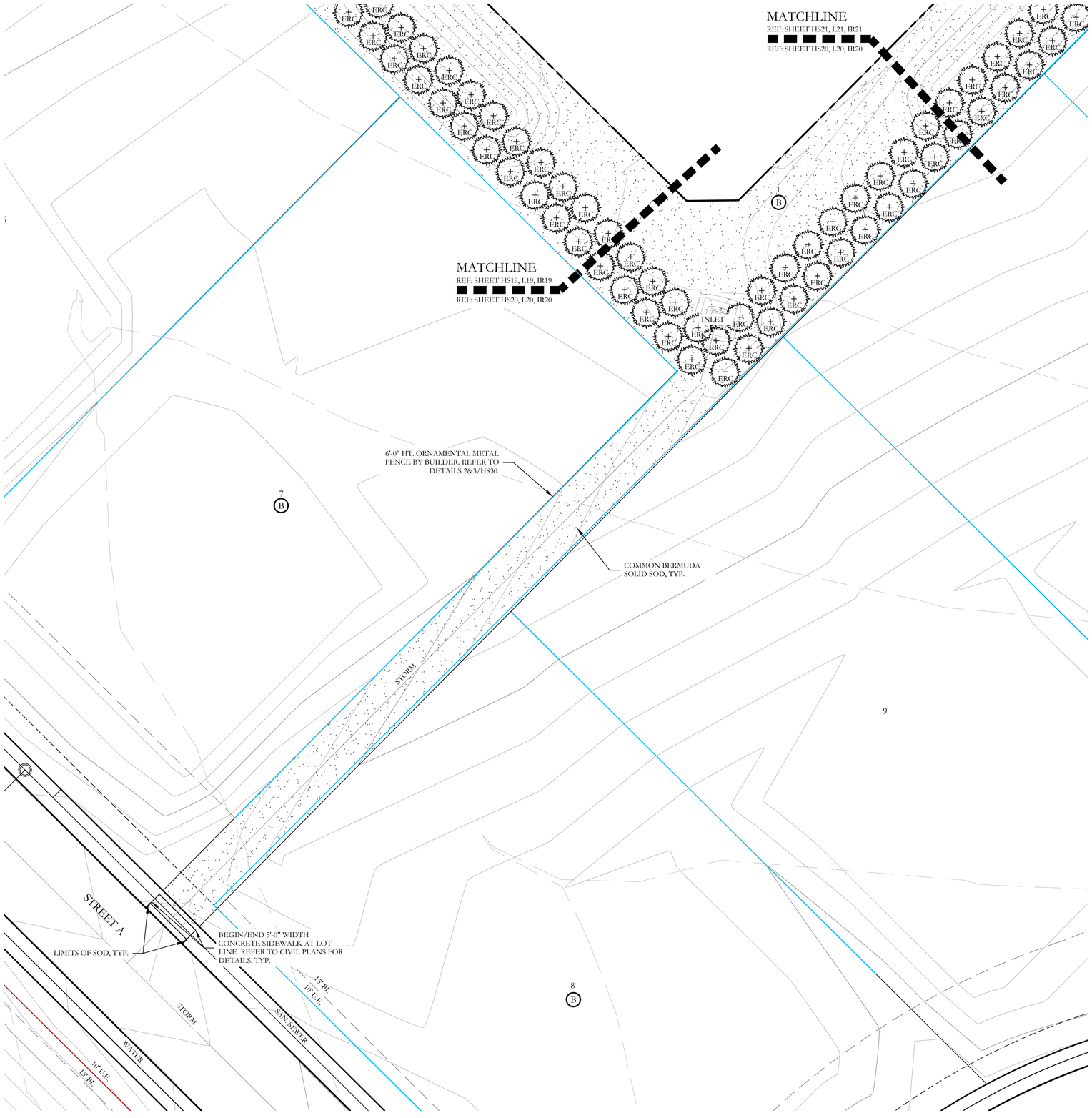
One Inch

JVC No CCD501

L19 of 28

CITY PROJECT NO. TBD

J:\civil 3d projects\ccd - corson cramer development\ccd501 - southside hills\landscape\dwg\ccd501-ls.dwg



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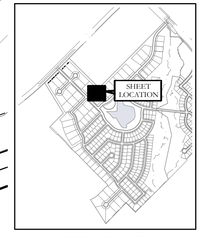

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_____ Director of Planning and Zoning

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SOUTHSIDE HILLS
PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

August 15, 2025

SCALE:
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One Inch
JVC No CCD501

