



**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. \_\_\_\_\_

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CITY ENGINEER: \_\_\_\_\_

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### PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 609 E Rusk Street

SUBDIVISION \_\_\_\_\_

LOT \_\_\_\_\_

BLOCK \_\_\_\_\_

GENERAL LOCATION Corner of Rusk and N Clark Street

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

CURRENT ZONING SF-7 Medium Density Residential

CURRENT USE Community Theater

PROPOSED ZONING New PD

PROPOSED USE Community Theater and Practice Hall

ACREAGE 1.0061 Acres

LOTS [CURRENT] \_\_\_\_\_

LOTS [PROPOSED] \_\_\_\_\_

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OWNER

APPLICANT

Architect

CONTACT PERSON Darlene Singleton

CONTACT PERSON Jonathan Brown, AIA

ADDRESS Rockwall Community Playhouse

ADDRESS JHP Architecture/Urban Design

CITY, STATE & ZIP \_\_\_\_\_

CITY, STATE & ZIP \_\_\_\_\_

PHONE \_\_\_\_\_

PHONE \_\_\_\_\_

E-MAIL \_\_\_\_\_

E-MAIL \_\_\_\_\_

### NOTARY VERIFICATION [REQUIRED]

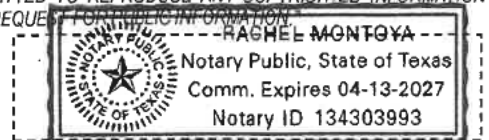
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GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF December, 2025

OWNER'S SIGNATURE \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_



MY COMMISSION EXPIRES 4-13-27



**Rockwall Planning & Zoning Department**  
City Hall  
385 S. Goliad Street  
Rockwall, Texas 75087

**Subject: Rockwall Community Playhouse Request for Planned Development (PD) Rezoning**

Dear Chairman and Members of the Planning and Zoning Commission,

We are writing to formally request your favorable consideration and recommendation for the rezoning of the property located at the northwest corner of E. Rusk Street and N. Clark Street in Rockwall, Texas. The request is specifically for a Planned Development (PD) zoning designation.

This rezoning is essential to facilitate the proposed redevelopment of the existing site into a state-of-the-art community theater facility. The project is situated on approximately 0.805 acres of land and is designed to continue to significantly enhance the cultural and artistic life of Rockwall.

**Project Overview and Scope**

The proposed redevelopment involves the construction of a new theater facility totaling 11,700 square feet (SF) of new space, consisting of two primary structures:

1. Main Theater Building:
  - This building will be approximately 9,700 SF and will house the main performance space.
  - It will feature a new 160-seat theater, designed to be the centerpiece of the facility.
  - The remainder of the space includes essential support functions: a reception area, administrative offices, green rooms, specialized prop and costume storage, and a workshop.
  - The structure is planned as a single story, with a small technical room situated at the back of the theater.
  
2. Detached Practice Hall:
  - This secondary structure will be approximately 2,000 SF.
  - The practice hall will primarily consist of dedicated practice stage space, providing an invaluable resource for rehearsals and educational programming.



## Architectural and Site Design Intent

The design strategy is focused on creating a vibrant, engaging, and context-sensitive development that integrates with the surrounding area:

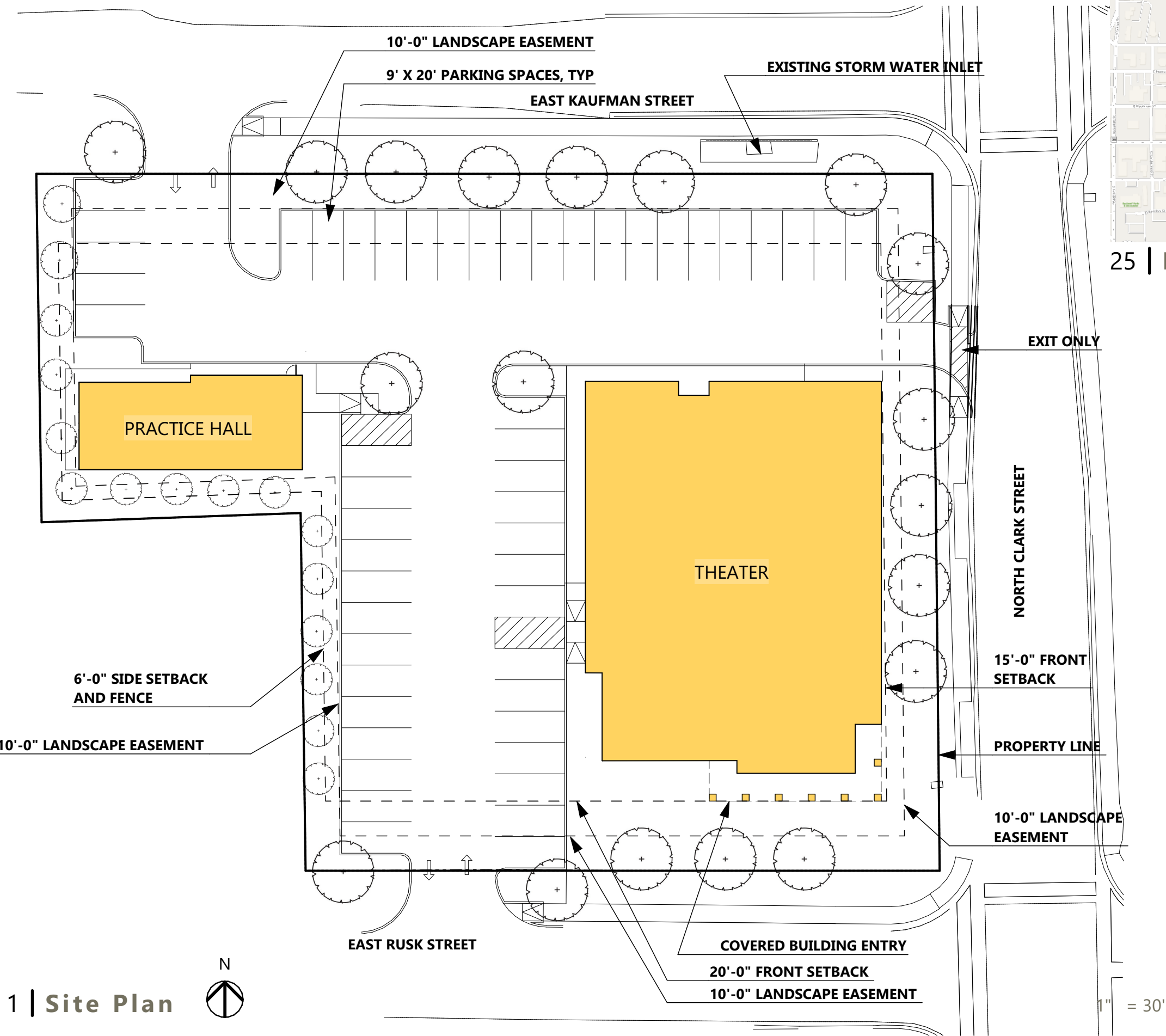
- **E. Rusk Street Engagement:** The main theater building is intentionally positioned to hold the primary corner of the site (E. Rusk St and N. Clark St). The design prominently engages E. Rusk Street to the south by featuring the theater's main entrance and a welcoming covered porch, creating a pedestrian-friendly and inviting public face for the facility.
- **E. Kaufman Street Address:** The detached practice hall will address the north side of the site, with its front door facing E. Kaufman Street. This dual-frontage design helps distribute activity and ensures a thoughtful presence on both street frontages.
- **Internalized Parking:** The site plan has been carefully developed to internalize as much of the required parking as possible. This design approach minimizes the visual impact of parking from the primary streets, reinforcing the traditional walk-able aesthetic in this Historic Neighborhood.

We believe this proposal represents a thoughtful, high-value investment in Rockwall's cultural future. We respectfully ask for your recommendation of approval for the requested Planned Development zoning to allow this important project to move forward.

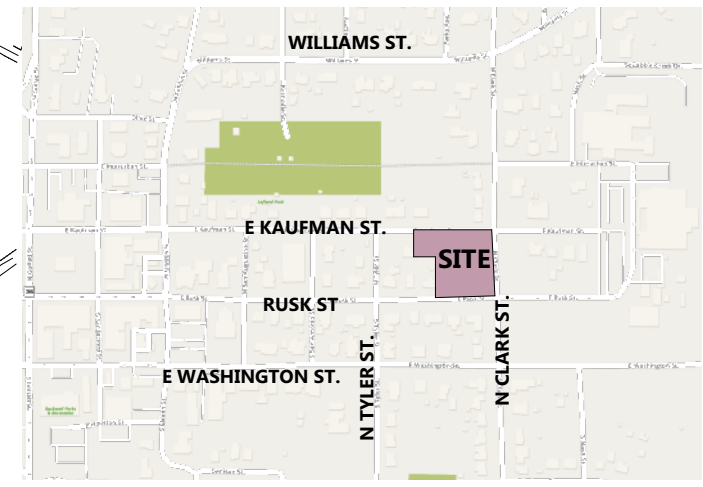
We look forward to presenting the plan to the Commission and are available to answer any questions you may have.

A handwritten signature in black ink, appearing to read 'J.B.' or 'JB', with a long horizontal stroke extending to the right.

Jonathan Brown  
Principal



1 | Site Plan



25 | Location Map

SITE PLAN NOTES AND LEGEND	
---	SETBACK LINE
----	PROPERTY LINE
PROJECT DATA	
SITE:	0.805 AC (35,065.8 SF)
CURRENT LAND USE:	84 SEAT COMMUNITY THEATER
PROPOSED LAND USE:	160 SEAT COMMUNITY THEATER
THEATER:	9,700 SF
PRACTICE HALL:	2,000 SF
TOTAL:	11,700 SF
PARKING PROVIDED:	52 SPACES



**Rockwall Community Playhouse**

Rockwall, Texas

SITE PLAN

Copyright © JHP 2025. Not for Regulatory Approval, Permit or Construction. Carl M. Malcolm, Registered Architect of State of Texas, Registration No. 23379.

#2019009 thaole





## Rockwall Community Playhouse

Rockwall, Texas

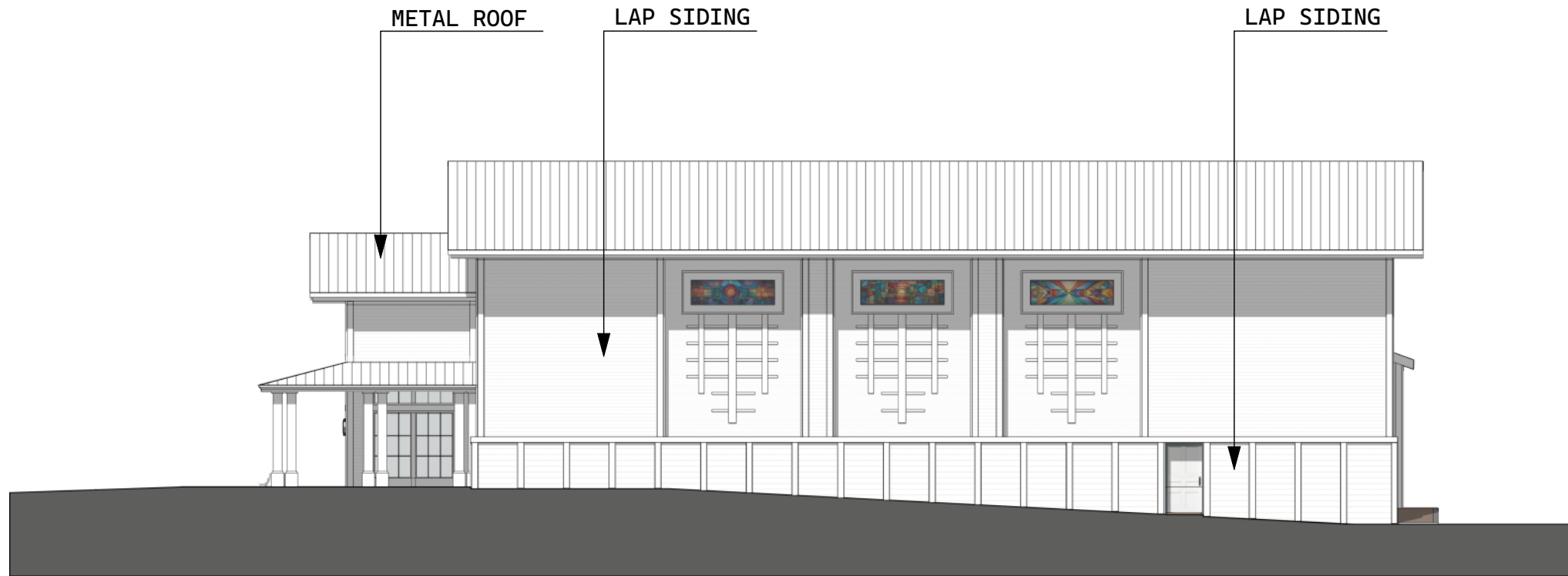
### PLAYHOUSE ELEVATIONS

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Construction; Carl M. Malcolm, Registered  
Architect of State of Texas, Registration  
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#2019009 thaole

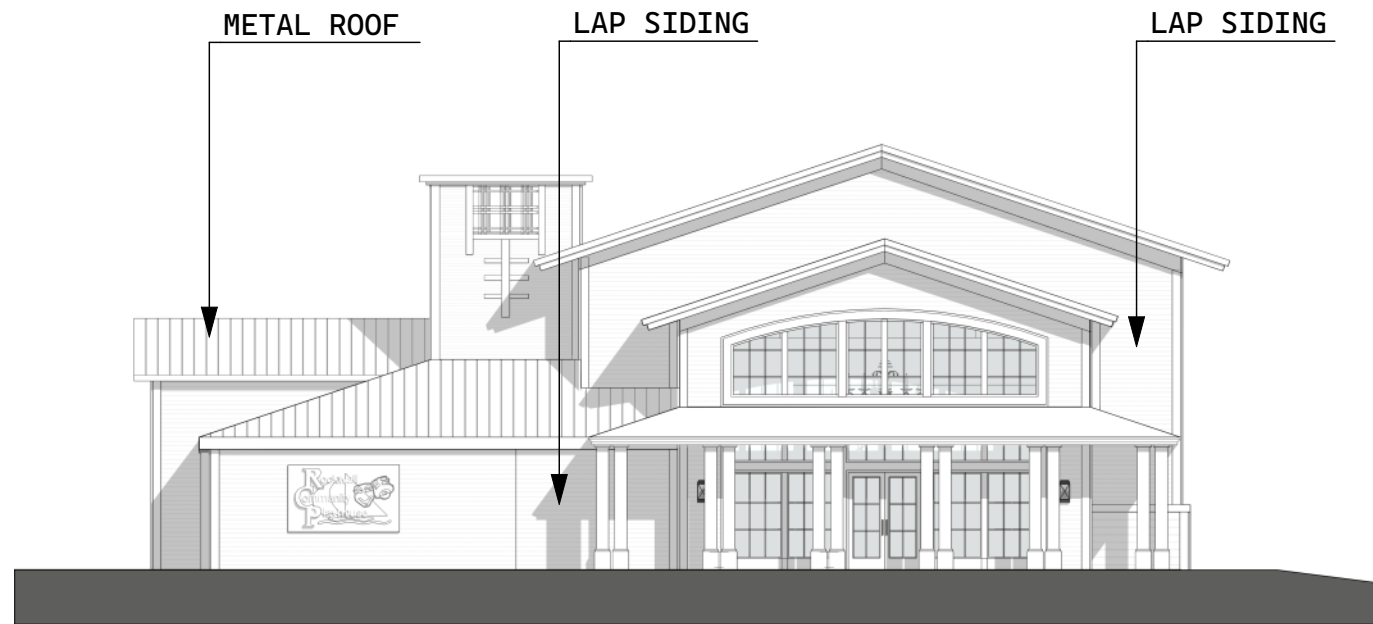


12/9/2025



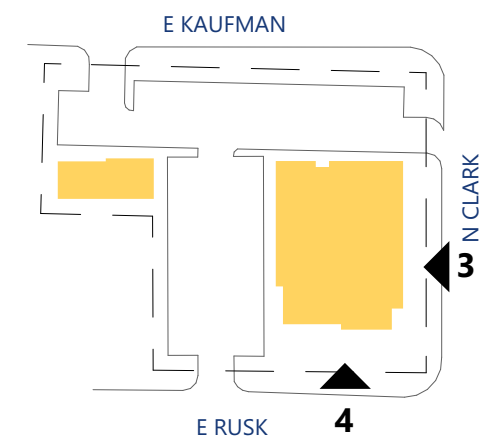
### 3 THEATER - EAST ELEVATION

Scale: 1/16" = 1'-0"



### 4 THEATER - SOUTH ELEVATION

Scale: 1/16" = 1'-0"



2

### Key Plan NOT TO SCALE

12/9/2025



## Rockwall Community Playhouse

Rockwall, Texas

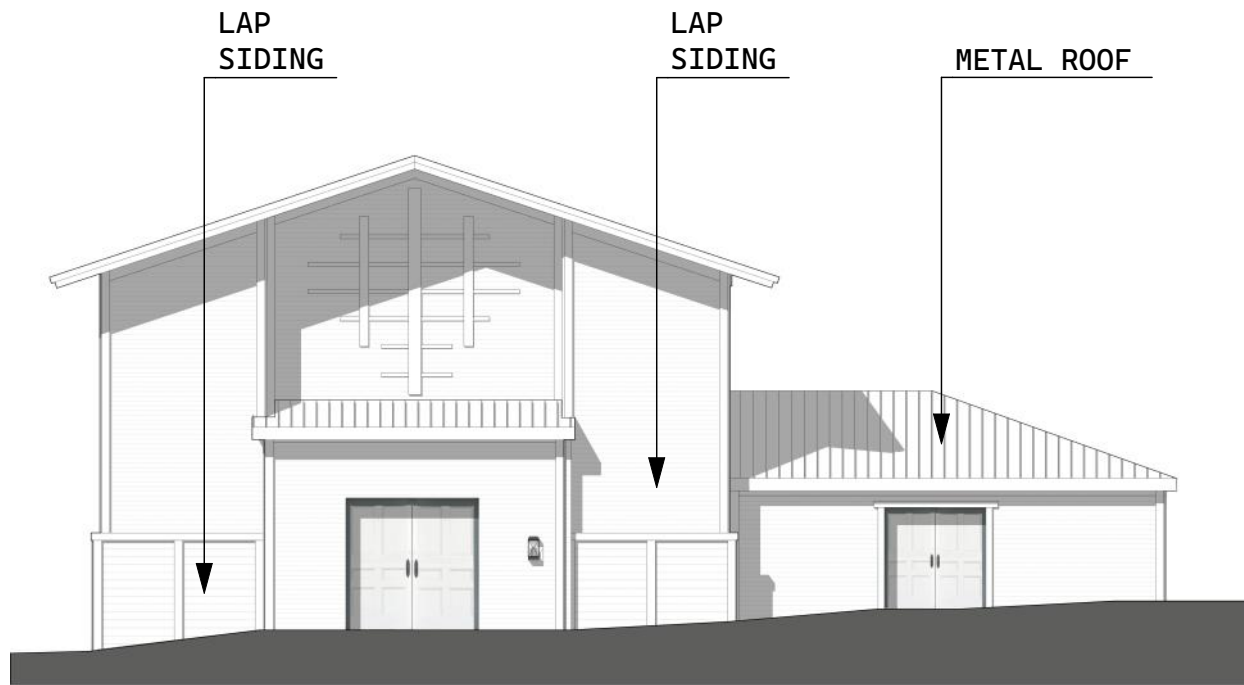
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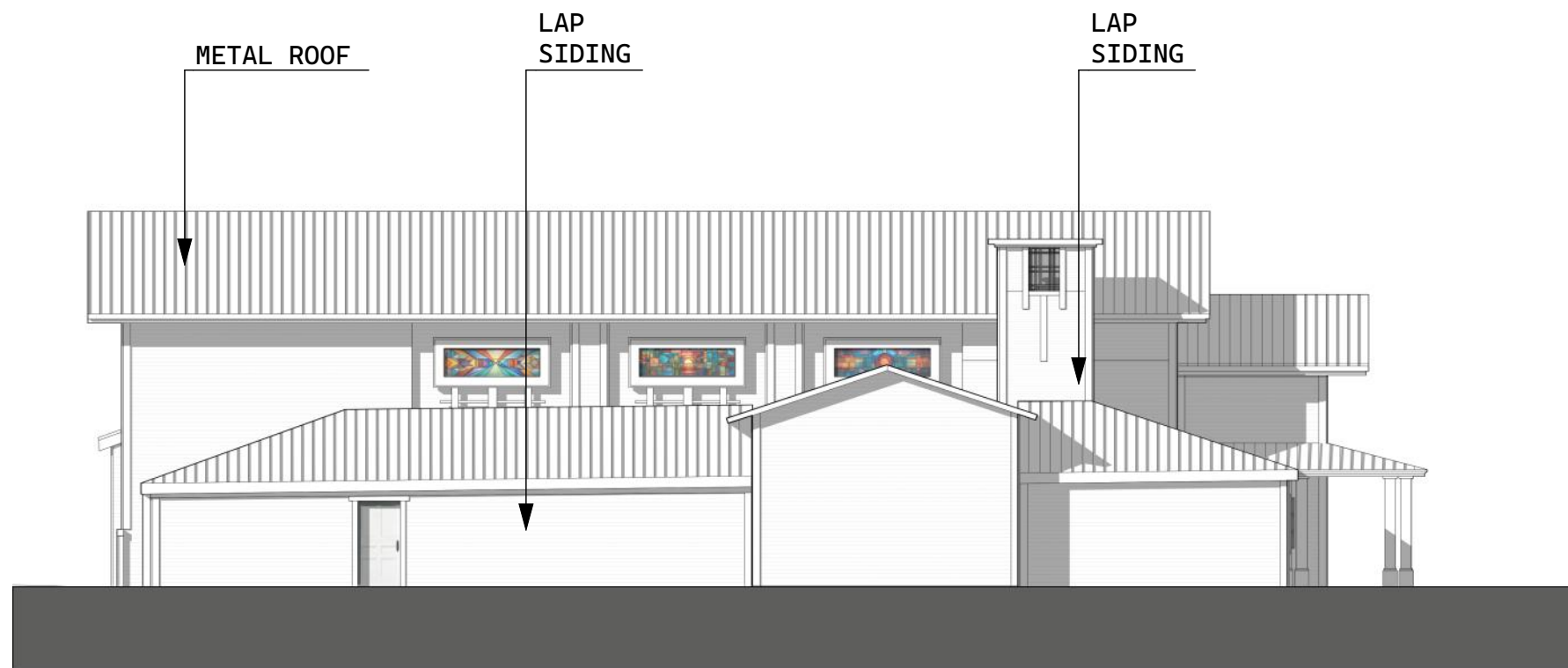


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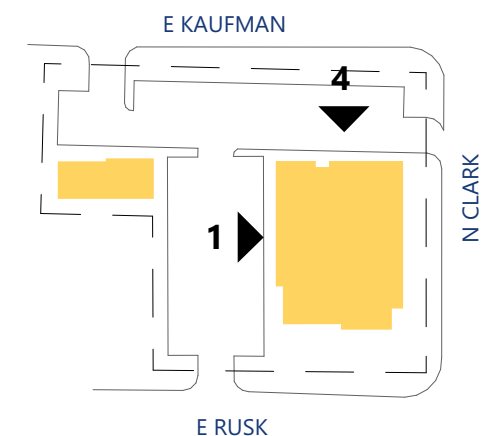
**4** THEATER - NORTH ELEVATION

Scale: 1/16" = 1'-0"



**1** THEATER - WEST ELEVATION

Scale: 1/16" = 1'-0"



**3**

Key Plan  
NOT TO SCALE



**Rockwall Community Playhouse**

Rockwall, Texas

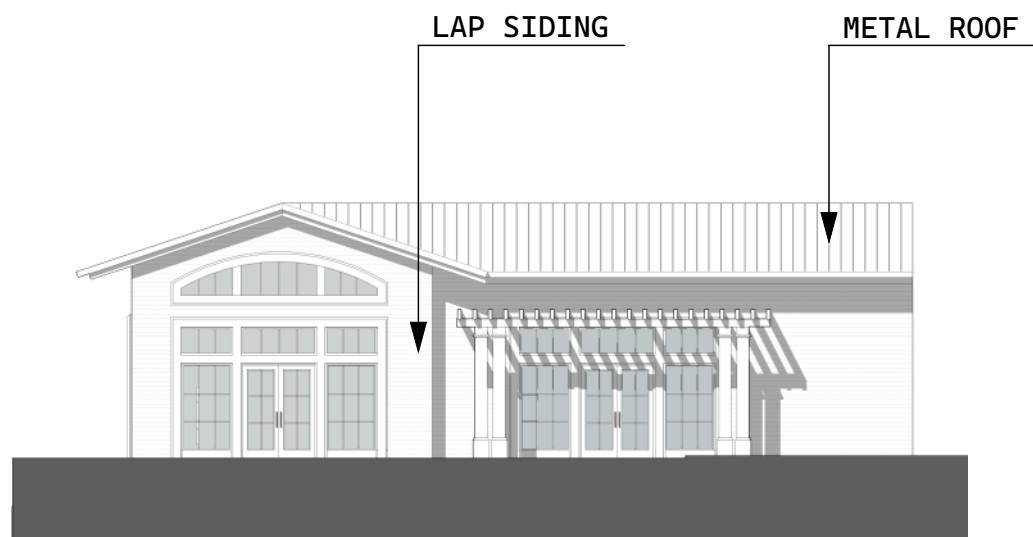
**PRACTICE HALL ELEVATIONS**

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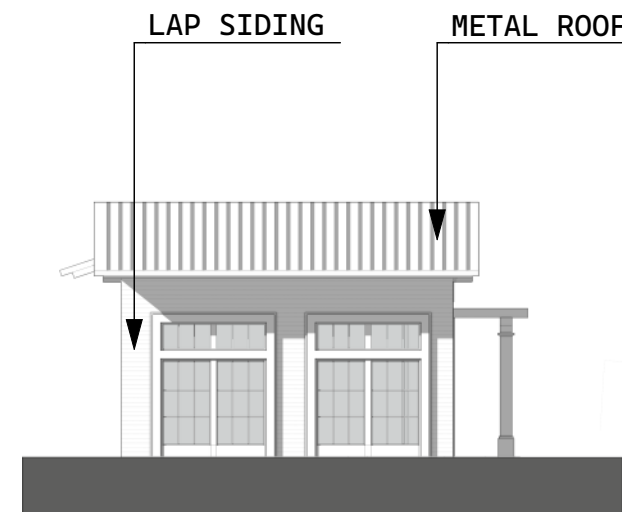
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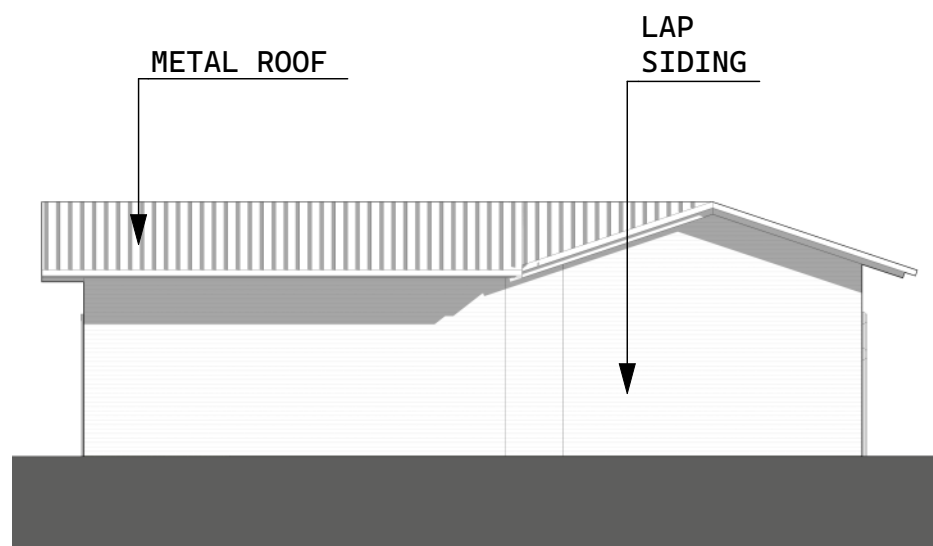
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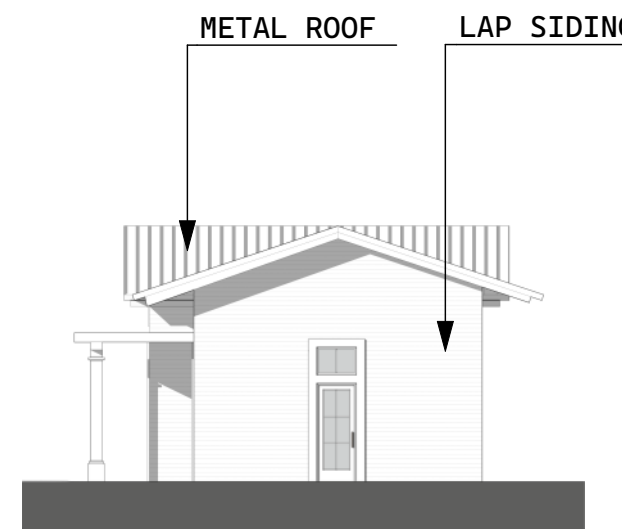
**2** | PRACTICE HALL - NORTH ELEVATION  
Scale: 1/16" = 1'-0"



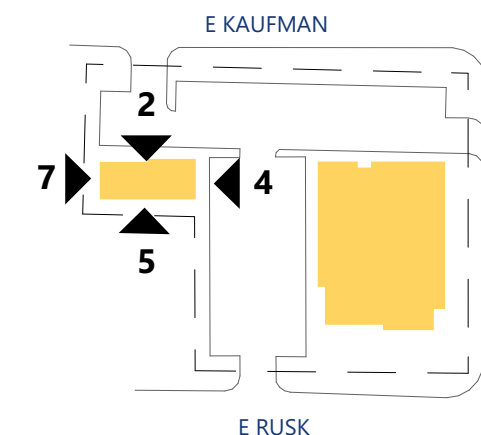
**4** | PRACTICE HALL - EAST ELEVATION  
Scale: 1/16" = 1'-0"



**5** | PRACTICE HALL SOUTH ELEVATION  
Scale: 1/16" = 1'-0"



**7** | PRACTICE HALL - WEST ELEVATION  
Scale: 1/16" = 1'-0"



**1** | Key Plan  
NOT TO SCALE



Playhouse  
View from East Rusk Street toward North East



Playhouse  
View from East Rusk Street toward North West



Playhouse  
View from North Clark Street toward North West



Playhouse  
View from East Kaufman Street toward South East



Practice Hall  
View from East Kaufman Street toward South East



Pratcice Hall  
View from East Kaufman Street toward main entrance





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PHONE \_\_\_\_\_

PHONE \_\_\_\_\_

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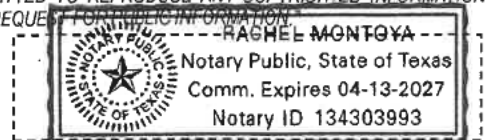
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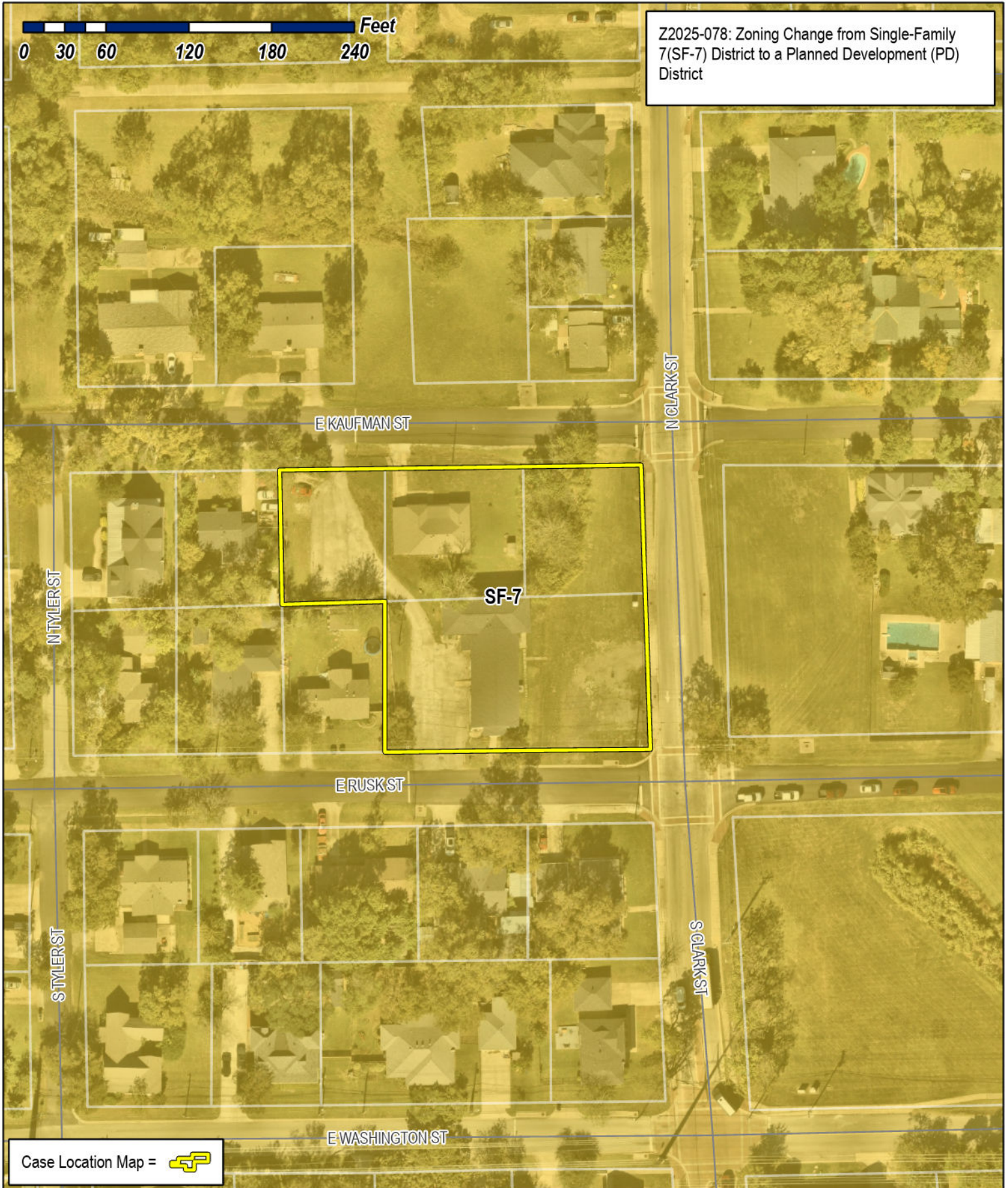
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MY COMMISSION EXPIRES 4-13-27



Z2025-078: Zoning Change from Single-Family 7(SF-7) District to a Planned Development (PD) District



Case Location Map = 



# City of Rockwall

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

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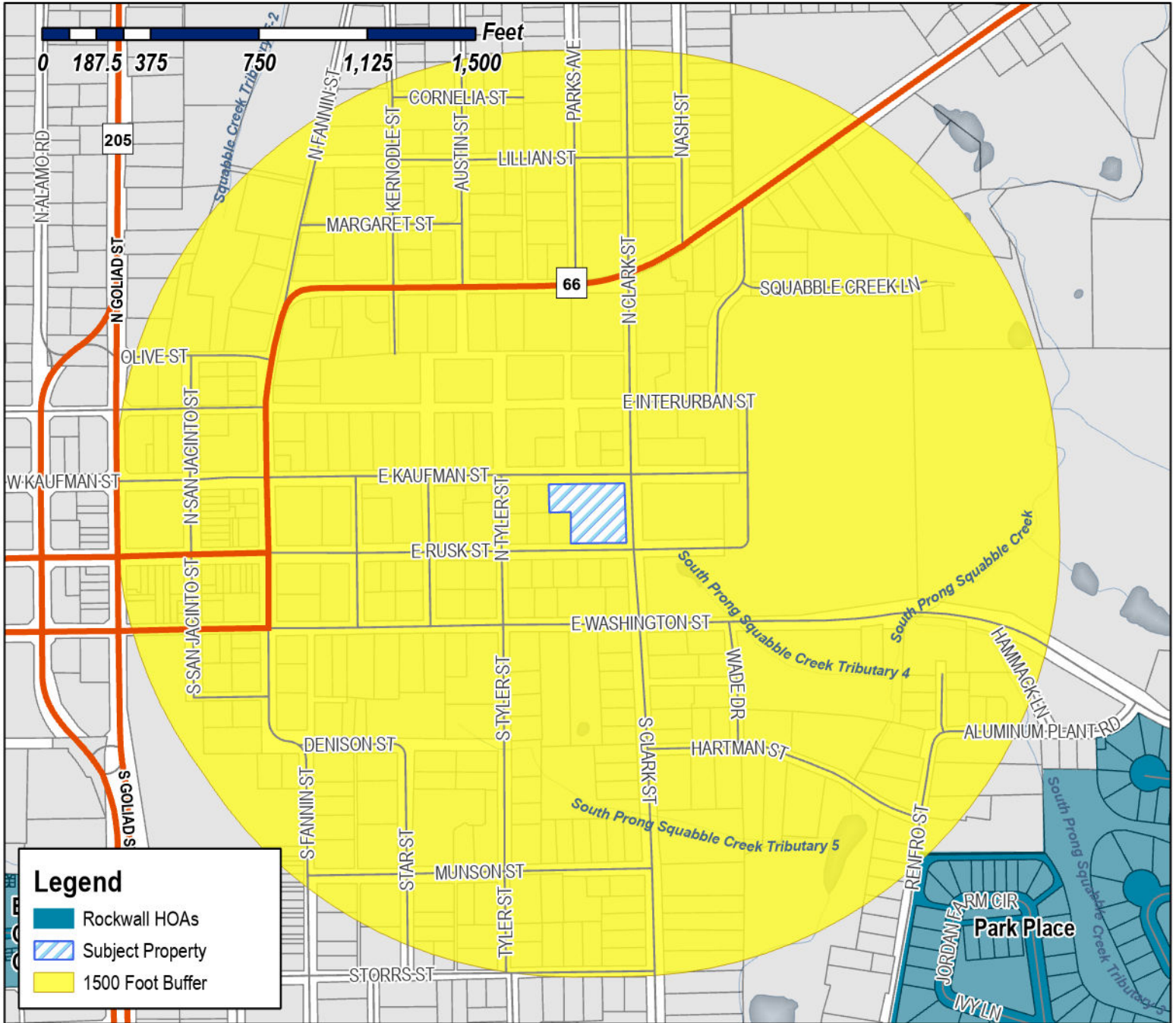




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**Case Name:** Zoning Change from SF-7 to PD for Rockwall Community Playhouse  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 609 E Rusk Street

**Date Saved:** 12/15/2025  
 For Questions on this Case Call (972) 771-7745

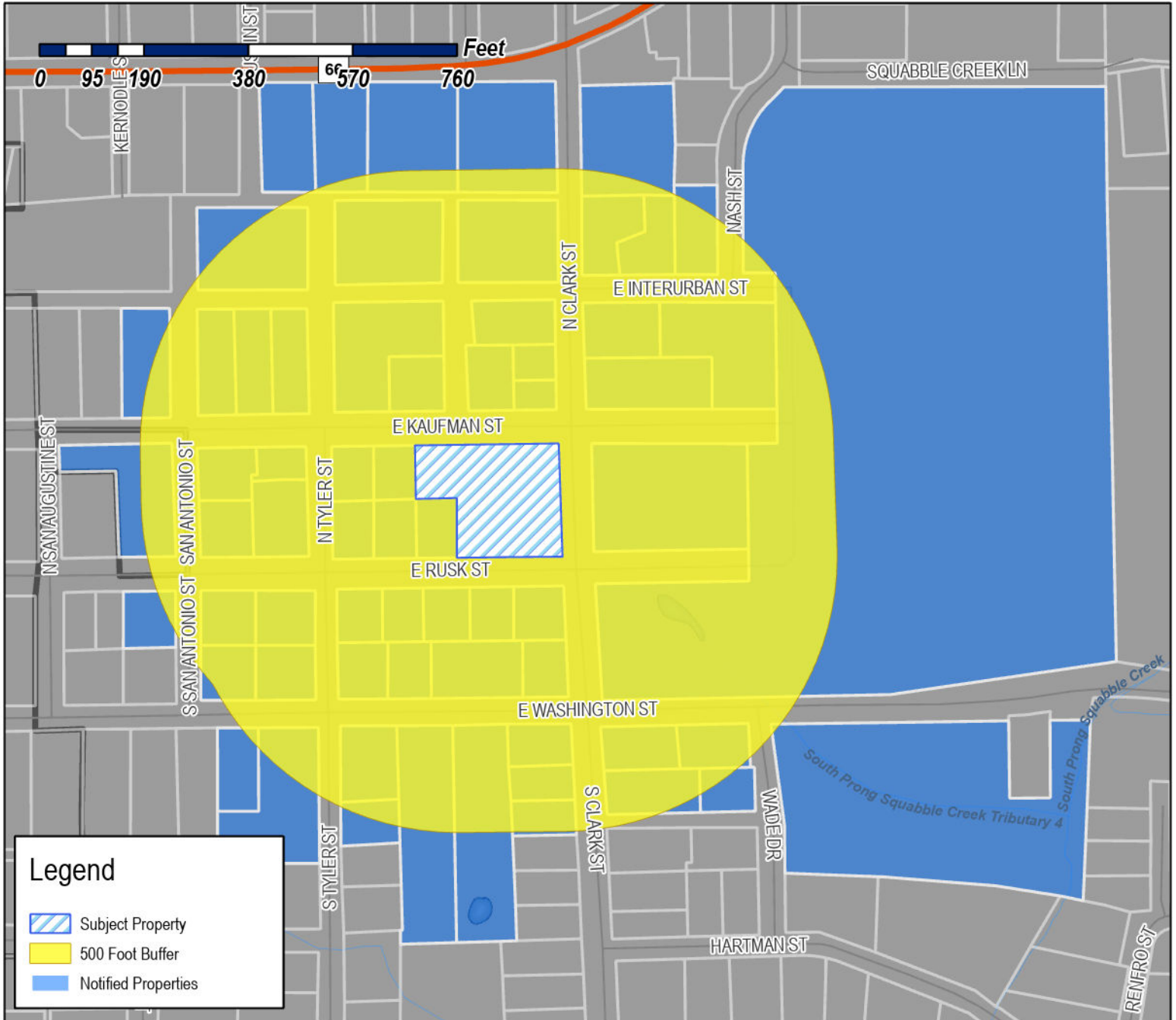




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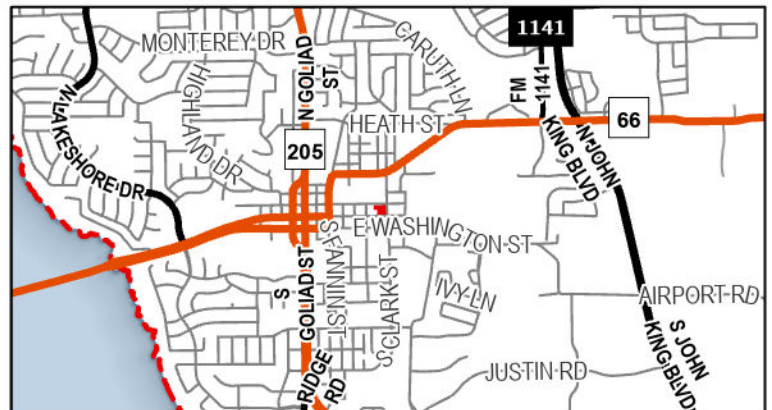
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SOUTHWESTERN BELL TELEPHONE CO  
ATTN: PROPERTY TAX DEPARTMENT  
1010 Pine St # 9E-L-01  
Saint Louis, MO 63101

