



**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)

### 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 930 Whitmore Drive, Rockwall, TX 75087

SUBDIVISION Whitmore Manufacturing Addition LOT 2 BLOCK A

GENERAL LOCATION Between Intersection Justin Rd and TL Townsend Dr and Justin Road Industrial Blvd

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

CURRENT ZONING Light Industrial CURRENT USE Light Industrial

PROPOSED ZONING Light Industrial PROPOSED USE

ACREAGE 15.306 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 Whitmore

APPLICANT Whitmore

CONTACT PERSON John Davis II

CONTACT PERSON John Davis II

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

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

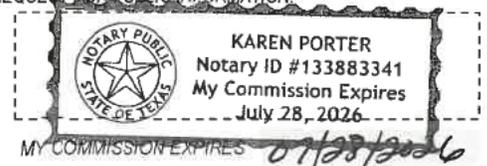
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.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

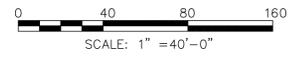
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF December, 2025

OWNER'S SIGNATURE

John Davis II  
Karen Porter

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





MUNICIPAL INDUSTRIAL PARK

WHITMORE DRIVE

MUNICIPAL INDUSTRIAL PARK

WHITMORE MANUFACTURING ADDITION  
LOT 2 BLOCK A  
15.306 ACRES

EXISTING BUILDING

Existing parking lot

Existing parking lot

EXISTING BUILDING

Existing parking lot

JUSTIN ROAD  
(RIGHT OF WAY VARIES)

18" storm drain pipe  
connected with roof drains

Storm drain box  
top=577.5  
inv=575.7

Dumpster

Storm drain pipe

24' wide  
fire lane

CMU wall

CMU wall

Storm drain box  
top=575.6  
inv=570.7

Fire hydrant

Fire hydrant

Ramp

Fire hydrant

Fire hydrant

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3444 CORNERSTONE LANE  
MIDLOTHIAN, TX 76065  
469-383-4994  
TX FIRM F-24436

**LJ**  
LEVI JAY  
& ASSOCIATES



ISSUE REVISIONS	NO.	DATE	DESCRIPTION

PROJECT ENGINEER MORRIS H. LAYTON III, PE	STATE	COUNTY	DESIGN BY:	MTH
	TEXAS	ROCKWALL	DRAWN BY:	JLS
CITY/TOWN CITY OF ROCKWALL	PROJECT NUMBER	PROJECT NUMBER	REVIEWED BY:	MHL
	41MH	41MH	DATE:	DECEMBER 12, 2025

WHITMORE MAINTENANCE EQUIPMENT BUILDING  
930 WHITMORE DRIVE, ROCKWALL, TX  
**EXISTING FEATURES**  
SHEET NO  
**C-02**



0 40 80 160  
SCALE: 1" = 40'-0"

WHITMORE  
DRIVE



JUSTIN ROAD  
(RIGHT OF WAY VARIES)

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MIDLOTHIAN, TX 76065  
469-383-4994  
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**LJ**  
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PROJECT ENGINEER MORRIS H. LAYTON III, PE	STATE	COUNTY	DESIGN BY:	MTH
	TEXAS	ROCKWALL	DRAWN BY:	JLS
CITY/TOWN	PROJECT NUMBER	REVIEWED BY:	DATE:	DECEMBER 12, 2025
CITY OF ROCKWALL	41MH			

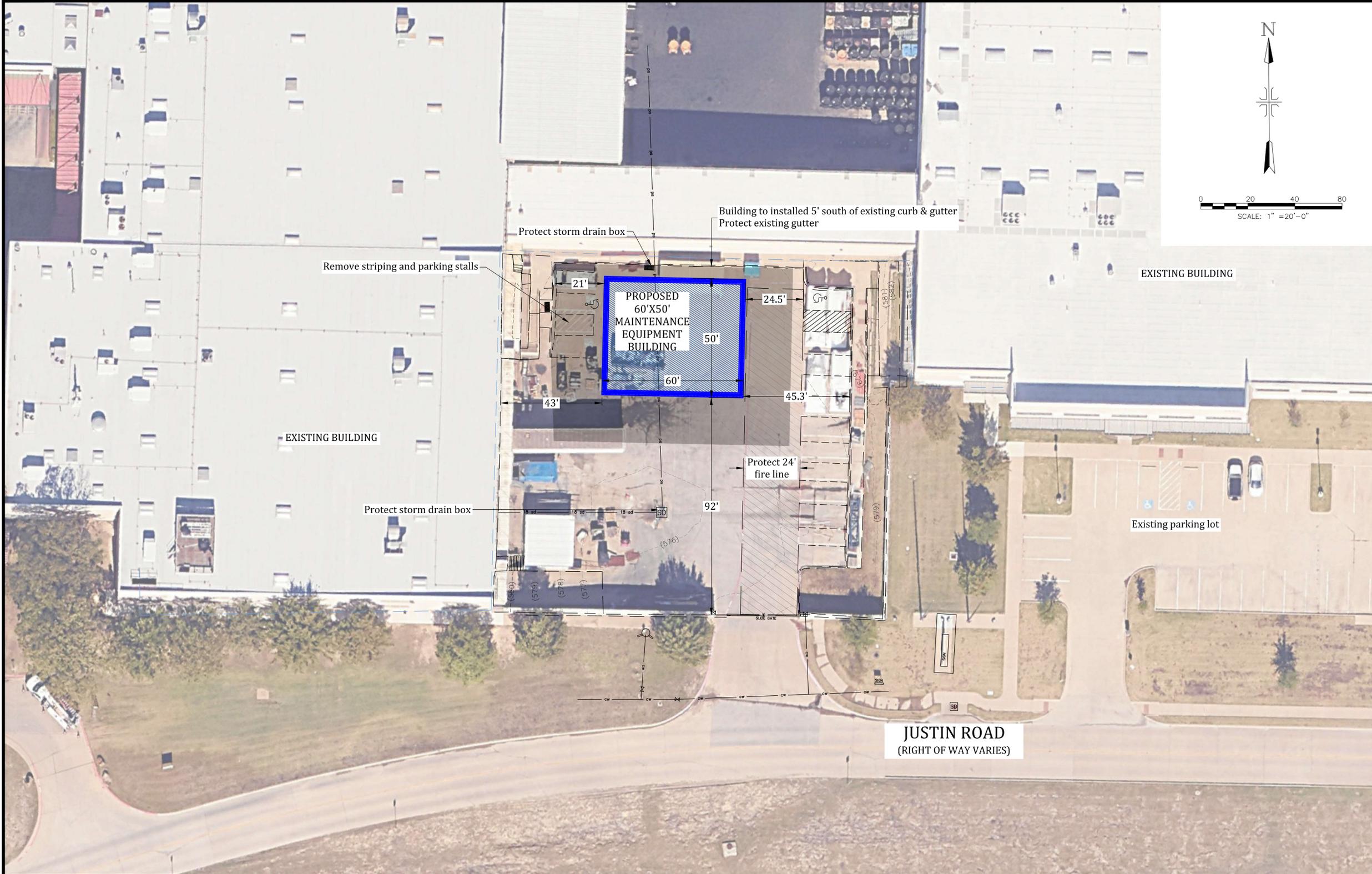
WHITMORE MAINTENANCE EQUIPMENT BUILDING  
930 WHITMORE DRIVE, ROCKWALL, TX  
SITE PLAN OVERALL  
SHEET NO  
**C-03**