L20 of 28

CITY PROJECT NO. TBD

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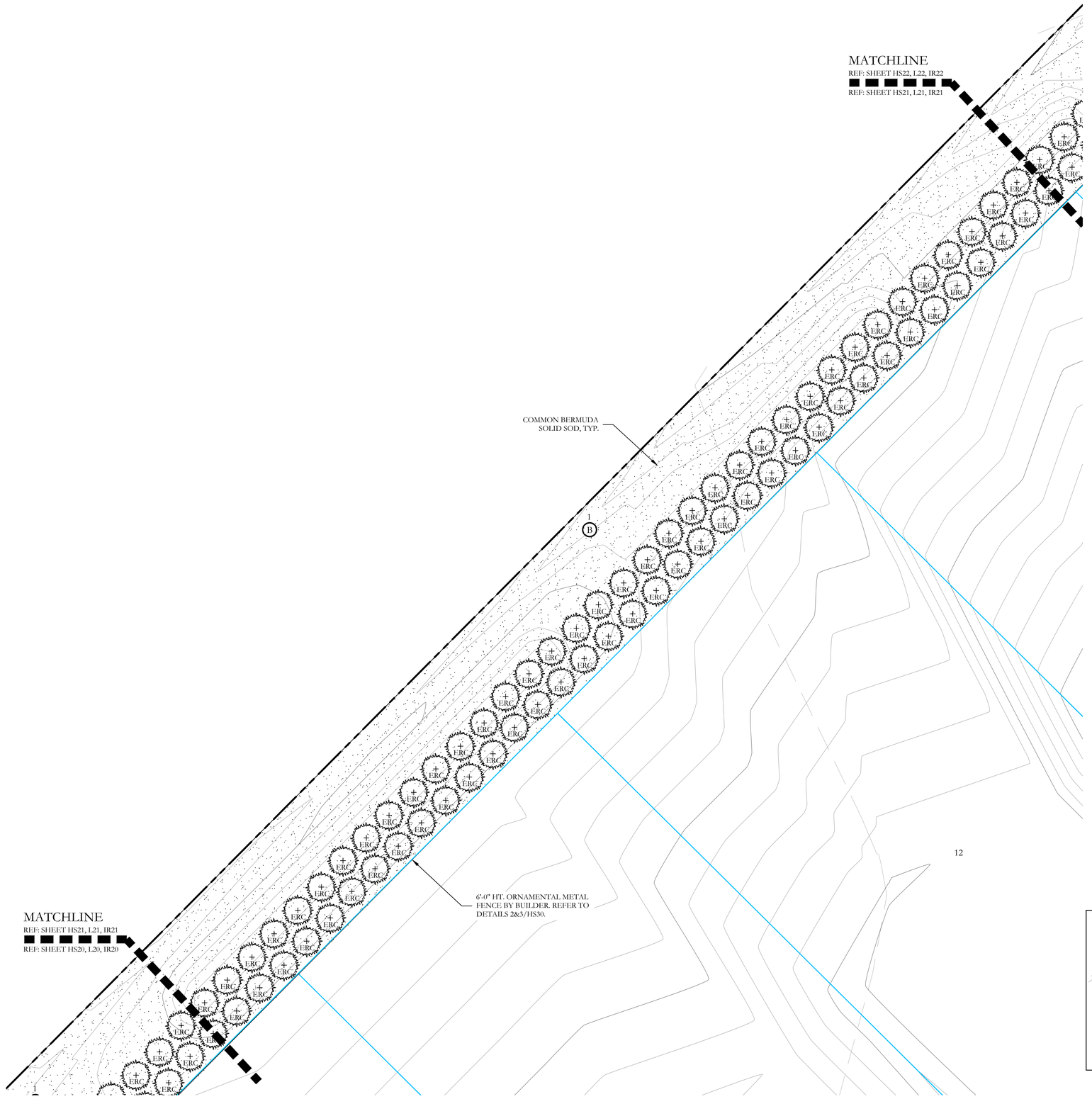

12

PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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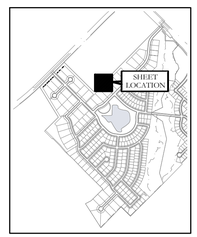

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_____ Director of Planning and Zoning

N

20 10 0 20
SCALE 1" = 20'

1	

JOHNSON VOLK CONSULTING
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SOUTHSIDE HILLS
PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

August 15, 2025

SCALE:
1" = 20'
One Inch
JVC No CCD501

L21 of 28

CITY PROJECT NO. TBD

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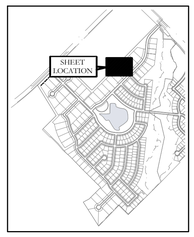

KEY MAP
NOT TO SCALE

MATCHLINE
REF: SHEET HS24, L24, IR24
REF: SHEET HS22, L22, IR22

COMMON BERMUDA SOLID SOD, TYP.

6'-0" HT. ORNAMENTAL METAL FENCE BY BUILDER. REFER TO DETAILS 2&3/HS30.

MATCHLINE
REF: SHEET HS22, L22, IR22
REF: SHEET HS21, L21, IR21

MATCHLINE
REF: SHEET HS22, L22, IR22
REF: SHEET HS23, L23, IR23

16
15
40' BL

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STATE OF TEXAS

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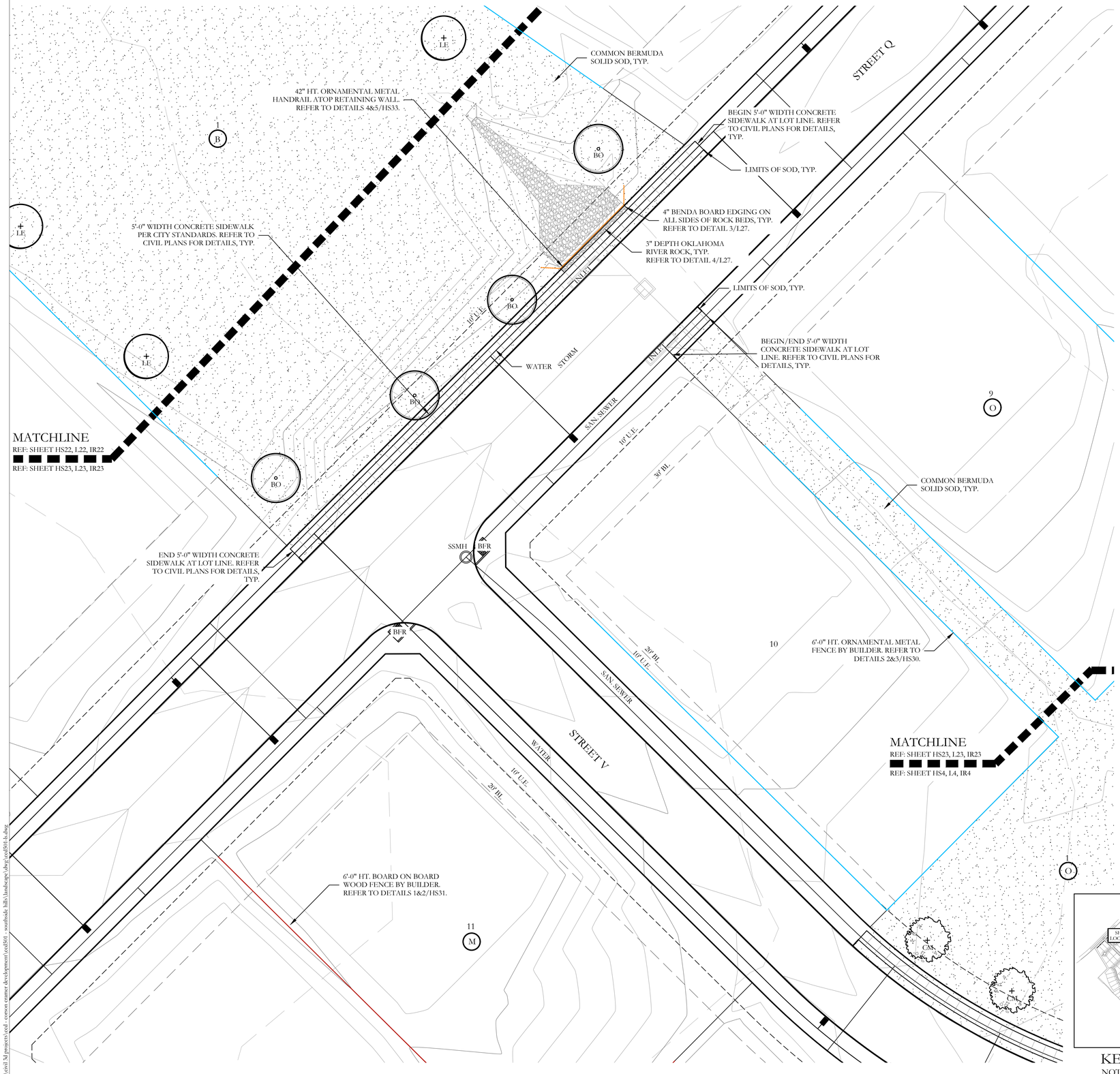

