



**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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

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- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
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- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

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- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### NOTES:

<sup>1</sup>: 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.

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## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2686 S Goliad St (SH205)

SUBDIVISION Estep Subdivision

LOT 1 BLOCK A

GENERAL LOCATION 615 feet south of Sids Rd

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

CURRENT ZONING PD-44

CURRENT USE Commercial

PROPOSED ZONING

PROPOSED USE Recreation Facility

ACREAGE 1.571

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 Rayburn County Electric Coop.

APPLICANT R-Delta Engineers Inc

CONTACT PERSON Stephen Geiger

CONTACT PERSON Frank A Polma, P.E.

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 Stephen Geiger [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 331.42 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 26<sup>th</sup> DAY OF December, 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

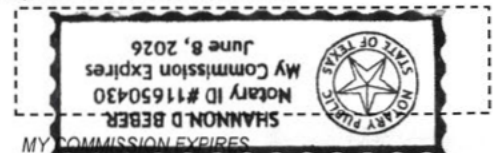
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 26<sup>th</sup> DAY OF December, 2024

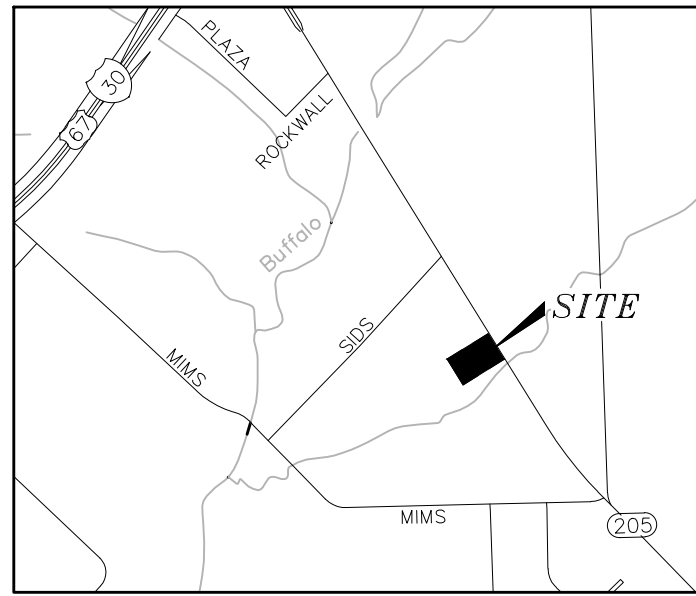
OWNER'S SIGNATURE

*[Signature]*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*[Signature]*





VICINITY MAP  
NOT TO SCALE

LEGEND

- B.L. - Building Line
- CC# - Instrument Number
- CM - Controlling Monument
- R.O.W. - Right-of-Way
- P.O.B. - Point of Beginning
- RDS - 5/8-inch steel rod set with a pink cap stamped "R-DELTA | FIRM 10155000"
- RDR - 5/8-inch steel rod recovered with a pink cap stamped "R-DELTA | FIRM 10155000"
- SRF - Steel rod found
- VOL. - Volume
- PG. - Page

- P.R.R.C.T. - Map Records of Rockwall County, Texas
- O.P.R.R.C.T. - Official Public Records of Rockwall County, Texas
- D.R.R.C.T. - Deed Records of Rockwall County, Texas
- R.R.C.T. - Records of Rockwall County, Texas

NOTES

1. Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
2. Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City does not constitute and 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. 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 Homewoner's Association (HOA).
6. The Bearings and Coordinates reported hereon are based on the Texas Coordinate System of 1983, North Central Zone (Zone 4202) as tied to City of Rockwall published control station COR-11.

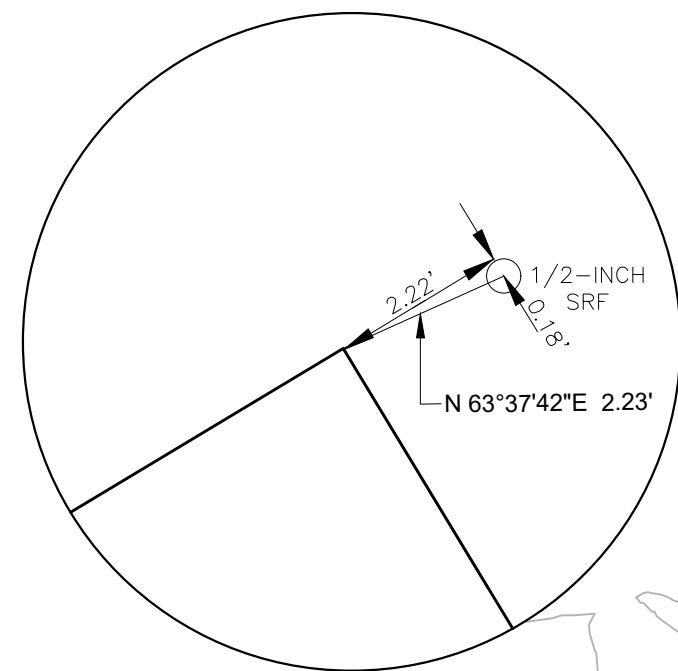
All reported distances are surface distances. To obtain distances on the projection grid multiply the reported distances by the average combined factor of 0.999853886 as published by TxDOT for Rockwall County, Texas.

The convergence or mapping angle at the P.O.B. is 1°07'20"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 30°59'30" E	20.00'
L2	N 59°00'30" E	30.91'

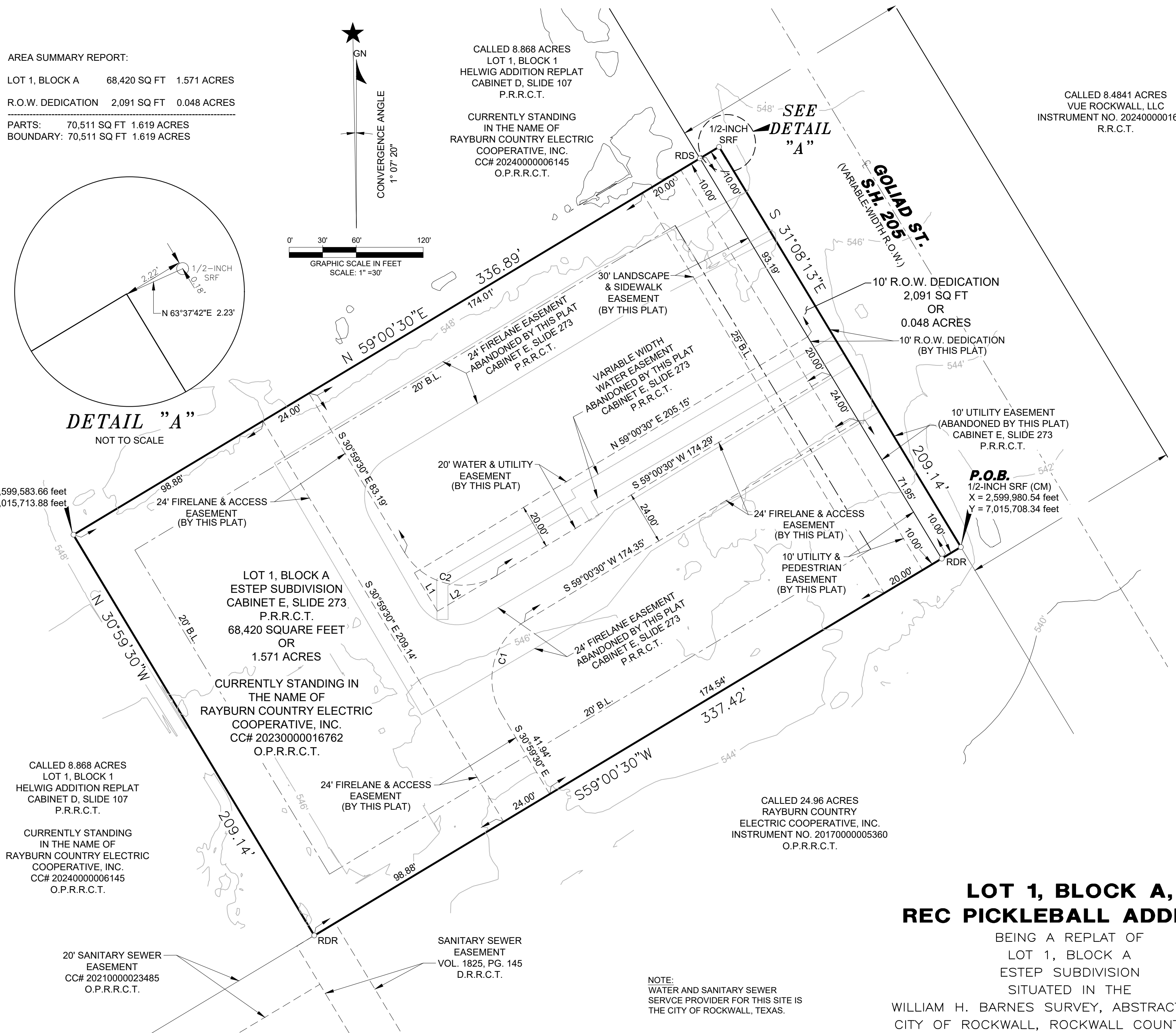
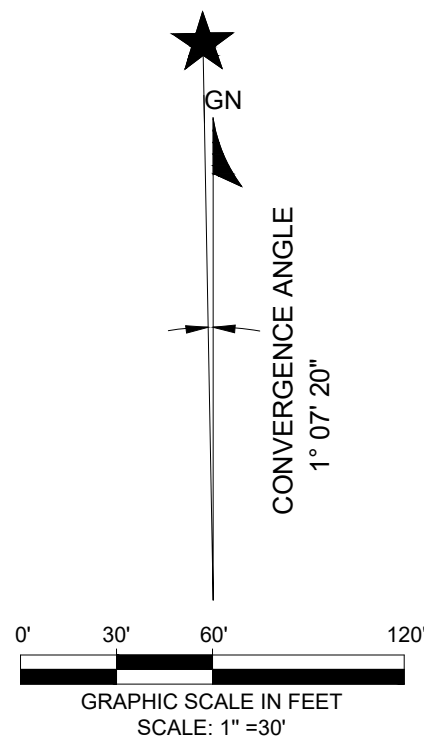
CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	30.00'	90°00'00"	47.13'	S 14°00'30" W	42.43'
C2	30.00'	90°00'00"	47.13'	S 75°59'30" E	42.43'

AREA SUMMARY REPORT:  
 LOT 1, BLOCK A 68,420 SQ FT 1.571 ACRES  
 R.O.W. DEDICATION 2,091 SQ FT 0.048 ACRES  
 PARTS: 70,511 SQ FT 1.619 ACRES  
 BOUNDARY: 70,511 SQ FT 1.619 ACRES



DETAIL "A"  
NOT TO SCALE

RDR  
 X = 2,599,583.66 feet  
 Y = 7,015,713.88 feet



CALLLED 8.868 ACRES  
 LOT 1, BLOCK 1  
 HELWIG ADDITION REPLAT  
 CABINET D, SLIDE 107  
 P.R.R.C.T.  
 CURRENTLY STANDING  
 IN THE NAME OF  
 RAYBURN COUNTRY ELECTRIC  
 COOPERATIVE, INC.  
 CC# 2024000006145  
 O.P.R.R.C.T.

CALLLED 8.868 ACRES  
 LOT 1, BLOCK 1  
 HELWIG ADDITION REPLAT  
 CABINET D, SLIDE 107  
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 CURRENTLY STANDING  
 IN THE NAME OF  
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 CC# 2024000006145  
 O.P.R.R.C.T.

CALLLED 8.4841 ACRES  
 VUE ROCKWALL, LLC  
 INSTRUMENT NO. 20240000016636  
 R.R.C.T.

CALLLED 24.96 ACRES  
 RAYBURN COUNTRY  
 ELECTRIC COOPERATIVE, INC.  
 INSTRUMENT NO. 20170000005360  
 O.P.R.R.C.T.