QUINTON BILLY & AUTUMN  
102 N TYLER ST  
ROCKWALL, TX 75087

RESIDENT  
102 S CLARK ST  
ROCKWALL, TX 75087

GATES ROBERT V & CHRISTI C  
104 S CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
106 S CLARK ST  
ROCKWALL, TX 75087

KUPPER LEROY J ET UX  
108 ELM CREST DR  
ROCKWALL, TX 75087

HARPER LYDIA  
1200 CLEVELAND STREET APT 327  
DENTON, TX 76201

SMILEY KAREN APRIL  
INDEPENDENT ADMINISTRATOR - ESTATE OF  
ROBERT THOMAS WIKTORCH  
1319 Nevarc Rd  
Warminster, PA 18974

HEFLIN JERRY  
159 WESTWARD DR  
ROYSE CITY, TX 75189

RESIDENT  
180 SAN ANTONIO ST  
ROCKWALL, TX 75087

WIMPEE JOE AND  
BEAU WIMPEE  
1800 DALTON RD  
ROCKWALL, TX 75087

VANILLA BEAN PROPERTIES SERIES 9 LLC  
2 MANOR COURT  
HEATH, TX 75032

RESIDENT  
201 N CLARK ST  
ROCKWALL, TX 75087

JORDAN JOHN & ALLISON  
201 S Clark St  
Rockwall, TX 75087

RAGSDALE DONALD K & FRANCES  
202 N CLARK ST  
ROCKWALL, TX 75087

RAGSDALE DONALD KIRK  
202 N CLARK ST  
ROCKWALL, TX 75087

RICH LISA  
202 S CLARK ST  
ROCKWALL, TX 75087

EDWARDS MORGAN BROOKE  
203 N Clark St  
Rockwall, TX 75087

RESIDENT  
204 S CLARK ST  
ROCKWALL, TX 75087

CAWTHON PAULETTE DENISE  
205 N CLARK ST  
ROCKWALL, TX 75087

FOX JONATHAN  
205 S CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
205 S CLARK ST  
ROCKWALL, TX 75087

MCDONALD ROBERT G & MICHELLE A  
206 N CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
206 S CLARK ST  
ROCKWALL, TX 75087

WOOD WILLIAM AND SANDIE  
207 WADE DRIVE  
ROCKWALL, TX 75087

RESIDENT  
210 TYLER ST  
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY  
TRUST  
RICHARD AND JUDY HARRIS- TRUSTEES  
210 GLENN AVENUE  
ROCKWALL, TX 75087

RESIDENT  
211 TYLER ST  
ROCKWALL, TX 75087

TOVAR BASILLIA &  
ROBERTO SALAZAR TAMEZ  
213 CHEYENNE TRL  
TERRELL, TX 75160

BALL JUSTIN  
2155 CLUBVIEW DR  
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC  
2241 AUBURN AVE  
DALLAS, TX 75214

RESIDENT  
301 NASH ST  
ROCKWALL, TX 75087

GLASS JERRY  
301 MEADOWDALE DR  
ROCKWALL, TX 75087

JOHNSON REVOCABLE LIVING TRUST  
JOHNNY L AND JANICE W JOHNSON TRUSTEES  
303 N CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
304 N CLARK ST  
ROCKWALL, TX 75087

DAVIS SHANN M  
306 N CLARK ST  
ROCKWALL, TX 75087

BONFANTE VITTORIO & ANGELA  
3111 ANNETTE CT  
GARLAND, TX 75044

RESIDENT  
405 E KAUFMAN ST  
ROCKWALL, TX 75087

RESIDENT  
406 E KAUFMAN  
ROCKWALL, TX 75087

RESIDENT  
406 E RUSK  
ROCKWALL, TX 75087

BOSS MORRIS E & DEBRA KAY  
408 RIDGEVIEW DR  
ROCKWALL, TX 75087

BARTON SHANNON G  
501 E. KAUFMAN  
ROCKWALL, TX 75087

RESIDENT  
502 E RUSK  
ROCKWALL, TX 75087

RYAN GARY S AND CONSTANCE E  
502 WILLIAMS ST  
ROCKWALL, TX 75087

RICHARDSON CATHERINE E AND TRENTON R  
503 E KAUFMAN  
ROCKWALL, TX 75087

ARCHER KERRY ANNE  
503 E RUSK ST  
ROCKWALL, TX 75087

RESIDENT  
503 E WASHINGTON  
ROCKWALL, TX 75087

CONFIDENTIAL OWNER  
504 Williams St  
Rockwall, TX 75087

RESIDENT  
505 E KAUFMAN  
ROCKWALL, TX 75087

DUTT JOHN RICHARD JR ETUX  
505 E WASHINGTON ST  
ROCKWALL, TX 75087

PYRON MARSHA G  
505 PETERSON ST  
ROYSE CITY, TX 75189

BIRKENBACK JOSSEPH M & OLGA M  
506 E RUSK ST  
ROCKWALL, TX 75087

WEBB RODNEY D AND FRAN W  
507 E RUSK ST  
ROCKWALL, TX 75087

FRASIER MICHAEL H AND HEATHER C  
510 WILLIAMS  
ROCKWALL, TX 75087

BETHEL TEMPLE BAPTIST  
520 E WASHINGTON STREET  
ROCKWALL, TX 75087

RESIDENT  
601 E KAUFMAN ST  
ROCKWALL, TX 75087

RESIDENT  
601 E RUSK ST  
ROCKWALL, TX 75087

RESIDENT  
601 E WASHINGTON  
ROCKWALL, TX 75087

RESIDENT  
602 E RUSK  
ROCKWALL, TX 75087

PIERATT NATHAN AND SARA  
602 E WASHINGTON ST  
ROCKWALL, TX 75087

PATRICIA EDWARDS REVOCABLE TRUST  
602 WILLIAMS ST  
ROCKWALL, TX 75087

WALKER KELLI & JESSICA  
603 E RUSK ST  
ROCKWALL, TX 75087

GALVAN CARMAN  
604 E KAUFMAN ST  
ROCKWALL, TX 75087

HORNER ANDREA J  
604 E. RUSK ST  
ROCKWALL, TX 75087

HARPER VICKI DAWSON  
605 E KAUFMAN ST  
ROCKWALL, TX 75087

RESIDENT  
605 E RUSK  
ROCKWALL, TX 75087

GREEN JAMES KEITH II & HOLLY NICOLE  
605 E WASHINGTON STREET  
ROCKWALL, TX 75087

CARSON HEATHER  
606 E WASHINGTON ST  
ROCKWALL, TX 75087

WILLIAMS JERRY LANE  
608 E RUSK ST  
ROCKWALL, TX 75087

WALLACE KATHERINE  
608 E WASHINGTON ST  
ROCKWALL, TX 75087

ROCKWALL COMMUNITY PLAYHOUSE  
609 E RUSK ST  
ROCKWALL, TX 75087

REEVES ASHLEY ELLEN & DANIEL GARRET  
609 EAST WASHINGTON STREET  
ROCKWALL, TX 75087

RESIDENT  
610 E KAUFMAN  
ROCKWALL, TX 75087

SMITH GREGORY P & MARILYN  
610 E RUSK ST  
ROCKWALL, TX 75087

RESIDENT  
702 E INTERURBAN ST  
ROCKWALL, TX 75087

RESIDENT  
706 INTERURBAN ST  
ROCKWALL, TX 75087

RESIDENT  
801 E WASHINGTON  
ROCKWALL, TX 75087

BRYANT RANDALL E  
811 S MAGNOLIA ST  
ROCKPORT, TX 78382

COX GERALD GLEN AND ROSALBA CARRASCO  
815 T L Townsend Dr Ste 100  
Rockwall, TX 75087

SOLID ROCK HOLDINGS LLC  
904 CAMPTON CT  
ROCKWALL, TX 75032

HENISEY CHUCK  
PO BOX 797501  
DALLAS, TX 75379



**Rockwall Planning & Zoning Department**  
City Hall  
385 S. Goliad Street  
Rockwall, Texas 75087

**Subject: Rockwall Community Playhouse Request for Planned Development (PD) Rezoning**

Dear Chairman and Members of the Planning and Zoning Commission,

We are writing to formally request your favorable consideration and recommendation for the rezoning of the property located at the northwest corner of E. Rusk Street and N. Clark Street in Rockwall, Texas. The request is specifically for a Planned Development (PD) zoning designation.

This rezoning is essential to facilitate the proposed redevelopment of the existing site into a state-of-the-art community theater facility. The project is situated on approximately 0.805 acres of land and is designed to continue to significantly enhance the cultural and artistic life of Rockwall.

**Project Overview and Scope**

The proposed redevelopment involves the construction of a new theater facility totaling 11,700 square feet (SF) of new space, consisting of two primary structures:

1. Main Theater Building:
  - This building will be approximately 9,700 SF and will house the main performance space.
  - It will feature a new 160-seat theater, designed to be the centerpiece of the facility.
  - The remainder of the space includes essential support functions: a reception area, administrative offices, green rooms, specialized prop and costume storage, and a workshop.
  - The structure is planned as a single story, with a small technical room situated at the back of the theater.
  
2. Detached Practice Hall:
  - This secondary structure will be approximately 2,000 SF.
  - The practice hall will primarily consist of dedicated practice stage space, providing an invaluable resource for rehearsals and educational programming.

## Architectural and Site Design Intent

The design strategy is focused on creating a vibrant, engaging, and context-sensitive development that integrates with the surrounding area:

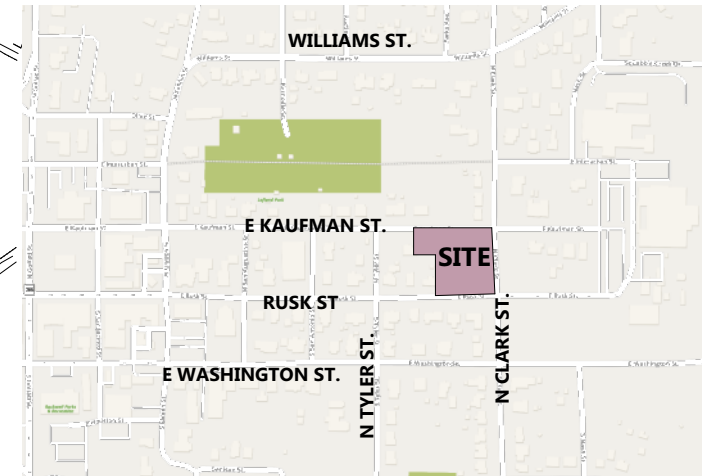
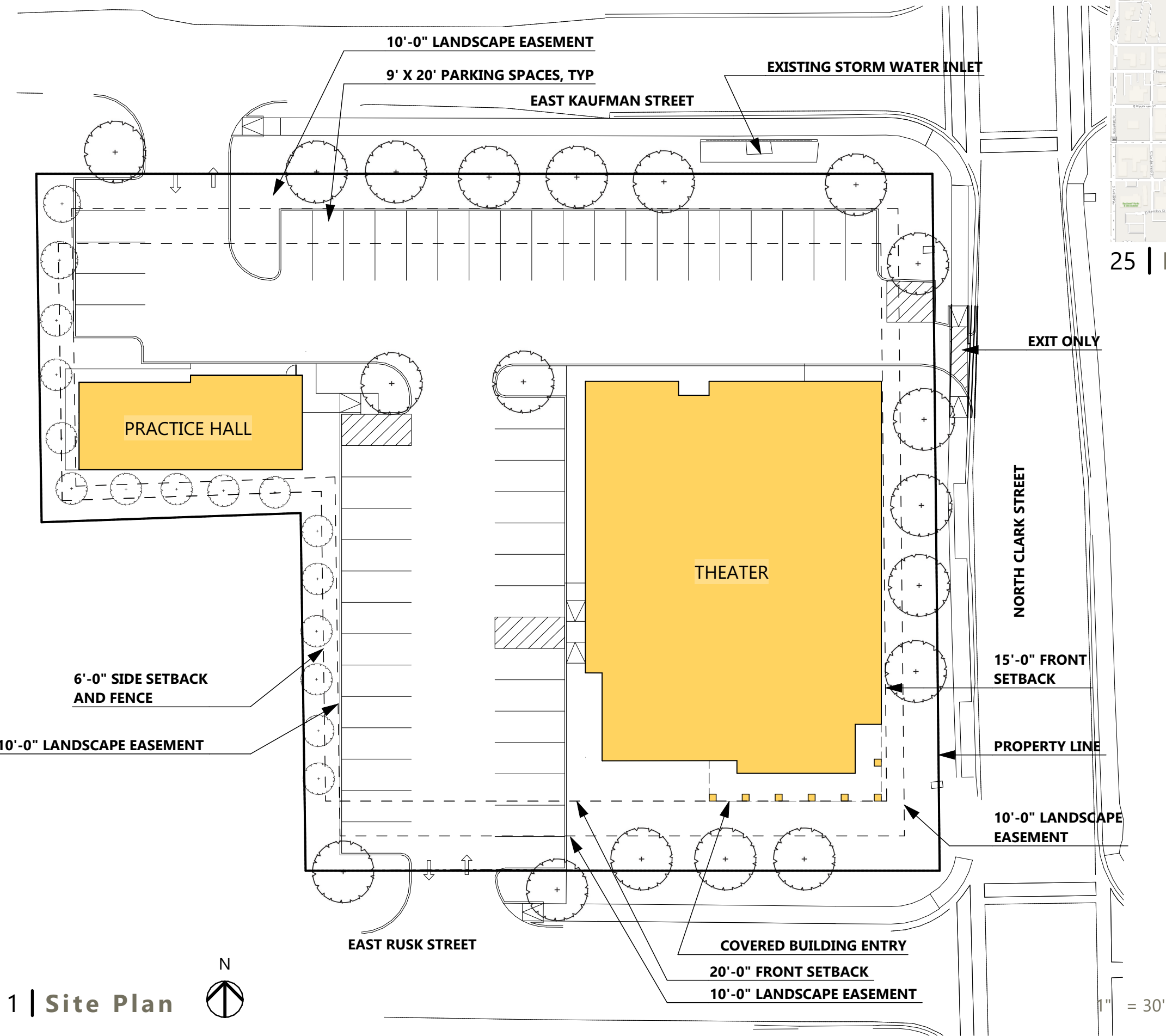
- **E. Rusk Street Engagement:** The main theater building is intentionally positioned to hold the primary corner of the site (E. Rusk St and N. Clark St). The design prominently engages E. Rusk Street to the south by featuring the theater's main entrance and a welcoming covered porch, creating a pedestrian-friendly and inviting public face for the facility.
- **E. Kaufman Street Address:** The detached practice hall will address the north side of the site, with its front door facing E. Kaufman Street. This dual-frontage design helps distribute activity and ensures a thoughtful presence on both street frontages.
- **Internalized Parking:** The site plan has been carefully developed to internalize as much of the required parking as possible. This design approach minimizes the visual impact of parking from the primary streets, reinforcing the traditional walk-able aesthetic in this Historic Neighborhood.

We believe this proposal represents a thoughtful, high-value investment in Rockwall's cultural future. We respectfully ask for your recommendation of approval for the requested Planned Development zoning to allow this important project to move forward.

We look forward to presenting the plan to the Commission and are available to answer any questions you may have.

A handwritten signature in black ink, appearing to read 'JHB', is written over a large, stylized, hand-drawn arrow pointing to the left.

Jonathan Brown  
Principal



25 | Location Map



**Rockwall Community Playhouse**

Rockwall, Texas

**SITE PLAN**

SITE PLAN NOTES AND LEGEND	
---	SETBACK LINE
----	PROPERTY LINE
PROJECT DATA	
SITE:	0.805 AC (35,065.8 SF)
CURRENT LAND USE:	84 SEAT COMMUNITY THEATER
PROPOSED LAND USE:	160 SEAT COMMUNITY THEATER
THEATER:	9,700 SF
PRACTICE HALL:	2,000 SF
TOTAL:	11,700 SF
PARKING PROVIDED:	52 SPACES

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Regulatory Approval, Permit or  
Construction. Carl M. Malcolm, Registered  
Architect of State of Texas, Registration  
No. 23379.

#2019009 thaole



1" = 30'



## Rockwall Community Playhouse

Rockwall, Texas

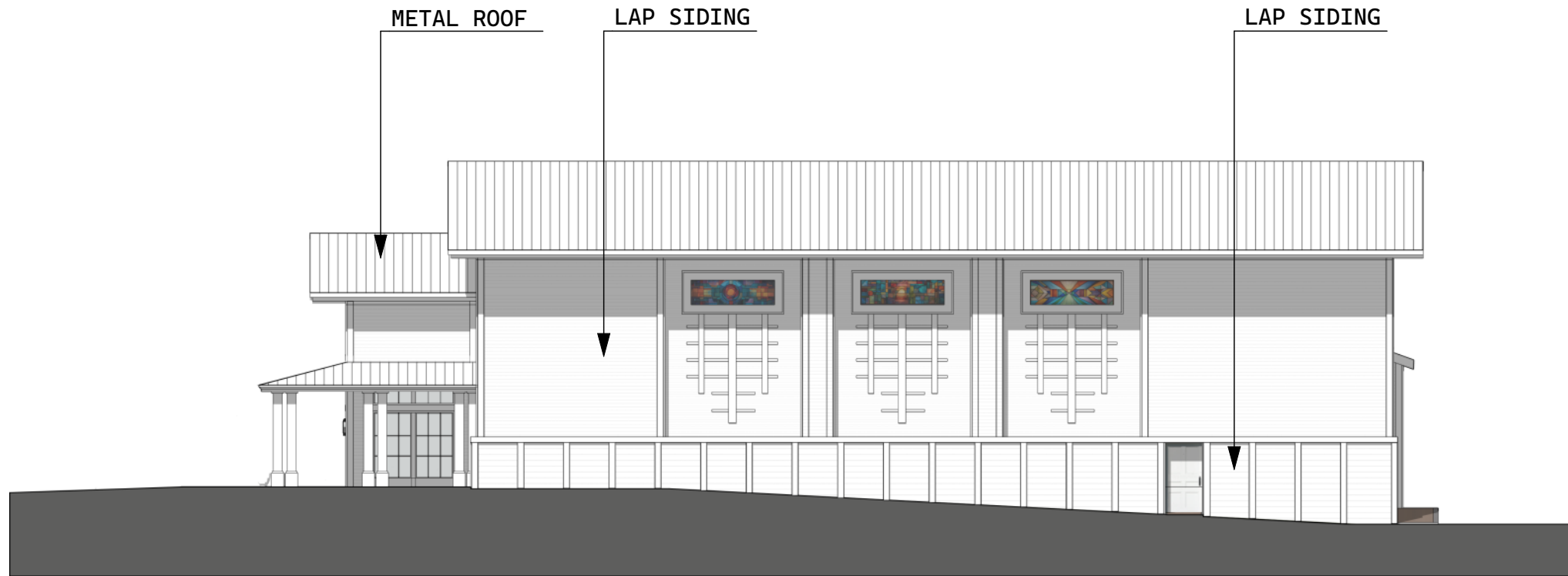
### PLAYHOUSE ELEVATIONS

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Architect of State of Texas, Registration  
No. 23379.

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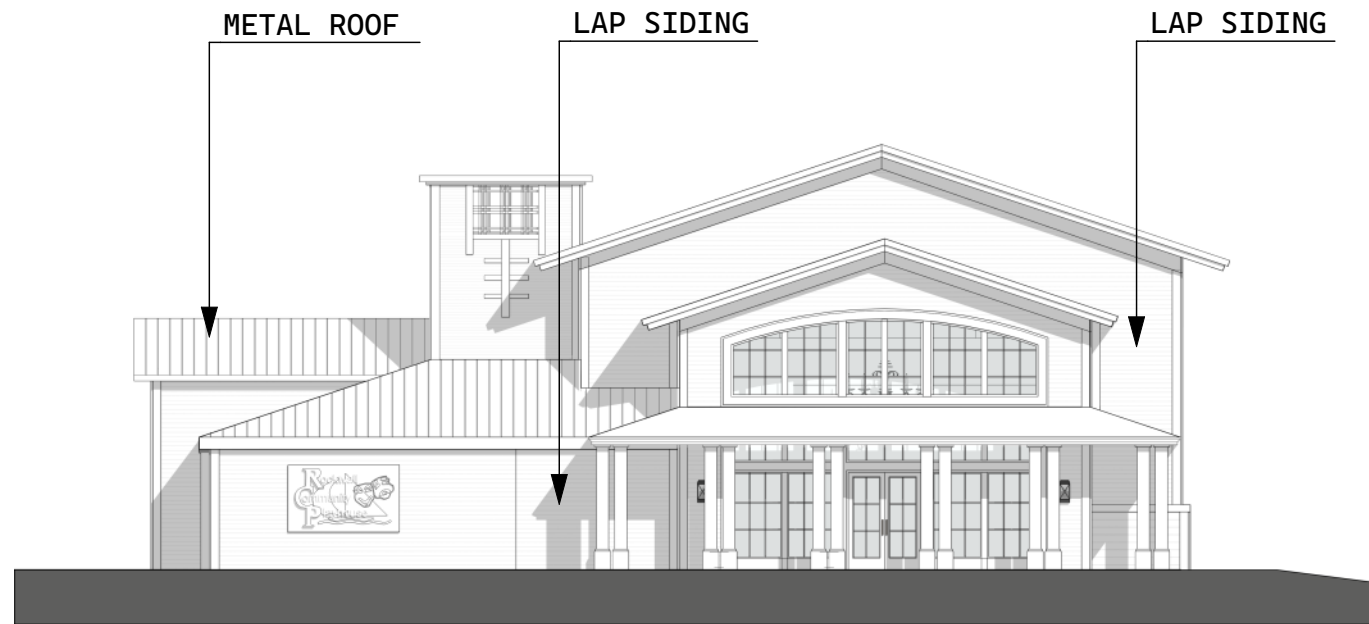


12/9/2025



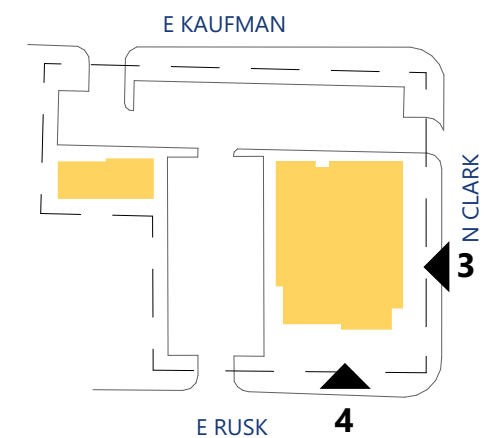
### 3 THEATER - EAST ELEVATION

Scale: 1/16" = 1'-0"



### 4 THEATER - SOUTH ELEVATION

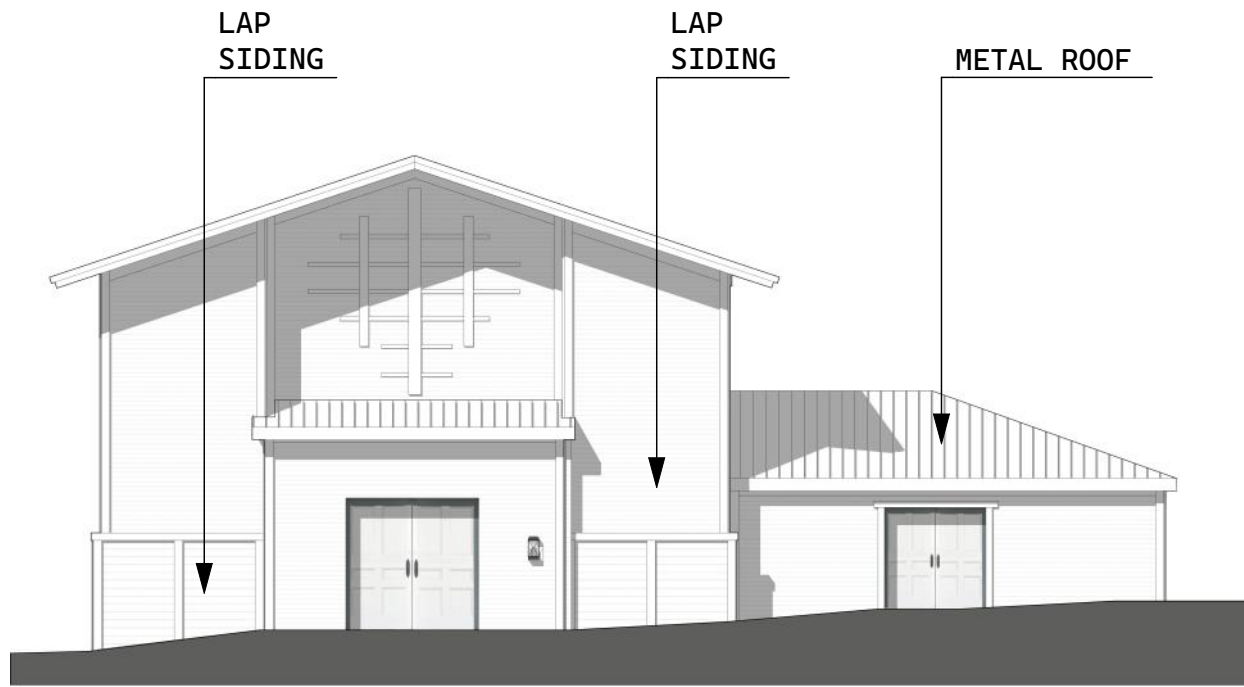
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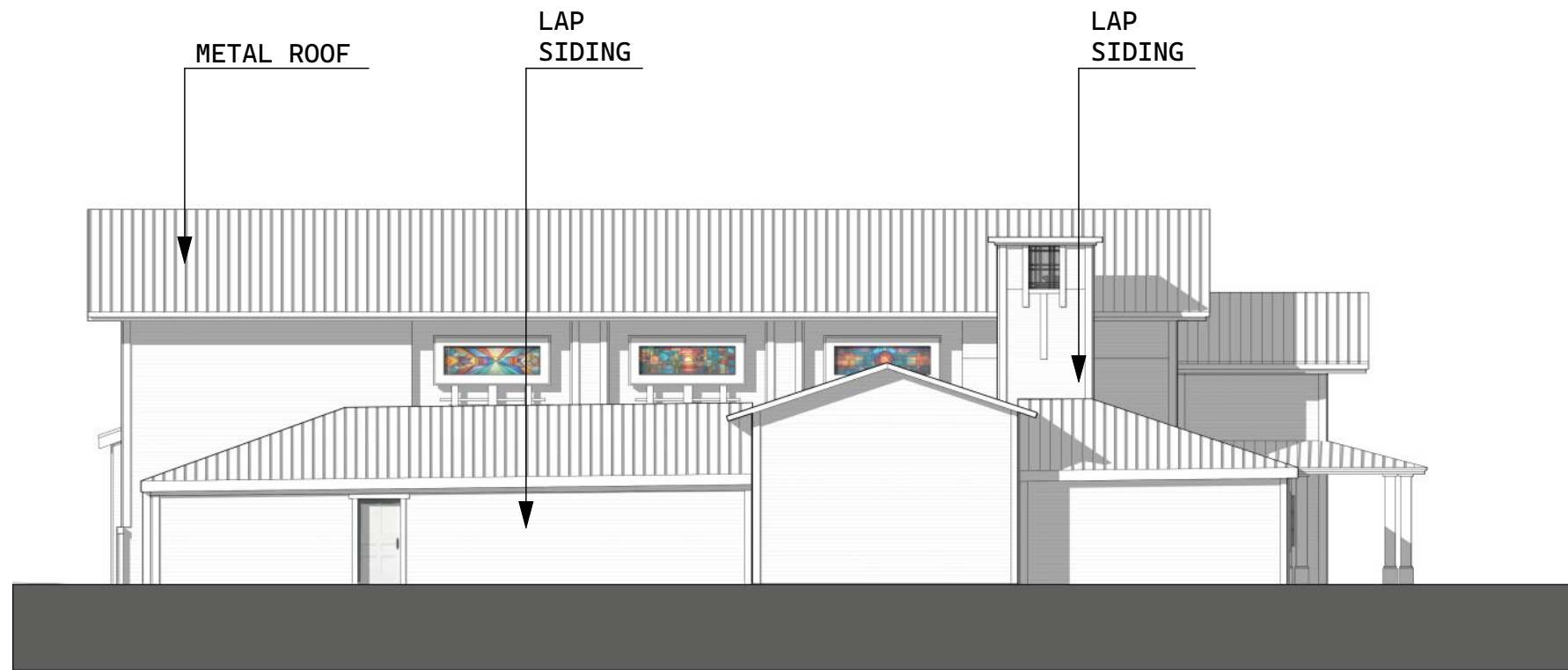
2

### Key Plan NOT TO SCALE

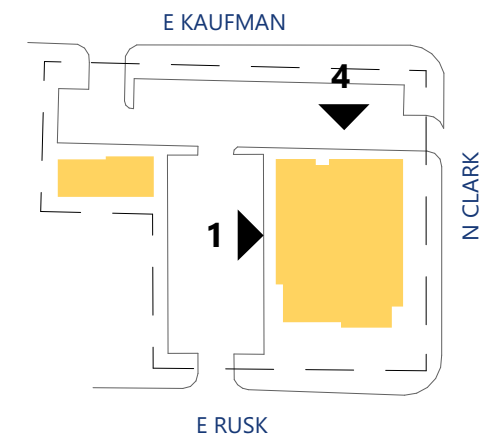
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**4** THEATER - NORTH ELEVATION  
Scale: 1/16" = 1'-0"



**1** THEATER - WEST ELEVATION  
Scale: 1/16" = 1'-0"



**3**

Key Plan  
NOT TO SCALE





## Rockwall Community Playhouse

Rockwall, Texas

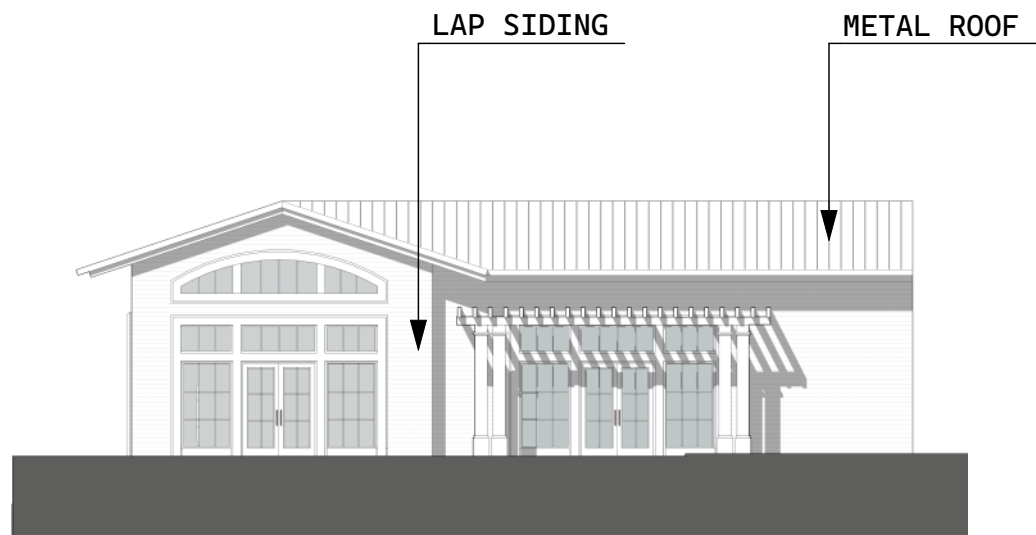
### PRACTICE HALL ELEVATIONS

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Construction; Carl M. Malcolm, Registered  
Architect of State of Texas, Registration  
No. 23379.

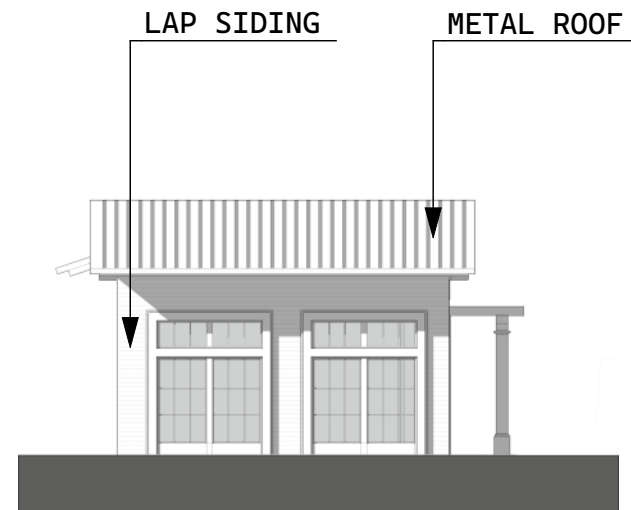
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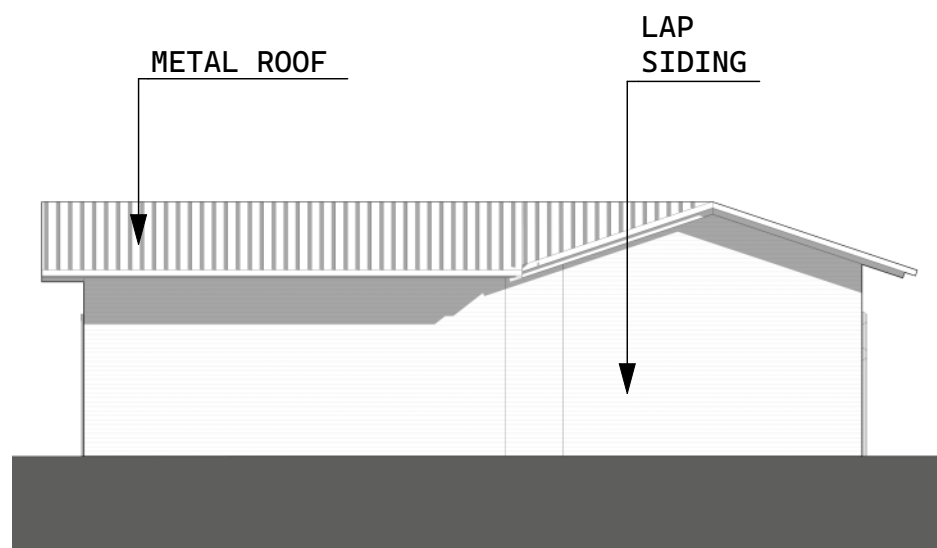
12/9/2025



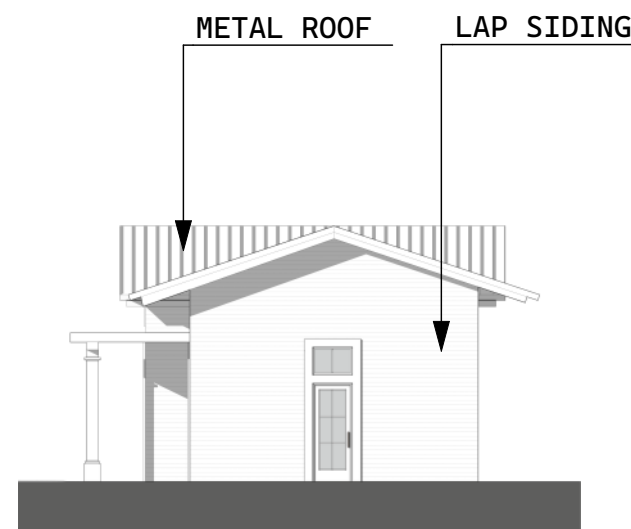
**2** PRACTICE HALL - NORTH ELEVATION  
Scale: 1/16" = 1'-0"



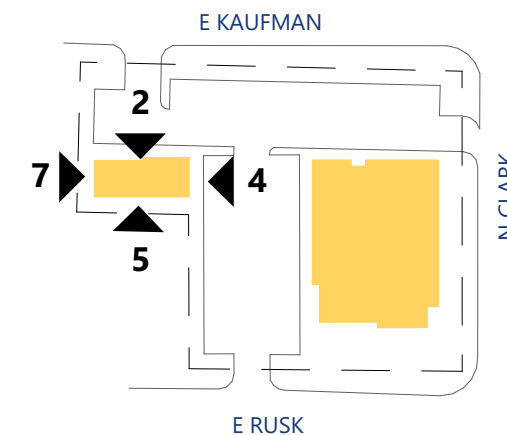
**4** PRACTICE HALL - EAST ELEVATION  
Scale: 1/16" = 1'-0"



**5** PRACTICE HALL SOUTH ELEVATION  
Scale: 1/16" = 1'-0"



**7** PRACTICE HALL - WEST ELEVATION  
Scale: 1/16" = 1'-0"



**1** Key Plan  
NOT TO SCALE



Playhouse  
View from East Rusk Street toward North East



Playhouse  
View from East Rusk Street toward North West



Playhouse  
View from North Clark Street toward North West



Playhouse  
View from East Kaufman Street toward South East



Practice Hall  
View from East Kaufman Street toward South East



Pratcice Hall  
View from East Kaufman Street toward main entrance





# 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

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**TO:** Planning and Zoning Commission  
**DATE:** January 13, 2026  
**APPLICANT:** Jonathan Brown, AIA; *JHP Architecture/Urban Design*  
**CASE NUMBER:** Z2025-078; *Zoning Change (SF-7 to PD)*

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### **SUMMARY**

Hold a public hearing to discuss and consider a request by Johnathan Brown, AIA of JHP Architecture/Urban Design on behalf of Darlene Singleton of the Rockwall Community Playhouse for the approval of a Zoning Change from Single-Family 7 (SF-7) District to a Planned Development District for Single-Family 7 (SF-7) District land uses for a 1.0061-acre tract of land identified as a portion of Lot 120D and all of Lots 120C & 120G of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 609 E. Rusk Street and 606, 610, & 612 Kaufman Street, and take any action necessary.

### **BACKGROUND**

The subject property was annexed prior to 1911 based on the April 1911 Sanborn Maps. According to the January 3, 1972 zoning map the subject property was zoned Single-Family 3 (SF-3) District. At some point between January 22, 1982 and May 16, 1983 the subject property was rezoned from a Single-Family 3 (SF-3) District to Single-Family 7 (SF-7) District. The property has remained zoned Single Family (SF-7) District since this date.

On April 20, 2017, the Historic Preservation Advisory Board (HPAB) approved a motion to delay a Certificate of Appropriateness (COA) [Case No. H2017-004] to allow the demolition of the Old Rockwall Water Pump House for 60-days. Ultimately, the building was not purchased and was demolished. This represents the only changes made to the subject property.

On May 30, 2025, the applicant -- *Jonathan Brown, AIA of JHP Architecture and Urban Design* -- submitted a request for a Certificate of Appropriateness (COA) to allow [1] the demolition of two (2) Medium Contributing Structures, [2] the construction of a new performance center and practice hall, and [3] a zoning change from a Single-Family 7 (SF-7) District to a Planned Development District for two (2) Medium-Contributing Properties, one (1) Low Contributing Property, and two (2) Non-Contributing Properties. Ultimately, on July 17, 2025, the Historic Preservation Advisory Board (HPAB) approved a motion to allow the applicant to withdraw the request following a public hearing. The purpose of the withdraw, was to allow the applicant additional time to meet with the community to discuss the design of the project. Following this withdraw, the applicant submitted a new COA request [Case No. H2025-019] on October 29, 2025 for the same request; however, a new concept plan and conceptual building elevations were provided. On November 20, 2025, the Historic Preservation Advisory Board (HPAB) approved a motion to approve the COA by a vote of 5-0, with Board Members McNeely and Lewis absent. Based on the approval of the Certificate of Appropriateness (COA), the Historic Preservation Advisory Board (HPAB) has sent forward a recommendation of approval to the Planning and Zoning Commission for the proposed zoning change.

### **PURPOSE**

On December 12, 2025, the applicant -- *Johnathan Brown, AIA of JHP Architecture/Urban Design* -- submitted an application requesting to change the zoning of the subject property from a Single Family 7 (SF-7) District to a Planned Development District for Single Family 7 (SF-7) District land uses, with the addition of the *Community Theater* land use being permitted by-right.

## **ADJACENT LAND USES AND ACCESS**

The subject property is located at 609 E. Rusk Street and 606, 610, & 612 Kaufman Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is E. Kaufman Street, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are three (3) parcels of land, one (1) parcel (*i.e. part of Block 22, F&M Addition*) is vacant and the other two (2) parcels (*i.e. 201 & 203 N. Clark Street*) are developed with single-family homes that are designated as *Low Contributing Properties*. Following this is a 0.3230-acre parcel of land (*i.e. 205 N. Clark Street*) developed with a single-family home that is designated as a *Medium Contributing*. North of this is a 30-foot right-of-way developed with a sidewalk that serves *Lofland Park*, which is a 1.377-acre public park owned by the City of Rockwall. All of these properties are zoned Single Family 7 (SF-7) District and are located within the Old Town Rockwall (OTR) Historic District.

South: Directly south of the subject is E. Rusk Street, which is identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are five (5) parcels of land (*i.e. 606, 608, & 610 E. Rusk Street; 102 & 106 S. Clark Street; 609 E. Washington Street*) developed with one (1) *Duplex* and four (4) single-family homes. All of these properties are classified a *Medium Contributing Properties* within the Old Town Rockwall (OTR) Historic District and are zoned Single Family 7 (SF-7) District. Following this is E. Washington Street, which is identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is N. Clark Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 1.503-acre parcel of land (*i.e. 104 S. Clark Street*) developed with a single-family home that is designated as a *High Contributing Property* and is located within the Old Town Rockwall (OTR) Historic District. Following this is the boundary for the Old Town Rockwall (OTR) Historic District. East of this is an 18.407-acre parcel of land (*i.e. Rockwall School No. 1 Addition*) developed with the Howard Dobbs Elementary School. Both of these properties are zoned Single Family 7 (SF-7) District.