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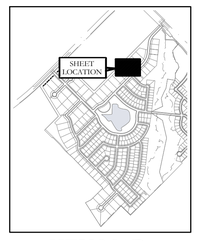

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JVC No CCD501

L23 of 28

CITY PROJECT NO. TBD

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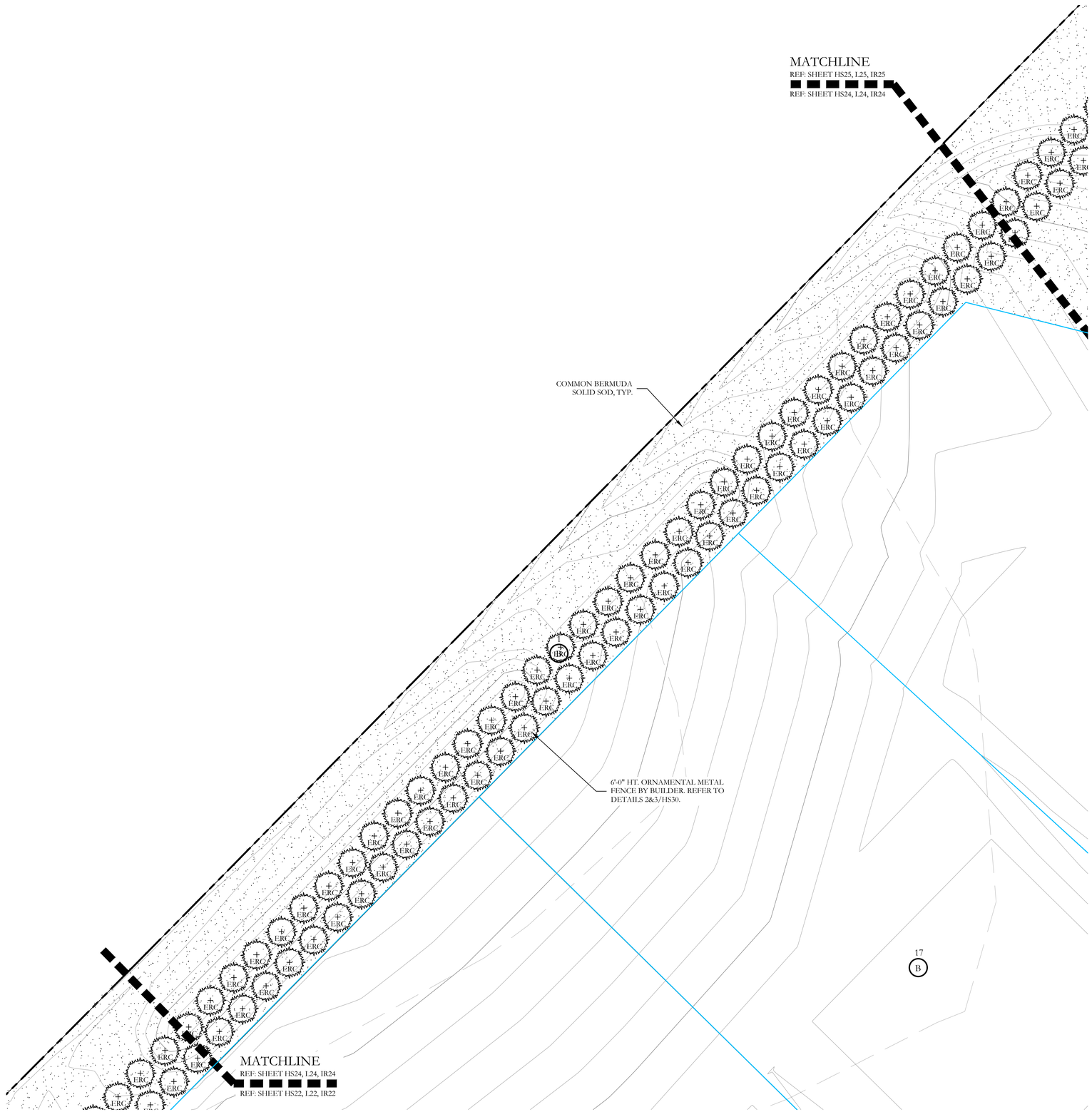



KEY MAP
NOT TO SCALE

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
BO	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
CM	CM	CADDO MAPLE	ACER SACCHARUM 'CADDO'	4" CALIPER	AS SHOWN
LE	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
BC	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
ERC	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	6'-0" HT.	AS SHOWN
DW	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
YH	YH	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN
RB	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		AMERICAN AGAVE	AGAVE AMERICANA	7 GALLON	48" O.C.
		DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	7 GALLON	36" O.C.
		SUNSHINE LIGUSTRUM	LIGUSTRUM SINENSE 'SUNSHINE'	3 GALLON	36" O.C.
		UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'UPRIGHT'	3 GALLON	36" O.C.
		BRAKE LIGHTS RED YUCCA	HESPERALOE PARVIFLORA 'PERPA' PP	3 GALLON	36" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		LITTLE BUNNY DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		CREEPING ROSEMARY	SALVIA ROSMARINUS	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		BLACK STAR CRUSHED STONE	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	¾-1" DIAMETER
		OKLAHOMA RIVER ROCK; MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" & 2-4"

20 10 0 20
SCALE 1" = 20'

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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

