



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

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

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 206 E Washington St.

SUBDIVISION _____ LOT 213 BLOCK 5

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____ CURRENT USE music & office

PROPOSED ZONING _____ PROPOSED USE Add Recording Studio

ACREAGE .012 LOTS [CURRENT] _____ LOTS [PROPOSED] _____

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

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

<input type="checkbox"/> OWNER	<u>Kevin Lafere</u>	<input checked="" type="checkbox"/> APPLICANT	<u>Randy Lee Aragon</u>
CONTACT PERSON	<u>klafere@zanatas.com</u>	CONTACT PERSON	<u>Randy Lee Aragon</u>
ADDRESS	_____	ADDRESS	<u>206 E Washington</u>
CITY, STATE & ZIP	_____	CITY, STATE & ZIP	<u>Rockwall, TX, 75087</u>
PHONE	_____	PHONE	_____
E-MAIL	_____	E-MAIL	_____

NOTARY VERIFICATION [REQUIRED]

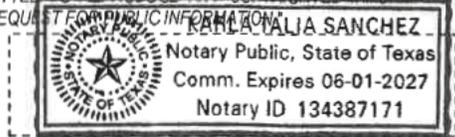
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kevin Lafere [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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

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

OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 6-1-27

RB's Sound House Recording Studio

Dear Friends, Artists, and Dreamers,

My name is Randy Aragon, I'm a local musician and manager/bartender at The Downing Bottles and Bites. I've recently leased the building at 206 E Washington st.(the old school of rock building) from Kevin Lefere, with hopes of opening a recording studio for local artists that have no way of recording their music.

As of now, I have to drive over an hour back and forth just to find a good studio to record my music, which makes it really difficult when recording and releasing my own music. This is why I decided to lease the building and begin the journey of offering recording services.

This studio will be dedicated to professionally tracking and recording local artists of all ages — one at a time — giving each artist the full attention, focus, and respect their craft deserves. I want to give people in our community a real outlet to express themselves, to release their music to the world, and to grow as artists and as people. Every session is about more than making a song — it's about building community, confidence, connection, and creative freedom.

The room that I would like to make a recording studio is one room that sits in the back right corner of the building and is already completely sound proof due to the School of Rock using it for music lessons. We will offer an affordable way to book a recording session, record your music on top quality equipment, and have it mixed and mastered all in one.

Music has always been more than just sound to me — it's been a lifeline.

There were times in my life when darkness felt heavy, when words couldn't capture the pain or confusion I was carrying. But music did. It became my way to breathe again, to find purpose when things didn't make sense, and to connect with something greater than myself.

That's why I would like to open the Recording Studio — not just as a business, but as a safe space. A place where creativity becomes therapy, where sound becomes healing, and where anyone with a story to tell can walk in and feel understood.

Music saved me, and I believe it can save others too. It has the power to reach the parts of us that words alone can't. Whether you're recording your first song or your hundredth, my hope is that this space gives you the same sense of freedom and hope that music gives me.

I also plan to team up with the Music Directors at the local schools and other music based programs, to offer them a discounted rate for their students who have dreams of making music. There is also the potential for me to donate my time through the studio to local music programs, when they have school projects that require recording services for bands, choirs, and other music related endeavors.

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No.

Washington Street in the City of Rockwall

being described

as follows:

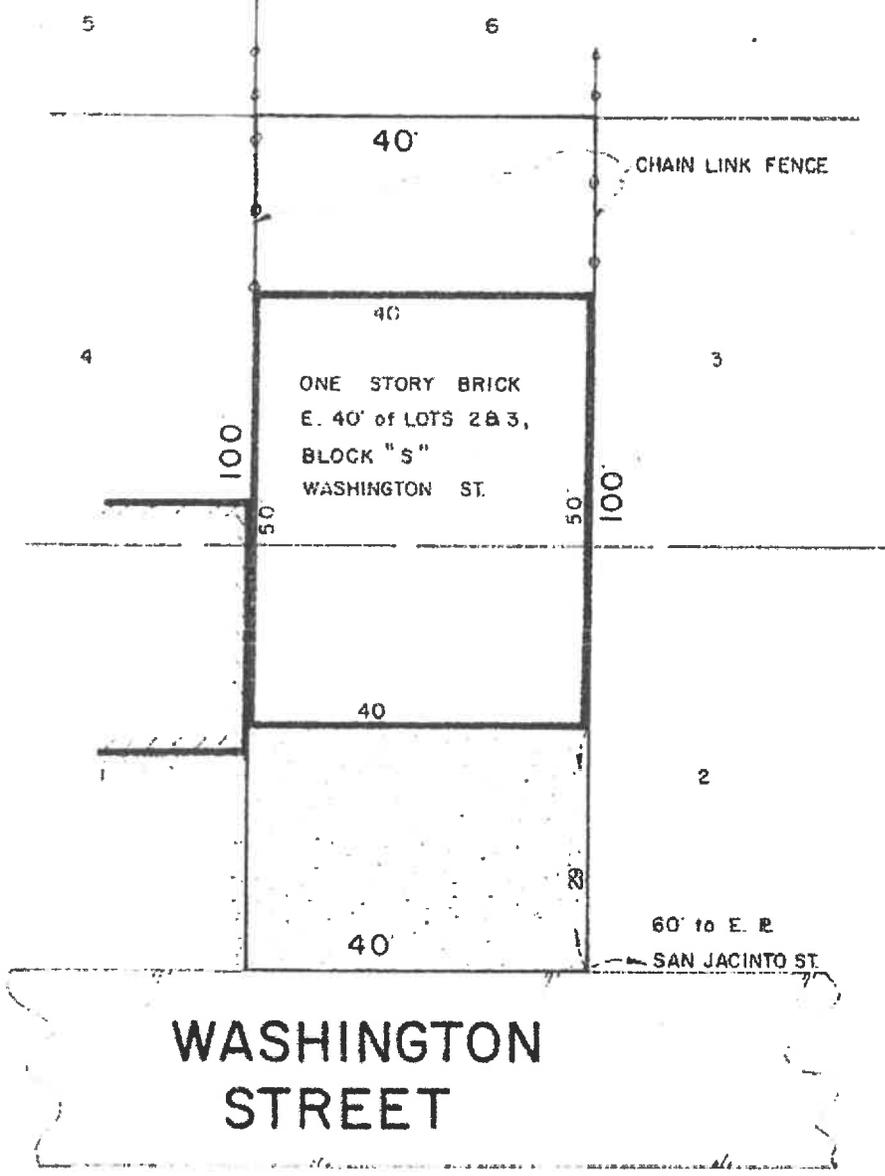
Lot No. East 40' of Lots 2 and 3, Block No. S, City Block No. _____

of Original Town of Rockwall, an addition to the City of Rockwall

Texas, according to the filed plot thereof recorded in Vol. 1, at page 555 of the Plat and Map

Map Deed Records of Rockwall County, Texas

[Handwritten signatures and initials]



The plat hereon is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location, and type of buildings and improvements



DEVELOPMENT APPLICATION

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Planning and Zoning Department
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Rockwall, Texas 75087

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CITY, STATE & ZIP	_____	CITY, STATE & ZIP	<u>Rockwall, TX, 75087</u>
PHONE	_____	PHONE	_____
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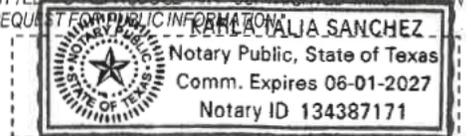
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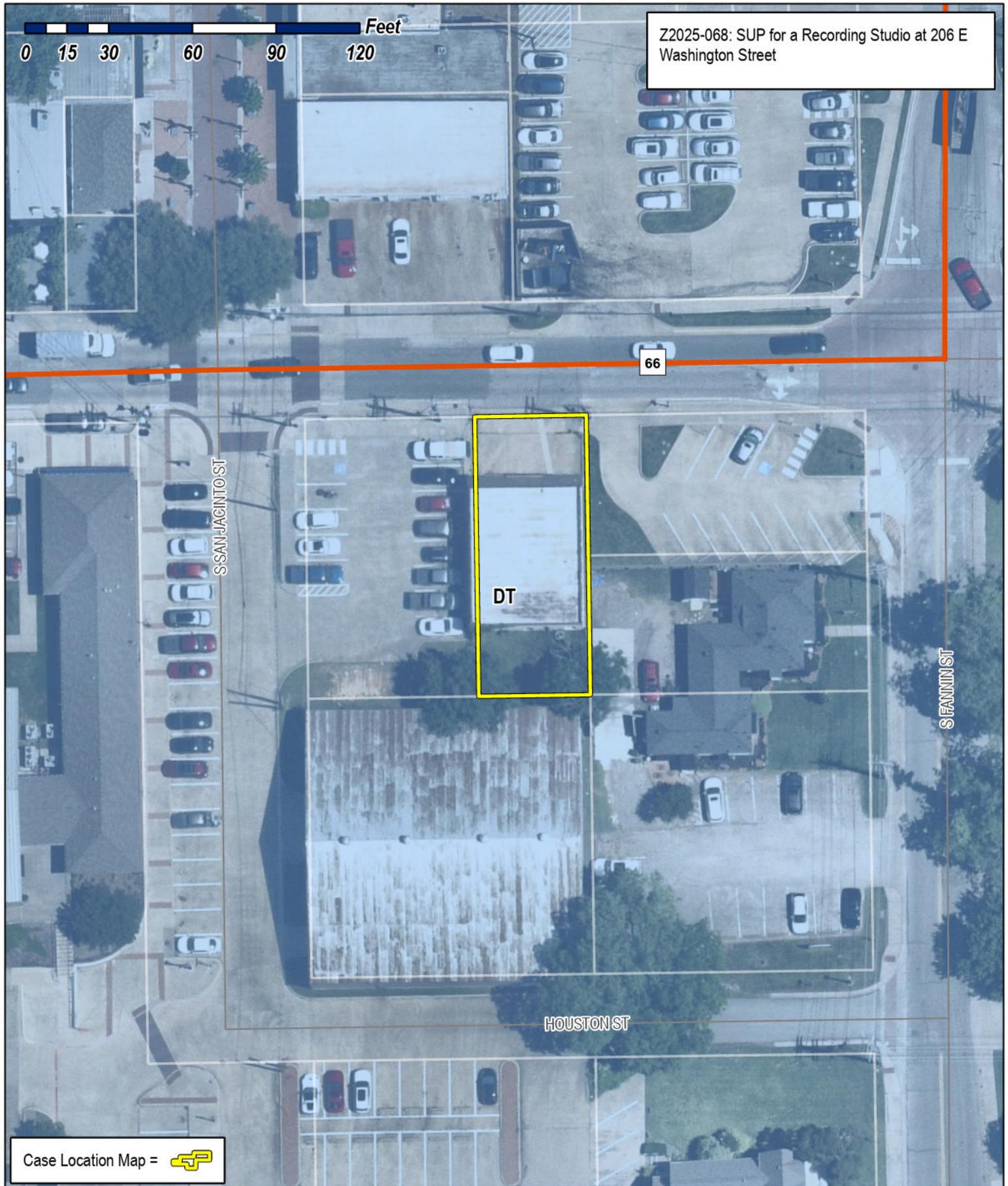
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OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 6-1-27



Z2025-068: SUP for a Recording Studio at 206 E Washington Street

DT

S SAN JACINTO ST

S FANNIN ST

HOUSTON ST

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.

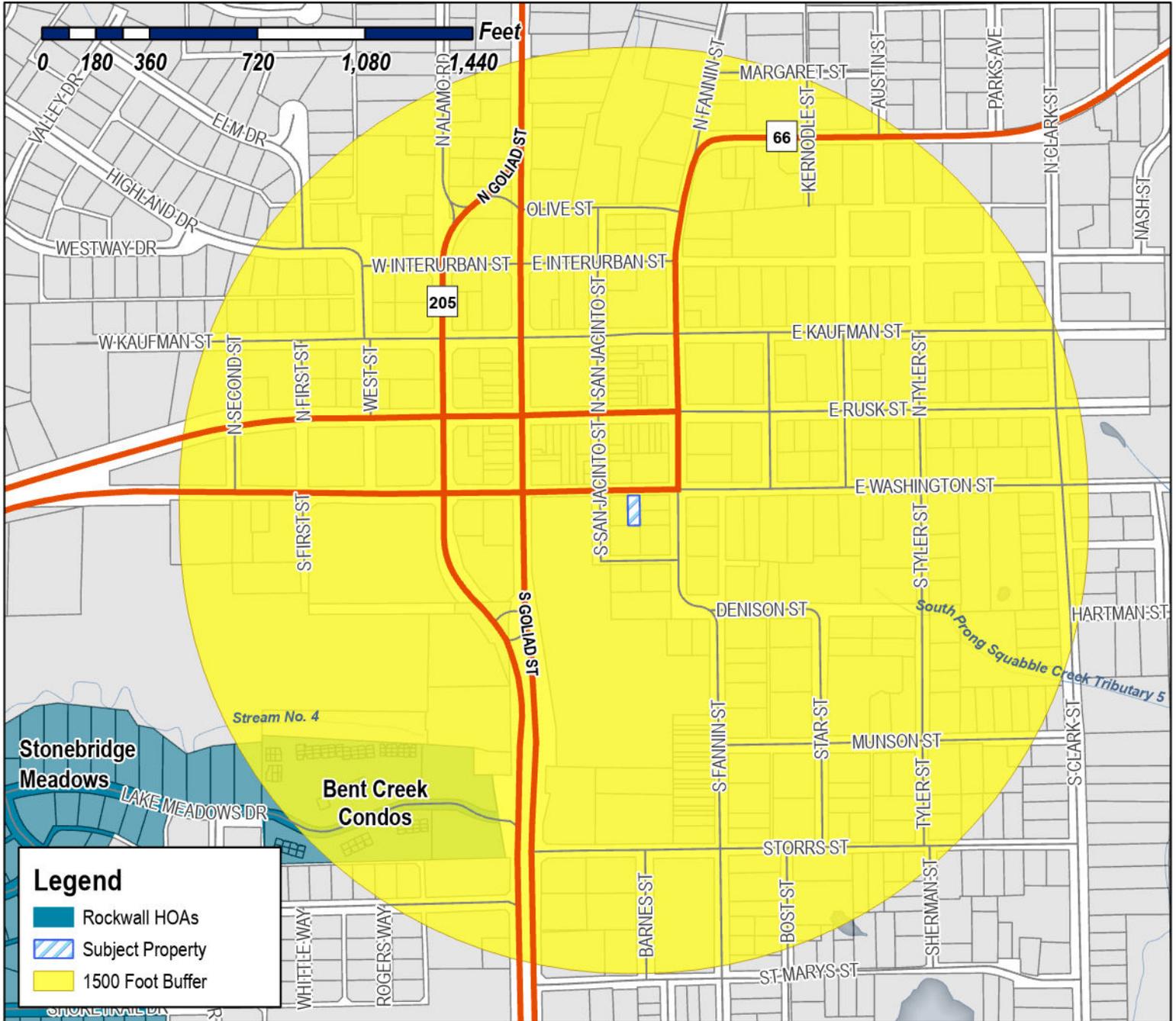




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Case Number: Z2025-068
Case Name: SUP for a Recording Studio
Case Type: Zoning
Zoning: Downtown (DT) District
Case Address: 206 E Washington Street

Date Saved: 10/17/2025
 For Questions on this Case Call (972) 771-7745

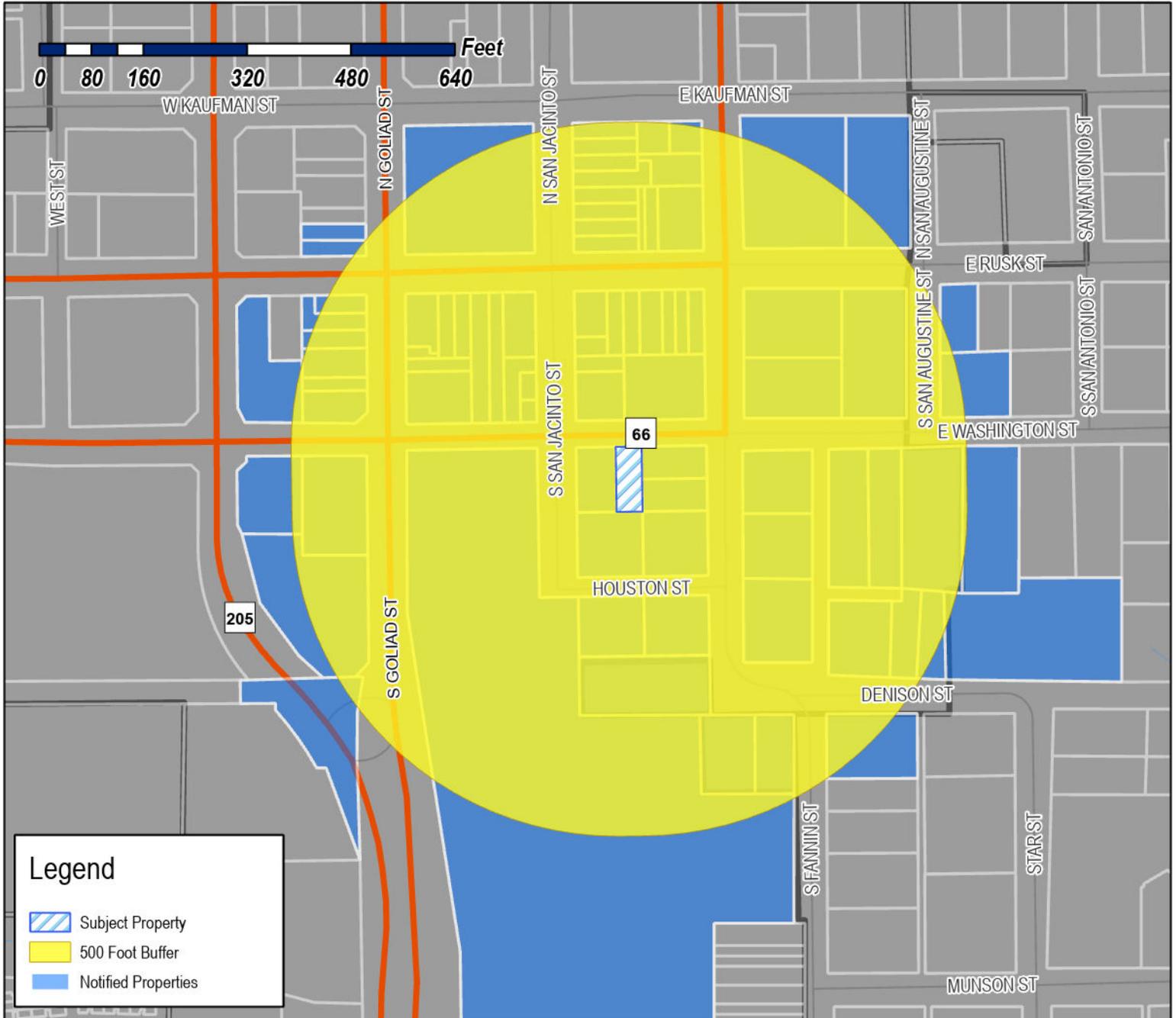




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Case Type: Zoning
Zoning: Downtown (DT) District
Case Address: 206 E Washington Street

Date Saved: 10/17/2025
 For Questions on this Case Call: (972) 771-7745



RESIDENT
101 E RUSK
ROCKWALL, TX 75087

RESIDENT
101 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
101 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
101 S FANNIN ST
ROCKWALL, TX 75087

