



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

MASTER PLAT
PRELIMINARY PLAT
FINAL PLAT
REPLAT
AMENDING OR MINOR PLAT
PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

SITE PLAN
AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

ZONING CHANGE
SPECIFIC USE PERMIT
PD DEVELOPMENT PLAN

OTHER APPLICATION

TREE REMOVAL
VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



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 1370 Champions Dr, Rockwall TX 75087
SUBDIVISION The Shores LOT 8 BLOCK 11
GENERAL LOCATION #14 Tee box

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

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

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

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

<input checked="" type="checkbox"/> OWNER	<input type="checkbox"/> APPLICANT
CONTACT PERSON <u>Jared Plummer</u>	CONTACT PERSON
ADDRESS <u>1370 Champions Dr</u>	ADDRESS
CITY, STATE & ZIP <u>Rockwall, TX 75087</u>	CITY, STATE & ZIP
PHONE <u>972.971.9025</u>	PHONE
E-MAIL <u>jaredplummer@gmail.com</u>	E-MAIL

NOTARY VERIFICATION [REQUIRED]

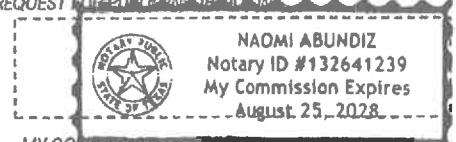
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jared Plummer [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 15 DAY OF March, 2025 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF March, 2025.

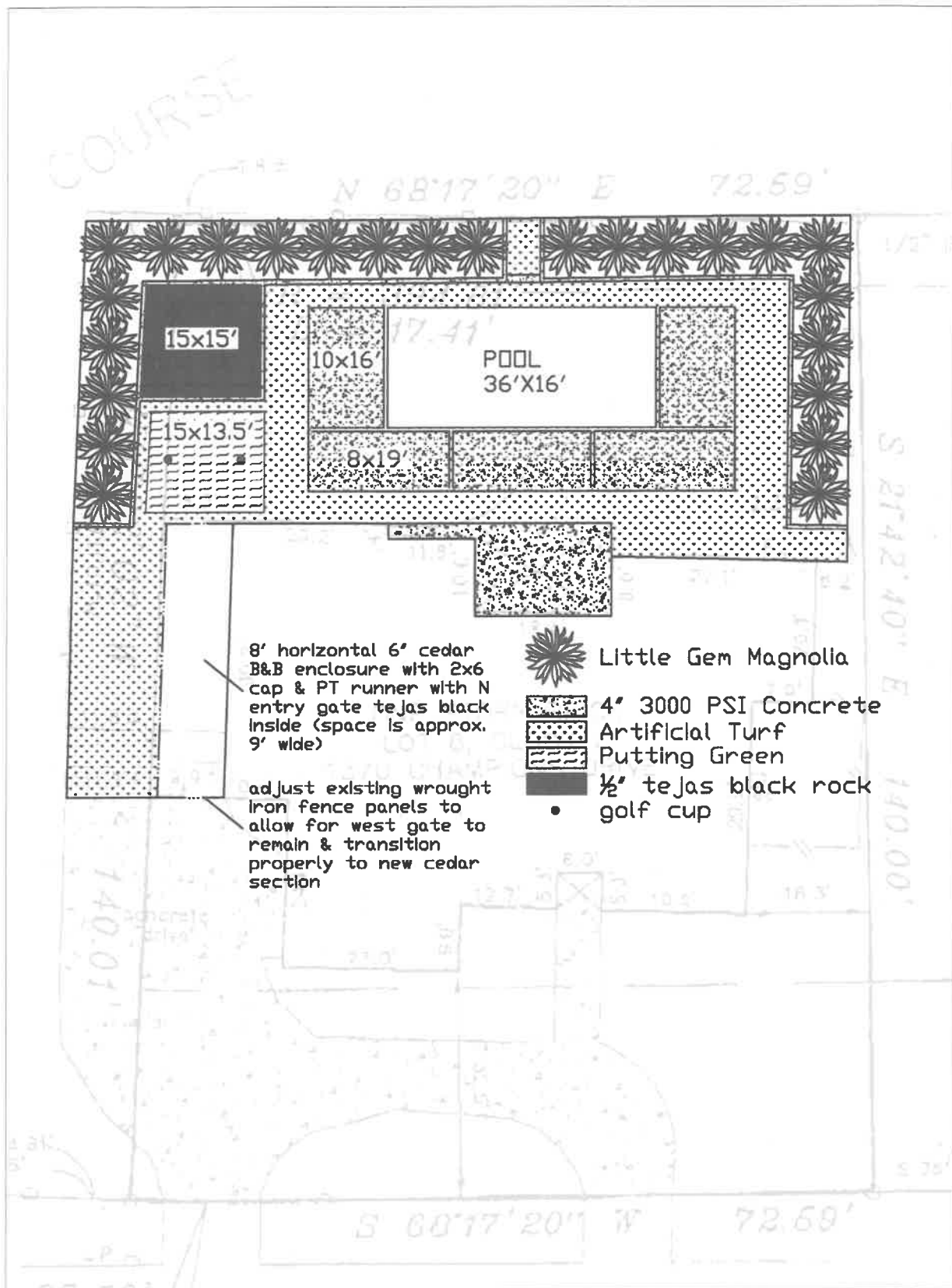
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 8/25/2028