SOUTHSIDE HILLS
PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

August 15, 2025

SCALE:
1" = 20'
One Inch

JVC No CCD501

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CITY PROJECT NO. TBD

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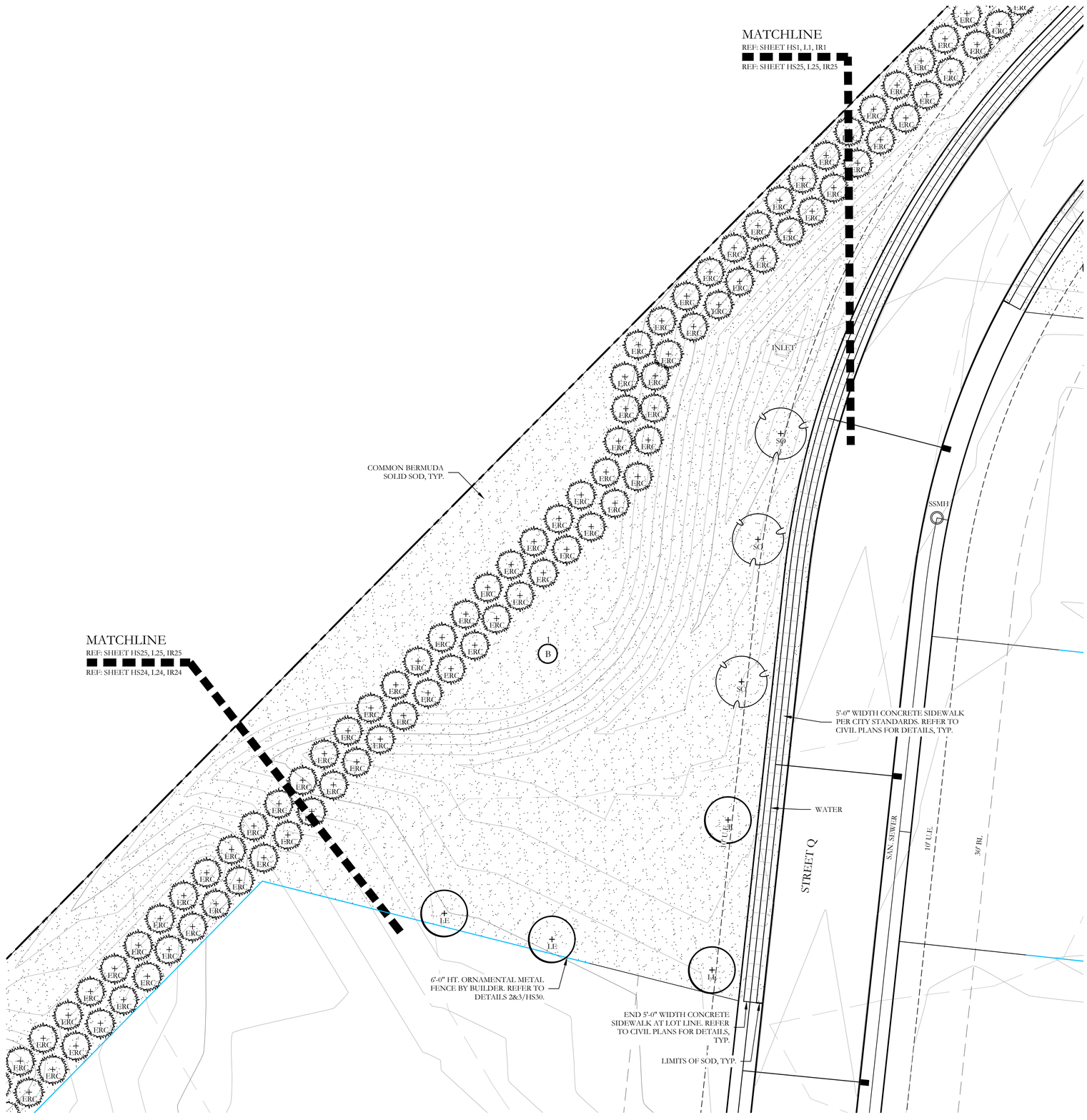

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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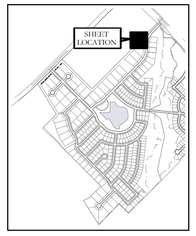
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		AMERICAN AGAVE	AGAVE AMERICANA	7 GALLON	48" O.C.
		DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	7 GALLON	36" O.C.
		SUNSHINE LIGUSTRUM	LIGUSTRUM SINENSE 'SUNSHINE'	3 GALLON	36" O.C.
		UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'UPRIGHT'	3 GALLON	36" O.C.
		BRAKE LIGHTS RED YUCCA	HESPERALOE PARVIFLORA 'PERPA' PP	3 GALLON	36" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		LITTLE BUNNY DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		CREEPING ROSEMARY	SALVIA ROSMARINUS	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		BLACK STAR CRUSHED STONE	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	$\frac{3}{8}$-1" DIAMETER
		OKLAHOMA RIVER ROCK; MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" & 2-4"



KEY MAP
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

20 10 0 20
SCALE 1" = 20'

JOHNSON VOLK CONSULTING
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SOUTHSIDE HILLS
PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

August 15, 2025

SCALE:
1" = 20'
One Inch

JVC No CCD501

L25 of 28

CITY PROJECT NO. TBD

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LANDSCAPE PROVIDED

FM 529

A. MINIMUM TWENTY (30) FOOT LANDSCAPE BUFFER PROVIDED

B. 6' HT. WROUGHT IRON METAL SCREENING FENCE PROVIDED.

C. 3-4" CAL. CANOPY TREE / 100 LF OF LANDSCAPE EDGE
682 LF OF FRONTAGE / 100 LF*3 = 20.46 - 4" CAL. TREES REQUIRED.
PROVIDED: 27 - 4" CALIPER CANOPY TREES PROVIDED

4-2" CAL. ACCENT TREE / 100 LF OF LANDSCAPE EDGE
682 LF OF FRONTAGE / 100 LF * 4= 27.28- 2" CAL. TREES REQUIRED.
PROVIDED: 27 - 2" CALIPER ACCENT TREES PROVIDED

D. SHRUBBERY SHALL HAVE A MINIMUM HEIGHT OF 30 INCHES AND A MAXIMUM HEIGHT OF 48 INCHES.

E. EACH RESIDENTIAL LOT MUST HAVE (2) TWO LOT 4" CALIPER CANOPY TREES.

APPROXIMATELY 39.5-ACRES OF EXISTING TREE CANOPY IS PROPOSED TO BE PRESERVED WITHIN THE DEVELOPMENT.