West: Directly west of the subject property are two (2) parcels of land (*i.e. 603 & 605 E. Rusk Street*) developed with *Low Contributing* single-family homes. Beyond this are three (3) parcels of land (*i.e. 604 E. Kaufman Street; 601 E. Rusk Street; 102 N. Tyler Street*) developed with single-family homes that are designated as *Medium Contributing Properties*. Following this is N. Tyler Street, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. All of these properties are zoned Single-Family 7 (SF-7) District and are located within the Old Town Rockwall (OTR) Historic District.

**MAP 1: LOCATION MAP**  
**YELLOW: SUBJECT PROPERTY**



**CHARACTERISTICS OF THE REQUEST**

Currently established on the subject property is a single-family home and a legally non-conforming *Community Theater* (i.e. *Rockwall Community Playhouse*). The applicant has submitted a request to change the zoning on the subject property from Single Family 7 (SF-7) District to a Planned Development District for Single Family 7 (SF-7) District land uses, with the *Community Theater* land use to be permitted by-right. The applicant has indicated that this request is being made in order to allow the *Theater* (i.e. *Rockwall Community Playhouse*) to construct a new facility, given that the existing Single Family 7 (SF-7) District does not permit the *Theater* land use. Staff should note, that within the *Draft Ordinance* the *Theater* land use is defined as “a *Community Theater*, whereas a *Community Theater* is a locally organized performing arts organization that produces theatrical productions primarily for the enjoyment, participation, and cultural enrichment of the local community.” This definition mitigates the risk of a large *Theater* being established on the subject property that is not in kind to the surrounding neighborhood, and does not benefit a local performing arts organization. Included with the applicant’s request is a *Concept Plan* and *Conceptual Building Elevations*. Based on the applicant’s provided documents, staff has prepared a summary of the dimensional requirements contained within the Planned Development District ordinance for the subject property. The projects conformance with the proposed standards is as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Proposed Conformance to the Standards</i>
<i>Minimum Lot Area</i>	<i>7,000 SF</i>	<i>X=35,066 SF; In Conformance</i>
<i>Minimum Lot frontage</i>	<i>60-Feet</i>	<i>X&gt;60-feet; In Conformance</i>
<i>Minimum Lot Depth</i>	<i>100-Feet</i>	<i>X=100-feet; In Conformance</i> <i>X=20-feet E. Kaufman Street; In Conformance</i>
<i>Minimum Front Yard Setback</i>	<i>20-Feet</i>	<i>X=15-feet N. Clark Street; Non-Conforming</i> <i>X=20-feet E. Rusk Street; In Conformance</i>
<i>Minimum Rear Yard Setback</i>	<i>10-Feet</i>	<i>X&gt;10-feet; In Conformance</i>
<i>Minimum Side Yard Setback</i>	<i>10-Feet</i>	<i>X&gt;10-feet; In Conformance</i>
<i>Side Yard Adjacent to Residential</i>	<i>20-Feet</i>	<i>X=10-feet; Non-Conforming</i>
<i>Maximum Building Height</i>	<i>32-Feet</i>	<i>X=35-feet; Non-Conforming</i>
<i>Max Building/Lot Coverage</i>	<i>45%</i>	<i>X=33.37%; In Conformance</i>

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Proposed Conformance to the Standards</i>
<i>Minimum Number of Parking Spaces</i>	<i>1/3 Seats = 54 spaces</i>	<i>X=51; Non-Conforming</i>

## **INFRASTRUCTURE**

Based on the applicant's concept plan and the proposed density, the following infrastructure is required to be constructed to provide adequate public services for the proposed development:

- (1) Roadways. Based on the proposed *Concept Plan* the applicant will not be required to improve any of the existing roadways; however, a five (5) foot sidewalk must be constructed two (2) feet back from any adjacent roadway and must be designed in accordance with the requirements of the Engineering Department's *Design and Construction Manual*.
- (2) Wastewater. The applicant has access to an eight (8) inch sewer main along E. Rusk Street, E. Kaufman Street, and N. Clark Street for this development.
- (3) Water. The applicant has access to an eight (8) inch water main along E. Rusk Street, E. Kaufman Street, and N. Clark Street for this development.
- (4) Drainage. Detention will be required and sized per the Engineering Standards of *Design and Construction Manual*, be situated outside the floodplain, is based on zoning and not land use. In addition, the detention will be based on any increased impervious area, where the existing impervious area is detained for at a C-value of 0.5, and new impervious area is detained for at a C-value of 0.9.

## **CONFORMANCE TO THE CITY'S CODES**

The proposed Planned Development District conforms to the majority of the City's code requirements; however, it should be noted that the development standards contained within the Planned Development District ordinance deviate from the requirements of the Unified Development Code (UDC), the Municipal Code of Ordinances, and the Engineering Department's *Standards of Design and Construction Manual* in the following ways:

- (1) Setback Requirements. According to Subsection 07.01, *Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the front yard setback adjacent to a street should be 20-feet in a Single-Family 7 (SF-7) District. In this case, the applicant is requesting a 15-foot setback adjacent to N. Clark Street.

Applicant's Response: The applicant has indicated that the 15-foot front yard setback adjacent to N. Clark Street in being requested in order to provide a functional space for the proposed *Theater* and place the majority of the parking behind the primary building.

- (2) Residential Adjacency. According to Subsection 05.02(B), *Landscape Screening*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), a 20-foot landscape buffer that incorporates "...a masonry fence a minimum of six (6) feet in height with canopy trees planted on 20-foot centers..."; however the "...the Planning and Zoning Commission may approve an alternative screening method that incorporates a wrought iron fence and three (3) tiered screening..." In this case, the applicant is requesting to provide a ten (10) foot landscape buffer, with a six (6) to eight (8) foot wood fence, and canopy trees on 20-foot centers.

Applicant's Response: The applicant has indicated that the reduced width in the residential adjacency buffer has been requested due to constraints in the size of the site. In addition, the applicant has indicated that they believe the wood fence would be more residential in scale/design and would fit in better with the surrounding and adjacent residential properties.

- (3) Building Height. According to Subsection 07.01, *Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the maximum building height is 32-feet in the Single-Family 7 (SF-7) District. In this case, the applicant is requesting an increase of three (3) feet for a total height of 35-feet.

Applicant's Response: The applicant has indicated increased height is being requested in order to accommodate the stage and sets being utilized by the proposed *Theater*.

- (4) Parking Requirements. According to Table 5, *Parking Requirement Schedule*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), a *Theater* is required one (1) parking space per three (3) seats. In this case, the proposed *Theater* will have 160 seats, which requires 54 parking spaces; however, the applicant is providing 51 parking spaces for a deficit of three (3) parking spaces.

Applicant's Response: The applicant has indicated the reduced parking standard is being requested due to size constraints of the site.

- (5) Landscape Standards. According 05.01(B), *Landscape Buffers*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(a) minimum of a ten (10) foot wide landscape buffer shall be required along the entire length of any non-residential lot ... All landscape buffers adjacent to a public right-of-way shall incorporate ground cover, a built-up berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a total minimum height of 30-inches. In these areas a minimum of one (1) canopy tree and one (1) accent tree shall be incorporated into the landscape buffer per 50-linear feet of frontage along the adjacency." In this case, the applicant is requesting to not provide berms in the landscape buffers. In addition, the applicant is requesting to provide only a row of evergreen shrubs along E. Kaufman Street, and only one (1) accent tree per 50 linear feet along N. Clark Street.

Applicant's Response: The applicant has indicated that this variance is being requested due to the size constraints of the site. In addition, the applicant has indicated that public utilities along the three (3) street frontages provide challenges for planting of trees, and the overhead power lines along N. Clark Street limit the tree plantings to only accent or understory trees.

- (6) Driveway Spacing. Based on the driveway spacing standards within the Engineering Department's *Standards of Design and Construction Manual*, a driveway must be 200-feet from the intersection of N. Clark Street and E. Kaufman Street. In this case, the applicant is proposing an exit only driveway onto N. Clark Street that is less than 200-feet from the intersection.

Applicant's Response: The applicant has indicated that this variance is being requested in order to provide better circulation and provide another egress point for the site.

## **CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

According to the *Future Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the Downtown District and is designated for Medium Density Residential land uses. The plan defines Medium Density Residential land uses as residential subdivisions that are "... greater than two and one-half (2½) units per gross acre, but not higher than three (3) units per gross acre; however, a density of up to three and one-half (3½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses." In this case, the applicant is proposing to keep the single-family base zoning; however, if approved, the *Theater* land use would be permitted by-right. Given this, a *Community Theater* would represent a Quasi-Public land use designation on the *Future Land Use Plan*. This proposed change would constitute a change in the *Future Land Use Plan*, which is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. That being said, the Downtown District states that this district is the "...cultural heart of the community and embodies the small-town atmosphere that is characteristic of the City of Rockwall." The City Council -- *pending a recommendation from the Planning and Zoning Commission* -- should consider if a *Community Theater* would detract from the "cultural heart" or "small town atmosphere" that has been established within the Downtown District.

With regard to the policies and goals for commercial development contained in the Comprehensive Plan, the applicant's request incorporates the majority of the commercial policies and goals (*e.g. minimum of six [6] foot side yard setbacks on all lot types, traditional swing or J-swing garages, etc.*); however, by virtue of being located within an existing neighborhood and being located within the *Old Town Rockwall (OTR) Historic District*, the applicant's request warrants careful consideration with

regard to the policies and goals set forth by the Comprehensive Plan for non-residential development. That being said, staff has identified the following goals and policies that the Planning and Zoning Commission and City Council should consider when taking action on the proposed zoning change:

- (1) CH. 7; Goal #2 (Page 7-1). Create distinctive destinations built around the City's existing assets that invite people into the community and encourage social interaction.
- (2) CH. 8; Goal #8; Policy 4 (Page 7-3). Look for opportunities to coordinate, work with, and support private and non-profit organizations that provide cultural experiences to the community.
- (3) CH. 8; Section 2.01; Goal #1 (Page 8-1). Respect the character of the City's existing residential subdivisions and developments by strengthening and supporting these areas.
- (4) CH. 8; Section 2.01; Goal #2 (Page 8-2). Preserve and enhance the City's established residential neighborhoods and encourage appropriate infill development when pertinent to a revitalization effort.
- (5) CH. 9; Vision Statement (Page 9-1). Non-residential development in the City should respect the natural topography and environment, and be designed to create memorable places that will contribute to the small-town character of the community.
- (6) CH. 9; Goal #4 (Page 9-2). All non-residential buildings should be designed and constructed in unity with the community's existing commercial and residential buildings, and should incorporate high quality materials that will minimize the need for maintenance over time.

Taking into account the applicant's *Concept Plan*, *Conceptual Building Elevations*, and the development standards contained in the Planned Development District ordinance, the request *does* appear to be in conformance with the majority of the goals and policies of the OURHometown Vision 2040 Comprehensive Plan and the development standards of the Unified Development Code (UDC); however, the changes to the *Future Land Use Plan* and the nature of this Planned Development District makes this request a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. Staff should reiterate, that the applicant did hold several meetings with residents of the Old Town Rockwall (OTR) Historic District on the design of the proposed building, and that the neighborhood seemed to be supportive of the proposed building and concept plan in the Historic Preservation Advisory Board (HPAB) meeting on November 20, 2025.

## **NOTIFICATIONS**

On December 17, 2025, staff mailed 81 notices to property owners and occupants within 500-feet of the subject property. Staff notified the Park Place Homeowner's Association (HOA), as they are the only HOA 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 had not received any returned notices in regard to the applicants request.

## **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the applicant's request to rezone the subject property from a Single Family 7 (SF-7) District to a Planned Development District for Single Family 7 (SF-7) District land uses, then staff would propose the following conditions of approval:

- (1) The applicant will be required to apply for a demolition permit through the Building Inspections Department; and,
- (2) If constructed, the City Council would be granting a change to the Future Land Use Map -- contained in the OURHometown Vision 2040 Comprehensive Plan -- from a Medium Density Residential designation to Quasi-Public designation.

- (3) The proposed *Community Theater* shall be required to generally conform to the *Concept Plan* and *Conceptual Building Elevations* contained within *Exhibit 'B'* and *Exhibit 'C'* of the Planned Development District ordinance; and,
- (4) The proposed *Theater* shall be required to conform to the *PD Development Standards* contained within *Exhibit 'D'* of the Planned Development District ordinance; and,
- (5) Any construction resulting from the approval of this Zoning Change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

# PROJECT COMMENTS



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

DATE: 12/19/2025

PROJECT NUMBER: Z2025-078  
PROJECT NAME: Zoning Change from SF-7 to PD  
SITE ADDRESS/LOCATIONS: 609 E. Rusk Street

CASE CAPTION: Hold a public hearing to discuss and consider a request by Johnathan Brown, AIA of JHP Architecture/Urban Design on behalf of Darlene Singleton of the Rockwall Community Playhouse for the approval of a Zoning Change from Single-Family 7 (SF-7) District to a Planned Development District for Single-Family 7 (SF-7) District land uses for a 1.0061-acre tract of land identified as a portion of Lot 120D and all of Lots 120C & 120G of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 609 E. Rusk Street and 606, 610, & 612 Kaufman Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	12/19/2025	Approved w/ Comments

12/19/2025: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Zoning Change to Single-Family 7 (SF-7) District to a Planned Development District for Single-Family 7 (SF-7) District land uses for a 1.0061-acre tract of land identified as a portion of Lot 120D and all of Lots 120C & 120G of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 609 E. Rusk Street and 606, 610, & 612 Kaufman 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 (Z2025-078) in the lower right-hand corner of all pages on future submittals.

I.4 The subject property is currently zoned Single-Family 7 (SF-7) District. According to the Land Use Schedule within the Unified Development Code (UDC), the Theater land use is not permitted. Given this, the applicant is requesting to change the zoning from Single-Family 7 (SF-7) District to a Planned Development District for Single Family 7 (SF-7) District land uses, where a Theater is permitted by-right.

I.5 In addition to adding the Theater land use as a permitted by-right land use, the applicant is requesting the following variations from the Unified Development Code (UDC): (1) to allow a ten (10) foot residential adjacency buffer with a wood fence and canopy trees in lieu of a 20-foot adjacency buffer with three (3) tiered landscaping and a wrought iron fence, and (2) reduced landscape buffer requirements along E. Kaufman Street, N. Clark Street, and E. Rusk Street. Also, the applicant is proposing the following variations to the Single Family 7 (SF-7) District density and dimensional requirements.

Ordinance Provisions	Zoning District Standards	Proposed Conformance to the Standards
Minimum Lot Area	7,000 SF	X=35,066 SF; In Conformance
Minimum Lot frontage	60-Feet	X>60-feet; In Conformance
Minimum Lot Depth	100-Feet	X=100-feet; In Conformance
Minimum Front Yard Setback	20-Feet	X=20-feet E. Kaufman Street; In Conformance
		X=15-feet N. Clark Street; Non-Conforming
		X=20-feet E. Rusk Street; In Conformance

Minimum Rear Yard Setback	10-Feet	X>10-feet; In Conformance
Minimum Side Yard Setback	10-Feet	X>10-feet; In Conformance
Side Yard Adjacent to Residential	20-Feet	X=10-feet; Non-Conforming
Maximum Building Height	32-Feet	X=35-feet; Non-Conforming
Max Building/Lot Coverage	45%	X=33.13%; In Conformance
Minimum Number of Parking Spaces	1/3 Seats = 54 spaces	X=51; Non-Conforming

M.6 Please review the attached draft ordinance, and provide staff with your markups by January 6, 2026. Please carefully read through this document as staff has incorporated changes from what was originally submitted.

I.7 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 January 6, 2026; 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 January 13, 2026 Planning and Zoning Commission Public Hearing Meeting.

I.8 The projected City Council meeting dates for this case will be January 20, 2026 (1st Reading) and February 2, 2026 (2nd Reading).

I.9 Please note that the applicant, owner, or a representative of these parties will be required to be at all scheduled meetings. Failure to come to a meeting could lead to the case being tabled or denied.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	12/18/2025	Approved w/ Comments

- 12/18/2025: 1. 5' sidewalk and barrier free ramp to property line  
2. Sidewalk to be 2' from roadway/back of curb  
3. Need to show detention  
4. Needs a variance for driveway spacing.  
5. 10' Utility easement along all roadways

General Items:

General Items:

- Must meet City's 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer & Roadway) if increasing meter size and increasing building size respectively.
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock, stone, or stone face. No smooth concrete walls.
- Additional comments may be provided at time of Engineering.

Drainage Items:

- Detention is required. Detention is based on zoning, not specific land area use. The lot that currently has a structure on it will need to be detained for increased impervious area. The other lots will need to be detained for a current C-value of .5, and proposed for .9 for the increased impervious area.
- The site currently drains to the northeast of the property to the existing wye inlet. Existing site flow patterns must be maintained.
- Detention pond will require a drainage easement located at the free board elevation.
- 100-year WSEL must be called out for detention ponds.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No vertical walls allowed in detention easement. 4:1 maximum side slopes.
- No public water or sanitary sewer allowed in detention easement.
- FFE for all buildings must be called out when adjacent to a detention pond. FEE must be a minimum 2' above the 100-year WSEL for the detention pond.

- Grate inlets are not allowed.
- Dumpster areas to drain to oil/water separator and then to the storm lines.

Water and Wastewater Items:

- There is an existing 8" water main along E. Rusk St, E. Kaufman St and N. Clark St available for use.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- There is an existing 8" sewer main along E. Rusk St, E. Kaufman St and N. Clark St available for use.
- Water and sanitary sewer and storm sewer must be 10' apart.
- All public utilities must be centered in easement.

Roadway Paving Items:

- All City driveway spacing requirements must be met.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum. - Fire lane (if needed) to be in a platted easement.
- East Rusk is planned to become the new State Highway 66 in the future by TxDOT.

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- No landscape berms or tree plantings shall be located on top of City utilities or within easements.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Henry Lee	12/19/2025	N/A
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	12/17/2025	Approved w/ Comments

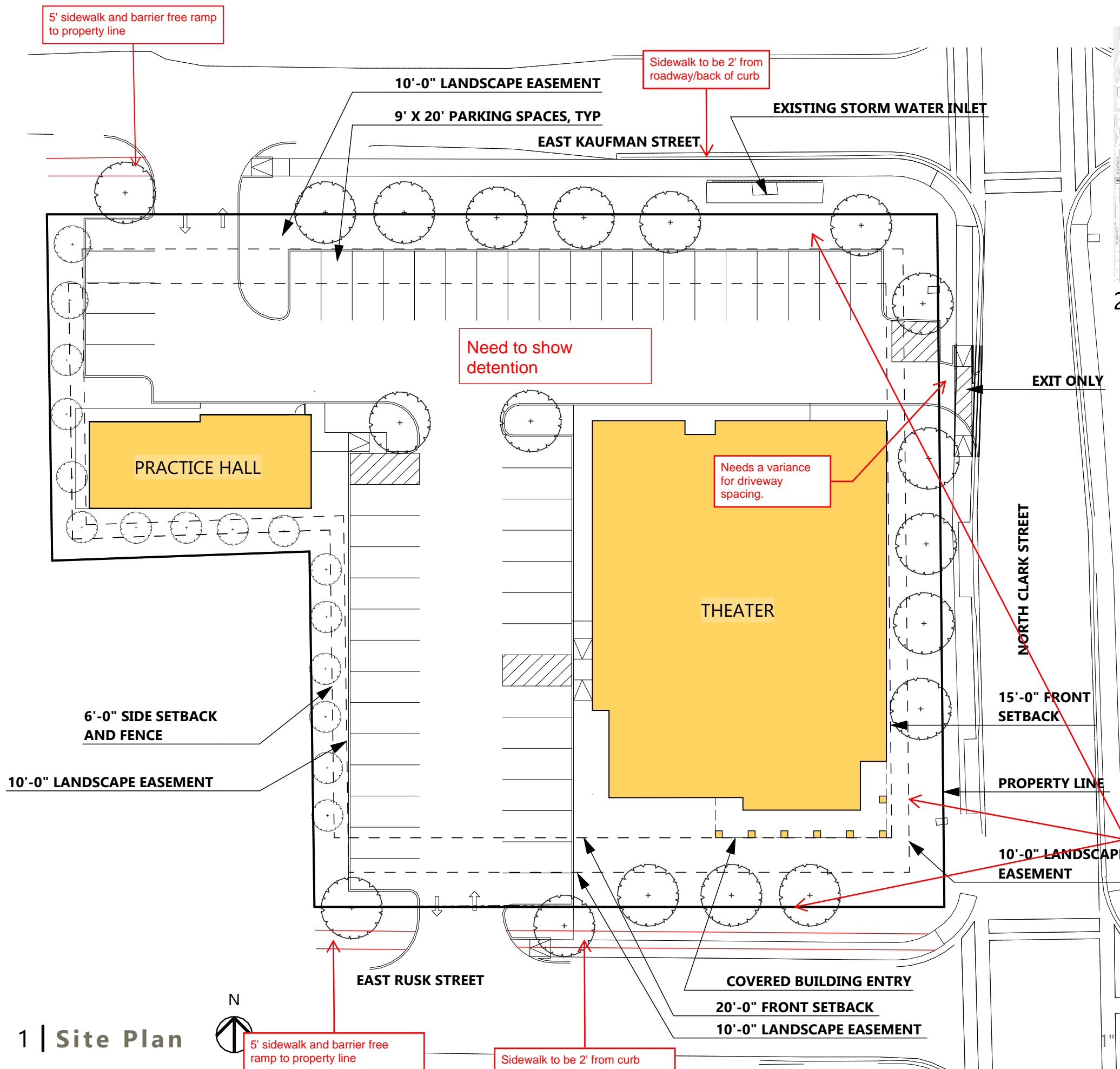
12/17/2025: Fire Hydrant and Fire Lane Coverage:

This project will still be subject to review for compliance with fire hydrant location, spacing, and coverage, as well as fire apparatus access and fire lane coverage requirements. Plans shall clearly demonstrate hydrant locations, required fire flow coverage, fire lane layout, widths, turning radii, and access to all portions of the site to confirm compliance with adopted fire code and local amendments.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	12/15/2025	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	12/17/2025	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	12/15/2025	Approved
No Comments			



- General Items:**
- Must meet City's 2023 Standards of Design and Construction
  - 4% Engineering Inspection Fees
  - Impact Fees (Water, Sewer & Roadway) if increasing meter size and increasing building size respectively.
  - Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
  - Retaining walls 3' and over must be engineered.
  - All retaining walls (18" or taller) must be rock, stone, or stone face. No smooth concrete walls.
  - Additional comments may be provided at time of Engineering.
- Drainage Items:**
- Detention is required. Detention is based on zoning, not specific land area use. The lot that currently has a structure on it will need to be detained for increased impervious area. The other lots will need to be detained for a current C-value of .5, and proposed for .9 for the increased impervious area.
  - The site currently drains to the northeast of the property to the existing wye inlet. Existing site flow patterns must be maintained.
  - Detention pond will require a drainage easement located at the free board elevation.
  - 100-year WSEL must be called out for detention ponds.
  - The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
  - No vertical walls allowed in detention easement. 4:1 maximum side slopes.
  - No public water or sanitary sewer allowed in detention easement.
  - FFE for all buildings must be called out when adjacent to a detention pond. FEE must be a minimum 2' above the 100-year WSEL for the detention pond.
  - Grate inlets are not allowed.
  - Dumpster areas to drain to oil/water separator and then to the storm lines.
- Water and Wastewater Items:**
- There is an existing 8" water main along E. Rusk St, E. Kaufman St and N. Clark St available for use.
  - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
  - There is an existing 8" sewer main along E. Rusk St, E. Kaufman St and N. Clark St available for use.
  - Water and sanitary sewer and storm sewer must be 10' apart.
  - All public utilities must be centered in easement.
- Roadway Paving Items:**
- All City driveway spacing requirements must be met.
  - All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
  - All Parking to be 20'x9' minimum.
  - No dead-end parking allowed without an City approved turnaround.
  - Drive aisles to be 24' wide.
  - Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum. - Fire lane (if needed) to be in a platted easement.
  - East Rusk is planned to become the new State Highway 66 in the future by TxDOT.
- Landscaping:**
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
  - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
  - No landscape berms or tree plantings shall be located on top of City utilities or within easements.

10' Utility easement along all roadways

SITE PLAN NOTES AND LEGEND	
---	SETBACK LINE
----	PROPERTY LINE
PROJECT DATA	
SITE:	0.805 AC (35,065.8 SF)
CURRENT LAND USE:	84 SEAT COMMUNITY THEATER
PROPOSED LAND USE:	160 SEAT COMMUNITY THEATER
THEATER:	9,700 SF
PRACTICE HALL:	2,000 SF
TOTAL:	11,700 SF
PARKING PROVIDED:	52 SPACES

Roci

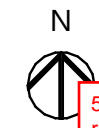
**SITE PLAN**

Copyright © JHP 2025. Not for Regulatory Approval, Permit or Construction. Carl M. Malcolm, Registered Architect of State of Texas, Registration No. 23379.

#2019009 thaole

whole community design

1 | Site Plan





# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

#### PLATTING APPLICATION FEES:

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

#### SITE PLAN APPLICATION FEES:

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

#### ZONING APPLICATION FEES:

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

#### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

<sup>2</sup>: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

### PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 609 E Rusk Street

SUBDIVISION \_\_\_\_\_

LOT \_\_\_\_\_

BLOCK \_\_\_\_\_

GENERAL LOCATION Corner of Rusk and N Clark Street

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

CURRENT ZONING SF-7 Medium Density Residential

CURRENT USE Community Theater

PROPOSED ZONING New PD

PROPOSED USE Community Theater and Practice Hall

ACREAGE 1.0061 Acres

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]

OWNER

APPLICANT

Architect

CONTACT PERSON Darlene Singleton

CONTACT PERSON Jonathan Brown, AIA

ADDRESS Rockwall Community Playhouse

ADDRESS JHP Architecture/Urban Design

CITY, STATE & ZIP \_\_\_\_\_

CITY, STATE & ZIP \_\_\_\_\_

PHONE \_\_\_\_\_

PHONE \_\_\_\_\_

E-MAIL \_\_\_\_\_

E-MAIL \_\_\_\_\_

### NOTARY VERIFICATION [REQUIRED]

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

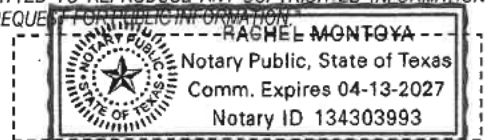
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.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

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

OWNER'S SIGNATURE \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

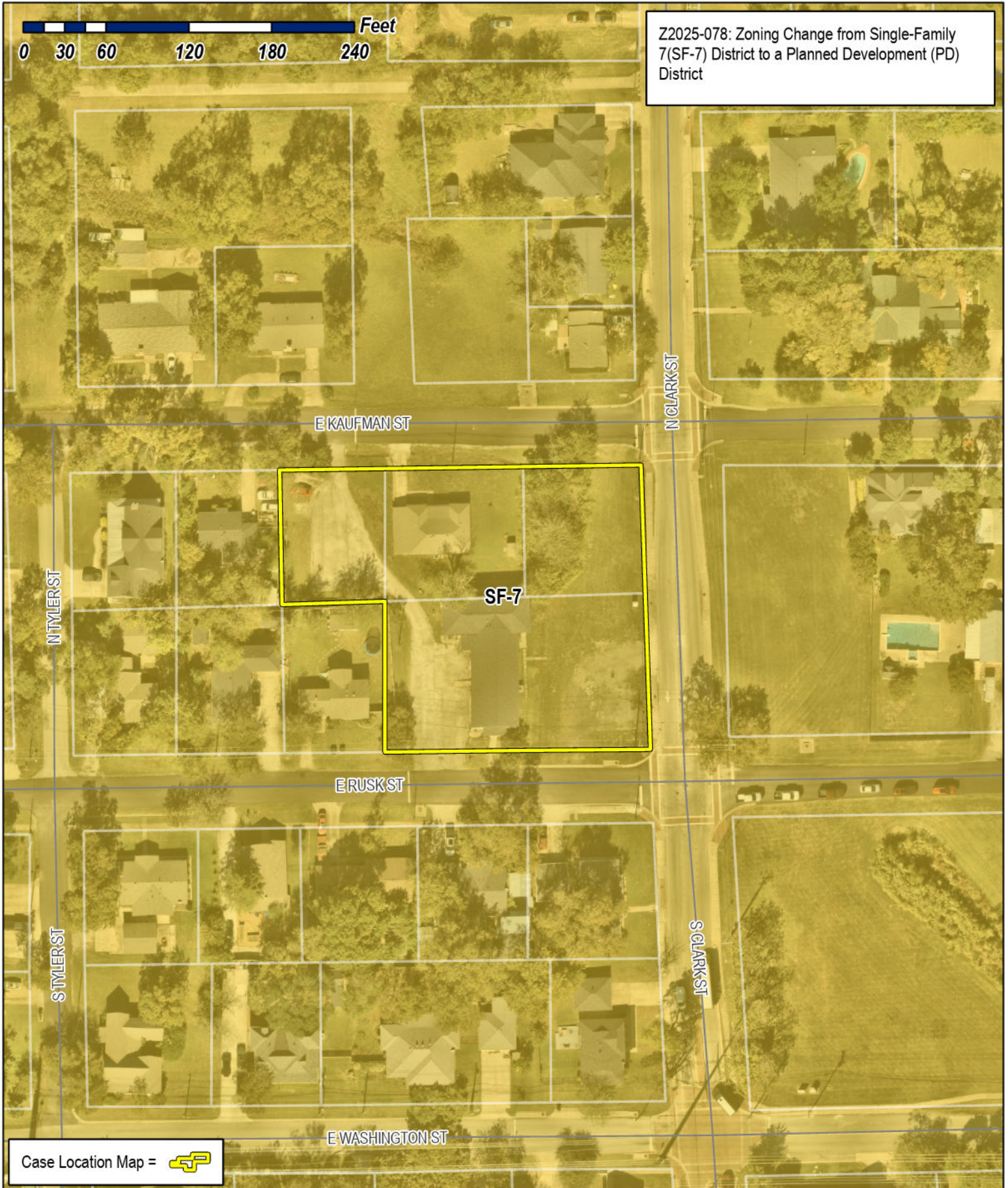
*Rachel Montoya*



MY COMMISSION EXPIRES 4-13-27



Z2025-078: Zoning Change from Single-Family 7(SF-7) District to a Planned Development (PD) District



Case Location Map = 



# City of Rockwall

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

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

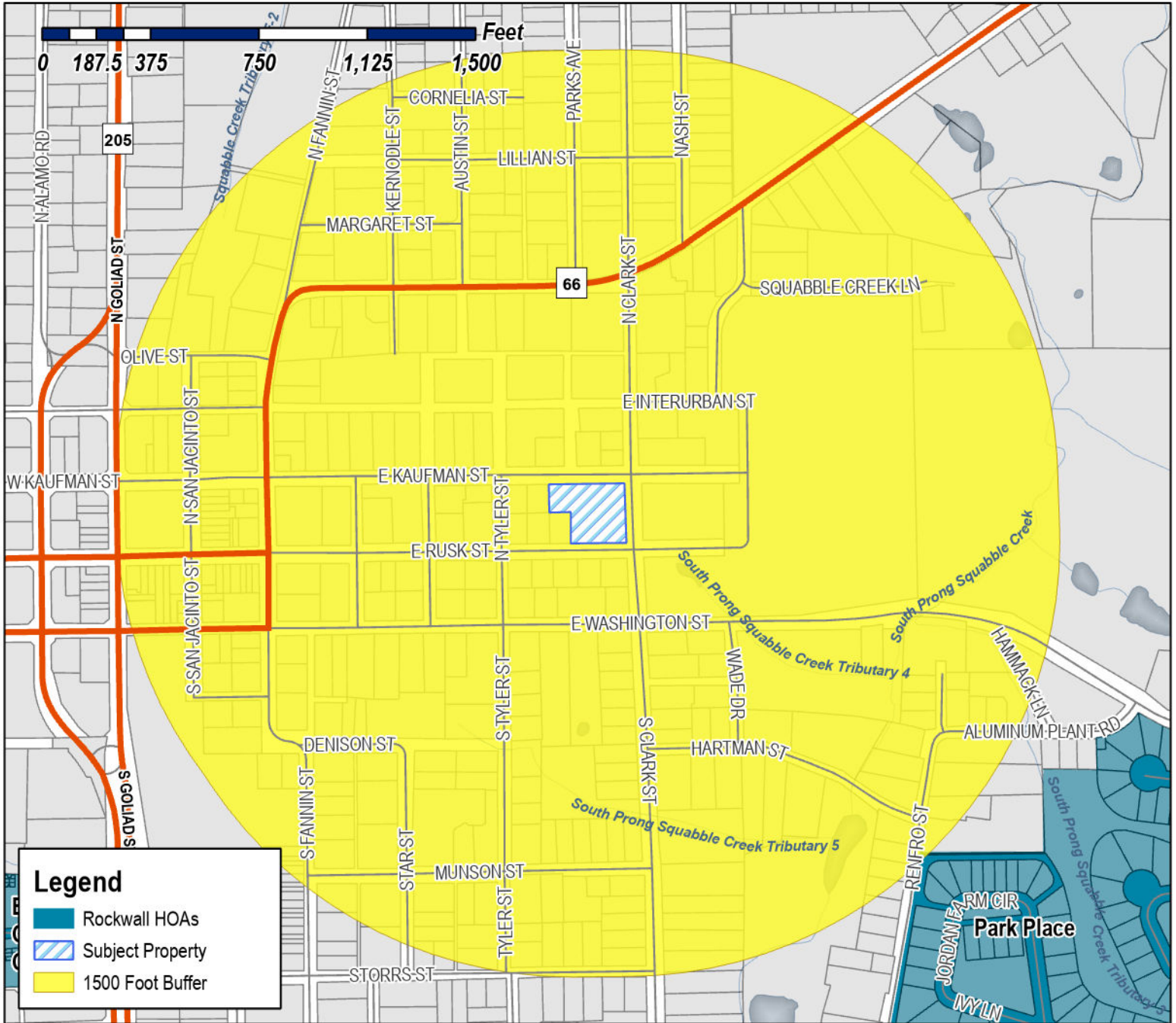




# City of Rockwall

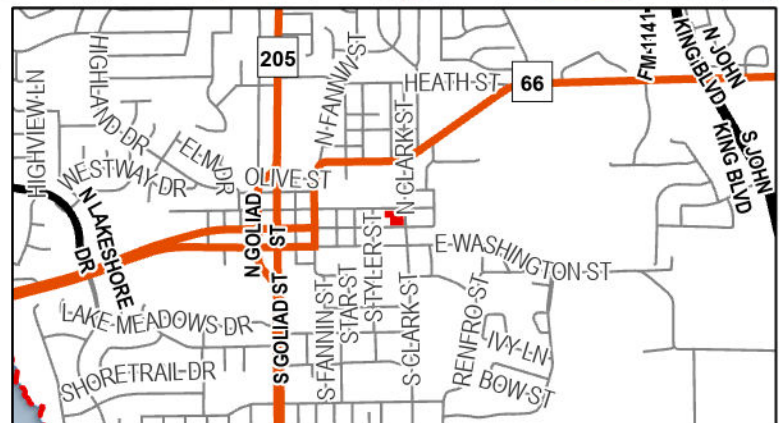
Planning & Zoning Department  
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**Case Number:** Z2025-078  
**Case Name:** Zoning Change from SF-7 to PD for Rockwall Community Playhouse  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 609 E Rusk Street

**Date Saved:** 12/15/2025  
 For Questions on this Case Call (972) 771-7745



**From:** [Zavala, Melanie](#)  
**Cc:** [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)  
**Subject:** Neighborhood Notification Program [Z2025-078]  
**Date:** Wednesday, December 17, 2025 1:27:08 PM  
**Attachments:** [Public Notice \(12.16.2025\).pdf](#)  
[HOA Map \(12.15.2025\).pdf](#)

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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, December 19, 2025](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, January 13, 2026 at 6:00 PM](#), and the City Council will hold a public hearing on [Tuesday, January 20, 2026 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](mailto: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>.

-  
Z2025-078: Zoning Change from SF-7 to PD

Hold a public hearing to discuss and consider a request by Johnathan Brown, AIA of JHP Architecture/Urban Design on behalf of Darlene Singleton of the Rockwall Community Playhouse for the approval of a [Zoning Change](#) from Single-Family 7 (SF-7) District to a Planned Development District for Single-Family 7 (SF-7) District land uses for a 1.0061-acre tract of land identified as a portion of Lot 120D and all of Lots 120C & 120G of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 609 E. Rusk Street and 606, 610, & 612 Kaufman Street, and take any action necessary.