1370 Champions Drive Rockwall, Tx. 75087 New Backyard Landscape





Artificial Turf Supply



CERTIFIED
PFAS SAFE



15-YEAR
WARRANTY

69ts[®] Synthetic Turf

Best Used for
**LANDSCAPE
PETS
PLAYGROUND**

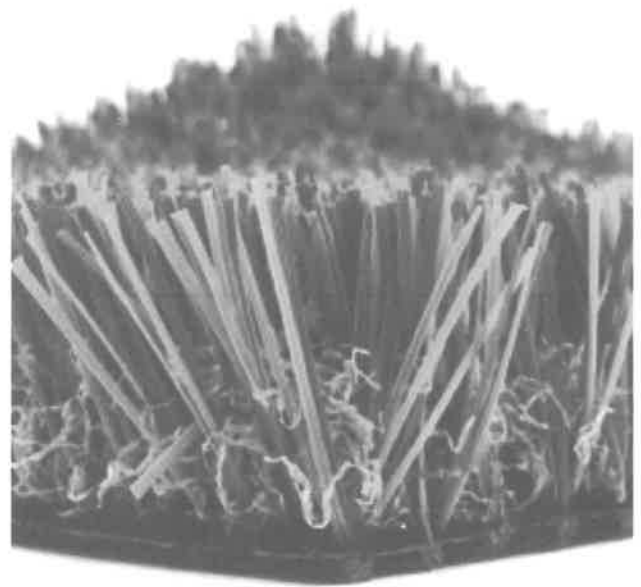


TURF DETAIL

- Pile/Face Weight: 69 ounces
- Pile Height: 1 inches
- Tuft Gauge: 3/8 inch
- Total Weight: 96 ounces
- Traffic Level: High

FIBER DETAIL

- Primary Yarn Type: Polyethylene Monofilament
- Denier: 9,400
- Thickness/Shape: 300 micron ww
- Primary Color: Lawn Green & Spring Green
- Thatch Yarn Type: Texturized Polyethylene Monofilament
- Thickness/Shape: 70 micron rectangle
- Thatch Color: Spring Green & Brown (Tan)



INFILL DETAIL

- Type: Envirofill, Sand or Crumb Rubber
- Application Rate: 1-2 pounds per square foot

BACKING DETAIL

- Primary Backing: 13 plc and 13 pic poly back
- Weight: 7 ounces per square yard
- Secondary Coating: Urethane 20 ounces per square yard
- Drainage Perforations: Yes

ROLL DETAIL

- Width: 15 feet
- Length: 100 feet (also available by the lineal foot)
- Shipping Weight: Approximately 1/2 pound per square foot
- Roll Diameter: Approximately 2 feet



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 1370 Champions Dr, Rockwall TX 75087
SUBDIVISION The Shores LOT 8 BLOCK 11
GENERAL LOCATION #14 Tee box

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

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

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

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

<input checked="" type="checkbox"/> OWNER	<input type="checkbox"/> APPLICANT
CONTACT PERSON <u>Jared Plummer</u>	CONTACT PERSON
ADDRESS <u>1370 Champions Dr</u>	ADDRESS
CITY, STATE & ZIP <u>Rockwall, TX 75087</u>	CITY, STATE & ZIP
PHONE <u>972.971.9025</u>	PHONE
E-MAIL <u>jaredplummer@gmail.com</u>	E-MAIL

NOTARY VERIFICATION [REQUIRED]

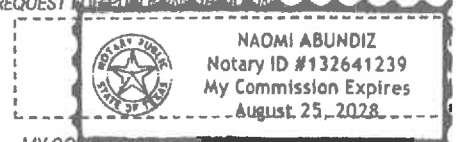
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jared Plummer [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 15 DAY OF March, 2025 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