1,281 - 4" CALIPER TREES ARE PROPOSED TO BE PLANTED ON PRIVATE LOTS.

301 - 4" CALIPER TREES ARE PROPOSED TO BE PLANTED WITHIN THE PUBLIC PARK, PRIVATE AMENITY CENTER, AND HOA LOTS. THIS PLAN SET HAS 105 THE ADDITIONAL 196 WILL BE PLANTED AT THE PUBLIC PARK, AMENITY CENTER AND PHASE 2 HOA LOTS.

808 - 3" CALIPER EASTERN RED CEDARS ARE PROPOSED TO BE PLANTED WITHIN HOA LOTS. THIS PLAN SET HAS 754 THE ADDITIONAL 54 WILL BE PLANTED IN PHASE 2 HOA LOTS.

PLANT LIST

KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
SO	20	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BO	16	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CM	24	CADDO MAPLE	ACER SACCHARUM 'CADDO'	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
LE	28	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BC	17	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
ERC	754	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	6'-0" HT.	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 6'-0" OVERALL HEIGHT.
DW	13	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
YH	8	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
RB	16	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
	68	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	6	AMERICAN AGAVE	AGAVE AMERICANA	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	87	DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	7 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	109	SUNSHINE LIGUSTRUM	LIGUSTRUM SINENSE 'SUNSHINE'	3GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	90	UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'UPRIGHT'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	55	BRAKE LIGHTS RED YUCCA	HESPERALOE PARVIFLORA 'PERPA' PP	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	735	GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	575	LITTLE BUNNY DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	890	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	805	CREEPING ROSEMARY	SALVIA ROSMARINUS	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	620	ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.	CONTAINER GROWN; FULL PLANT.
	862,500	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	320	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 ¾ - 1" DIAMETER IN SIZE.
	400	OKLAHOMA 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.

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.

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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SCALE 1" = 20'

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SOUTHSIDE HILLS
PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE SCHEDULE & DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

August 15, 2025

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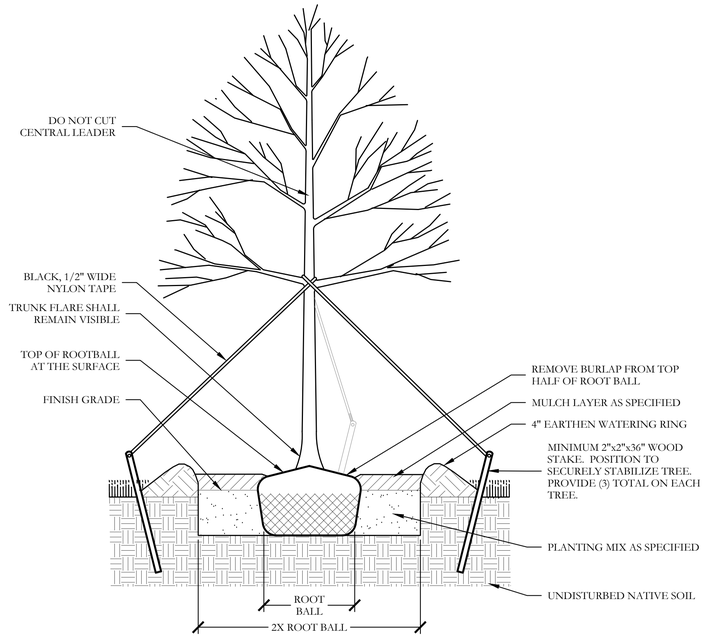

1 TYPICAL TREE PLANTING
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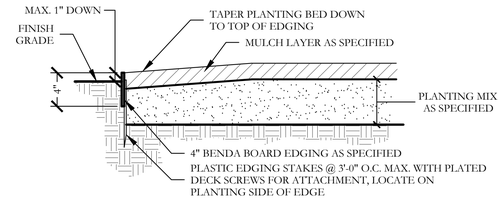
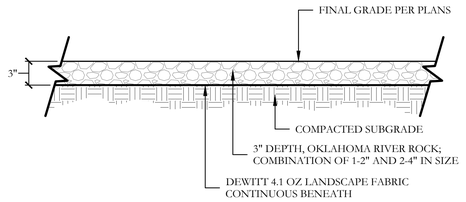
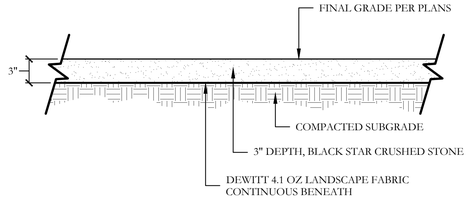


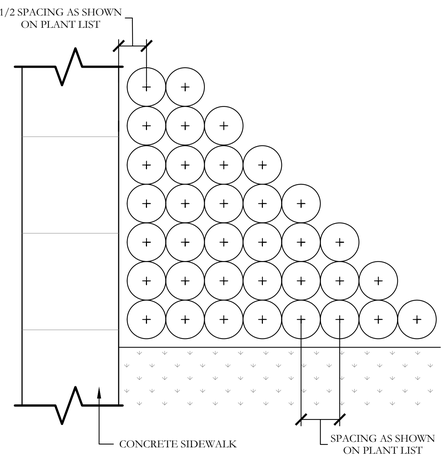
3 TYPICAL BED EDGING DETAIL
SECTION
NOT TO SCALE

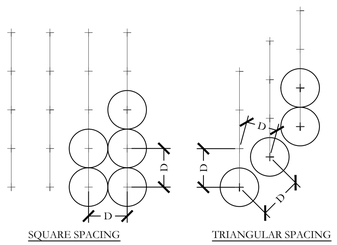


4 OKLAHOMA RIVER ROCK BED
SECTION
SCALE: 1" = 1'-0"

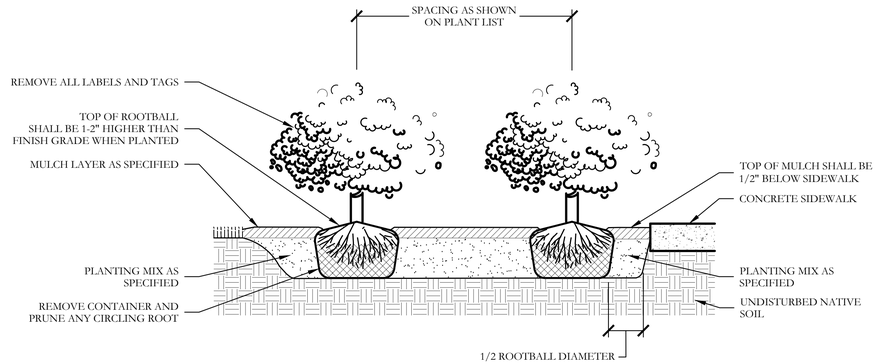


5 BLACK STAR CRUSHED STONE
SECTION
SCALE: 1" = 1'-0"





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

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

SOUTHSIDE HILLS
PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE SCHEDULE & DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

