



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

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

SITE PLAN APPLICATION

SITE PLAN
AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

ZONING CHANGE
SPECIFIC USE PERMIT
PD DEVELOPMENT PLAN

OTHER APPLICATION

TREE REMOVAL
VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

- ☒ SITE PLAN (\$250.00 + \$20.00 ACRE)¹
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

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- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2650 CHAMPIONS CIRCLE, ROCKWALL TX 79087

SUBDIVISION THE SHORES CLUB HOUSE PHASE

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-3	CURRENT USE	GOLF COURSE AND ATHLETIC CLUB
PROPOSED ZONING	PD-3	PROPOSED USE	GOLF COURSE AND ATHLETIC CLUB
ACREAGE	9.281	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]

<input checked="" type="checkbox"/> OWNER	SHORES COUNTRY CLUB	<input type="checkbox"/> APPLICANT	OJD ENGINEERING
CONTACT PERSON	JOHN DUNN	CONTACT PERSON	CHE SHADLE
ADDRESS	1210 GLENWOOD	ADDRESS	2420 LAKEVIEW DR
CITY, STATE & ZIP	OKC OK 73116	CITY, STATE & ZIP	AMARILLO TX 79102
PHONE	405-627-9594	PHONE	806-352-7117
E-MAIL	john.dunn@jrcr.com	E-MAIL	CHESHADLE@OJENGINEERING.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN DUNN [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 \$ 270.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14TH DAY OF FEBRUARY, 20 25. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 3rd DAY OF March, 20 25

OWNER'S SIGNATURE

John Dunn, Manager

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Sarah Alexander



DICKWALL, TEXAS

TERIOR DESIGNER

STRUCTURAL ENGINEERING

EP ENGINEER

VIL ENGINEER

GOOD SERVICE

ROCKWALL, TEXAS

PROJECT NO.

DRAWING NO.



SITE PLAN SUBMISSION

DICKWALL, TEXAS

INTERIOR DESIGNER

STRUCTURAL ENGINEER

IEP ENGINEER

CIVIL ENGINEER

FOOD SERVICE

1. **Introduction**

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2.1

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OKS Oklahoma City

Copyright © 2023 GSE

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231898

DRAWING NO.

RESULTS



A3.02 $3/16'' = 1'-0''$



2) **LEARN**

SITE PLAN SUBMISSION



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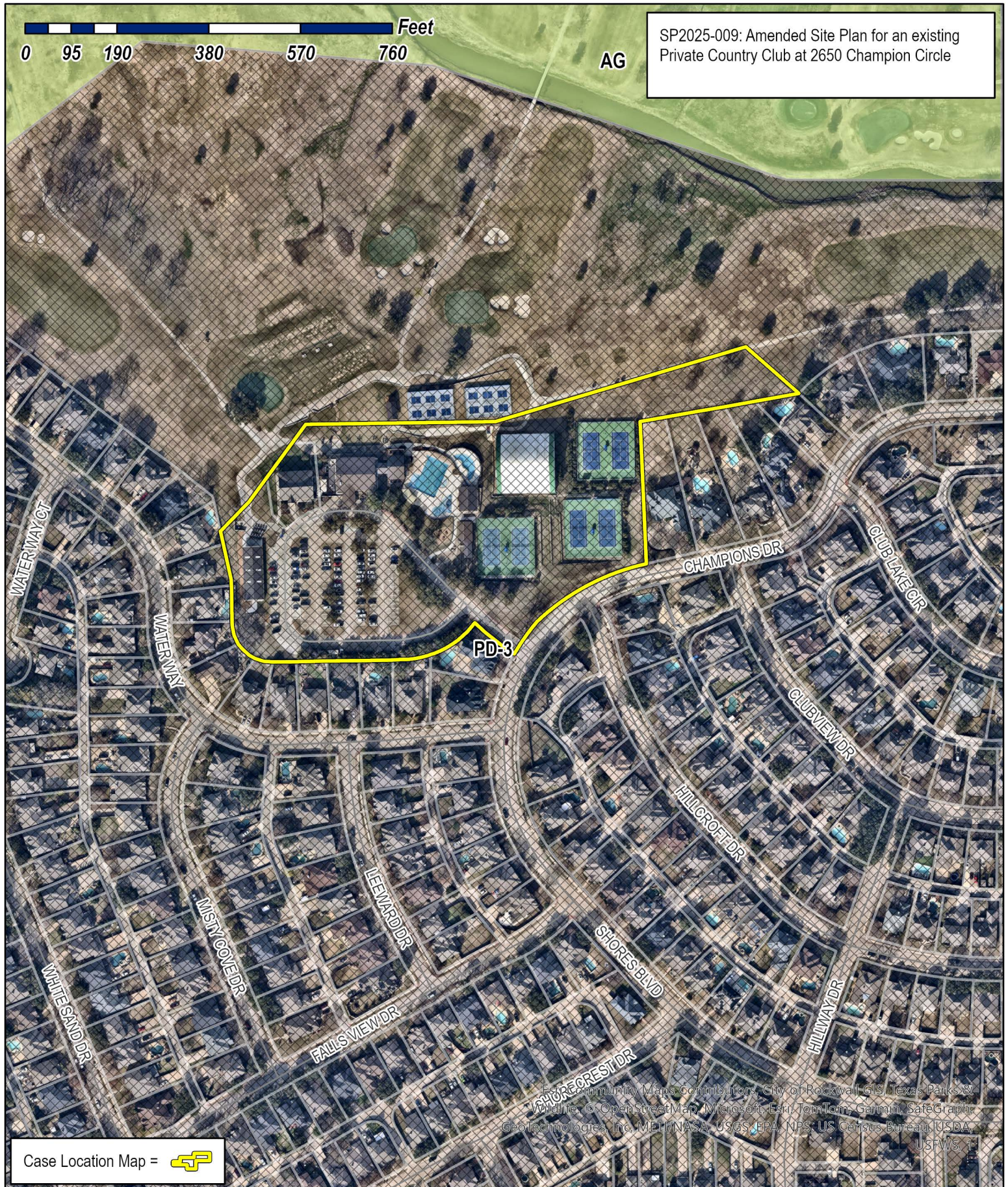
OWNER'S SIGNATURE