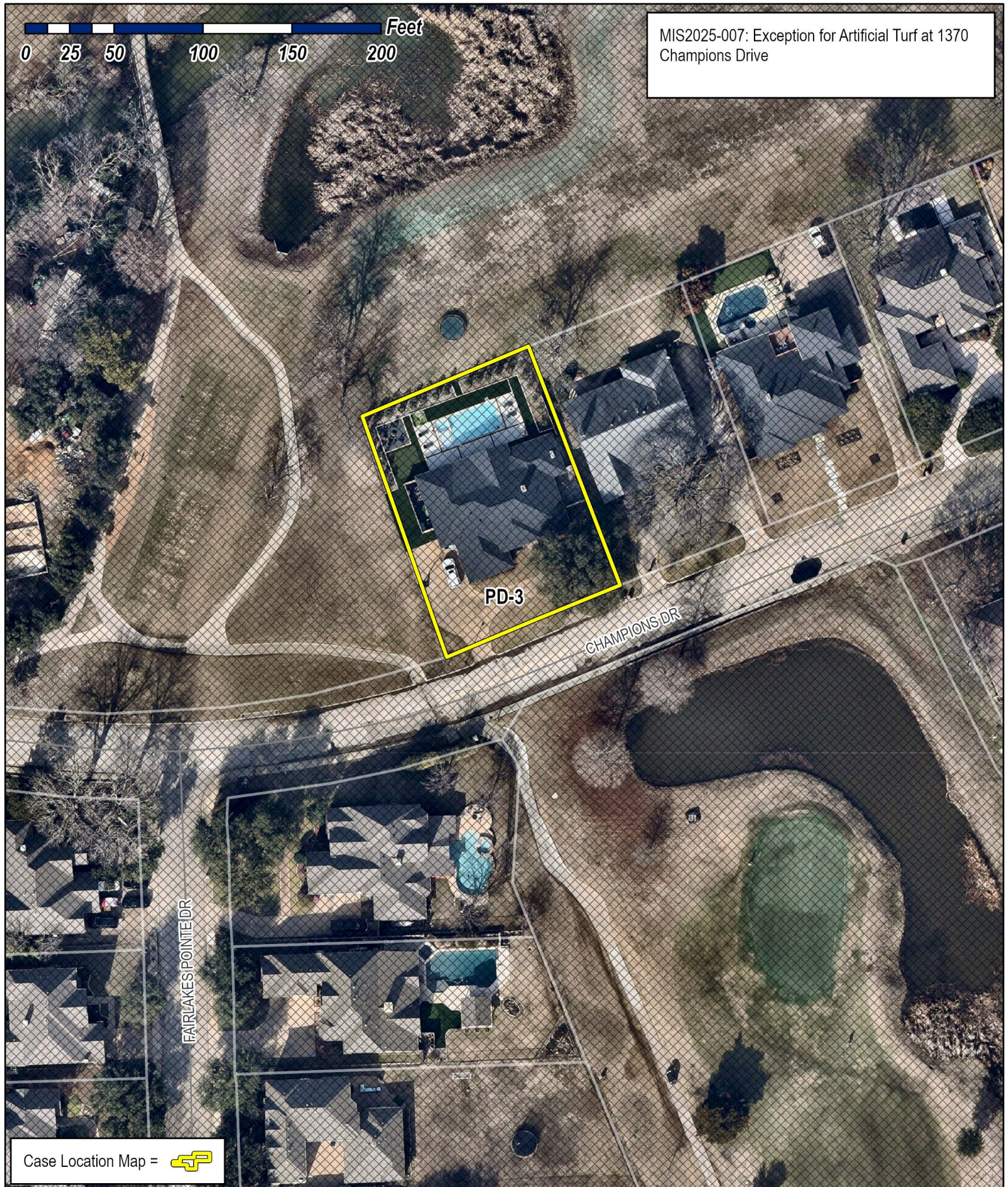
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF March, 2025.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 8/25/2028