LATHAM MARK
1010 RIDGE ROAD COURT
ROCKWALL, TX 75087

RESIDENT
102 E RUSK
ROCKWALL, TX 75087

RESIDENT
102 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
102 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
102 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
103 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
103 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
103 S SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
104 N SAN JACINTO
ROCKWALL, TX 75087

MASONIC LODGE
C/O JERRY FOUST
104 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
105 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
105 W WASHINGTON
ROCKWALL, TX 75087

SKY 306 E WASHINGTON SERIES LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

SKY 101 N GOLIAD SERIES LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

SKY 103 N GOLIAD SERIES LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

SKY 106 E RUSK SERIES LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

SKY 101 S FANNIN SERIES LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

SKY 111-115 S GOLIAD SERIES LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

SKY 2- 109 S GOLIAD SERIES LLC, A SERIES OF
SKY ASSET HOLDINGS 2 LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

SITST 114 E RUSK SERIES LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

RESIDENT
106 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
106 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
106 S SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
107 S GOLIAD
ROCKWALL, TX 75087

GMDR PROPERTIES LLC
107 S SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
108 FANNIN ST
ROCKWALL, TX 75087

RESIDENT
108 SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
108 E RUSK
ROCKWALL, TX 75087

RESIDENT
108 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
108 S SAN JACINTO
ROCKWALL, TX 75087

ASHMOREX2, LLC
108 S SAN JACINTO ST
ROCKWALL, TX 75087

RESIDENT
109 E WASHINGTON
ROCKWALL, TX 75087

112 E RUSK ST LLC
109 ELM CREST DR
ROCKWALL, TX 75087

RESIDENT
109 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
110 E RUSK
ROCKWALL, TX 75087

RESIDENT
110 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
110 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
111 W RUSK
ROCKWALL, TX 75087

RESIDENT
112 E RUSK
ROCKWALL, TX 75087

RESIDENT
112 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
114 E RUSK
ROCKWALL, TX 75087

RESIDENT
114 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
115 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
116 E RUSK
ROCKWALL, TX 75087

RESIDENT
116 N SAN JACINTO
ROCKWALL, TX 75087

HUGHES THOMAS P
1209 S LAKESHORE DR
ROCKWALL, TX 75087

TOVAR JOSE G & FELIPA
1269 S. MUNSON RD
ROYSE CITY, TX 75189

DIVINE PEACE EVANGELICAL LUTHERAN
CHURCH
A TEXAS NON-PROFIT CORPORATION
1346 PLEASANT VALLEY ROAD
GARLAND, TX 75040

GROOVYS BUSINESS PROPERTIES LLC
138 SAWGRASS DR
ROCKWALL, TX 75032

JOHNSON GREGORY DON AND SANDRA
1390 GOLD COAST DR
ROCKWALL, TX 75087

HEFFERNAN MARILYN
1480 BLUEBELL DRIVE
ESTES PARK, CO 80517

HEFFERNAN MARILYN
1480 BLUEBELL DRIVE
ESTES PARK, CO 80517

FOX WILLIAM G & ALISON L
1601 BAY CREST TRL
HEATH, TX 75032

JS2 PROPERTIES LLC
1717 Main St Ste 2950
Dallas, TX 75201

JS2 PROPERTIES LLC
1717 Main St Ste 2950
Dallas, TX 75201

ROBERSON RAY ETUX
201 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
201 E WASHINGTON
ROCKWALL, TX 75087

VS ROWLETT, LLC
202 E RUSH ST
ROCKWALL, TX 75087

RESIDENT
202 E RUSK
ROCKWALL, TX 75087

Z ROCK BUILDING LLC
202 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
202 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
202 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
203 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
203 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
204 E KAUFMAN
ROCKWALL, TX 75087

WILLESS LADONA
204 S FANNIN ST
ROCKWALL, TX 75087

WILLESS LADONA
204 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
205 S SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
206 E WASHINGTON ST
ROCKWALL, TX 75087

RESIDENT
206 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
206.5 E RUSK
ROCKWALL, TX 75087

HALL J BLAKELEY
207 E RUSK ST
ROCKWALL, TX 75087

GARLAND FRENCH PEAR LLC
C/O STEPHEN HARRY HOEGGER
2082 QUAIL RUN ROAD
WYLIE, TX 75098

PRUITT JAMES PRESTON
209 Stonebridge Dr
Rockwall, TX 75087

RESIDENT
210 HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
210 E RUSK
ROCKWALL, TX 75087

RESIDENT
210 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
212 E RUSK
ROCKWALL, TX 75087

RESIDENT
213 E RUSK
ROCKWALL, TX 75087

TURNER V H
214 E RUSK
ROCKWALL, TX 75087

RESIDENT
216 E RUSK
ROCKWALL, TX 75087

EXODUS 314 INVESTMENTS LLC
221 BLUE HERON LN
HEATH, TX 75032

ROCKWALL MERCANTILE LTD
2255 Ridge Rd Ste 208
Rockwall, TX 75087

RESIDENT
301 DENNISON
ROCKWALL, TX 75087

RESIDENT
302 S FANNIN ST
ROCKWALL, TX 75087

PEOPLES BILLY W
302 S GOLIAD ST
ROCKWALL, TX 75087

TOVAR JUSTINO & ADELINA
303 DENISON ST
ROCKWALL, TX 75087

TOVAR JUSTINO ET UX
303 DENISON ST
ROCKWALL, TX 75087

RESIDENT
303 E RUSK
ROCKWALL, TX 75087

ERUDITE INCORPORATED
305 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
305 S FANNIN ST
ROCKWALL, TX 75087

DEWAYNE CAIN CHILD'S TRUST, DEWAYNE
CAIN-TRUSTEE, AMY DAWN CAIN 2012 L
PAT BEAIRD-TRUSTEE, CHRISTOPHER PAUL CAIN
2012 LONG TERM TRU
305 STONEBRIDGE DRIVE
ROCKWALL, TX 75087

DEWAYNE CAIN CHILD'S TRUST, DEWAYNE
CAIN-TRUSTEE, AMY DAWN CAIN 2012 L
PAT BEAIRD-TRUSTEE, CHRISTOPHER PAUL CAIN
2012 LONG TERM TRU
305 STONEBRIDGE DRIVE
ROCKWALL, TX 75087

TRINITY HARBOR CHURCH
306 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
306 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
306 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
306 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
308 E WASHINGTON
ROCKWALL, TX 75087

GSJ PROPERTIES LLC
308 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
308 S FANNIN ST
ROCKWALL, TX 75087

HUMPHREY GARY B ET UX
310 E WASHINGTON ST
ROCKWALL, TX 75087

RESIDENT
310 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
311 DENISON ST
ROCKWALL, TX 75087

CAFFEY MICHAEL M
311 S FANNIN ST
ROCKWALL, TX 75087

ROBERT COOK ESTATE
C/O ALICIA COOK
3727 N TOWN EAST BLVD APT 77
MESQUITE, TX 75150

RESIDENT
385 S GOLIAD
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

WELCH DAVID T & TERRY E
401 E WASHINGTON STREET
ROCKWALL, TX 75087

RESIDENT
402 E RUSK
ROCKWALL, TX 75087

KILPATRICK KENDRA
402 E WASHINGTON ST
ROCKWALL, TX 75087

SHIPLEY ZACHARY S AND
JASON SHIPLEY
412 RENFRO ST
ROCKWALL, TX 75087

RUTH DIANE RUSSELL TRUST
RUTH DIANE RUSSELL- TRUSTEE
500 WILLIAMS ST
WAXAHACHIE, TX 75165

105 WEST WASHINGTON LLC
502 TERRY LANE
HEATH, TX 75032

SMITH ROBERT & MARY SUE
502 W RUSK ST
ROCKWALL, TX 75087

GRAY PEGGY JO
521 KATHY DR
MESQUITE, TX 75149

ROCKWALL 4 LLC
5818 PORTSMOUTH LANE
DALLAS, TX 75252

HENDRICKS 7 PROPERTIES LLC SERIES 3
5903 VOLUNTEER PLACE
ROCKWALL, TX 75032

HENDRICKS 7 PROPERTIES LLC SERIES1
5903 VOLUNTEER PLACE
ROCKWALL, TX 75032

HENDRICKS 7 PROPERTIES LLC SERIES 2
5903 VOLUNTEER PLACE
ROCKWALL, TX 75032

ODOM JAY
601 N FANNIN ST
ROCKWALL, TX 75087

KING PACIFIC INC
8100 GREENSBORO DR
PLANO, TX 75025

SHIELDS MICHAEL L
811 S ALAMO RD
ROCKWALL, TX 75087

SANCHES MANUEL R AND MARIA DEL CARMEN
SANCHEZ
912 REFLECTION CT
ROCKWALL, TX 75032

SANCHES MANUEL R AND MARIA DEL CARMEN
SANCHEZ
912 REFLECTION CT
ROCKWALL, TX 75032

JO SUNGRAE
960 MIDNIGHT PASS
ROCKWALL, TX 75087

COUNTY OF ROCKWALL
COURTHOUSE
ROCKWALL, TX 75087

ONCOR ELECTRIC DELIVERY COMPANY
PO BOX 139100
DALLAS, TX 75313

CHRIST FOR INDIA
PO BOX 271086
DALLAS, TX 75227

ROCKWALL LIONS CLUB
C/O OLIVER R SPILLER
PO BOX 663
ROCKWALL, TX 75087

COLLIN-G PROPERTIES LTD
PO BOX 847
ROCKWALL, TX 75087

RB's Sound House Recording Studio

Dear Friends, Artists, and Dreamers,

My name is Randy Aragon, I'm a local musician and manager/bartender at The Downing Bottles and Bites. I've recently leased the building at 206 E Washington st.(the old school of rock building) from Kevin Lefere, with hopes of opening a recording studio for local artists that have no way of recording their music.

As of now, I have to drive over an hour back and forth just to find a good studio to record my music, which makes it really difficult when recording and releasing my own music. This is why I decided to lease the building and begin the journey of offering recording services.

This studio will be dedicated to professionally tracking and recording local artists of all ages — one at a time — giving each artist the full attention, focus, and respect their craft deserves. I want to give people in our community a real outlet to express themselves, to release their music to the world, and to grow as artists and as people. Every session is about more than making a song — it's about building community, confidence, connection, and creative freedom.

The room that I would like to make a recording studio is one room that sits in the back right corner of the building and is already completely sound proof due to the School of Rock using it for music lessons. We will offer an affordable way to book a recording session, record your music on top quality equipment, and have it mixed and mastered all in one.

Music has always been more than just sound to me — it's been a lifeline.

There were times in my life when darkness felt heavy, when words couldn't capture the pain or confusion I was carrying. But music did. It became my way to breathe again, to find purpose when things didn't make sense, and to connect with something greater than myself.

That's why I would like to open the Recording Studio — not just as a business, but as a safe space. A place where creativity becomes therapy, where sound becomes healing, and where anyone with a story to tell can walk in and feel understood.

Music saved me, and I believe it can save others too. It has the power to reach the parts of us that words alone can't. Whether you're recording your first song or your hundredth, my hope is that this space gives you the same sense of freedom and hope that music gives me.

I also plan to team up with the Music Directors at the local schools and other music based programs, to offer them a discounted rate for their students who have dreams of making music. There is also the potential for me to donate my time through the studio to local music programs, when they have school projects that require recording services for bands, choirs, and other music related endeavors.

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No.

Washington Street in the City of Rockwall

being described

as follows:

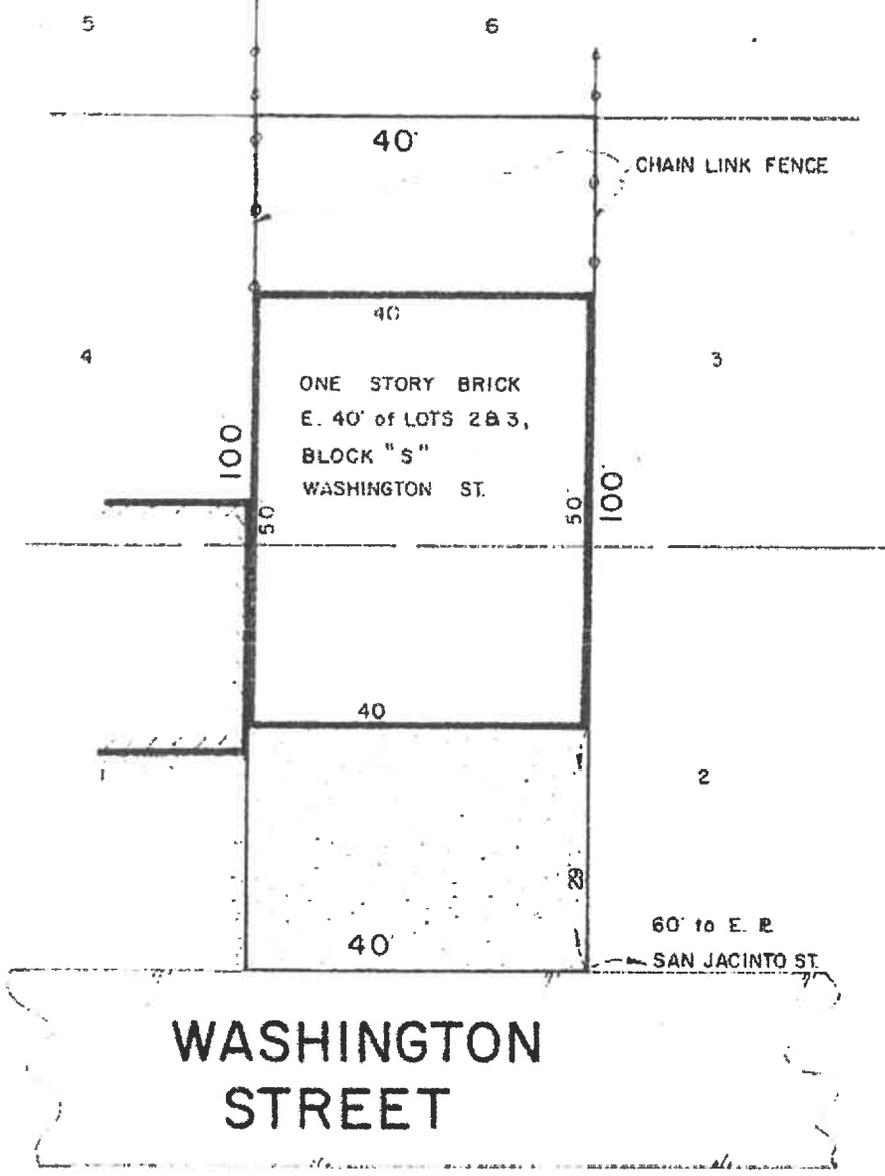
Lot No. East 40' of Lots 2 and 3, Block No. S, City Block No. _____

of Original Town of Rockwall, an addition to the City of Rockwall

Texas, according to the filed plot thereof recorded in Vol. 1, at page 555 of the Plat and Map

Map Deed Records of Rockwall County, Texas

[Handwritten signatures and initials]



WASHINGTON STREET

The plat hereon is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location, and type of buildings and improvements



PROJECT COMMENTS



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

DATE: 10/24/2025

PROJECT NUMBER: Z2025-068
PROJECT NAME: SUP for a Recording Studio
SITE ADDRESS/LOCATIONS: 206 E. Washington Street

CASE CAPTION: Hold a public hearing to discuss and consider a request by Randy Lee Aragon on behalf of Kevin Lefere for the approval of a Specific Use Permit (SUP) to allow a Recording Studio on a 0.92-acre parcel of land identified as a portion of Lots 2 & 3, Block S, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 206 E. Washington Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	10/24/2025	Approved w/ Comments

10/24/2025: Z2025-068; Specific Use Permit (SUP) for a Recording Studio
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This is a request for the approval of a Specific Use Permit (SUP) to allow a Recording Studio on a 0.92-acre parcel of land identified as a portion of Lots 2 & 3, Block S, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 206 E. Washington Street.
- I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.
- M.3 For reference, include the case number (Z2025-068) in the lower right-hand corner of all pages on future submittals.
- I.4 According to Subsection 02.02(K)(15), Recording Studio, of Article 13, Definitions, of the Unified Development Code (UDC), states that a Recording Studio is a "...facility that provides an environment for the purposes of writing, collaborating, performing, instruction, preparing, or completing audio recordings."
- I.5 The subject property is zoned Downtown (DT) District. In the Downtown (DT) District the Recording Studio land use is permitted by Specific Use Permit (SUP). The SUP process allows "...discretionary consideration of certain uses that would typically be considered incompatible within certain locations of a zoning district, but may become compatible with the addition of special provisions, conditions or restrictions." In addition, the Specific Use Permit (SUP) allows the Planning and Zoning Commission and City Council the discretion to consider certain land uses to mitigate for the proliferation of one (1) land use within close proximity to each other.
- I.6 The subject property was formally used as a Music Studio (i.e. School of Rock) and the applicant is now opening a new Music Studio. As part of this business, the applicant has indicated that they would like the flexibility of incorporating a Recording Studio as an accessory to the primary land use of a Music Studio.
- I.7 The proposed Recording Studio shall be required to follow the Noise Requirements outlined in Article IV, Noise, of Chapter 16, Environment, of the Municipal Code of Ordinances.
- M.8 Ordinances. Please review the attached draft ordinance prior to the October 28, 2025 Planning & Zoning Commission Work Session meeting, and provide staff with your markups by November 4, 2025.

I.9 Revisions. Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on November 4, 2025; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the November 11, 2025 Planning and Zoning Commission Public Hearing Meeting.

I.10 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on October 28, 2025, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on November 11, 2025.

I.11 City Council Meeting Dates. The projected City Council meeting dates for this case will be November 17, 2025 (1st Reading) and December 1, 2025 (2nd Reading).

I.12 Meeting Times and Place. All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. Please note that the applicant or a representative will need to be present for the case to be considered by the Planning and Zoning Commission or City Council.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	10/23/2025	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	10/23/2025	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/22/2025	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/20/2025	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	10/20/2025	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/20/2025	Approved
No Comments			



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 206 E Washington St.