John Dunn, Manager

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Sarah Alexander





Case Location Map = 

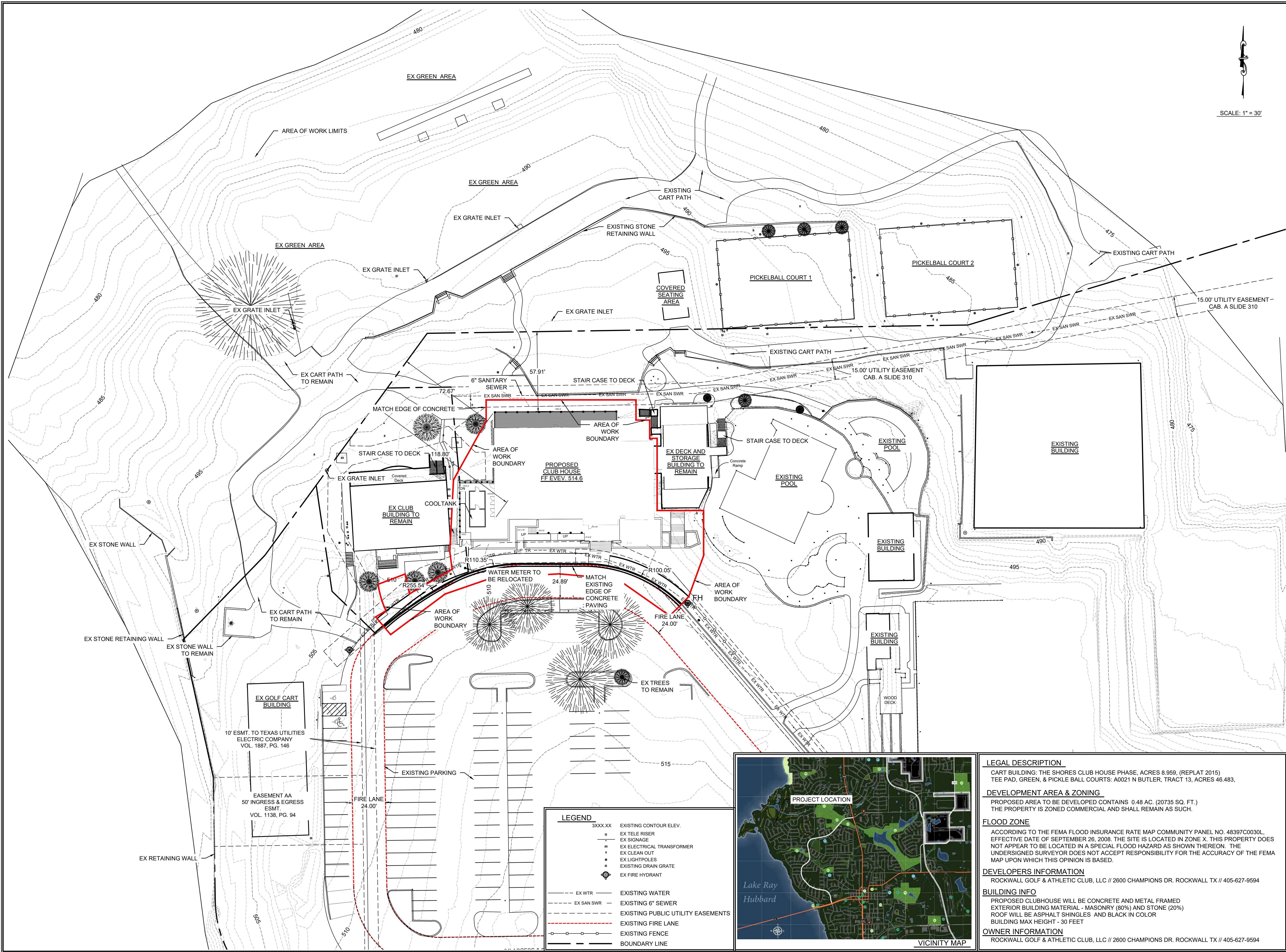


City of Rockwall

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.