MIS2025-007: Exception for Artificial Turf at 1370
Champions Drive

PD-3

CHAMPIONS DR

FAIRLAKES POINTE DR

Case Location Map = 



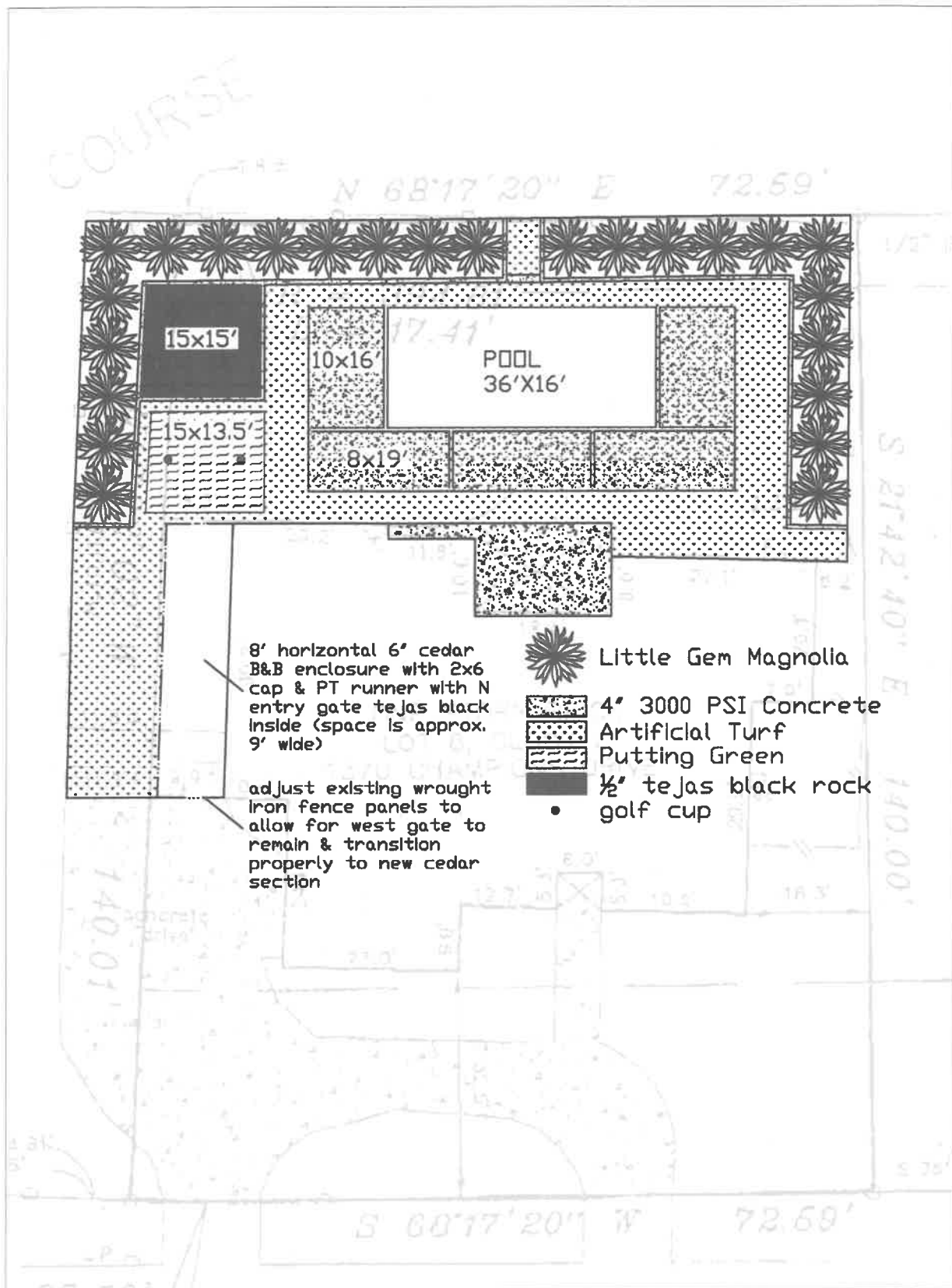
City of Rockwall

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

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



1370 Champions Drive Rockwall, Tx. 75087 New Backyard Landscape





Artificial Turf Supply



CERTIFIED
PFAS SAFE



15-YEAR
WARRANTY

69ts[®] Synthetic Turf

Best Used for
**LANDSCAPE
PETS
PLAYGROUND**

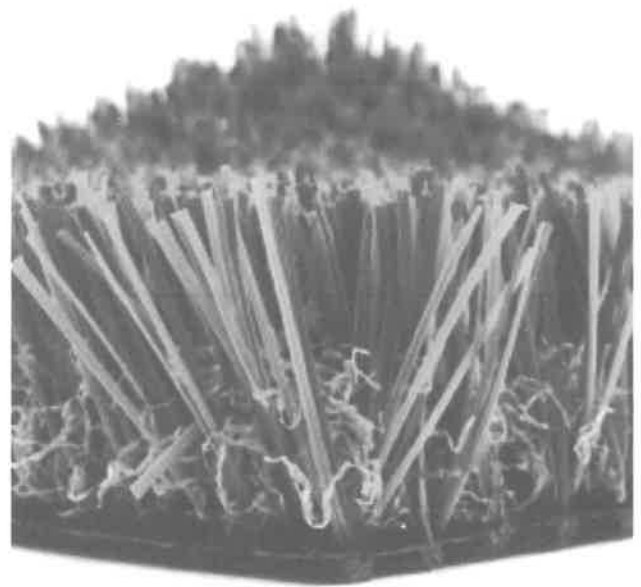


TURF DETAIL

- Pile/Face Weight: 69 ounces
- Pile Height: 1 inches
- Tuft Gauge: 3/8 inch
- Total Weight: 96 ounces
- Traffic Level: High

FIBER DETAIL

- Primary Yarn Type: Polyethylene Monofilament
- Denier: 9,400
- Thickness/Shape: 300 micron ww
- Primary Color: Lawn Green & Spring Green
- Thatch Yarn Type: Texturized Polyethylene Monofilament
- Thickness/Shape: 70 micron rectangle
- Thatch Color: Spring Green & Brown (Tan)



INFILL DETAIL

- Type: Envirofill, Sand or Crumb Rubber
- Application Rate: 1-2 pounds per square foot