SUBDIVISION _____ LOT 213 BLOCK 5

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____ CURRENT USE music & office

PROPOSED ZONING _____ PROPOSED USE Add Recording Studio

ACREAGE .012 LOTS [CURRENT] _____ LOTS [PROPOSED] _____

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

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

<input type="checkbox"/> OWNER	<u>Kevin Lafere</u>	<input checked="" type="checkbox"/> APPLICANT	<u>Randy Lee Aragon</u>
CONTACT PERSON	<u>klafere@zanatas.com</u>	CONTACT PERSON	<u>Randy Lee Aragon</u>
ADDRESS	_____	ADDRESS	<u>206 E Washington</u>
CITY, STATE & ZIP	_____	CITY, STATE & ZIP	<u>Rockwall, TX, 75087</u>
PHONE	_____	PHONE	_____
E-MAIL	_____	E-MAIL	_____

NOTARY VERIFICATION [REQUIRED]

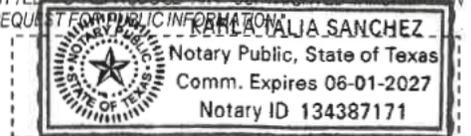
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kevin Lafere [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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

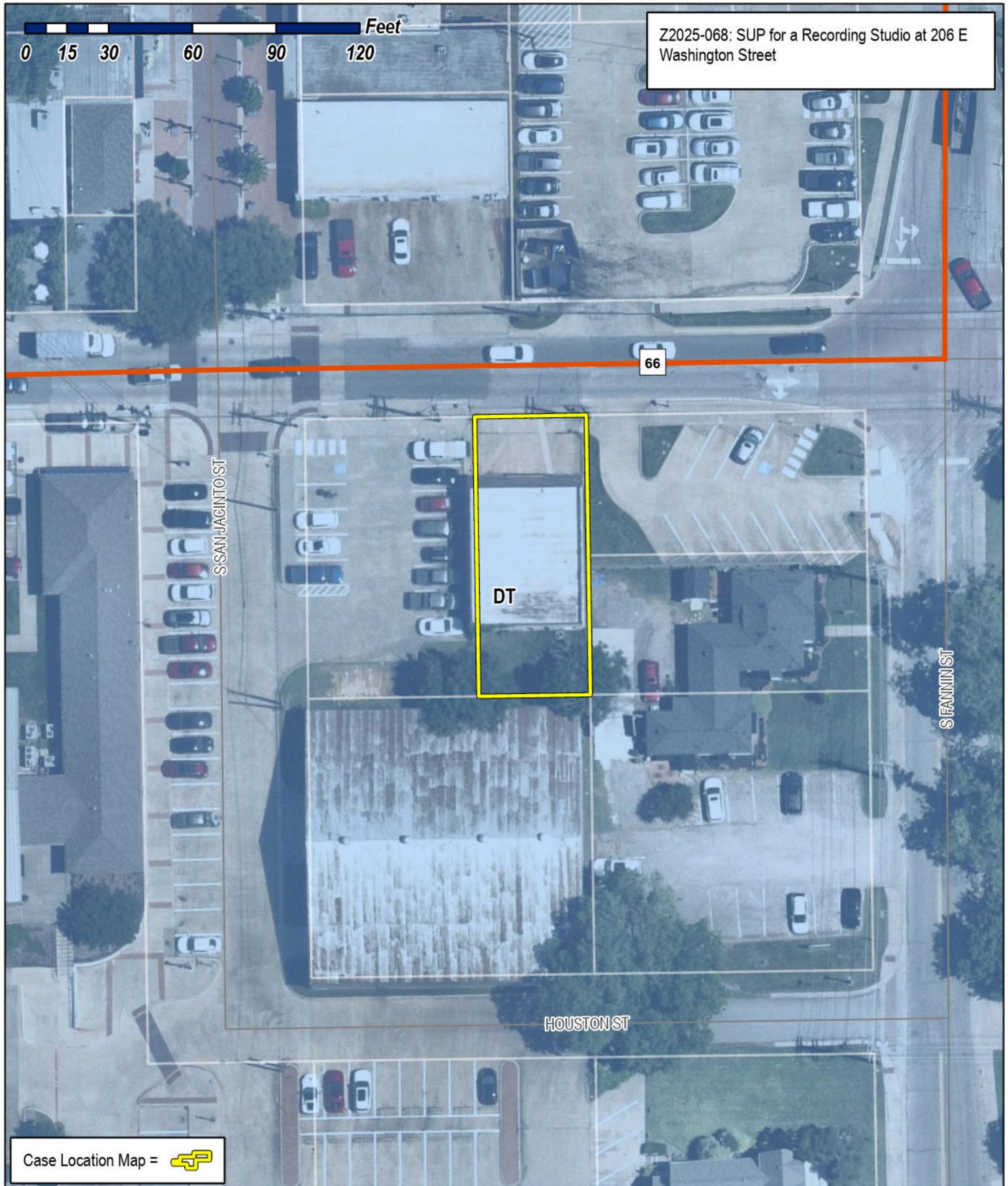
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th DAY OF October, 2025

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 6-1-27



Z2025-068: SUP for a Recording Studio at 206 E Washington Street

DT

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.

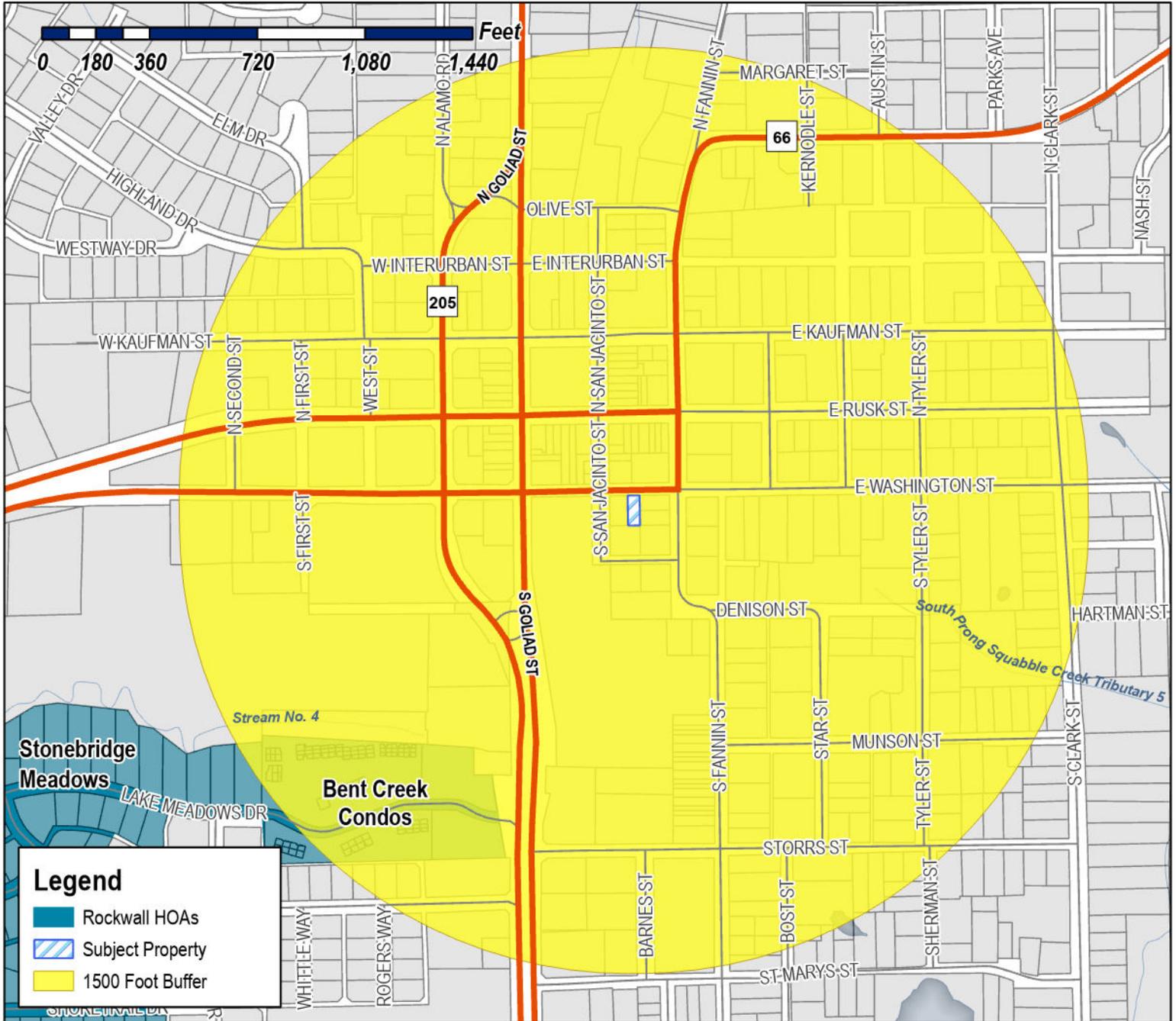




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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(P): (972) 771-7745
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Case Number: Z2025-068
Case Name: SUP for a Recording Studio
Case Type: Zoning
Zoning: Downtown (DT) District
Case Address: 206 E Washington Street

Date Saved: 10/17/2025
 For Questions on this Case Call (972) 771-7745



Miller, Ryan

From: Zavala, Melanie
Sent: Wednesday, October 22, 2025 12:37 PM
Cc: Miller, Ryan; Lee, Henry; Ross, Bethany
Subject: Neighborhood Notification Program [Z2025-068]
Attachments: Public Notice (10.20.2025).pdf; HOA Map (10.17.2025).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *Friday, October 24, 2025*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, November 11, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, November 17, 2025 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2025-068: SUP for a Recording Studio

Hold a public hearing to discuss and consider a request by Randy Lee Aragon on behalf of Kevin Lefere for the approval of a *Specific Use Permit (SUP)* to allow a *Recording Studio* on a 0.92-acre parcel of land identified as a portion of Lots 2 & 3, Block S, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 206 E. Washington Street, and take any action necessary.

Thank you,

Melanie Zavala

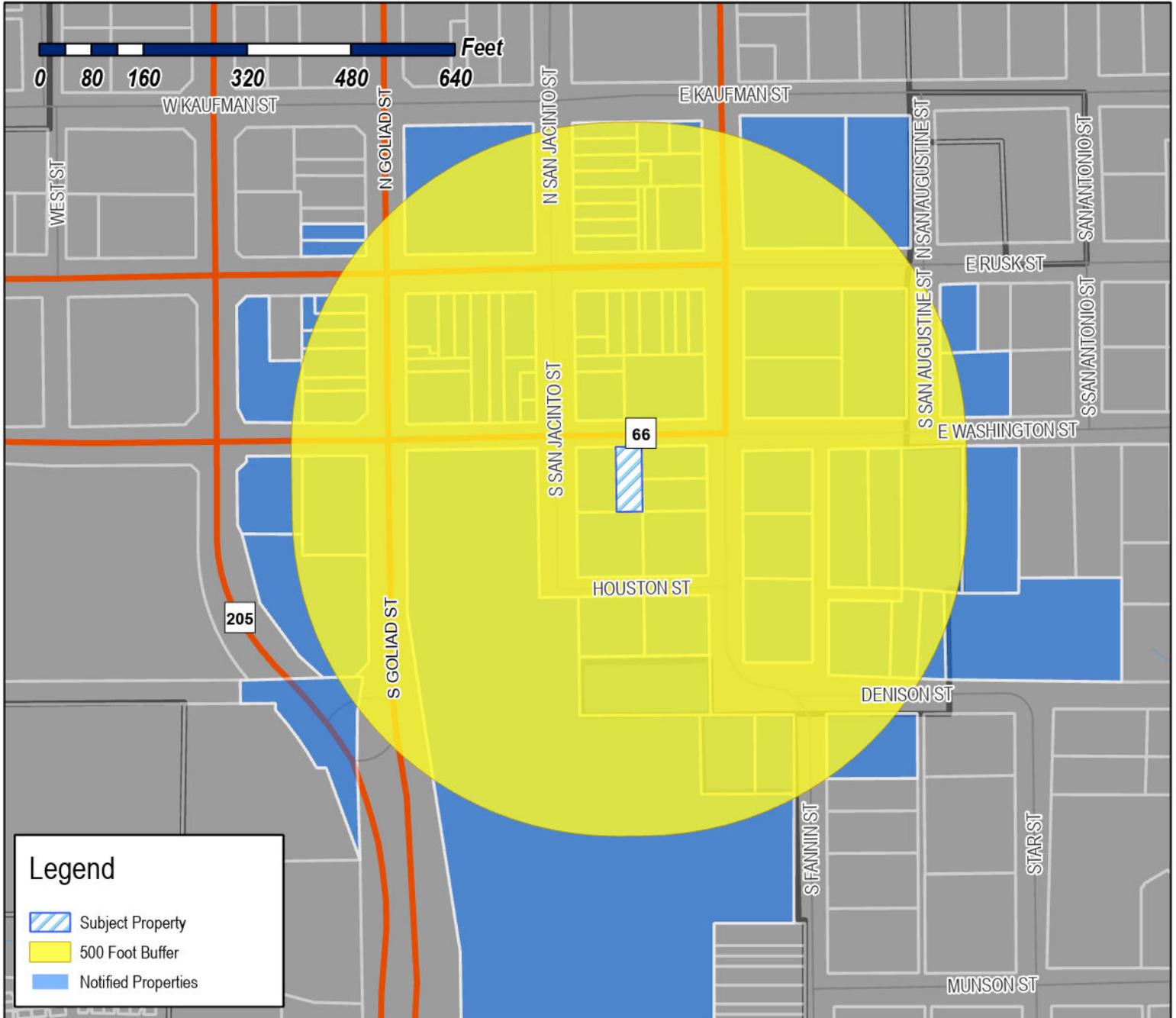
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](http://www.rockwalltx.gov/planning-zoning)
972-771-7745 Ext. 6568



City of Rockwall

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

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Case Number: Z2025-068
Case Name: SUP for a Recording Studio
Case Type: Zoning
Zoning: Downtown (DT) District
Case Address: 206 E Washington Street

Date Saved: 10/17/2025
 For Questions on this Case Call: (972) 771-7745



RESIDENT
101 E RUSK
ROCKWALL, TX 75087

RESIDENT
101 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
101 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
101 S FANNIN ST
ROCKWALL, TX 75087

LATHAM MARK
1010 RIDGE ROAD COURT
ROCKWALL, TX 75087

RESIDENT
102 E RUSK
ROCKWALL, TX 75087

RESIDENT
102 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
102 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
102 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
103 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
103 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
103 S SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
104 N SAN JACINTO
ROCKWALL, TX 75087

MASONIC LODGE
C/O JERRY FOUST
104 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
105 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
105 W WASHINGTON
ROCKWALL, TX 75087

SKY 306 E WASHINGTON SERIES LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

SKY 101 N GOLIAD SERIES LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

SKY 103 N GOLIAD SERIES LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

SKY 106 E RUSK SERIES LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

SKY 101 S FANNIN SERIES LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

SKY 111-115 S GOLIAD SERIES LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

SKY 2- 109 S GOLIAD SERIES LLC, A SERIES OF
SKY ASSET HOLDINGS 2 LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

SITST 114 E RUSK SERIES LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

RESIDENT
106 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
106 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
106 S SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
107 S GOLIAD
ROCKWALL, TX 75087

GMDR PROPERTIES LLC
107 S SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
108 FANNIN ST
ROCKWALL, TX 75087

RESIDENT
108 SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
108 E RUSK
ROCKWALL, TX 75087

RESIDENT
108 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
108 S SAN JACINTO
ROCKWALL, TX 75087

ASHMOREX2, LLC
108 S SAN JACINTO ST
ROCKWALL, TX 75087

RESIDENT
109 E WASHINGTON
ROCKWALL, TX 75087

112 E RUSK ST LLC
109 ELM CREST DR
ROCKWALL, TX 75087

RESIDENT
109 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
110 E RUSK
ROCKWALL, TX 75087

RESIDENT
110 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
110 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
111 W RUSK
ROCKWALL, TX 75087

RESIDENT
112 E RUSK
ROCKWALL, TX 75087

RESIDENT
112 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
114 E RUSK
ROCKWALL, TX 75087

RESIDENT
114 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
115 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
116 E RUSK
ROCKWALL, TX 75087

RESIDENT
116 N SAN JACINTO
ROCKWALL, TX 75087

HUGHES THOMAS P
1209 S LAKESHORE DR
ROCKWALL, TX 75087

TOVAR JOSE G & FELIPA
1269 S. MUNSON RD
ROYSE CITY, TX 75189

DIVINE PEACE EVANGELICAL LUTHERAN
CHURCH
A TEXAS NON-PROFIT CORPORATION
1346 PLEASANT VALLEY ROAD
GARLAND, TX 75040

GROOVYS BUSINESS PROPERTIES LLC
138 SAWGRASS DR
ROCKWALL, TX 75032

JOHNSON GREGORY DON AND SANDRA
1390 GOLD COAST DR
ROCKWALL, TX 75087

HEFFERNAN MARILYN
1480 BLUEBELL DRIVE
ESTES PARK, CO 80517

HEFFERNAN MARILYN
1480 BLUEBELL DRIVE
ESTES PARK, CO 80517

FOX WILLIAM G & ALISON L
1601 BAY CREST TRL
HEATH, TX 75032

JS2 PROPERTIES LLC
1717 Main St Ste 2950
Dallas, TX 75201

JS2 PROPERTIES LLC
1717 Main St Ste 2950
Dallas, TX 75201

ROBERSON RAY ETUX
201 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
201 E WASHINGTON
ROCKWALL, TX 75087

VS ROWLETT, LLC
202 E RUSH ST
ROCKWALL, TX 75087

RESIDENT
202 E RUSK
ROCKWALL, TX 75087

Z ROCK BUILDING LLC
202 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
202 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
202 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
203 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
203 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
204 E KAUFMAN
ROCKWALL, TX 75087

WILLESS LADONA
204 S FANNIN ST
ROCKWALL, TX 75087

WILLESS LADONA
204 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
205 S SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
206 E WASHINGTON ST
ROCKWALL, TX 75087

RESIDENT
206 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
206.5 E RUSK
ROCKWALL, TX 75087

HALL J BLAKELEY
207 E RUSK ST
ROCKWALL, TX 75087

GARLAND FRENCH PEAR LLC
C/O STEPHEN HARRY HOEGGER
2082 QUAIL RUN ROAD
WYLIE, TX 75098

PRUITT JAMES PRESTON
209 Stonebridge Dr
Rockwall, TX 75087

RESIDENT
210 HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
210 E RUSK
ROCKWALL, TX 75087

RESIDENT
210 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
212 E RUSK
ROCKWALL, TX 75087

RESIDENT
213 E RUSK
ROCKWALL, TX 75087

TURNER V H
214 E RUSK
ROCKWALL, TX 75087

RESIDENT
216 E RUSK
ROCKWALL, TX 75087

EXODUS 314 INVESTMENTS LLC
221 BLUE HERON LN
HEATH, TX 75032

ROCKWALL MERCANTILE LTD
2255 Ridge Rd Ste 208
Rockwall, TX 75087

RESIDENT
301 DENNISON
ROCKWALL, TX 75087

RESIDENT
302 S FANNIN ST
ROCKWALL, TX 75087

PEOPLES BILLY W
302 S GOLIAD ST
ROCKWALL, TX 75087

TOVAR JUSTINO & ADELINA
303 DENISON ST
ROCKWALL, TX 75087

TOVAR JUSTINO ET UX
303 DENISON ST
ROCKWALL, TX 75087

RESIDENT
303 E RUSK
ROCKWALL, TX 75087

ERUDITE INCORPORATED
305 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
305 S FANNIN ST
ROCKWALL, TX 75087

DEWAYNE CAIN CHILD'S TRUST, DEWAYNE
CAIN-TRUSTEE, AMY DAWN CAIN 2012 L
PAT BEAIRD-TRUSTEE, CHRISTOPHER PAUL CAIN
2012 LONG TERM TRU
305 STONEBRIDGE DRIVE
ROCKWALL, TX 75087

DEWAYNE CAIN CHILD'S TRUST, DEWAYNE
CAIN-TRUSTEE, AMY DAWN CAIN 2012 L
PAT BEAIRD-TRUSTEE, CHRISTOPHER PAUL CAIN
2012 LONG TERM TRU
305 STONEBRIDGE DRIVE
ROCKWALL, TX 75087

TRINITY HARBOR CHURCH
306 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
306 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
306 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
306 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
308 E WASHINGTON
ROCKWALL, TX 75087

GSJ PROPERTIES LLC
308 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
308 S FANNIN ST
ROCKWALL, TX 75087

HUMPHREY GARY B ET UX
310 E WASHINGTON ST
ROCKWALL, TX 75087

RESIDENT
310 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
311 DENISON ST
ROCKWALL, TX 75087