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**GENERAL NOTES CONTRACTOR**  
Contractor shall verify all site utility requirements with respective utility companies prior to submitting bids, verify and pay all related costs including tap fees, meter deposit, special assessment etc.

General contractor shall be responsible for all fee licenses, permits costs and payments to utility companies, and government authorities for the issuance of building permits and certificates, assessments etc.

General contractor must verify all dimension and location of utility in the field.



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 MIDLOTHIAN, TX 76065  
 469-383-4994  
 TX FIRM F-24436

**JL** LEVI JAY  
 & ASSOCIATES



ISSUE REVISIONS	NO.	DATE	DESCRIPTION

PROJECT ENGINEER MORRIS H. LAYTON III, PE	STATE	COUNTY
	TEXAS	ROCKWALL
CITY/TOWN CITY OF ROCKWALL	PROJECT NUMBER	DATE
	41MH	DECEMBER 12, 2025

PROJECT: WHITMORE MAINTENANCE EQUIPMENT BUILDING  
 930 WHITMORE DRIVE, ROCKWALL, TX  
 SHEET NO: C-04



**GENERAL NOTES CONTRACTOR**  
 Contractor shall verify all site utility requirements with respective utility companies prior to submitting bids. verify and pay all related costs including tap fees, meter deposit, special assessment etc.

General contractor shall be responsible for all fee licenses, permits costs and payments to utility companies, and government authorities for the issuance of building permits and certificates. assessments etc.

General contractor must verify all dimension and location of utility in the field.





WHITMORE DRIVE

EXISTING BUILDING

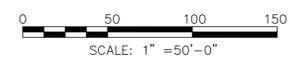
Existing parking lot

EXISTING BUILDING

Existing parking lot

Existing parking lot

JUSTIN ROAD  
(RIGHT OF WAY VARIES)



NOTE:  
The Existing landscape will remain as-is. The existing landscaped areas will not be disturbed during construction.

LANDSCAPE LEGEND	
	EXISTING TREE
	CREPE MYRTLE TREE
	WHITE OAK TREE
	ELM TREE

3444 CORNERSTONE LANE  
MIDLOTHIAN, TX 76065  
469-383-4994  
TX FIRM F-24436

**JJ** LEVI JAY  
& ASSOCIATES



12/12/2025

SHEET NO	PROJECT ENGINEER	STATE	COUNTY	ISSUE/REVISIONS	
				NO.	DATE
C-06	MORRIS H. LAYTON III, PE	TEXAS	ROCKWALL	DESCRIPTION	
				CITY/TOWN	PROJECT NUMBER
				DESIGN BY:	MTH
				DRAWN BY:	JLS
				REVIEWED BY:	MHL
				DATE:	DECEMBER 12, 2025

WHITMORE MAINTENANCE EQUIPMENT BUILDING  
930 WHITMORE DRIVE, ROCKWALL, TX  
EXISTING LANDSCAPE PLAN

Know what's below  
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# Exterior Night Photometric Survey Report - Whitmore Mfg. \ Jet-Lube Rockwall, TX 75087

Survey Type Exterior Nighttime Light Level Survey  
Location Rockwall, TX 75087

Date: Sat Dec 5th, 2025  
**ATTN: Morris Layton PE**

**Project** Photometric Survey of Whitmore Mfg. \ Jet-Lube  
**Customer** Levi Jay & Associates Inc.  
**Attention** Morris Layton PE Project Engineer  
**Location** 930 Whitmore Dr. Rockwall, TX 75087  
**Travel** included

**Date** **SURVEY DATE:** Thurs Dec 4th, 2025  
**Time** 9:00 PM  
**Phone** 469.383.4994 (Morris Cell)  
**Phone** 469.383.4994 (John Davis Cell)  
**Email** [morris.layton@levijayassociates.com](mailto:morris.layton@levijayassociates.com)

**Testing:** Photometric Survey per City of Rockwall Unified Development Code (UDC)

**Unit Used** Foot-candles (fc)

Horizontal perimeter readings at 3' high were made at 9:00 PM which is more than 1 hour after sunset and 1 hour before sunrise.

Meter employed was a calibrated Extech LT300 Serial # 160327190 with color & cosine correction and an accuracy rating which meets the requirements of +/- 5 %.

Visibility according to the National Weather Service before and after the survey was 10 nautical miles. (Requirement is 6 miles)

All measurements were taken with full lighting on and no defective bulbs, poles or fixtures were noted.