BACKING DETAIL

- Primary Backing: 13 plc and 13 pic poly back
- Weight: 7 ounces per square yard
- Secondary Coating: Urethane 20 ounces per square yard
- Drainage Perforations: Yes

ROLL DETAIL

- Width: 15 feet
- Length: 100 feet (also available by the lineal foot)
- Shipping Weight: Approximately 1/2 pound per square foot
- Roll Diameter: Approximately 2 feet



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: April 29, 2025

SUBJECT: MIS2025-007; *Exception Request for Synthetic Plant Materials at 1370 Champions Drive*

On March 13, 2025, the Neighborhood Improvement Services (NIS) Division proactively engaged Jarod Plummer -- *the property owner at 1370 Champions Drive* -- concerning the installation of artificial turf without a building permit [Case No. CE2025-1098]. In response to this, the property owner applied for an exception on April 17, 2025.

According to Section 4(B), *Prohibited Planting Materials*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), “(a)rtificial or synthetic plant materials (e.g. *artificial grass, turf, trees, and/or shrubs*) shall be prohibited on all residentially zoned or used property in: [1] the required front yard (*i.e. the area that extends from the front property line to the front façade of the primary structure*); [2] in areas of the required side or rear yard that are visible from public right-of-way, open space, or public parkland; [3] in public rights-of-way; and [4] in easements; however, a maximum of 400 square feet of non-PFAS (*i.e. Perfluorinated Alkylated Substances*) artificial grass or turf shall be permitted in the rear yard of all residentially zoned or used property regardless of visibility or screening.” In this case, the applicant is requesting an exception to item [2] and the size requirement listed above, due to the artificial turf being visible from open space in the side yard and there being greater than 400 SF in the rear yard. Based on the proposed site plan there is approximately 1,718 SF of artificial turf within the rear and side yard of the subject property [see Figure 1]. According to Section 4.02, *Coverage*, of Chapter 4, *Vegetation*, of the Engineering Standards of Design and Construction, “(n)o artificial grass is allowed in any City right-of-way and/or easements.” In this case, the subject property has a ten (10) foot easement that runs along the rear property line and the small strip of artificial turf within the easement must be removed. Staff has discussed this item with the property owner previously, and they agreed to remove this portion. According to Subsection 02.02, *Exceptions to the Landscaping Standards*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), “(t)he Planning and Zoning Commission may grant an exception to the landscaping standards contained in this Article [*i.e. Article 08; UDC*] upon a finding that the resulting landscaping or Landscaping Plan will be equivalent to or exceed the requirements stipulated by this Article, and provide an improvement to the aesthetics of the surrounding area.” In addition, in accordance with Subsection 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), variances and exceptions shall be reviewed on a case by case basis and shall require a “...supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval.” 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 April 29, 2025.

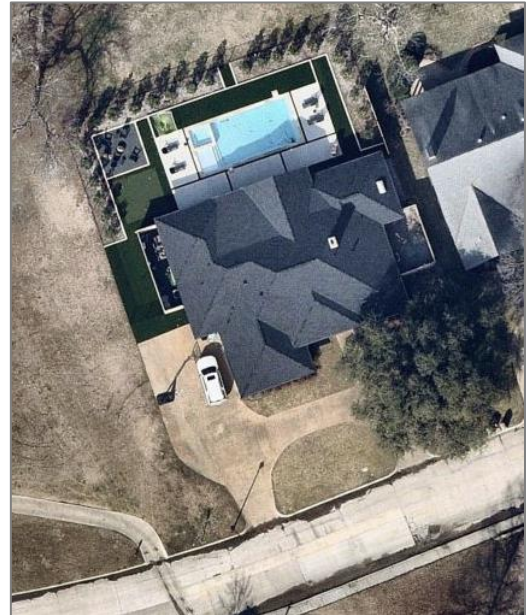


FIGURE 1. THE SUBJECT PROPERTY AT 1370 CHAMPIONS DRIVE.

PROJECT COMMENTS



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

DATE: 4/24/2025

PROJECT NUMBER: MIS2025-007
PROJECT NAME: Exception for Artificial Turf at 1370 Champions Drive
SITE ADDRESS/LOCATIONS: 1370 CHAMPIONS DR