CAFFEY MICHAEL M
311 S FANNIN ST
ROCKWALL, TX 75087

ROBERT COOK ESTATE
C/O ALICIA COOK
3727 N TOWN EAST BLVD APT 77
MESQUITE, TX 75150

RESIDENT
385 S GOLIAD
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

WELCH DAVID T & TERRY E
401 E WASHINGTON STREET
ROCKWALL, TX 75087

RESIDENT
402 E RUSK
ROCKWALL, TX 75087

KILPATRICK KENDRA
402 E WASHINGTON ST
ROCKWALL, TX 75087

SHIPLEY ZACHARY S AND
JASON SHIPLEY
412 RENFRO ST
ROCKWALL, TX 75087

RUTH DIANE RUSSELL TRUST
RUTH DIANE RUSSELL- TRUSTEE
500 WILLIAMS ST
WAXAHACHIE, TX 75165

105 WEST WASHINGTON LLC
502 TERRY LANE
HEATH, TX 75032

SMITH ROBERT & MARY SUE
502 W RUSK ST
ROCKWALL, TX 75087

GRAY PEGGY JO
521 KATHY DR
MESQUITE, TX 75149

ROCKWALL 4 LLC
5818 PORTSMOUTH LANE
DALLAS, TX 75252

HENDRICKS 7 PROPERTIES LLC SERIES 3
5903 VOLUNTEER PLACE
ROCKWALL, TX 75032

HENDRICKS 7 PROPERTIES LLC SERIES1
5903 VOLUNTEER PLACE
ROCKWALL, TX 75032

HENDRICKS 7 PROPERTIES LLC SERIES 2
5903 VOLUNTEER PLACE
ROCKWALL, TX 75032

ODOM JAY
601 N FANNIN ST
ROCKWALL, TX 75087

KING PACIFIC INC
8100 GREENSBORO DR
PLANO, TX 75025

SHIELDS MICHAEL L
811 S ALAMO RD
ROCKWALL, TX 75087

SANCHES MANUEL R AND MARIA DEL CARMEN
SANCHEZ
912 REFLECTION CT
ROCKWALL, TX 75032

SANCHES MANUEL R AND MARIA DEL CARMEN
SANCHEZ
912 REFLECTION CT
ROCKWALL, TX 75032

JO SUNGRAE
960 MIDNIGHT PASS
ROCKWALL, TX 75087

COUNTY OF ROCKWALL
COURTHOUSE
ROCKWALL, TX 75087

ONCOR ELECTRIC DELIVERY COMPANY
PO BOX 139100
DALLAS, TX 75313

CHRIST FOR INDIA
PO BOX 271086
DALLAS, TX 75227

ROCKWALL LIONS CLUB
C/O OLIVER R SPILLER
PO BOX 663
ROCKWALL, TX 75087

COLLIN-G PROPERTIES LTD
PO BOX 847
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Z2025-068: SUP to allow a Recording Studio

Hold a public hearing to discuss and consider a request by Randy Lee Aragon on behalf of Kevin Lefere for the approval of a Specific Use Permit (SUP) to allow a Recording Studio on a 0.92-acre parcel of land identified as a portion of Lots 2 & 3, Block S, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 206 E. Washington Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, November 11, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, November 17, 2025 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, November 17, 2025 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

Case No. Z2025-068: SUP to allow a Recording Studio

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

[PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE](#)

RB's Sound House Recording Studio

Dear Friends, Artists, and Dreamers,

My name is Randy Aragon, I'm a local musician and manager/bartender at The Downing Bottles and Bites. I've recently leased the building at 206 E Washington st.(the old school of rock building) from Kevin Lefere, with hopes of opening a recording studio for local artists that have no way of recording their music.

As of now, I have to drive over an hour back and forth just to find a good studio to record my music, which makes it really difficult when recording and releasing my own music. This is why I decided to lease the building and begin the journey of offering recording services.

This studio will be dedicated to professionally tracking and recording local artists of all ages — one at a time — giving each artist the full attention, focus, and respect their craft deserves. I want to give people in our community a real outlet to express themselves, to release their music to the world, and to grow as artists and as people. Every session is about more than making a song — it's about building community, confidence, connection, and creative freedom.

The room that I would like to make a recording studio is one room that sits in the back right corner of the building and is already completely sound proof due to the School of Rock using it for music lessons. We will offer an affordable way to book a recording session, record your music on top quality equipment, and have it mixed and mastered all in one.

Music has always been more than just sound to me — it's been a lifeline.

There were times in my life when darkness felt heavy, when words couldn't capture the pain or confusion I was carrying. But music did. It became my way to breathe again, to find purpose when things didn't make sense, and to connect with something greater than myself.

That's why I would like to open the Recording Studio — not just as a business, but as a safe space. A place where creativity becomes therapy, where sound becomes healing, and where anyone with a story to tell can walk in and feel understood.

Music saved me, and I believe it can save others too. It has the power to reach the parts of us that words alone can't. Whether you're recording your first song or your hundredth, my hope is that this space gives you the same sense of freedom and hope that music gives me.

I also plan to team up with the Music Directors at the local schools and other music based programs, to offer them a discounted rate for their students who have dreams of making music. There is also the potential for me to donate my time through the studio to local music programs, when they have school projects that require recording services for bands, choirs, and other music related endeavors.

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *RECORDING STUDIO* ON A 0.92-ACRE PARCEL OF LAND IDENTIFIED A PORTION OF LOTS 2 & 3, BLOCK S, ROCKWALL OT ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Randy Lee Aragon on behalf of Kevin Lefere for the approval of a *Specific Use Permit (SUP)* for a *Recording Studio* on a 0.92-acre parcel of land identified as a portion of Lots 2 & 3, Block S, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 206 E. Washington Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) to allow a *Recording Studio* as stipulated by Article 04, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 20-02*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Subsection 01.01, *Land Use Schedule*, of Article 04, *Permissible Uses*, and Subsection 04.07, *Downtown (DT) District*, and Subsection 04.01, *General Commercial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

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

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF DECEMBER, 2025.

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: November 17, 2025

2nd Reading: December 1, 2025

**Exhibit 'A':
Location Map**

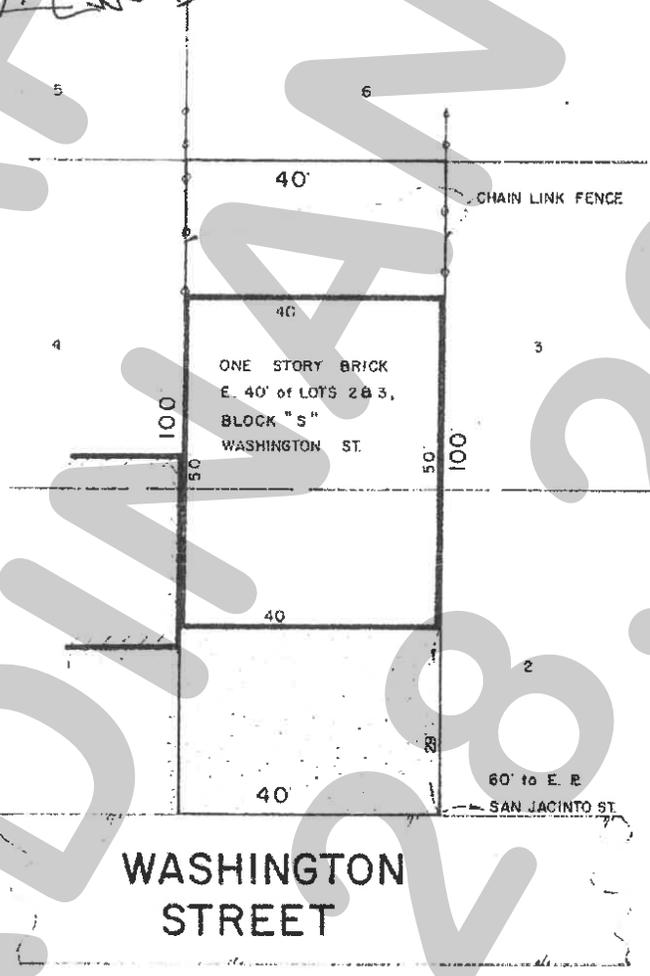
Legal Description: a portion of Lots 2 & 3, Block S, Rockwall OT Addition



**Exhibit 'B':
Survey**

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. Washington Street in the City of Rockwall, being described as follows:
 Lot No. East 40' of Lots 2 and 3, Block No. 8, City Block No. _____
 of Original Town of Rockwall, an addition to the City of Rockwall
 Texas, according to the Filed plot thereof recorded in Vol. 510 of the Deed
 Map Deed Records of Rockwall County, Texas, at page 555 of the Plat and Map

[Handwritten signatures and initials]
 X *[Signature]*
 X *[Signature]*



The plat hereon is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location, and type of buildings and improvements.



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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: November 11, 2025
APPLICANT: Randy Lee Aragon
CASE NUMBER: Z2025-068; *Specific Use Permit (SUP) for a Recording Studio*

SUMMARY

Hold a public hearing to discuss and consider a request by Randy Lee Aragon on behalf of Kevin Lefere for the approval of a Specific Use Permit (SUP) to allow a *Recording Studio* on a 0.92-acre parcel of land identified as a portion of Lots 2 & 3, Block S, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 206 E. Washington Street, and take any action necessary.

BACKGROUND

On September 27, 1861, the subject property was established as a portion of Lots 2 & 3, Block S, Rockwall OT Addition. According to the Rockwall Central Appraisal District (RCAD) the existing 2,000 SF building was constructed in 1950. According to the January 3, 1972 historic zoning map the subject property was zoned General Retail (GR) District. On September 4, 2007, the subject property was rezoned from a General Retail (GR) District to the Downtown (DT) District.

PURPOSE

The applicant -- *Randy Lee Aragon* -- is requesting the approval of a Specific Use Permit (SUP) to allow a *Recording Studio* to be established on the subject property.

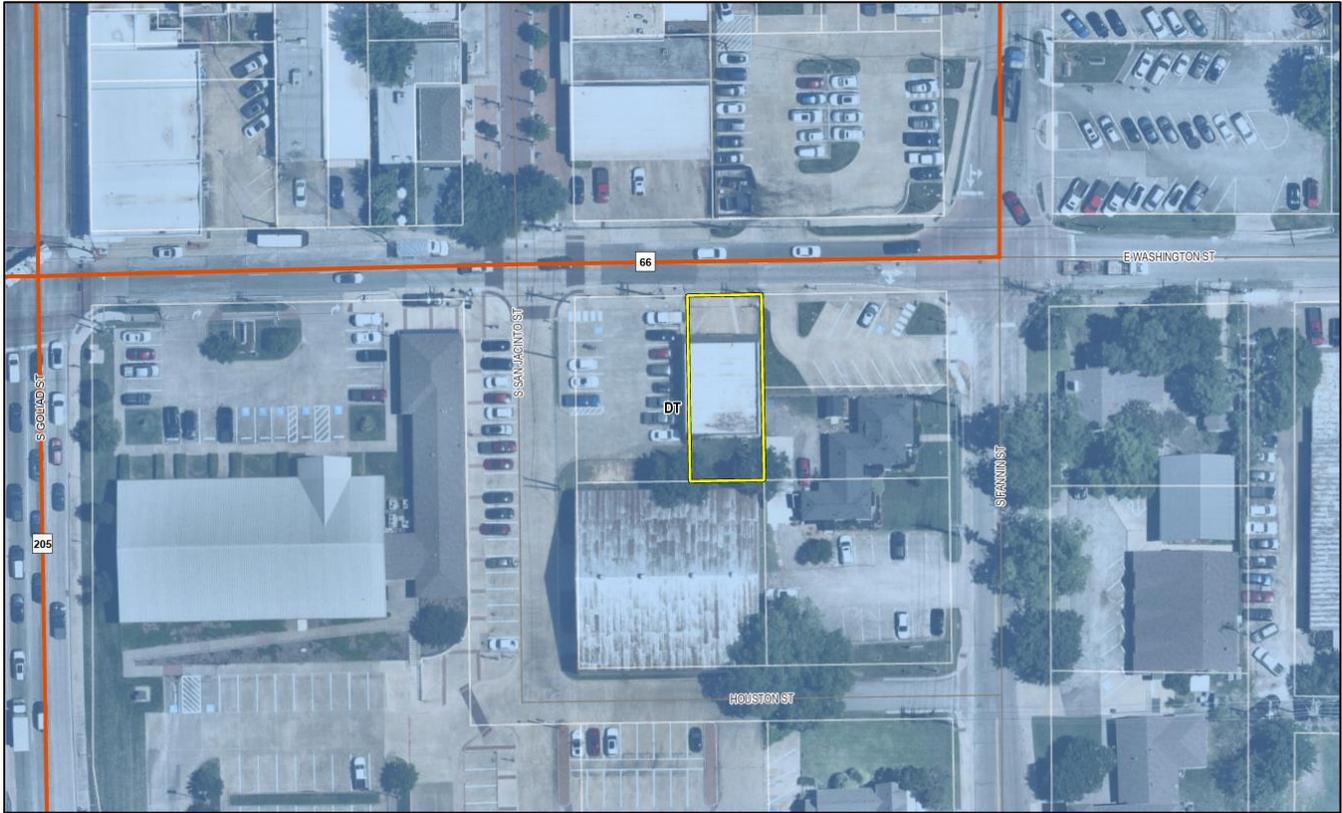
ADJACENT LAND USES AND ACCESS

The subject property is addressed as 206 E. Washington Street. The land uses adjacent to the subject property are as follows:

- North: Directly north of the subject property is E. Washington Street [SH-66], which is identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.270-acre parcel of land (*i.e. part of Lot 5 and Lots 7 & 7, Block L, Rockwall OT Addition*) developed as a public parking lot. Following this are several parcels of land developed with retail and restaurant land uses. All of these properties are zoned Downtown (DT) District.
- South: Directly south of the subject property is a 0.230-acre tract of land (*i.e. Lots 6 & 7, Block S, Rockwall OT Addition*) developed with a vacant warehouse building. Beyond this is Houston Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is a 0.2296-acre parcel of land (*i.e. Lots 2 & 3, Block X, Rockwall OT Addition*) developed with a public parking lot. Both of these properties are zoned Downtown (DT) District.
- East: Directly east of the subject property are two (2) parcels of land, one (1) parcel is (*i.e. Lot 1, Block S, Rockwall OT Addition*) developed with a public parking lot, and the other parcel (*i.e. Lot 4, Block S, Rockwall OT Addition*) is developed with an *Office/Retail Building*. Beyond this is S. Fannin Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is a 0.230-acre parcel of land (*i.e. Lots 1 & 2, Block T, Rockwall OT Addition*) developed with a *Retail Building*. All of these properties are zoned Downtown (DT) District.

West: Directly west of the subject property is a 0.140-acre parcel of land (i.e. Lots 2A & 2B, Block S, Rockwall OT Addition) developed with a public parking lot. Beyond this is S. San Jacinto Street, which is identified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is a 7.3545-acre parcel of land (i.e. Lot 1, Block 1, Rockwall City Hall Addition) developed with The Center and City Hall.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application, a survey, and a letter of explanation detailing the request for a *Recording Studio* on the subject property. The applicant has indicated that the existing building has a room that is already equipped to serve as a *Recording Studio*. This space was previously utilized by the previous business (i.e. *School of Rock*) to provide music lessons. In addition, the applicant has indicated that given that the subject property was utilized previously as a similar use, they feel like their request does not increase the impact on adjacent properties.

CONFORMANCE WITH THE CITY'S CODES

According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Recording Studio* requires a Specific Use Permit (SUP) in the Downtown (DT) District. According to Subsection 02.02, *Specific Use Permit (SUP)*, of Article 11, *Development Applicants and Review Procedures*, of the Unified Development Code (UDC), "(t)he purpose of a Specific Use Permit (SUP) is to allow discretionary consideration of certain uses that would typically be considered incompatible within certain locations of a zoning district, but may become compatible with the addition of special provisions, conditions or restrictions." In addition, Subsection 02.02(K)(15), *Recording Studio*, of Article 13, *Definitions*, of the Unified Development Code (UDC), states that a *Recording Studio* is a "...facility that provides an environment for the purposes of writing, collaborating, performing, instruction, preparing, or completing audio recordings." In this case, the applicant's request conforms to the definition provided by the Unified Development Code (UDC), and therefore is required to request approval of a Specific Use Permit (SUP).

According to Subsection 04.07, *Downtown (DT) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), all required parking shall be provided on site or with on-street parking that is directly in front of the site. In addition, according to Table 5, *Parking Requirement Schedule*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), a *Music Studio -- and Recording Studio --* is required to provide one (1) parking space per 250 SF of building area. In this case, there is not any parking available on site, or along E. Washington Street [SH-66]. That being said, the parking demands required for the applicant and the prior business (*i.e. School of Rock*) do not change and therefore new parking is not required.

STAFF ANALYSIS

According to the OURHometown Vision 2040 Comprehensive Plan, the *Downtown District* is the “...cultural heart of the community and embodies the small-town atmosphere that is characteristic of the City of Rockwall.” Based on this, the *Land Use Schedule* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) restricts the permitted land uses in the Downtown (DT) District and requires a Specific Use Permit (SUP) that may be incompatible. In this case, a *Recording Studio* requires the approval of a Specific Use Permit (SUP) in the Downtown (DT) District. Prior to the applicant lease of the subject property, the established land use was a *Music Studio* operated by the School of Rock. The applicant has indicated that the subject property will continue to be used as a *Music Studio*; however, the applicant would also like to provide a *Recording Studio* as part of their business operations. Given that a *Music Studio* and a *Recording Studio* operate in similar manners, the proposed request does not appear to increase the impact on adjacent properties. With all that being said, this is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On October 22, 2025, staff mailed 134 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Bent Creek Condos and Stonebridge Meadows Homeowners Association (HOA), which are the only HOA’s or Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff has received any notices in regard to the applicant’s request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a *Specific Use Permit (SUP)* for a *Recording Studio* then staff would propose the following conditions of approval:

- (1) Any construction resulting from the approval of this *Specific Use Permit (SUP)* 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.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 206 E Washington St.