August 15, 2025

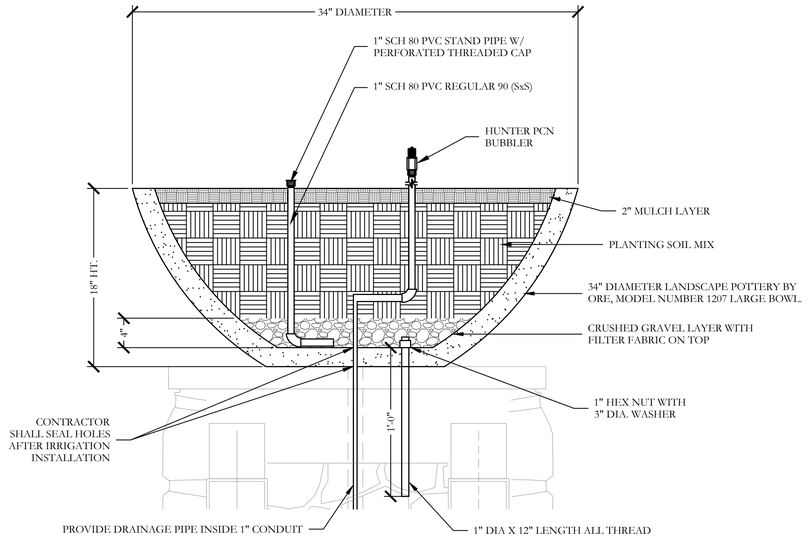
SCALE:
1" = 20'
One Inch

JVC No CCD501

L27 of 28

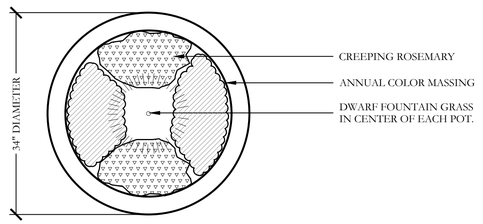
CITY PROJECT NO. TBD

J:\civil 3d projects\ccd - corson cramer development\ccd501 - southside hills\landscape\dwg\ccd501ls.dwg



1 TYPICAL LANDSCAPE POTTERY DETAIL ATOP COLUMN
SECTION — NOT TO SCALE

LANDSCAPE POTTERY PLANT LIST						
SYMBOL	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
	2	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	2 GALLON	CENTER OF POT	CONTAINER GROWN; FULL PLANT.
	24	ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.	CONTAINER GROWN; FULL PLANT.
	8	CREEPING ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GALLON	12" O.C.	CONTAINER GROWN; FULL PLANT.
	2	34" DIAMETER LANDSCAPE POTTERY BY ORE, MODEL NUMBER 1207. FINISH OXIDIZED ZINC PATINA				



2 LANDSCAPE POTTERY PLANTING LAYOUT
PLAN — SCALE: 1" = 1'-0"

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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

20 10 0 20
SCALE 1" = 20'

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SOUTHSIDE HILLS
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ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE SCHEDULE & DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