SCALE: 1" = 30'

OJD Engineering, LLC
The Benchmark

AMARILLO
2425 LAWRENCE DRIVE
AMARILLO, TX 79109
(806) 352-7117

WOLFORTH
328 E. HWY 62, UNIT NO. 1
WOLFORTH, TX 79082
(806) 791-2300

F-4393

Amarillo | Wolforth
www.OJDEngineering.com

ROCKWALL GOLF AND ATHLETIC CLUB HOUSE ADDITION
ROCKWALL, TX
SITE PLAN - INITIAL SUBMITTAL

LEGAL DESCRIPTION
CART BUILDING, THE SHORES CLUB HOUSE PHASE, ACRES 8.959, (REPLAT 2015)
TEE PAD, GREEN, & PICKLE BALL COURTS: A0021 N BUTLER, TRACT 13, ACRES 46.483,

DEVELOPMENT AREA & ZONING
PROPOSED AREA TO BE DEVELOPED CONTAINS 0.48 AC. (20735 SQ. FT.)
THE PROPERTY IS ZONED COMMERCIAL AND SHALL REMAIN AS SUCH.

FLOOD ZONE
ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48397C0030L, EFFECTIVE DATE OF SEPTEMBER 26, 2008. THE SITE IS LOCATED IN ZONE X. THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AS SHOWN THEREON. THE UNDERSIGNED SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE FEMA MAP UPON WHICH THIS OPINION IS BASED.

DEVELOPERS INFORMATION
ROCKWALL GOLF & ATHLETIC CLUB, LLC // 2600 CHAMPIONS DR. ROCKWALL TX // 405-627-9594

BUILDING INFO
PROPOSED CLUBHOUSE WILL BE CONCRETE AND METAL FRAMED
EXTERIOR BUILDING MATERIAL - MASONRY (80%) AND STONE (20%)
ROOF WILL BE ASPHALT SHINGLES AND BLACK IN COLOR
BUILDING MAX HEIGHT - 30 FEET

OWNER INFORMATION
ROCKWALL GOLF & ATHLETIC CLUB, LLC // 2600 CHAMPIONS DR. ROCKWALL TX // 405-627-9594



LEGEND	
3'XXX.XX	EXISTING CONTOUR ELEV.
•	EX TELE RISER
•	EX SIGNAGE
•	EX ELECTRICAL TRANSFORMER
•	EX CLEAN OUT
•	EX LIGHTPOLES
•	EXISTING DRAIN GRATE
•	EX FIRE HYDRANT
---	EX WTR
---	EX SAN SWR
---	EXISTING PUBLIC UTILITY EASEMENTS
---	EXISTING FIRE LANE
---	EXISTING FENCE
---	BOUNDARY LINE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW UNDER THE AUTHORITY OF CHE SHADLE, P.E. 87046 ON FEB 13TH, 2025. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING PURPOSES.

ROCKWALL, TEXAS

INTERIOR DESIGNER

STRUCTURAL ENGINE

IEP ENGINEER

CIVIL ENGINEER

FOOD SERVICE

ROCKWALL, TEXAS



REVISIONS

SB PROJECT NO.

DRAWING NO.



SITE PLAN SUBMISSION

DICKWALL, TEXAS

INTERIOR DESIGNER

STRUCTURAL ENGINEER

IEP ENGINEER

CIVIL ENGINEER

FOOD SERVICE

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Copyright © 2020 CCE

REVISIONS

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DRAWING TITLE

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A3.02 $3/16'' = 1'-0''$



2	1.2711
12.02	2.416" = 1.0"

SITE PLAN SUBMISSION



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
FROM: Bethany Ross, *Planner*
DATE: April 15, 2025
SUBJECT: SP2025-009; *Site Plan for 2650 Champions Drive*

On March 14, 2025, the applicant -- *John Dunn* -- submitted an application for a *Site Plan* for the purpose of demolishing the existing *Club House* and reconstructing a new *Club House* on the subject property. The subject property was annexed by City Council on February 6, 1961 through *Ordinance No. 61-02 [Case No. A1961-002]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. Planned Development District 3 (PD-3) was originally established as part of the 1972 Zoning Ordinance, and allowed the following land uses: *Single-Family Dwellings, Single-Family Cluster Home Housing, Duplexes, Townhomes, Multiple Family Dwellings, Neighborhood Services, General Retail, Church, School, Park, Community Center, and Golf Course*. On March 20, 1989, the City Council approved a *Final Plat [Case No. PZ1989-007-01]* for the Shores Club House. On September 4, 2012, the Planning and Zoning Commission approved a *Site Plan [Case No. SP2012-019]* for the Rockwall Golf and Athletic Club allowing a metal building to provide an office and employee break room. On November 21, 2013, the Planning and Zoning commission approved a *Site Plan [Case No. SP2013-018]* for the Shores Homeowner's Association's (HOA's) clubhouse building. On December 16, 2013, a *Final Plat [Case No. P2013-040]* was approved for Lots 2 & 3, Block A, The Shores Club House Addition.