SUBDIVISION _____ LOT 213 BLOCK 5

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____ CURRENT USE music & office

PROPOSED ZONING _____ PROPOSED USE Add Recording Studio

ACREAGE .012 LOTS [CURRENT] _____ LOTS [PROPOSED] _____

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

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

<input type="checkbox"/> OWNER	<u>Kevin Lafere</u>	<input checked="" type="checkbox"/> APPLICANT	<u>Randy Lee Aragon</u>
CONTACT PERSON	<u>klafere@zanatas.com</u>	CONTACT PERSON	<u>Randy Lee Aragon</u>
ADDRESS	_____	ADDRESS	<u>206 E Washington</u>
CITY, STATE & ZIP	_____	CITY, STATE & ZIP	<u>Rockwall, TX, 75087</u>
PHONE	_____	PHONE	_____
E-MAIL	_____	E-MAIL	_____

NOTARY VERIFICATION [REQUIRED]

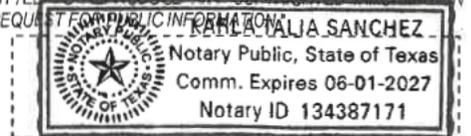
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kevin Lafere [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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

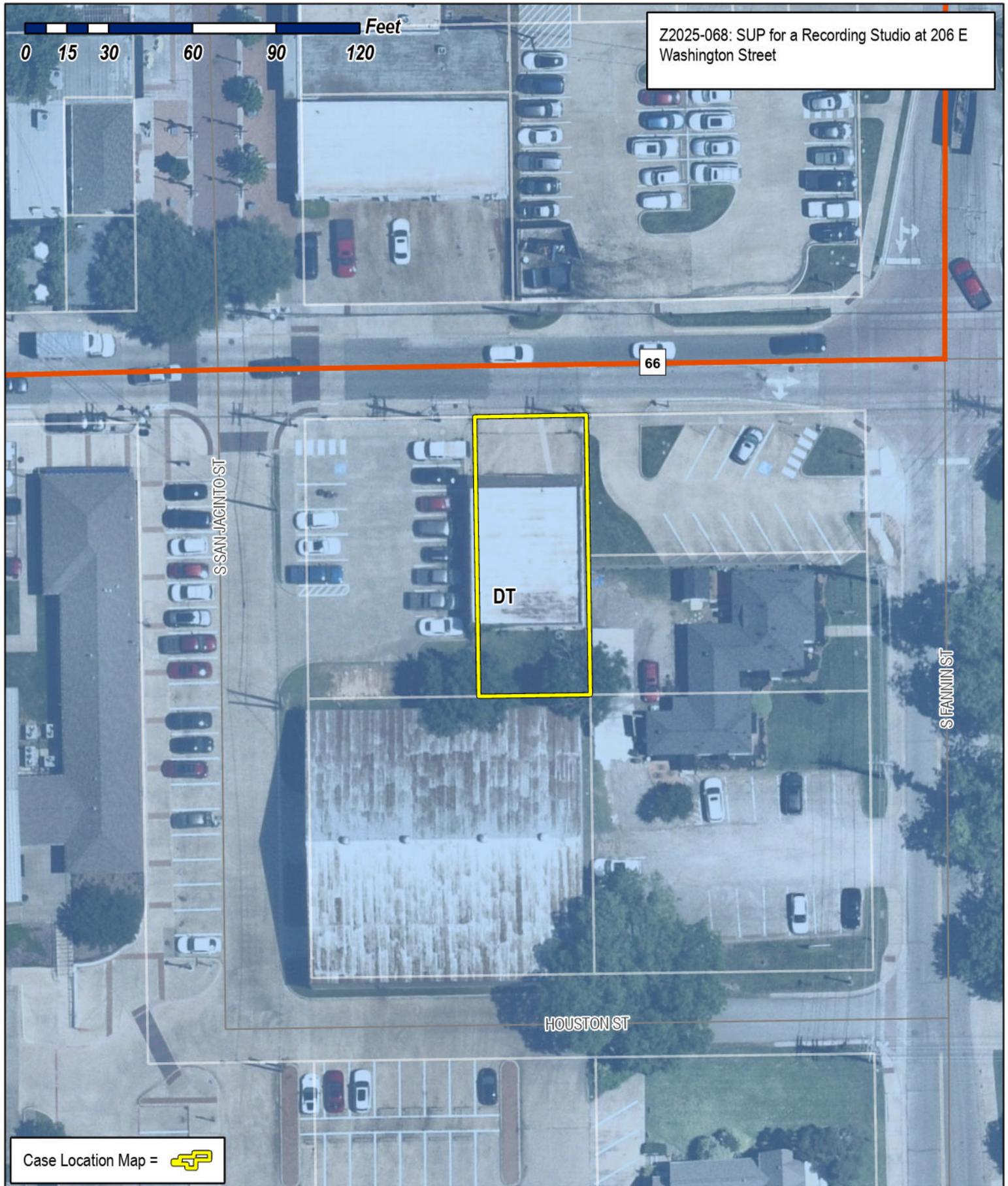
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th DAY OF October, 2025

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 6-1-27



Z2025-068: SUP for a Recording Studio at 206 E Washington Street

DT

S SAN JACINTO ST

S FANNIN ST

HOUSTON ST

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.



Miller, Ryan

From: Zavala, Melanie
Sent: Wednesday, October 22, 2025 12:37 PM
Cc: Miller, Ryan; Lee, Henry; Ross, Bethany
Subject: Neighborhood Notification Program [Z2025-068]
Attachments: Public Notice (10.20.2025).pdf; HOA Map (10.17.2025).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *Friday, October 24, 2025*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, November 11, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, November 17, 2025 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2025-068: SUP for a Recording Studio

Hold a public hearing to discuss and consider a request by Randy Lee Aragon on behalf of Kevin Lefere for the approval of a *Specific Use Permit (SUP)* to allow a *Recording Studio* on a 0.92-acre parcel of land identified as a portion of Lots 2 & 3, Block S, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 206 E. Washington Street, and take any action necessary.

Thank you,

Melanie Zavala

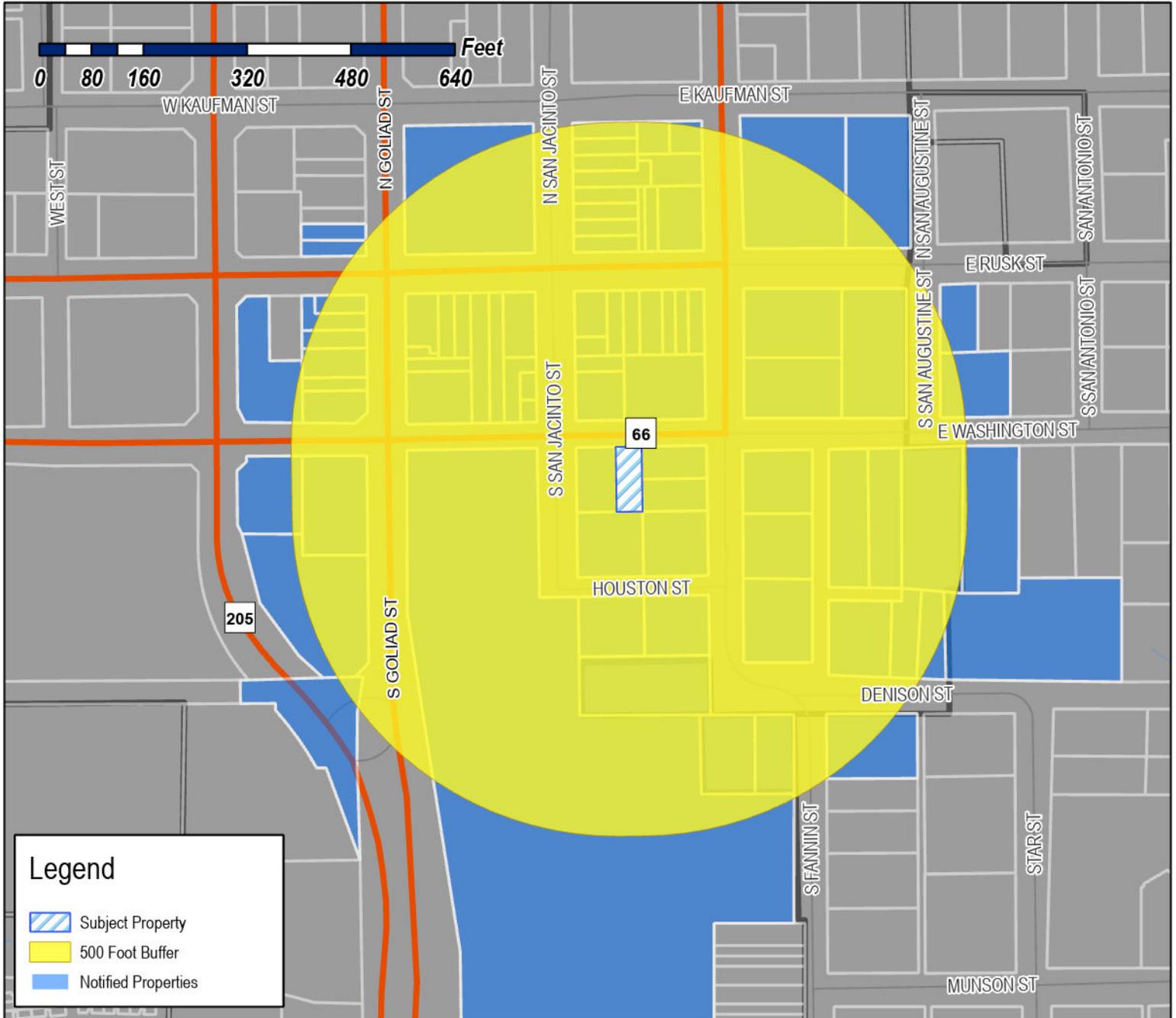
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](http://www.rockwalltx.gov/planning-zoning)
972-771-7745 Ext. 6568



City of Rockwall

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

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



Case Number: Z2025-068
Case Name: SUP for a Recording Studio
Case Type: Zoning
Zoning: Downtown (DT) District
Case Address: 206 E Washington Street

Date Saved: 10/17/2025

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



RESIDENT
101 E RUSK
ROCKWALL, TX 75087

RESIDENT
101 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
101 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
101 S FANNIN ST
ROCKWALL, TX 75087

LATHAM MARK
1010 RIDGE ROAD COURT
ROCKWALL, TX 75087

RESIDENT
102 E RUSK
ROCKWALL, TX 75087

RESIDENT
102 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
102 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
102 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
103 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
103 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
103 S SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
104 N SAN JACINTO
ROCKWALL, TX 75087

MASONIC LODGE
C/O JERRY FOUST
104 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
105 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
105 W WASHINGTON
ROCKWALL, TX 75087

SKY 306 E WASHINGTON SERIES LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

SKY 101 N GOLIAD SERIES LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

SKY 103 N GOLIAD SERIES LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

SKY 106 E RUSK SERIES LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

SKY 101 S FANNIN SERIES LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

SKY 111-115 S GOLIAD SERIES LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

SKY 2- 109 S GOLIAD SERIES LLC, A SERIES OF
SKY ASSET HOLDINGS 2 LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

SITST 114 E RUSK SERIES LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

RESIDENT
106 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
106 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
106 S SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
107 S GOLIAD
ROCKWALL, TX 75087

GMDR PROPERTIES LLC
107 S SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
108 FANNIN ST
ROCKWALL, TX 75087

RESIDENT
108 SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
108 E RUSK
ROCKWALL, TX 75087

RESIDENT
108 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
108 S SAN JACINTO
ROCKWALL, TX 75087

ASHMOREX2, LLC
108 S SAN JACINTO ST
ROCKWALL, TX 75087

RESIDENT
109 E WASHINGTON
ROCKWALL, TX 75087

112 E RUSK ST LLC
109 ELM CREST DR
ROCKWALL, TX 75087

RESIDENT
109 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
110 E RUSK
ROCKWALL, TX 75087

RESIDENT
110 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
110 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
111 W RUSK
ROCKWALL, TX 75087

RESIDENT
112 E RUSK
ROCKWALL, TX 75087

RESIDENT
112 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
114 E RUSK
ROCKWALL, TX 75087

RESIDENT
114 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
115 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
116 E RUSK
ROCKWALL, TX 75087

RESIDENT
116 N SAN JACINTO
ROCKWALL, TX 75087

HUGHES THOMAS P
1209 S LAKESHORE DR
ROCKWALL, TX 75087

TOVAR JOSE G & FELIPA
1269 S. MUNSON RD
ROYSE CITY, TX 75189

DIVINE PEACE EVANGELICAL LUTHERAN
CHURCH
A TEXAS NON-PROFIT CORPORATION
1346 PLEASANT VALLEY ROAD
GARLAND, TX 75040

GROOVYS BUSINESS PROPERTIES LLC
138 SAWGRASS DR
ROCKWALL, TX 75032

JOHNSON GREGORY DON AND SANDRA
1390 GOLD COAST DR
ROCKWALL, TX 75087

HEFFERNAN MARILYN
1480 BLUEBELL DRIVE
ESTES PARK, CO 80517

HEFFERNAN MARILYN
1480 BLUEBELL DRIVE
ESTES PARK, CO 80517

FOX WILLIAM G & ALISON L
1601 BAY CREST TRL
HEATH, TX 75032

JS2 PROPERTIES LLC
1717 Main St Ste 2950
Dallas, TX 75201

JS2 PROPERTIES LLC
1717 Main St Ste 2950
Dallas, TX 75201

ROBERSON RAY ETUX
201 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
201 E WASHINGTON
ROCKWALL, TX 75087

VS ROWLETT, LLC
202 E RUSH ST
ROCKWALL, TX 75087

RESIDENT
202 E RUSK
ROCKWALL, TX 75087

Z ROCK BUILDING LLC
202 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
202 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
202 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
203 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
203 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
204 E KAUFMAN
ROCKWALL, TX 75087

WILLESS LADONA
204 S FANNIN ST
ROCKWALL, TX 75087

WILLESS LADONA
204 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
205 S SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
206 E WASHINGTON ST
ROCKWALL, TX 75087

RESIDENT
206 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
206.5 E RUSK
ROCKWALL, TX 75087

HALL J BLAKELEY
207 E RUSK ST
ROCKWALL, TX 75087

GARLAND FRENCH PEAR LLC
C/O STEPHEN HARRY HOEGGER
2082 QUAIL RUN ROAD
WYLIE, TX 75098

PRUITT JAMES PRESTON
209 Stonebridge Dr
Rockwall, TX 75087

RESIDENT
210 HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
210 E RUSK
ROCKWALL, TX 75087

RESIDENT
210 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
212 E RUSK
ROCKWALL, TX 75087

RESIDENT
213 E RUSK
ROCKWALL, TX 75087

TURNER V H
214 E RUSK
ROCKWALL, TX 75087

RESIDENT
216 E RUSK
ROCKWALL, TX 75087

EXODUS 314 INVESTMENTS LLC
221 BLUE HERON LN
HEATH, TX 75032

ROCKWALL MERCANTILE LTD
2255 Ridge Rd Ste 208
Rockwall, TX 75087

RESIDENT
301 DENNISON
ROCKWALL, TX 75087

RESIDENT
302 S FANNIN ST
ROCKWALL, TX 75087

PEOPLES BILLY W
302 S GOLIAD ST
ROCKWALL, TX 75087

TOVAR JUSTINO & ADELINA
303 DENISON ST
ROCKWALL, TX 75087

TOVAR JUSTINO ET UX
303 DENISON ST
ROCKWALL, TX 75087

RESIDENT
303 E RUSK
ROCKWALL, TX 75087

ERUDITE INCORPORATED
305 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
305 S FANNIN ST
ROCKWALL, TX 75087

DEWAYNE CAIN CHILD'S TRUST, DEWAYNE
CAIN-TRUSTEE, AMY DAWN CAIN 2012 L
PAT BEAIRD-TRUSTEE, CHRISTOPHER PAUL CAIN
2012 LONG TERM TRU
305 STONEBRIDGE DRIVE
ROCKWALL, TX 75087

DEWAYNE CAIN CHILD'S TRUST, DEWAYNE
CAIN-TRUSTEE, AMY DAWN CAIN 2012 L
PAT BEAIRD-TRUSTEE, CHRISTOPHER PAUL CAIN
2012 LONG TERM TRU
305 STONEBRIDGE DRIVE
ROCKWALL, TX 75087

TRINITY HARBOR CHURCH
306 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
306 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
306 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
306 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
308 E WASHINGTON
ROCKWALL, TX 75087

GSJ PROPERTIES LLC
308 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
308 S FANNIN ST
ROCKWALL, TX 75087

HUMPHREY GARY B ET UX
310 E WASHINGTON ST
ROCKWALL, TX 75087

RESIDENT
310 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
311 DENISON ST
ROCKWALL, TX 75087

CAFFEY MICHAEL M
311 S FANNIN ST
ROCKWALL, TX 75087

ROBERT COOK ESTATE
C/O ALICIA COOK
3727 N TOWN EAST BLVD APT 77
MESQUITE, TX 75150

RESIDENT
385 S GOLIAD
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

WELCH DAVID T & TERRY E
401 E WASHINGTON STREET
ROCKWALL, TX 75087

RESIDENT
402 E RUSK
ROCKWALL, TX 75087

KILPATRICK KENDRA
402 E WASHINGTON ST
ROCKWALL, TX 75087

SHIPLEY ZACHARY S AND
JASON SHIPLEY
412 RENFRO ST
ROCKWALL, TX 75087

RUTH DIANE RUSSELL TRUST
RUTH DIANE RUSSELL- TRUSTEE
500 WILLIAMS ST
WAXAHACHIE, TX 75165

105 WEST WASHINGTON LLC
502 TERRY LANE
HEATH, TX 75032

SMITH ROBERT & MARY SUE
502 W RUSK ST
ROCKWALL, TX 75087

GRAY PEGGY JO
521 KATHY DR
MESQUITE, TX 75149

ROCKWALL 4 LLC
5818 PORTSMOUTH LANE
DALLAS, TX 75252

HENDRICKS 7 PROPERTIES LLC SERIES 3
5903 VOLUNTEER PLACE
ROCKWALL, TX 75032

HENDRICKS 7 PROPERTIES LLC SERIES1
5903 VOLUNTEER PLACE
ROCKWALL, TX 75032

HENDRICKS 7 PROPERTIES LLC SERIES 2
5903 VOLUNTEER PLACE
ROCKWALL, TX 75032

ODOM JAY
601 N FANNIN ST
ROCKWALL, TX 75087

KING PACIFIC INC
8100 GREENSBORO DR
PLANO, TX 75025

SHIELDS MICHAEL L
811 S ALAMO RD
ROCKWALL, TX 75087

SANCHES MANUEL R AND MARIA DEL CARMEN
SANCHEZ
912 REFLECTION CT
ROCKWALL, TX 75032

SANCHES MANUEL R AND MARIA DEL CARMEN
SANCHEZ
912 REFLECTION CT
ROCKWALL, TX 75032

JO SUNGRAE
960 MIDNIGHT PASS
ROCKWALL, TX 75087

COUNTY OF ROCKWALL
COURTHOUSE
ROCKWALL, TX 75087

ONCOR ELECTRIC DELIVERY COMPANY
PO BOX 139100
DALLAS, TX 75313

CHRIST FOR INDIA
PO BOX 271086
DALLAS, TX 75227

ROCKWALL LIONS CLUB
C/O OLIVER R SPILLER
PO BOX 663
ROCKWALL, TX 75087

COLLIN-G PROPERTIES LTD
PO BOX 847
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Z2025-068: SUP to allow a Recording Studio

Hold a public hearing to discuss and consider a request by Randy Lee Aragon on behalf of Kevin Lefere for the approval of a Specific Use Permit (SUP) to allow a Recording Studio on a 0.92-acre parcel of land identified as a portion of Lots 2 & 3, Block S, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 206 E. Washington Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, November 11, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, November 17, 2025 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, November 17, 2025 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

Case No. Z2025-068: SUP to allow a Recording Studio

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

PUBLIC NOTICE



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

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

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

Z2025-068: SUP to allow a Recording Studio

Hold a public hearing to discuss and consider a request by Randy Lee Aragon on behalf of Kevin Lefere for the approval of a Specific Use Permit (SU) Recording Studio on a 0.92-acre parcel of land identified as a portion of Lots 2 & 3, Block S, Rockwall OT Addition, City of Rockwall, Rockwall County Downtown (DT) District, addressed as 206 E. Washington Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, November 12, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, November 17, 2025 at 6:00 PM. These hearings will be held in the City Council C Hall, 385 S. Goliad Street.

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

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, November 17, 2025 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

----- PLEASE RETURN THE BELOW FORM -----

Case No. Z2025-068: SUP to allow a Recording Studio

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name: Michael Coffey
 Address: 311 S. Fernin

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change will not take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owner of the property or a majority of the owners of the property, and must be filed with the governing body within 30 days of the date of the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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

CASE NUMBER Z2025-068

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- I am in favor of the request
 I am in opposition of the request

NAME Tom Susan Hughes

ADDRESS 306 S Fannin St, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

None

PLEASE CHECK ALL THAT APPLY.