August 15, 2025

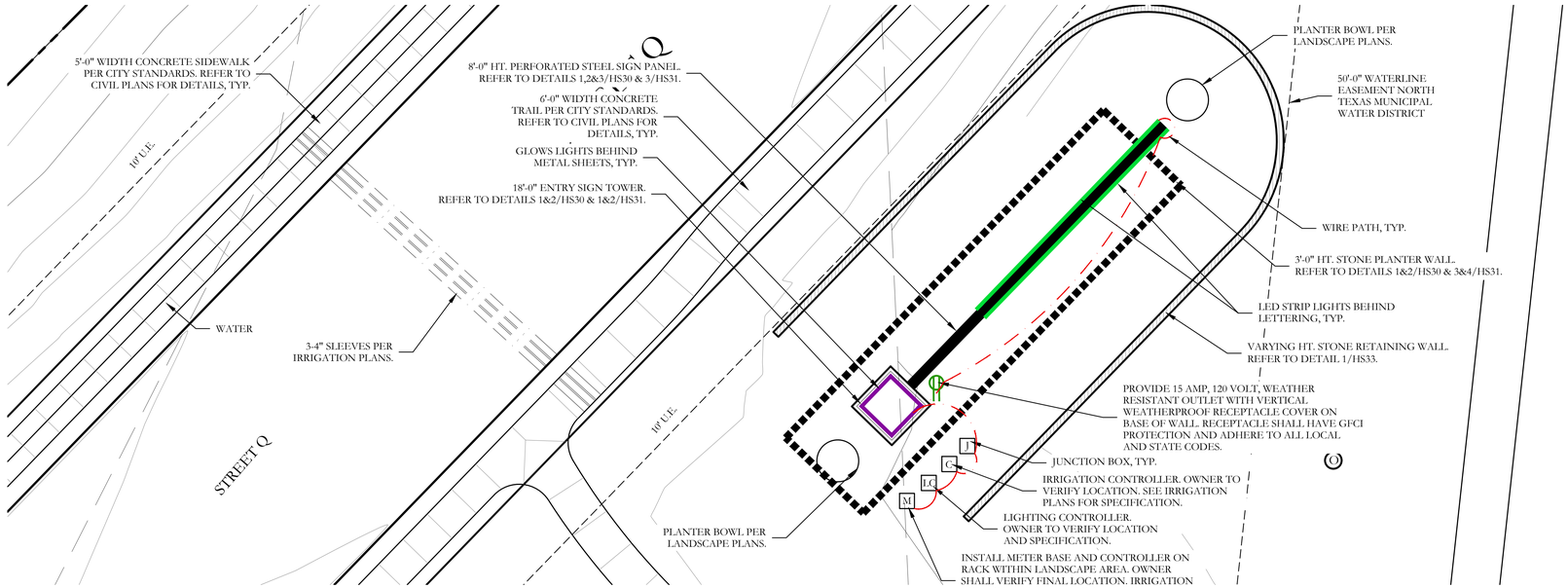
SCALE:
1" = 20'
One Inch

JVC No CCD501

L28 of 28

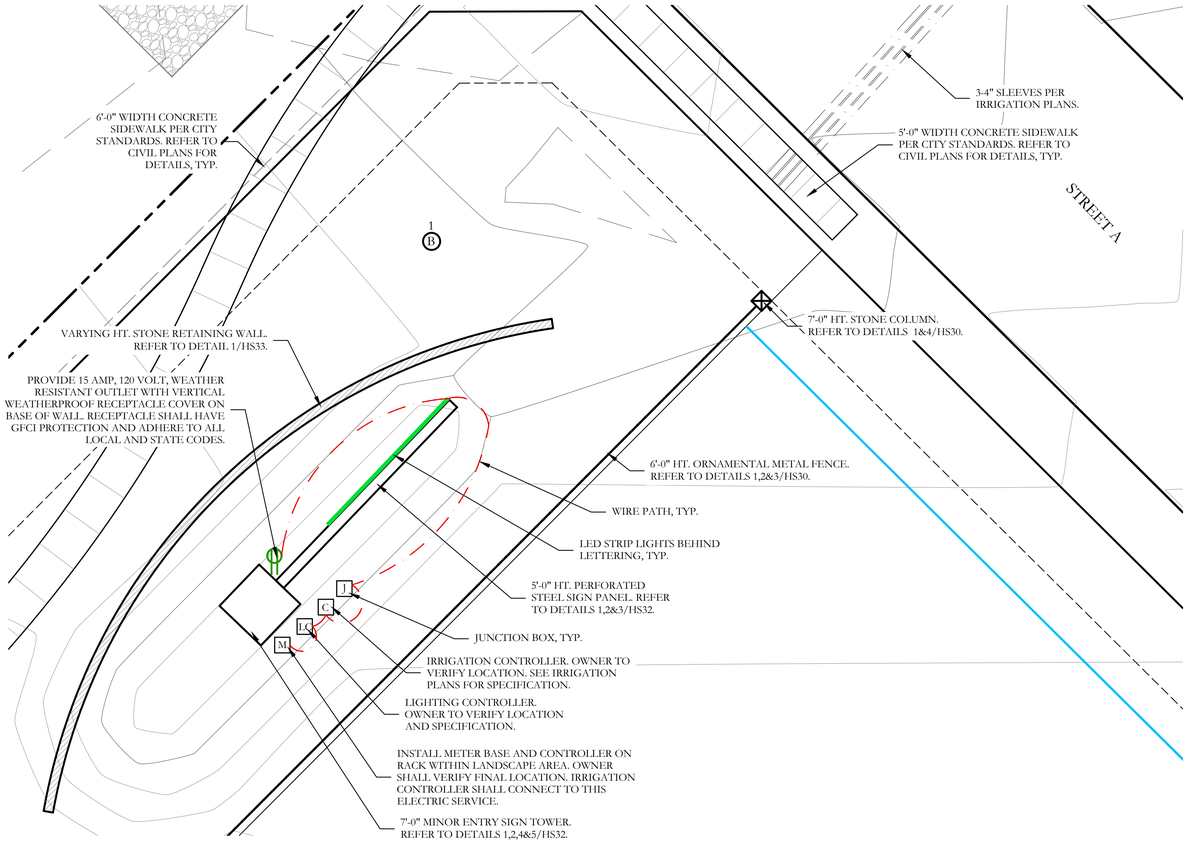
CITY PROJECT NO. TBD

J:\civil 3d projects\ccd - corson cramer development\ccd501 - southside hills\landscape\dwg\ccd501 ls.dwg



1 MAIN ENTRY LIGHTING AT S.H. 205 AND STREET Q

SCALE: 1"=10'-0"



2 SECONDARY ENTRY LIGHTING AT FM 549 AND STREET A

SCALE: 1"=10'-0"

LIGHTING LEGEND		
SYMBOL	ITEM	QTY
M	PROPOSED METER BASE	2
LC	LIGHTING CONTROLLER AS SELECTED BY OWNER	2
C	IRRIGATION CONTROLLER SEE IRRIGATION PLANS FOR DETAILS	2
J	JUNCTION BOX, AS NECESSARY	2
	LED STRIP LIGHTS	3
	GLOW LIGHTS	4
	GFCI DUPLEX OUTLET WITH WEATHERPROOF COVER	2

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.

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

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

10 5 0 10
SCALE 1" = 10'

N

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

SOUTHSIDE HILLS
PHASE 1
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.

August 15, 2025

SCALE:
1" = 10'
One Inch

JVC No CCD501

EX1 of 2

CITY PROJECT NO. TBD

J:\civil 3d projects\ccd - corson cramer development\ccd501 - southside hills\landscape\dwg\ccd501-hs.dwg

CALLOUTS LEGEND:

- 6'-0" HT. ORNAMENTAL METAL FENCE BY DEVELOPER WITH MASONRY COLUMNS ON EACH END.
- 6'-0" HT. ORNAMENTAL METAL FENCE BY BUILDER.
- 6'-0" HT. WOOD FENCE BY BUILDER.

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

FM 549

STREET A

STREET B

STREET C

STREET D

STREET E

STREET F

STREET G

STREET H

STREET J

STREET K

STREET L

STREET M

STREET N

STREET P

STREET Q

STREET R

STREET S

STREET T

STL 205

CLEERIS

AVERIS

180 90 0 180

SCALE 1" = 180'

N

JOHNSON VOLK CONSULTING
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704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

SOUTHSIDE HILLS
PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
FENCE EXHIBIT

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

August 15, 2025

SCALE:
1" = 180'
One Inch

JVC No CCD501

EX2 of 2

CITY PROJECT NO. TBD

J:\civil 3d projects\ccd - corsson cramer development\ccd501 - southside hills\landscape\dwg\ccd501-fix.dwg

FOR HARDSCAPING OF THIS AREA REFER TO SHEET HS16.
FOR LANDSCAPING OF THIS AREA REFER TO SHEET L16.
FOR IRRIGATION OF THIS AREA REFER TO SHEET IR16.

FOR HARDSCAPING OF THIS AREA REFER TO SHEET HS15.
FOR LANDSCAPING OF THIS AREA REFER TO SHEET L15.
FOR IRRIGATION OF THIS AREA REFER TO SHEET IR15.