**LOT 1, BLOCK A,  
 REC PICKLEBALL ADDITION**  
 BEING A REPLAT OF  
 LOT 1, BLOCK A  
 ESTEP SUBDIVISION  
 SITUATED IN THE  
 WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:  
 RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC.  
 950 SIDS ROAD  
 ROCKWALL, TEXAS 75032  
 TEL (469) 402-2100

SURVEYOR:  
 R-DELTA ENGINEERS, INC.  
 618 MAIN STREET  
 GARLAND, TEXAS 75042  
 TEL (972) 494-5031

**rdelta**  
 ENGINEERS

618 Main Street  
 Garland, TX 75040  
 Ph. (972) 494-5031  
 Fax (972) 487-2270  
 www.rdelta.com  
 TBPE No. F-1515  
 TBPLS No. 10155000

ENGINEERS, LAND PLANNERS AND LAND SURVEYORS		
DRAWN BY: CBW	CHECKED BY: WCT	SCALE: 1" = 30'
DATE: MARCH 2025	SHEET NO.: 1 of 2	

RDE PROJECT No. 3036-22

OWNER'S CERTIFICATE

STATE OF TEXAS §  
 COUNTY OF ROCKWALL §

WHEREAS, Rayburn Country Electric Cooperative, Inc. is the sole owner of the following described 1.619-acre tract of land in the William H. Barnes Survey, Abstract No. 26, as described in the Special Warranty Deed dated October 4, 2023, from Kip Estep to Rayburn Country Electric Cooperative, Inc., recorded in Instrument No. 20230000016762 of the Official Public Records of Rockwall County, Texas, and being all of Lot 1, Block "A" of the Estep Subdivision, an addition to the City of Rockwall recorded in Cabinet E, Slide 273 of the Map Records of Rockwall County, Texas, said 1.619-acre tract being more particularly described as follows:

BEGINNING at a 1/2-inch steel rod found at the east corner of said Lot 1, Block "A", Estep Subdivision in the southwesterly Right-of-Way line of State Highway (SH) No. 205 (a/k/a Goliad Street) as described in the RIGHT OF WAY DEED dated the 3rd day of October, 1935, from A. L. Moody, the State of Texas filed in Volume 517, at Page 205 of the Deed Records of Rockwall County, Texas (DRRCT), said 1/2-inch steel rod having coordinates of:  
 X = 2,599,980.54 feet,  
 Y = 7,015,708.34 feet;

THENCE S 59°00'30" W with the south line of said Lot 1, Block A of Estep Subdivision and with the easternmost north line of a 24.96-acre tract of land described in the Warranty Deed dated March 27, 2017, from Osee Properties, LLC to Rayburn Country Electric Cooperative, Inc., recorded in Instrument No. 20170000005360 of the Official Public Records of Rockwall County, Texas, at a distance of 10.00 feet pass a 5/8-inch steel rod recovered with a pink plastic cap stamped "R-DELTA | FIRM 10155000" (hereafter RDR) marking dedicated Right-of-Way and continue on the same course and additional 327.42 feet for a total distance of 337.42 feet to an RDR for the south corner of said Lot 1, Block A of said Estep Subdivision;

THENCE N 30°59'30" W with the west line of said Lot 1, Block A of Estep Subdivision and the most westerly east line of Lot 1, Block A of Helwig Addition Replat, according to the plat thereof recorded in Cabinet D, on Slide 107 of the Plat Records of Rockwall County, Texas, a distance of 209.14 feet to an RDR for the west corner of said Lot 1, Block 1 of Estep Subdivision and an interior ell corner of Lot 1, Block A Helwig Addition Replat;

THENCE N 59°00'30" E with the north line of said Lot 1, Block A of Estep Subdivision and the most northerly south line of said Lot 1, Block A of Helwig Addition Replat, passing at a distance of 326.89 feet a 5/8-inch steel rod set with a pink plastic cap stamped "R-DELTA | FIRM 10155000" marking a 10-foot Right-of-Way dedication to the City of Rockwall and continuing on the same course an additional distance of 10.00 feet for a total distance of 336.89 to a point for the north corner of said Lot 1, Block A of Estep Subdivision, and in the southwesterly Right-of-Way line of said State Highway (SH) No. 205, from which a 1/2-inch steel rod found bears N 63°37'42"E a distance of 2.23 feet;

THENCE S 31°08'13"E with the east line of said Lot 1, Block A Estep Subdivision and with the southwesterly Right-of-Way line of State Highway (SH) No. 205 a distance of 209.14 feet to the POINT OF BEGINNING and containing 70,511 square feet or 1.619 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §  
 COUNTY OF ROCKWALL §

I the undersigned owner of the land shown on this plat, and designated herein as the REC PICKLEBALL 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 the REC PICKLEBALL ADDITION, an addition to the City of Rockwall, Texas, have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

- No buildings shall be constructed or placed upon, over, or across the off-site and on-site utility easements as described herein.
- Any public utility shall have the right to removed 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 to their respective system on any of these easement strips; any and all 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 adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development. The property owner shall be responsible for maintenance of detention ponds and easements.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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

Rayburn Country Electric Cooperative, Inc.  
 Stephen Geiger,

STATE OF TEXAS §  
 COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared Stephen Geiger, 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 for and in the State of Texas

My commission expires: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §  
 COUNTY OF DALLAS §

THAT I, Wayne C. Terry, 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.

FOR REVIEW ONLY



Wayne C. Terry  
 Registered Professional Land Surveyor  
 Registration No. 4184

STATE OF TEXAS §  
 COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared Wayne C. Terry, 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.

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STATE OF TEXAS §  
 COUNTY OF ROCKWALL §

APPROVED:  
 I hereby certify that the above and foregoing subdivision plat being an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas on the \_\_\_\_ day of \_\_\_\_\_, 2025.

Mayor of the City of Rockwall

Planning and Zoning Commission Chairman

City Secretary

City Engineer

**LOT 1, BLOCK A,  
 REC PICKLEBALL ADDITION**

BEING A REPLAT OF  
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 SITUATED IN THE

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LOT 1 BLOCK A

GENERAL LOCATION 615 feet south of Sids Rd

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PROPOSED USE Recreation Facility

ACREAGE 1.571

LOTS [CURRENT] 1

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OWNER Rayburn County Electric Coop.

APPLICANT R-Delta Engineers Inc

CONTACT PERSON Stephen Geiger

CONTACT PERSON Frank A Polma, P.E.

ADDRESS [REDACTED]

ADDRESS [REDACTED]

CITY, STATE & ZIP [REDACTED]

CITY, STATE & ZIP [REDACTED]

PHONE [REDACTED]

PHONE [REDACTED]

E-MAIL [REDACTED]

E-MAIL [REDACTED]

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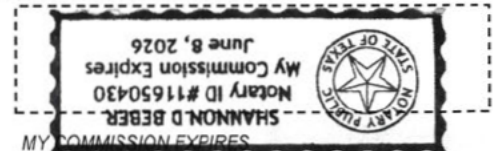
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OWNER'S SIGNATURE

[Signature]

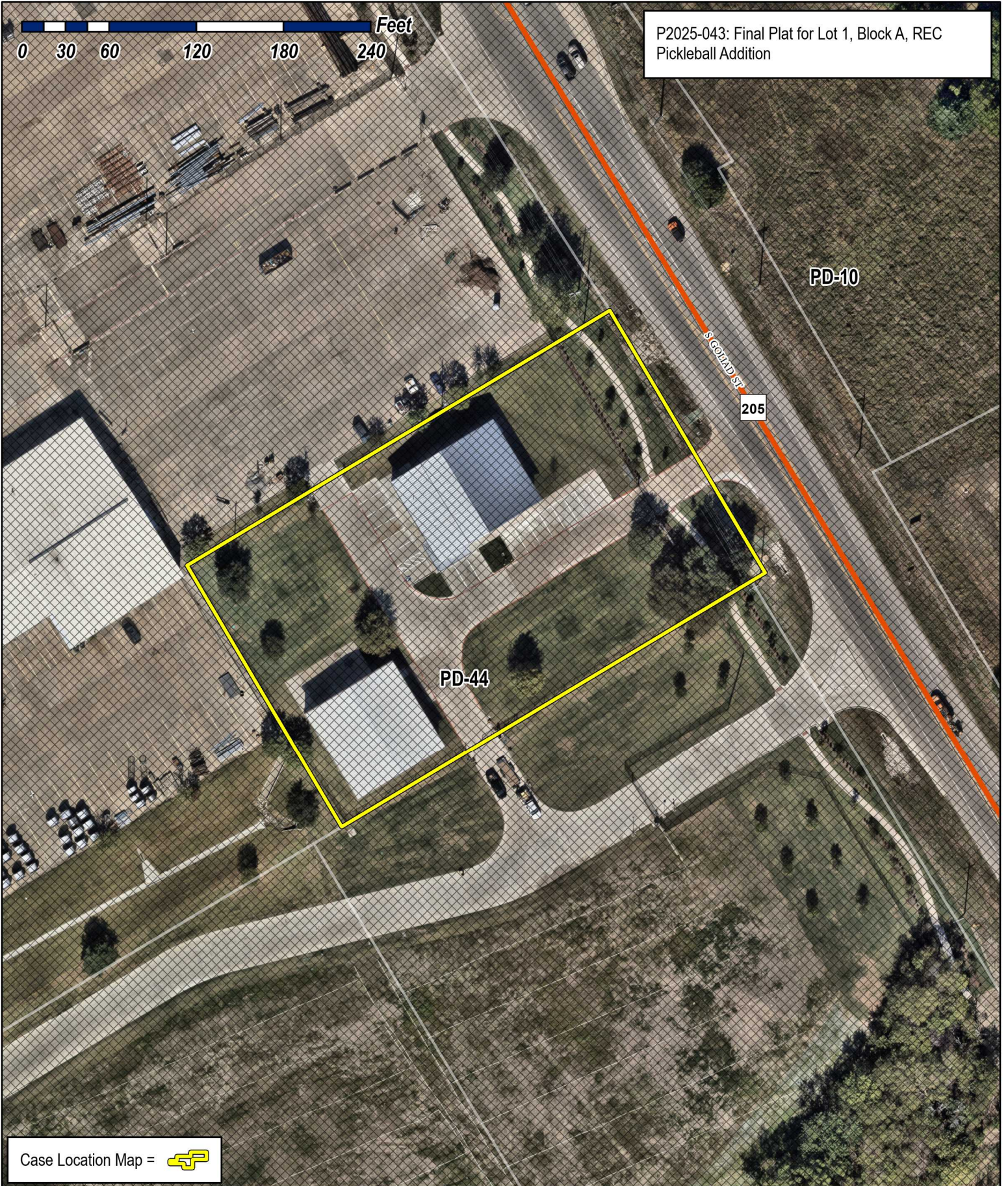
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS


Shannon Dawn Leber





P2025-043: Final Plat for Lot 1, Block A, REC Pickleball Addition



Case Location Map = 

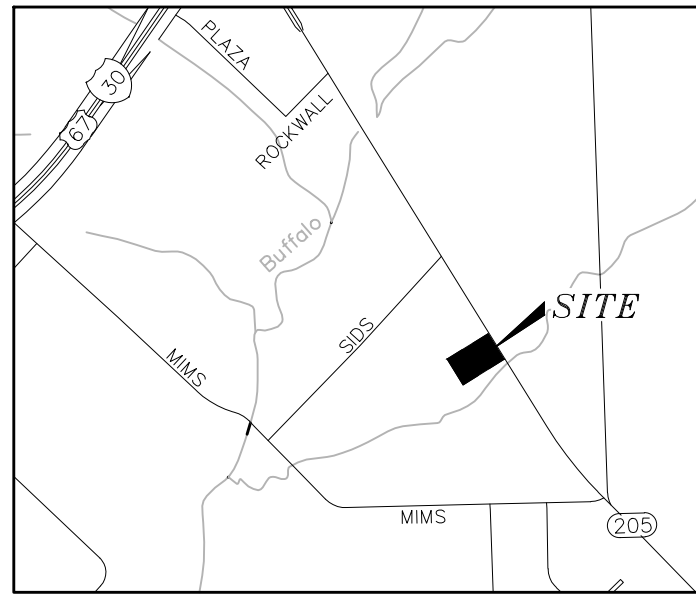


# City of Rockwall

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.