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
 I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
 I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
 I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
 Other:

HOW DID YOU HEAR ABOUT THIS ZONING OR SPECIFIC USE PERMIT (SUP) REQUEST?

- I received a property owner notification in the mail
 I read about the request on the City's website
 I saw a zoning sign on the property
 I read about the request in the Rockwall Herald Banner
 My neighbors told me about the request
 Other: Letter from City

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No.

Washington Street in the City of Rockwall

being described

as follows:

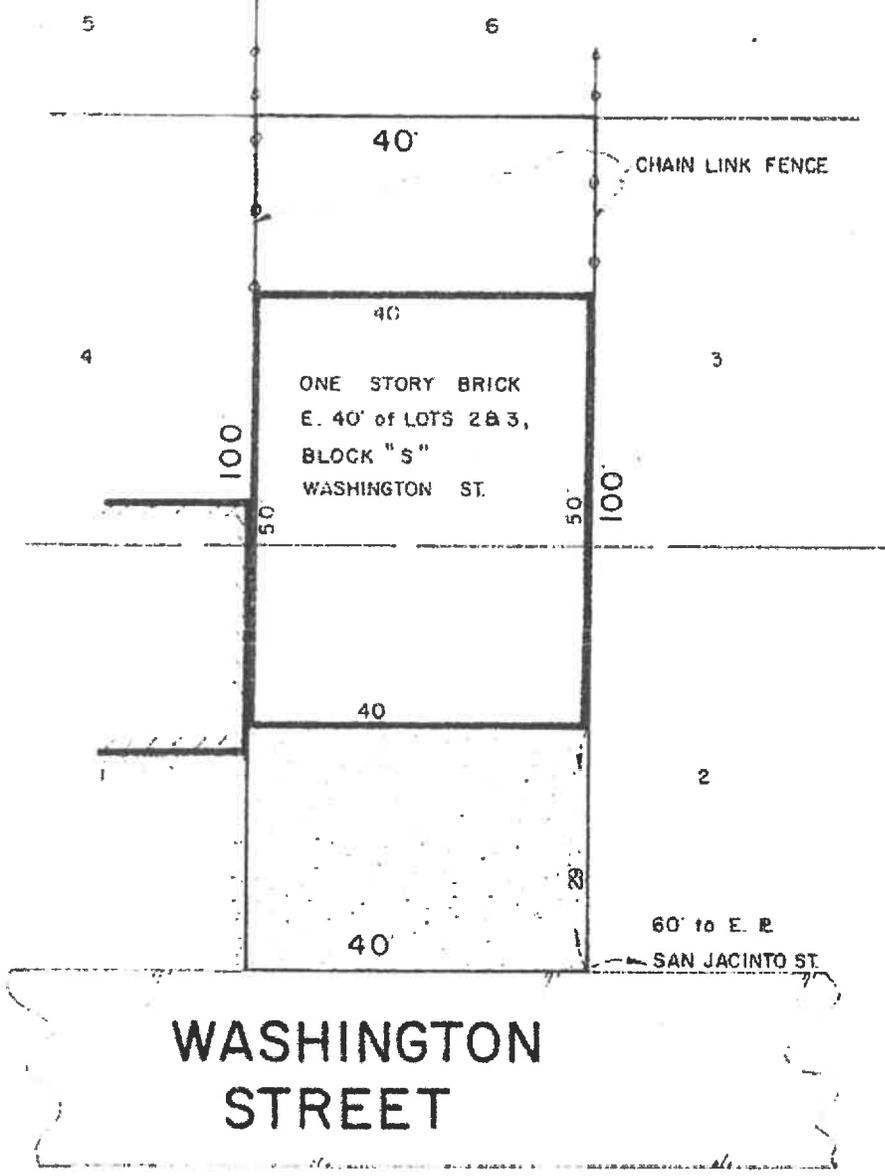
Lot No. East 40' of Lots 2 and 3, Block No. S, City Block No. _____

of Original Town of Rockwall, an addition to the City of Rockwall

Texas, according to the filed plot thereof recorded in Vol. 1, at page 555 of the Plat and Map

Map Deed Records of Rockwall County, Texas

[Handwritten signatures and initials]



The plat hereon is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location, and type of buildings and improvements

RB's Sound House Recording Studio

Dear Friends, Artists, and Dreamers,

My name is Randy Aragon, I'm a local musician and manager/bartender at The Downing Bottles and Bites. I've recently leased the building at 206 E Washington st.(the old school of rock building) from Kevin Lefere, with hopes of opening a recording studio for local artists that have no way of recording their music.

As of now, I have to drive over an hour back and forth just to find a good studio to record my music, which makes it really difficult when recording and releasing my own music. This is why I decided to lease the building and begin the journey of offering recording services.

This studio will be dedicated to professionally tracking and recording local artists of all ages — one at a time — giving each artist the full attention, focus, and respect their craft deserves. I want to give people in our community a real outlet to express themselves, to release their music to the world, and to grow as artists and as people. Every session is about more than making a song — it's about building community, confidence, connection, and creative freedom.

The room that I would like to make a recording studio is one room that sits in the back right corner of the building and is already completely sound proof due to the School of Rock using it for music lessons. We will offer an affordable way to book a recording session, record your music on top quality equipment, and have it mixed and mastered all in one.

Music has always been more than just sound to me — it's been a lifeline.

There were times in my life when darkness felt heavy, when words couldn't capture the pain or confusion I was carrying. But music did. It became my way to breathe again, to find purpose when things didn't make sense, and to connect with something greater than myself.

That's why I would like to open the Recording Studio — not just as a business, but as a safe space. A place where creativity becomes therapy, where sound becomes healing, and where anyone with a story to tell can walk in and feel understood.

Music saved me, and I believe it can save others too. It has the power to reach the parts of us that words alone can't. Whether you're recording your first song or your hundredth, my hope is that this space gives you the same sense of freedom and hope that music gives me.

I also plan to team up with the Music Directors at the local schools and other music based programs, to offer them a discounted rate for their students who have dreams of making music. There is also the potential for me to donate my time through the studio to local music programs, when they have school projects that require recording services for bands, choirs, and other music related endeavors.

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *RECORDING STUDIO* ON A 0.92-ACRE PARCEL OF LAND IDENTIFIED A PORTION OF LOTS 2 & 3, BLOCK S, ROCKWALL OT ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Randy Lee Aragon on behalf of Kevin Lefere for the approval of a *Specific Use Permit (SUP)* for a *Recording Studio* on a 0.92-acre parcel of land identified as a portion of Lots 2 & 3, Block S, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 206 E. Washington Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) to allow a *Recording Studio* as stipulated by Article 04, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 20-02*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Subsection 01.01, *Land Use Schedule*, of Article 04, *Permissible Uses*, and Subsection 04.07, *Downtown (DT) District*, and Subsection 04.01, *General Commercial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

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

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF DECEMBER, 2025.

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: November 17, 2025

2nd Reading: December 1, 2025

**Exhibit 'A':
Location Map**

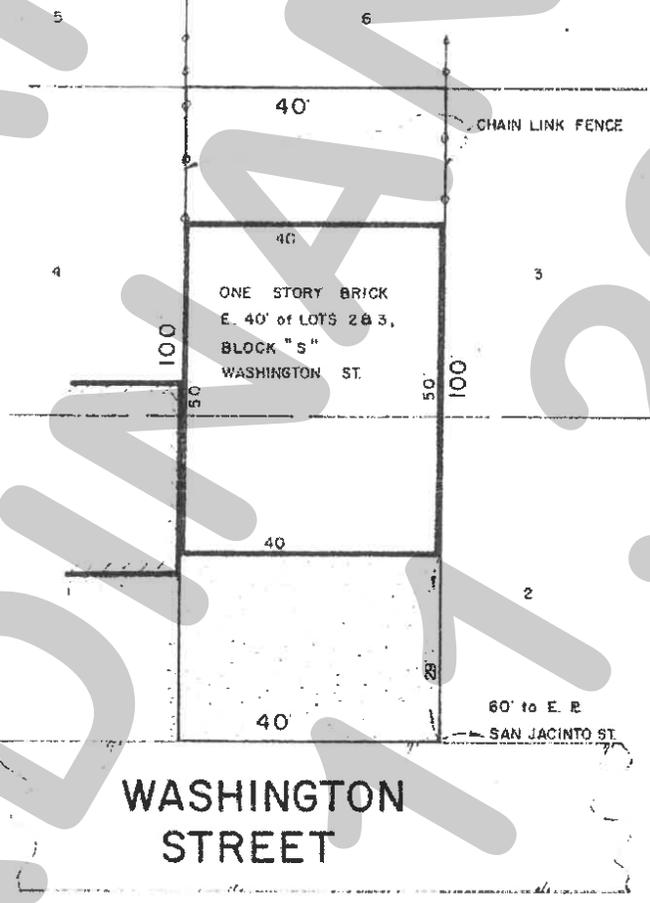
Legal Description: a portion of Lots 2 & 3, Block S, Rockwall OT Addition



**Exhibit 'B':
Survey**

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. Washington Street in the City of Rockwall, being described as follows:
 Lot No. East 40' of Lots 2 and 3, Block No. 8, City Block No. _____
 of Original Town of Rockwall, an addition to the City of Rockwall
 Texas, according to the Filed plot thereof recorded in Vol. 510 of the Deed
 Map Deed Records of Rockwall County, Texas, at page 555 of the Plat and Map

[Handwritten signatures and initials]
 X *[Signature]*



The plat hereon is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location, and type of buildings and improvements



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: November 17, 2025
APPLICANT: Randy Lee Aragon
CASE NUMBER: Z2025-068; *Specific Use Permit (SUP) for a Recording Studio*

SUMMARY

Hold a public hearing to discuss and consider a request by Randy Lee Aragon on behalf of Kevin Lefere for the approval of a Specific Use Permit (SUP) to allow a *Recording Studio* on a 0.92-acre parcel of land identified as a portion of Lots 2 & 3, Block S, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 206 E. Washington Street, and take any action necessary.

BACKGROUND

On September 27, 1861, the subject property was established as a portion of Lots 2 & 3, Block S, Rockwall OT Addition. According to the Rockwall Central Appraisal District (RCAD) the existing 2,000 SF building was constructed in 1950. According to the January 3, 1972 historic zoning map the subject property was zoned General Retail (GR) District. On September 4, 2007, the subject property was rezoned from a General Retail (GR) District to the Downtown (DT) District.

PURPOSE

The applicant -- *Randy Lee Aragon* -- is requesting the approval of a Specific Use Permit (SUP) to allow a *Recording Studio* to be established on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 206 E. Washington Street. The land uses adjacent to the subject property are as follows:

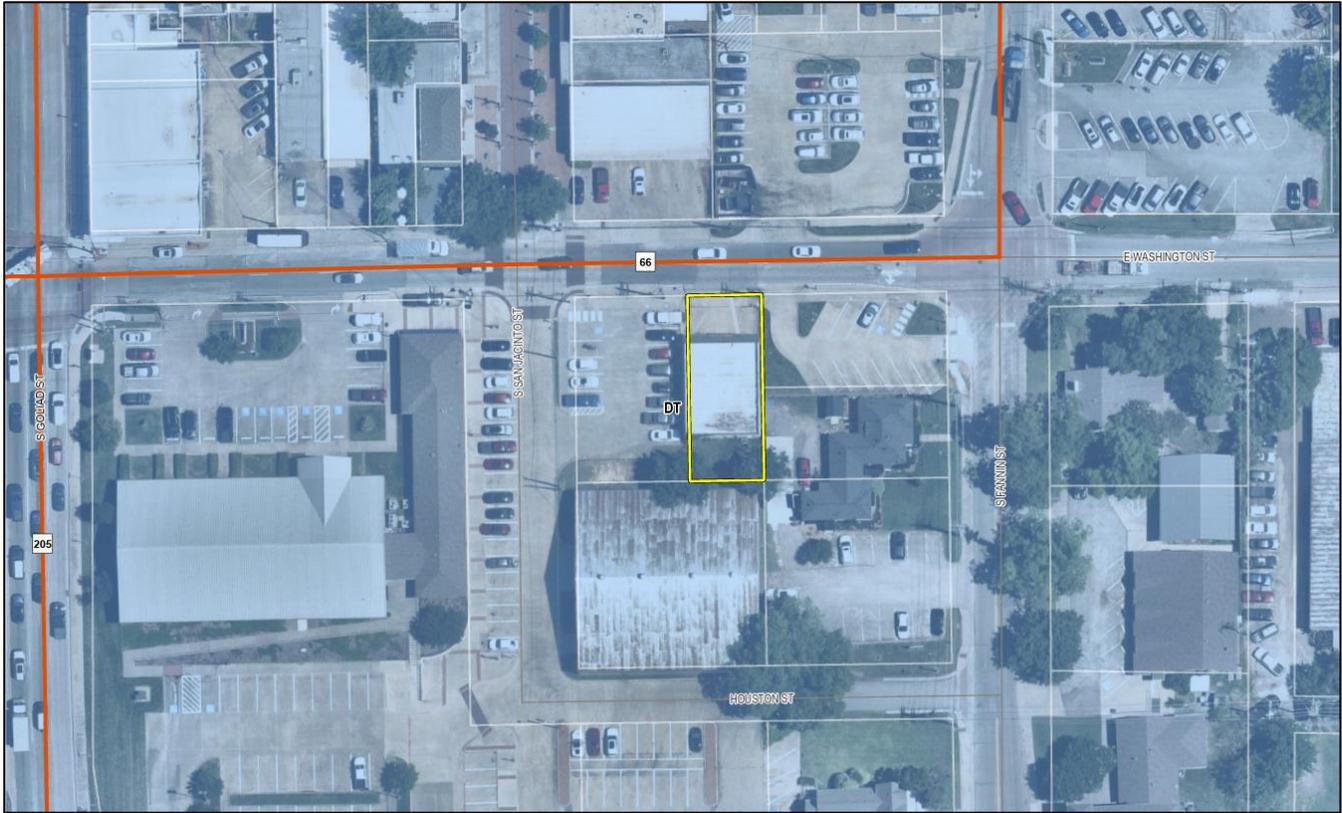
North: Directly north of the subject property is E. Washington Street [SH-66], which is identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.270-acre parcel of land (*i.e. part of Lot 5 and Lots 7 & 7, Block L, Rockwall OT Addition*) developed as a public parking lot. Following this are several parcels of land developed with retail and restaurant land uses. All of these properties are zoned Downtown (DT) District.

South: Directly south of the subject property is a 0.230-acre tract of land (*i.e. Lots 6 & 7, Block S, Rockwall OT Addition*) developed with a vacant warehouse building. Beyond this is Houston Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is a 0.2296-acre parcel of land (*i.e. Lots 2 & 3, Block X, Rockwall OT Addition*) developed with a public parking lot. Both of these properties are zoned Downtown (DT) District.

East: Directly east of the subject property are two (2) parcels of land, one (1) parcel is (*i.e. Lot 1, Block S, Rockwall OT Addition*) developed with a public parking lot, and the other parcel (*i.e. Lot 4, Block S, Rockwall OT Addition*) is developed with an *Office/Retail Building*. Beyond this is S. Fannin Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is a 0.230-acre parcel of land (*i.e. Lots 1 & 2, Block T, Rockwall OT Addition*) developed with a *Retail Building*. All of these properties are zoned Downtown (DT) District.

West: Directly west of the subject property is a 0.140-acre parcel of land (i.e. Lots 2A & 2B, Block S, Rockwall OT Addition) developed with a public parking lot. Beyond this is S. San Jacinto Street, which is identified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is a 7.3545-acre parcel of land (i.e. Lot 1, Block 1, Rockwall City Hall Addition) developed with The Center and City Hall.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application, a survey, and a letter of explanation detailing the request for a *Recording Studio* on the subject property. The applicant has indicated that the existing building has a room that is already equipped to serve as a *Recording Studio*. This space was previously utilized by the previous business (i.e. *School of Rock*) to provide music lessons. In addition, the applicant has indicated that given that the subject property was utilized previously as a similar use, they feel like their request does not increase the impact on adjacent properties.

CONFORMANCE WITH THE CITY'S CODES

According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Recording Studio* requires a Specific Use Permit (SUP) in the Downtown (DT) District. According to Subsection 02.02, *Specific Use Permit (SUP)*, of Article 11, *Development Applicants and Review Procedures*, of the Unified Development Code (UDC), "(t)he purpose of a Specific Use Permit (SUP) is to allow discretionary consideration of certain uses that would typically be considered incompatible within certain locations of a zoning district, but may become compatible with the addition of special provisions, conditions or restrictions." In addition, Subsection 02.02(K)(15), *Recording Studio*, of Article 13, *Definitions*, of the Unified Development Code (UDC), states that a *Recording Studio* is a "...facility that provides an environment for the purposes of writing, collaborating, performing, instruction, preparing, or completing audio recordings." In this case, the applicant's request conforms to the definition provided by the Unified Development Code (UDC), and therefore is required to request approval of a Specific Use Permit (SUP).

According to Subsection 04.07, *Downtown (DT) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), all required parking shall be provided on site or with on-street parking that is directly in front of the site. In addition, according to Table 5, *Parking Requirement Schedule*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), a *Music Studio -- and Recording Studio --* is required to provide one (1) parking space per 250 SF of building area. In this case, there is not any parking available on site, or along E. Washington Street [SH-66]. That being said, the parking demands required for the applicant and the prior business (*i.e. School of Rock*) do not change and therefore new parking is not required.

STAFF ANALYSIS

According to the OURHometown Vision 2040 Comprehensive Plan, the *Downtown District* is the “...cultural heart of the community and embodies the small-town atmosphere that is characteristic of the City of Rockwall.” Based on this, the *Land Use Schedule* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) restricts the permitted land uses in the Downtown (DT) District and requires a Specific Use Permit (SUP) that may be incompatible. In this case, a *Recording Studio* requires the approval of a Specific Use Permit (SUP) in the Downtown (DT) District. Prior to the applicant lease of the subject property, the established land use was a *Music Studio* operated by the School of Rock. The applicant has indicated that the subject property will continue to be used as a *Music Studio*; however, the applicant would also like to provide a *Recording Studio* as part of their business operations. Given that a *Music Studio* and a *Recording Studio* operate in similar manners, the proposed request does not appear to increase the impact on adjacent properties. With all that being said, this is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On October 22, 2025, staff mailed 134 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Bent Creek Condos and Stonebridge Meadows Homeowners Association (HOA), which are the only HOA’s or Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff has received any notices in regard to the applicant’s request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant’s request for a *Specific Use Permit (SUP)* for a *Recording Studio* then staff would propose the following conditions of approval:

- (1) Any construction resulting from the approval of this *Specific Use Permit (SUP)* 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 November 11, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the SUP by a vote of 6-0, with Commissioner Hustings absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 206 E Washington St.

