



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

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2686 S HWY 205

SUBDIVISION _____

LOT

1

BLOCK

A

GENERAL LOCATION S Goliad Street & Sids Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING F1 - Commercial

CURRENT USE _____

PROPOSED ZONING F1 - Commercial

PROPOSED USE _____

ACREAGE 1.617

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 Rayburn Country Electric Cooperative Inc

APPLICANT Playground Boss

CONTACT PERSON Stephen Geiger

CONTACT PERSON Rose Azuogy

ADDRESS _____

ADDRESS _____

CITY, STATE & ZIP _____

CITY, STATE & ZIP _____

PHONE _____

PHONE _____

E-MAIL _____

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

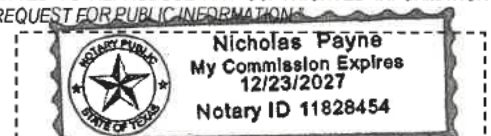
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Stephen Geiger [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

¹ 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 \$100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF February, 2026. 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 16th DAY OF February, 2026

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____



MY COMMISSION EXPIRES _____

GENERAL NOTES

DESIGN LOADS

BUILDING CODE	INTERNATIONAL BUILDING CODE 2021
LIVE LOADS	5 PSF
SNOW LOAD	5 PSF
WIND LOADS	115 MPH*
	3-Sec. Gust, RISK CATEGORY II & EXPOSURE C

* - 115 MPH ACCORDING TO THE BASIC WIND SPEED MAPS OF ASCE 7-16 IS EQUIVALENT TO THE ALLOWABLE STRESS DESIGN WIND SPEED OF 90 MPH ACCORDING TO ASCE 7-16 AND IBC 2021 EQ 16-17.

STRUCTURAL STEEL

- ALL STRUCTURAL SHAPES SHALL BE COLD FORMED HSS ASTM A500 GRADE C. UNLESS OTHERWISE NOTED. TYPICAL MECHANICAL PROPERTIES FOR HSS PRODUCTS:

SQUARE AND RECTANGULAR	50,000 PSI YIELD / 62,000 PSI TENSILE
ROUND PIPE	50,000 PSI YIELD / 62,000 PSI TENSILE
- ALL GALVANIZED STEEL TUBE PRODUCTS ARE MANUFACTURED PER ASTM A500, TYPICAL MECHANICAL PROPERTIES ACHIEVED FOR GALVANIZED TUBE PRODUCTS:

ROUND TUBE	50,000 PSI YIELD / 62,000 PSI TENSILE
------------	---------------------------------------
- ALL PLATES SHALL COMPLY WITH ASTM A572 GRADE 50.
- ALL STEEL TUBING SHALL BE TRIPLE COATED FOR RUST PROTECTION USING THE IN-LINE ELECTROPLATING COAT PROCESS. TUBING SHALL BE INTERNALLY COATED WITH ZINC AND ORGANIC COATINGS TO PREVENT CORROSION AS MANUFACTURED BY ALLIED TUBE & CONDUIT.
- STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH A.I.S.C. SPECIFICATIONS.
- ALL SHOP WELDS SHALL BE EXECUTED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN WELDING SOCIETY (AWS) D1.1 SPECIFICATIONS. ALL WELDS SHALL BE CONTINUOUS WHERE LENGTH IS NOT GIVEN, UNLESS OTHERWISE SHOWN OR NOTED ON DRAWINGS. ALL WELDS SHALL DEVELOP THE FULL STRENGTH OF THE WEAKER MEMBER. ALL WELDS SHALL BE MADE USING E70XX .045 WIRE.
- SHOP CONNECTIONS SHALL BE WELDED UNLESS NOTED OTHERWISE. FIELD CONNECTIONS SHALL BE AS INDICATED ON THE DRAWINGS (IF REQUIRED). ALL FILLET WELDS SHALL BE A MINIMUM OF 3/16" UNLESS OTHERWISE NOTED. FIELD WELDS SHALL NOT BE ALLOWED.
- ALL HIGH STRENGTH BOLTS SHALL COMPLY WITH ASTM F3125 GRADE A325 (GALVANIZED). ALL NUTS SHALL COMPLY WITH ASTM A563DH, AND WASHERS SHALL COMPLY WITH ASTM F436.
- ALL HIGH STRENGTH BOLTS SHALL BE TIGHTENED TO A SNUG TIGHT CONDITION.
- ALL STAINLESS STEEL BOLTS / STUDS SHALL COMPLY WITH ASTM F-593, ALLOY GROUP 1 OR 2 ALL NUTS SHALL COMPLY WITH ASTM F-594 ALLOY GROUP 1 OR 2.
- ALL STRUCTURAL STEEL SHALL BE POWDER COATED WITH ONE SHOP COAT (2.5 MILS MIN.) OF ZINC-RICH PRIMER, UNDERCOAT, AND FINISH COAT, OR EQUIVALENT PAINT SYSTEM. THIS COAT IS A WEATHER RESISTANT POWDER COATING BASED ON POLYESTER TGIC (MANUFACTURED BY SHERWIN WILLIAMS, ASKO NOBEL, PPG OR TIGER DRYLAC). TO ACHIEVE OPTIMUM ADHESION, IT IS RECOMMENDED THAT THE PROPER TREATMENT AND DRYING TAKE PLACE BEFORE COATING. POLYESTER POWDER (TGIC) SPECIFICATIONS SHALL BE AS FOLLOWS:
 - PENCIL HARDNESS (ASTM D-3363).
 - HUMIDITY (ASTM D-2247).
 - SOLVENT RESISTANCE (PCI METHOD) - 50 DBL RUBS SL. SOFTNESS.