### FINDINGS:

According to sources, Jet-Lube is wanting to build a warehouse in the empty courtyard space located on the East side of the company building at 930 Whitmore. Courtyard readings were taken and none were found excessive for such an industrial on-property reading. The East, West and North side (with an additional railway ROW) are all on Jet-Lube property, so those were not measured. The South side which faces Justin Road was measured and ranged on average from 0.05 fc - 0.28 fc with one South facing spotlight measuring 0.78 fc at the property line.

See attached graphical map in \*.jpg format.

Joel-Anthony Gray CIH, CSP, BSEE, CHMM, CHP (pending) 214.912.4691  
ScanTech Technical Consulting  
*Joel-Anthony Gray*  
B.S. Electrical Engineering / Specialization Minor in Nanoscience Technology  
B.S. Bioengineering & Biomedical Engineering (pending - University of Texas at Dallas)  
A.S. Electronic Telecommunications  
Certified Industrial Hygienist # 12082 CP ABIH / BGC  
Certified Safety Professional # CSP 40131 BCSP (Board of Certified Safety Professionals)



Levi Jay & Associates Inc.  
3444 Cornerstone Lane | Midlothian, TX 76065

**Surveyor** Joel-Anthony Gray: CIH BSEE CSP CHMM

**Signed** JAG



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 TX FIRM F-24436

**JL** LEVI JAY & ASSOCIATES



SHEET NO	WHITMORE MAINTENANCE EQUIPMENT BUILDING 930 WHITMORE DRIVE, ROCKWALL, TX			ISSUE/REVISIONS		
	PROJECT ENGINEER	STATE	COUNTY	NO.	DATE	DESCRIPTION
C-05	MORRIS H. LAYTON III, PE	TEXAS	ROCKWALL			
	CITY/TOWN		PROJECT NUMBER			
	CITY OF ROCKWALL		41MH			DATE: DECEMBER 12, 2025

DESIGN BY:	MTH
MORRIS H. LAYTON III, PE	JLS
REVIEWED BY:	MHL

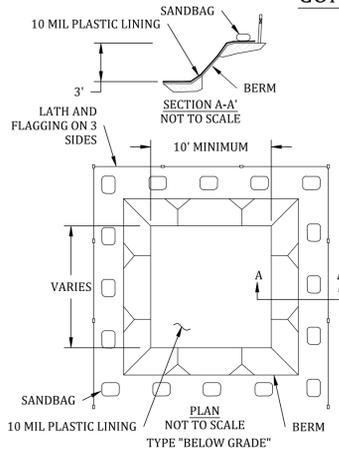
**JUSTIN ROAD**  
 (RIGHT OF WAY VARIES)



## STORM WATER MANAGEMENT PLAN

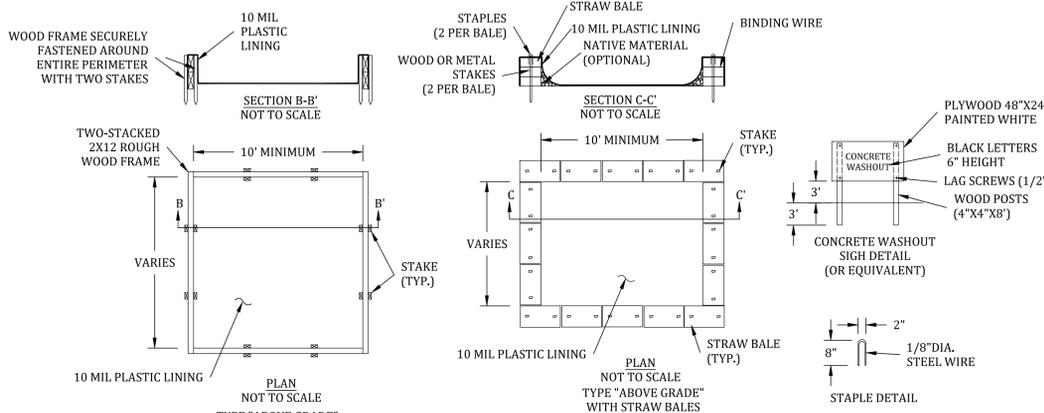
- THE CONTRACTOR SHALL INSTALL/ IMPLEMENT MEASURES AS NEEDED TO TAKE ALL PRUDENT AND REASONABLE MEASURES TO PROTECT PROPERTIES FROM DAMAGE CAUSED BY THE CONSTRUCTION.
- THE CONTRACTOR SHALL INSTALL ALL THE SILT FENCING, WATTLES, SEDIMENT CONTROL PONDS, DRAINAGE PIPES, AND ROCK RIPRAP REQUIRED, PRIOR TO THE BEGINNING OF ANY STRIPPING AND / OR EXCAVATION.
- THE CONTRACTOR SHALL MAINTAIN A MINIMAL BUFFER OF UNDISTURBED AREAS, WHERE PRACTICAL, AROUND THE PERIMETER OF THE SITE. THIS BUFFER WILL REDUCE THE EROSION CAUSED BY WIND AND WATER AND ALSO HELP REDUCE THE AMOUNT OF SEDIMENT LEAVING THE SITE.
- EARTH FILL PROCEDURE WILL UTILIZE TEMPORARY DIVERSIONS TO ELIMINATE SURFACE RUNOFF.
- THE CONTRACTOR SHALL PROVIDE FOR PROTECTIVE MEASURES FOR THE CONTAINMENT OF HAZARDOUS MATERIALS, INCLUDING PETROLEUM PRODUCTS AND LUBRICANTS, ETC.
- THE CONTRACTOR SHALL PROVIDE TRASH CONTAINERS ON SITE FOR DISPOSAL OF ALL CONSTRUCTION MATERIALS AND PREVENT TRASH FROM THE SITE FROM ENTERING INTO THE STORM DRAINAGE SYSTEM.
- THE CONTRACTOR SHALL INSPECT ALL INSTALLED EROSION CONTROL MEASURES AND REPAIR AS NECESSARY DURING THE LENGTH OF THE CONSTRUCTION AT LEAST EVERY SEVEN (7) DAYS DURING DRY PERIODS. THE CONTRACTOR SHALL DILIGENTLY INSPECT AND REPAIR, WITHIN 24 HOURS OF A RAINFALL EVENT, ALL EROSION CONTROL MEASURES.
- THE CONTRACTOR SHALL MAINTAIN THE EROSION CONTROL MEASURES REQUIRED TO ASSURE THAT THE STORM WATER DISCHARGED SHALL BE FREE FROM:
  - DEBRIS, OIL, SCUM AND OTHER FLOATING MATERIALS, OTHER THAN IN TRACE AMOUNTS;
  - ERODED SOILS AND OTHER MATERIALS THAT WILL SETTLE TO FORM OBJECTIONABLE DEPOSITS IN RECEIVING WATERS;
  - SUSPENDED SOLIDS, TURBIDITY AND COLOR AT LEVELS INCONSISTENT WITH RECEIVING WATERS;
  - CHEMICALS IN CONCENTRATIONS THAT WOULD CAUSE VIOLATION OF THE STATE WATER QUALITY CRITERIA IN THE RECEIVING WATERS.
- THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORD KEEPING DOCUMENTING INSPECTION AND REPAIR OF ALL EROSION CONTROL MEASURES INSTALLED.
- THE CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THE STORM WATER CONSTRUCTION GENERAL PERMIT REGULATIONS AND THE "PLANNING AND DESIGN MANUAL FOR THE CONTROL OF EROSION, SEDIMENT AND STORMWATER", PUBLISHED BY THE MDEQ, MISSISSIPPI SOIL & WATER COMMISSION AND THE USDA SOIL CONSERVATION SERVICE.
- THIS PLAN CONTAINS THE MINIMUM EROSION CONTROL MEASURES TO BE TAKEN. THE CONTRACTOR SHALL UTILIZE THE BMP'S OUTLINED IN THE ABOVE REFERENCED MATERIAL FOR IMPLEMENTATION OF ADDITIONAL MEASURES, AS REQUIRED.
- SILT FENCE WILL EXTEND 5' BEYOND DISTURBED AREA AND CURVE UPHILL.