CASE CAPTION: Discuss and consider a request by Jarod Plummer for the approval of a Miscellaneous Request for an Exception to allow synthetic plan materials on 0.2890-acre parcel of land identified as Lot 8, Block H, the Shores Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 3 (PD-3) for Single-Family 7 (SF-7) District land uses, addressed as 1370 Champion Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	04/22/2025	Approved w/ Comments
04/22/2025: 1. There's a 10' utility easement along the back property line. No artificial turf or structures (including walls) allowed in any easement.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	04/23/2025	Approved w/ Comments
04/23/2025: IF APPROVED A SEPARATE PERMIT SUBMITTAL IS REQUIRED TO THE BUILDING INSPECTION DEPARTMENT			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/24/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/23/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/21/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/21/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	04/24/2025	Approved w/ Comments
04/24/2025: 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 an Exception to allow synthetic plan materials on 0.2890-acre parcel of land identified as Lot 8, Block H, the Shores Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 3 (PD-3) for Single-Family 7 (SF-7) District land uses, addressed as 1370 Champion 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 Section 4(B), Prohibited Planting Materials, of Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC), "(a)rtificial or synthetic plant materials (e.g. artificial grass, turf, trees, and/or shrubs) shall be prohibited on all residentially zoned or used property in: [1] the required front yard (i.e. the area that extends from the front property line to the front façade of the primary structure); [2] in areas of the required side or rear yard that are visible from public right-of-way, open space, or public parkland; [3] in public rights-of-way; and [4] in easements; however, a maximum of 400 square feet of non-PFAS (i.e. Perfluorinated Alkylated Substances) artificial grass or turf shall be permitted in the rear yard of all residentially zoned or used property regardless of visibility or screening." In this case, you are requesting an exception to item [2] and the size requirement listed above, due to the artificial turf being visible from open space in the side yard and there being greater than 400 SF in the rear yard.

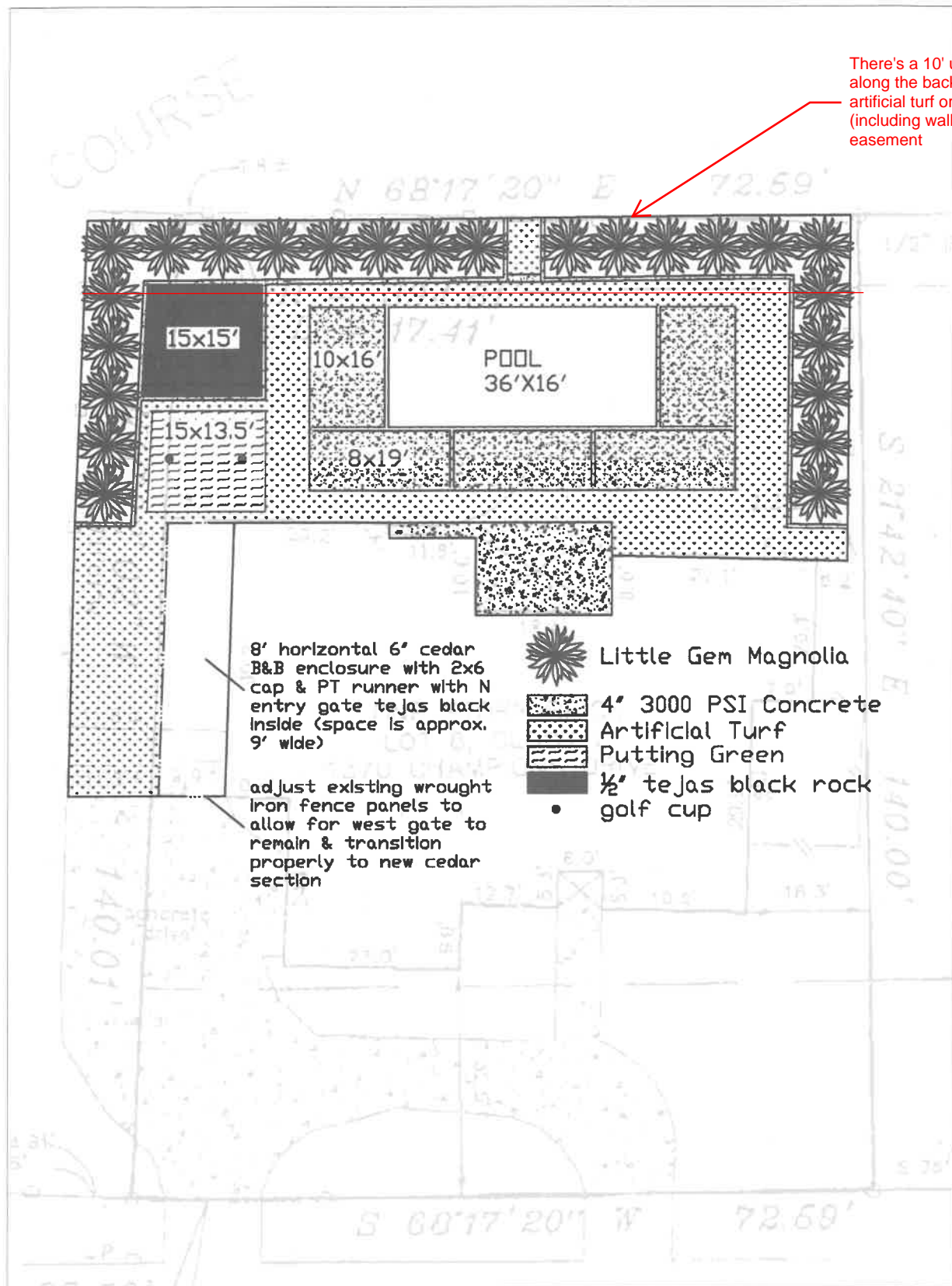
M.4 According to Section 4.02, Coverage, of Chapter 4, Vegetation, of the Engineering Standards of Design and Construction, "(n)o artificial grass is allowed in any City right-of-way and/or easements." In this case, the subject property has a ten (10) foot easement that runs along the rear property line and the small strip of artificial turf within the easement must be removed. Staff has discussed this item with the property owner previously, and they agreed to remove this portion.