VICINITY MAP  
NOT TO SCALE

LEGEND

- B.L. - Building Line
- CC# - Instrument Number
- CM - Controlling Monument
- R.O.W. - Right-of-Way
- P.O.B. - Point of Beginning
- RDS - 5/8-inch steel rod set with a pink cap stamped "R-DELTA | FIRM 10155000"
- RDR - 5/8-inch steel rod recovered with a pink cap stamped "R-DELTA | FIRM 10155000"
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- P.R.R.C.T. - Map Records of Rockwall County, Texas
- O.P.R.R.C.T. - Official Public Records of Rockwall County, Texas
- D.R.R.C.T. - Deed Records of Rockwall County, Texas
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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.
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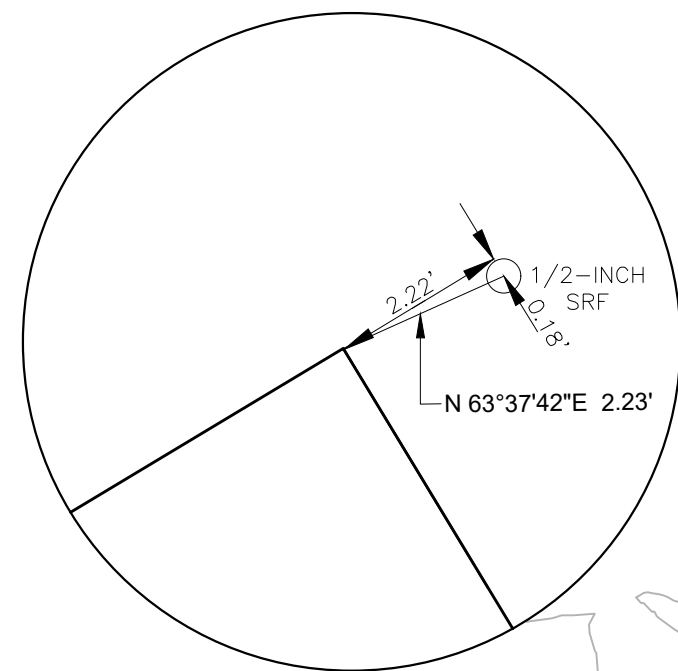
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LINE TABLE		
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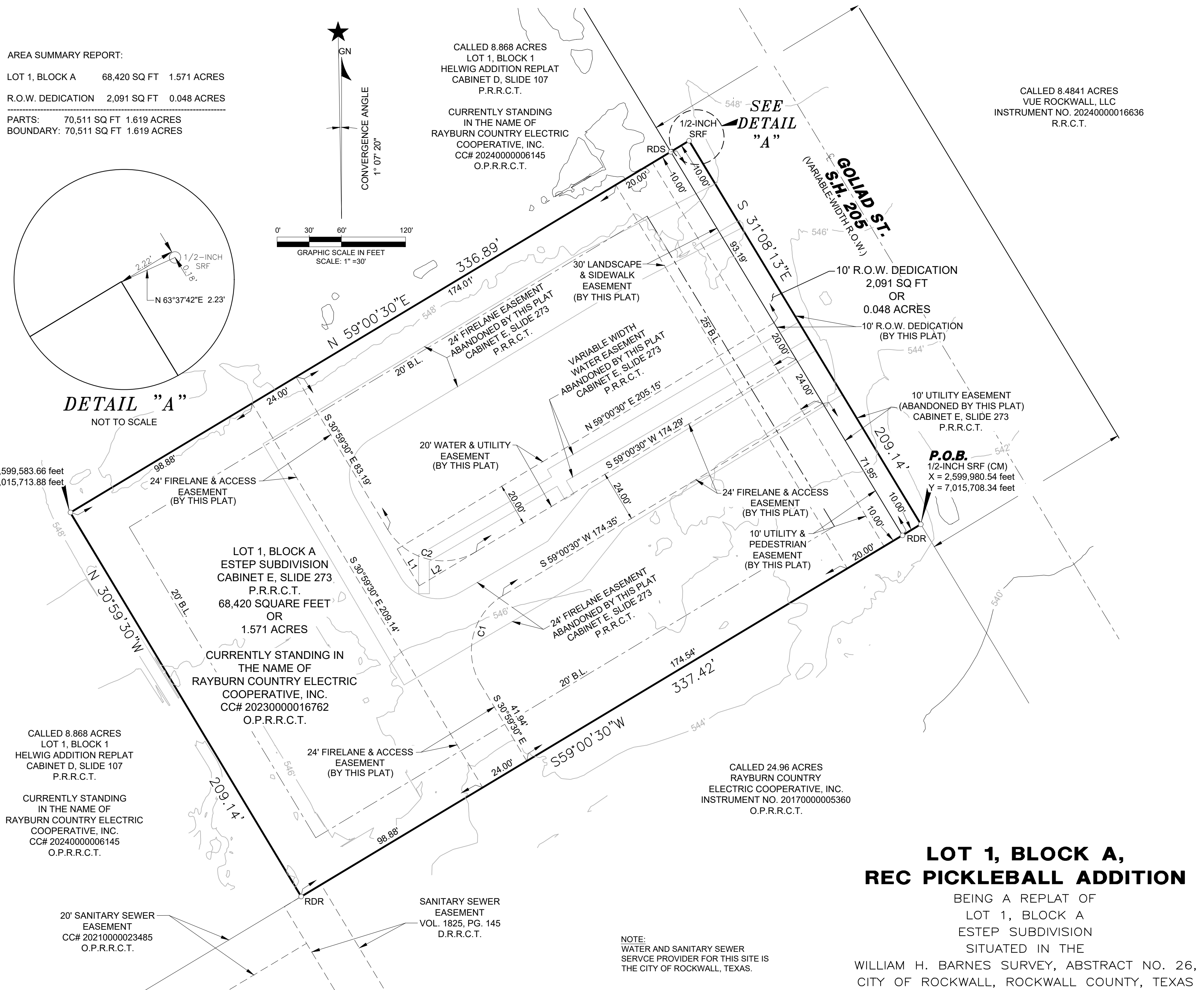
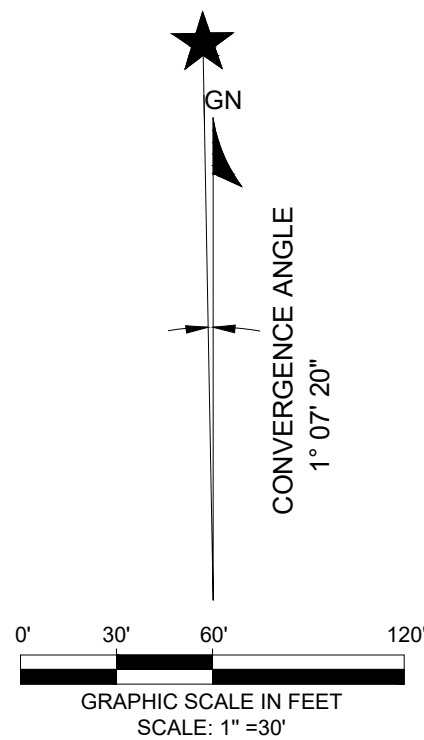
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AREA SUMMARY REPORT:  
 LOT 1, BLOCK A 68,420 SQ FT 1.571 ACRES  
 R.O.W. DEDICATION 2,091 SQ FT 0.048 ACRES  
 PARTS: 70,511 SQ FT 1.619 ACRES  
 BOUNDARY: 70,511 SQ FT 1.619 ACRES



DETAIL "A"  
NOT TO SCALE

RDR  
 X = 2,599,583.66 feet  
 Y = 7,015,713.88 feet



CALLLED 8.868 ACRES  
 LOT 1, BLOCK 1  
 HELWIG ADDITION REPLAT  
 CABINET D, SLIDE 107  
 P.R.R.C.T.  
 CURRENTLY STANDING  
 IN THE NAME OF  
 RAYBURN COUNTRY ELECTRIC  
 COOPERATIVE, INC.  
 CC# 2024000006145  
 O.P.R.R.C.T.

CALLLED 8.868 ACRES  
 LOT 1, BLOCK 1  
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 CC# 2024000006145  
 O.P.R.R.C.T.

CALLLED 8.4841 ACRES  
 VUE ROCKWALL, LLC  
 INSTRUMENT NO. 20240000016636  
 R.R.C.T.

CALLLED 24.96 ACRES  
 RAYBURN COUNTRY  
 ELECTRIC COOPERATIVE, INC.  
 INSTRUMENT NO. 20170000005360  
 O.P.R.R.C.T.

**LOT 1, BLOCK A,  
 REC PICKLEBALL ADDITION**  
 BEING A REPLAT OF  
 LOT 1, BLOCK A  
 ESTEP SUBDIVISION  
 SITUATED IN THE  
 WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:  
 RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC.  
 950 SIDS ROAD  
 ROCKWALL, TEXAS 75032  
 TEL (469) 402-2100

SURVEYOR:  
 R-DELTA ENGINEERS, INC.  
 618 MAIN STREET  
 GARLAND, TEXAS 75042  
 TEL (972) 494-5031

**rdelta**  
 ENGINEERS

618 Main Street  
 Garland, TX 75040  
 Ph. (972) 494-5031  
 Fax (972) 487-2270  
 www.rdelta.com  
 TBPE No. F-1515  
 TBPLS No. 10155000

ENGINEERS, LAND PLANNERS  
 AND LAND SURVEYORS

DRAWN BY: CBW	CHECKED BY: WCT	SCALE: 1" = 30'
DATE: MARCH 2025	SHEET NO.: 1 of 2	

RDE PROJECT No. 3036-22

OWNER'S CERTIFICATE

STATE OF TEXAS §  
 COUNTY OF ROCKWALL §

WHEREAS, Rayburn Country Electric Cooperative, Inc. is the sole owner of the following described 1.619-acre tract of land in the William H. Barnes Survey, Abstract No. 26, as described in the Special Warranty Deed dated October 4, 2023, from Kip Estep to Rayburn Country Electric Cooperative, Inc., recorded in Instrument No. 20230000016762 of the Official Public Records of Rockwall County, Texas, and being all of Lot 1, Block "A" of the Estep Subdivision, an addition to the City of Rockwall recorded in Cabinet E, Slide 273 of the Map Records of Rockwall County, Texas, said 1.619-acre tract being more particularly described as follows:

BEGINNING at a 1/2-inch steel rod found at the east corner of said Lot 1, Block "A", Estep Subdivision in the southwesterly Right-of-Way line of State Highway (SH) No. 205 (a/k/a Goliad Street) as described in the RIGHT OF WAY DEED dated the 3rd day of October, 1935, from A. L. Moody, the State of Texas filed in Volume 517, at Page 205 of the Deed Records of Rockwall County, Texas (DRRCT), said 1/2-inch steel rod having coordinates of:  
 X = 2,599,980.54 feet,  
 Y = 7,015,708.34 feet;

THENCE S 59°00'30" W with the south line of said Lot 1, Block A of Estep Subdivision and with the easternmost north line of a 24.96-acre tract of land described in the Warranty Deed dated March 27, 2017, from Osee Properties, LLC to Rayburn Country Electric Cooperative, Inc., recorded in Instrument No. 20170000005360 of the Official Public Records of Rockwall County, Texas, at a distance of 10.00 feet pass a 5/8-inch steel rod recovered with a pink plastic cap stamped "R-DELTA | FIRM 10155000" (hereafter RDR) marking dedicated Right-of-Way and continue on the same course and additional 327.42 feet for a total distance of 337.42 feet to an RDR for the south corner of said Lot 1, Block A of said Estep Subdivision;

THENCE N 30°59'30" W with the west line of said Lot 1, Block A of Estep Subdivision and the most westerly east line of Lot 1, Block A of Helwig Addition Replat, according to the plat thereof recorded in Cabinet D, on Slide 107 of the Plat Records of Rockwall County, Texas, a distance of 209.14 feet to an RDR for the west corner of said Lot 1, Block 1 of Estep Subdivision and an interior ell corner of Lot 1, Block A Helwig Addition Replat;

THENCE N 59°00'30" E with the north line of said Lot 1, Block A of Estep Subdivision and the most northerly south line of said Lot 1, Block A of Helwig Addition Replat, passing at a distance of 326.89 feet a 5/8-inch steel rod set with a pink plastic cap stamped "R-DELTA | FIRM 10155000" marking a 10-foot Right-of-Way dedication to the City of Rockwall and continuing on the same course an additional distance of 10.00 feet for a total distance of 336.89 to a point for the north corner of said Lot 1, Block A of Estep Subdivision, and in the southwesterly Right-of-Way line of said State Highway (SH) No. 205, from which a 1/2-inch steel rod found bears N 63°37'42"E a distance of 2.23 feet;

THENCE S 31°08'13"E with the east line of said Lot 1, Block A Estep Subdivision and with the southwesterly Right-of-Way line of State Highway (SH) No. 205 a distance of 209.14 feet to the POINT OF BEGINNING and containing 70,511 square feet or 1.619 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §  
 COUNTY OF ROCKWALL §

I the undersigned owner of the land shown on this plat, and designated herein as the REC PICKLEBALL 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 the REC PICKLEBALL ADDITION, an addition to the City of Rockwall, Texas, have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

- No buildings shall be constructed or placed upon, over, or across the off-site and on-site utility easements as described herein.
- Any public utility shall have the right to removed 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 to their respective system on any of these easement strips; any and all 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 adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development. The property owner shall be responsible for maintenance of detention ponds and easements.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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

Rayburn Country Electric Cooperative, Inc.  
 Stephen Geiger,

STATE OF TEXAS §  
 COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared Stephen Geiger, 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 for and in the State of Texas

My commission expires: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §  
 COUNTY OF DALLAS §

THAT I, Wayne C. Terry, 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.

FOR REVIEW ONLY



Wayne C. Terry  
 Registered Professional Land Surveyor  
 Registration No. 4184

STATE OF TEXAS §  
 COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared Wayne C. Terry, 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 for and in the State of Texas

My commission expires: \_\_\_\_\_

STATE OF TEXAS §  
 COUNTY OF ROCKWALL §

APPROVED:  
 I hereby certify that the above and foregoing subdivision plat being an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas on the \_\_\_\_ day of \_\_\_\_\_, 2025.