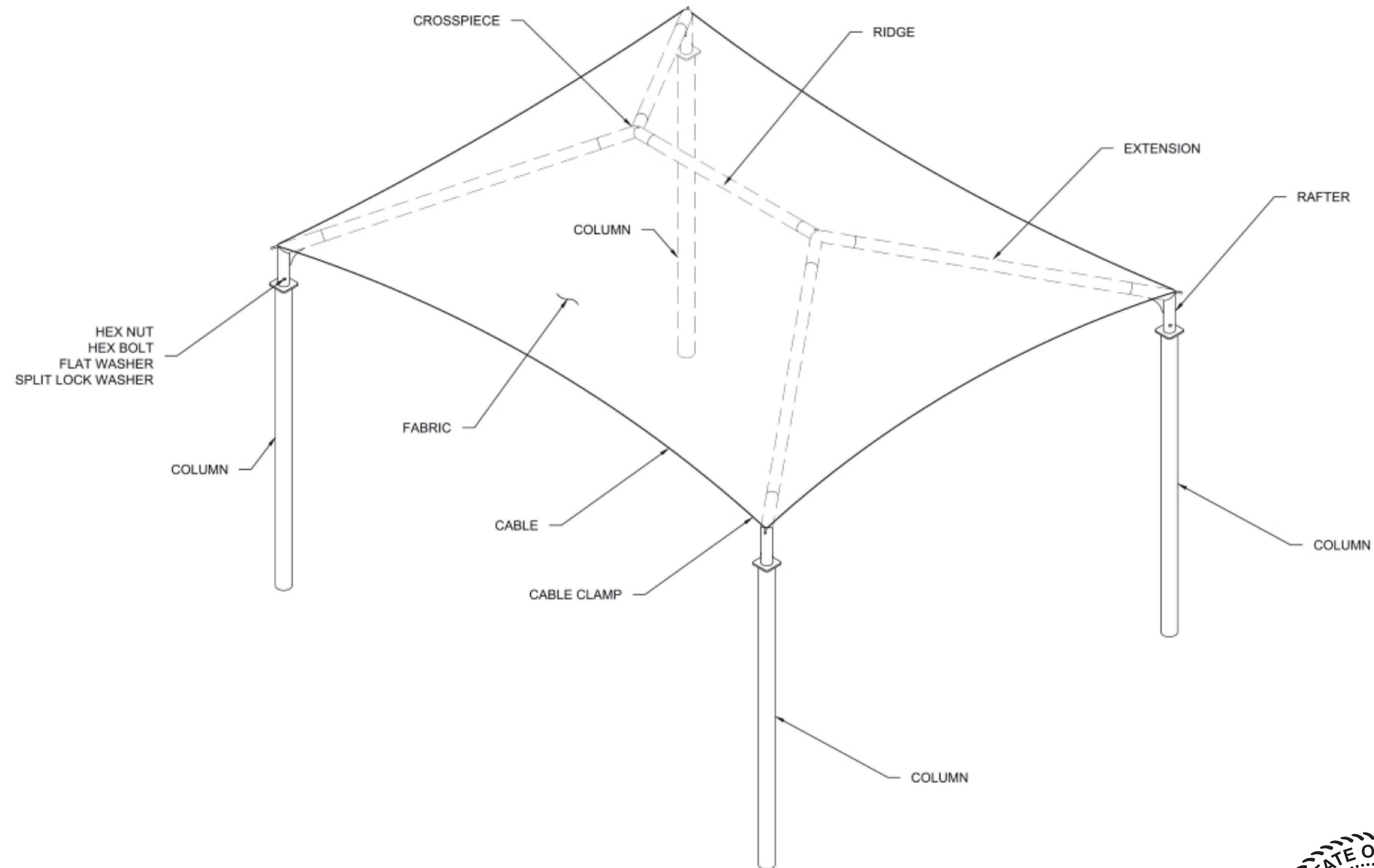
FABRIC SPECIFICATION

- FABRIC SHALL BE A HIGH DENSITY POLYETHYLENE WITH ULTRA VIOLET ADDITIVES, WITH MONOFILAMENT AND TAPE CONSTRUCTION GIVING A STABLE MATERIAL AND RACHEL KNITTED TO ENSURE MATERIAL WILL NOT UNRAVEL IF CUT
- | | | |
|----------------|------------------------------|----------------------|
| | <u>SOLID COLORS</u> | <u>STRIPE COLORS</u> |
| TEAR STRENGTH | WARP 220.4622 LB | WARP 182.9836 LB |
| | WEFT 462.9707 LB | WEFT 401.2413 LB |
| BURST STRENGTH | 37.7098 PSIA | 33.0686 PSIA |
| FADING | MINIMUM FADING AFTER 5 YEARS | |

LIFE EXPECTANCY: A MINIMUM OF 8 YEARS CONTINUOUS EXPOSURE TO THE SUN
- FIRE TEST ON FABRIC: NFPA 701 TEST 2 AND ASTM E 84
- THREAD-PTFE (TEFLON) USED MEET THE FOLLOWING SPECIFICATIONS: HIGH STRENGTH, LOW SHRINKAGE, WIDE TEMPERATURE RANGE, FLEX - ABRASION RESISTANT AND UV RADIATION IMMUNITY. LOCKSTITCH - 1200 DENIER. CHAINSTITCH THREAD - 2400 DENIER.

AIRCRAFT CABLE

- WIRE ROPE CABLE SHALL BE 7x19 STRAND CORE GALVANIZED WIRE ROPE WITH A BREAKING STRENGTH VALUE OF 14,400 LBS (3/8" DIAMETER)
- CABLES SHALL BE FED THROUGH THE FABRIC SLEEVES AROUND THE PERIMETER OF THE CANOPY AND TENSIONED UNTIL THE FABRIC PANELS (DESIGNED PURPOSEFULLY UNDERSIZED) REACH A TAUT APPEARANCE. ANY LONG TERM CABLE SAG SHALL BE MINIMIZED DURING THE MAINTENANCE RE-TIGHTENING VISITS AS REQUIRED.