The submitted site plan shows the construction of a two (2) story *Club House* building that will have the same building footprint as the previous *Club House*. In addition, the proposed building will be concrete and metal framed with a black asphalt shingle roof. The elevations indicate that it will be comprised of 80% masonry and 20% stone, and have a maximum height of thirty (30) feet. Overall, the proposed building meets all of the requirements of Planned Development District 3 (PD-3) and the Unified Development Code (UDC); however, staff has provided some project comments which require clarification of some of the submitted exhibits. These comments are considered to be a condition of approval for this site plan. With that being said, since this site plan meets all of the applicable requirements, it is being placed on the consent agenda. Should the Planning and Zoning Commission have any questions concerning the applicant's request, the item will need to be pulled off of the consent agenda at the April 15, 2025 Planning and Zoning Commission meeting.

PROJECT COMMENTS



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

DATE: 3/26/2025

PROJECT NUMBER: SP2025-009
PROJECT NAME: Amended Site Plan for 2650 Champion Circle
SITE ADDRESS/LOCATIONS: 2650 CHAMPIONS CIR

CASE CAPTION: This is a request by Che Shadle of OJD Engineering on behalf of John Dunn of the Shores Country Club for the approval of a Site Plan or an existing Private Country Club on a 9.133-acre tract of land identified as Lots 2 & 3, Block A, The Shores Club House Phase Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 3 (PD-3) for General Retail (GR) District land uses, and addressed as 2650 Champions Circle.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	03/26/2025	Approved w/ Comments

03/26/2025: SP2025-009; Site Plan for 2650 Champions Circle
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Che Shadle of OJD Engineering on behalf of John Dunn of the Shores Country Club for the approval of a Site Plan or an existing Private Country Club on a 9.133-acre tract of land identified as Lots 2 & 3, Block A, The Shores Club House Phase Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 3 (PD-3) for General Retail (GR) District land uses, and addressed as 2650 Champions Circle.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.

I.3 The subject property will be required to be replatted to establish the existing and proposed easements.

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

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

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

M.5 Provide a numeric and graphic scale on the building elevations. (Subsection 03.04A, of Article 11, UDC)

M.6 EIFS is not an approved material. Please change EIFS to 3-part stucco on the building elevations.

M.7 Provide material percentages for each façade. (Subsection 04.01, of Article 05, UDC)

M.8 Show proposed footprint of Club House on the building elevations.

I. 9 Please note that failure to address all comments provided by staff by 3:00 PM on April 4, 2025 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.10 Please note the scheduled meetings for this case:

(1) Planning & Zoning Work Session meeting will be held on April 15, 2025.

I.11 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	03/20/2025	Approved w/ Comments

03/20/2025: 1. Show existing footprint of Club House
2. Need to replat sewer line to be private (remove easement) prior to any construction

General Items:

- Must meet City 2023 Standards of Design and Construction
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Additional comments may be provided at time of Engineering/Building Permit.
- Engineering Plans and permit will be required for grading and concrete work.

Drainage Items:

- Existing flow patterns must be maintained.
- The property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.
- No grate inlets allowed

Roadway Paving Items:

- All new paving to be steel reinforced concrete.