Mayor of the City of Rockwall

Planning and Zoning Commission Chairman

City Secretary

City Engineer

**LOT 1, BLOCK A,  
 REC PICKLEBALL ADDITION**

BEING A REPLAT OF  
 LOT 1, BLOCK A  
 ESTEP SUBDIVISION  
 SITUATED IN THE

WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,  
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 TEL (469) 402-2100

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RDE PROJECT No. 3036-22

	618 Main Street Garland, TX 75040 Ph. (972) 494-5031 Fax (972) 487-2270 www.rdelta.com TBPE No. F-1515 TBPLS No. 10155000		ENGINEERS, LAND PLANNERS AND LAND SURVEYORS
	DRAWN BY: CBW	CHECKED BY: WCT	SCALE: 1" = 30'
DATE: MARCH 2025		SHEET NO.: 2 of 2	



# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION MEMORANDUM

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Planning and Zoning Commission  
**DATE:** January 13, 2026  
**APPLICANT:** Frank Polma, PE of R-Delta Engineers, Inc.  
**CASE NUMBER:** P2025-043; *Final Plat for Lot 1, Block A, REC Pickleball Addition*

---

### SUMMARY

Consider a request by Frank Polma, PE of R-Delta Engineers, Inc. on behalf of Stephen Geiger of Rayburn County Electric Cooperative for the approval of a Final Plat for Lot 1, Block A, REC Pickleball Addition, being a 1.571-acre parcel of land identified as Lot 1, Block A, Estep Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 44 (PD-44) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2686 S. Goliad Street [SH-205], and take any action necessary.

### PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Final Plat for a 1.571-acre parcel of land [i.e. Lot 1, Block A, REC Pickleball Addition] for the purpose of dedicating and abandoning easements for the future development of a recreation/sports facility on the subject property.
- Background. The subject property was annexed by the City Council on May 19, 1986 by *Ordinance No. 86-37* [Case No. A1986-005]. According to the City's December 7, 1993 historic zoning map, at some point between the time of annexation and December 7, 1993, the subject property was rezoned from an Agricultural (AG) District to a Commercial (C) District. On March 13, 2003, the City Council approved a Final Plat [i.e. Case No. PZ2003-005] that established the subject property as Lot 1, Block A, Estep Addition. On April 12, 2022, the Planning and Zoning Commission approved a Site Plan [i.e. Case No. SP2022-010] for the purpose of enclosing an existing covered recreational structure to create an *Office Building* on the subject property. According to the Rockwall County Appraisal District (RCAD) there are six (6) structures on the subject property that range in size from 1,120 SF to 7,640 SF and that were constructed circa 2003.
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional Approval. Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

### CONDITIONS OF APPROVAL

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

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

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

# PROJECT COMMENTS



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

DATE: 12/19/2025

PROJECT NUMBER: P2025-043  
PROJECT NAME: Final Plat for Lot 1, Block A, REC Pickleball  
SITE ADDRESS/LOCATIONS: 2686 S Goliad

CASE CAPTION: Consider a request by Frank Polma, PE of R-Delta Engineers, Inc. on behalf of Stephen Geiger of Rayburn County Electric Cooperative for the approval of a Final Plat for Lot 1, Block A, REC Pickleball Addition, being a 1.571-acre parcel of land identified as Lot 1, Block A, Estep Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 44 (PD-44) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2686 S. Goliad Street [SH-205], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	12/19/2025	Approved w/ Comments

12/19/2025: P2025-043: Final Plat for Lot 1, Block A, REC Pickleball Addition

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

I.1 This is a request for the approval of a Final Plat for Lot 1, Block A, REC Pickleball Addition, being a 1.571-acre parcel of land identified as Lot 1, Block A, Estep Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 44 (PD-44) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2686 S. 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](mailto:aguevara@rockwall.com).

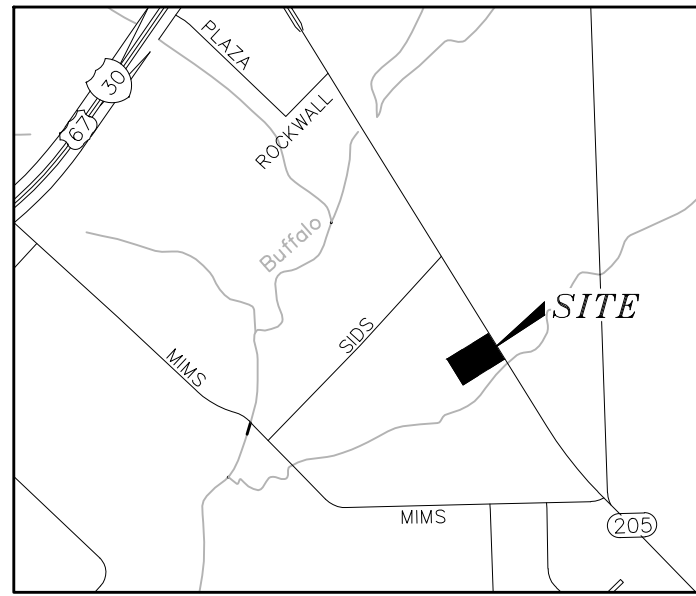
M.3 For reference, include the case number (P2025-043) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block to the following:

FINAL PLAT  
LOT 1, BLOCK A  
REC PICKLEBALL ADDITION  
BEING A REPLAT OF  
LOT 1, BLOCK A  
ESTEP ADDITION  
BEING  
ONE (1) LOT  
1.571-ACRES OR 68,420 SF  
SITUATED IN THE  
WILLIAM H. BARNES SURVEY, ABSTRACT NO.26  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	12/18/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	12/17/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	12/15/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	12/15/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	12/15/2025	Approved
No Comments			



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LEGEND

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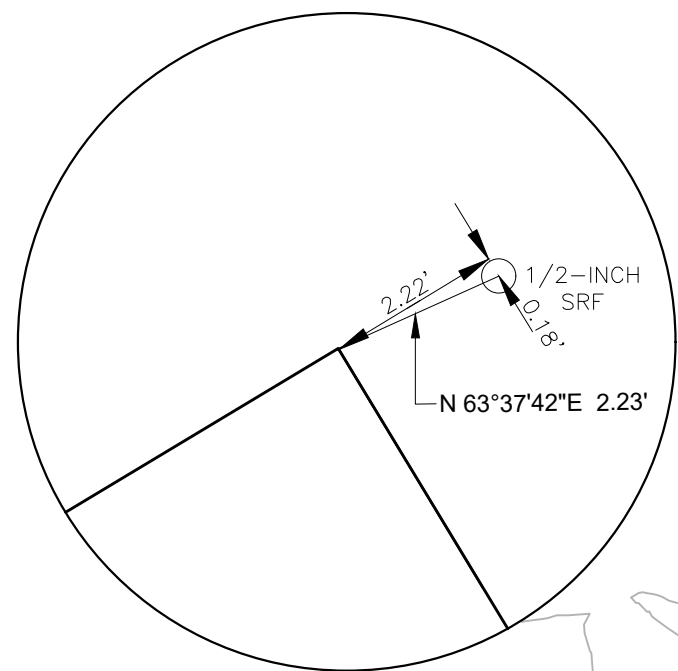
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The convergence or mapping angle at the P.O.B. is 1°07'20"

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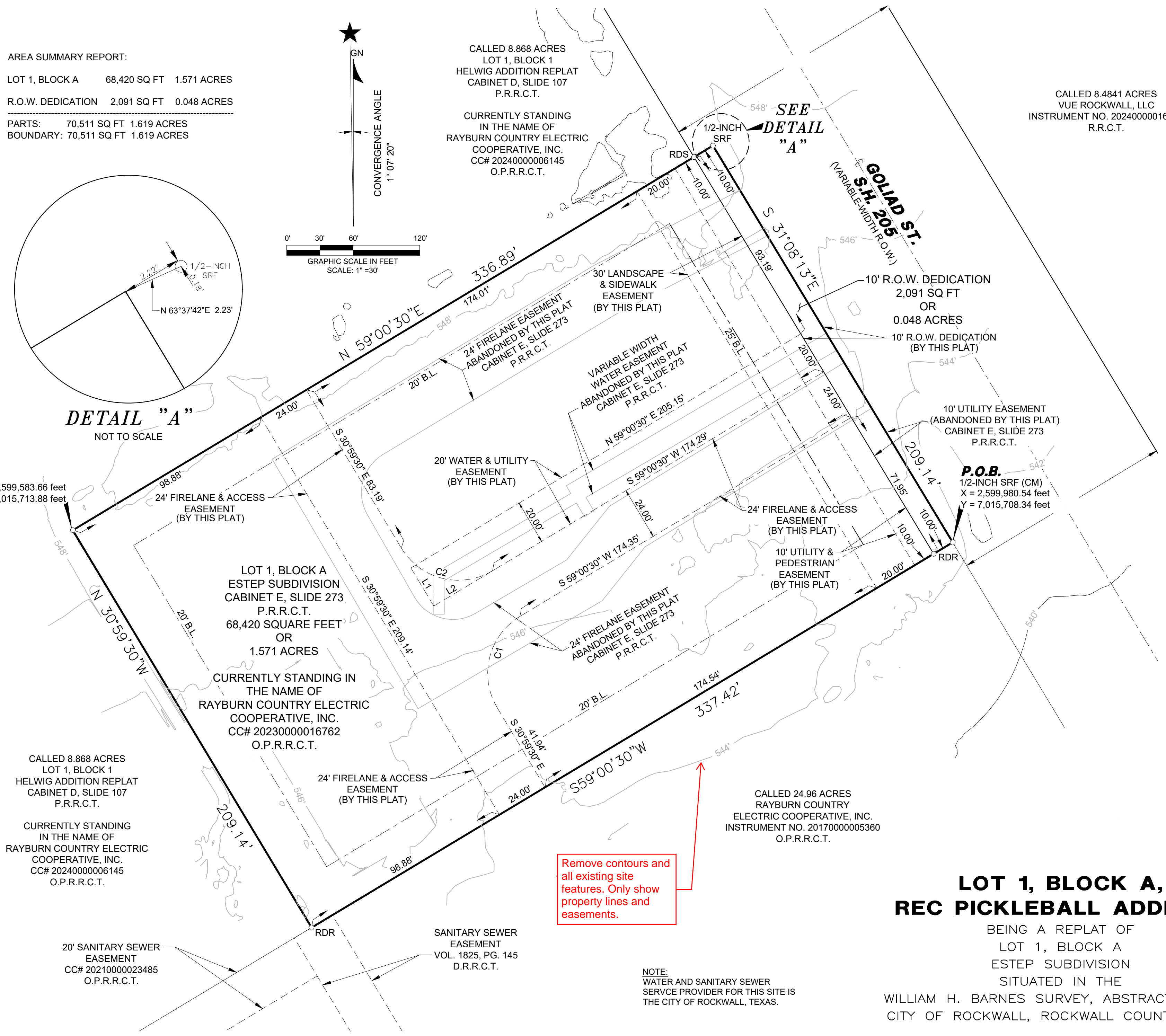
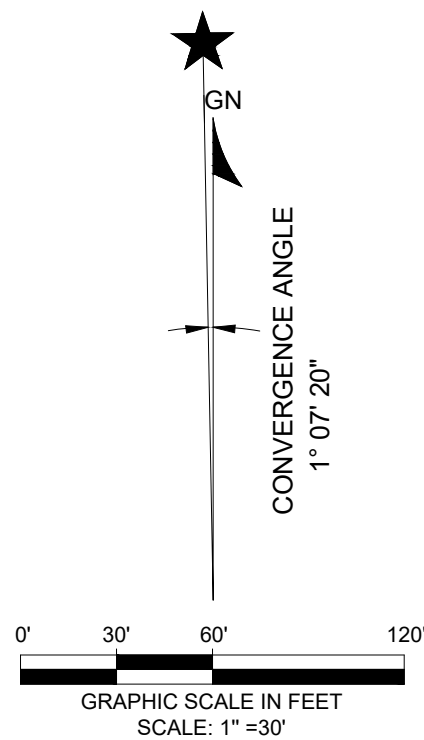
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 LOT 1, BLOCK 1  
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 IN THE NAME OF  
 RAYBURN COUNTRY ELECTRIC  
 COOPERATIVE, INC.  
 CC# 2024000006145  
 O.P.R.R.C.T.

CALLLED 8.868 ACRES  
 LOT 1, BLOCK 1  
 HELWIG ADDITION REPLAT  
 CABINET D, SLIDE 107  
 P.R.R.C.T.  
 CURRENTLY STANDING  
 IN THE NAME OF  
 RAYBURN COUNTRY ELECTRIC  
 COOPERATIVE, INC.  
 CC# 2024000006145  
 O.P.R.R.C.T.

CALLLED 8.4841 ACRES  
 VUE ROCKWALL, LLC  
 INSTRUMENT NO. 20240000016636  
 R.R.C.T.

CALLLED 24.96 ACRES  
 RAYBURN COUNTRY  
 ELECTRIC COOPERATIVE, INC.  
 INSTRUMENT NO. 2017000005360  
 O.P.R.R.C.T.

Remove contours and  
 all existing site  
 features. Only show  
 property lines and  
 easements.

NOTE:  
 WATER AND SANITARY SEWER  
 SERVICE PROVIDER FOR THIS SITE IS  
 THE CITY OF ROCKWALL, TEXAS.