ISOMETRIC VIEW

LIST OF MATERIALS

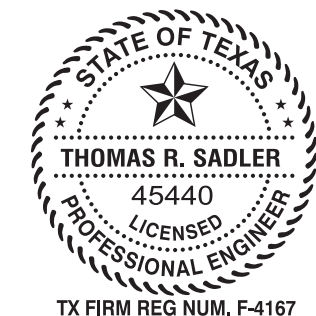
ITEM	QTY	DESCRIPTION	SMI PART No.
BOLT	4	BOLT,HEX,1/2"-13 x 5",GLV ASTM A325	309109
HEX NUT	4	NUT,HEX,1/2",GLV 1213 A 194 2H	308069
FLAT WASHER	8	WASHER,FLAT,1/2" GLV ASTM F436	307622
WASHER	4	WASHER,SPLIT LOCK, 1/2",GLV	307625
CABLE CLAMPS	4	CLAMPS,CABLE,3/8" DF GLV	307629
COLUMN	4	5.000 GA 07 ROUND TUBING	PIH-500-194-350-SIN
EXTENSION	4	4.000 GA 08 ROUND TUBING	EXT-400-224
RIDGE	1	4.000 GA 08 ROUND TUBING	RID-400-152
FABRIC	1	FABRIC SHADESURE ROYAL BLUE	200000SRB
CABLE	1	WIRE ROPE, 7x19, 3/8",GALV	308175
RAFTER	4	UNPAINTED 400RAF-F5	400RAF-F5
CROSSPIECE	2	UNPAINTED 400CP-F5	400CP-F5

NOTICE

- FABRIC TOP NEEDS TO BE REMOVED IF SNOW EXCEEDING 5 PSF IS ANTICIPATED
- FABRIC TOP NEEDS TO BE REMOVED IF WINDS EXCEEDING 115 MPH ARE ANTICIPATED. SEE NOTES FOR DESIGN LOADS

CODE ANALYSIS

BUILDING	OCCUPANCY	CONSTRUCTION TYPE	AREA (SQFT)	OCCUPANT LOAD
SHADE STRUCTURE 30' 0" x 36' 0"	U	V-B	1080	N/A



THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF USA SHADE AND FABRIC STRUCTURES AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.