SUBDIVISION _____ LOT 213 BLOCK 5

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____ CURRENT USE music & office

PROPOSED ZONING _____ PROPOSED USE Add Recording Studio

ACREAGE .012 LOTS [CURRENT] _____ LOTS [PROPOSED] _____

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

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

<input type="checkbox"/> OWNER	<u>Kevin Lafere</u>	<input checked="" type="checkbox"/> APPLICANT	<u>Randy Lee Aragon</u>
CONTACT PERSON	<u>klafere@zanatas.com</u>	CONTACT PERSON	<u>Randy Lee Aragon</u>
ADDRESS	_____	ADDRESS	<u>206 E Washington</u>
CITY, STATE & ZIP	_____	CITY, STATE & ZIP	<u>Rockwall, TX, 75087</u>
PHONE	_____	PHONE	_____
E-MAIL	_____	E-MAIL	_____

NOTARY VERIFICATION [REQUIRED]

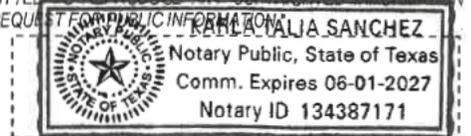
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kevin Lafere [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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

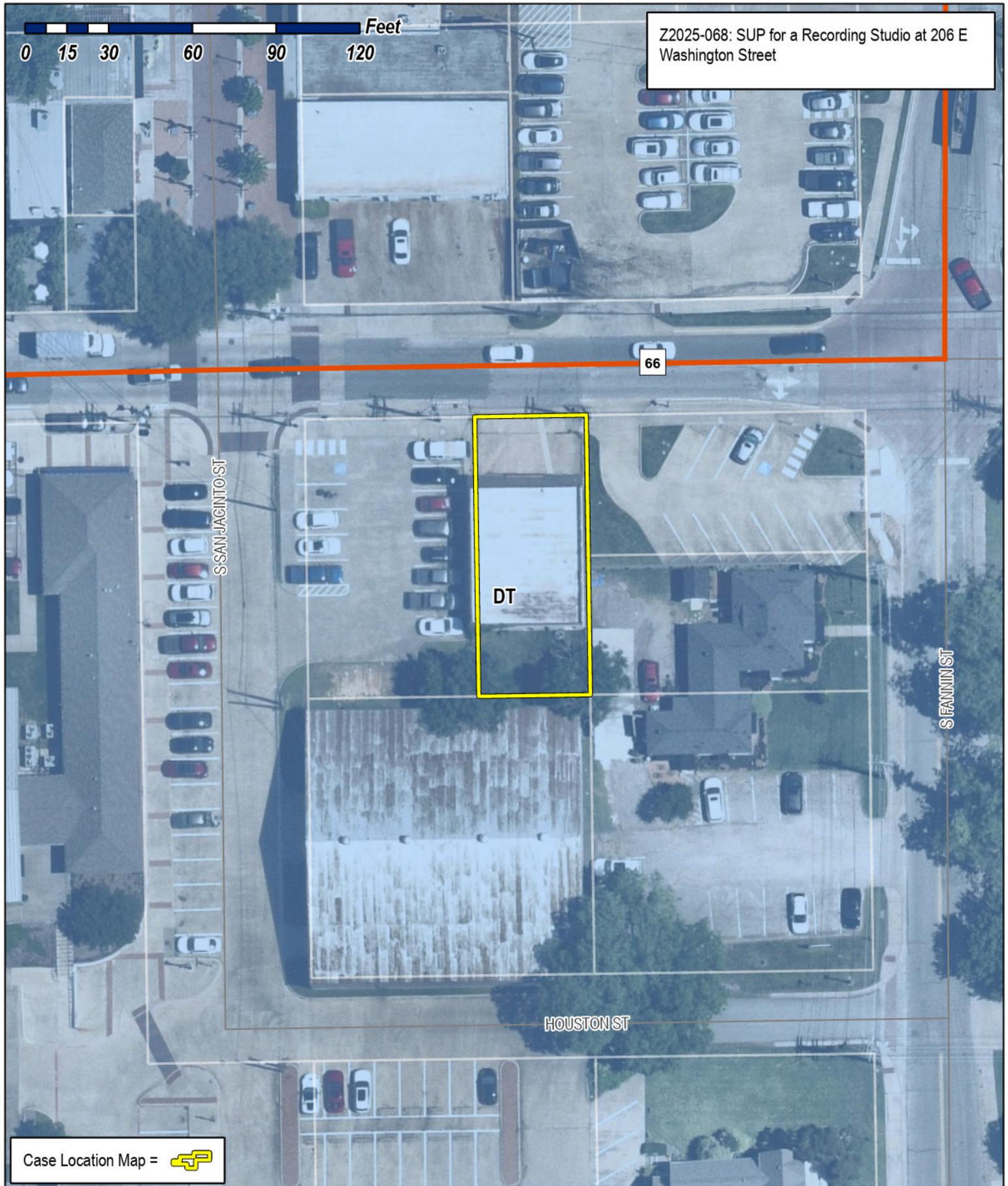
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th DAY OF October, 2025

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 6-1-27



Z2025-068: SUP for a Recording Studio at 206 E Washington Street

DT

HOUSTON ST

S SAN JACINTO ST

S FANNIN ST

66

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.

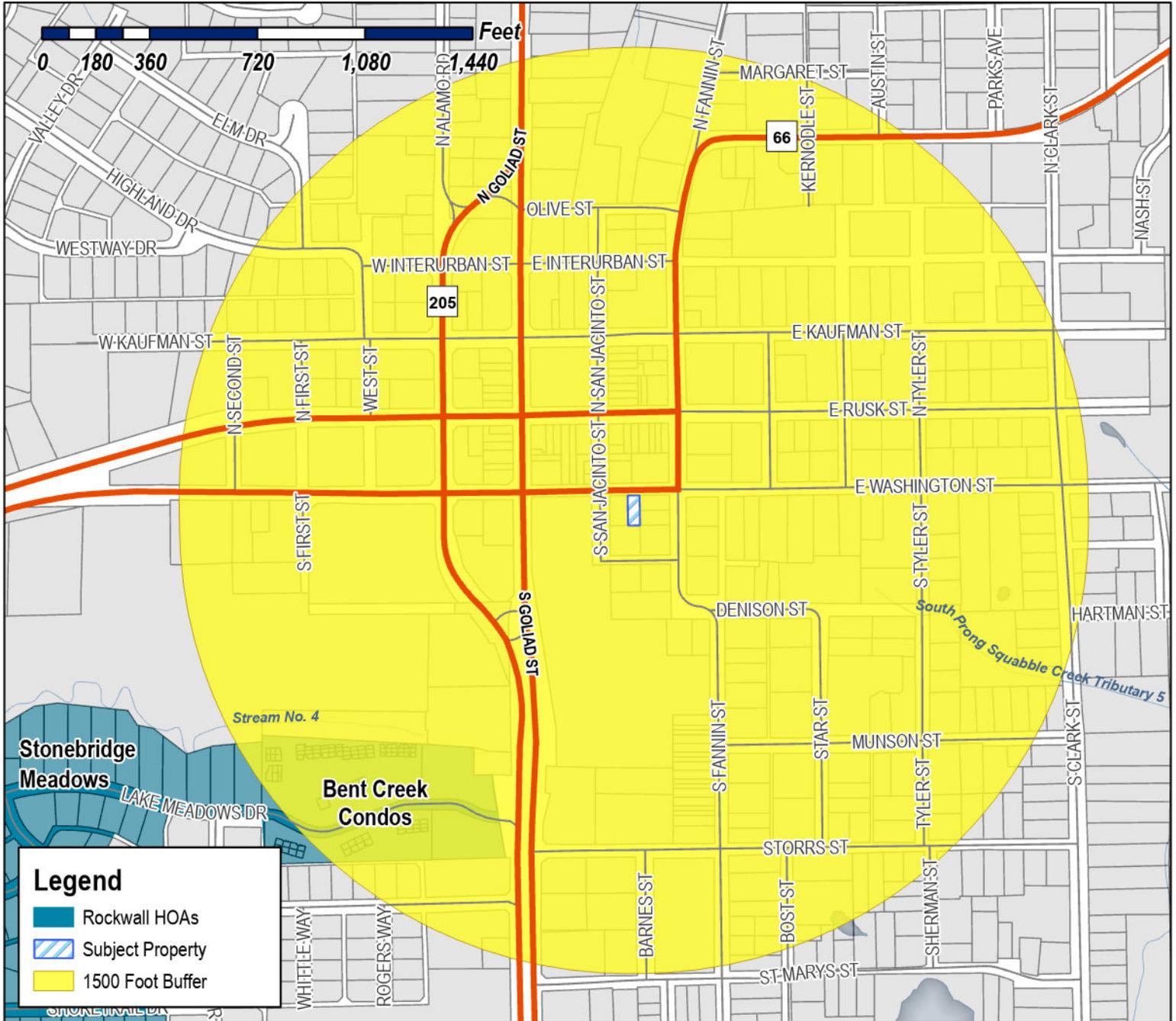




City of Rockwall

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Case Number: Z2025-068
Case Name: SUP for a Recording Studio
Case Type: Zoning
Zoning: Downtown (DT) District
Case Address: 206 E Washington Street

Date Saved: 10/17/2025
 For Questions on this Case Call (972) 771-7745



Miller, Ryan

From: Zavala, Melanie
Sent: Wednesday, October 22, 2025 12:37 PM
Cc: Miller, Ryan; Lee, Henry; Ross, Bethany
Subject: Neighborhood Notification Program [Z2025-068]
Attachments: Public Notice (10.20.2025).pdf; HOA Map (10.17.2025).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *Friday, October 24, 2025*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, November 11, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, November 17, 2025 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2025-068: SUP for a Recording Studio

Hold a public hearing to discuss and consider a request by Randy Lee Aragon on behalf of Kevin Lefere for the approval of a *Specific Use Permit (SUP)* to allow a *Recording Studio* on a 0.92-acre parcel of land identified as a portion of Lots 2 & 3, Block S, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 206 E. Washington Street, and take any action necessary.

Thank you,

Melanie Zavala

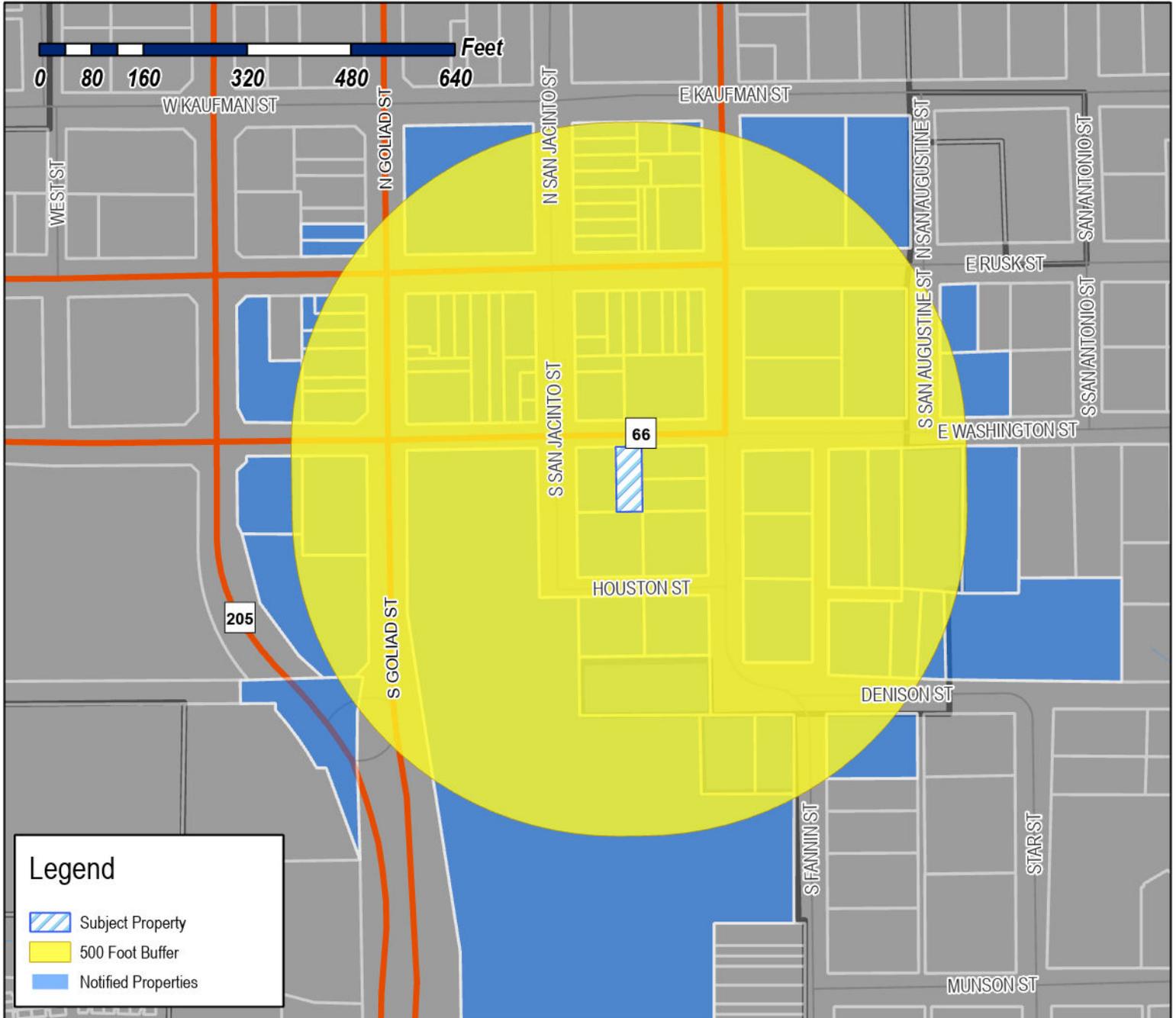
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](http://www.rockwalltx.gov/planning-zoning)
972-771-7745 Ext. 6568



City of Rockwall

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

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Case Number: Z2025-068
Case Name: SUP for a Recording Studio
Case Type: Zoning
Zoning: Downtown (DT) District
Case Address: 206 E Washington Street

Date Saved: 10/17/2025

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



RESIDENT
101 E RUSK
ROCKWALL, TX 75087

RESIDENT
101 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
101 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
101 S FANNIN ST
ROCKWALL, TX 75087

LATHAM MARK
1010 RIDGE ROAD COURT
ROCKWALL, TX 75087

RESIDENT
102 E RUSK
ROCKWALL, TX 75087

RESIDENT
102 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
102 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
102 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
103 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
103 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
103 S SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
104 N SAN JACINTO
ROCKWALL, TX 75087

MASONIC LODGE
C/O JERRY FOUST
104 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
105 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
105 W WASHINGTON
ROCKWALL, TX 75087

SKY 306 E WASHINGTON SERIES LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

SKY 101 N GOLIAD SERIES LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

SKY 103 N GOLIAD SERIES LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

SKY 106 E RUSK SERIES LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

SKY 101 S FANNIN SERIES LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

SKY 111-115 S GOLIAD SERIES LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

SKY 2- 109 S GOLIAD SERIES LLC, A SERIES OF
SKY ASSET HOLDINGS 2 LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

SITST 114 E RUSK SERIES LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

RESIDENT
106 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
106 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
106 S SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
107 S GOLIAD
ROCKWALL, TX 75087

GMDR PROPERTIES LLC
107 S SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
108 FANNIN ST
ROCKWALL, TX 75087

RESIDENT
108 SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
108 E RUSK
ROCKWALL, TX 75087

RESIDENT
108 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
108 S SAN JACINTO
ROCKWALL, TX 75087

ASHMOREX2, LLC
108 S SAN JACINTO ST
ROCKWALL, TX 75087

RESIDENT
109 E WASHINGTON
ROCKWALL, TX 75087

112 E RUSK ST LLC
109 ELM CREST DR
ROCKWALL, TX 75087

RESIDENT
109 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
110 E RUSK
ROCKWALL, TX 75087

RESIDENT
110 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
110 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
111 W RUSK
ROCKWALL, TX 75087

RESIDENT
112 E RUSK
ROCKWALL, TX 75087

RESIDENT
112 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
114 E RUSK
ROCKWALL, TX 75087

RESIDENT
114 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
115 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
116 E RUSK
ROCKWALL, TX 75087

RESIDENT
116 N SAN JACINTO
ROCKWALL, TX 75087

HUGHES THOMAS P
1209 S LAKESHORE DR
ROCKWALL, TX 75087

TOVAR JOSE G & FELIPA
1269 S. MUNSON RD
ROYSE CITY, TX 75189

DIVINE PEACE EVANGELICAL LUTHERAN
CHURCH
A TEXAS NON-PROFIT CORPORATION
1346 PLEASANT VALLEY ROAD
GARLAND, TX 75040

GROOVYS BUSINESS PROPERTIES LLC
138 SAWGRASS DR
ROCKWALL, TX 75032

JOHNSON GREGORY DON AND SANDRA
1390 GOLD COAST DR
ROCKWALL, TX 75087

HEFFERNAN MARILYN
1480 BLUEBELL DRIVE
ESTES PARK, CO 80517

HEFFERNAN MARILYN
1480 BLUEBELL DRIVE
ESTES PARK, CO 80517

FOX WILLIAM G & ALISON L
1601 BAY CREST TRL
HEATH, TX 75032

JS2 PROPERTIES LLC
1717 Main St Ste 2950
Dallas, TX 75201

JS2 PROPERTIES LLC
1717 Main St Ste 2950
Dallas, TX 75201

ROBERSON RAY ETUX
201 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
201 E WASHINGTON
ROCKWALL, TX 75087

VS ROWLETT, LLC
202 E RUSH ST
ROCKWALL, TX 75087

RESIDENT
202 E RUSK
ROCKWALL, TX 75087

Z ROCK BUILDING LLC
202 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
202 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
202 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
203 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
203 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
204 E KAUFMAN
ROCKWALL, TX 75087

WILLESS LADONA
204 S FANNIN ST
ROCKWALL, TX 75087

WILLESS LADONA
204 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
205 S SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
206 E WASHINGTON ST
ROCKWALL, TX 75087

RESIDENT
206 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
206.5 E RUSK
ROCKWALL, TX 75087

HALL J BLAKELEY
207 E RUSK ST
ROCKWALL, TX 75087

GARLAND FRENCH PEAR LLC
C/O STEPHEN HARRY HOEGGER
2082 QUAIL RUN ROAD
WYLIE, TX 75098

PRUITT JAMES PRESTON
209 Stonebridge Dr
Rockwall, TX 75087

RESIDENT
210 HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
210 E RUSK
ROCKWALL, TX 75087

RESIDENT
210 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
212 E RUSK
ROCKWALL, TX 75087

RESIDENT
213 E RUSK
ROCKWALL, TX 75087

TURNER V H
214 E RUSK
ROCKWALL, TX 75087

RESIDENT
216 E RUSK
ROCKWALL, TX 75087

EXODUS 314 INVESTMENTS LLC
221 BLUE HERON LN
HEATH, TX 75032

ROCKWALL MERCANTILE LTD
2255 Ridge Rd Ste 208
Rockwall, TX 75087

RESIDENT
301 DENNISON
ROCKWALL, TX 75087

RESIDENT
302 S FANNIN ST
ROCKWALL, TX 75087

PEOPLES BILLY W
302 S GOLIAD ST
ROCKWALL, TX 75087

TOVAR JUSTINO & ADELINA
303 DENISON ST
ROCKWALL, TX 75087

TOVAR JUSTINO ET UX
303 DENISON ST
ROCKWALL, TX 75087

RESIDENT
303 E RUSK
ROCKWALL, TX 75087

ERUDITE INCORPORATED
305 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
305 S FANNIN ST
ROCKWALL, TX 75087

DEWAYNE CAIN CHILD'S TRUST, DEWAYNE
CAIN-TRUSTEE, AMY DAWN CAIN 2012 L
PAT BEAIRD-TRUSTEE, CHRISTOPHER PAUL CAIN
2012 LONG TERM TRU
305 STONEBRIDGE DRIVE
ROCKWALL, TX 75087