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	03/20/2025	Needs Review

03/20/2025: EXTERIOR ELEVATIONS CALL OUT EIFS AS AN EXTERIOR MATERIAL - EIFS IS NOT ALLOWED

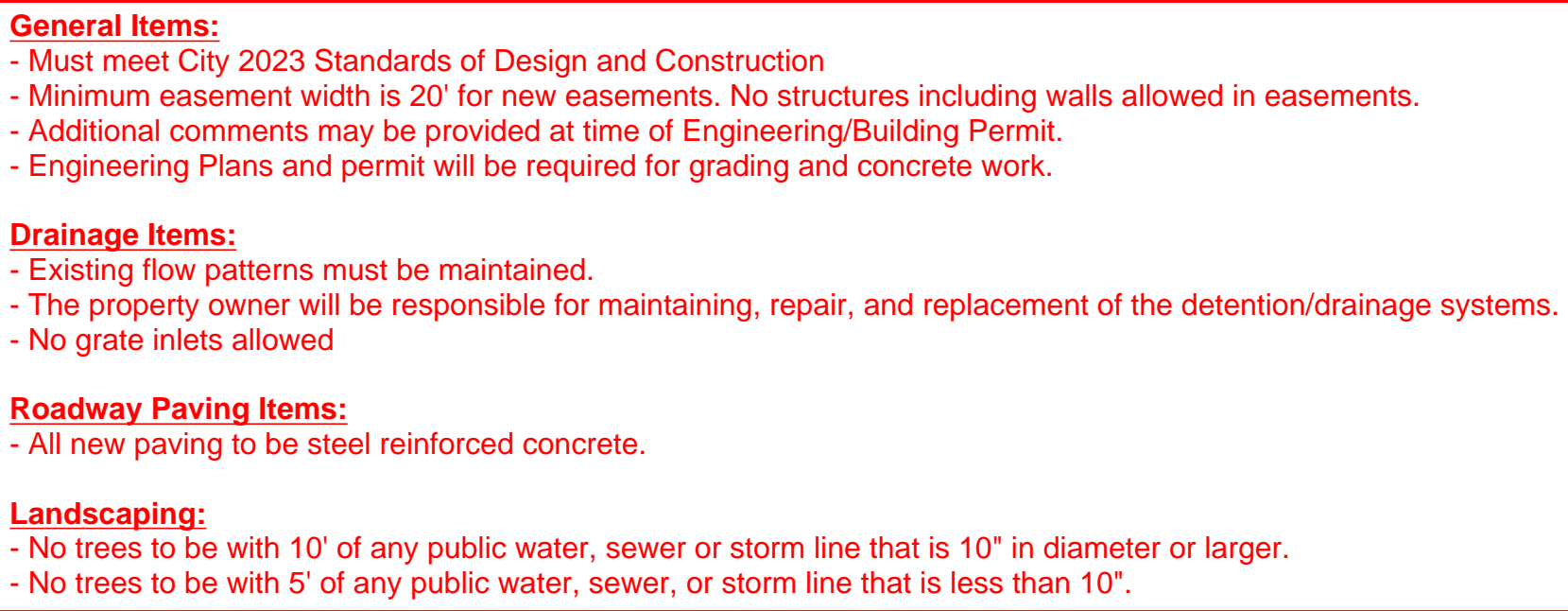
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/19/2025	Needs Review

03/19/2025: Show the location of the proposed fire department connection (FDC) for the fire sprinkler system.
FDC shall be facing and visible from the fire lane.
FDC must be within 100 feet of a fire hydrant and within 50 feet of the fire lane.
The FDC shall be clear and unobstructed with a minimum of a 5-foot clear all-weather path from fire lane access.

Provide an exhibit showing the walkable pathway around the building from the fire lane. The fire lane shall be within 250 feet of all portions of the exterior building walls.

Provide an exhibit showing the walkable pathway around the building from the fire hydrant. The fire hydrant shall be within 600 feet of all portions of the exterior building walls.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/17/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/17/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/17/2025	Approved w/ Comments
03/17/2025: If any landscape or irrigation is impacted it will need to be repaired and reinstalled			



WOLFFORTH
28 E. Hwy 62 Unit No. 1
Wolfforth, TX 79382
(806) 791-2300

OJD Engineering, LLC



Amarillo | Wofforth
www.OJDEngineering.com

ROCKWALL GOLF AND ATHLETIC
CLUB HOUSE ADDITION
ROCKWALL, TX

SITE PLAN - INITIAL SUBMITTAL

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cale:

Sheet: 1



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ACREAGE	9.281	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]

<input checked="" type="checkbox"/> OWNER	SHORES COUNTRY CLUB	<input type="checkbox"/> APPLICANT	OJD ENGINEERING
CONTACT PERSON	JOHN DUNN	CONTACT PERSON	CHE SHADLE
ADDRESS	1210 GLENWOOD	ADDRESS	2420 LAKEVIEW DR
CITY, STATE & ZIP	OKC OK 73116	CITY, STATE & ZIP	AMARILLO TX 79102
PHONE	405-627-9594	PHONE	806-352-7117
E-MAIL	john.dunn@jrcr.com	E-MAIL	CHESHADLE@OJENGINEERING.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN DUNN [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 \$ 270.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14TH DAY OF FEBRUARY, 20 25. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 3rd DAY OF March, 20 25