*Melanie Zavala*

Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087

[Planning & Zoning Rockwall](#)

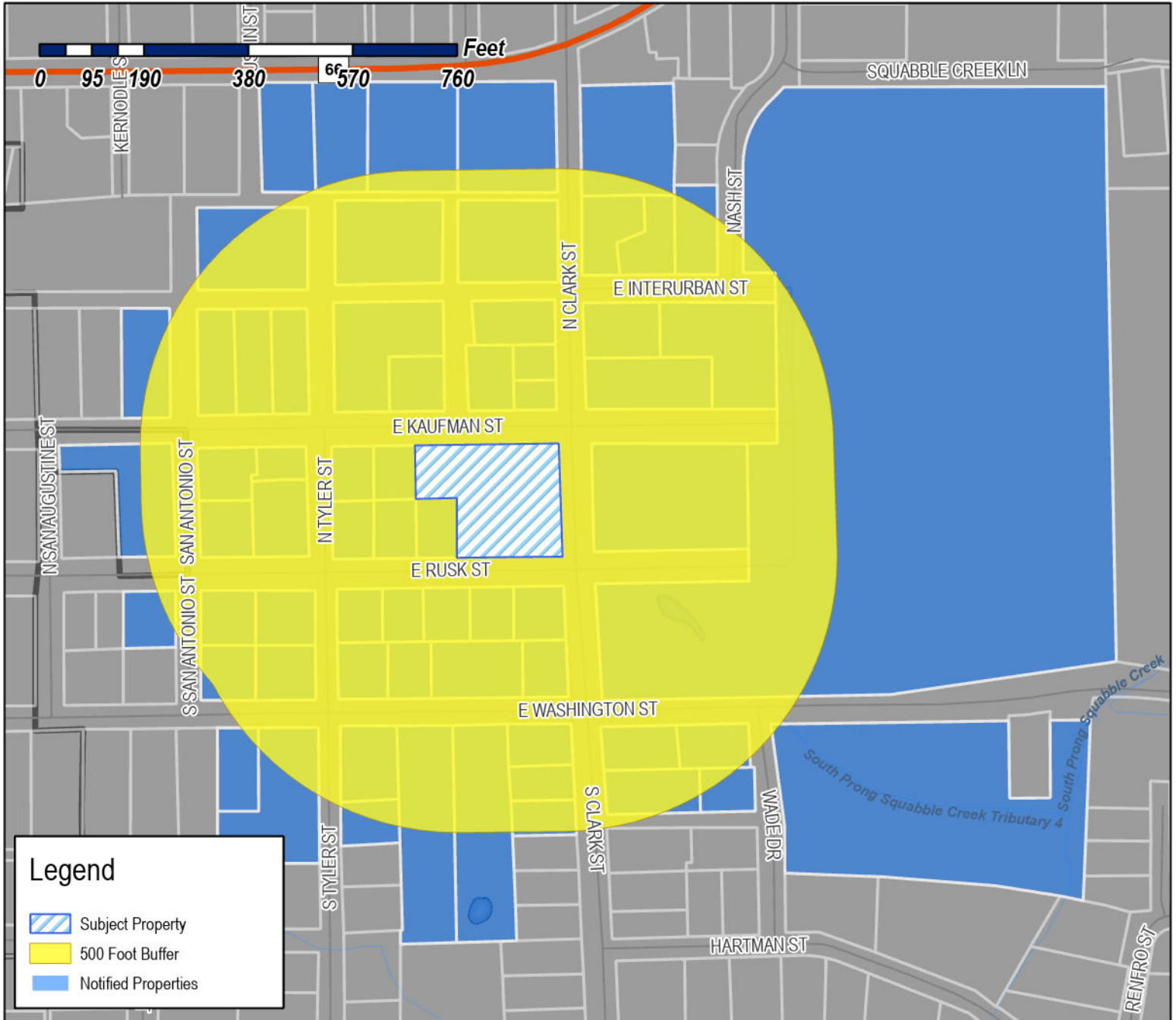
972-771-7745 Ext. 6568



# 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.

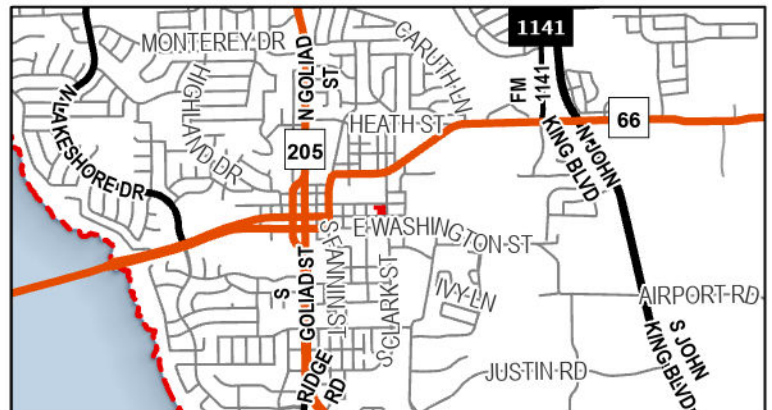


**Legend**

- Subject Property
- 500 Foot Buffer
- Notified Properties

**Case Number:** Z2025-078  
**Case Name:** Zoning Change from SF-7 to PD for Rockwall Community Playhouse  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 609 E Rusk Street

**Date Saved:** 12/15/2025  
 For Questions on this Case Call: (972) 771-7745



SOUTHWESTERN BELL TELEPHONE CO  
ATTN: PROPERTY TAX DEPARTMENT  
1010 Pine St # 9E-L-01  
Saint Louis, MO 63101

QUINTON BILLY & AUTUMN  
102 N TYLER ST  
ROCKWALL, TX 75087

RESIDENT  
102 S CLARK ST  
ROCKWALL, TX 75087

GATES ROBERT V & CHRISTI C  
104 S CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
106 S CLARK ST  
ROCKWALL, TX 75087

KUPPER LEROY J ET UX  
108 ELM CREST DR  
ROCKWALL, TX 75087

HARPER LYDIA  
1200 CLEVELAND STREET APT 327  
DENTON, TX 76201

SMILEY KAREN APRIL  
INDEPENDENT ADMINISTRATOR - ESTATE OF  
ROBERT THOMAS WIKTORCH  
1319 Nevarc Rd  
Warminster, PA 18974

HEFLIN JERRY  
159 WESTWARD DR  
ROYSE CITY, TX 75189

RESIDENT  
180 SAN ANTONIO ST  
ROCKWALL, TX 75087

WIMPEE JOE AND  
BEAU WIMPEE  
1800 DALTON RD  
ROCKWALL, TX 75087

VANILLA BEAN PROPERTIES SERIES 9 LLC  
2 MANOR COURT  
HEATH, TX 75032

RESIDENT  
201 N CLARK ST  
ROCKWALL, TX 75087

JORDAN JOHN & ALLISON  
201 S Clark St  
Rockwall, TX 75087

RAGSDALE DONALD K & FRANCES  
202 N CLARK ST  
ROCKWALL, TX 75087

RAGSDALE DONALD KIRK  
202 N CLARK ST  
ROCKWALL, TX 75087

RICH LISA  
202 S CLARK ST  
ROCKWALL, TX 75087

EDWARDS MORGAN BROOKE  
203 N Clark St  
Rockwall, TX 75087

RESIDENT  
204 S CLARK ST  
ROCKWALL, TX 75087

CAWTHON PAULETTE DENISE  
205 N CLARK ST  
ROCKWALL, TX 75087

FOX JONATHAN  
205 S CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
205 S CLARK ST  
ROCKWALL, TX 75087

MCDONALD ROBERT G & MICHELLE A  
206 N CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
206 S CLARK ST  
ROCKWALL, TX 75087

WOOD WILLIAM AND SANDIE  
207 WADE DRIVE  
ROCKWALL, TX 75087

RESIDENT  
210 TYLER ST  
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY  
TRUST  
RICHARD AND JUDY HARRIS- TRUSTEES  
210 GLENN AVENUE  
ROCKWALL, TX 75087

RESIDENT  
211 TYLER ST  
ROCKWALL, TX 75087

TOVAR BASILLIA &  
ROBERTO SALAZAR TAMEZ  
213 CHEYENNE TRL  
TERRELL, TX 75160

BALL JUSTIN  
2155 CLUBVIEW DR  
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC  
2241 AUBURN AVE  
DALLAS, TX 75214

RESIDENT  
301 NASH ST  
ROCKWALL, TX 75087

GLASS JERRY  
301 MEADOWDALE DR  
ROCKWALL, TX 75087

JOHNSON REVOCABLE LIVING TRUST  
JOHNNY L AND JANICE W JOHNSON TRUSTEES  
303 N CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
304 N CLARK ST  
ROCKWALL, TX 75087

DAVIS SHANN M  
306 N CLARK ST  
ROCKWALL, TX 75087

BONFANTE VITTORIO & ANGELA  
3111 ANNETTE CT  
GARLAND, TX 75044

RESIDENT  
405 E KAUFMAN ST  
ROCKWALL, TX 75087

RESIDENT  
406 E KAUFMAN  
ROCKWALL, TX 75087

RESIDENT  
406 E RUSK  
ROCKWALL, TX 75087

BOSS MORRIS E & DEBRA KAY  
408 RIDGEVIEW DR  
ROCKWALL, TX 75087

BARTON SHANNON G  
501 E. KAUFMAN  
ROCKWALL, TX 75087

RESIDENT  
502 E RUSK  
ROCKWALL, TX 75087

RYAN GARY S AND CONSTANCE E  
502 WILLIAMS ST  
ROCKWALL, TX 75087

RICHARDSON CATHERINE E AND TRENTON R  
503 E KAUFMAN  
ROCKWALL, TX 75087

ARCHER KERRY ANNE  
503 E RUSK ST  
ROCKWALL, TX 75087

RESIDENT  
503 E WASHINGTON  
ROCKWALL, TX 75087

CONFIDENTIAL OWNER  
504 Williams St  
Rockwall, TX 75087

RESIDENT  
505 E KAUFMAN  
ROCKWALL, TX 75087

DUTT JOHN RICHARD JR ETUX  
505 E WASHINGTON ST  
ROCKWALL, TX 75087

PYRON MARSHA G  
505 PETERSON ST  
ROYSE CITY, TX 75189

BIRKENBACK JOSSEPH M & OLGA M  
506 E RUSK ST  
ROCKWALL, TX 75087

WEBB RODNEY D AND FRAN W  
507 E RUSK ST  
ROCKWALL, TX 75087

FRASIER MICHAEL H AND HEATHER C  
510 WILLIAMS  
ROCKWALL, TX 75087

BETHEL TEMPLE BAPTIST  
520 E WASHINGTON STREET  
ROCKWALL, TX 75087

RESIDENT  
601 E KAUFMAN ST  
ROCKWALL, TX 75087

RESIDENT  
601 E RUSK ST  
ROCKWALL, TX 75087

RESIDENT  
601 E WASHINGTON  
ROCKWALL, TX 75087

RESIDENT  
602 E RUSK  
ROCKWALL, TX 75087

PIERATT NATHAN AND SARA  
602 E WASHINGTON ST  
ROCKWALL, TX 75087

PATRICIA EDWARDS REVOCABLE TRUST  
602 WILLIAMS ST  
ROCKWALL, TX 75087

WALKER KELLI & JESSICA  
603 E RUSK ST  
ROCKWALL, TX 75087

GALVAN CARMAN  
604 E KAUFMAN ST  
ROCKWALL, TX 75087

HORNER ANDREA J  
604 E. RUSK ST  
ROCKWALL, TX 75087

HARPER VICKI DAWSON  
605 E KAUFMAN ST  
ROCKWALL, TX 75087

RESIDENT  
605 E RUSK  
ROCKWALL, TX 75087

GREEN JAMES KEITH II & HOLLY NICOLE  
605 E WASHINGTON STREET  
ROCKWALL, TX 75087

CARSON HEATHER  
606 E WASHINGTON ST  
ROCKWALL, TX 75087

WILLIAMS JERRY LANE  
608 E RUSK ST  
ROCKWALL, TX 75087

WALLACE KATHERINE  
608 E WASHINGTON ST  
ROCKWALL, TX 75087

ROCKWALL COMMUNITY PLAYHOUSE  
609 E RUSK ST  
ROCKWALL, TX 75087

REEVES ASHLEY ELLEN & DANIEL GARRET  
609 EAST WASHINGTON STREET  
ROCKWALL, TX 75087

RESIDENT  
610 E KAUFMAN  
ROCKWALL, TX 75087

SMITH GREGORY P & MARILYN  
610 E RUSK ST  
ROCKWALL, TX 75087

RESIDENT  
702 E INTERURBAN ST  
ROCKWALL, TX 75087

RESIDENT  
706 INTERURBAN ST  
ROCKWALL, TX 75087

RESIDENT  
801 E WASHINGTON  
ROCKWALL, TX 75087

BRYANT RANDALL E  
811 S MAGNOLIA ST  
ROCKPORT, TX 78382

COX GERALD GLEN AND ROSALBA CARRASCO  
815 T L Townsend Dr Ste 100  
Rockwall, TX 75087

SOLID ROCK HOLDINGS LLC  
904 CAMPTON CT  
ROCKWALL, TX 75032

HENISEY CHUCK  
PO BOX 797501  
DALLAS, TX 75379

# PUBLIC NOTICE



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

**Z2025-078: Zoning Change from SF-7 to PD**

*Hold a public hearing to discuss and consider a request by Johnathan Brown, AIA of JHP Architecture/Urban Design on behalf of Darlene Singleton of the Rockwall Community Playhouse for the approval of a Zoning Change from Single-Family 7 (SF-7) District to a Planned Development District for Single-Family 7 (SF-7) District land uses for a 1.0061-acre tract of land identified as a portion of Lot 120D and all of Lots 120C & 120G of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 609 E. Rusk Street and 606, 610, & 612 Kaufman 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, January 13 2026 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, January 20, 2026 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](mailto: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 Tuesday, January 20, 2026 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. Z2025-078: Zoning Change from SF-7 to PD**

**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



**Rockwall Planning & Zoning Department**  
City Hall  
385 S. Goliad Street  
Rockwall, Texas 75087

**Subject: Rockwall Community Playhouse Request for Planned Development (PD) Rezoning**

Dear Chairman and Members of the Planning and Zoning Commission,

We are writing to formally request your favorable consideration and recommendation for the rezoning of the property located at the northwest corner of E. Rusk Street and N. Clark Street in Rockwall, Texas. The request is specifically for a Planned Development (PD) zoning designation.

This rezoning is essential to facilitate the proposed redevelopment of the existing site into a state-of-the-art community theater facility. The project is situated on approximately 0.805 acres of land and is designed to continue to significantly enhance the cultural and artistic life of Rockwall.

**Project Overview and Scope**

The proposed redevelopment involves the construction of a new theater facility totaling 11,700 square feet (SF) of new space, consisting of two primary structures:

1. Main Theater Building:
  - This building will be approximately 9,700 SF and will house the main performance space.
  - It will feature a new 160-seat theater, designed to be the centerpiece of the facility.
  - The remainder of the space includes essential support functions: a reception area, administrative offices, green rooms, specialized prop and costume storage, and a workshop.
  - The structure is planned as a single story, with a small technical room situated at the back of the theater.
  
2. Detached Practice Hall:
  - This secondary structure will be approximately 2,000 SF.
  - The practice hall will primarily consist of dedicated practice stage space, providing an invaluable resource for rehearsals and educational programming.

## Architectural and Site Design Intent

The design strategy is focused on creating a vibrant, engaging, and context-sensitive development that integrates with the surrounding area:

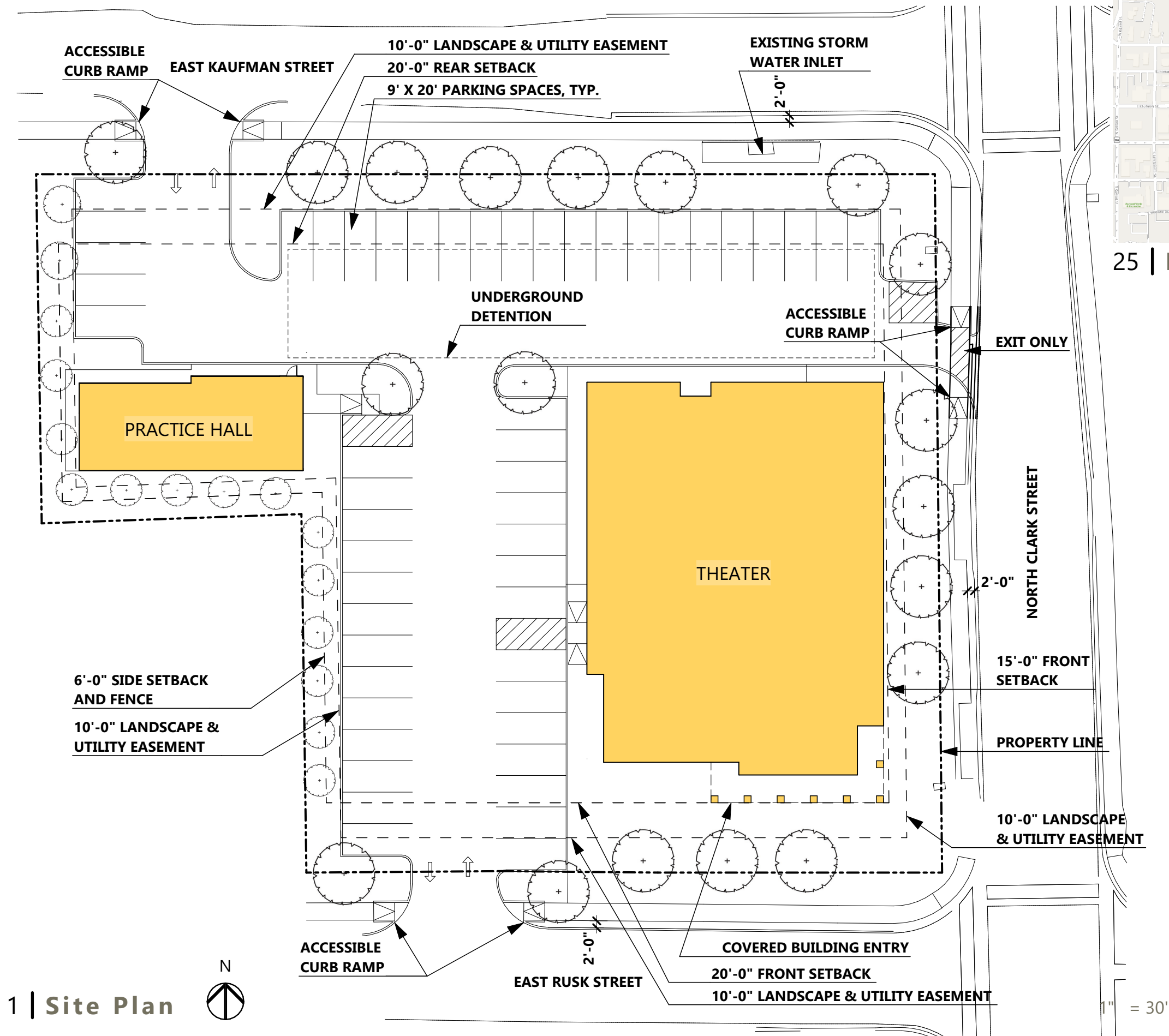
- **E. Rusk Street Engagement:** The main theater building is intentionally positioned to hold the primary corner of the site (E. Rusk St and N. Clark St). The design prominently engages E. Rusk Street to the south by featuring the theater's main entrance and a welcoming covered porch, creating a pedestrian-friendly and inviting public face for the facility.
- **E. Kaufman Street Address:** The detached practice hall will address the north side of the site, with its front door facing E. Kaufman Street. This dual-frontage design helps distribute activity and ensures a thoughtful presence on both street frontages.
- **Internalized Parking:** The site plan has been carefully developed to internalize as much of the required parking as possible. This design approach minimizes the visual impact of parking from the primary streets, reinforcing the traditional walk-able aesthetic in this Historic Neighborhood.

We believe this proposal represents a thoughtful, high-value investment in Rockwall's cultural future. We respectfully ask for your recommendation of approval for the requested Planned Development zoning to allow this important project to move forward.

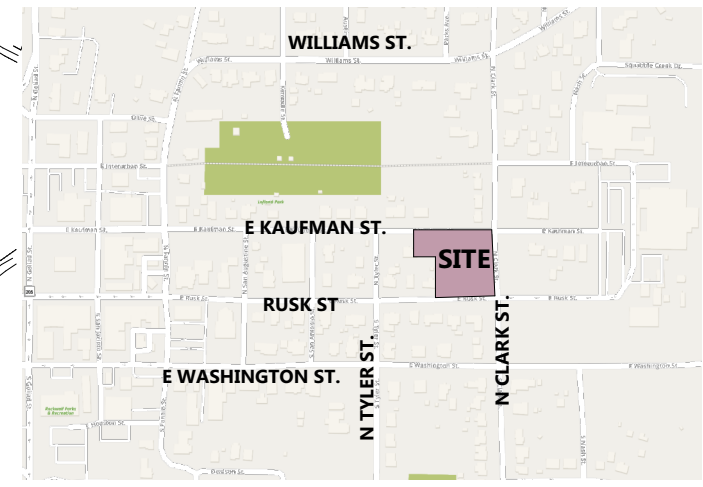
We look forward to presenting the plan to the Commission and are available to answer any questions you may have.

A handwritten signature in black ink, appearing to read 'JHB', is written over a large, stylized, hand-drawn arrow pointing to the left.

Jonathan Brown  
Principal



1 | Site Plan



25 | Location Map

A FIRM WITH A VIBRANT & EXCITING CULTURE RECOGNIZED FOR ELEVATED DESIGN



**Rockwall Community Playhouse**

Rockwall, Texas

**SITE PLAN**

SITE PLAN NOTES AND LEGEND	
---	SETBACK LINE
----	PROPERTY LINE
PROJECT DATA	
SITE:	0.805 AC (35,065.8 SF)
CURRENT LAND USE:	84 SEAT COMMUNITY THEATER
PROPOSED LAND USE:	160 SEAT COMMUNITY THEATER
THEATER:	9,700 SF
PRACTICE HALL:	2,000 SF
TOTAL:	11,700 SF
PARKING PROVIDED:	52 SPACES

Copyright © JHP 2026. Not for Regulatory Approval, Permit or Construction. Carl M. Malcolm, Registered Architect of State of Texas, Registration No. 23379.

#2019009 #Last saved by





## Rockwall Community Playhouse

Rockwall, Texas

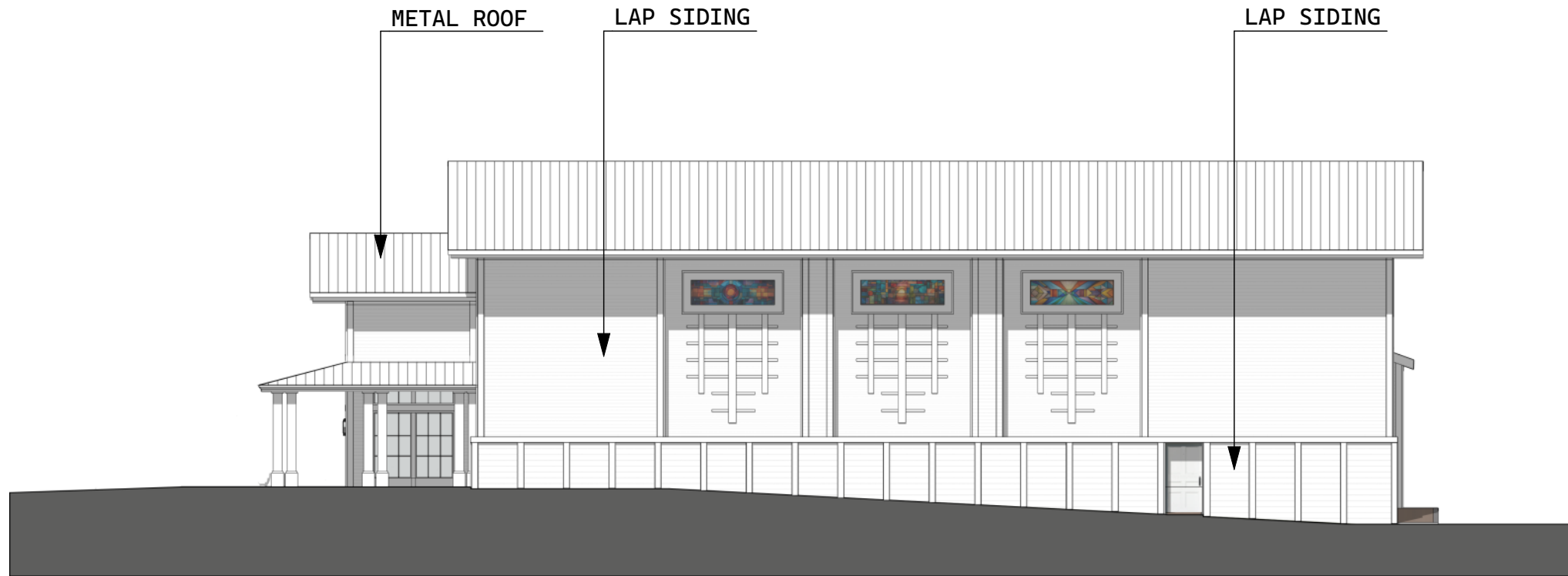
### PLAYHOUSE ELEVATIONS

Copyright © JHP 2025. Not for  
Regulatory Approval, Permit or  
Construction; Carl M. Malcolm, Registered  
Architect of State of Texas, Registration  
No. 23379.

#2019009 thaole

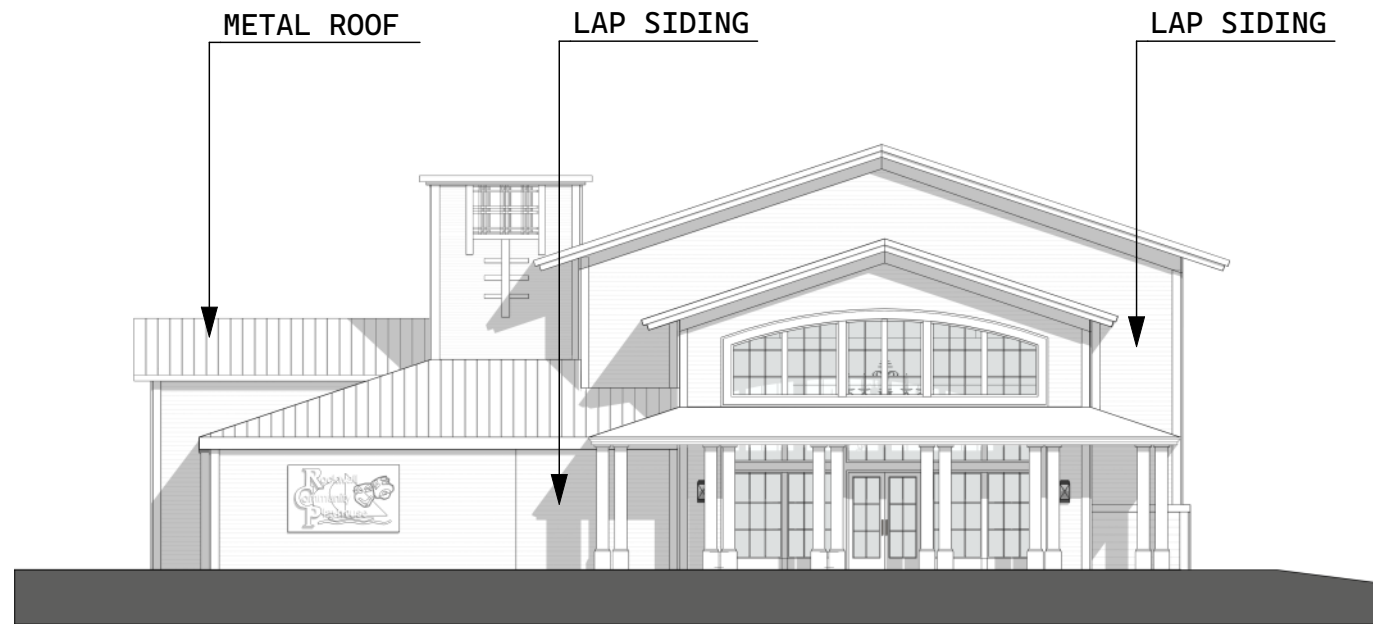


12/9/2025



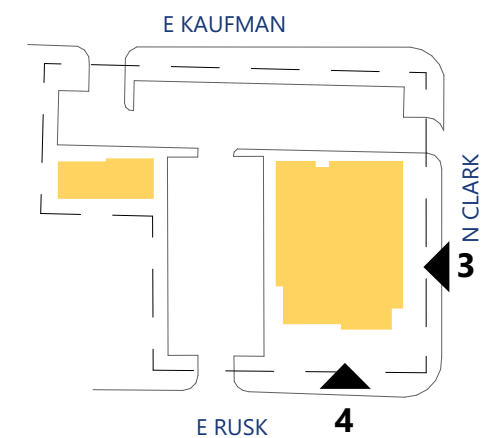
### 3 THEATER - EAST ELEVATION

Scale: 1/16" = 1'-0"



### 4 THEATER - SOUTH ELEVATION

Scale: 1/16" = 1'-0"



2

Key Plan  
NOT TO SCALE

12/9/2025



## Rockwall Community Playhouse

Rockwall, Texas

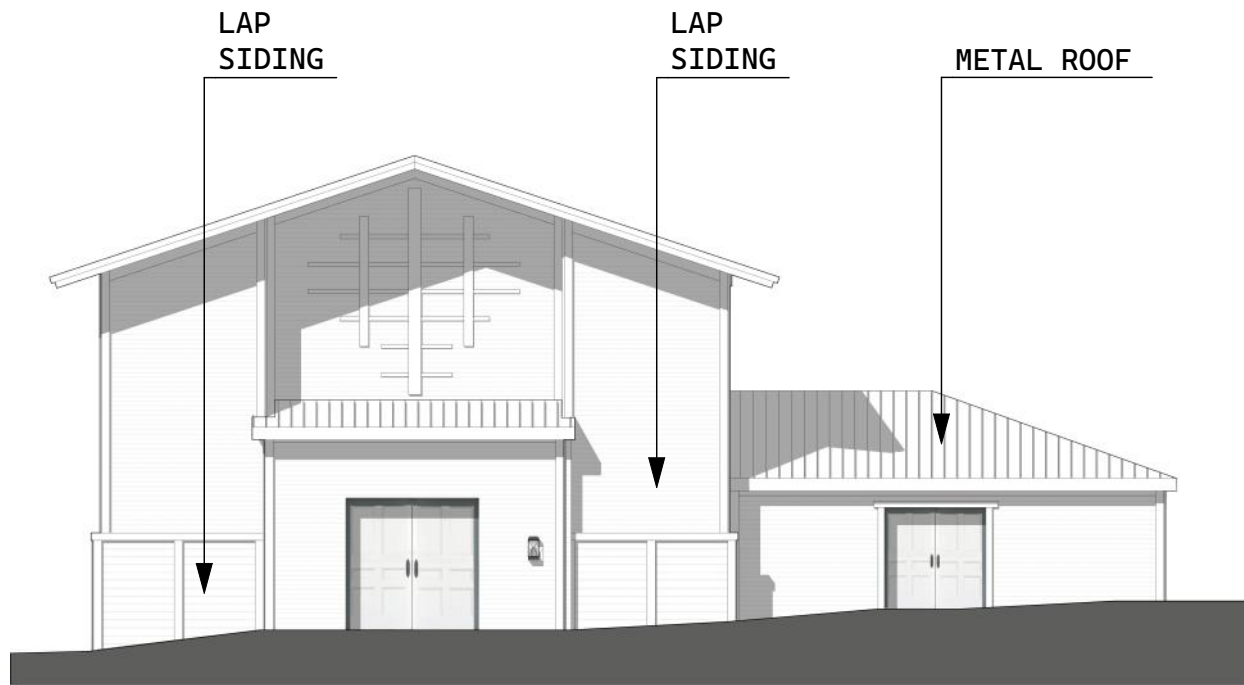
### PLAYHOUSE ELEVATIONS

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Construction; Carl M. Malcolm, Registered  
Architect of State of Texas, Registration  
No. 23379.

#2019009 thaole

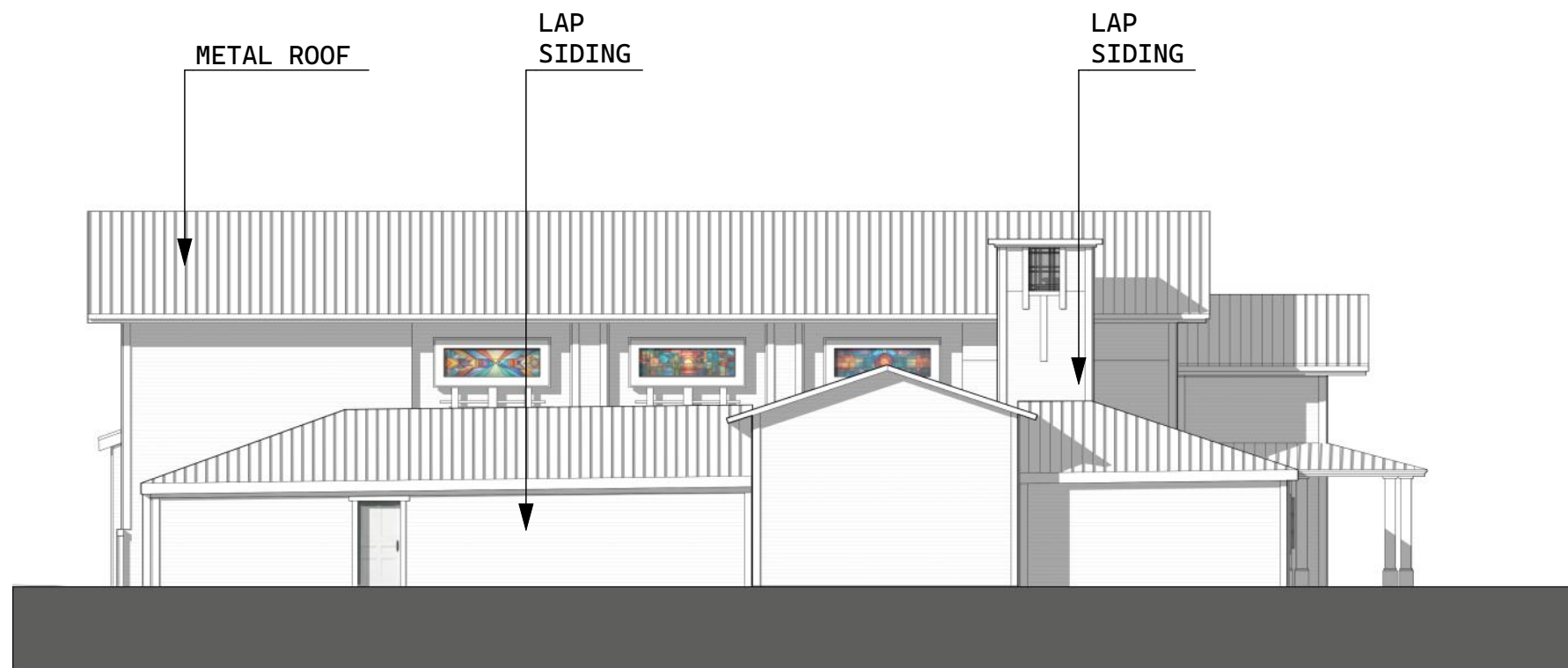


12/9/2025



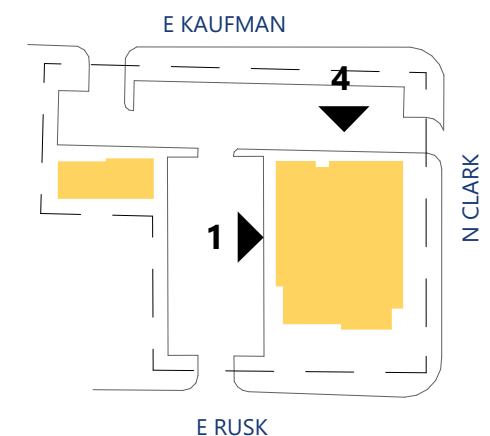
**4** THEATER - NORTH ELEVATION

Scale: 1/16" = 1'-0"



**1** THEATER - WEST ELEVATION

Scale: 1/16" = 1'-0"



**3**

Key Plan

NOT TO SCALE

12/9/2025



**Rockwall Community Playhouse**

Rockwall, Texas

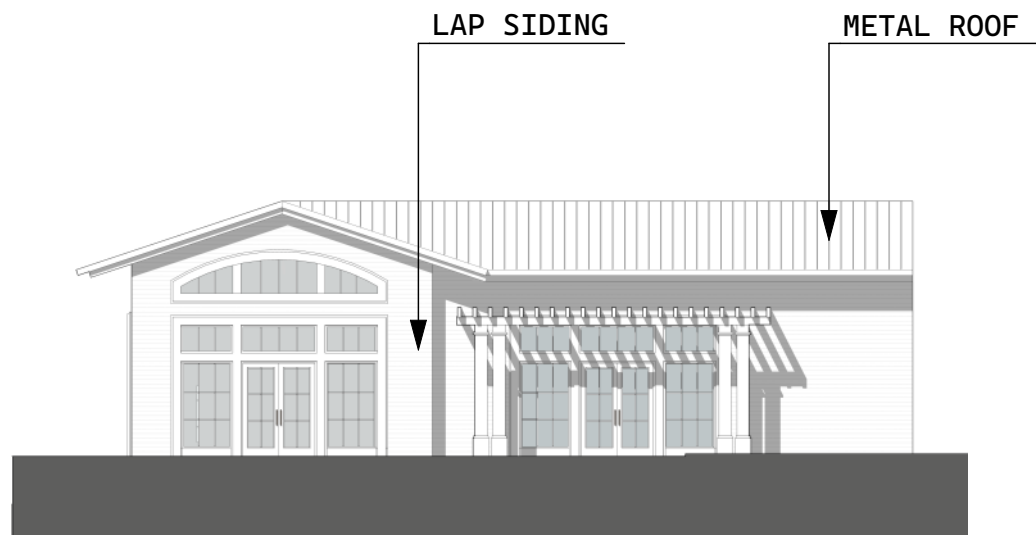
**PRACTICE HALL ELEVATIONS**

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Construction; Carl M. Malcolm, Registered  
Architect of State of Texas, Registration  
No. 23379.

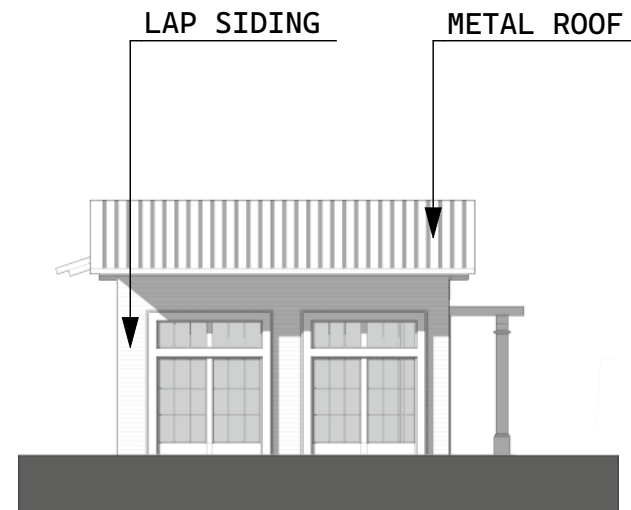
#2019009 thaole



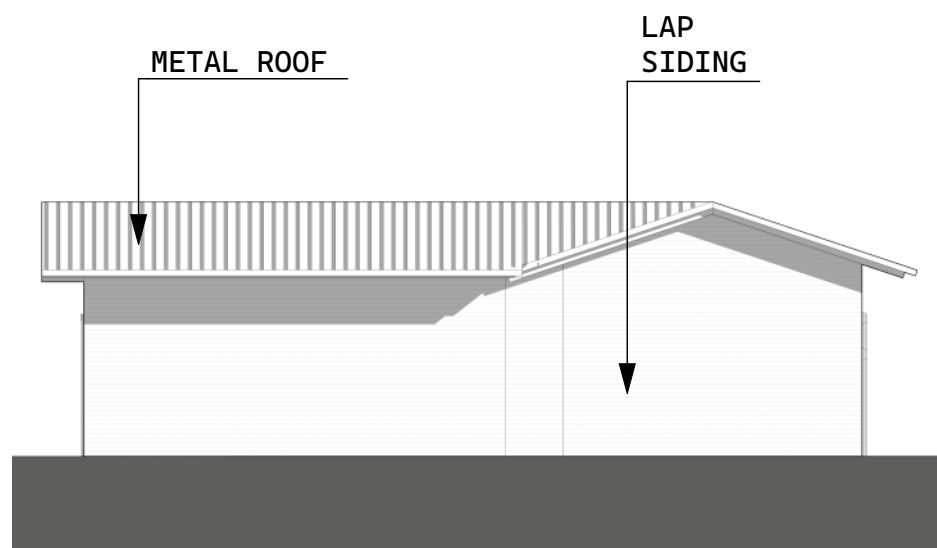
12/9/2025



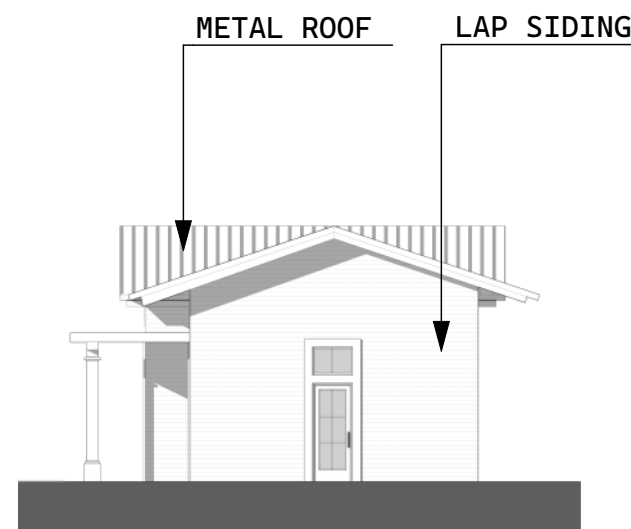
**2** PRACTICE HALL - NORTH ELEVATION  
Scale: 1/16" = 1'-0"



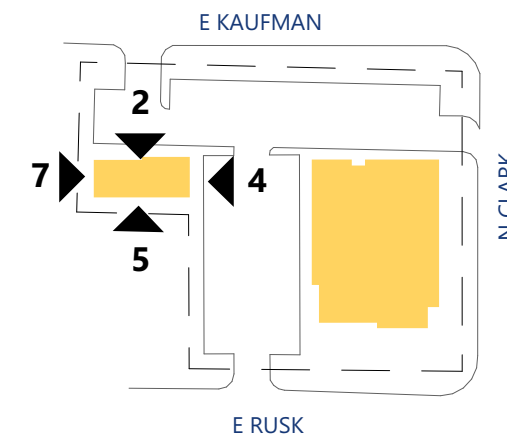
**4** PRACTICE HALL - EAST ELEVATION  
Scale: 1/16" = 1'-0"



**5** PRACTICE HALL SOUTH ELEVATION  
Scale: 1/16" = 1'-0"



**7** PRACTICE HALL - WEST ELEVATION  
Scale: 1/16" = 1'-0"



**1** Key Plan  
NOT TO SCALE



Playhouse  
View from East Rusk Street toward North East



Playhouse  
View from East Rusk Street toward North West



Playhouse  
View from North Clark Street toward North West



Playhouse  
View from East Kaufman Street toward South East



Practice Hall  
View from East Kaufman Street toward South East



Pratcice Hall  
View from East Kaufman Street toward main entrance



**LEGEND:**

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

# PERMITTED LAND USES IN A SINGLE-FAMILY 7 (SF-7) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference <a href="#">Article 13, Definitions</a> ]	CONDITIONAL USE REFERENCE Reference <a href="#">Article 04, Permissible Uses</a>	SINGLE FAMILY 7 (SF-7) DISTRICT
<b>AGRICULTURAL AND ANIMAL RELATED LAND USES</b>	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	<a href="#">(1)</a>		P
Community Garden	<a href="#">(11)</a>	<a href="#">(7)</a>	S
Urban Farm	<a href="#">(12)</a>	<a href="#">(8)</a>	S
<b>RESIDENTIAL AND LODGING LAND USES</b>	2.02(B)	2.03(B)	
Residential Accessory Building or Structure	<a href="#">(1)</a>	<a href="#">(1)</a>	P
Bed and Breakfast	<a href="#">(2)</a>	<a href="#">(2)</a>	S
Residential Garage	<a href="#">(7)</a>	<a href="#">(4) &amp; (5)</a>	A
Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit	<a href="#">(8)</a>	<a href="#">(6)</a>	S
Home Occupation	<a href="#">(9)</a>	<a href="#">(7)</a>	P
Portable Building	<a href="#">(15)</a>	<a href="#">(10)</a>	P
Residential Infill in an Established Subdivision	<a href="#">(16)</a>	<a href="#">(11)</a>	S
Short-Term Rental ( <i>Owner-Occupied, Single-Family Home, Townhome, or Duplex</i> )	<a href="#">(17)</a>	<a href="#">(12)</a>	P
Short-Term Rental ( <i>Non-Owner-Occupied, Single-Family Home, Townhome, or Duplex</i> )	<a href="#">(17)</a>	<a href="#">(13)</a>	P
Short-Term Rental ( <i>Apartment or Condominium</i> )	<a href="#">(17)</a>	<a href="#">(14)</a>	P
Single-Family Detached Structure	<a href="#">(19)</a>	<a href="#">(16)</a>	P
Private Swimming Pool	<a href="#">(21)</a>		A
Private Sports Court with Standalone or Dedicated Lighting	<a href="#">(22)</a>	<a href="#">(18)</a>	S
<b>INSTITUTIONAL AND COMMUNITY SERVICE LAND USES</b>	2.02(C)	2.03(C)	
Church/House of Worship	<a href="#">(4)</a>	<a href="#">(2)</a>	S
Daycare with Seven (7) or More Children	<a href="#">(9)</a>	<a href="#">(4)</a>	S
Group or Community Home	<a href="#">(11)</a>	<a href="#">(5)</a>	P
Public or Private Primary School	<a href="#">(21)</a>	<a href="#">(7)</a>	S
Public or Private Secondary School	<a href="#">(22)</a>	<a href="#">(8)</a>	S
Temporary Education Building for a Public or Private School	<a href="#">(23)</a>	<a href="#">(9)</a>	S
<b>RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES</b>	2.02(E)	2.03(E)	
Public or Private Community or Recreation Club as an Accessory Use	<a href="#">(4)</a>		S
Private Country Club	<a href="#">(5)</a>		S
Temporary Fundraising Events by Non-Profit	<a href="#">(7)</a>	<a href="#">(4)</a>	P
Public Park or Playground	<a href="#">(12)</a>		P
Tennis Courts ( <i>i.e. Not Accessory to a Public or Private Country Club</i> )	<a href="#">(14)</a>		S
<b>RETAIL AND PERSONAL SERVICES LAND USES</b>	2.02(F)	2.03(F)	
Temporary Real Estate Sales Office	<a href="#">(27)</a>		P
<b>COMMERCIAL AND BUSINESS SERVICES LAND USES</b>	2.02(G)	2.03(G)	
Temporary On-Site Construction Office	<a href="#">(18)</a>	<a href="#">(6)</a>	P
<b>INDUSTRIAL AND MANUFACTURING LAND USES</b>	2.02(I)	2.03(I)	
Temporary Asphalt or Concrete Batch Plant	<a href="#">(2)</a>	<a href="#">(2)</a>	P
Mining and Extraction of Sand, Gravel, Oil and/or Other Materials	<a href="#">(12)</a>	<a href="#">(5)</a>	S
<b>UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES</b>	2.02(K)	2.03(K)	

**LEGEND:**

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

## PERMITTED LAND USES IN A SINGLE-FAMILY 7 (SF-7) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference <a href="#">Article 13,</a> <a href="#">Definitions</a> ]	CONDITIONAL USE REFERENCE Reference <a href="#">Article 04,</a> <a href="#">Permissible Uses</a> ]	SINGLE FAMILY 7 (SF-7) DISTRICT
Antenna for a Residential Property	<a href="#">(2)</a>	<a href="#">(1)</a>	A
Antenna for an Amateur Radio	<a href="#">(3)</a>	<a href="#">(2)</a>	A
Antenna Dish	<a href="#">(4)</a>	<a href="#">(3)</a>	A
Utilities ( <i>Non-Municipally Owned or Controlled</i> ), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	<a href="#">(10)</a>		S
Municipally Owned or Controlled Facilities, Utilities and Uses ( <i>Includes Utilities with a Franchise Agreement with the City of Rockwall</i> )	<a href="#">(11)</a>		P
Private Streets	<a href="#">(12)</a>		S
Railroad Yard or Shop	<a href="#">(14)</a>		S
Satellite Dish	<a href="#">(16)</a>		A
Solar Energy Collector Panels and Systems	<a href="#">(17)</a>	<a href="#">(7)</a>	A
Utilities Holding a Franchise from the City of Rockwall	<a href="#">(21)</a>		S
Utility Installation Other than Listed	<a href="#">(22)</a>		S
Utility/Transmission Lines	<a href="#">(23)</a>		S

# 05 FUTURE LAND USE PLAN

## 01 LAND USE PLAN DESIGNATIONS

### 01.01 RESIDENTIAL ● ● ●

#### ● LOW DENSITY RESIDENTIAL (LDR)

The *Low Density Residential* land use category consists of residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (see Chapter 8, *Residential Developments, of this Comprehensive Plan*).