## CONCRETE WASHOUT DETAIL



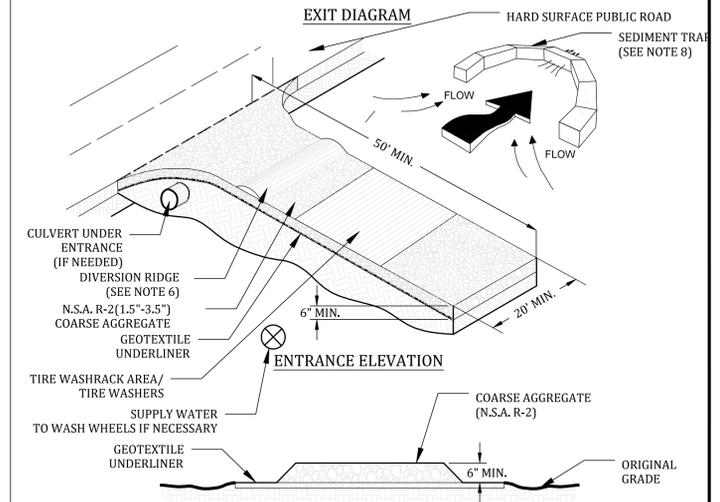
- NOTES:
- MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF OR RECYCLED.
  - HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCES CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE BACKFILLED, REPAIRED, AND STABILIZED TO PREVENT EROSION.
  - WASHOUT OF THE DRUM AT THE CONSTRUCTION SITE IS PROHIBITED. ADDITIONAL INFORMATION ABOUT BEST MANAGEMENT PRACTICES FOR CONCRETE WASHOUT IS AVAILABLE AT THE USEPA WEBSITE.
  - A WASHOUT PIT MADE WITH HAY BALES AND A PLASTIC LINING SHALL BE USED TO CLEAN UP ONLY CONCRETE CHUTES, HOPPERS, WHEELBARROW OR HAND HELD TOOLS.
  - SUCH PITS CAN BE DUG INTO THE GROUND OR BUILT ABOVE GRADE. THE PLASTIC LINING SHOULD BE FREE OF TEARS OR HOLES THAT WOULD ALLOW THE WASHWATER TO ESCAPE.
  - AFTER THE PIT IS USED TO WASH DOWN THE CHUTES OF MULTIPLE READY MIXED TRUCKS AND THE WASHWATER HAS EVAPORATED OR HAS BEEN VACUUMED OFF, THE REMAINING HARDENED SOLIDS CAN BE BROKEN UP AND REMOVED FROM THE PIT. THIS PROCESS MAY DAMAGE THE HAY BALES AND PLASTIC LINING. IF DAMAGE OCCURS, THE PIT WILL NEED TO BE REPAIRED AND RELINED WITH NEW PLASTIC. WHEN THE HARDENED SOLIDS ARE REMOVED, THEY MAY BE BOUND UP WITH THE PLASTIC LINING AND HAVE TO BE SENT TO A LANDFILL, RATHER THAN RECYCLED.
  - IF THE PIT IS GOING TO BE EMPTIED AND REPAIRED MORE THAN A FEW TIMES, THE HAY BALES AND PLASTIC WILL BE GENERATING ADDITIONAL SOLID WASTE.

- NOTES:
- ACTUAL LAYOUT DETERMINED IN THE FIELD.
  - THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE WASHOUT FACILITY



- NOTES:
- ACTUAL LAYOUT DETERMINED IN THE FIELD.
  - THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE WASHOUT FACILITY

## CRUSHED STONE CONSTRUCTION EXIT



- NOTES:
- AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
  - REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
  - AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
  - GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
  - PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
  - A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
  - INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
  - WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
  - WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
  10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

## DUST CONTROL ON DISTURBED AREAS

### DEFINITION

CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITES, ROADS, AND DEMOLITION SITES.

### CONDITIONS

THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO SURFACE AND AIR MOVEMENT OF DUST WHERE ON AND OFF-SITE DAMAGE MAY OCCUR WITHOUT TREATMENT.