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

1) Planning & Zoning meeting will be held on April 29, 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.

1370 Champions Drive Rockwall, Tx. 75087 New Backyard Landscape



SCALE - 1" = 20'



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 1370 Champions Dr, Rockwall TX 75087
SUBDIVISION The Shores LOT 8 BLOCK 11
GENERAL LOCATION #14 Tee box

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

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

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

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

<input checked="" type="checkbox"/> OWNER	<input type="checkbox"/> APPLICANT
CONTACT PERSON <u>Jared Plummer</u>	CONTACT PERSON
ADDRESS <u>1370 Champions Dr</u>	ADDRESS
CITY, STATE & ZIP <u>Rockwall, TX 75087</u>	CITY, STATE & ZIP
PHONE <u>972.971.9025</u>	PHONE
E-MAIL <u>jaredplummer@gmail.com</u>	E-MAIL

NOTARY VERIFICATION [REQUIRED]

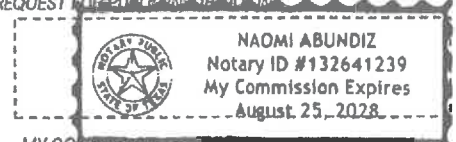
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jared Plummer [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 15 DAY OF March, 2025 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

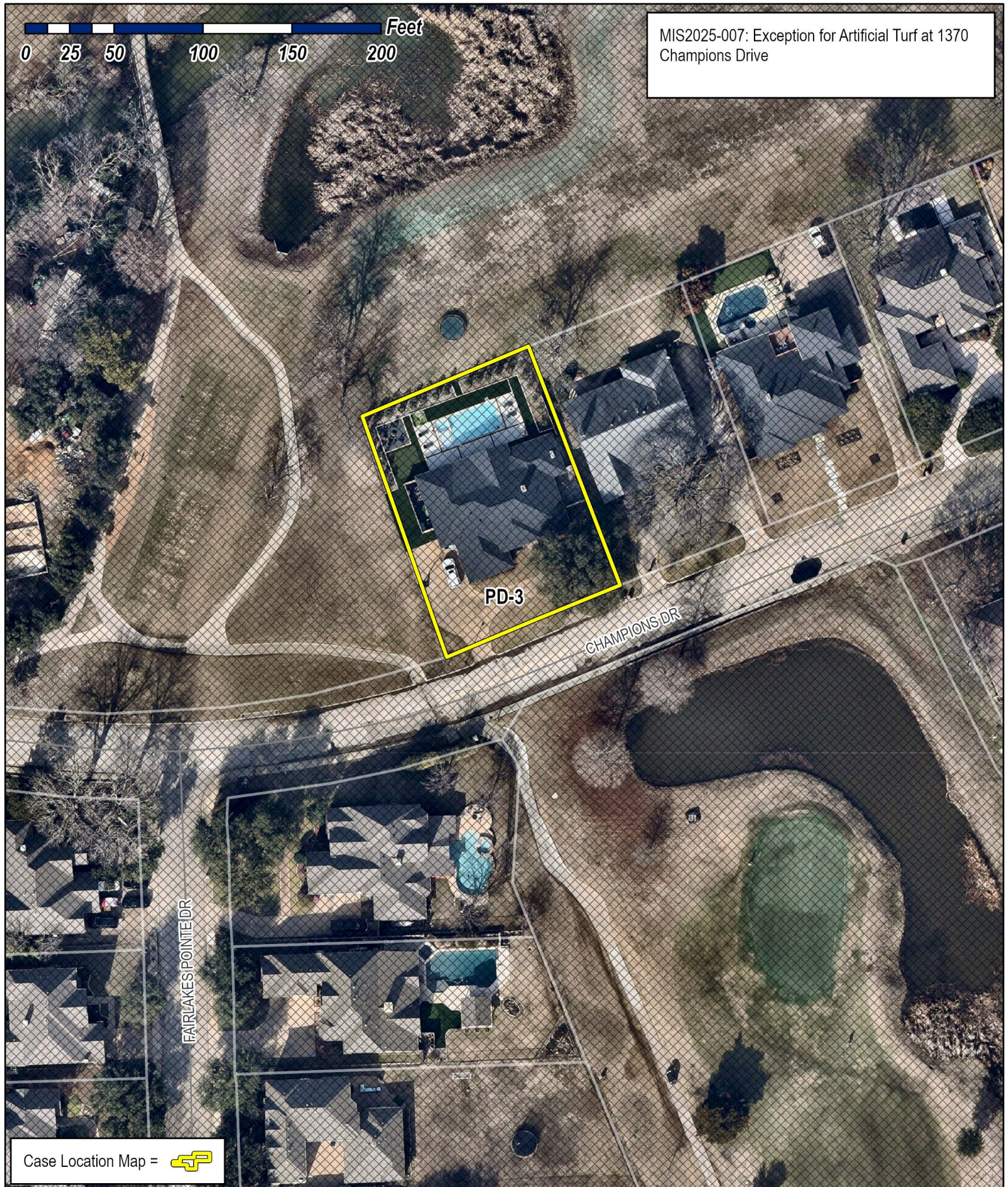
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF March, 2025.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 8/25/2028