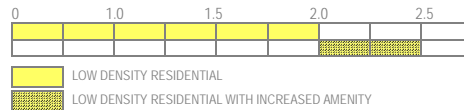
##### DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Suburban, Estate and Rural Residential (i.e. *Single-Family Detached Homes*)
- 2 Secondary Land Uses: Amenities, Parks, Open Space, and Institutional/Civic Land Uses
- 3 Zoning Districts: All Single-Family Estate (SFE) Districts (i.e. SFE 1.5, 2.0 & 4.0), certain Planned Development (PD) Districts and the Single-Family One (SF-1) District.

##### EXISTING LAND USE EXAMPLES

- 1 Breezy Hill Subdivision
- 2 Stone Creek Subdivision
- 3 Oaks of Buffalo Way Subdivision

##### RESIDENTIAL DENSITY CHART



#### ● MEDIUM DENSITY RESIDENTIAL (MDR)

The *Medium Density Residential* land use category consists of residential subdivisions that are greater than two and one-half (2½) units per gross acre, but not higher than three (3) units per gross acre; however, a density of up to three and one-half (3½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (see Chapter 8, *Residential Developments, of this Comprehensive Plan*).

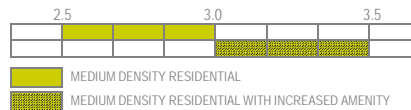
##### DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Suburban Residential (i.e. *Single-Family Detached Homes*)
- 2 Secondary Land Uses: Amenities, Parks, Open Space, and Institutional/Civic Land Uses
- 3 Zoning Districts: Certain Planned Development (PD) Districts and the Single-Family 16 (SF-16) District

##### EXISTING LAND USE EXAMPLES

- 1 Caruth Lakes Subdivision
- 2 Lago Vista Subdivision
- 3 Park Place Subdivision

##### RESIDENTIAL DENSITY CHART



#### ● HIGH DENSITY RESIDENTIAL (HDR)

The *High Density Residential* land use category may consist of single-family residential homes, duplexes, townhomes, apartments, lofts, condominiums or other forms of housing that exceed three and one-half (3½) units per gross acre. These developments should contain increased amenities and open space, and incorporate pedestrian connectivity to adjacent land uses.

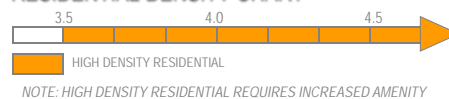
##### DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Suburban and Urban Residential (i.e. *Single-Family Detached, Single-Family Attached, Zero Lot Line Homes, Townhomes, Duplexes, Condominiums and Multi-Family Apartments*)
- 2 Secondary Land Uses: Amenities, Parks, Open Space, and Institutional/Civic Land Uses
- 3 Zoning Districts: Certain Planned Development (PD) Districts, Single-Family 10 (SF-10) District, Single-Family 8.4 (SF-8.4) District, Single-Family 7 (SF-7) District, Zero Lot Line (ZL-5) District, Two Family (2F) District, and the Multi-Family 14 (MF-14) District.

##### EXISTING LAND USE EXAMPLES

- 1 Turtle Cove Subdivision
- 2 Sixteen50 @ Lake Ray Hubbard Apartments
- 3 Mission Rockwall Apartment Complex

##### RESIDENTIAL DENSITY CHART



# 02 DOWNTOWN DISTRICT

## DISTRICT DESCRIPTION

The *Downtown District* is the cultural heart of the community and embodies the small town atmosphere that is characteristic of the City of Rockwall. Being the original town area, this district is significantly developed and contains the City's oldest residential and commercial buildings. This district also includes the City's Old Town Rockwall (OTR) Historic District, which is composed of housing that dates back to the late 1800's. The *North Goliad Corridor* -- also identified by its zoning classification (i.e. PD-50) -- is a unique *Live/Work* corridor that supports a range of small boutiques (with a SUP) and offices, and represents a successful adaptive reuse effort by the City. In the future, the City will need to balance the attractiveness of redevelopment in the Downtown area with the small town atmosphere that makes Rockwall unique to its residents.

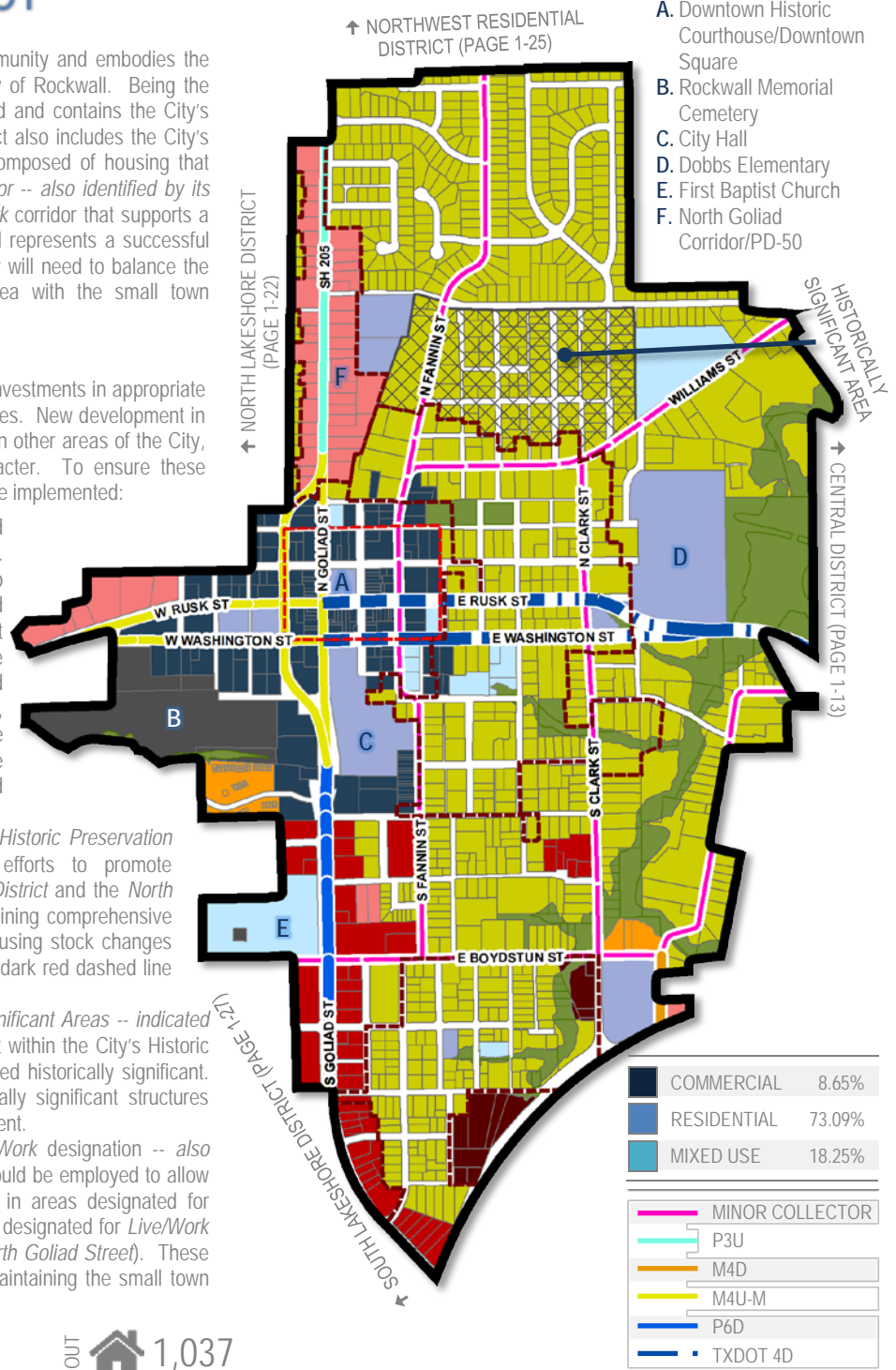
## DISTRICT STRATEGIES

The *Downtown District* will continue to prosper through investments in appropriate infill development and adaptive reuse of existing structures. New development in this area should be held to a higher level of scrutiny than other areas of the City, to ensure that the district retains its small-town character. To ensure these objectives are achieved, the following strategies should be implemented:

- 1 Downtown Square.** The *Downtown Square* should be preserved as a historical mixed-use area. Adaptive reuse strategies should be employed to protect and preserve the historic architecture and significance in the district, and redevelopment should be discouraged. In cases where redevelopment is appropriate, architecture and design standards that take into account the form, function and time-period of the existing of the downtown square should be implemented. The downtown square is indicated by the red dashed line (---).
- 2 Historic District and North Goliad Corridor.** The *Historic Preservation Advisory Board (HPAB)* should continue its efforts to promote preservation and appropriate infill in the *Historic District* and the *North Goliad Corridor* (i.e. PD-50). This includes maintaining comprehensive and accurate records of how this area and its housing stock changes over time. The Historic District is indicated by the dark red dashed line on the district map (---).
- 3 Historically Significant Areas.** The *Historically Significant Areas* -- indicated in the crosshatched area --- are areas that are not within the City's Historic District, but contain housing stock that is considered historically significant. This area should look to preserve these historically significant structures while continuing to allow appropriate infill development.
- 4 Live/Work.** The flexibility provided by the *Live/Work* designation -- also allowed in the *Downtown (DT)* zoning district -- should be employed to allow for adaptive reuse of the existing housing stock in areas designated for *Downtown (DT)* District land uses and in the areas designated for *Live/Work* land uses (i.e. adjacent to *W. Rusk Street* and *North Goliad Street*). These districts are important to allowing change while maintaining the small town atmosphere of the Downtown area.

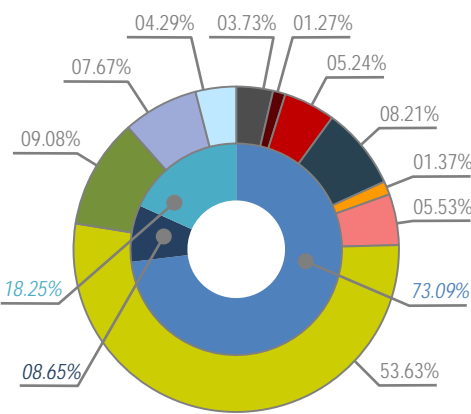
## POINTS OF REFERENCE

- A. Downtown Historic Courthouse/Downtown Square
- B. Rockwall Memorial Cemetery
- C. City Hall
- D. Dobbs Elementary
- E. First Baptist Church
- F. North Goliad Corridor/PD-50



COMMERCIAL	8.65%
RESIDENTIAL	73.09%
MIXED USE	18.25%

MINOR COLLECTOR	
P3U	
M4D	
M4U-M	
P6D	
TXDOT 4D	



BUILD OUT	1,037
CURRENT	926
% OF ROCKWALL	4.63%
	2,639
	248
	2,370
	13.64%
	3.98%

CEMETERY (CEM)	17.11-ACRES
COMMERCIAL/INDUSTRIAL (CI)	5.82-ACRES
COMMERCIAL/RETAIL (CR)	24.06-ACRES
DOWNTOWN (DT)	37.67-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	6.27-ACRES
LIVE/WORK (LW)	25.38-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	246.20-ACRES
PARKS AND OPEN SPACE (OS)	41.69-ACRES
PUBLIC (P)	35.21-ACRES
QUASI-PUBLIC (QP)	19.70-ACRES

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

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, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM A SINGLE FAMILY 7 (SF-7) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD - XX) FOR SINGLE- FAMILY 7 (SF-7) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 1.0061-ACRE TRACT OF LAND IDENTIFIED AS PORTION OF LOT 120D AND ALL OF LOTS 120C & 120G OF THE B. F. BOYDSTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY EXHIBIT 'A'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF 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**, the City has received a request from Jonathan Brown on behalf of Darlene Singleton, requesting the approval of a zoning change from a Single Family 7 (SF-7) District to a Planned Development District for Single Family 7 (SF-7) District land uses being a 1.0061-acre tract of land identified as a portion of Lot 120D and all of Lots 120C & 120G of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, more fully described and depicted in *Exhibit 'A'* of this ordinance, which hereinafter 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, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

**SECTION 1.** That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

**SECTION 2.** That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 3.** That development of the *Subject Property* shall generally be in accordance with the *Conceptual Building Elevations*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*,

**SECTION 4.** That development of the *Subject Property* shall generally be in accordance with the *PD Development Standards*, described in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*,

**SECTION 5.** That the official zoning map of the City of Rockwall, Texas be corrected to reflect the change in zoning described here in.

**SECTION 6.** That 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 offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

**SECTION 7.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 20-02*], 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 for this ordinance are declared to be severable;

**SECTION 8.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 20-02*] of any provision of the *City Code*, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [*Ordinance No. 20-02*] (*including references to the Unified Development Code*), and references to overlay districts, in this ordinance or any of the *Exhibits* hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

**SECTION 9.** 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 2<sup>nd</sup> DAY OF FEBRUARY, 2026.**

---

Tim McCallum, *Mayor*

**ATTEST:**

---

Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

---

Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: January 20, 2026

2<sup>nd</sup> Reading: February 2, 2026

DRAFT  
ORDINANCE  
01.13.2026

**EXHIBIT 'A':**  
*Legal Description and Survey*

**BEING** 1.04 acres of land situated in Abstract 14, B.F. Boydston Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** in the Northwest corner of North Clark Street and East Rusk Street, RCAD#14333, (NAD83 Texas State Plane GPS Coordinate (Grid): E 2,596,018.343, N 7,027,794.521 Feet);

**THENCE** South 88°46'33" West, along the Northern Right of Way of East Rusk Street, a distance of 189.985 feet for a corner;

**THENCE** North 01°14'22" West, a distance of 105.104 feet for a corner;

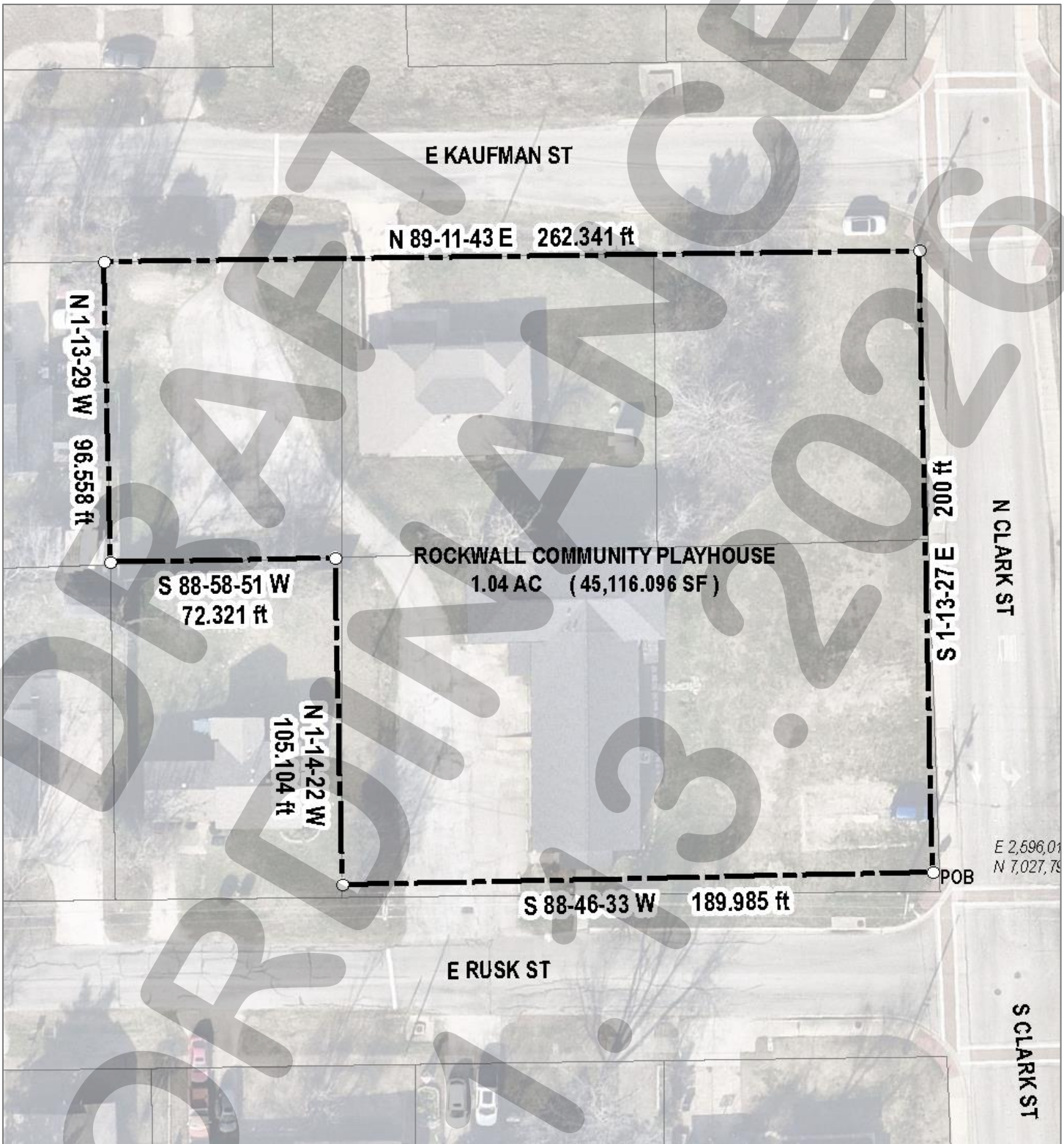
**THENCE** South 88°58'51" West, a distance of 72.321 feet for a corner;

**THENCE** North 01°13'29" West, a distance of 96.558 feet for a corner;

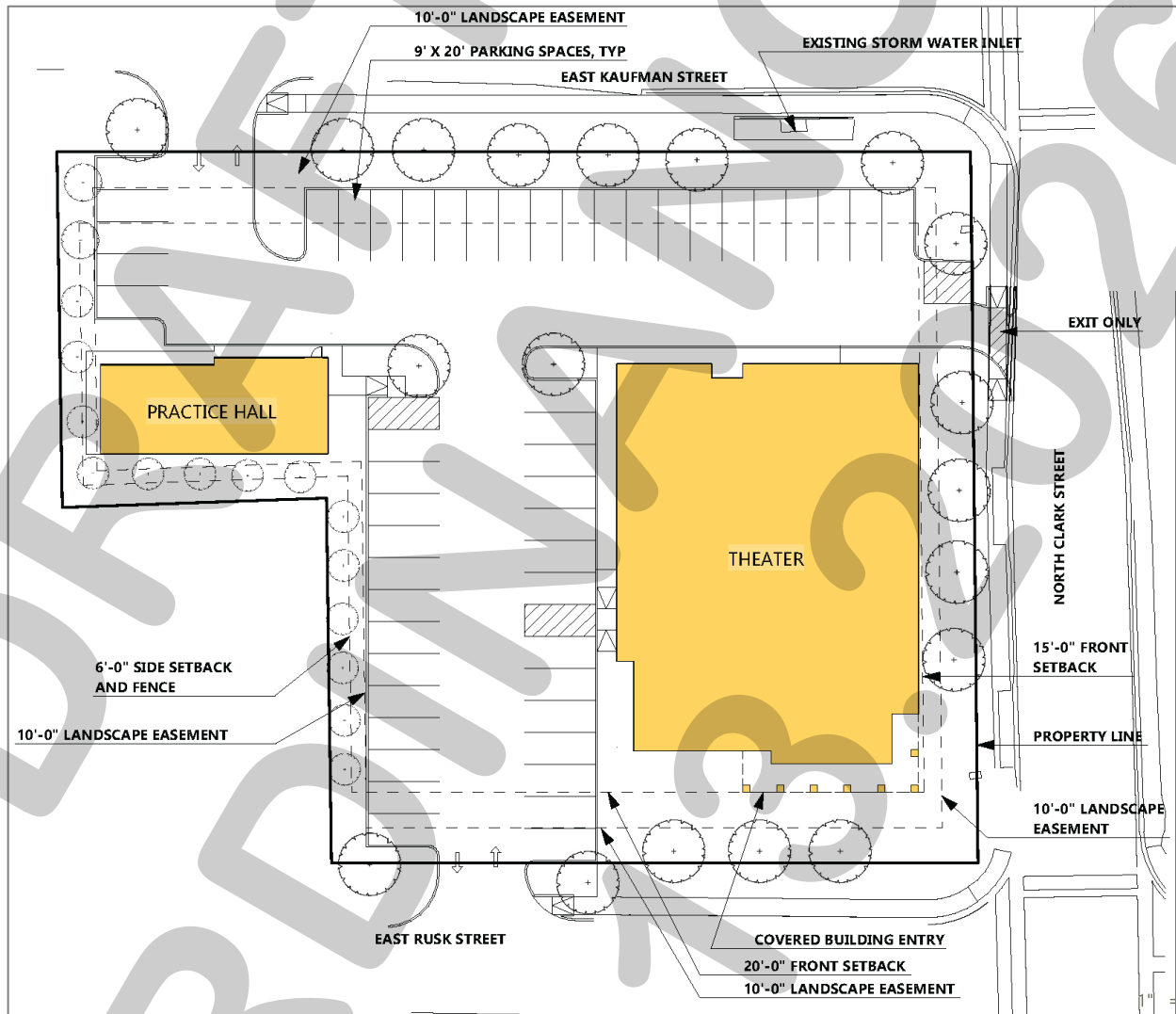
**THENCE** North 89°11'43" East, along the Southern Right of Way of East Kaufman Street, a distance of 262.341 feet for a corner;

**THENCE** South 01°13'27" East, along the Western Right of Way of North Clark Street, a distance of 200.00 feet to the **POINT OF BEGINNING AND CONTAINING** 1.04 acres of land (45,116.096 square feet) more or less.

**EXHIBIT 'A':**  
Legal Description and Survey



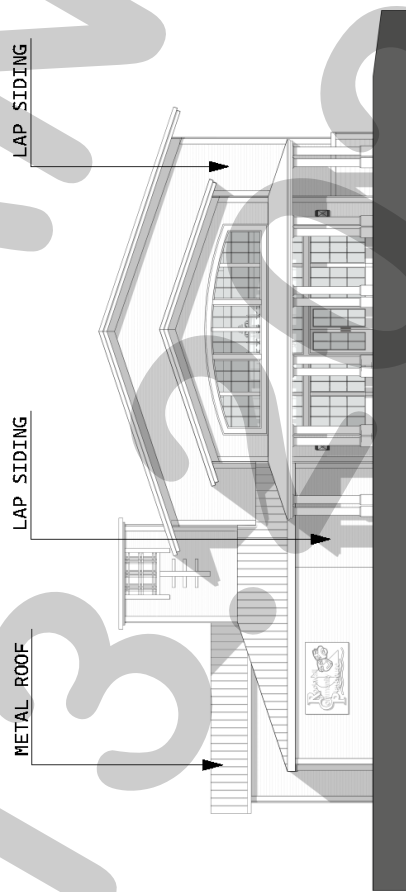
**EXHIBIT 'B':**  
Concept Plan



**EXHIBIT 'C':**  
Conceptual Building Elevations

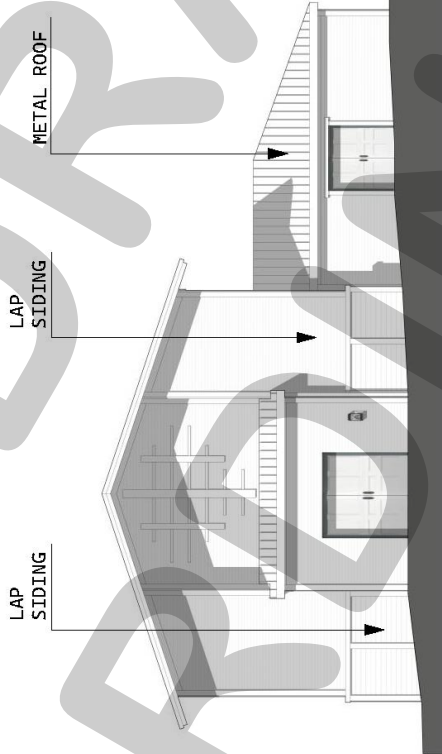


**3** THEATER - EAST ELEVATION  
Scale: 1/16" = 1'-0"

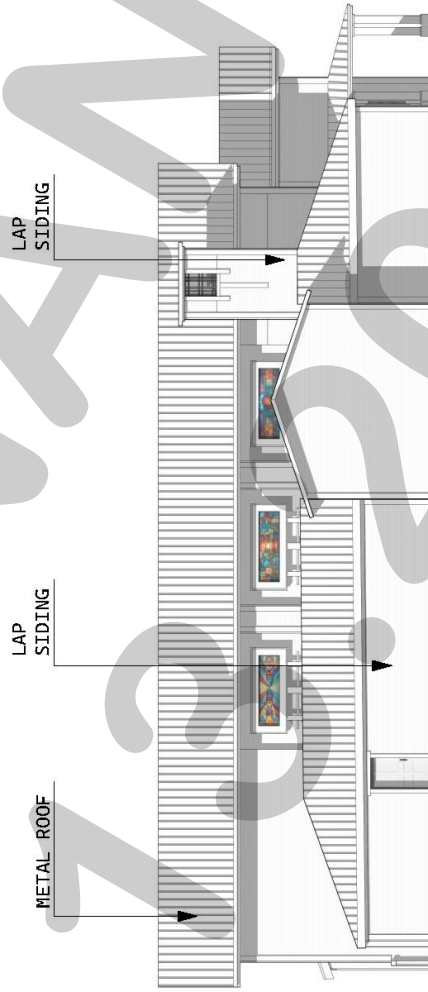


**4** THEATER - SOUTH ELEVATION  
Scale: 1/16" = 1'-0"

**EXHIBIT 'C':**  
Conceptual Building Elevations

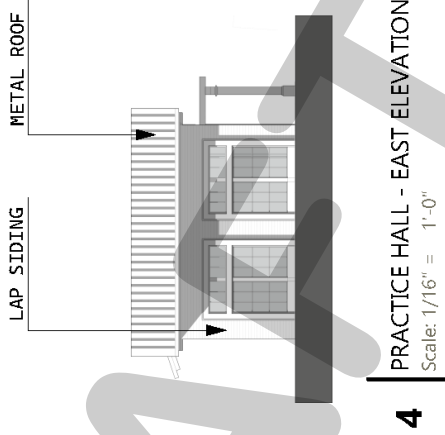


**4** THEATER - NORTH ELEVATION  
Scale: 1/16" = 1'-0"

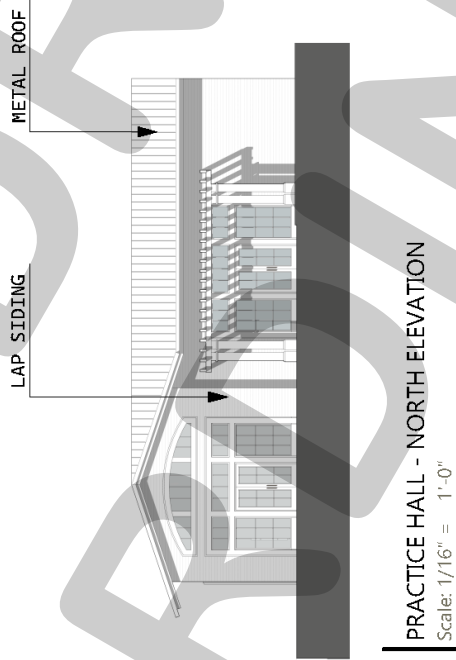


**1** THEATER - WEST ELEVATION  
Scale: 1/16" = 1'-0"

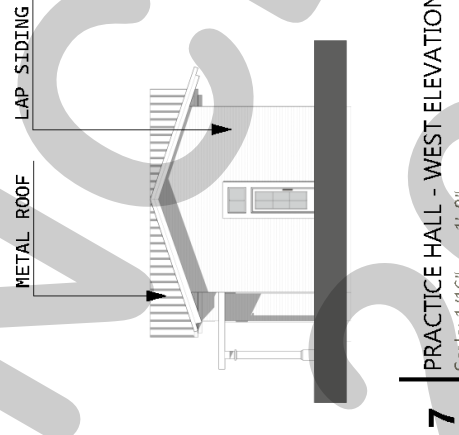
**EXHIBIT 'C':**  
Conceptual Building Elevations



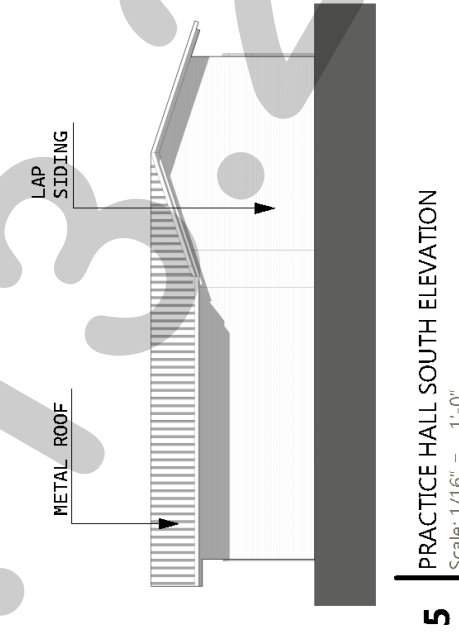
**4** PRACTICE HALL - EAST ELEVATION  
Scale: 1/16" = 1'-0"



**2** PRACTICE HALL - NORTH ELEVATION  
Scale: 1/16" = 1'-0"



**7** PRACTICE HALL - WEST ELEVATION  
Scale: 1/16" = 1'-0"



**5** PRACTICE HALL SOUTH ELEVATION  
Scale: 1/16" = 1'-0"

**EXHIBIT 'D':**  
PD Development Standards

**Density and Development Standards.**

(1) Permitted Uses. Unless specifically provided by this Planned Development District, only those land uses permitted within the Single Family 7 (SF-7) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future, are allowed on the *Subject Property*; however, the following additional land uses shall be permitted on the *Subject Property*:

The following land uses shall be permitted *by-right* on the Subject Property:

Theater<sup>1</sup>

NOTE:

<sup>1</sup>: Theater. A *Theater*, shall be defined as a *Community Theater*, whereas a *Community Theater* is a locally organized performing arts organization that produces theatrical productions primarily for the enjoyment, participation, and cultural enrichment of the local community.

(2) Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 7 (SF-7) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property*. All development on the *Subject Property* shall conform to the standards depicted in *Table 1*, which are as follows:

TABLE 1: DENISTY AND DIMENSIONAL REQUIREMENTS

<u>ORDINANCE PROVISIONS</u>	<u>ZONING DISTRICT STANDARDS</u>
<u>MINIMUM LOT AREA</u>	7,000 SF
<u>MINIMUM LOT FRONTAGE</u>	60'
<u>MINIMUM LOT DEPTH</u>	100'
<u>MINIMUM FRONT YARD SETBACK</u>	X=20' E. KAUFMAN STREET X=15' N. CLARK STREET X=20' E. RUSK STREET
<u>MINIMUM REAR YARD SETBACK</u>	10'
<u>MINIMUM SIDE YARD SETBACK</u>	10'
<u>SIDE YARD ADJACENT TO RESIDENTIAL</u>	10'
<u>MAXIMUM BUILDING HEIGHT</u>	35'
<u>MAX BUILDING/LOT COVERAGE</u>	45%
<u>MINIMUM NUMBER OF PARKING SPACES</u>	1 PER 3.20 SEATS

(3) Residential Adjacency. The *Subject Property* shall be required to provide and maintain a ten (10) foot landscape buffer adjacent to any residentially zoned or used property. The buffer shall include a minimum of a six (6) foot or a maximum of eight (8) foot standard cedar fence, canopy trees on 20-foot centers, and a row of evergreen shrubs along the entire adjacency.

(4) Landscape Standards. Landscaping shall be reviewed and approved with the Site Plan. All *Canopy/Shade Trees* planted within this Planned Development District shall be a minimum of four (4) caliper inches in size, all *Accent/Ornamental/Under-Story Trees* shall be a minimum

**EXHIBIT 'D':**  
*PD Development Standards*

of four (4) feet in total height, all *Shrubs* shall be a minimum of five (5) gallons at the time of planting.

- (1) *Landscape Buffer (E. Kaufman Street)*. A minimum of a ten (10) foot landscape buffer shall be provided along E. Kaufman Street, and shall incorporate a row of evergreen shrubs along the entire frontage.
- (2) *Landscape Buffer (N. Clark Street)*. A minimum of a ten (10) foot landscape buffer shall be provided along N. Clark Street, and shall incorporate one (1) accent tree per 50-feet of linear frontage and a row of evergreen shrubs along the entire frontage.
- (3) *Landscape Buffer (E. Rusk Street)*. A minimum of a ten (10) foot landscape buffer shall be provided along N. Clark Street, and shall incorporate one (1) canopy tree and one (1) accent tree per 50-feet of linear frontage, and a row of evergreen shrubs along the entire frontage.



# 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

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**TO:** Mayor and City Council  
**DATE:** January 20, 2026  
**APPLICANT:** Jonathan Brown, AIA; *JHP Architecture/Urban Design*  
**CASE NUMBER:** Z2025-078; *Zoning Change (SF-7 to PD)*

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### **SUMMARY**

Hold a public hearing to discuss and consider a request by Johnathan Brown, AIA of JHP Architecture/Urban Design on behalf of Darlene Singleton of the Rockwall Community Playhouse for the approval of a Zoning Change from Single-Family 7 (SF-7) District to a Planned Development District for Single-Family 7 (SF-7) District land uses for a 1.0061-acre tract of land identified as a portion of Lot 120D and all of Lots 120C & 120G of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 609 E. Rusk Street and 606, 610, & 612 Kaufman Street, and take any action necessary.

### **BACKGROUND**

The subject property was annexed prior to 1911 based on the April 1911 Sanborn Maps. According to the January 3, 1972 zoning map the subject property was zoned Single-Family 3 (SF-3) District. At some point between January 22, 1982 and May 16, 1983 the subject property was rezoned from a Single-Family 3 (SF-3) District to Single-Family 7 (SF-7) District. The property has remained zoned Single Family (SF-7) District since this date.

On April 20, 2017, the Historic Preservation Advisory Board (HPAB) approved a motion to delay a Certificate of Appropriateness (COA) [Case No. H2017-004] to allow the demolition of the Old Rockwall Water Pump House for 60-days. Ultimately, the building was not purchased and was demolished. This represents the only changes made to the subject property.

On May 30, 2025, the applicant -- *Jonathan Brown, AIA of JHP Architecture and Urban Design* -- submitted a request for a Certificate of Appropriateness (COA) to allow [1] the demolition of two (2) Medium Contributing Structures, [2] the construction of a new performance center and practice hall, and [3] a zoning change from a Single-Family 7 (SF-7) District to a Planned Development District for two (2) Medium-Contributing Properties, one (1) Low Contributing Property, and two (2) Non-Contributing Properties. Ultimately, on July 17, 2025, the Historic Preservation Advisory Board (HPAB) approved a motion to allow the applicant to withdraw the request following a public hearing. The purpose of the withdraw, was to allow the applicant additional time to meet with the community to discuss the design of the project. Following this withdraw, the applicant submitted a new COA request [Case No. H2025-019] on October 29, 2025 for the same request; however, a new concept plan and conceptual building elevations were provided. On November 20, 2025, the Historic Preservation Advisory Board (HPAB) approved a motion to approve the COA by a vote of 5-0, with Board Members McNeely and Lewis absent. Based on the approval of the Certificate of Appropriateness (COA), the Historic Preservation Advisory Board (HPAB) has sent forward a recommendation of approval to the Planning and Zoning Commission for the proposed zoning change.

### **PURPOSE**

On December 12, 2025, the applicant -- *Johnathan Brown, AIA of JHP Architecture/Urban Design* -- submitted an application requesting to change the zoning of the subject property from a Single Family 7 (SF-7) District to a Planned Development District for Single Family 7 (SF-7) District land uses, with the addition of the *Community Theater* land use being permitted by-right.

## **ADJACENT LAND USES AND ACCESS**

The subject property is located at 609 E. Rusk Street and 606, 610, & 612 Kaufman Street. The land uses adjacent to the subject property are as follows:

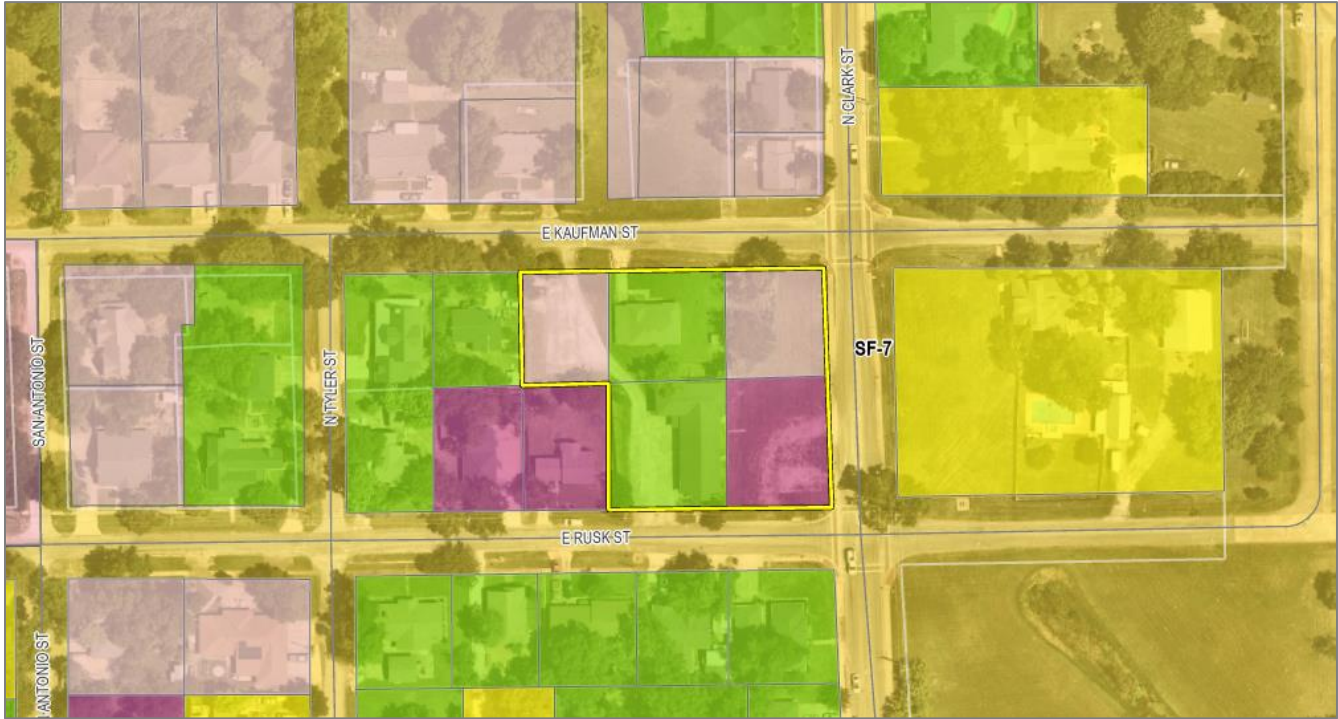
North: Directly north of the subject property is E. Kaufman Street, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are three (3) parcels of land, one (1) parcel (*i.e. part of Block 22, F&M Addition*) is vacant and the other two (2) parcels (*i.e. 201 & 203 N. Clark Street*) are developed with single-family homes that are designated as *Low Contributing Properties*. Following this is a 0.3230-acre parcel of land (*i.e. 205 N. Clark Street*) developed with a single-family home that is designated as a *Medium Contributing*. North of this is a 30-foot right-of-way developed with a sidewalk that serves *Lofland Park*, which is a 1.377-acre public park owned by the City of Rockwall. All of these properties are zoned Single Family 7 (SF-7) District and are located within the Old Town Rockwall (OTR) Historic District.

South: Directly south of the subject is E. Rusk Street, which is identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are five (5) parcels of land (*i.e. 606, 608, & 610 E. Rusk Street; 102 & 106 S. Clark Street; 609 E. Washington Street*) developed with one (1) *Duplex* and four (4) single-family homes. All of these properties are classified a *Medium Contributing Properties* within the Old Town Rockwall (OTR) Historic District and are zoned Single Family 7 (SF-7) District. Following this is E. Washington Street, which is identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is N. Clark Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 1.503-acre parcel of land (*i.e. 104 S. Clark Street*) developed with a single-family home that is designated as a *High Contributing Property* and is located within the Old Town Rockwall (OTR) Historic District. Following this is the boundary for the Old Town Rockwall (OTR) Historic District. East of this is an 18.407-acre parcel of land (*i.e. Rockwall School No. 1 Addition*) developed with the Howard Dobbs Elementary School. Both of these properties are zoned Single Family 7 (SF-7) District.

West: Directly west of the subject property are two (2) parcels of land (*i.e. 603 & 605 E. Rusk Street*) developed with *Low Contributing* single-family homes. Beyond this are three (3) parcels of land (*i.e. 604 E. Kaufman Street; 601 E. Rusk Street; 102 N. Tyler Street*) developed with single-family homes that are designated as *Medium Contributing Properties*. Following this is N. Tyler Street, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. All of these properties are zoned Single-Family 7 (SF-7) District and are located within the Old Town Rockwall (OTR) Historic District.