### METHOD AND MATERIALS

#### A. TEMPORARY METHODS

MULCHES. SEE STANDARD DS1 - DISTURBED AREA STABILIZATION (WITH MULCHING ONLY). SYNTHETIC RESINS MAY BE USED INSTEAD OF ASPHALT TO BIND MULCH MATERIAL. REFER TO STANDARD TB-TACKIFIERS AND BINDERS. RESINS SUCH AS CURASOL OR TERRATAK SHOULD BE USED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

VEGETATIVE COVER. SEE STANDARD DS2 - DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING).

SPRAY-ON ADHESIVES. THESE ARE USED ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS. REFER TO STANDARD TB-TACKIFIERS AND BINDERS.

TILLAGE. THIS PRACTICE IS DESIGNED TO ROUGHEN AND BRING CLODS TO THE SURFACE. IT IS AN EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE WIND EROSION STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART, SPRING-TOOTHED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.

IRRIGATION. THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS WET. REPEAT AS NEEDED.

BARRIERS. SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING. BARRIERS PLACED AT RIGHT ANGLES TO PREVAILING CURRENTS AT INTERVALS OF ABOUT 15 TIMES THEIR HEIGHT ARE EFFECTIVE IN CONTROLLING WIND EROSION.

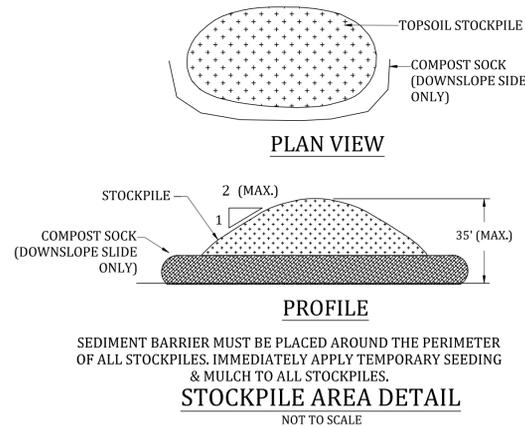
CALCIUM CHLORIDE. APPLY AT RATE THAT WILL KEEP SURFACE MOIST. MAY NEED RETREATMENT.

#### B. PERMANENT METHODS

PERMANENT VEGETATION. SEE STANDARD DS3 - DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION). EXISTING TREES AND LARGE SHRUBS MAY AFFORD VALUABLE PROTECTION IF LEFT IN PLACE.

TOPSOILING. THIS ENTAILS COVERING THE SURFACE WITH LESS EROSION SOIL MATERIAL. SEE STANDARD TP - TOPSOILING.

STONE. COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL. SEE STANDARD CR-CONSTRUCTION ROAD STABILIZATION.

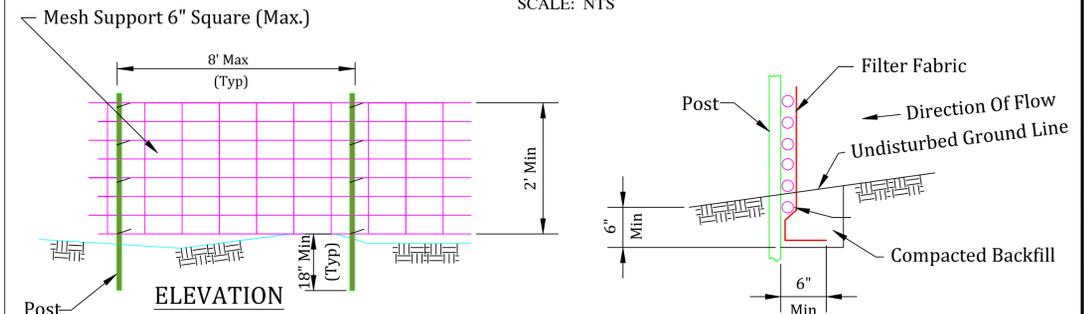


SEDIMENT BARRIER MUST BE PLACED AROUND THE PERIMETER OF ALL STOCKPILES. IMMEDIATELY APPLY TEMPORARY SEEDING & MULCH TO ALL STOCKPILES.

**STOCKPILE AREA DETAIL**  
NOT TO SCALE

## FABRIC ANCHOR DETAIL

SCALE: NTS



- NOTES:
- WIRES OF MESH SUPPORT SHALL BE MINIMUM GAGE NO. 12.
  - TEMPORARY SEDIMENT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING WORK IN THE AREA TO BE PROTECTED. THEY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND REMOVED IN CONJUNCTION WITH THE FINAL GRADING AND SITE STABILIZATION.
  - FILTER FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS 1 WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
  - FENCE POSTS SHALL BE EITHER WOOD POST WITH A MINIMUM CROSS-SECTIONAL AREA OF 3.0 SQ. IN. OR A STANDARD STEEL POST.

3444 CORNERSTONE LANE  
MIDLOTHIAN, TX 76065  
469-383-4994  
TX FIRM F-24436

LEVI JAY  
& ASSOCIATES



ISSUE/REVISIONS	NO.	DATE	DESCRIPTION

DESIGN BY:	MTH
DRAWN BY:	JLS
REVIEWED BY:	MHL
DATE:	DECEMBER 12, 2025

WHITMORE MAINTENANCE EQUIPMENT BUILDING 930 WHITMORE DRIVE, ROCKWALL, TX	COUNTY	ROCKWALL
PROJECT ENGINEER	STATE	TEXAS
MORRIS H. LAYTON III, PE	CITY/TOWN	ROCKWALL
PROJECT NUMBER	PROJECT NUMBER	41MH
CITY OF ROCKWALL	DATE:	DECEMBER 12, 2025

SHEET NO  
**C-08**



# 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 930 Whitmore Drive, Rockwall, TX 75087

SUBDIVISION Whitmore Manufacturing Addition LOT 2 BLOCK A

GENERAL LOCATION Between Intersection Justin Rd and TL Townsend Dr and Justin Road Industrial Blvd