OWNER:  
 RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC.  
 950 SIDS ROAD  
 ROCKWALL, TEXAS 75032  
 TEL (469) 402-2100

SURVEYOR:  
 R-DELTA ENGINEERS, INC.  
 618 MAIN STREET  
 GARLAND, TEXAS 75042  
 TEL (972) 494-5031

**rdelta**  
 ENGINEERS

618 Main Street  
 Garland, TX 75040  
 Ph. (972) 494-5031  
 Fax (972) 487-2270  
 www.rdelta.com  
 TBPE No. F-1515  
 TBPLS No. 10155000

**LOT 1, BLOCK A,  
 REC PICKLEBALL ADDITION**  
 BEING A REPLAT OF  
 LOT 1, BLOCK A  
 ESTEP SUBDIVISION  
 SITUATED IN THE  
 WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ENGINEERS, LAND PLANNERS  
 AND LAND SURVEYORS

DRAWN BY: CBW CHECKED BY: WCT SCALE: 1"=30'

DATE: MARCH 2025 SHEET NO.: 1 of 2

RDE PROJECT No. 3036-22

OWNER'S CERTIFICATE

STATE OF TEXAS §  
 COUNTY OF ROCKWALL §

WHEREAS, Rayburn Country Electric Cooperative, Inc. is the sole owner of the following described 1.619-acre tract of land in the William H. Barnes Survey, Abstract No. 26, as described in the Special Warranty Deed dated October 4, 2023, from Kip Estep to Rayburn Country Electric Cooperative, Inc., recorded in Instrument No. 20230000016762 of the Official Public Records of Rockwall County, Texas, and being all of Lot 1, Block "A" of the Estep Subdivision, an addition to the City of Rockwall recorded in Cabinet E, Slide 273 of the Map Records of Rockwall County, Texas, said 1.619-acre tract being more particularly described as follows:

BEGINNING at a 1/2-inch steel rod found at the east corner of said Lot 1, Block "A", Estep Subdivision in the southwesterly Right-of-Way line of State Highway (SH) No. 205 (a/k/a Goliad Street) as described in the RIGHT OF WAY DEED dated the 3rd day of October, 1935, from A. L. Moody, the State of Texas filed in Volume 517, at Page 205 of the Deed Records of Rockwall County, Texas (DRRCT), said 1/2-inch steel rod having coordinates of:  
 X = 2,599,980.54 feet,  
 Y = 7,015,708.34 feet;

THENCE S 59°00'30" W with the south line of said Lot 1, Block A of Estep Subdivision and with the easternmost north line of a 24.96-acre tract of land described in the Warranty Deed dated March 27, 2017, from Osee Properties, LLC to Rayburn Country Electric Cooperative, Inc., recorded in Instrument No. 20170000005360 of the Official Public Records of Rockwall County, Texas, at a distance of 10.00 feet pass a 5/8-inch steel rod recovered with a pink plastic cap stamped "R-DELTA | FIRM 10155000" (hereafter RDR) marking dedicated Right-of-Way and continue on the same course and additional 327.42 feet for a total distance of 337.42 feet to an RDR for the south corner of said Lot 1, Block A of said Estep Subdivision;

THENCE N 30°59'30" W with the west line of said Lot 1, Block A of Estep Subdivision and the most westerly east line of Lot 1, Block A of Helwig Addition Replat, according to the plat thereof recorded in Cabinet D, on Slide 107 of the Plat Records of Rockwall County, Texas, a distance of 209.14 feet to an RDR for the west corner of said Lot 1, Block 1 of Estep Subdivision and an interior ell corner of Lot 1, Block A Helwig Addition Replat;

THENCE N 59°00'30" E with the north line of said Lot 1, Block A of Estep Subdivision and the most northerly south line of said Lot 1, Block A of Helwig Addition Replat, passing at a distance of 326.89 feet a 5/8-inch steel rod set with a pink plastic cap stamped "R-DELTA | FIRM 10155000" marking a 10-foot Right-of-Way dedication to the City of Rockwall and continuing on the same course an additional distance of 10.00 feet for a total distance of 336.89 to a point for the north corner of said Lot 1, Block A of Estep Subdivision, and in the southwesterly Right-of-Way line of said State Highway (SH) No. 205, from which a 1/2-inch steel rod found bears N 63°37'42"E a distance of 2.23 feet;

THENCE S 31°08'13"E with the east line of said Lot 1, Block A Estep Subdivision and with the southwesterly Right-of-Way line of State Highway (SH) No. 205 a distance of 209.14 feet to the POINT OF BEGINNING and containing 70,511 square feet or 1.619 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §  
 COUNTY OF ROCKWALL §

I the undersigned owner of the land shown on this plat, and designated herein as the REC PICKLEBALL 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 the REC PICKLEBALL ADDITION, an addition to the City of Rockwall, Texas, have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

- No buildings shall be constructed or placed upon, over, or across the off-site and on-site utility easements as described herein.
- Any public utility shall have the right to removed 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 to their respective system on any of these easement strips; any and all 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 adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development. The property owner shall be responsible for maintenance of detention ponds and easements.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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

Rayburn Country Electric Cooperative, Inc.  
 Stephen Geiger,

STATE OF TEXAS §  
 COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared Stephen Geiger, 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 for and in the State of Texas

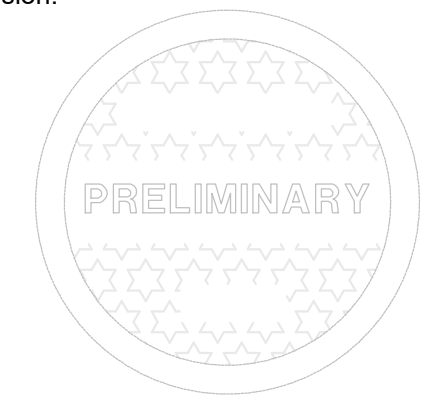
My commission expires: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §  
 COUNTY OF DALLAS §

THAT I, Wayne C. Terry, 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.

FOR REVIEW ONLY



Wayne C. Terry  
 Registered Professional Land Surveyor  
 Registration No. 4184

STATE OF TEXAS §  
 COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared Wayne C. Terry, 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 for and in the State of Texas

My commission expires: \_\_\_\_\_

STATE OF TEXAS §  
 COUNTY OF ROCKWALL §

APPROVED:  
 I hereby certify that the above and foregoing subdivision plat being an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas on the \_\_\_\_ day of \_\_\_\_\_, 2025.

Mayor of the City of Rockwall

Planning and Zoning Commission Chairman

City Secretary

City Engineer

**LOT 1, BLOCK A,  
 REC PICKLEBALL ADDITION**

BEING A REPLAT OF  
 LOT 1, BLOCK A  
 ESTEP SUBDIVISION  
 SITUATED IN THE

WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:  
 RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC.  
 950 SIDS ROAD  
 ROCKWALL, TEXAS 75032  
 TEL (469) 402-2100

SURVEYOR:  
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ENGINEERS, LAND PLANNERS AND LAND SURVEYORS		
DRAWN BY: CBW	CHECKED BY: WCT	SCALE: 1" = 30'
DATE: MARCH 2025	SHEET NO.: 2 of 2	



# DEVELOPMENT APPLICATION

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

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

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### NOTES:

<sup>1</sup>: 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.

<sup>2</sup>: 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 2686 S Goliad St (SH205)

SUBDIVISION Estep Subdivision

LOT 1 BLOCK A

GENERAL LOCATION 615 feet south of Sids Rd

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

CURRENT ZONING PD-44

CURRENT USE Commercial

PROPOSED ZONING

PROPOSED USE Recreation Facility

ACREAGE 1.571

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 Rayburn County Electric Coop.

APPLICANT R-Delta Engineers Inc

CONTACT PERSON Stephen Geiger

CONTACT PERSON Frank A Polma, P.E.

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 Stephen Geiger [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 331.42 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 26<sup>th</sup> DAY OF December, 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

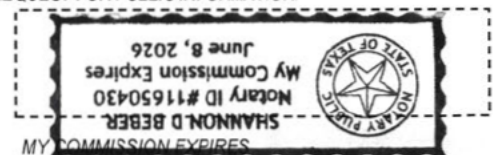
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 26<sup>th</sup> DAY OF December, 2024

OWNER'S SIGNATURE

[Signature]

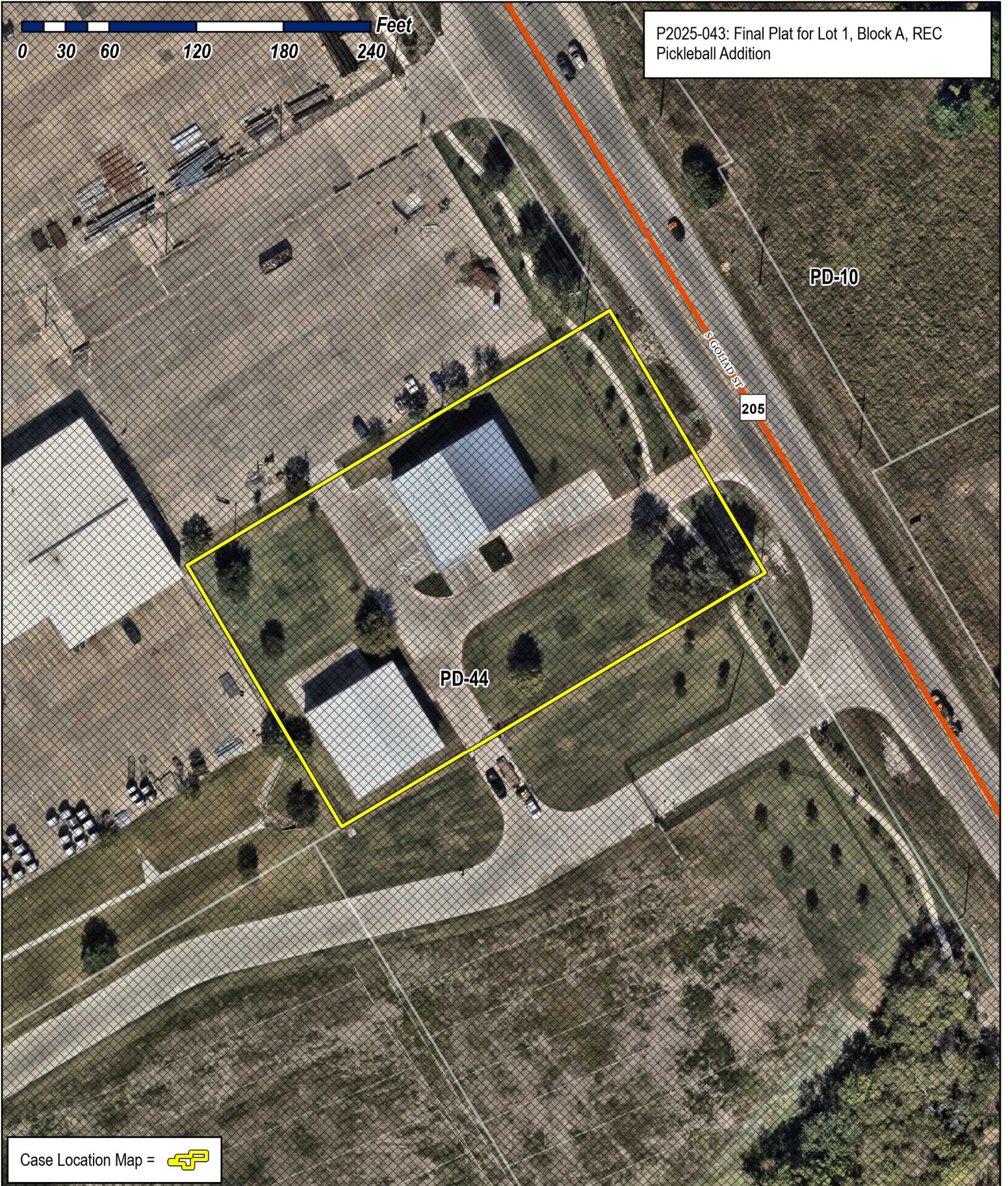
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Shannon Dawn Leber





P2025-043: Final Plat for Lot 1, Block A, REC Pickleball Addition



Case Location Map = 

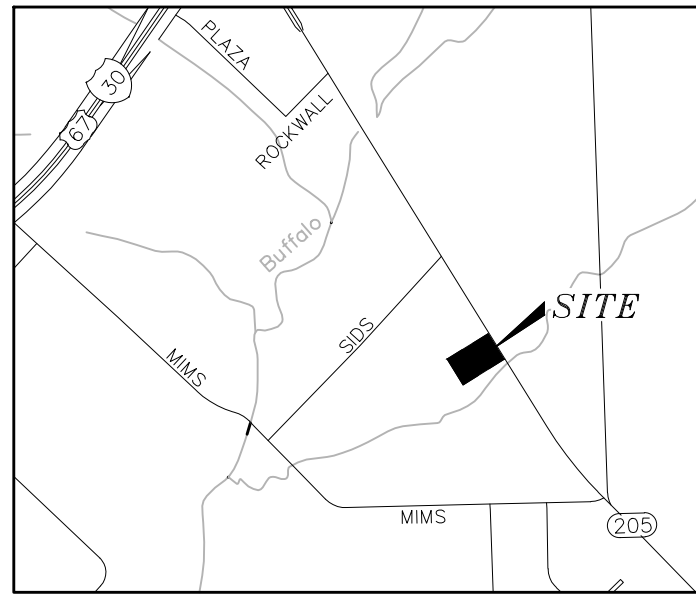


# City of Rockwall

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

- B.L. - Building Line
- CC# - Instrument Number
- CM - Controlling Monument
- R.O.W. - Right-of-Way
- P.O.B. - Point of Beginning
- RDS - 5/8-inch steel rod set with a pink cap stamped "R-DELTA | FIRM 10155000"
- RDR - 5/8-inch steel rod recovered with a pink cap stamped "R-DELTA | FIRM 10155000"
- SRF - Steel rod found
- VOL. - Volume
- PG. - Page

- P.R.R.C.T. - Map Records of Rockwall County, Texas
- O.P.R.R.C.T. - Official Public Records of Rockwall County, Texas
- D.R.R.C.T. - Deed Records of Rockwall County, Texas
- R.R.C.T. - Records of Rockwall County, Texas

NOTES

1. Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
2. Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City does not constitute and 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. 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 Homewoner's Association (HOA).
6. The Bearings and Coordinates reported hereon are based on the Texas Coordinate System of 1983, North Central Zone (Zone 4202) as tied to City of Rockwall published control station COR-11.