**MAP 1: LOCATION MAP**  
**YELLOW: SUBJECT PROPERTY**



**CHARACTERISTICS OF THE REQUEST**

Currently established on the subject property is a single-family home and a legally non-conforming *Community Theater* (i.e. *Rockwall Community Playhouse*). The applicant has submitted a request to change the zoning on the subject property from Single Family 7 (SF-7) District to a Planned Development District for Single Family 7 (SF-7) District land uses, with the *Community Theater* land use to be permitted by-right. The applicant has indicated that this request is being made in order to allow the *Theater* (i.e. *Rockwall Community Playhouse*) to construct a new facility, given that the existing Single Family 7 (SF-7) District does not permit the *Theater* land use. Staff should note, that within the *Draft Ordinance* the *Theater* land use is defined as “a *Community Theater*, whereas a *Community Theater* is a locally organized performing arts organization that produces theatrical productions primarily for the enjoyment, participation, and cultural enrichment of the local community.” This definition mitigates the risk of a large *Theater* being established on the subject property that is not in kind to the surrounding neighborhood, and does not benefit a local performing arts organization. Included with the applicant’s request is a *Concept Plan* and *Conceptual Building Elevations*. Based on the applicant’s provided documents, staff has prepared a summary of the dimensional requirements contained within the Planned Development District ordinance for the subject property. The projects conformance with the proposed standards is as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Proposed Conformance to the Standards</i>
<i>Minimum Lot Area</i>	<i>7,000 SF</i>	<i>X=35,066 SF; In Conformance</i>
<i>Minimum Lot frontage</i>	<i>60-Feet</i>	<i>X&gt;60-feet; In Conformance</i>
<i>Minimum Lot Depth</i>	<i>100-Feet</i>	<i>X=100-feet; In Conformance</i> <i>X=20-feet E. Kaufman Street; In Conformance</i>
<i>Minimum Front Yard Setback</i>	<i>20-Feet</i>	<i>X=15-feet N. Clark Street; Non-Conforming</i> <i>X=20-feet E. Rusk Street; In Conformance</i>
<i>Minimum Rear Yard Setback</i>	<i>10-Feet</i>	<i>X&gt;10-feet; In Conformance</i>
<i>Minimum Side Yard Setback</i>	<i>10-Feet</i>	<i>X&gt;10-feet; In Conformance</i>
<i>Side Yard Adjacent to Residential</i>	<i>20-Feet</i>	<i>X=10-feet; Non-Conforming</i>
<i>Maximum Building Height</i>	<i>32-Feet</i>	<i>X=35-feet; Non-Conforming</i>
<i>Max Building/Lot Coverage</i>	<i>45%</i>	<i>X=33.37%; In Conformance</i>

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Proposed Conformance to the Standards</i>
<i>Minimum Number of Parking Spaces</i>	<i>1/3 Seats = 54 spaces</i>	<i>X=51; Non-Conforming</i>

## **INFRASTRUCTURE**

Based on the applicant's concept plan and the proposed density, the following infrastructure is required to be constructed to provide adequate public services for the proposed development:

- (1) Roadways. Based on the proposed *Concept Plan* the applicant will not be required to improve any of the existing roadways; however, a five (5) foot sidewalk must be constructed two (2) feet back from any adjacent roadway and must be designed in accordance with the requirements of the Engineering Department's *Design and Construction Manual*.
- (2) Wastewater. The applicant has access to an eight (8) inch sewer main along E. Rusk Street, E. Kaufman Street, and N. Clark Street for this development.
- (3) Water. The applicant has access to an eight (8) inch water main along E. Rusk Street, E. Kaufman Street, and N. Clark Street for this development.
- (4) Drainage. Detention will be required and sized per the Engineering Standards of *Design and Construction Manual*, be situated outside the floodplain, is based on zoning and not land use. In addition, the detention will be based on any increased impervious area, where the existing impervious area is detained for at a C-value of 0.5, and new impervious area is detained for at a C-value of 0.9.

## **CONFORMANCE TO THE CITY'S CODES**

The proposed Planned Development District conforms to the majority of the City's code requirements; however, it should be noted that the development standards contained within the Planned Development District ordinance deviate from the requirements of the Unified Development Code (UDC), the Municipal Code of Ordinances, and the Engineering Department's *Standards of Design and Construction Manual* in the following ways:

- (1) Setback Requirements. According to Subsection 07.01, *Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the front yard setback adjacent to a street should be 20-feet in a Single-Family 7 (SF-7) District. In this case, the applicant is requesting a 15-foot setback adjacent to N. Clark Street.

Applicant's Response: The applicant has indicated that the 15-foot front yard setback adjacent to N. Clark Street in being requested in order to provide a functional space for the proposed *Theater* and place the majority of the parking behind the primary building.

- (2) Residential Adjacency. According to Subsection 05.02(B), *Landscape Screening*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), a 20-foot landscape buffer that incorporates "...a masonry fence a minimum of six (6) feet in height with canopy trees planted on 20-foot centers..."; however the "...the Planning and Zoning Commission may approve an alternative screening method that incorporates a wrought iron fence and three (3) tiered screening..." In this case, the applicant is requesting to provide a ten (10) foot landscape buffer, with a six (6) to eight (8) foot wood fence, and canopy trees on 20-foot centers.

Applicant's Response: The applicant has indicated that the reduced width in the residential adjacency buffer has been requested due to constraints in the size of the site. In addition, the applicant has indicated that they believe the wood fence would be more residential in scale/design and would fit in better with the surrounding and adjacent residential properties.

- (3) Building Height. According to Subsection 07.01, *Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the maximum building height is 32-feet in the Single-Family 7 (SF-7) District. In this case, the applicant is requesting an increase of three (3) feet for a total height of 35-feet.

Applicant's Response: The applicant has indicated increased height is being requested in order to accommodate the stage and sets being utilized by the proposed *Theater*.

- (4) Parking Requirements. According to Table 5, *Parking Requirement Schedule*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), a *Theater* is required one (1) parking space per three (3) seats. In this case, the proposed *Theater* will have 160 seats, which requires 54 parking spaces; however, the applicant is providing 51 parking spaces for a deficit of three (3) parking spaces.

Applicant's Response: The applicant has indicated the reduced parking standard is being requested due to size constraints of the site.

- (5) Landscape Standards. According 05.01(B), *Landscape Buffers*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(a) minimum of a ten (10) foot wide landscape buffer shall be required along the entire length of any non-residential lot ... All landscape buffers adjacent to a public right-of-way shall incorporate ground cover, a built-up berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a total minimum height of 30-inches. In these areas a minimum of one (1) canopy tree and one (1) accent tree shall be incorporated into the landscape buffer per 50-linear feet of frontage along the adjacency." In this case, the applicant is requesting to not provide berms in the landscape buffers. In addition, the applicant is requesting to provide only a row of evergreen shrubs along E. Kaufman Street, and only one (1) accent tree per 50 linear feet along N. Clark Street.

Applicant's Response: The applicant has indicated that this variance is being requested due to the size constraints of the site. In addition, the applicant has indicated that public utilities along the three (3) street frontages provide challenges for planting of trees, and the overhead power lines along N. Clark Street limit the tree plantings to only accent or understory trees.

- (6) Driveway Spacing. Based on the driveway spacing standards within the Engineering Department's *Standards of Design and Construction Manual*, a driveway must be 200-feet from the intersection of N. Clark Street and E. Kaufman Street. In this case, the applicant is proposing an exit only driveway onto N. Clark Street that is less than 200-feet from the intersection.

Applicant's Response: The applicant has indicated that this variance is being requested in order to provide better circulation and provide another egress point for the site.

## **CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

According to the *Future Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the Downtown District and is designated for Medium Density Residential land uses. The plan defines Medium Density Residential land uses as residential subdivisions that are "... greater than two and one-half (2½) units per gross acre, but not higher than three (3) units per gross acre; however, a density of up to three and one-half (3½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses." In this case, the applicant is proposing to keep the single-family base zoning; however, if approved, the *Theater* land use would be permitted by-right. Given this, a *Community Theater* would represent a Quasi-Public land use designation on the *Future Land Use Plan*. This proposed change would constitute a change in the *Future Land Use Plan*, which is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. That being said, the Downtown District states that this district is the "...cultural heart of the community and embodies the small-town atmosphere that is characteristic of the City of Rockwall." The City Council -- *pending a recommendation from the Planning and Zoning Commission* -- should consider if a *Community Theater* would detract from the "cultural heart" or "small town atmosphere" that has been established within the Downtown District.

With regard to the policies and goals for commercial development contained in the Comprehensive Plan, the applicant's request incorporates the majority of the commercial policies and goals (e.g. *minimum of six [6] foot side yard setbacks on all lot types, traditional swing or J-swing garages, etc.*); however, by virtue of being located within an existing neighborhood and being located within the *Old Town Rockwall (OTR) Historic District*, the applicant's request warrants careful consideration with

regard to the policies and goals set forth by the Comprehensive Plan for non-residential development. That being said, staff has identified the following goals and policies that the Planning and Zoning Commission and City Council should consider when taking action on the proposed zoning change:

- (1) CH. 7; Goal #2 (Page 7-1). Create distinctive destinations built around the City's existing assets that invite people into the community and encourage social interaction.
- (2) CH. 8; Goal #8; Policy 4 (Page 7-3). Look for opportunities to coordinate, work with, and support private and non-profit organizations that provide cultural experiences to the community.
- (3) CH. 8; Section 2.01; Goal #1 (Page 8-1). Respect the character of the City's existing residential subdivisions and developments by strengthening and supporting these areas.
- (4) CH. 8; Section 2.01; Goal #2 (Page 8-2). Preserve and enhance the City's established residential neighborhoods and encourage appropriate infill development when pertinent to a revitalization effort.
- (5) CH. 9; Vision Statement (Page 9-1). Non-residential development in the City should respect the natural topography and environment, and be designed to create memorable places that will contribute to the small-town character of the community.
- (6) CH. 9; Goal #4 (Page 9-2). All non-residential buildings should be designed and constructed in unity with the community's existing commercial and residential buildings, and should incorporate high quality materials that will minimize the need for maintenance over time.

Taking into account the applicant's *Concept Plan*, *Conceptual Building Elevations*, and the development standards contained in the Planned Development District ordinance, the request *does* appear to be in conformance with the majority of the goals and policies of the OURHometown Vision 2040 Comprehensive Plan and the development standards of the Unified Development Code (UDC); however, the changes to the *Future Land Use Plan* and the nature of this Planned Development District makes this request a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. Staff should reiterate, that the applicant did hold several meetings with residents of the Old Town Rockwall (OTR) Historic District on the design of the proposed building, and that the neighborhood seemed to be supportive of the proposed building and concept plan in the Historic Preservation Advisory Board (HPAB) meeting on November 20, 2025.

## **NOTIFICATIONS**

On December 17, 2025, staff mailed 81 notices to property owners and occupants within 500-feet of the subject property. Staff notified the Park Place Homeowner's Association (HOA), as they are the only HOA 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 had not received any returned notices in regard to the applicants request.

## **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the applicant's request to rezone the subject property from a Single Family 7 (SF-7) District to a Planned Development District for Single Family 7 (SF-7) District land uses, then staff would propose the following conditions of approval:

- (1) The applicant will be required to apply for a demolition permit through the Building Inspections Department; and,
- (2) If constructed, the City Council would be granting a change to the Future Land Use Map -- contained in the OURHometown Vision 2040 Comprehensive Plan -- from a Medium Density Residential designation to Quasi-Public designation.

- (3) The proposed *Community Theater* shall be required to generally conform to the *Concept Plan* and *Conceptual Building Elevations* contained within *Exhibit 'B'* and *Exhibit 'C'* of the Planned Development District ordinance; and,
- (4) The proposed *Theater* shall be required to conform to the *PD Development Standards* contained within *Exhibit 'D'* of the Planned Development District ordinance; and,
- (5) Any construction resulting from the approval of this Zoning Change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

### **PLANNING AND ZONING COMMISSION**

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



# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

#### PLATTING APPLICATION FEES:

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

#### SITE PLAN APPLICATION FEES:

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

#### ZONING APPLICATION FEES:

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

#### OTHER APPLICATION FEES:

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

#### NOTES:

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

### PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 609 E Rusk Street

SUBDIVISION \_\_\_\_\_

LOT \_\_\_\_\_

BLOCK \_\_\_\_\_

GENERAL LOCATION Corner of Rusk and N Clark Street

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

CURRENT ZONING SF-7 Medium Density Residential

CURRENT USE Community Theater

PROPOSED ZONING New PD

PROPOSED USE Community Theater and Practice Hall

ACREAGE 1.0061 Acres

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]

OWNER

APPLICANT

Architect

CONTACT PERSON Darlene Singleton

CONTACT PERSON Jonathan Brown, AIA

ADDRESS Rockwall Community Playhouse

ADDRESS JHP Architecture/Urban Design

CITY, STATE & ZIP \_\_\_\_\_

CITY, STATE & ZIP \_\_\_\_\_

PHONE \_\_\_\_\_

PHONE \_\_\_\_\_

E-MAIL \_\_\_\_\_

E-MAIL \_\_\_\_\_

### NOTARY VERIFICATION [REQUIRED]

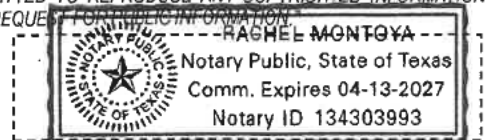
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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

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

OWNER'S SIGNATURE \_\_\_\_\_

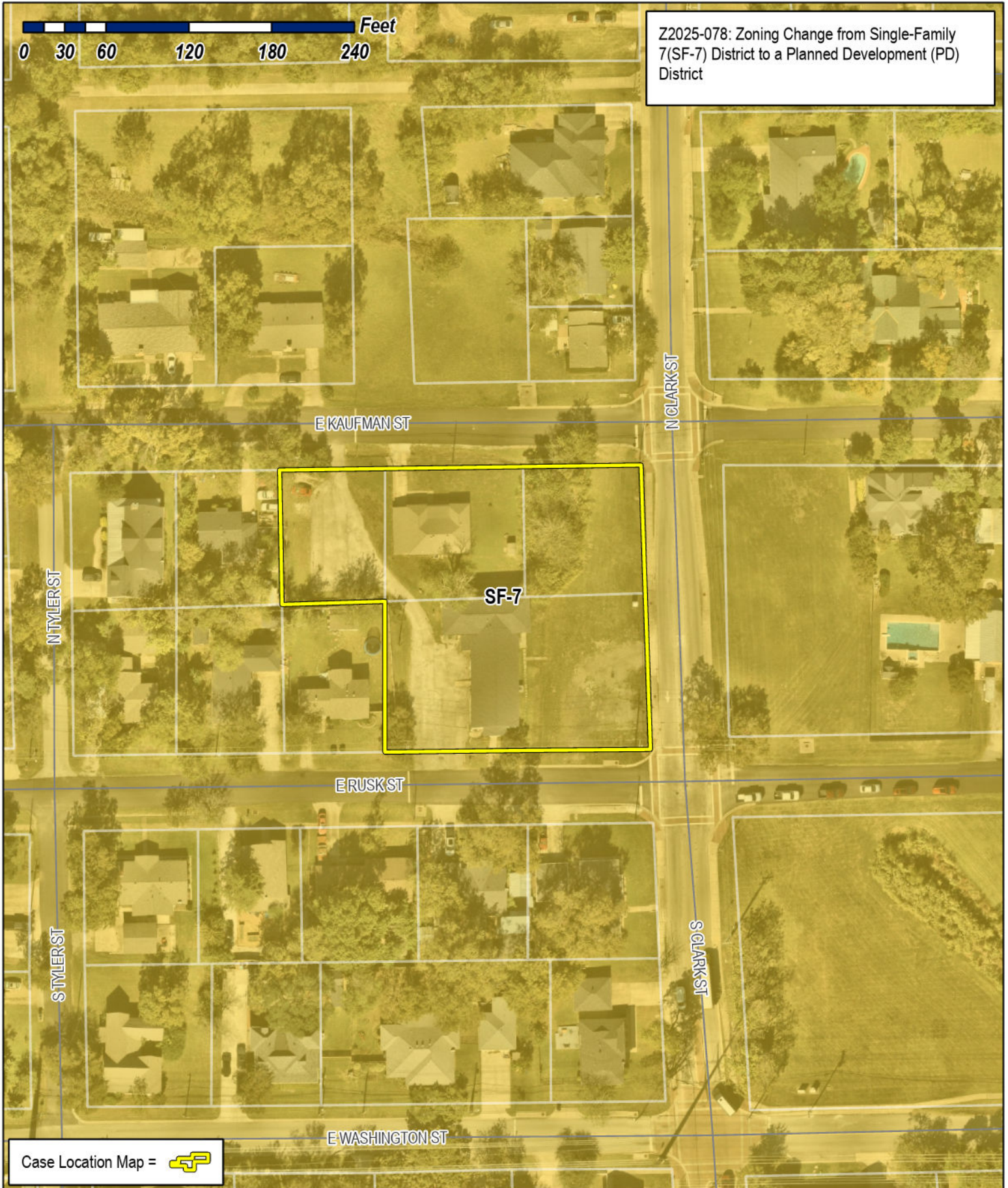
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_



MY COMMISSION EXPIRES 4-13-27



Z2025-078: Zoning Change from Single-Family 7(SF-7) District to a Planned Development (PD) District



Case Location Map = 



# City of Rockwall

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

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

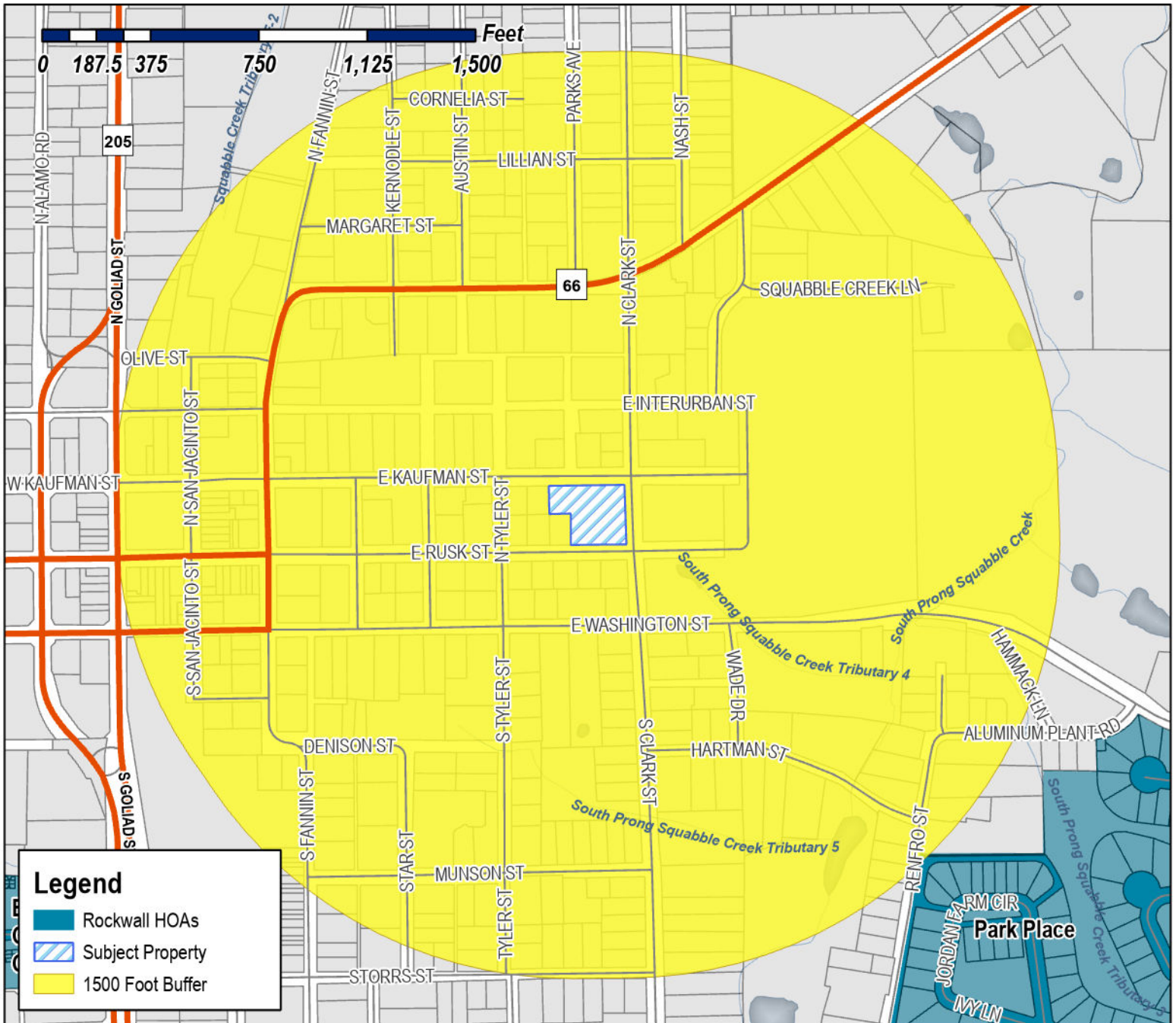




# City of Rockwall

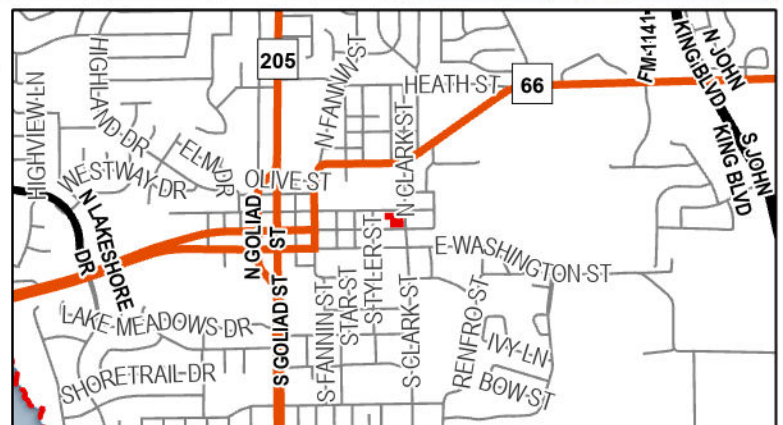
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**Case Number:** Z2025-078  
**Case Name:** Zoning Change from SF-7 to PD for Rockwall Community Playhouse  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 609 E Rusk Street

**Date Saved:** 12/15/2025  
 For Questions on this Case Call (972) 771-7745



**From:** [Zavala, Melanie](#)  
**Cc:** [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)  
**Subject:** Neighborhood Notification Program [Z2025-078]  
**Date:** Wednesday, December 17, 2025 1:27:08 PM  
**Attachments:** [Public Notice \(12.16.2025\).pdf](#)  
[HOA Map \(12.15.2025\).pdf](#)

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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, December 19, 2025](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, January 13, 2026 at 6:00 PM](#), and the City Council will hold a public hearing on [Tuesday, January 20, 2026 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](mailto: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>.

-  
Z2025-078: Zoning Change from SF-7 to PD

Hold a public hearing to discuss and consider a request by Johnathan Brown, AIA of JHP Architecture/Urban Design on behalf of Darlene Singleton of the Rockwall Community Playhouse for the approval of a [Zoning Change](#) from Single-Family 7 (SF-7) District to a Planned Development District for Single-Family 7 (SF-7) District land uses for a 1.0061-acre tract of land identified as a portion of Lot 120D and all of Lots 120C & 120G of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 609 E. Rusk Street and 606, 610, & 612 Kaufman Street, and take any action necessary.

*Melanie Zavala*

Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087

[Planning & Zoning Rockwall](#)

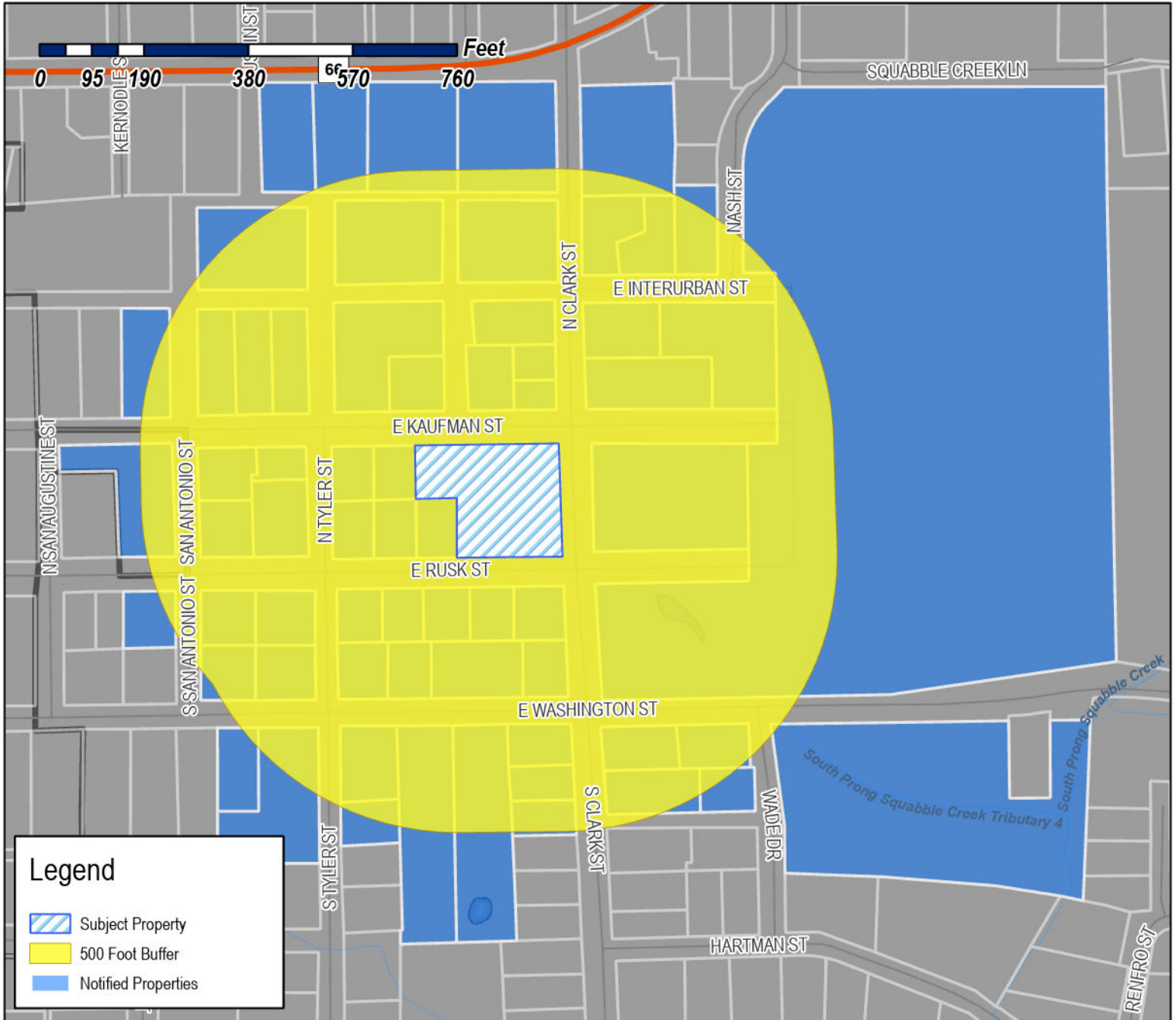
972-771-7745 Ext. 6568



# 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:** Z2025-078  
**Case Name:** Zoning Change from SF-7 to PD for Rockwall Community Playhouse  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 609 E Rusk Street

**Date Saved:** 12/15/2025

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



SOUTHWESTERN BELL TELEPHONE CO  
ATTN: PROPERTY TAX DEPARTMENT  
1010 Pine St # 9E-L-01  
Saint Louis, MO 63101

QUINTON BILLY & AUTUMN  
102 N TYLER ST  
ROCKWALL, TX 75087

RESIDENT  
102 S CLARK ST  
ROCKWALL, TX 75087

GATES ROBERT V & CHRISTI C  
104 S CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
106 S CLARK ST  
ROCKWALL, TX 75087

KUPPER LEROY J ET UX  
108 ELM CREST DR  
ROCKWALL, TX 75087

HARPER LYDIA  
1200 CLEVELAND STREET APT 327  
DENTON, TX 76201

SMILEY KAREN APRIL  
INDEPENDENT ADMINISTRATOR - ESTATE OF  
ROBERT THOMAS WIKTORCH  
1319 Nevarc Rd  
Warminster, PA 18974

HEFLIN JERRY  
159 WESTWARD DR  
ROYSE CITY, TX 75189

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BEAU WIMPEE  
1800 DALTON RD  
ROCKWALL, TX 75087

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2 MANOR COURT  
HEATH, TX 75032

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201 N CLARK ST  
ROCKWALL, TX 75087

JORDAN JOHN & ALLISON  
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Rockwall, TX 75087

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ROCKWALL, TX 75087

RAGSDALE DONALD KIRK  
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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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207 WADE DRIVE  
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TRUST  
RICHARD AND JUDY HARRIS- TRUSTEES  
210 GLENN AVENUE  
ROCKWALL, TX 75087

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211 TYLER ST  
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ROBERTO SALAZAR TAMEZ  
213 CHEYENNE TRL  
TERRELL, TX 75160

BALL JUSTIN  
2155 CLUBVIEW DR  
ROCKWALL, TX 75087

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2241 AUBURN AVE  
DALLAS, TX 75214

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GLASS JERRY  
301 MEADOWDALE DR  
ROCKWALL, TX 75087

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JOHNNY L AND JANICE W JOHNSON TRUSTEES  
303 N CLARK ST  
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

DAVIS SHANN M  
306 N CLARK ST  
ROCKWALL, TX 75087

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3111 ANNETTE CT  
GARLAND, TX 75044

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ROCKWALL, TX 75087

RESIDENT  
406 E KAUFMAN  
ROCKWALL, TX 75087

RESIDENT  
406 E RUSK  
ROCKWALL, TX 75087

BOSS MORRIS E & DEBRA KAY  
408 RIDGEVIEW DR  
ROCKWALL, TX 75087

BARTON SHANNON G  
501 E. KAUFMAN  
ROCKWALL, TX 75087

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502 E RUSK  
ROCKWALL, TX 75087

RYAN GARY S AND CONSTANCE E  
502 WILLIAMS ST  
ROCKWALL, TX 75087

RICHARDSON CATHERINE E AND TRENTON R  
503 E KAUFMAN  
ROCKWALL, TX 75087

ARCHER KERRY ANNE  
503 E RUSK ST  
ROCKWALL, TX 75087

RESIDENT  
503 E WASHINGTON  
ROCKWALL, TX 75087

CONFIDENTIAL OWNER  
504 Williams St  
Rockwall, TX 75087

RESIDENT  
505 E KAUFMAN  
ROCKWALL, TX 75087

DUTT JOHN RICHARD JR ETUX  
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ROCKWALL, TX 75087

PYRON MARSHA G  
505 PETERSON ST  
ROYSE CITY, TX 75189

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506 E RUSK ST  
ROCKWALL, TX 75087

WEBB RODNEY D AND FRAN W  
507 E RUSK ST  
ROCKWALL, TX 75087

FRASIER MICHAEL H AND HEATHER C  
510 WILLIAMS  
ROCKWALL, TX 75087

BETHEL TEMPLE BAPTIST  
520 E WASHINGTON STREET  
ROCKWALL, TX 75087

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601 E KAUFMAN ST  
ROCKWALL, TX 75087

RESIDENT  
601 E RUSK ST  
ROCKWALL, TX 75087

RESIDENT  
601 E WASHINGTON  
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

PIERATT NATHAN AND SARA  
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ROCKWALL, TX 75087

PATRICIA EDWARDS REVOCABLE TRUST  
602 WILLIAMS ST  
ROCKWALL, TX 75087

WALKER KELLI & JESSICA  
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ROCKWALL, TX 75087

GALVAN CARMAN  
604 E KAUFMAN ST  
ROCKWALL, TX 75087

HORNER ANDREA J  
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ROCKWALL, TX 75087

HARPER VICKI DAWSON  
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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

GREEN JAMES KEITH II & HOLLY NICOLE  
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ROCKWALL, TX 75087

CARSON HEATHER  
606 E WASHINGTON ST  
ROCKWALL, TX 75087

WILLIAMS JERRY LANE  
608 E RUSK ST  
ROCKWALL, TX 75087

WALLACE KATHERINE  
608 E WASHINGTON ST  
ROCKWALL, TX 75087

ROCKWALL COMMUNITY PLAYHOUSE  
609 E RUSK ST  
ROCKWALL, TX 75087

REEVES ASHLEY ELLEN & DANIEL GARRET  
609 EAST WASHINGTON STREET  
ROCKWALL, TX 75087

RESIDENT  
610 E KAUFMAN  
ROCKWALL, TX 75087

SMITH GREGORY P & MARILYN  
610 E RUSK ST  
ROCKWALL, TX 75087

RESIDENT  
702 E INTERURBAN ST  
ROCKWALL, TX 75087

RESIDENT  
706 INTERURBAN ST  
ROCKWALL, TX 75087

RESIDENT  
801 E WASHINGTON  
ROCKWALL, TX 75087

BRYANT RANDALL E  
811 S MAGNOLIA ST  
ROCKPORT, TX 78382

COX GERALD GLEN AND ROSALBA CARRASCO  
815 T L Townsend Dr Ste 100  
Rockwall, TX 75087

SOLID ROCK HOLDINGS LLC  
904 CAMPTON CT  
ROCKWALL, TX 75032

HENISEY CHUCK  
PO BOX 797501  
DALLAS, TX 75379

# 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:

## Z2025-078: Zoning Change from SF-7 to PD

Hold a public hearing to discuss and consider a request by Johnathan Brown, AIA of JHP Architecture/Urban Design on behalf of Darlene Singleton of the Rockwall Community Playhouse for the approval of a Zoning Change from Single-Family 7 (SF-7) District to a Planned Development District for Single-Family 7 (SF-7) District land uses for a 1.0061-acre tract of land identified as a portion of Lot 120D and all of Lots 120C & 120G of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 609 E. Rusk Street and 606, 610, & 612 Kaufman 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, January 13 2026 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, January 20, 2026 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](mailto: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 Tuesday, January 20, 2026 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. Z2025-078: Zoning Change from SF-7 to PD

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.

Four horizontal grey bars for providing reasons for support or opposition.

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



**Rockwall Planning & Zoning Department**  
City Hall  
385 S. Goliad Street  
Rockwall, Texas 75087

**Subject: Rockwall Community Playhouse Request for Planned Development (PD) Rezoning**

Dear Chairman and Members of the Planning and Zoning Commission,

We are writing to formally request your favorable consideration and recommendation for the rezoning of the property located at the northwest corner of E. Rusk Street and N. Clark Street in Rockwall, Texas. The request is specifically for a Planned Development (PD) zoning designation.

This rezoning is essential to facilitate the proposed redevelopment of the existing site into a state-of-the-art community theater facility. The project is situated on approximately 0.805 acres of land and is designed to continue to significantly enhance the cultural and artistic life of Rockwall.

**Project Overview and Scope**

The proposed redevelopment involves the construction of a new theater facility totaling 11,700 square feet (SF) of new space, consisting of two primary structures:

1. Main Theater Building:
  - This building will be approximately 9,700 SF and will house the main performance space.
  - It will feature a new 160-seat theater, designed to be the centerpiece of the facility.
  - The remainder of the space includes essential support functions: a reception area, administrative offices, green rooms, specialized prop and costume storage, and a workshop.
  - The structure is planned as a single story, with a small technical room situated at the back of the theater.
  
2. Detached Practice Hall:
  - This secondary structure will be approximately 2,000 SF.
  - The practice hall will primarily consist of dedicated practice stage space, providing an invaluable resource for rehearsals and educational programming.



## Architectural and Site Design Intent

The design strategy is focused on creating a vibrant, engaging, and context-sensitive development that integrates with the surrounding area:

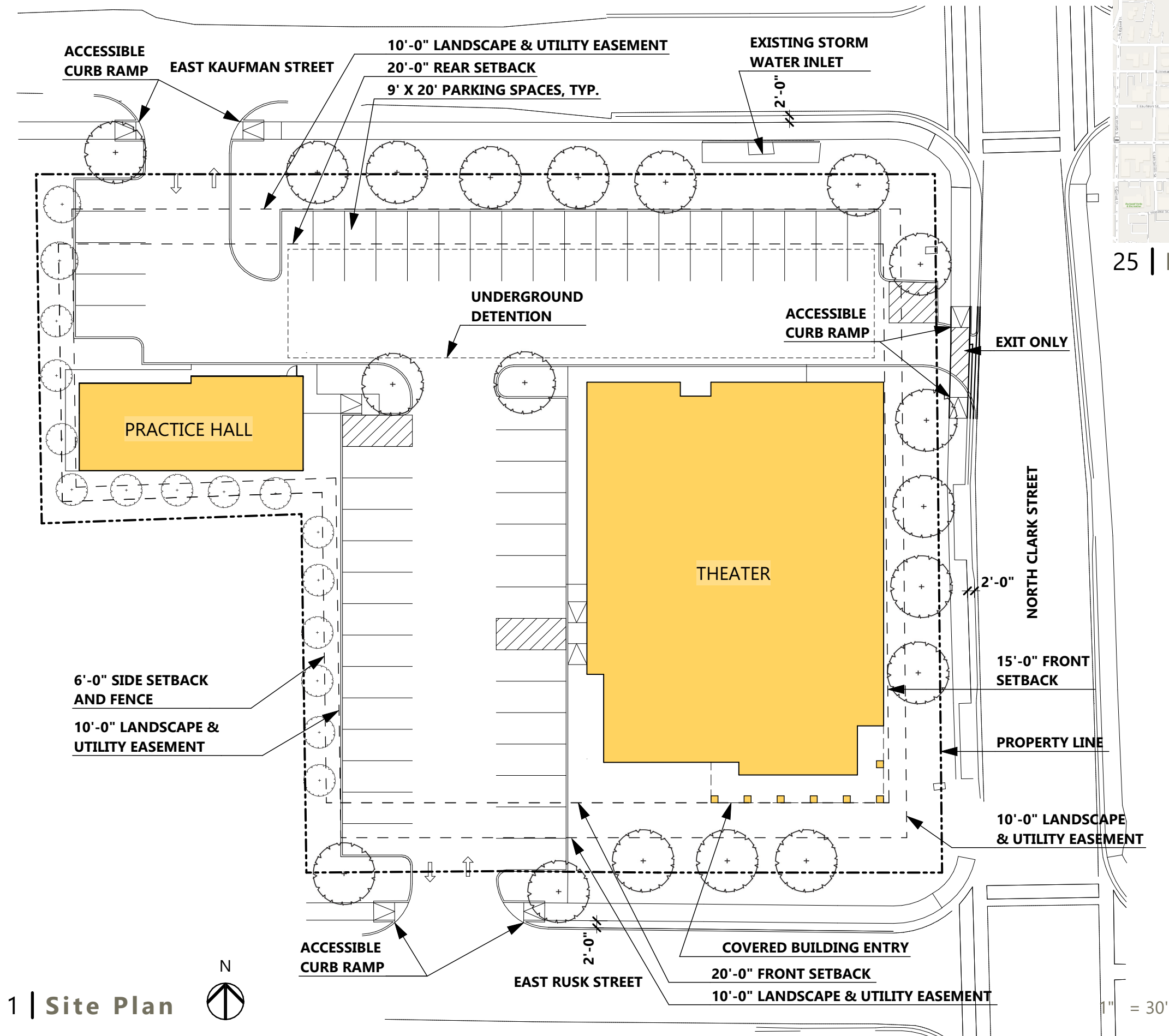
- **E. Rusk Street Engagement:** The main theater building is intentionally positioned to hold the primary corner of the site (E. Rusk St and N. Clark St). The design prominently engages E. Rusk Street to the south by featuring the theater's main entrance and a welcoming covered porch, creating a pedestrian-friendly and inviting public face for the facility.
- **E. Kaufman Street Address:** The detached practice hall will address the north side of the site, with its front door facing E. Kaufman Street. This dual-frontage design helps distribute activity and ensures a thoughtful presence on both street frontages.
- **Internalized Parking:** The site plan has been carefully developed to internalize as much of the required parking as possible. This design approach minimizes the visual impact of parking from the primary streets, reinforcing the traditional walk-able aesthetic in this Historic Neighborhood.

We believe this proposal represents a thoughtful, high-value investment in Rockwall's cultural future. We respectfully ask for your recommendation of approval for the requested Planned Development zoning to allow this important project to move forward.

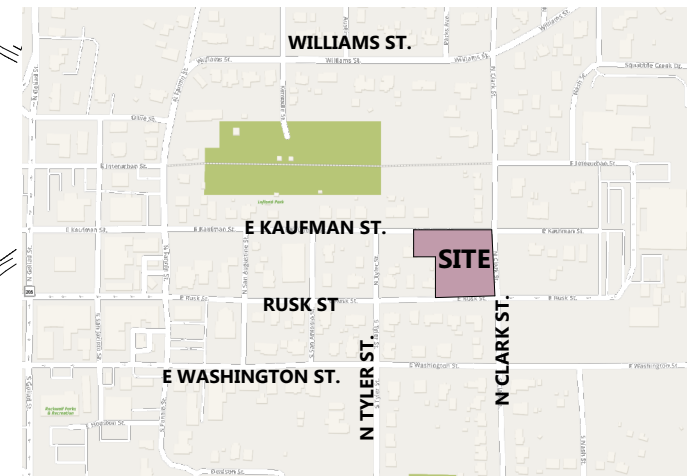
We look forward to presenting the plan to the Commission and are available to answer any questions you may have.

A handwritten signature in black ink, appearing to read 'J.B.' or 'JB', with a long horizontal stroke extending to the right.