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

CURRENT ZONING Light Industrial CURRENT USE Light Industrial

PROPOSED ZONING Light Industrial PROPOSED USE

ACREAGE 15.306 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 Whitmore

APPLICANT Whitmore

CONTACT PERSON John Davis II

CONTACT PERSON John Davis II

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

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

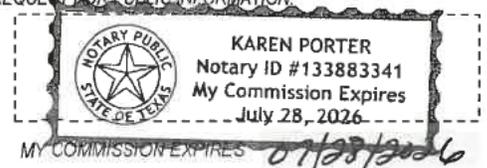
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.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

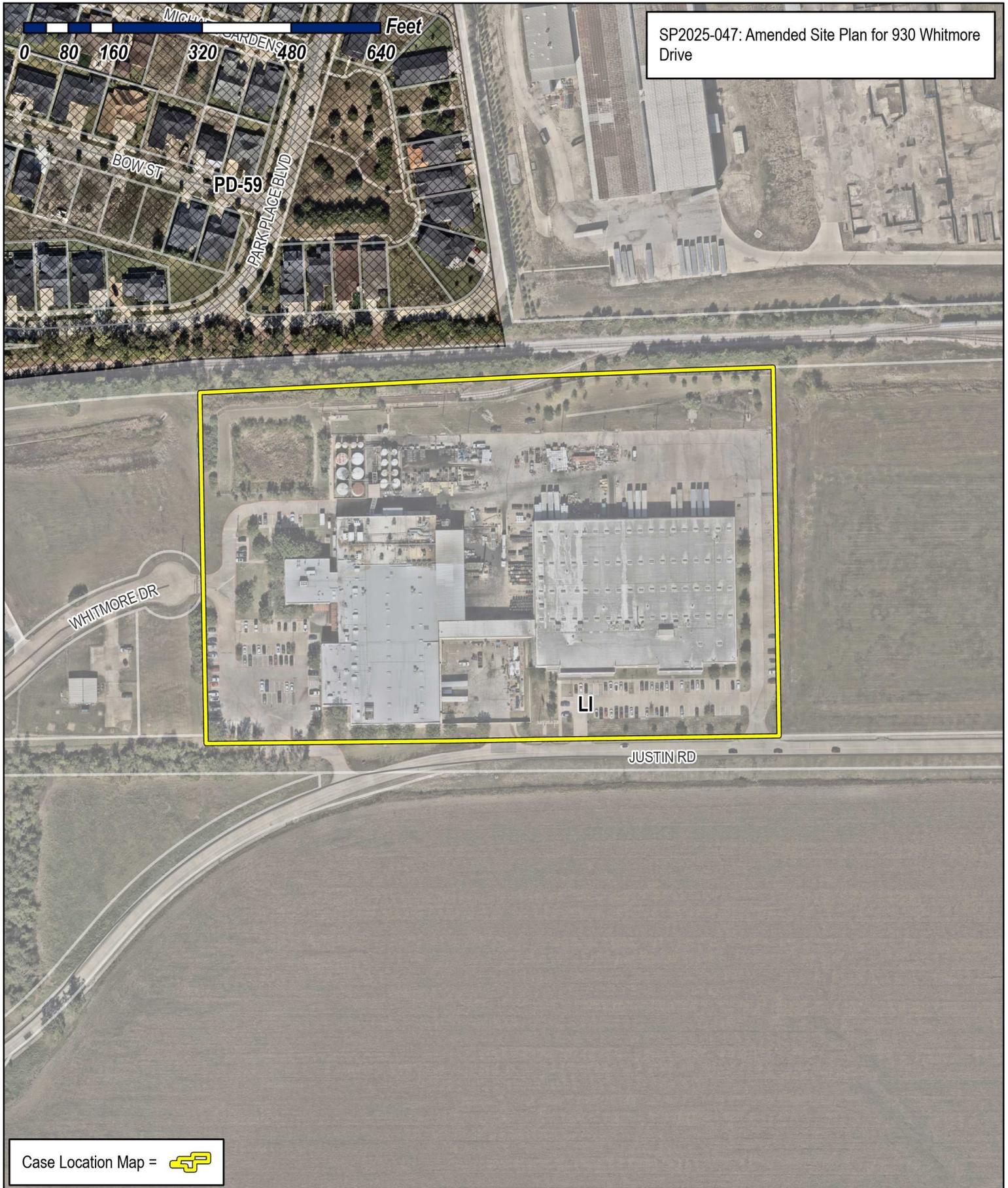
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF December, 2025

OWNER'S SIGNATURE

*John Davis II*  
*Karen Porter*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





SP2025-047: Amended Site Plan for 930 Whitmore Drive

Case Location Map = 

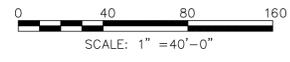


# City of Rockwall

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.





MUNICIPAL INDUSTRIAL PARK

WHITMORE DRIVE

MUNICIPAL INDUSTRIAL PARK

WHITMORE MANUFACTURING ADDITION  
LOT 2 BLOCK A  
15.306 ACRES

EXISTING BUILDING

Existing parking lot

Existing parking lot

EXISTING BUILDING

18" storm drain pipe  
connected with roof drains

Storm drain box  
top=577.5  
inv=575.7

Dumpster

Storm drain pipe

24' wide  
fire lane

CMU wall

Existing parking lot

Fire hydrant

CMU wall

Fire hydrant

Ramp

Storm drain box  
top=575.6  
inv=570.7

JUSTIN ROAD  
(RIGHT OF WAY VARIES)

Fire hydrant

Fire hydrant

Know what's below  
Call before you dig.  
**CALL 811**  
UTILITY NOTIFICATION CENTER  
[www.TEXAS811.COM](http://www.TEXAS811.COM)

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MIDLOTHIAN, TX 76065  
469-383-4994  
TX FIRM F-24436

**LJ**  
LEVI JAY  
& ASSOCIATES



ISSUE REVISIONS	NO.	DATE	DESCRIPTION

<b>WHITMORE MAINTENANCE EQUIPMENT BUILDING</b>		STATE	COUNTY
930 WHITMORE DRIVE, ROCKWALL, TX		TEXAS	ROCKWALL
<b>EXISTING FEATURES</b>		PROJECT NUMBER	41MH
PROJECT ENGINEER	MORRIS H. LAYTON III, PE	DESIGN BY:	MTH
CITY/TOWN	CITY OF ROCKWALL	DRAWN BY:	JLS
SHEET NO	C-02	REVIEWED BY:	MHL
		DATE:	DECEMBER 12, 2025