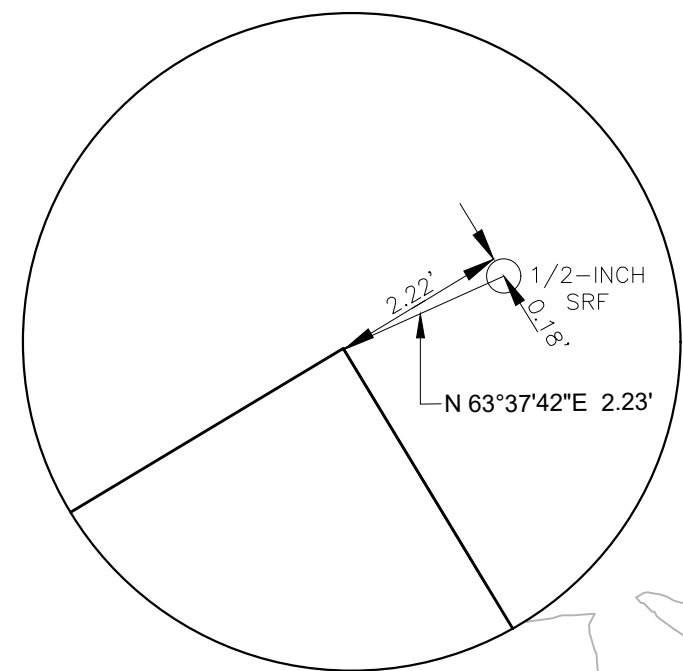
All reported distances are surface distances. To obtain distances on the projection grid multiply the reported distances by the average combined factor of 0.999853886 as published by TxDOT for Rockwall County, Texas.

The convergence or mapping angle at the P.O.B. is 1°07'20"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 30°59'30" E	20.00'
L2	N 59°00'30" E	30.91'

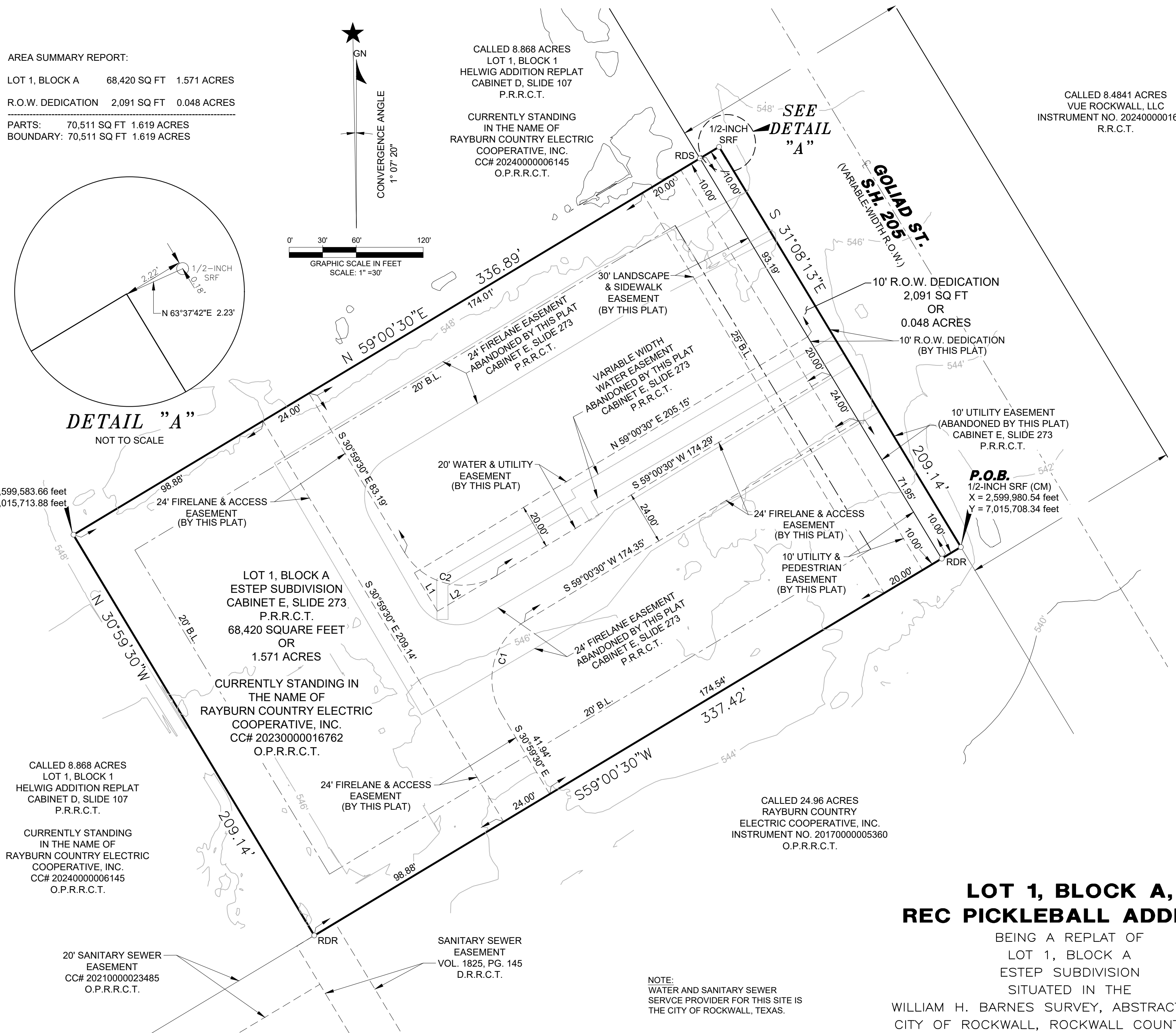
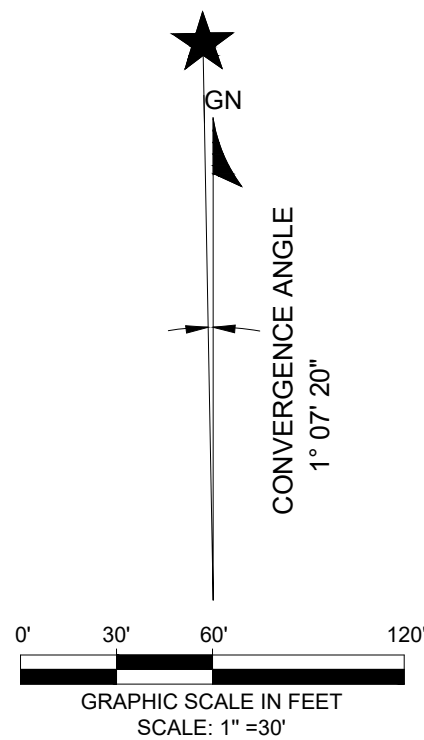
CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	30.00'	90°00'00"	47.13'	S 14°00'30" W	42.43'
C2	30.00'	90°00'00"	47.13'	S 75°59'30" E	42.43'

AREA SUMMARY REPORT:  
 LOT 1, BLOCK A 68,420 SQ FT 1.571 ACRES  
 R.O.W. DEDICATION 2,091 SQ FT 0.048 ACRES  
 PARTS: 70,511 SQ FT 1.619 ACRES  
 BOUNDARY: 70,511 SQ FT 1.619 ACRES



DETAIL "A"  
NOT TO SCALE

RDR  
 X = 2,599,583.66 feet  
 Y = 7,015,713.88 feet



CALLLED 8.868 ACRES  
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ENGINEERS, LAND PLANNERS  
 AND LAND SURVEYORS

DRAWN BY: CBW	CHECKED BY: WCT	SCALE: 1" = 30'
DATE: MARCH 2025	SHEET NO.: 1 of 2	

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 COUNTY OF ROCKWALL §

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 X = 2,599,980.54 feet,  
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THENCE N 30°59'30" W with the west line of said Lot 1, Block A of Estep Subdivision and the most westerly east line of Lot 1, Block A of Helwig Addition Replat, according to the plat thereof recorded in Cabinet D, on Slide 107 of the Plat Records of Rockwall County, Texas, a distance of 209.14 feet to an RDR for the west corner of said Lot 1, Block 1 of Estep Subdivision and an interior ell corner of Lot 1, Block A Helwig Addition Replat;

THENCE N 59°00'30" E with the north line of said Lot 1, Block A of Estep Subdivision and the most northerly south line of said Lot 1, Block A of Helwig Addition Replat, passing at a distance of 326.89 feet a 5/8-inch steel rod set with a pink plastic cap stamped "R-DELTA | FIRM 10155000" marking a 10-foot Right-of-Way dedication to the City of Rockwall and continuing on the same course an additional distance of 10.00 feet for a total distance of 336.89 to a point for the north corner of said Lot 1, Block A of Estep Subdivision, and in the southwesterly Right-of-Way line of said State Highway (SH) No. 205, from which a 1/2-inch steel rod found bears N 63°37'42"E a distance of 2.23 feet;

THENCE S 31°08'13"E with the east line of said Lot 1, Block A Estep Subdivision and with the southwesterly Right-of-Way line of State Highway (SH) No. 205 a distance of 209.14 feet to the POINT OF BEGINNING and containing 70,511 square feet or 1.619 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §  
 COUNTY OF ROCKWALL §

I the undersigned owner of the land shown on this plat, and designated herein as the REC PICKLEBALL 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 the REC PICKLEBALL ADDITION, an addition to the City of Rockwall, Texas, have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

- No buildings shall be constructed or placed upon, over, or across the off-site and on-site utility easements as described herein.
- Any public utility shall have the right to removed 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 to their respective system on any of these easement strips; any and all 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 adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development. The property owner shall be responsible for maintenance of detention ponds and easements.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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

Rayburn Country Electric Cooperative, Inc.  
 Stephen Geiger,

STATE OF TEXAS §  
 COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared Stephen Geiger, 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 for and in the State of Texas

My commission expires: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §  
 COUNTY OF DALLAS §

THAT I, Wayne C. Terry, 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.

FOR REVIEW ONLY



Wayne C. Terry  
 Registered Professional Land Surveyor  
 Registration No. 4184

STATE OF TEXAS §  
 COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared Wayne C. Terry, 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 for and in the State of Texas

My commission expires: \_\_\_\_\_

STATE OF TEXAS §  
 COUNTY OF ROCKWALL §

APPROVED:  
 I hereby certify that the above and foregoing subdivision plat being an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas on the \_\_\_\_ day of \_\_\_\_\_, 2025.

Mayor of the City of Rockwall

Planning and Zoning Commission Chairman

City Secretary

City Engineer

**LOT 1, BLOCK A,  
 REC PICKLEBALL ADDITION**

BEING A REPLAT OF  
 LOT 1, BLOCK A  
 ESTEP SUBDIVISION  
 SITUATED IN THE

WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:  
 RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC.  
 950 SIDS ROAD  
 ROCKWALL, TEXAS 75032  
 TEL (469) 402-2100

SURVEYOR:  
 R-DELTA ENGINEERS, INC.  
 618 MAIN STREET  
 GARLAND, TEXAS 75042  
 TEL (972) 494-5031

RDE PROJECT No. 3036-22

618 Main Street  
 Garland, TX 75040  
 Ph. (972) 494-5031  
 Fax (972) 487-2270  
 www.rdelta.com  
 TBPE No. F-1515  
 TBPLS No. 10155000

ENGINEERS, LAND PLANNERS AND LAND SURVEYORS		
DRAWN BY: CBW	CHECKED BY: WCT	SCALE: 1" = 30'
DATE: MARCH 2025	SHEET NO.: 2 of 2	



# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Mayor and City Council  
**DATE:** January 20, 2026  
**APPLICANT:** Frank Polma, PE of R-Delta Engineers, Inc.  
**CASE NUMBER:** P2025-043; *Final Plat for Lot 1, Block A, REC Pickleball Addition*

---

### SUMMARY

Consider a request by Frank Polma, PE of R-Delta Engineers, Inc. on behalf of Stephen Geiger of Rayburn County Electric Cooperative for the approval of a Final Plat for Lot 1, Block A, REC Pickleball Addition, being a 1.571-acre parcel of land identified as Lot 1, Block A, Estep Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 44 (PD-44) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2686 S. Goliad Street [SH-205], and take any action necessary.

### PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Final Plat for a 1.571-acre parcel of land [i.e. Lot 1, Block A, REC Pickleball Addition] for the purpose of dedicating and abandoning easements for the future development of a recreation/sports facility on the subject property.
- Background. The subject property was annexed by the City Council on May 19, 1986 by *Ordinance No. 86-37* [Case No. A1986-005]. According to the City's December 7, 1993 historic zoning map, at some point between the time of annexation and December 7, 1993, the subject property was rezoned from an Agricultural (AG) District to a Commercial (C) District. On March 13, 2003, the City Council approved a Final Plat [i.e. Case No. PZ2003-005] that established the subject property as Lot 1, Block A, Estep Addition. On April 12, 2022, the Planning and Zoning Commission approved a Site Plan [i.e. Case No. SP2022-010] for the purpose of enclosing an existing covered recreational structure to create an *Office Building* on the subject property. According to the Rockwall County Appraisal District (RCAD) there are six (6) structures on the subject property that range in size from 1,120 SF to 7,640 SF and that were constructed circa 2003.
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional Approval. Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, Subdivisions, of the Municipal Code of Ordinances.

### CONDITIONS OF APPROVAL

If City Council chooses to approve of the Final Plat for Lot 1, Block A, REC Pickleball Addition, staff would propose the following conditions of approval:

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

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

**PLANNING AND ZONING COMMISSION**

On January 13, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the Final Plat by a vote of 5-0, with Commissioner Roth absent and one (1) vacant seat.



# 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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

### NOTES:

<sup>1</sup>: 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.  
<sup>2</sup>: 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 2686 S Goliad St (SH205)

SUBDIVISION Estep Subdivision

LOT 1 BLOCK A

GENERAL LOCATION 615 feet south of Sids Rd

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

CURRENT ZONING PD-44

CURRENT USE Commercial

PROPOSED ZONING

PROPOSED USE Recreation Facility

ACREAGE 1.571

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 Rayburn County Electric Coop.

APPLICANT R-Delta Engineers Inc

CONTACT PERSON Stephen Geiger

CONTACT PERSON Frank A Polma, P.E.

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 Stephen Geiger [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 331.42 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 26<sup>th</sup> DAY OF December, 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

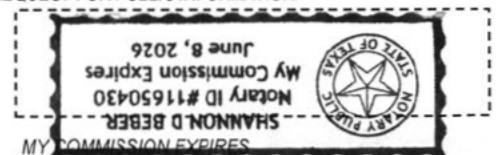
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 26<sup>th</sup> DAY OF December, 2024

OWNER'S SIGNATURE

*[Signature]*

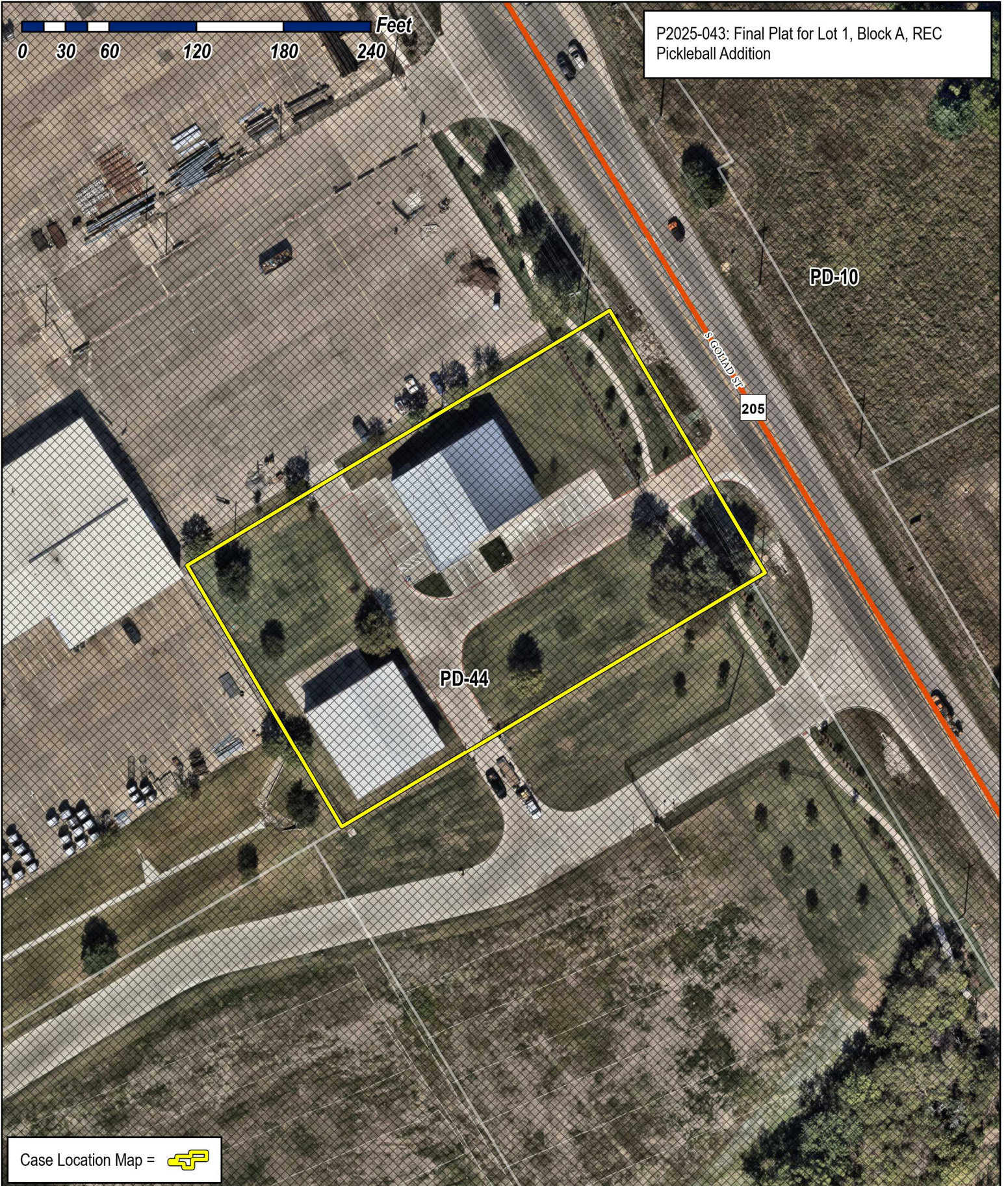
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*[Signature]*





P2025-043: Final Plat for Lot 1, Block A, REC Pickleball Addition



Case Location Map = 

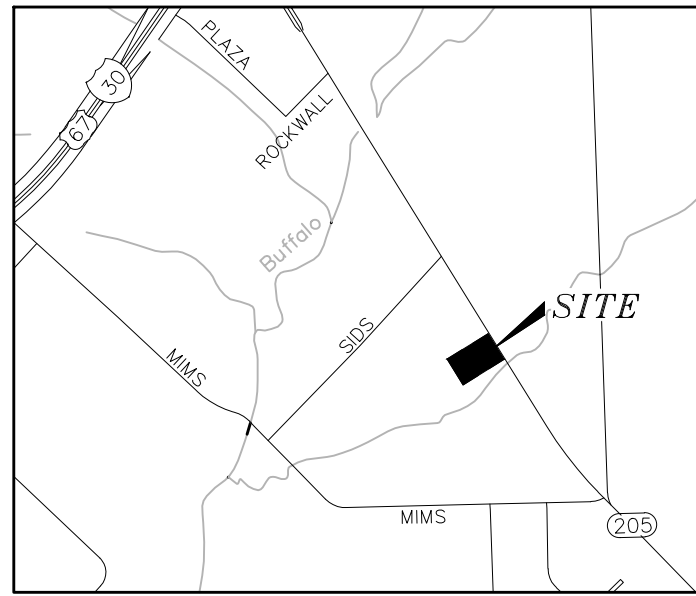


# City of Rockwall

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

- B.L. - Building Line
- CC# - Instrument Number
- CM - Controlling Monument
- R.O.W. - Right-of-Way
- P.O.B. - Point of Beginning
- RDS - 5/8-inch steel rod set with a pink cap stamped "R-DELTA | FIRM 10155000"
- RDR - 5/8-inch steel rod recovered with a pink cap stamped "R-DELTA | FIRM 10155000"
- SRF - Steel rod found
- VOL. - Volume
- PG. - Page

- P.R.R.C.T. - Map Records of Rockwall County, Texas
- O.P.R.R.C.T. - Official Public Records of Rockwall County, Texas
- D.R.R.C.T. - Deed Records of Rockwall County, Texas
- R.R.C.T. - Records of Rockwall County, Texas

NOTES

1. Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
2. Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City does not constitute and 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. 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 Homewoner's Association (HOA).
6. The Bearings and Coordinates reported hereon are based on the Texas Coordinate System of 1983, North Central Zone (Zone 4202) as tied to City of Rockwall published control station COR-11.

All reported distances are surface distances. To obtain distances on the projection grid multiply the reported distances by the average combined factor of 0.999853886 as published by TxDOT for Rockwall County, Texas.

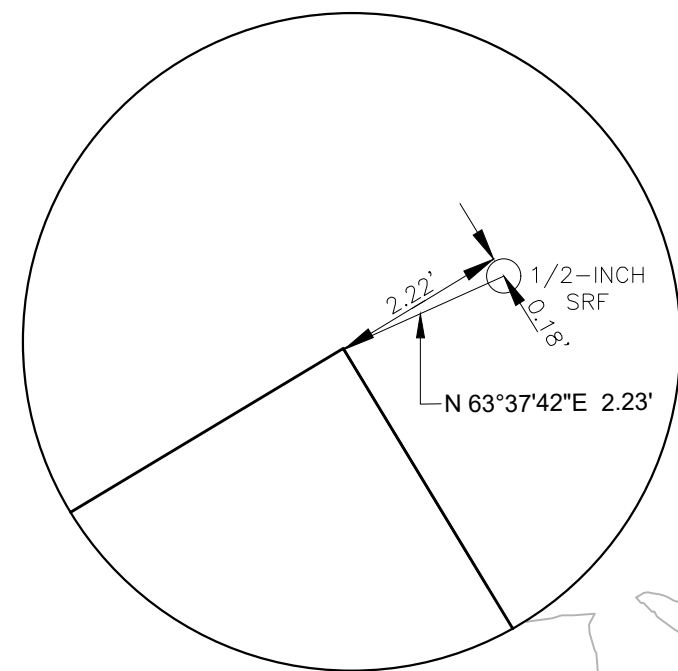
The convergence or mapping angle at the P.O.B. is 1°07'20"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 30°59'30" E	20.00'
L2	N 59°00'30" E	30.91'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	30.00'	90°00'00"	47.13'	S 14°00'30" W	42.43'
C2	30.00'	90°00'00"	47.13'	S 75°59'30" E	42.43'

AREA SUMMARY REPORT:

LOT 1, BLOCK A 68,420 SQ FT 1.571 ACRES  
 R.O.W. DEDICATION 2,091 SQ FT 0.048 ACRES  
 PARTS: 70,511 SQ FT 1.619 ACRES  
 BOUNDARY: 70,511 SQ FT 1.619 ACRES



DETAIL "A"  
NOT TO SCALE

RDR  
X = 2,599,583.66 feet  
Y = 7,015,713.88 feet

P.O.B.  
1/2-INCH SRF (CM)  
X = 2,599,980.54 feet  
Y = 7,015,708.34 feet

CALLLED 8.868 ACRES  
LOT 1, BLOCK 1  
HELWIG ADDITION REPLAT  
CABINET D, SLIDE 107  
P.R.R.C.T.

CURRENTLY STANDING  
IN THE NAME OF  
RAYBURN COUNTRY ELECTRIC  
COOPERATIVE, INC.  
CC# 2024000006145  
O.P.R.R.C.T.

CALLLED 8.868 ACRES  
LOT 1, BLOCK 1  
HELWIG ADDITION REPLAT  
CABINET D, SLIDE 107  
P.R.R.C.T.

CURRENTLY STANDING  
IN THE NAME OF  
RAYBURN COUNTRY ELECTRIC  
COOPERATIVE, INC.  
CC# 2024000006145  
O.P.R.R.C.T.

CALLLED 8.4841 ACRES  
VUE ROCKWALL, LLC  
INSTRUMENT NO. 20240000016636  
R.R.C.T.

CALLLED 24.96 ACRES  
RAYBURN COUNTRY  
ELECTRIC COOPERATIVE, INC.  
INSTRUMENT NO. 2017000005360  
O.P.R.R.C.T.