Jonathan Brown  
Principal



1 | Site Plan



25 | Location Map



**Rockwall Community Playhouse**

Rockwall, Texas

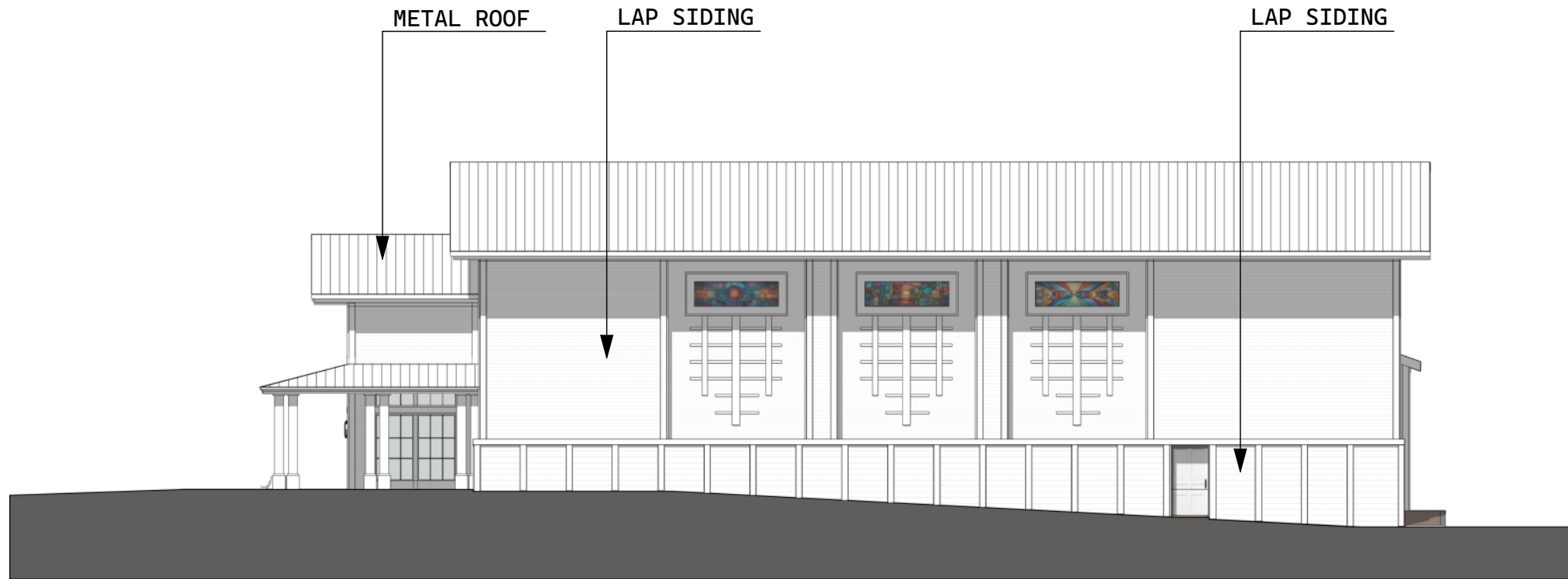
**SITE PLAN**

SITE PLAN NOTES AND LEGEND	
---	SETBACK LINE
----	PROPERTY LINE
PROJECT DATA	
SITE:	0.805 AC (35,065.8 SF)
CURRENT LAND USE:	84 SEAT COMMUNITY THEATER
PROPOSED LAND USE:	160 SEAT COMMUNITY THEATER
THEATER:	9,700 SF
PRACTICE HALL:	2,000 SF
TOTAL:	11,700 SF
PARKING PROVIDED:	52 SPACES

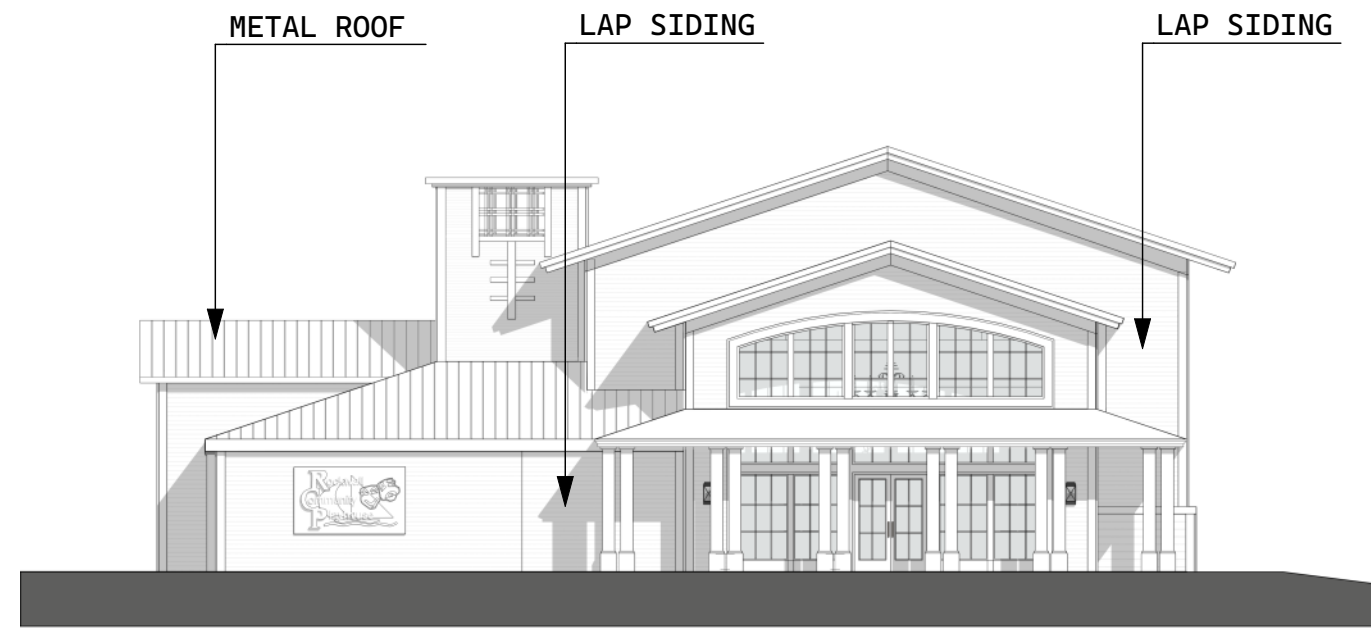
Copyright © JHP 2026. Not for  
Regulatory Approval, Permit or  
Construction. Carl M. Malcolm, Registered  
Architect of State of Texas, Registration  
No. 23379.

#2019009 #Last saved by

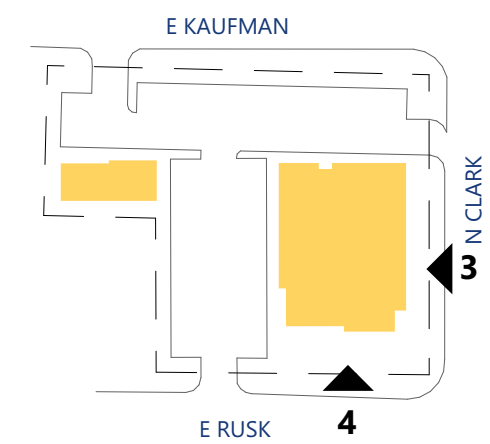




**3** THEATER - EAST ELEVATION  
Scale: 1/16" = 1'-0"



**4** THEATER - SOUTH ELEVATION  
Scale: 1/16" = 1'-0"



**2** Key Plan  
NOT TO SCALE





## Rockwall Community Playhouse

Rockwall, Texas

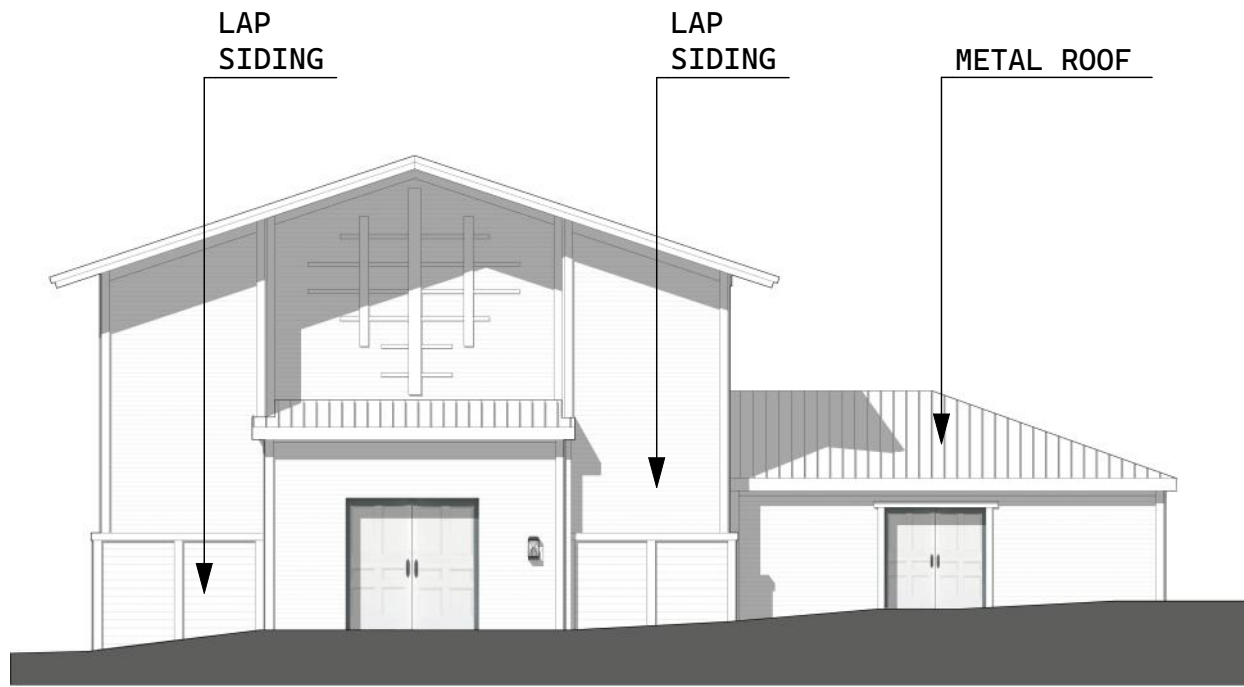
### PLAYHOUSE ELEVATIONS

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Construction; Carl M. Malcolm, Registered  
Architect of State of Texas, Registration  
No. 23379.

#2019009 thaole

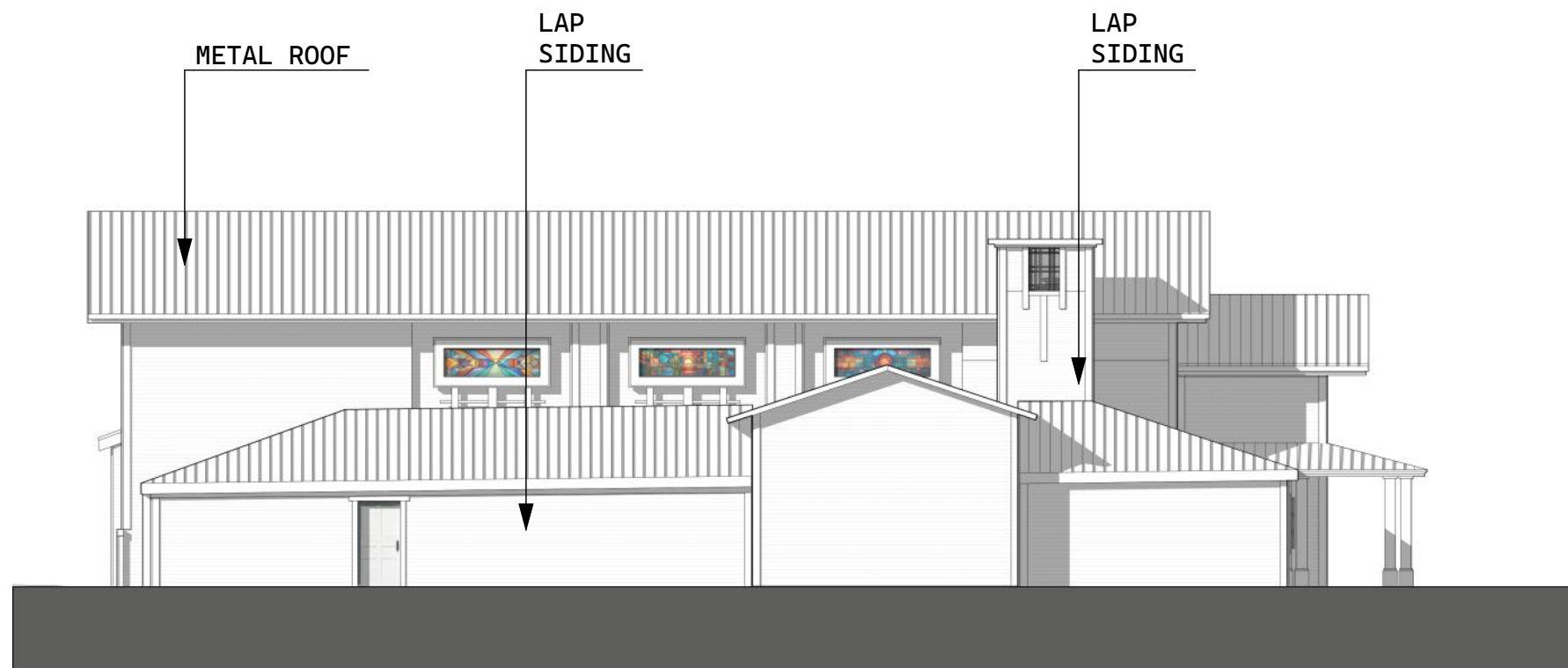


12/9/2025



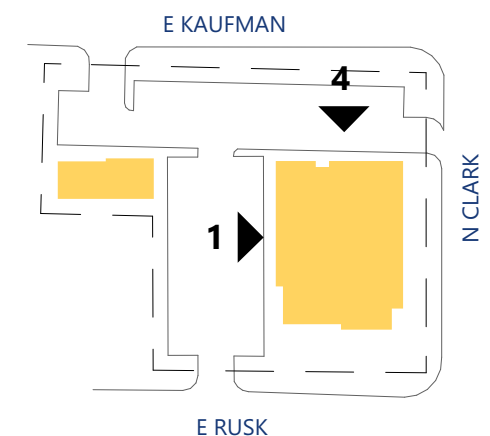
**4** THEATER - NORTH ELEVATION

Scale: 1/16" = 1'-0"



**1** THEATER - WEST ELEVATION

Scale: 1/16" = 1'-0"



**3**

Key Plan  
NOT TO SCALE

12/9/2025



## Rockwall Community Playhouse

Rockwall, Texas

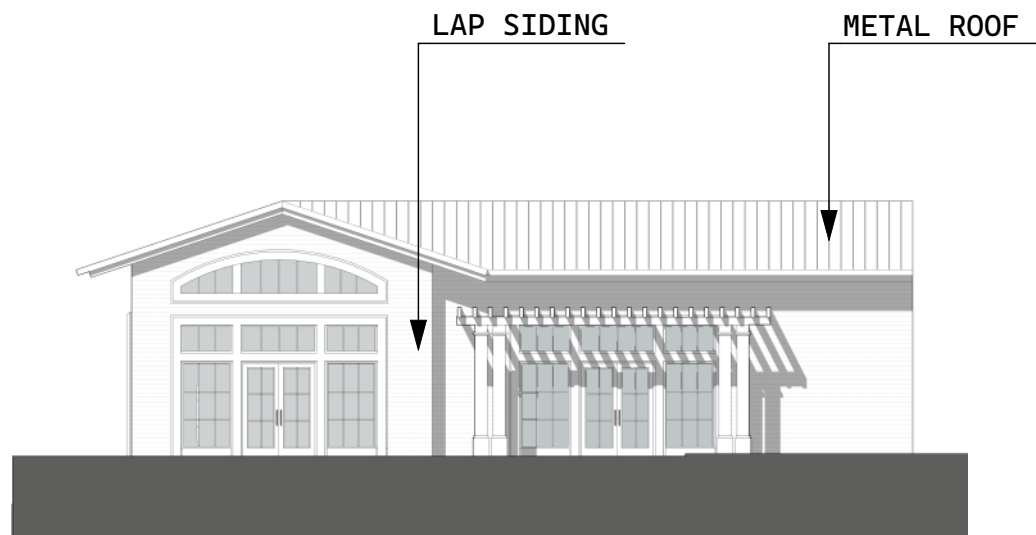
### PRACTICE HALL ELEVATIONS

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Construction; Carl M. Malcolm, Registered  
Architect of State of Texas, Registration  
No. 23379.

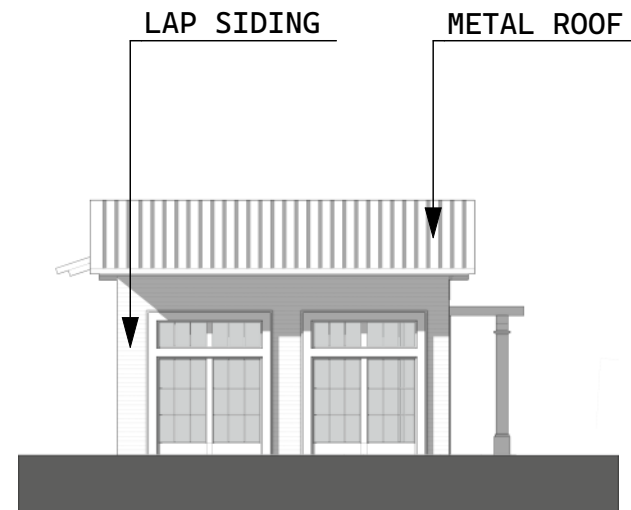
#2019009 thaole



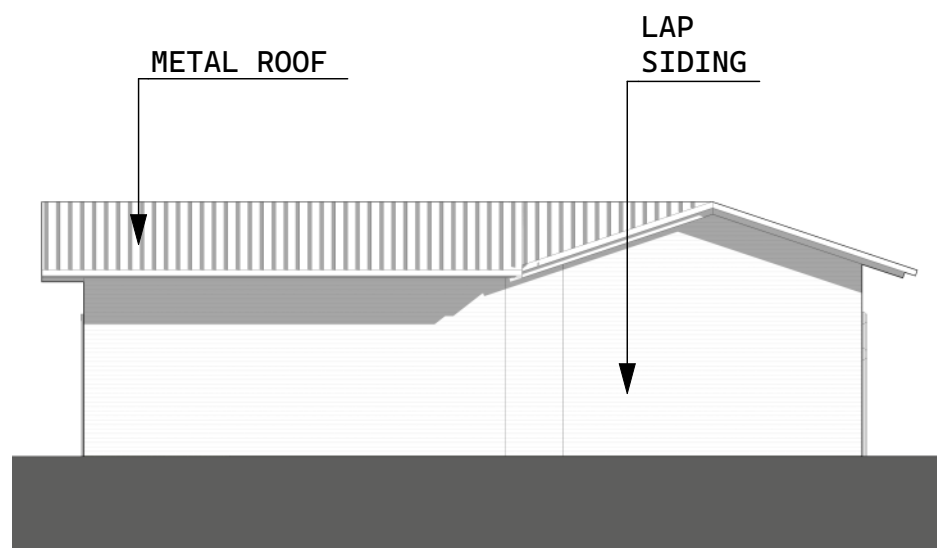
12/9/2025



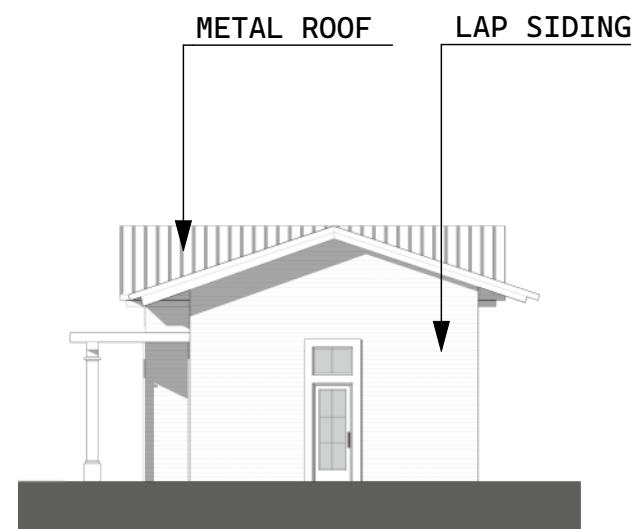
**2** PRACTICE HALL - NORTH ELEVATION  
Scale: 1/16" = 1'-0"



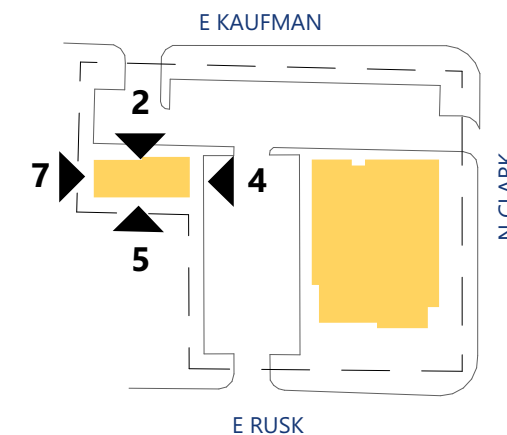
**4** PRACTICE HALL - EAST ELEVATION  
Scale: 1/16" = 1'-0"



**5** PRACTICE HALL SOUTH ELEVATION  
Scale: 1/16" = 1'-0"



**7** PRACTICE HALL - WEST ELEVATION  
Scale: 1/16" = 1'-0"



**1** Key Plan  
NOT TO SCALE



Playhouse  
View from East Rusk Street toward North East



Playhouse  
View from East Rusk Street toward North West



Playhouse  
View from North Clark Street toward North West



Playhouse  
View from East Kaufman Street toward South East



Practice Hall  
View from East Kaufman Street toward South East



Pratcice Hall  
View from East Kaufman Street toward main entrance



**LEGEND:**

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

# PERMITTED LAND USES IN A SINGLE-FAMILY 7 (SF-7) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference <a href="#">Article 13, Definitions</a> ]	CONDITIONAL USE REFERENCE Reference <a href="#">Article 04, Permissible Uses</a> ]	SINGLE FAMILY 7 (SF-7) DISTRICT
<b>AGRICULTURAL AND ANIMAL RELATED LAND USES</b>	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	<a href="#">(1)</a>		P
Community Garden	<a href="#">(11)</a>	<a href="#">(7)</a>	S
Urban Farm	<a href="#">(12)</a>	<a href="#">(8)</a>	S
<b>RESIDENTIAL AND LODGING LAND USES</b>	2.02(B)	2.03(B)	
Residential Accessory Building or Structure	<a href="#">(1)</a>	<a href="#">(1)</a>	P
Bed and Breakfast	<a href="#">(2)</a>	<a href="#">(2)</a>	S
Residential Garage	<a href="#">(7)</a>	<a href="#">(4) &amp; (5)</a>	A
Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit	<a href="#">(8)</a>	<a href="#">(6)</a>	S
Home Occupation	<a href="#">(9)</a>	<a href="#">(7)</a>	P
Portable Building	<a href="#">(15)</a>	<a href="#">(10)</a>	P
Residential Infill in an Established Subdivision	<a href="#">(16)</a>	<a href="#">(11)</a>	S
Short-Term Rental ( <i>Owner-Occupied, Single-Family Home, Townhome, or Duplex</i> )	<a href="#">(17)</a>	<a href="#">(12)</a>	P
Short-Term Rental ( <i>Non-Owner-Occupied, Single-Family Home, Townhome, or Duplex</i> )	<a href="#">(17)</a>	<a href="#">(13)</a>	P
Short-Term Rental ( <i>Apartment or Condominium</i> )	<a href="#">(17)</a>	<a href="#">(14)</a>	P
Single-Family Detached Structure	<a href="#">(19)</a>	<a href="#">(16)</a>	P
Private Swimming Pool	<a href="#">(21)</a>		A
Private Sports Court with Standalone or Dedicated Lighting	<a href="#">(22)</a>	<a href="#">(18)</a>	S
<b>INSTITUTIONAL AND COMMUNITY SERVICE LAND USES</b>	2.02(C)	2.03(C)	
Church/House of Worship	<a href="#">(4)</a>	<a href="#">(2)</a>	S
Daycare with Seven (7) or More Children	<a href="#">(9)</a>	<a href="#">(4)</a>	S
Group or Community Home	<a href="#">(11)</a>	<a href="#">(5)</a>	P
Public or Private Primary School	<a href="#">(21)</a>	<a href="#">(7)</a>	S
Public or Private Secondary School	<a href="#">(22)</a>	<a href="#">(8)</a>	S
Temporary Education Building for a Public or Private School	<a href="#">(23)</a>	<a href="#">(9)</a>	S
<b>RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES</b>	2.02(E)	2.03(E)	
Public or Private Community or Recreation Club as an Accessory Use	<a href="#">(4)</a>		S
Private Country Club	<a href="#">(5)</a>		S
Temporary Fundraising Events by Non-Profit	<a href="#">(7)</a>	<a href="#">(4)</a>	P
Public Park or Playground	<a href="#">(12)</a>		P
Tennis Courts ( <i>i.e. Not Accessory to a Public or Private Country Club</i> )	<a href="#">(14)</a>		S
<b>RETAIL AND PERSONAL SERVICES LAND USES</b>	2.02(F)	2.03(F)	
Temporary Real Estate Sales Office	<a href="#">(27)</a>		P
<b>COMMERCIAL AND BUSINESS SERVICES LAND USES</b>	2.02(G)	2.03(G)	
Temporary On-Site Construction Office	<a href="#">(18)</a>	<a href="#">(6)</a>	P
<b>INDUSTRIAL AND MANUFACTURING LAND USES</b>	2.02(I)	2.03(I)	
Temporary Asphalt or Concrete Batch Plant	<a href="#">(2)</a>	<a href="#">(2)</a>	P
Mining and Extraction of Sand, Gravel, Oil and/or Other Materials	<a href="#">(12)</a>	<a href="#">(5)</a>	S
<b>UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES</b>	2.02(K)	2.03(K)	

**LEGEND:**

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
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## PERMITTED LAND USES IN A SINGLE-FAMILY 7 (SF-7) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference <a href="#">Article 13,</a> <a href="#">Definitions</a> ]	CONDITIONAL USE REFERENCE Reference <a href="#">Article 04,</a> <a href="#">Permissible Uses</a> ]	SINGLE FAMILY 7 (SF-7) DISTRICT
Antenna for a Residential Property	<a href="#">(2)</a>	<a href="#">(1)</a>	A
Antenna for an Amateur Radio	<a href="#">(3)</a>	<a href="#">(2)</a>	A
Antenna Dish	<a href="#">(4)</a>	<a href="#">(3)</a>	A
Utilities ( <i>Non-Municipally Owned or Controlled</i> ), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	<a href="#">(10)</a>		S
Municipally Owned or Controlled Facilities, Utilities and Uses ( <i>Includes Utilities with a Franchise Agreement with the City of Rockwall</i> )	<a href="#">(11)</a>		P
Private Streets	<a href="#">(12)</a>		S
Railroad Yard or Shop	<a href="#">(14)</a>		S
Satellite Dish	<a href="#">(16)</a>		A
Solar Energy Collector Panels and Systems	<a href="#">(17)</a>	<a href="#">(7)</a>	A
Utilities Holding a Franchise from the City of Rockwall	<a href="#">(21)</a>		S
Utility Installation Other than Listed	<a href="#">(22)</a>		S
Utility/Transmission Lines	<a href="#">(23)</a>		S

# 05 FUTURE LAND USE PLAN

## 01 LAND USE PLAN DESIGNATIONS

### 01.01 RESIDENTIAL ● ● ●

#### ● LOW DENSITY RESIDENTIAL (LDR)

The *Low Density Residential* land use category consists of residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (see Chapter 8, Residential Developments, of this Comprehensive Plan).

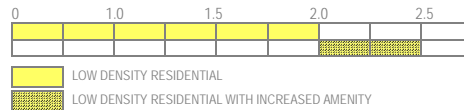
##### DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Suburban, Estate and Rural Residential (i.e. Single-Family Detached Homes)
- 2 Secondary Land Uses: Amenities, Parks, Open Space, and Institutional/Civic Land Uses
- 3 Zoning Districts: All Single-Family Estate (SFE) Districts (i.e. SFE 1.5, 2.0 & 4.0), certain Planned Development (PD) Districts and the Single-Family One (SF-1) District.

##### EXISTING LAND USE EXAMPLES

- 1 Breezy Hill Subdivision
- 2 Stone Creek Subdivision
- 3 Oaks of Buffalo Way Subdivision

##### RESIDENTIAL DENSITY CHART



#### ● MEDIUM DENSITY RESIDENTIAL (MDR)

The *Medium Density Residential* land use category consists of residential subdivisions that are greater than two and one-half (2½) units per gross acre, but not higher than three (3) units per gross acre; however, a density of up to three and one-half (3½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (see Chapter 8, Residential Developments, of this Comprehensive Plan).

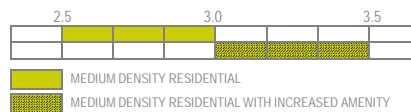
##### DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Suburban Residential (i.e. Single-Family Detached Homes)
- 2 Secondary Land Uses: Amenities, Parks, Open Space, and Institutional/Civic Land Uses
- 3 Zoning Districts: Certain Planned Development (PD) Districts and the Single-Family 16 (SF-16) District

##### EXISTING LAND USE EXAMPLES

- 1 Caruth Lakes Subdivision
- 2 Lago Vista Subdivision
- 3 Park Place Subdivision

##### RESIDENTIAL DENSITY CHART



#### ● HIGH DENSITY RESIDENTIAL (HDR)

The *High Density Residential* land use category may consist of single-family residential homes, duplexes, townhomes, apartments, lofts, condominiums or other forms of housing that exceed three and one-half (3½) units per gross acre. These developments should contain increased amenities and open space, and incorporate pedestrian connectivity to adjacent land uses.

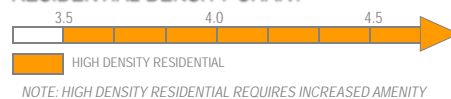
##### DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Suburban and Urban Residential (i.e. Single-Family Detached, Single-Family Attached, Zero Lot Line Homes, Townhomes, Duplexes, Condominiums and Multi-Family Apartments)
- 2 Secondary Land Uses: Amenities, Parks, Open Space, and Institutional/Civic Land Uses
- 3 Zoning Districts: Certain Planned Development (PD) Districts, Single-Family 10 (SF-10) District, Single-Family 8.4 (SF-8.4) District, Single-Family 7 (SF-7) District, Zero Lot Line (ZL-5) District, Two Family (2F) District, and the Multi-Family 14 (MF-14) District.

##### EXISTING LAND USE EXAMPLES

- 1 Turtle Cove Subdivision
- 2 Sixteen50 @ Lake Ray Hubbard Apartments
- 3 Mission Rockwall Apartment Complex

##### RESIDENTIAL DENSITY CHART



# 02 DOWNTOWN DISTRICT

## DISTRICT DESCRIPTION

The *Downtown District* is the cultural heart of the community and embodies the small town atmosphere that is characteristic of the City of Rockwall. Being the original town area, this district is significantly developed and contains the City's oldest residential and commercial buildings. This district also includes the City's Old Town Rockwall (OTR) Historic District, which is composed of housing that dates back to the late 1800's. The *North Goliad Corridor* -- also identified by its zoning classification (i.e. PD-50) -- is a unique *Live/Work* corridor that supports a range of small boutiques (with a SUP) and offices, and represents a successful adaptive reuse effort by the City. In the future, the City will need to balance the attractiveness of redevelopment in the Downtown area with the small town atmosphere that makes Rockwall unique to its residents.

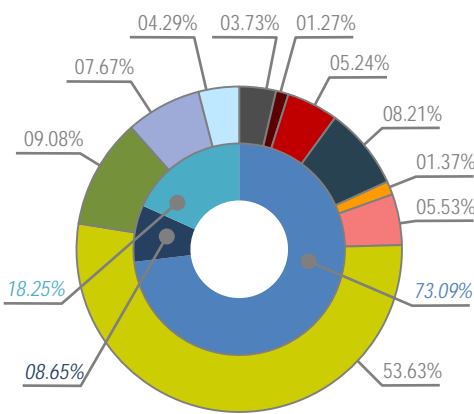
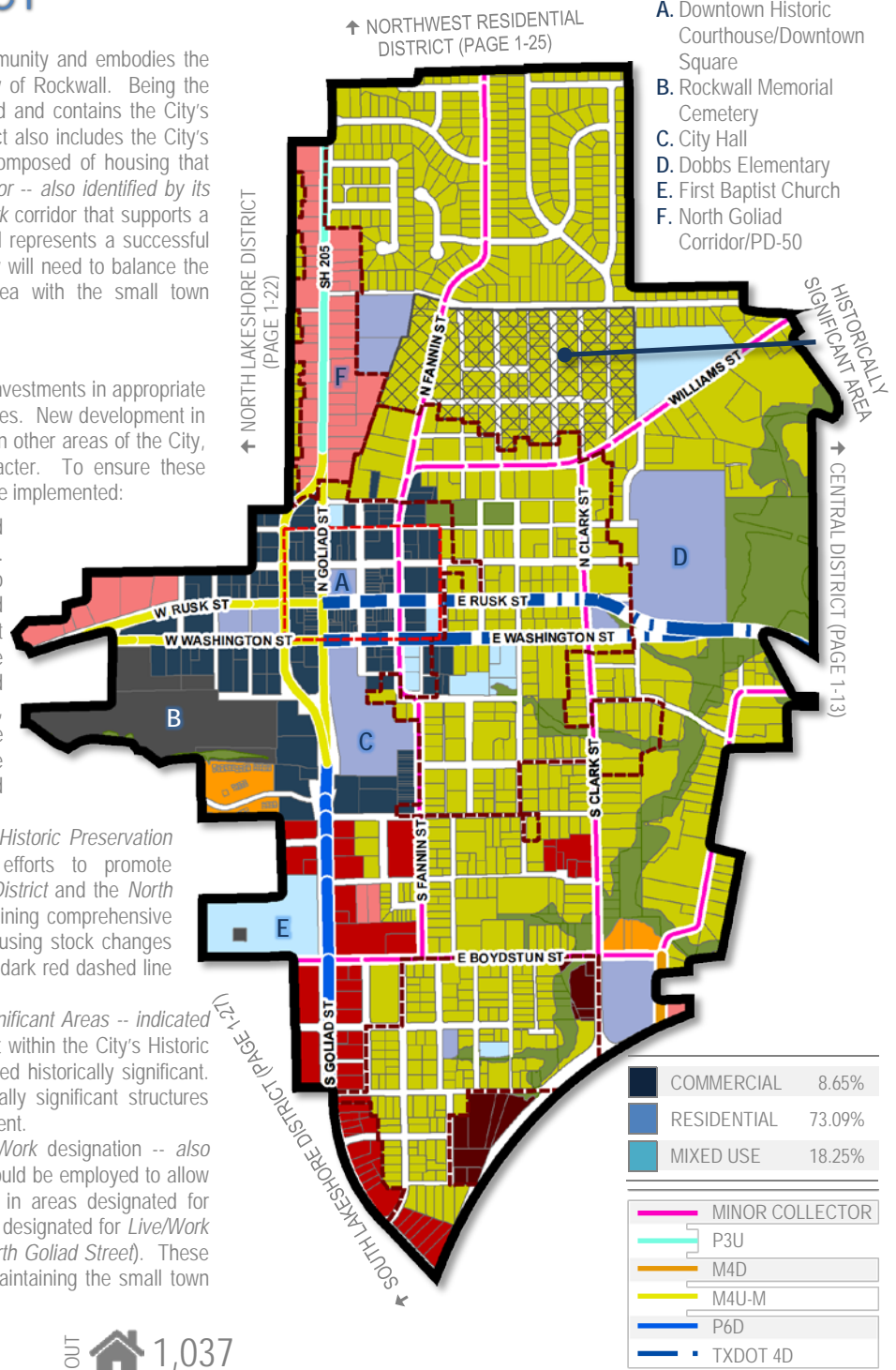
## DISTRICT STRATEGIES

The *Downtown District* will continue to prosper through investments in appropriate infill development and adaptive reuse of existing structures. New development in this area should be held to a higher level of scrutiny than other areas of the City, to ensure that the district retains its small-town character. To ensure these objectives are achieved, the following strategies should be implemented:

- 1 Downtown Square.** The *Downtown Square* should be preserved as a historical mixed-use area. Adaptive reuse strategies should be employed to protect and preserve the historic architecture and significance in the district, and redevelopment should be discouraged. In cases where redevelopment is appropriate, architecture and design standards that take into account the form, function and time-period of the existing of the downtown square should be implemented. The downtown square is indicated by the red dashed line (---).
- 2 Historic District and North Goliad Corridor.** The *Historic Preservation Advisory Board (HPAB)* should continue its efforts to promote preservation and appropriate infill in the *Historic District* and the *North Goliad Corridor* (i.e. PD-50). This includes maintaining comprehensive and accurate records of how this area and its housing stock changes over time. The Historic District is indicated by the dark red dashed line on the district map (---).
- 3 Historically Significant Areas.** The *Historically Significant Areas* -- indicated in the crosshatched area --- are areas that are not within the City's Historic District, but contain housing stock that is considered historically significant. This area should look to preserve these historically significant structures while continuing to allow appropriate infill development.
- 4 Live/Work.** The flexibility provided by the *Live/Work* designation -- also allowed in the *Downtown (DT)* zoning district -- should be employed to allow for adaptive reuse of the existing housing stock in areas designated for Downtown (DT) District land uses and in the areas designated for *Live/Work* land uses (i.e. adjacent to *W. Rusk Street* and *North Goliad Street*). These districts are important to allowing change while maintaining the small town atmosphere of the Downtown area.

## POINTS OF REFERENCE

- A. Downtown Historic Courthouse/Downtown Square
- B. Rockwall Memorial Cemetery
- C. City Hall
- D. Dobbs Elementary
- E. First Baptist Church
- F. North Goliad Corridor/PD-50



BUILD OUT	1,037
CURRENT	2,639
% OF ROCKWALL	4.63%
	13.64%
	3.98%

CEMETERY (CEM)	17.11-ACRES
COMMERCIAL/INDUSTRIAL (CI)	5.82-ACRES
COMMERCIAL/RETAIL (CR)	24.06-ACRES
DOWNTOWN (DT)	37.67-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	6.27-ACRES
LIVE/WORK (LW)	25.38-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	246.20-ACRES
PARKS AND OPEN SPACE (OS)	41.69-ACRES
PUBLIC (P)	35.21-ACRES
QUASI-PUBLIC (QP)	19.70-ACRES

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

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, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM A SINGLE FAMILY 7 (SF-7) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD - XX) FOR SINGLE- FAMILY 7 (SF-7) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 1.0061-ACRE TRACT OF LAND IDENTIFIED AS PORTION OF LOT 120D AND ALL OF LOTS 120C & 120G OF THE B. F. BOYDSTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY EXHIBIT 'A'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF 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**, the City has received a request from Jonathan Brown on behalf of Darlene Singleton, requesting the approval of a zoning change from a Single Family 7 (SF-7) District to a Planned Development District for Single Family 7 (SF-7) District land uses being a 1.0061-acre tract of land identified as a portion of Lot 120D and all of Lots 120C & 120G of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, more fully described and depicted in *Exhibit 'A'* of this ordinance, which hereinafter 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, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

**SECTION 1.** That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

**SECTION 2.** That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 3.** That development of the *Subject Property* shall generally be in accordance with the *Conceptual Building Elevations*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*,

**SECTION 4.** That development of the *Subject Property* shall generally be in accordance with the *PD Development Standards*, described in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*,

**SECTION 5.** That the official zoning map of the City of Rockwall, Texas be corrected to reflect the change in zoning described here in.