0 40 80 160  
SCALE: 1" = 40'-0"

WHITMORE  
DRIVE



JUSTIN ROAD  
(RIGHT OF WAY VARIES)

3444 CORNERSTONE LANE  
MIDLOTHIAN, TX 76065  
469-383-4994  
TX FIRM F-24436

**LJ**  
LEVI JAY  
& ASSOCIATES



ISSUE/REVISIONS	NO.	DATE	DESCRIPTION

PROJECT ENGINEER MORRIS H. LAYTON III, PE	STATE	COUNTY	DESIGN BY:	MTH
	TEXAS	ROCKWALL	DRAWN BY:	JLS
CITY/TOWN CITY OF ROCKWALL	PROJECT NUMBER	PROJECT NUMBER	REVIEWED BY:	MHL
	41MH	41MH	DATE:	DECEMBER 12, 2025

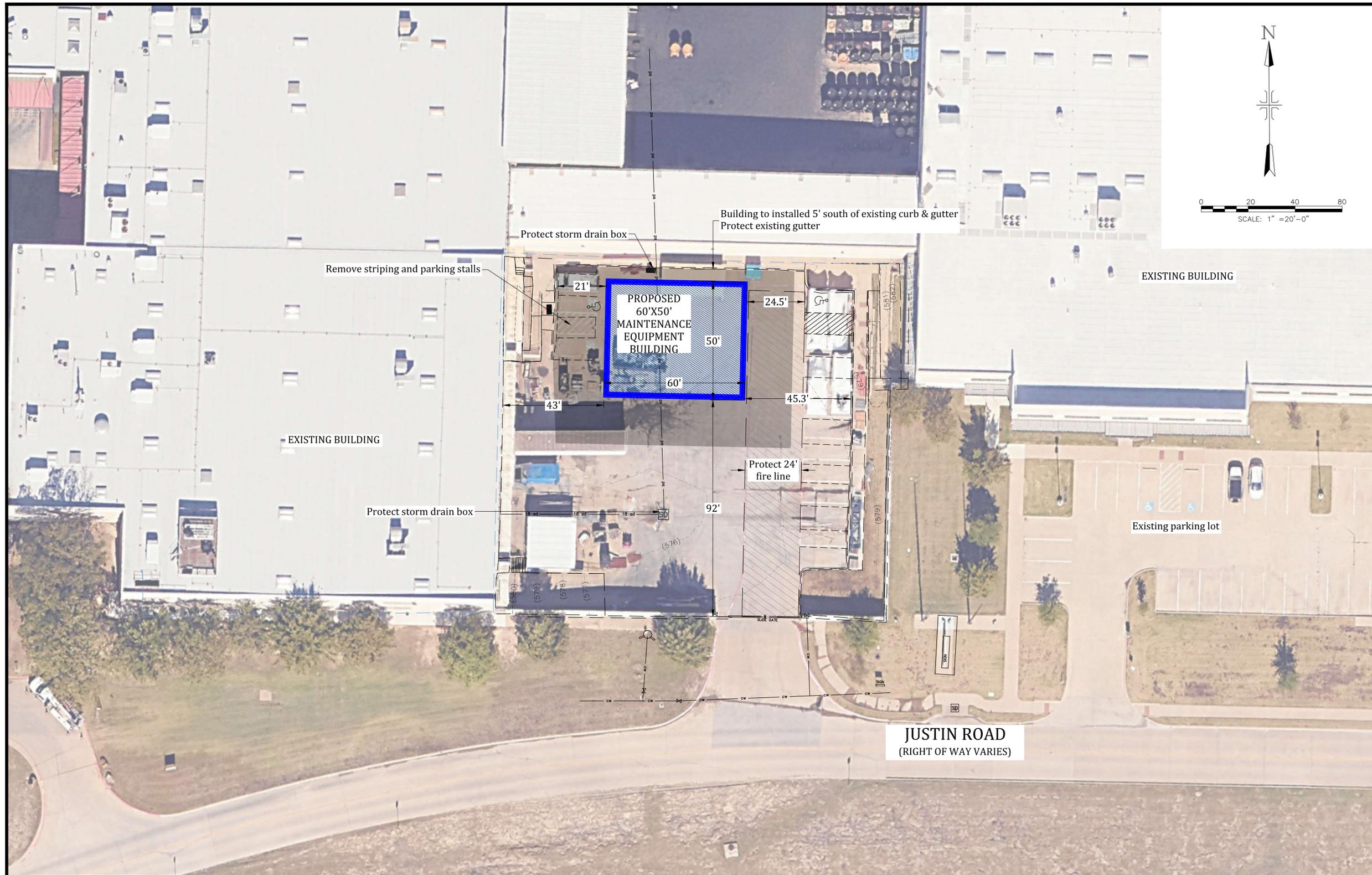
WHITMORE MAINTENANCE EQUIPMENT BUILDING  
930 WHITMORE DRIVE, ROCKWALL, TX  
SITE PLAN OVERALL  
SHEET NO  
**C-03**



**GENERAL NOTES CONTRACTOR**  
Contractor shall verify all site utility requirements with respective utility companies prior to submitting bids. verify and pay all related costs including tap fees, meter deposit, special assessment etc.

General contractor shall be responsible for all fee licenses, permits costs and payments to utility companies, and government authorities for the issuance of building permits and certificates. assessments etc.

General contractor must verify all dimension and location of utility in the field.