OWNER:  
RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC.  
950 SIDS ROAD  
ROCKWALL, TEXAS 75032  
TEL (469) 402-2100

SURVEYOR:  
R-DELTA ENGINEERS, INC.  
618 MAIN STREET  
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TEL (972) 494-5031

RDE PROJECT No. 3036-22

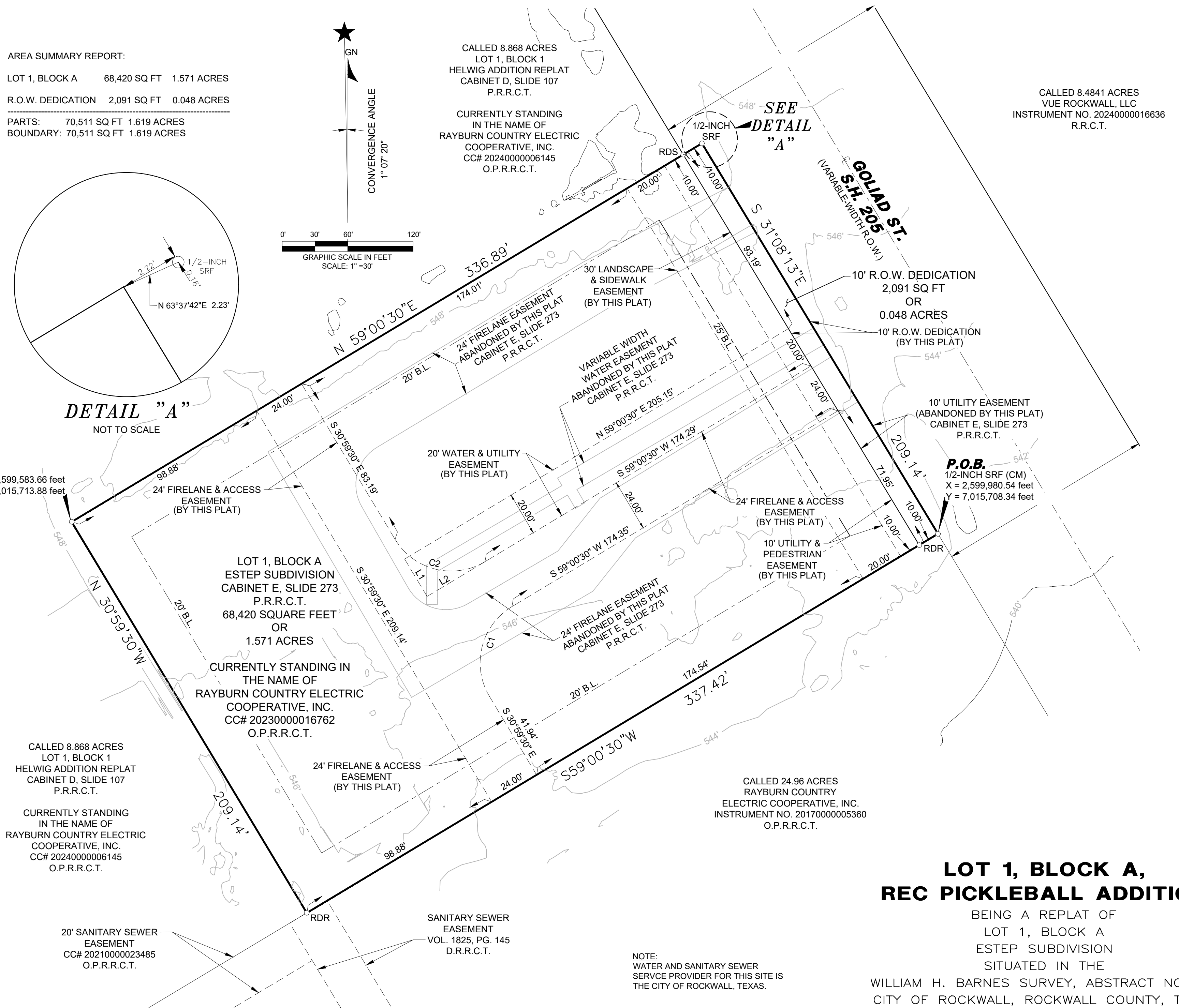
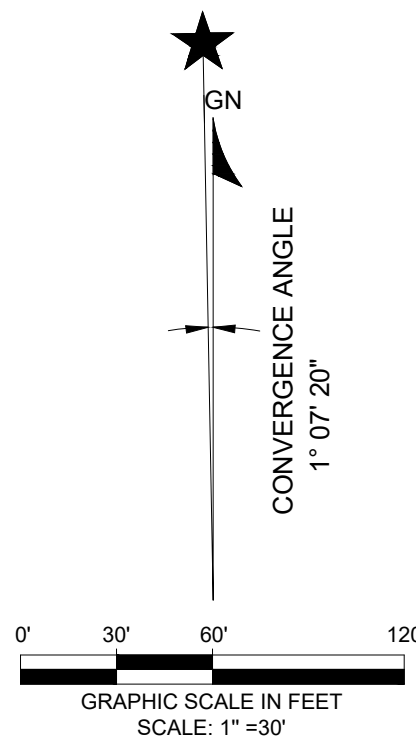
**rdelta**  
ENGINEERS

618 Main Street  
Garland, TX 75040  
Ph. (972) 494-5031  
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www.rdelta.com  
TBPE No. F-1515  
TBPLS No. 10155000

ENGINEERS, LAND PLANNERS  
AND LAND SURVEYORS

DRAWN BY: CBW	CHECKED BY: WCT	SCALE: 1" = 30'
DATE: MARCH 2025	SHEET NO.: 1 of 2	

**LOT 1, BLOCK A,  
REC PICKLEBALL ADDITION**  
BEING A REPLAT OF  
LOT 1, BLOCK A  
ESTEP SUBDIVISION  
SITUATED IN THE  
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



OWNER'S CERTIFICATE

STATE OF TEXAS §  
 COUNTY OF ROCKWALL §

WHEREAS, Rayburn Country Electric Cooperative, Inc. is the sole owner of the following described 1.619-acre tract of land in the William H. Barnes Survey, Abstract No. 26, as described in the Special Warranty Deed dated October 4, 2023, from Kip Estep to Rayburn Country Electric Cooperative, Inc., recorded in Instrument No. 20230000016762 of the Official Public Records of Rockwall County, Texas, and being all of Lot 1, Block "A" of the Estep Subdivision, an addition to the City of Rockwall recorded in Cabinet E, Slide 273 of the Map Records of Rockwall County, Texas, said 1.619-acre tract being more particularly described as follows:

BEGINNING at a 1/2-inch steel rod found at the east corner of said Lot 1, Block "A", Estep Subdivision in the southwesterly Right-of-Way line of State Highway (SH) No. 205 (a/k/a Goliad Street) as described in the RIGHT OF WAY DEED dated the 3rd day of October, 1935, from A. L. Moody, the State of Texas filed in Volume 517, at Page 205 of the Deed Records of Rockwall County, Texas (DRRCT), said 1/2-inch steel rod having coordinates of:  
 X = 2,599,980.54 feet,  
 Y = 7,015,708.34 feet;

THENCE S 59°00'30" W with the south line of said Lot 1, Block A of Estep Subdivision and with the easternmost north line of a 24.96-acre tract of land described in the Warranty Deed dated March 27, 2017, from Osee Properties, LLC to Rayburn Country Electric Cooperative, Inc., recorded in Instrument No. 20170000005360 of the Official Public Records of Rockwall County, Texas, at a distance of 10.00 feet pass a 5/8-inch steel rod recovered with a pink plastic cap stamped "R-DELTA | FIRM 10155000" (hereafter RDR) marking dedicated Right-of-Way and continue on the same course and additional 327.42 feet for a total distance of 337.42 feet to an RDR for the south corner of said Lot 1, Block A of said Estep Subdivision;

THENCE N 30°59'30" W with the west line of said Lot 1, Block A of Estep Subdivision and the most westerly east line of Lot 1, Block A of Helwig Addition Replat, according to the plat thereof recorded in Cabinet D, on Slide 107 of the Plat Records of Rockwall County, Texas, a distance of 209.14 feet to an RDR for the west corner of said Lot 1, Block 1 of Estep Subdivision and an interior ell corner of Lot 1, Block A Helwig Addition Replat;

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THENCE S 31°08'13"E with the east line of said Lot 1, Block A Estep Subdivision and with the southwesterly Right-of-Way line of State Highway (SH) No. 205 a distance of 209.14 feet to the POINT OF BEGINNING and containing 70,511 square feet or 1.619 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §  
 COUNTY OF ROCKWALL §

I the undersigned owner of the land shown on this plat, and designated herein as the REC PICKLEBALL 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 the REC PICKLEBALL ADDITION, an addition to the City of Rockwall, Texas, have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

- No buildings shall be constructed or placed upon, over, or across the off-site and on-site utility easements as described herein.
- Any public utility shall have the right to removed 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 to their respective system on any of these easement strips; any and all 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 adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development. The property owner shall be responsible for maintenance of detention ponds and easements.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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

Rayburn Country Electric Cooperative, Inc.  
 Stephen Geiger,

STATE OF TEXAS §  
 COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared Stephen Geiger, 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 for and in the State of Texas

My commission expires: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §  
 COUNTY OF DALLAS §

THAT I, Wayne C. Terry, 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.

FOR REVIEW ONLY



Wayne C. Terry  
 Registered Professional Land Surveyor  
 Registration No. 4184

STATE OF TEXAS §  
 COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared Wayne C. Terry, 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 for and in the State of Texas

My commission expires: \_\_\_\_\_

STATE OF TEXAS §  
 COUNTY OF ROCKWALL §

APPROVED:  
 I hereby certify that the above and foregoing subdivision plat being an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas on the \_\_\_\_ day of \_\_\_\_\_, 2025.

Mayor of the City of Rockwall

Planning and Zoning Commission Chairman

City Secretary

City Engineer

**LOT 1, BLOCK A,  
 REC PICKLEBALL ADDITION**

BEING A REPLAT OF  
 LOT 1, BLOCK A  
 ESTEP SUBDIVISION  
 SITUATED IN THE  
 WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:  
 RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC.  
 950 SIDS ROAD  
 ROCKWALL, TEXAS 75032  
 TEL (469) 402-2100

SURVEYOR:  
 R-DELTA ENGINEERS, INC.  
 618 MAIN STREET  
 GARLAND, TEXAS 75042  
 TEL (972) 494-5031

RDE PROJECT No. 3036-22

618 Main Street  
 Garland, TX 75040  
 Ph. (972) 494-5031  
 Fax (972) 487-2270  
 www.rdelta.com  
 TBPE No. F-1515  
 TBPLS No. 10155000

ENGINEERS, LAND PLANNERS AND LAND SURVEYORS		
DRAWN BY: CBW	CHECKED BY: WCT	SCALE: 1" = 30'
DATE: MARCH 2025	SHEET NO.: 2 of 2	



January 22, 2026

TO: Frank A. Polma  
R-Delta Engineers, Inc.  
618 Main Street  
Garland, TX 75040

CC: Stephen Geiger  
Rayburn County Electric Coop.  
950 Sids Road  
Rockwall, TX 75087

FROM: Angelica Guevara, *Planning Technician*  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75087

SUBJECT: P2025-043; Final Plat for Lot 1, Block A., REC Pickleball Addition

Mr. Polma:

This letter serves to notify you that the above referenced platting case, that you submitted for consideration by the City of Rockwall, was approved by the City Council on January 20, 2026. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- 1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,
- 2) Any construction resulting from the approval of this Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On January 13, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the Final Plat by a vote of 5-0, with Commissioner Roth absent and one (1) vacant seat.

City Council

On January 20, 2026, the City Council approved a motion to approve the Final Plat by a vote of 7-0.

Prior to submitting the required materials for filing, please send or submit a physical or digital copy of the plat to allow staff to ensure that all outstanding comments have been addressed. Once staff has verified all comments have been addressed you will be required to submit -- *at a minimum* -- the following:

- (1) One (1) set(s) of mylar copies of the plat.
- (2) One (1) tax certificate for each property being platted that demonstrates that the current years taxes have been paid.
- (3) A check for the filing fees (*see below*) made out to the *Rockwall County Clerk's Office*.

**FILING FEES:**

**Mylars:** \$49.00 per page for the 1<sup>st</sup> set only (*No charge for additional sets*).

**Tax Certificates:** \$29.00 for the 1<sup>st</sup> certificate and \$4.00 for each additional certificate.

Please note that the filing fee amount above is only an estimate and that filing fees are subject to change based on the requirements of the *Rockwall County Clerk's Office*.

All plats must be submitted to the City with the required filing fees and tax certificates within a 180-days of the approval date. Failure to adhere to this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 771-7745.

*Please note that after plats have been filed, the applicant/owner has 30 days to pick up any requested certified copies at City Hall. After 30 days, the requested copies will be discarded by staff.*

Sincerely,

Angelica Guevara  
*Planning Technician*