**SECTION 6.** That 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 offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

**SECTION 7.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 20-02*], 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 for this ordinance are declared to be severable;

**SECTION 8.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 20-02*] of any provision of the *City Code*, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [*Ordinance No. 20-02*] (*including references to the Unified Development Code*), and references to overlay districts, in this ordinance or any of the *Exhibits* hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

**SECTION 9.** 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 2<sup>nd</sup> DAY OF FEBRUARY, 2026.**

---

Tim McCallum, *Mayor*

**ATTEST:**

---

Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

---

Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: January 20, 2026

2<sup>nd</sup> Reading: February 2, 2026

DRAFT  
ORDINANCE  
07.20.2026

**EXHIBIT 'A':**  
*Legal Description and Survey*

**BEING** 1.04 acres of land situated in Abstract 14, B.F. Boydston Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** in the Northwest corner of North Clark Street and East Rusk Street, RCAD#14333, (NAD83 Texas State Plane GPS Coordinate (Grid): E 2,596,018.343, N 7,027,794.521 Feet);

**THENCE** South 88°46'33" West, along the Northern Right of Way of East Rusk Street, a distance of 189.985 feet for a corner;

**THENCE** North 01°14'22" West, a distance of 105.104 feet for a corner;

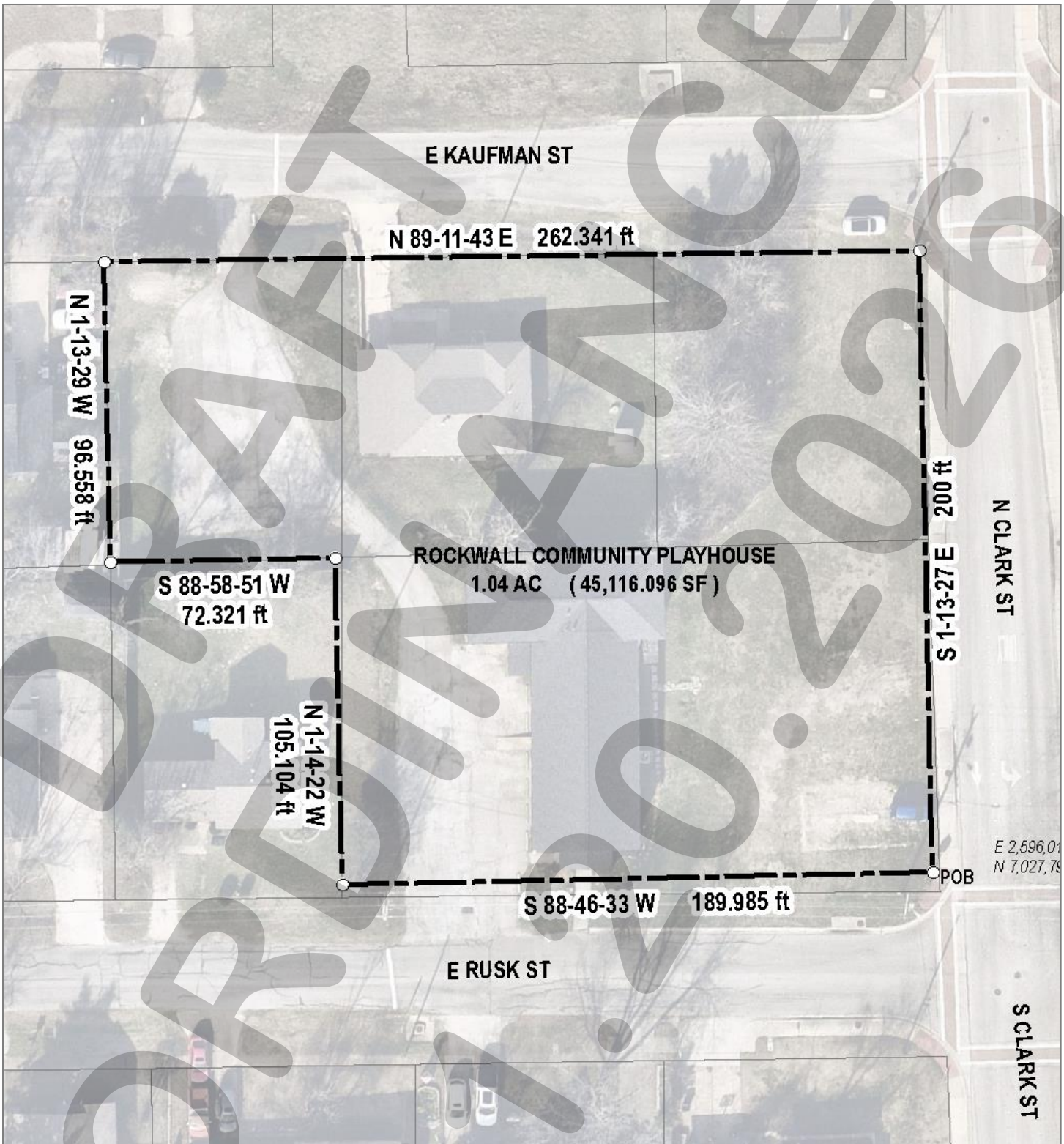
**THENCE** South 88°58'51" West, a distance of 72.321 feet for a corner;

**THENCE** North 01°13'29" West, a distance of 96.558 feet for a corner;

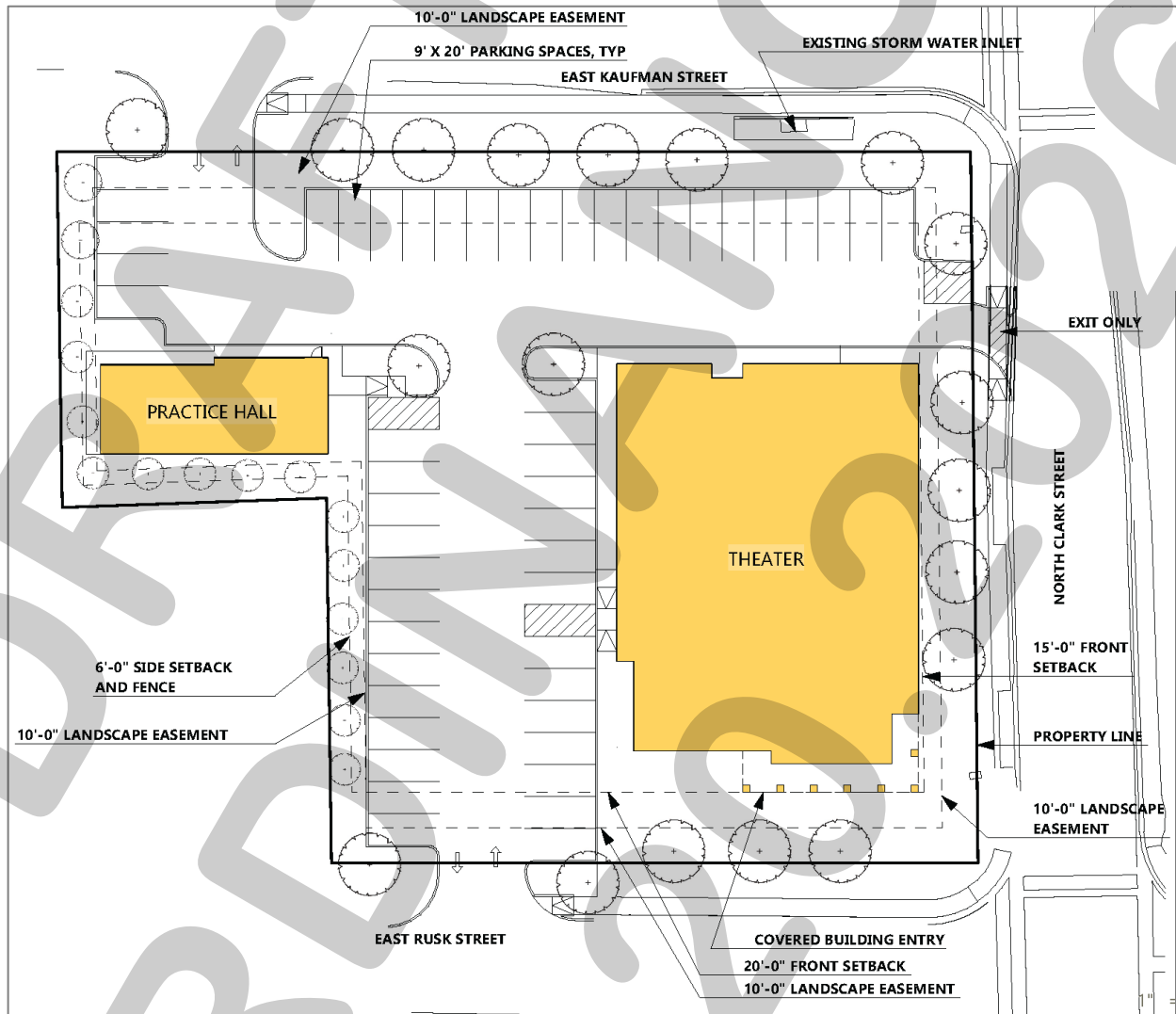
**THENCE** North 89°11'43" East, along the Southern Right of Way of East Kaufman Street, a distance of 262.341 feet for a corner;

**THENCE** South 01°13'27" East, along the Western Right of Way of North Clark Street, a distance of 200.00 feet to the **POINT OF BEGINNING AND CONTAINING** 1.04 acres of land (45,116.096 square feet) more or less.

**EXHIBIT 'A':**  
Legal Description and Survey



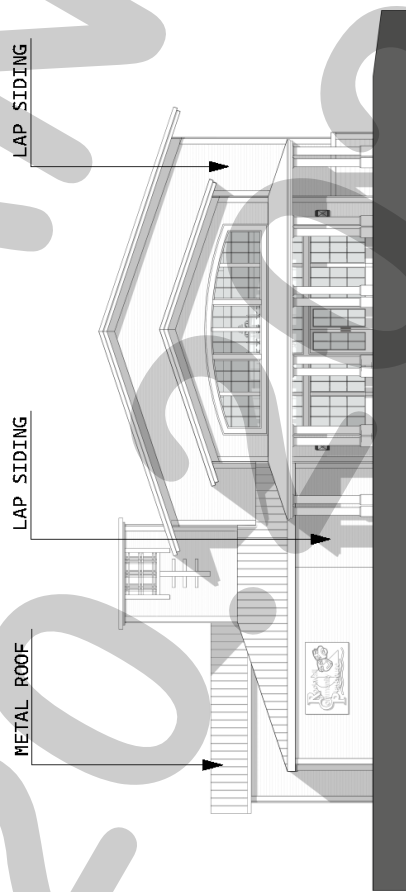
**EXHIBIT 'B':**  
Concept Plan



**EXHIBIT 'C':**  
Conceptual Building Elevations

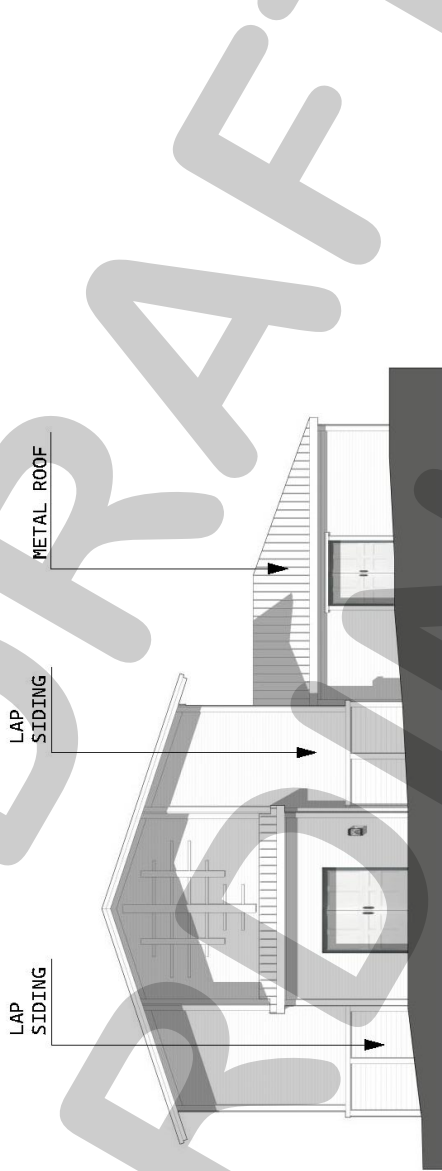


**3** THEATER - EAST ELEVATION  
Scale: 1/16" = 1'-0"

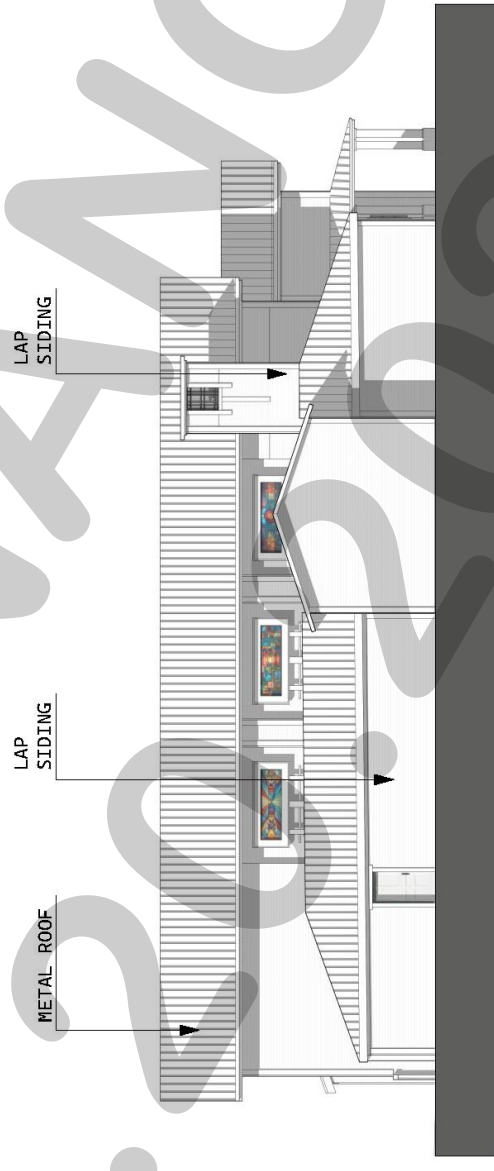


**4** THEATER - SOUTH ELEVATION  
Scale: 1/16" = 1'-0"

**EXHIBIT 'C':**  
Conceptual Building Elevations

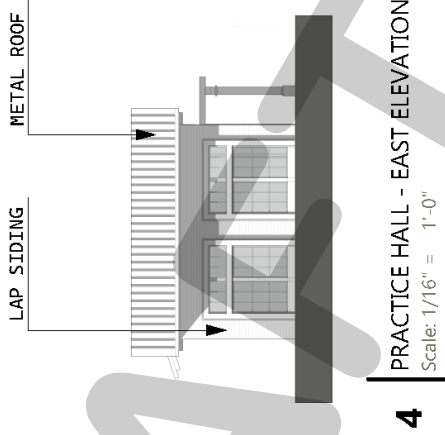


**4** THEATER - NORTH ELEVATION  
Scale: 1/16" = 1'-0"

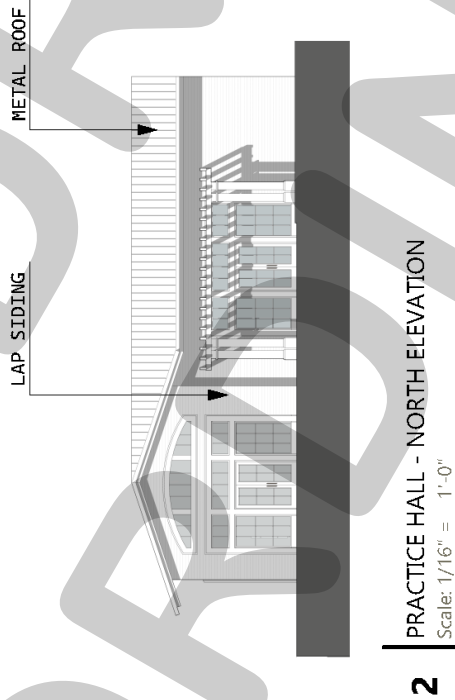


**1** THEATER - WEST ELEVATION  
Scale: 1/16" = 1'-0"

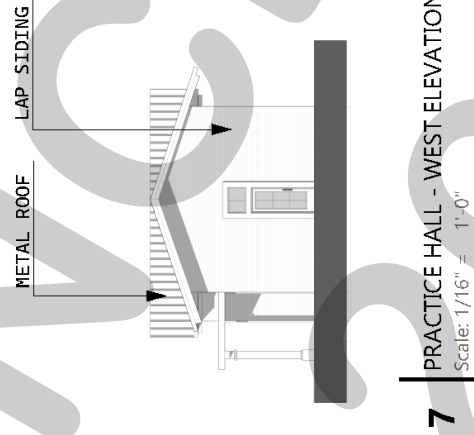
**EXHIBIT 'C':**  
Conceptual Building Elevations



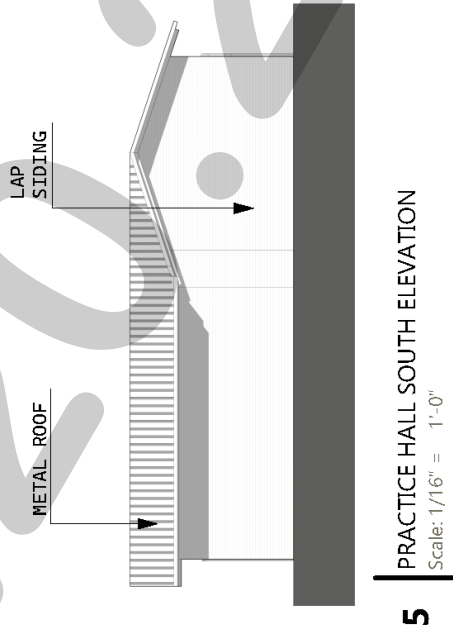
**4** PRACTICE HALL - EAST ELEVATION  
Scale: 1/16" = 1'-0"



**2** PRACTICE HALL - NORTH ELEVATION  
Scale: 1/16" = 1'-0"



**7** PRACTICE HALL - WEST ELEVATION  
Scale: 1/16" = 1'-0"



**5** PRACTICE HALL SOUTH ELEVATION  
Scale: 1/16" = 1'-0"

**EXHIBIT 'D':**  
PD Development Standards

**Density and Development Standards.**

(1) Permitted Uses. Unless specifically provided by this Planned Development District, only those land uses permitted within the Single Family 7 (SF-7) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future, are allowed on the *Subject Property*; however, the following additional land uses shall be permitted on the *Subject Property*:

The following land uses shall be permitted *by-right* on the Subject Property:

Theater<sup>1</sup>

**NOTE:**

<sup>1</sup>: Theater. A *Theater*, shall be defined as a *Community Theater*, whereas a *Community Theater* is a locally organized performing arts organization that produces theatrical productions primarily for the enjoyment, participation, and cultural enrichment of the local community.

(2) Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 7 (SF-7) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property*. All development on the *Subject Property* shall conform to the standards depicted in *Table 1*, which are as follows:

**TABLE 1: DENISTY AND DIMENSIONAL REQUIREMENTS**

<u>ORDINANCE PROVISIONS</u>	<u>ZONING DISTRICT STANDARDS</u>
<u>MINIMUM LOT AREA</u>	7,000 SF
<u>MINIMUM LOT FRONTAGE</u>	60'
<u>MINIMUM LOT DEPTH</u>	100'
<u>MINIMUM FRONT YARD SETBACK</u>	X=20' E. KAUFMAN STREET X=15' N. CLARK STREET X=20' E. RUSK STREET
<u>MINIMUM REAR YARD SETBACK</u>	10'
<u>MINIMUM SIDE YARD SETBACK</u>	10'
<u>SIDE YARD ADJACENT TO RESIDENTIAL</u>	10'
<u>MAXIMUM BUILDING HEIGHT</u>	35'
<u>MAX BUILDING/LOT COVERAGE</u>	45%
<u>MINIMUM NUMBER OF PARKING SPACES</u>	1 PER 3.20 SEATS

(3) Residential Adjacency. The *Subject Property* shall be required to provide and maintain a ten (10) foot landscape buffer adjacent to any residentially zoned or used property. The buffer shall include a minimum of a six (6) foot or a maximum of eight (8) foot standard cedar fence, canopy trees on 20-foot centers, and a row of evergreen shrubs along the entire adjacency.

(4) Landscape Standards. Landscaping shall be reviewed and approved with the Site Plan. All *Canopy/Shade Trees* planted within this Planned Development District shall be a minimum of four (4) caliper inches in size, all *Accent/Ornamental/Under-Story Trees* shall be a minimum

**EXHIBIT 'D':**  
*PD Development Standards*

of four (4) feet in total height, all *Shrubs* shall be a minimum of five (5) gallons at the time of planting.

- (1) *Landscape Buffer (E. Kaufman Street)*. A minimum of a ten (10) foot landscape buffer shall be provided along E. Kaufman Street, and shall incorporate a row of evergreen shrubs along the entire frontage.
- (2) *Landscape Buffer (N. Clark Street)*. A minimum of a ten (10) foot landscape buffer shall be provided along N. Clark Street, and shall incorporate one (1) accent tree per 50-feet of linear frontage and a row of evergreen shrubs along the entire frontage.
- (3) *Landscape Buffer (E. Rusk Street)*. A minimum of a ten (10) foot landscape buffer shall be provided along N. Clark Street, and shall incorporate one (1) canopy tree and one (1) accent tree per 50-feet of linear frontage, and a row of evergreen shrubs along the entire frontage.

CITY OF ROCKWALL

ORDINANCE NO. 26-03

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, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM A SINGLE FAMILY 7 (SF-7) DISTRICT TO PLANNED DEVELOPMENT DISTRICT 106 (PD - 106) FOR SINGLE- FAMILY 7 (SF-7) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 1.0061-ACRE TRACT OF LAND IDENTIFIED AS PORTION OF LOT 120D AND ALL OF LOTS 120C & 120G OF THE B. F. BOYDSTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY EXHIBIT 'A'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF 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**, the City has received a request from Jonathan Brown on behalf of Darlene Singleton, requesting the approval of a zoning change from a Single Family 7 (SF-7) District to a Planned Development District for Single Family 7 (SF-7) District land uses being a 1.0061-acre tract of land identified as a portion of Lot 120D and all of Lots 120C & 120G of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, more fully described and depicted in *Exhibit 'A'* of this ordinance, which hereinafter 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, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

**SECTION 1.** That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

**SECTION 2.** That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 3.** That development of the *Subject Property* shall generally be in accordance with the *Conceptual Building Elevations*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 4.** That development of the *Subject Property* shall generally be in accordance with the *PD Development Standards*, described in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 5.** That the official zoning map of the City of Rockwall, Texas be corrected to reflect the change in zoning described here in.

**SECTION 6.** That 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 offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

**SECTION 7.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 20-02*], 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 for this ordinance are declared to be severable;

**SECTION 8.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 20-02*] of any provision of the *City Code*, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [*Ordinance No. 20-02*] (*including references to the Unified Development Code*), and references to overlay districts, in this ordinance or any of the *Exhibits* hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

**SECTION 9.** 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 2<sup>ND</sup> DAY OF FEBRUARY, 2026.**

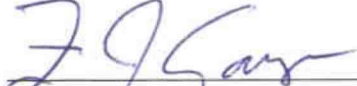


Tim McCallum, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Kristy Teague, City Secretary

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Frank J. Garza, City Attorney



1<sup>st</sup> Reading: January 20, 2026

2<sup>nd</sup> Reading: February 2, 2026

**EXHIBIT 'A':**  
*Legal Description and Survey*

**BEING** 1.04 acres of land situated in Abstract 14, B.F. Boydston Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** in the Northwest corner of North Clark Street and East Rusk Street, RCAD#14333, (NAD83 Texas State Plane GPS Coordinate (Grid): E 2,596,018.343, N 7,027,794.521 Feet);

**THENCE** South 88°46'33" West, along the Northern Right of Way of East Rusk Street, a distance of 189.985 feet for a corner;

**THENCE** North 01°14'22" West, a distance of 105.104 feet for a corner;

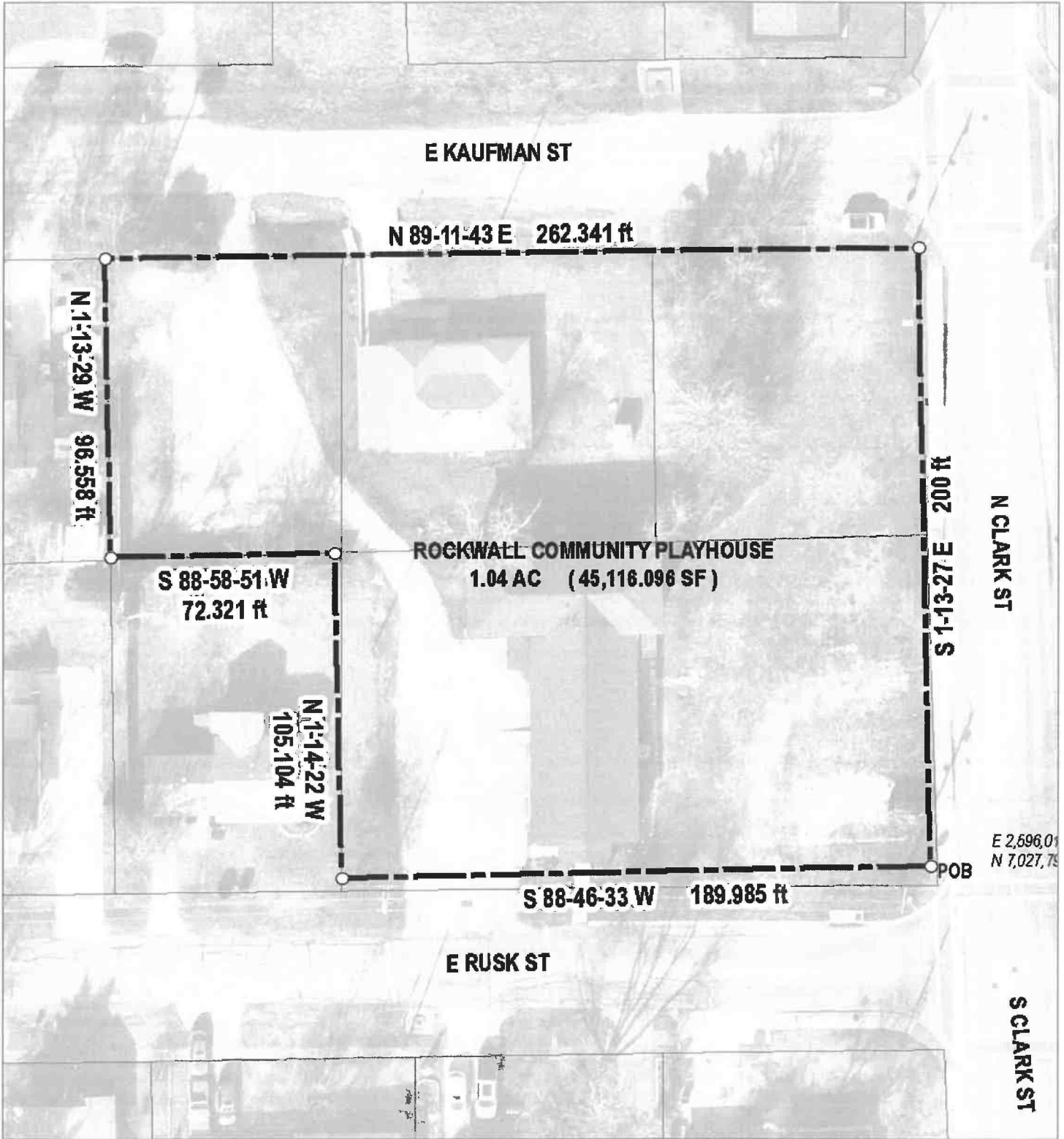
**THENCE** South 88°58'51" West, a distance of 72.321 feet for a corner;

**THENCE** North 01°13'29" West, a distance of 96.558 feet for a corner;

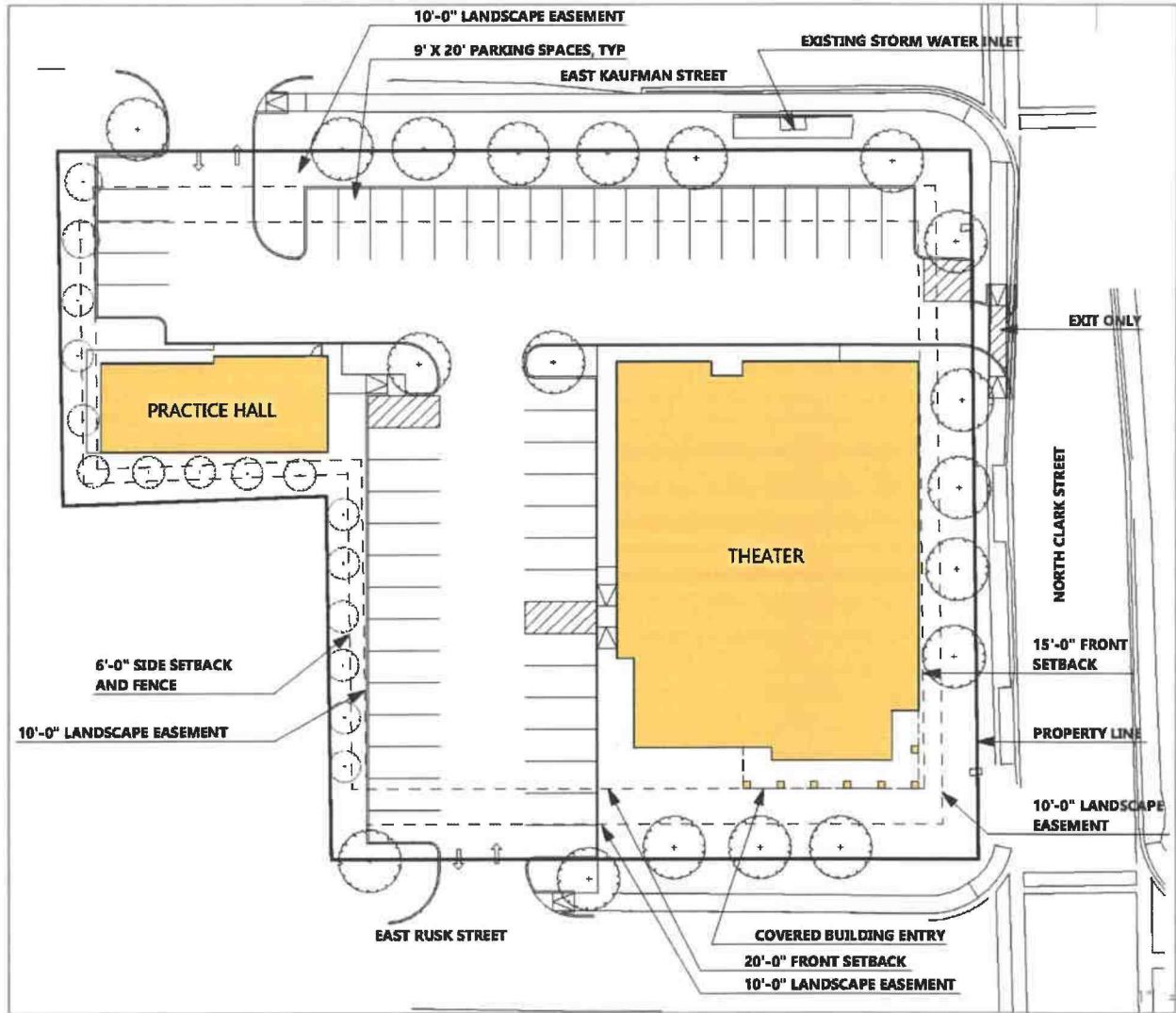
**THENCE** North 89°11'43" East, along the Southern Right of Way of East Kaufman Street, a distance of 262.341 feet for a corner;

**THENCE** South 01°13'27" East, along the Western Right of Way of North Clark Street, a distance of 200.00 feet to the **POINT OF BEGINNING AND CONTAINING** 1.04 acres of land (45,116.096 square feet) more or less.

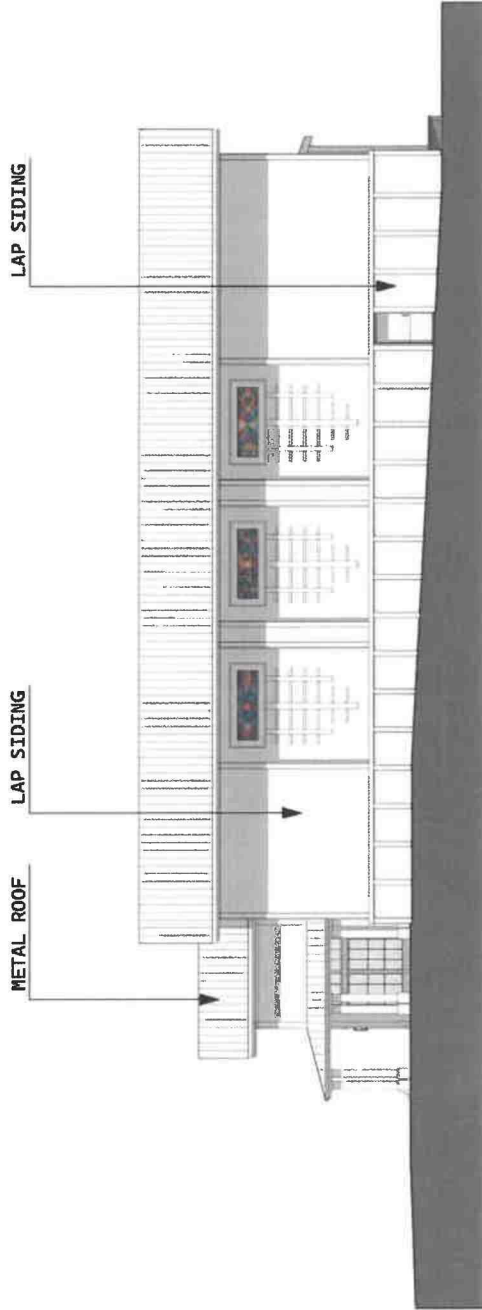
**EXHIBIT 'A':**  
*Legal Description and Survey*



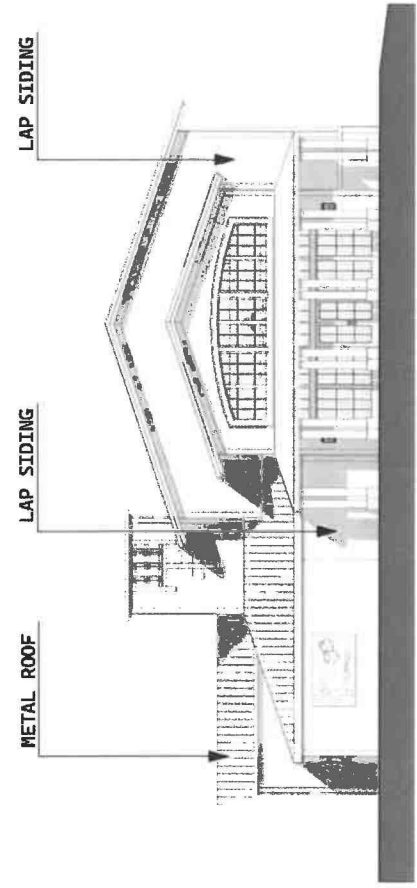
**EXHIBIT 'B':**  
Concept Plan



**EXHIBIT 'C':**  
Conceptual Building Elevations

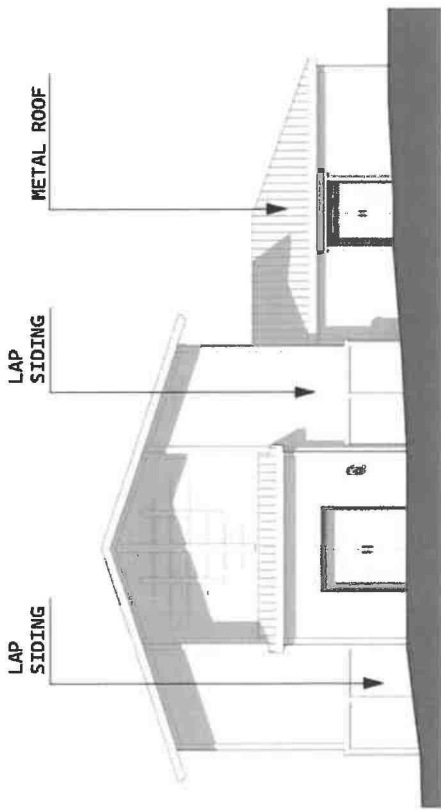


**3** THEATER - EAST ELEVATION  
Scale: 1/16" = 1'-0"



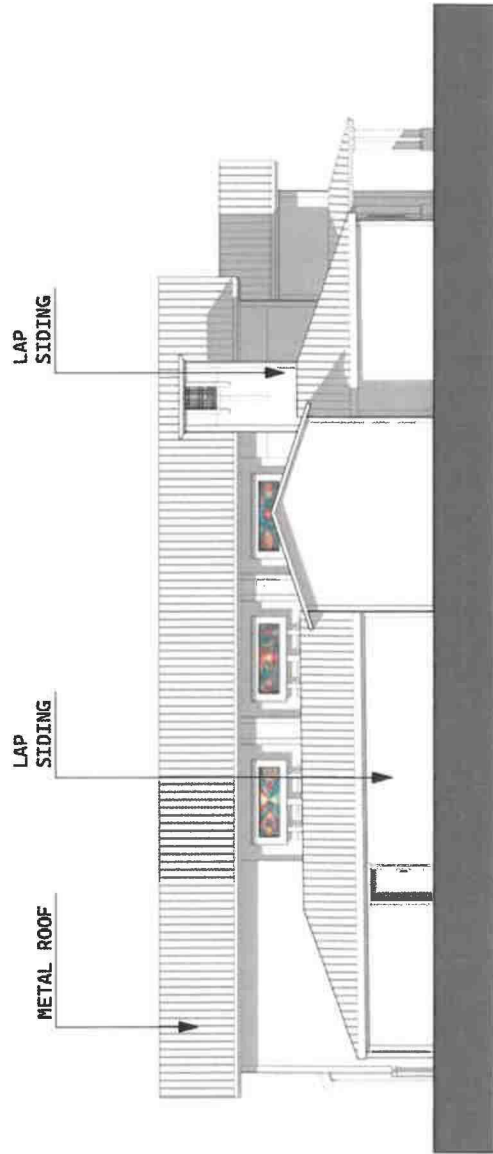
**4** THEATER - SOUTH ELEVATION  
Scale: 1/16" = 1'-0"

**EXHIBIT 'C':**  
Conceptual Building Elevations



**4** THEATER - NORTH ELEVATION

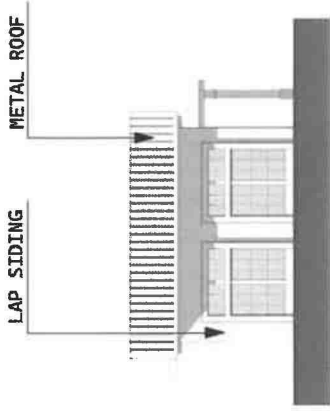
Scale: 1/16" = 1'-0"



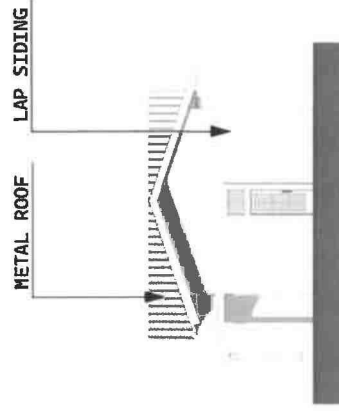
**1** THEATER - WEST ELEVATION

Scale: 1/16" = 1'-0"

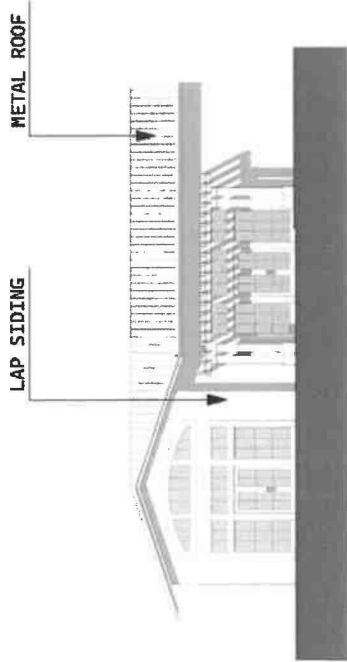
**EXHIBIT 'C':**  
Conceptual Building Elevations



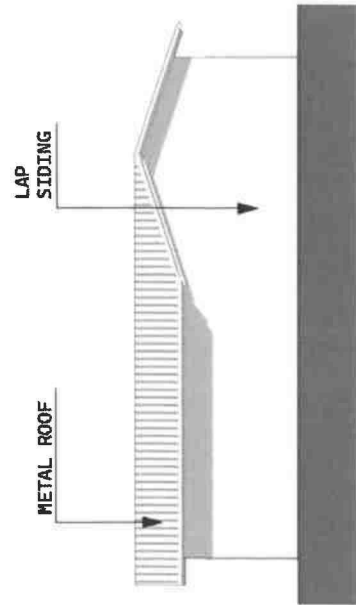
**4** PRACTICE HALL - EAST ELEVATION  
Scale: 1/16" = 1'-0"



**7** PRACTICE HALL - WEST ELEVATION  
Scale: 1/16" = 1'-0"



**2** PRACTICE HALL - NORTH ELEVATION  
Scale: 1/16" = 1'-0"



**5** PRACTICE HALL SOUTH ELEVATION  
Scale: 1/16" = 1'-0"

**EXHIBIT 'D':**  
PD Development Standards

**Density and Development Standards.**

- (1) Permitted Uses. Unless specifically provided by this Planned Development District, only those land uses permitted within the Single Family 7 (SF-7) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future, are allowed on the *Subject Property*; however, the following additional land uses shall be permitted on the *Subject Property*:

The following land uses shall be permitted *by-right* on the Subject Property:

- Theater<sup>1</sup>

**NOTE:**

<sup>1</sup>: Theater. A *Theater*, shall be defined as a *Community Theater*, whereas a *Community Theater* is a locally organized performing arts organization that produces theatrical productions primarily for the enjoyment, participation, and cultural enrichment of the local community.

- (2) Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 7 (SF-7) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property*. All development on the *Subject Property* shall conform to the standards depicted in *Table 1*, which are as follows:

**TABLE 1: DENISTY AND DIMENSIONAL REQUIREMENTS**

<u>ORDINANCE PROVISIONS</u>	<u>ZONING DISTRICT STANDARDS</u>
<u>MINIMUM LOT AREA</u>	7,000 SF
<u>MINIMUM LOT FRONTAGE</u>	60'
<u>MINIMUM LOT DEPTH</u>	100'
<u>MINIMUM FRONT YARD SETBACK</u>	X=20' E. KAUFMAN STREET X=15' N. CLARK STREET X=20' E. RUSK STREET
<u>MINIMUM REAR YARD SETBACK</u>	10'
<u>MINIMUM SIDE YARD SETBACK</u>	10'
<u>SIDE YARD ADJACENT TO RESIDENTIAL</u>	10'
<u>MAXIMUM BUILDING HEIGHT</u>	35'
<u>MAX BUILDING/LOT COVERAGE</u>	45%
<u>MINIMUM NUMBER OF PARKING SPACES</u>	1 PER 3.20 SEATS

- (3) Residential Adjacency. The *Subject Property* shall be required to provide and maintain a ten (10) foot landscape buffer adjacent to any residentially zoned or used property. The buffer shall include a minimum of a six (6) foot or a maximum of eight (8) foot standard cedar fence, canopy trees on 20-foot centers, and a row of evergreen shrubs along the entire adjacency.
- (4) Landscape Standards. Landscaping shall be reviewed and approved with the Site Plan. All *Canopy/Shade Trees* planted within this Planned Development District shall be a minimum of four (4) caliper inches in size, all *Accent/Ornamental/Under-Story Trees* shall be a minimum

**EXHIBIT 'D':**  
*PD Development Standards*

of four (4) feet in total height, all *Shrubs* shall be a minimum of five (5) gallons at the time of planting.

- (1) *Landscape Buffer (E. Kaufman Street)*. A minimum of a ten (10) foot landscape buffer shall be provided along E. Kaufman Street, and shall incorporate a row of evergreen shrubs along the entire frontage.
- (2) *Landscape Buffer (N. Clark Street)*. A minimum of a ten (10) foot landscape buffer shall be provided along N. Clark Street, and shall incorporate one (1) accent tree per 50-feet of linear frontage and a row of evergreen shrubs along the entire frontage.
- (3) *Landscape Buffer (E. Rusk Street)*. A minimum of a ten (10) foot landscape buffer shall be provided along N. Clark Street, and shall incorporate one (1) canopy tree and one (1) accent tree per 50-feet of linear frontage, and a row of evergreen shrubs along the entire frontage.



DATE: March 24, 2026

TO: Jonathan Brown, AIA  
JHP Architecture/Urban Design  
8340 Meadow Road  
Dallas, TX 75231

CC: Darlene Singleton  
Rockwall Community Playhouse  
609 E. Rusk Street  
Rockwall, TX 75087

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

SUBJECT: Z2025-078; *Zoning Change (SF-7 to PD) Rockwall Community Playhouse*

Jonathan Brown:

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 February 2, 2026. The following is a record of all recommendations, voting records and conditions of approval:

Conditions of Approval

- (1) The applicant will be required to apply for a demolition permit through the Building Inspections Department; and,
- (2) If constructed, the City Council would be granting a change to the Future Land Use Map -- contained in the OUR Hometown Vision 2040 Comprehensive Plan -- from a Medium Density Residential designation to Quasi-Public designation; and,
- (3) The proposed *Community Theater* shall be required to generally conform to the *Concept Plan* and *Conceptual Building Elevations* contained within *Exhibit 'B'* and *Exhibit 'C'* of the Planned Development District ordinance; and,
- (4) The proposed *Theater* shall be required to conform to the *PD Development Standards* contained within *Exhibit 'D'* of the Planned Development District ordinance; and,
- (5) Any construction resulting from the approval of this Specific Use Permit (SUP) request shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

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


City Council

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

On February 2, 2026, the City Council approved a motion to approve the Zoning Change by a vote of 6-0, with Council Member Moeller absent.

Included with this letter is a copy of *Ordinance No. 26-03; PD-105*, 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 at (972) 772-6434.

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', written in a cursive style.

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