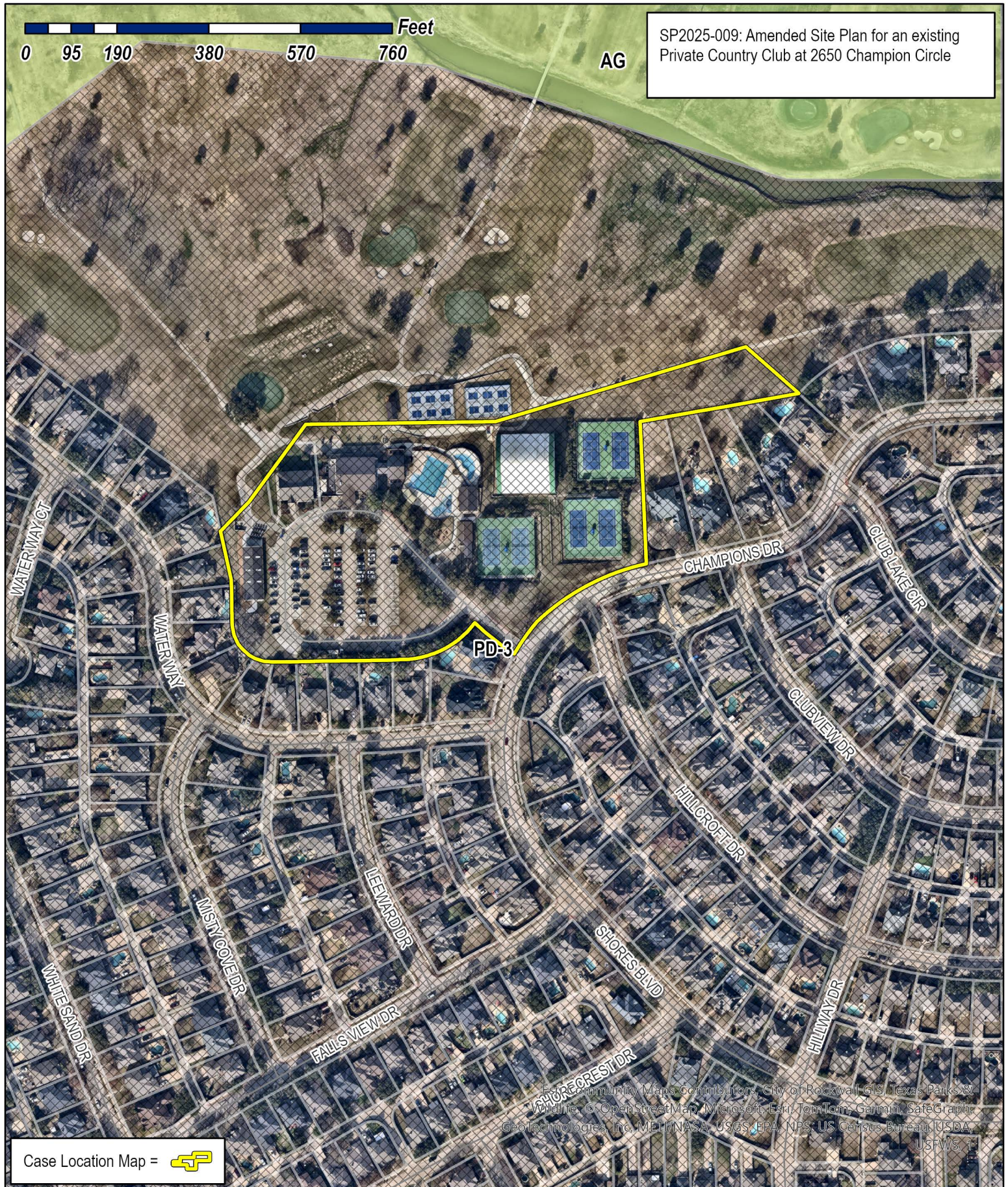
OWNER'S SIGNATURE


John Dunn, Manager

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Sarah Alexander





Case Location Map = 

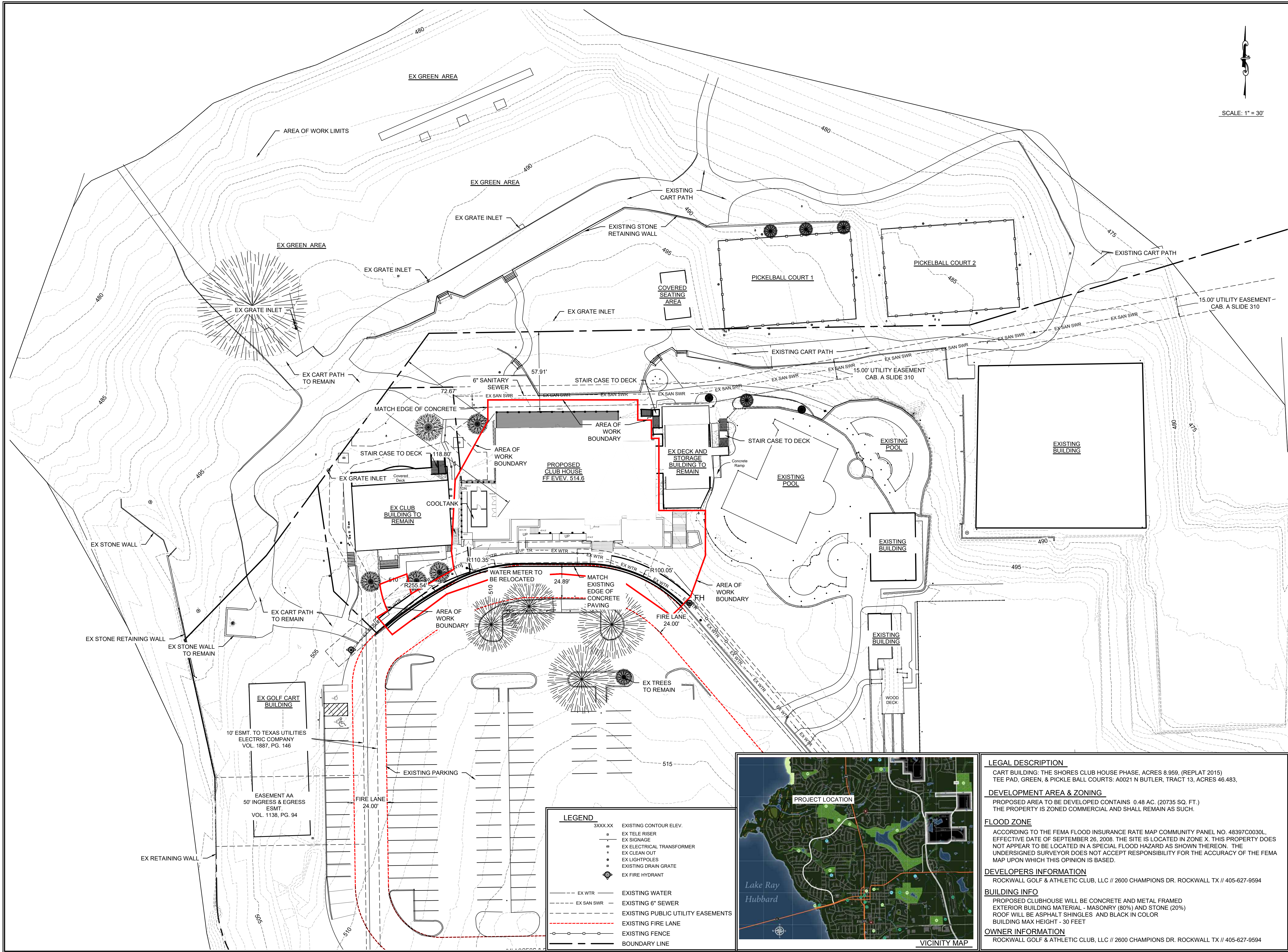


City of Rockwall

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.





SCALE: 1" = 30'

AMARILLO

2425 Lakewood Drive

Amarillo, TX 79109

(806) 352-7117

WOLFORTH

328 E. Hwy 62, Unit No. 1

Wolforth, TX 79082

(806) 791-2300

OJD Engineering, LLC

The Benchmark

F-4393

Amarillo | Wolforth

www.OJDEngineering.com

ROCKWALL GOLF AND ATHLETIC CLUB HOUSE ADDITION

ROCKWALL, TX

SITE PLAN - INITIAL SUBMITTAL

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW UNDER THE AUTHORITY OF CHE SHADLE, P.E. 87046 ON FEB 13TH, 2025. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING PURPOSES.

Case No.	02/13/2023	Sheet:
Date:	DV	1
Drawn By:	MCS	
Checked By:	1" = 30'	
Scale:		

LEGAL DESCRIPTION