DEWAYNE CAIN CHILD'S TRUST, DEWAYNE
CAIN-TRUSTEE, AMY DAWN CAIN 2012 L
PAT BEAIRD-TRUSTEE, CHRISTOPHER PAUL CAIN
2012 LONG TERM TRU
305 STONEBRIDGE DRIVE
ROCKWALL, TX 75087

TRINITY HARBOR CHURCH
306 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
306 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
306 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
306 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
308 E WASHINGTON
ROCKWALL, TX 75087

GSJ PROPERTIES LLC
308 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
308 S FANNIN ST
ROCKWALL, TX 75087

HUMPHREY GARY B ET UX
310 E WASHINGTON ST
ROCKWALL, TX 75087

RESIDENT
310 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
311 DENISON ST
ROCKWALL, TX 75087

CAFFEY MICHAEL M
311 S FANNIN ST
ROCKWALL, TX 75087

ROBERT COOK ESTATE
C/O ALICIA COOK
3727 N TOWN EAST BLVD APT 77
MESQUITE, TX 75150

RESIDENT
385 S GOLIAD
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

WELCH DAVID T & TERRY E
401 E WASHINGTON STREET
ROCKWALL, TX 75087

RESIDENT
402 E RUSK
ROCKWALL, TX 75087

KILPATRICK KENDRA
402 E WASHINGTON ST
ROCKWALL, TX 75087

SHIPLEY ZACHARY S AND
JASON SHIPLEY
412 RENFRO ST
ROCKWALL, TX 75087

RUTH DIANE RUSSELL TRUST
RUTH DIANE RUSSELL- TRUSTEE
500 WILLIAMS ST
WAXAHACHIE, TX 75165

105 WEST WASHINGTON LLC
502 TERRY LANE
HEATH, TX 75032

SMITH ROBERT & MARY SUE
502 W RUSK ST
ROCKWALL, TX 75087

GRAY PEGGY JO
521 KATHY DR
MESQUITE, TX 75149

ROCKWALL 4 LLC
5818 PORTSMOUTH LANE
DALLAS, TX 75252

HENDRICKS 7 PROPERTIES LLC SERIES 3
5903 VOLUNTEER PLACE
ROCKWALL, TX 75032

HENDRICKS 7 PROPERTIES LLC SERIES1
5903 VOLUNTEER PLACE
ROCKWALL, TX 75032

HENDRICKS 7 PROPERTIES LLC SERIES 2
5903 VOLUNTEER PLACE
ROCKWALL, TX 75032

ODOM JAY
601 N FANNIN ST
ROCKWALL, TX 75087

KING PACIFIC INC
8100 GREENSBORO DR
PLANO, TX 75025

SHIELDS MICHAEL L
811 S ALAMO RD
ROCKWALL, TX 75087

SANCHES MANUEL R AND MARIA DEL CARMEN
SANCHEZ
912 REFLECTION CT
ROCKWALL, TX 75032

SANCHES MANUEL R AND MARIA DEL CARMEN
SANCHEZ
912 REFLECTION CT
ROCKWALL, TX 75032

JO SUNGRAE
960 MIDNIGHT PASS
ROCKWALL, TX 75087

COUNTY OF ROCKWALL
COURTHOUSE
ROCKWALL, TX 75087

ONCOR ELECTRIC DELIVERY COMPANY
PO BOX 139100
DALLAS, TX 75313

CHRIST FOR INDIA
PO BOX 271086
DALLAS, TX 75227

ROCKWALL LIONS CLUB
C/O OLIVER R SPILLER
PO BOX 663
ROCKWALL, TX 75087

COLLIN-G PROPERTIES LTD
PO BOX 847
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Z2025-068: SUP to allow a Recording Studio

Hold a public hearing to discuss and consider a request by Randy Lee Aragon on behalf of Kevin Lefere for the approval of a Specific Use Permit (SUP) to allow a Recording Studio on a 0.92-acre parcel of land identified as a portion of Lots 2 & 3, Block S, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 206 E. Washington Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, November 11, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, November 17, 2025 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, November 17, 2025 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

Case No. Z2025-068: SUP to allow a Recording Studio

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

PUBLIC NOTICE



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

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

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

Z2025-068: SUP to allow a Recording Studio

Hold a public hearing to discuss and consider a request by Randy Lee Aragon on behalf of Kevin Lefere for the approval of a Specific Use Permit (SU) Recording Studio on a 0.92-acre parcel of land identified as a portion of Lots 2 & 3, Block S, Rockwall OT Addition, City of Rockwall, Rockwall County Downtown (DT) District, addressed as 206 E. Washington Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, November 12, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, November 17, 2025 at 6:00 PM. These hearings will be held in the City Council C Hall, 385 S. Goliad Street.

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

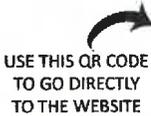
Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, November 17, 2025 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

----- PLEASE RETURN THE BELOW FORM -----

Case No. Z2025-068: SUP to allow a Recording Studio

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name: Michael Coffey
 Address: 311 S. Fernin

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change will not take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owner of the property or a majority of the owners of the property, and must be filed with the governing body within 30 days of the date of the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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

CASE NUMBER Z2025-068

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- I am in favor of the request
- I am in opposition of the request

NAME Tom Susan Hughes

ADDRESS 306 S Fannin St, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

None

PLEASE CHECK ALL THAT APPLY.

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other:

HOW DID YOU HEAR ABOUT THIS ZONING OR SPECIFIC USE PERMIT (SUP) REQUEST?

- I received a property owner notification in the mail
- I read about the request on the City's website
- I saw a zoning sign on the property
- I read about the request in the Rockwall Herald Banner
- My neighbors told me about the request
- Other: Letter from City

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No.

Washington Street in the City of Rockwall

being described

as follows:

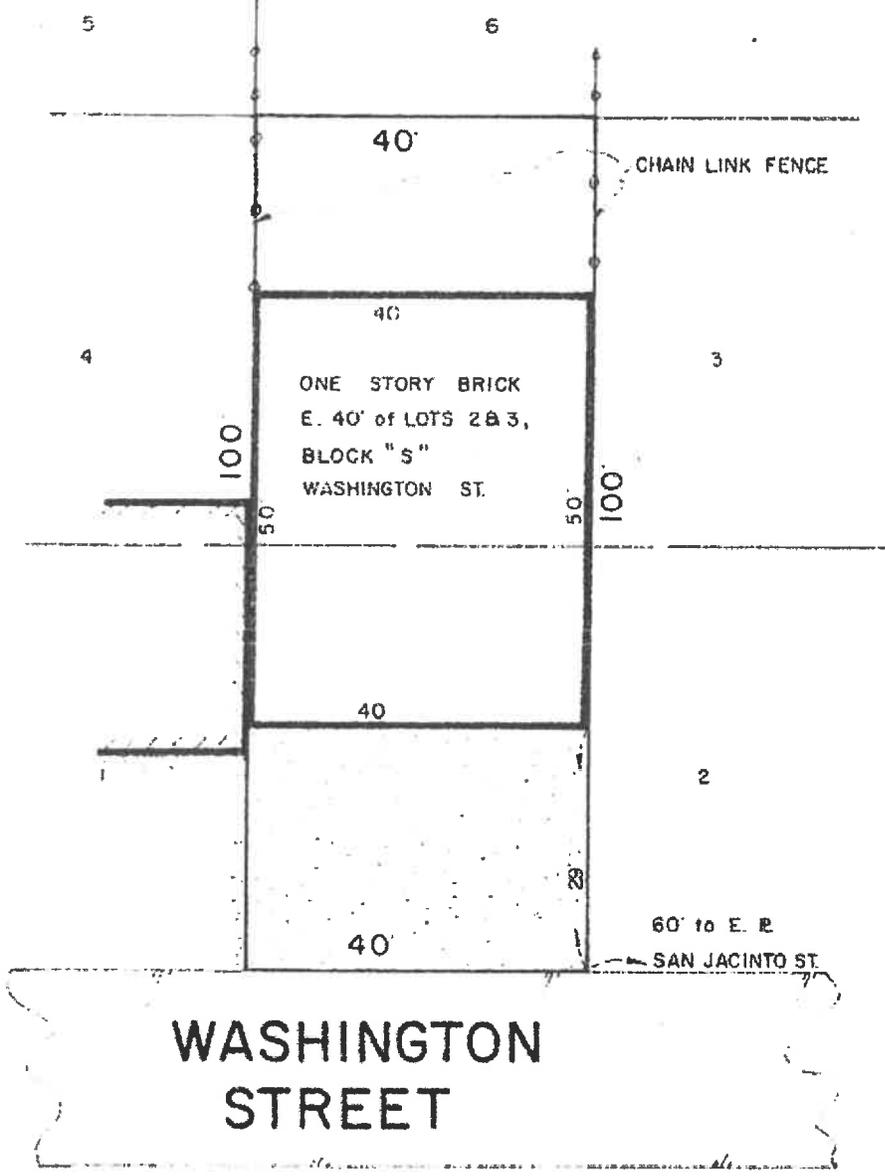
Lot No. East 40' of Lots 2 and 3, Block No. S, City Block No. _____

of Original Town of Rockwall, an addition to the City of Rockwall

Texas, according to the filed plot thereof recorded in Vol. 1, at page 555 of the Plat and Map

Map Deed Records of Rockwall County, Texas

[Handwritten signatures and initials]



The plat hereon is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location, and type of buildings and improvements

RB's Sound House Recording Studio

Dear Friends, Artists, and Dreamers,

My name is Randy Aragon, I'm a local musician and manager/bartender at The Downing Bottles and Bites. I've recently leased the building at 206 E Washington st.(the old school of rock building) from Kevin Lefere, with hopes of opening a recording studio for local artists that have no way of recording their music.

As of now, I have to drive over an hour back and forth just to find a good studio to record my music, which makes it really difficult when recording and releasing my own music. This is why I decided to lease the building and begin the journey of offering recording services.

This studio will be dedicated to professionally tracking and recording local artists of all ages — one at a time — giving each artist the full attention, focus, and respect their craft deserves. I want to give people in our community a real outlet to express themselves, to release their music to the world, and to grow as artists and as people. Every session is about more than making a song — it's about building community, confidence, connection, and creative freedom.

The room that I would like to make a recording studio is one room that sits in the back right corner of the building and is already completely sound proof due to the School of Rock using it for music lessons. We will offer an affordable way to book a recording session, record your music on top quality equipment, and have it mixed and mastered all in one.

Music has always been more than just sound to me — it's been a lifeline.

There were times in my life when darkness felt heavy, when words couldn't capture the pain or confusion I was carrying. But music did. It became my way to breathe again, to find purpose when things didn't make sense, and to connect with something greater than myself.

That's why I would like to open the Recording Studio — not just as a business, but as a safe space. A place where creativity becomes therapy, where sound becomes healing, and where anyone with a story to tell can walk in and feel understood.

Music saved me, and I believe it can save others too. It has the power to reach the parts of us that words alone can't. Whether you're recording your first song or your hundredth, my hope is that this space gives you the same sense of freedom and hope that music gives me.

I also plan to team up with the Music Directors at the local schools and other music based programs, to offer them a discounted rate for their students who have dreams of making music. There is also the potential for me to donate my time through the studio to local music programs, when they have school projects that require recording services for bands, choirs, and other music related endeavors.

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *RECORDING STUDIO* ON A 0.92-ACRE PARCEL OF LAND IDENTIFIED A PORTION OF LOTS 2 & 3, BLOCK S, ROCKWALL OT ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Randy Lee Aragon on behalf of Kevin Lefere for the approval of a *Specific Use Permit (SUP)* for a *Recording Studio* on a 0.92-acre parcel of land identified as a portion of Lots 2 & 3, Block S, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 206 E. Washington Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) to allow a *Recording Studio* as stipulated by Article 04, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 20-02*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Subsection 01.01, *Land Use Schedule*, of Article 04, *Permissible Uses*, and Subsection 04.07, *Downtown (DT) District*, and Subsection 04.01, *General Commercial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

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

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF DECEMBER, 2025.

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: November 17, 2025

2nd Reading: December 1, 2025

**Exhibit 'A':
Location Map**

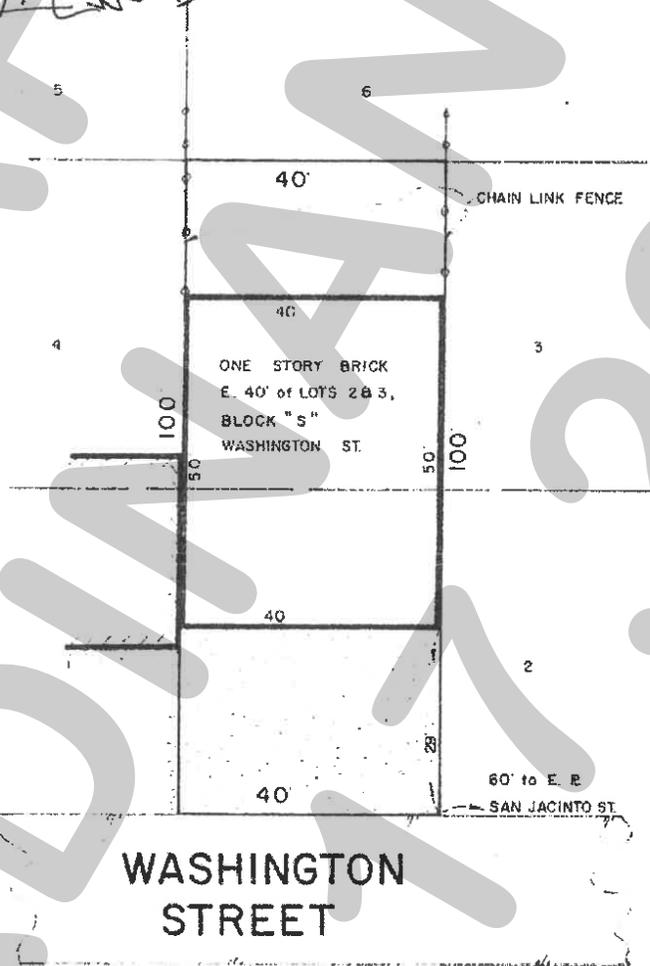
Legal Description: a portion of Lots 2 & 3, Block S, Rockwall OT Addition



**Exhibit 'B':
Survey**

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. Washington Street in the City of Rockwall, being described as follows:
 Lot No. East 40' of Lots 2 and 3, Block No. 8, City Block No. _____
 of Original Town of Rockwall, an addition to the City of Rockwall
 Texas, according to the Filed plot thereof recorded in Vol. 510 of the Deed
 Map Deed Records of Rockwall County, Texas, at page 555 of the Plat and Map

[Handwritten signatures and initials]
 X *[Signature]*



The plat hereon is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location, and type of buildings and improvements.

CITY OF ROCKWALL

ORDINANCE NO. 25-79

SPECIFIC USE PERMIT NO. S-388

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *RECORDING STUDIO* ON A 0.92-ACRE PARCEL OF LAND IDENTIFIED A PORTION OF LOTS 2 & 3, BLOCK S, ROCKWALL OT ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

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2.1 COMPLIANCE

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- 1) Upon obtaining a *Building Permit*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

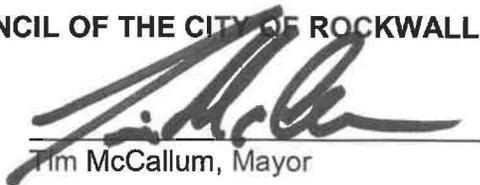
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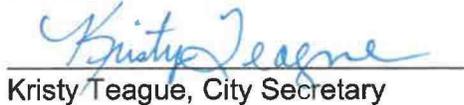
SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

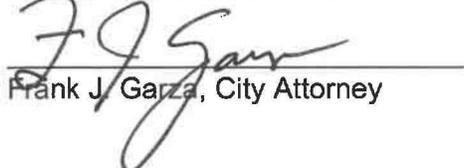
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1st DAY OF DECEMBER, 2025.


Tim McCallum, Mayor

ATTEST:


Kristy Teague, City Secretary

APPROVED AS TO FORM:


Frank J. Garza, City Attorney



1st Reading: November 17, 2025

2nd Reading: December 1, 2025

**Exhibit 'A':
Location Map**

Legal Description: a portion of Lots 2 & 3, Block S, Rockwall OT Addition



**Exhibit 'B':
Survey**

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No.

Washington Street in the City of Rockwall, being described

as follows:

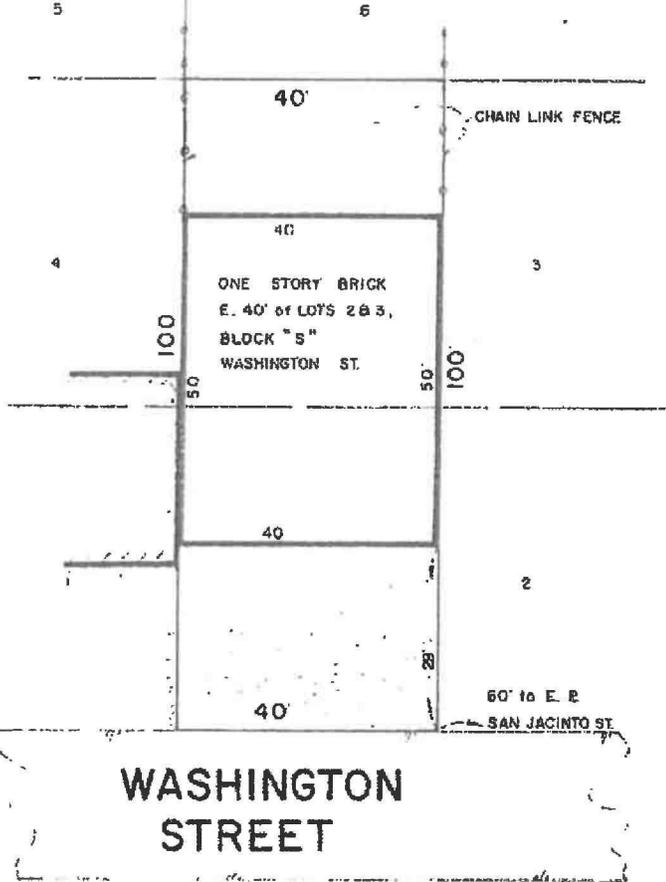
Lot No. East 40' of Lots 2 and 3, Block No. 5, City Block No. _____

of Original Town of Rockwall, an addition to the City of Rockwall

Texas, according to the filed plot thereof recorded in Vol. 510 Deed _____ of page 555 of the Plot and Map

Map Deed Records of Rockwall County, Texas

[Handwritten signatures and initials]



The plot hereon is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plot; the size, location, and type of buildings and improvements.



DATE: March 24, 2026

TO: Randy Lee Aragon
206 E. Washington Street
Rockwall, TX 75087

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

SUBJECT: Z2025-068; SUP for 206 E. Washington Street (Recording Studio)

Randy Lee Aragon:

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall was approved by the City Council on December 1, 2025. The following is a record of all recommendations, voting records and conditions of approval:

Conditions of Approval

- (1) Any construction resulting from the approval of this *Specific Use Permit (SUP)* 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 November 11, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the SUP by a vote of 6-0, with Commissioner Hustings absent.

City Council

On November 17, 2025, the City Council approved a motion to approve the SUP by a vote of 7-0.

On December 1, 2025, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 7-0.

Included with this letter is a copy of *Ordinance No. 25-79, S-388*, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 772-6434.

Sincerely,

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