FOR HARDSCAPING OF THIS AREA REFER TO SHEET HS14.
FOR LANDSCAPING OF THIS AREA REFER TO SHEET L14.
FOR IRRIGATION OF THIS AREA REFER TO SHEET IR14.

FOR HARDSCAPING OF THIS AREA REFER TO SHEET HS13.
FOR LANDSCAPING OF THIS AREA REFER TO SHEET L13.
FOR IRRIGATION OF THIS AREA REFER TO SHEET IR13.

FOR HARDSCAPING OF THIS AREA REFER TO SHEET HS20.
FOR LANDSCAPING OF THIS AREA REFER TO SHEET L20.
FOR IRRIGATION OF THIS AREA REFER TO SHEET IR20.

FOR HARDSCAPING OF THIS AREA REFER TO SHEET HS12.
FOR LANDSCAPING OF THIS AREA REFER TO SHEET L12.
FOR IRRIGATION OF THIS AREA REFER TO SHEET IR12.

FOR HARDSCAPING OF THIS AREA REFER TO SHEET HS11.
FOR LANDSCAPING OF THIS AREA REFER TO SHEET L11.
FOR IRRIGATION OF THIS AREA REFER TO SHEET IR11.

FOR HARDSCAPING OF THIS AREA REFER TO SHEET HS10.
FOR LANDSCAPING OF THIS AREA REFER TO SHEET L10.
FOR IRRIGATION OF THIS AREA REFER TO SHEET IR10.

FOR HARDSCAPING OF THIS AREA REFER TO SHEET HS17.
FOR LANDSCAPING OF THIS AREA REFER TO SHEET L17.
FOR IRRIGATION OF THIS AREA REFER TO SHEET IR17.

FOR HARDSCAPING OF THIS AREA REFER TO SHEET HS18.
FOR LANDSCAPING OF THIS AREA REFER TO SHEET L18.
FOR IRRIGATION OF THIS AREA REFER TO SHEET IR18.

FOR HARDSCAPING OF THIS AREA REFER TO SHEET HS19.
FOR LANDSCAPING OF THIS AREA REFER TO SHEET L19.
FOR IRRIGATION OF THIS AREA REFER TO SHEET IR19.

FOR HARDSCAPING OF THIS AREA REFER TO SHEET HS21.
FOR LANDSCAPING OF THIS AREA REFER TO SHEET L21.
FOR IRRIGATION OF THIS AREA REFER TO SHEET IR21.

FOR HARDSCAPING OF THIS AREA REFER TO SHEET HS20.
FOR LANDSCAPING OF THIS AREA REFER TO SHEET L20.
FOR IRRIGATION OF THIS AREA REFER TO SHEET IR20.

FOR HARDSCAPING OF THIS AREA REFER TO SHEET HS21.
FOR LANDSCAPING OF THIS AREA REFER TO SHEET L21.
FOR IRRIGATION OF THIS AREA REFER TO SHEET IR21.

FOR HARDSCAPING OF THIS AREA REFER TO SHEET HS22.
FOR LANDSCAPING OF THIS AREA REFER TO SHEET L22.
FOR IRRIGATION OF THIS AREA REFER TO SHEET IR22.

FOR HARDSCAPING OF THIS AREA REFER TO SHEET HS23.
FOR LANDSCAPING OF THIS AREA REFER TO SHEET L23.
FOR IRRIGATION OF THIS AREA REFER TO SHEET IR23.

FOR HARDSCAPING OF THIS AREA REFER TO SHEET HS1.
FOR LANDSCAPING OF THIS AREA REFER TO SHEET L1.
FOR IRRIGATION OF THIS AREA REFER TO SHEET IR1.

FOR HARDSCAPING OF THIS AREA REFER TO SHEET HS2.
FOR LANDSCAPING OF THIS AREA REFER TO SHEET L2.
FOR IRRIGATION OF THIS AREA REFER TO SHEET IR2.

FOR HARDSCAPING OF THIS AREA REFER TO SHEET HS3.
FOR LANDSCAPING OF THIS AREA REFER TO SHEET L3.
FOR IRRIGATION OF THIS AREA REFER TO SHEET IR3.

FOR HARDSCAPING OF THIS AREA REFER TO SHEET HS4.
FOR LANDSCAPING OF THIS AREA REFER TO SHEET L4.
FOR IRRIGATION OF THIS AREA REFER TO SHEET IR4.

FOR HARDSCAPING OF THIS AREA REFER TO SHEET HS5.
FOR LANDSCAPING OF THIS AREA REFER TO SHEET L5.
FOR IRRIGATION OF THIS AREA REFER TO SHEET IR5.

FOR HARDSCAPING OF THIS AREA REFER TO SHEET HS6.
FOR LANDSCAPING OF THIS AREA REFER TO SHEET L6.
FOR IRRIGATION OF THIS AREA REFER TO SHEET IR6.

FOR HARDSCAPING OF THIS AREA REFER TO SHEET HS7.
FOR LANDSCAPING OF THIS AREA REFER TO SHEET L7.
FOR IRRIGATION OF THIS AREA REFER TO SHEET IR7.

FOR HARDSCAPING OF THIS AREA REFER TO SHEET HS8.
FOR LANDSCAPING OF THIS AREA REFER TO SHEET L8.
FOR IRRIGATION OF THIS AREA REFER TO SHEET IR8.

FOR HARDSCAPING OF THIS AREA REFER TO SHEET HS9.
FOR LANDSCAPING OF THIS AREA REFER TO SHEET L9.
FOR IRRIGATION OF THIS AREA REFER TO SHEET IR9.

FM 549
STREET B
STREET C
STREET E
STREET F
STREET G
STREET J
STREET K
STREET L
STREET M
STREET N
STREET O
STREET P
STREET Q
STREET R
STREET A
STREET H
S ELEVEN AVENUE
S ELEVEN STREET
SH 205

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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SOUTHSIDE HILLS
PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
OVERALL LAYOUT PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

August 15, 2025

SCALE:
1" = 180'
One Inch
JVC No CCD501

OVERALL

CITY PROJECT NO. TBD

180 90 0 180
SCALE 1" = 180'

N

J:\civil 3d projects\ccd - corson cramer development\ccd501 - southside hills\landscape\dwg\ccd501-hs.dwg