MIS2025-007: Exception for Artificial Turf at 1370 Champions Drive

PD-3

CHAMPIONS DR

FAIRLAKES POINTE DR

Case Location Map = 








City of Rockwall

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

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



proper
section

-  Little Gem Magnolia
-  4" 3000 PSI Concrete
-  Artificial Turf
-  Putting Green
-  ½" tejas black rock
- golf cup

SCALE - 1" = 20'



Artificial Turf Supply



CERTIFIED
PFAS SAFE



15-YEAR
WARRANTY

69ts[®] Synthetic Turf

Best Used for
**LANDSCAPE
PETS
PLAYGROUND**

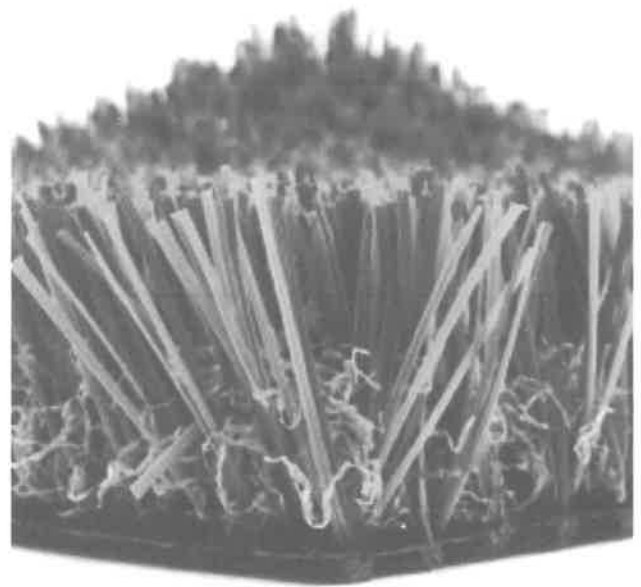


TURF DETAIL

- Pile/Face Weight: 69 ounces
- Pile Height: 1 inches
- Tuft Gauge: 3/8 inch
- Total Weight: 96 ounces
- Traffic Level: High

FIBER DETAIL

- Primary Yarn Type: Polyethylene Monofilament
- Denier: 9,400
- Thickness/Shape: 300 micron ww
- Primary Color: Lawn Green & Spring Green
- Thatch Yarn Type: Texturized Polyethylene Monofilament
- Thickness/Shape: 70 micron rectangle
- Thatch Color: Spring Green & Brown (Tan)



INFILL DETAIL

- Type: Envirofill, Sand or Crumb Rubber
- Application Rate: 1-2 pounds per square foot

BACKING DETAIL

- Primary Backing: 13 plc and 13 pic poly back
- Weight: 7 ounces per square yard
- Secondary Coating: Urethane 20 ounces per square yard
- Drainage Perforations: Yes

ROLL DETAIL

- Width: 15 feet
- Length: 100 feet (also available by the lineal foot)
- Shipping Weight: Approximately 1/2 pound per square foot
- Roll Diameter: Approximately 2 feet



DATE: May 21, 2025

TO: Jarod Plummer
1370 Champions Drive
Rockwall, TX 75087

FROM: Henry Lee, *Senior Planner*
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: MIS2025-007; *Exception to the Plant Material Requirements for 1370 Champions Drive*

Jarod Plummer:

This letter serves to notify you that the above referenced case (*i.e. Miscellaneous Case*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on April 29, 2025. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

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

Planning and Zoning Commission

On April 29, 2025, the Planning and Zoning Commission approved a motion to approve the Exception by a vote of 5-0, with Commissioner Hustings absent and one (1) vacant seat.

Should you have any questions or concerns regarding your case, please feel free to contact me a (972) 772-6434.

Sincerely,

Henry Lee, AICP, *Senior Planner*
City of Rockwall Planning and Zoning Department