CART BUILDING, THE SHORES CLUB HOUSE PHASE, ACRES 8.959, (REPLAT 2015)
TEE PAD, GREEN, & PICKLE BALL COURTS: A0021 N BUTLER, TRACT 13, ACRES 46.483,

DEVELOPMENT AREA & ZONING
PROPOSED AREA TO BE DEVELOPED CONTAINS 0.48 AC. (20735 SQ. FT.)
THE PROPERTY IS ZONED COMMERCIAL AND SHALL REMAIN AS SUCH.

FLOOD ZONE
ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48397C0030L, EFFECTIVE DATE OF SEPTEMBER 26, 2008. THE SITE IS LOCATED IN ZONE X. THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AS SHOWN THEREON. THE UNDERSIGNED SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE FEMA MAP UPON WHICH THIS OPINION IS BASED.

DEVELOPERS INFORMATION
ROCKWALL GOLF & ATHLETIC CLUB, LLC // 2600 CHAMPIONS DR. ROCKWALL TX // 405-627-9594

BUILDING INFO
PROPOSED CLUBHOUSE WILL BE CONCRETE AND METAL FRAMED
EXTERIOR BUILDING MATERIAL - MASONRY (80%) AND STONE (20%)
ROOF WILL BE ASPHALT SHINGLES AND BLACK IN COLOR
BUILDING MAX HEIGHT - 30 FEET