3444 CORNERSTONE LANE  
 MIDLOTHIAN, TX 76065  
 469-383-4994  
 TX FIRM F-24436

**JL** LEVI JAY  
 & ASSOCIATES



ISSUE REVISIONS	NO.	DATE	DESCRIPTION

PROJECT ENGINEER MORRIS H. LAYTON III, PE	STATE	COUNTY
	TEXAS	ROCKWALL
CITY/TOWN CITY OF ROCKWALL	PROJECT NUMBER	41MH
	DATE	DECEMBER 12, 2025

WHITMORE MAINTENANCE EQUIPMENT BUILDING  
 930 WHITMORE DRIVE, ROCKWALL, TX  
**SITE PLAN**  
 SHEET NO  
**C-04**



**GENERAL NOTES CONTRACTOR**  
 Contractor shall verify all site utility requirements with respective utility companies prior to submitting bids. verify and pay all related costs including tap fees, meter deposit, special assessment etc.

General contractor shall be responsible for all fee licenses, permits costs and payments to utility companies, and government authorities for the issuance of building permits and certificates. assessments etc.

General contractor must verify all dimension and location of utility in the field.





WHITMORE DRIVE

EXISTING BUILDING

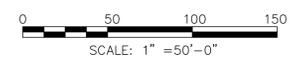
Existing parking lot

EXISTING BUILDING

Existing parking lot

Existing parking lot

JUSTIN ROAD  
(RIGHT OF WAY VARIES)



NOTE:  
The Existing landscape will remain as-is. The existing landscaped areas will not be disturbed during construction.

LANDSCAPE LEGEND	
	EXISTING TREE
	CREPE MYRTLE TREE
	WHITE OAK TREE
	ELM TREE

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MIDLOTHIAN, TX 76065  
469-383-4994  
TX FIRM F-24436

**JJ** LEVI JAY  
& ASSOCIATES



SHEET NO	PROJECT ENGINEER	STATE	COUNTY	ISSUE/REVISIONS	
				NO.	DATE
C-06	MORRIS H. LAYTON III, PE	TEXAS	ROCKWALL	DESCRIPTION	
				CITY/TOWN	PROJECT NUMBER
			41MH	DATE: DECEMBER 12, 2025	

WHITMORE MAINTENANCE EQUIPMENT BUILDING  
930 WHITMORE DRIVE, ROCKWALL, TX  
EXISTING LANDSCAPE PLAN

Know what's below  
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www.TEXAS811.COM



# Exterior Night Photometric Survey Report - Whitmore Mfg. \ Jet-Lube Rockwall, TX 75087

Survey Type Exterior Nighttime Light Level Survey  
Location Rockwall, TX 75087

Date: Sat Dec 5th, 2025  
**ATTN: Morris Layton PE**

**Project** Photometric Survey of Whitmore Mfg. \ Jet-Lube  
**Customer** Levi Jay & Associates Inc.  
**Attention** Morris Layton PE Project Engineer  
**Location** 930 Whitmore Dr. Rockwall, TX 75087  
**Travel** included

**Date** **SURVEY DATE:** Thurs Dec 4th, 2025  
**Time** 9:00 PM  
**Phone** 469.383.4994 (Morris Cell)  
**Phone** 469.383.4994 (John Davis Cell)  
**Email** [morris.layton@levijayassociates.com](mailto:morris.layton@levijayassociates.com)

**Testing:** Photometric Survey per City of Rockwall Unified Development Code (UDC)

**Unit Used** Foot-candles (fc)

Horizontal perimeter readings at 3' high were made at 9:00 PM which is more than 1 hour after sunset and 1 hour before sunrise.

Meter employed was a calibrated Extech LT300 Serial # 160327190 with color & cosine correction and an accuracy rating which meets the requirements of +/- 5 %.

Visibility according to the National Weather Service before and after the survey was 10 nautical miles. (Requirement is 6 miles)

All measurements were taken with full lighting on and no defective bulbs, poles or fixtures were noted.

**FINDINGS:**

According to sources, Jet-Lube is wanting to build a warehouse in the empty courtyard space located on the East side of the company building at 930 Whitmore. Courtyard readings were taken and none were found excessive for such an industrial on-property reading. The East, West and North side (with an additional railway ROW) are all on Jet-Lube property, so those were not measured. The South side which faces Justin Road was measured and ranged on average from 0.05 fc - 0.28 fc with one South facing spotlight measuring 0.78 fc at the property line.

See attached graphical map in \*.jpg format.

Joel-Anthony Gray CIH, CSP, BSEE, CHMM, CHP (pending) 214.912.4691  
ScanTech Technical Consulting  
*Joel-Anthony Gray*  
B.S. Electrical Engineering / Specialization Minor in Nanoscience Technology  
B.S. Bioengineering & Biomedical Engineering (pending - University of Texas at Dallas)  
A.S. Electronic Telecommunications  
Certified Industrial Hygienist # 12082 CP ABIH / BGC  
Certified Safety Professional # CSP 40131 BCSP (Board of Certified Safety Professionals)



Levi Jay & Associates Inc.  
3444 Cornerstone Lane | Midlothian, TX 76065

**Surveyor** Joel-Anthony Gray: CIH BSEE CSP CHMM

**Signed** JAG

**From:** [John Davis](#)  
**To:** [Guevara, Angelica](#)  
**Subject:** Re: Whitmore Project - Building Materials Question  
**Date:** Tuesday, January 6, 2026 2:20:32 PM  
**Attachments:** [img-162e4f7f-f33c-4c70-aae2-fbf41a5287e6](#)  
[img-b91587b8-c53b-4cb6-b42f-38f50f836f84](#)

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Good afternoon Angelica,

Thank you for your call. Per our conversation, Whitmore Manufacturing will be withdrawing our request for consideration. After the conversation that I had with the gentleman there regarding the matter and discussions with my team, I believe that it would be best for us to revisit the matter and resubmit the application after we have more discussions about the structure materials.

Regards,

**John Davis II**

Sr Maintenance and Engineering Manager



*Whitmore Manufacturing, LLC. A CSW Industrials Company.*

930 Whitmore Drive • Rockwall, Texas 75087 • USA

Direct: 469.587.8512 | Mobile: 469.807.1163

[john.davis@whitmores.com](mailto:john.davis@whitmores.com)

Websites: [WHITMORE](#) | [JET-LUBE](#) | [OILSAFE](#) | [DEACON](#) | [HYDROTEX](#)



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