OWNER INFORMATION
ROCKWALL GOLF & ATHLETIC CLUB, LLC // 2600 CHAMPIONS DR. ROCKWALL TX // 405-627-9594

- LEGEND**
- | | |
|----------|-----------------------------------|
| 3'XXX.XX | EXISTING CONTOUR ELEV. |
| • | EX TELE RISER |
| • | EX SIGNAGE |
| • | EX ELECTRICAL TRANSFORMER |
| • | EX CLEAN OUT |
| • | EX LIGHTPOLES |
| • | EXISTING DRAIN GRATE |
| • | EX FIRE HYDRANT |
| --- | EX WTR |
| --- | EXISTING WATER |
| --- | EX SAN SWR |
| --- | EXISTING 6" SEWER |
| --- | EXISTING PUBLIC UTILITY EASEMENTS |
| --- | EXISTING FIRE LANE |
| --- | EXISTING FENCE |
| --- | BOUNDARY LINE |



ROCKWALL, TEXAS

INTERIOR DESIGNER

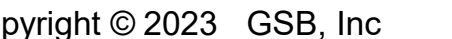
STRUCTURAL ENGINEER

EP ENGINEER

VIL ENGINEER

GOOD SERVICE

ROCKWALL, TEXAS



SB PROJECT NO.
231898

02.28.2025

A3 01



SITE PLAN SUBMISSION

DICKWALL, TEXAS

INTERIOR DESIGNER

STRUCTURAL ENGINEER

IEP ENGINEER

CIVIL ENGINEER

FOOD SERVICE

©

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430 T: 405.848

Copyright © 2020 CCE

REVISIONS

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[illegible]

Year	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099
1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	

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DRAWING TITLE

ATE

Λ 2 0 0



A3.02 $3/16'' = 1'-0''$



2	1.2711
12.02	2.4611 = 1.00

SITE PLAN SUBMISSION



DATE: April 16, 2025

TO: Che Shadle
2420 Lakeview Drive
Amarillo, Texas 79102

CC: John Dunn
1210 Glenwood Avenue
Nichols Hills, Oklahoma 73116

FROM: Bethany Ross
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: SP2025-009; *Site Plan for 2650 Champions Circle*

Che:

This letter serves to notify you that the above referenced case (*i.e. Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on April 15, 2025. The following is a record of all recommendations, voting records:

Staff Recommendations:

The applicant is required to provide an updated site plan that addresses staff comments before the submittal of engineering plans.

Planning and Zoning Commission

On April 15, 2025, the Planning and Zoning Commission approved a motion to approve the *Amended Site Plan* by a vote of 6-0, with Commissioner Thompson absent.

Should you have any questions or concerns regarding your site plan case, please feel free to contact me at (972) 772-6488.

Sincerely,

Bethany Ross, *Planner*
City of Rockwall Planning and Zoning Department

RE: SP2025-009: Site Plan for 2650 Champions Circle

From Che Shadle <che.shadle@ojdengineering.com>

Date Wed 3/26/2025 5:41 PM

To Ross, Bethany <bross@rockwall.com>

Understood.

Che Shadle, P.E.

President

OJD Engineering, LLC



2420 Lakeview Drive
Amarillo, TX 79109
ph: 806.352.7117 fax: 806.352.7188
cell: 806.681.0106
che.shadle@ojdengineering.com

www.ojdengineering.com

Engineering: F-4393 Surveying: F-10090900

From: Ross, Bethany <bross@rockwall.com>
Sent: Wednesday, March 26, 2025 4:31 PM
To: Che Shadle <Che.Shadle@ojdengineering.com>
Subject: Re: SP2025-009: Site Plan for 2650 Champions Circle

Hi Che,

Since it is a new building, we will have to take the site plan to the Planning and Zoning Commission on April 15, 2025 for approval instead of doing an administrative site plan. Attached are the project comments and engineering markups for your case.

The meeting schedule for this case is as follows:

Planning and Zoning Commission: April 15, 2025

Please note that all meetings will be held at 6:00 PM at 385 S. Goliad Street in the City Council Chambers. Please also note that a representative is required to be at all meetings. Should you have any questions please let me know.

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com

From: Che Shadle <Che.Shadle@ojdengineering.com>
Sent: Wednesday, March 26, 2025 3:05 PM
To: Ross, Bethany <bross@rockwall.com>
Subject: RE: SP2025-009: Site Plan for 2650 Champions Circle

Bethany

The existing building will be removed, and replaced with new construction.

Feel free to reach out with any other questions.

Thanks

Che Shadle, P.E.

President

OJD Engineering, LLC



2420 Lakeview Drive
Amarillo, TX 79109
ph: 806.352.7117 fax: 806.352.7188
cell: 806.681.0106
che.shadle@ojdengineering.com

www.ojdengineering.com

Engineering: F-4393 Surveying: F-10090900

From: Ross, Bethany <bross@rockwall.com>
Sent: Wednesday, March 26, 2025 9:16 AM
To: Che Shadle <Che.Shadle@ojdengineering.com>
Subject: SP2025-009: Site Plan for 2650 Champions Circle

Hi Che,

I was looking over the site plan for 2650 Champions and just had a question. Is the current building being removed and replaced with the proposed building or is this a remodel of the current building?

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
[City of Rockwall - Planning & Zoning](#)

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