CORPORATE HEADQUARTERS
2580 ESTERS BLVD., SUITE 100
DFW AIRPORT, TX 75261
800-966-5005

CERTIFICATIONS:

IAS CERTIFICATION No: FA-428
CLARK COUNTY MANUFACTURER CERTIFICATION NUMBER (NEVADA): 355

CUSTOMER:
Playground Boss
PROJECT NAME:
Pulliam Construction Management
LOCATION:
Rockwall TX
PROJECT NUMBER:
Q-119201

STRUCTURE TYPE:
4 Post HIP 401

SIZE:
30' 0" x 36' 0" x 14' 0"e

SCALE: AS NOTED

DRAWING SIZE

B

REV	DESCRIPTION	DATE	DRW	CHK	ENG
NC	RELEASE FOR CONSTRUCTION		QD	MB	MB

Eng. By:	MB
Design By:	QD
Approved By:	MB
DRAWING DESCRIPTION:	
NOTES / LOM	

DWG.	
PAGE	1000
REV	NC

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NC	RELEASE FOR CONSTRUCTION		QD	MB	MB

Eng. By:	MB
Design By:	QD
Approved By:	MB
DRAWING DESCRIPTION:	
ELEVATIONS AND DETAILS	
DWG. PAGE	2000
REV	NC

TABLE OF DIMENSIONS

L	W	H	R	HT	D	RL	EL
36' 0"	30' 0"	14' 0"	5' 8"	19' 8"	46' 10"	12' 8"	18' 8"

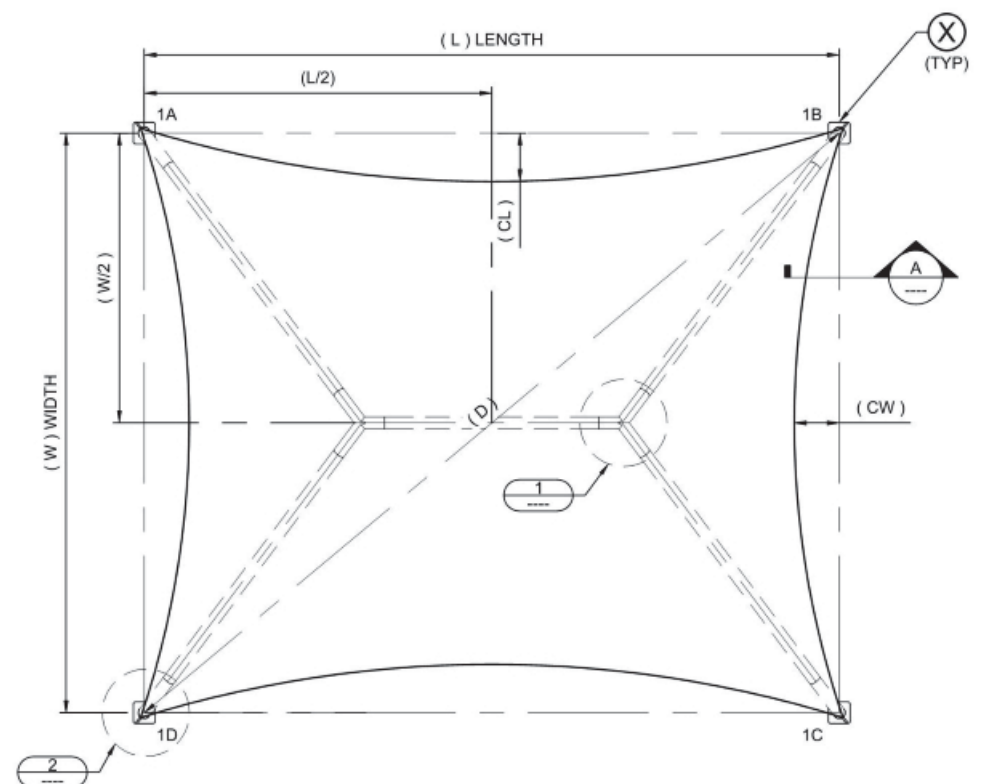
TABLE OF DIMENSIONS KEY

L	LENGTH
W	WIDTH
H	DISTANCE FROM FINISHED SURFACE TO PIN
R	RAISE FROM RAFTER TO CROSSPIECE
HT	TOTAL HEIGHT
D	DIAGONAL
RL	RIDGE LENGTH
EL	EXTENSION LENGTH

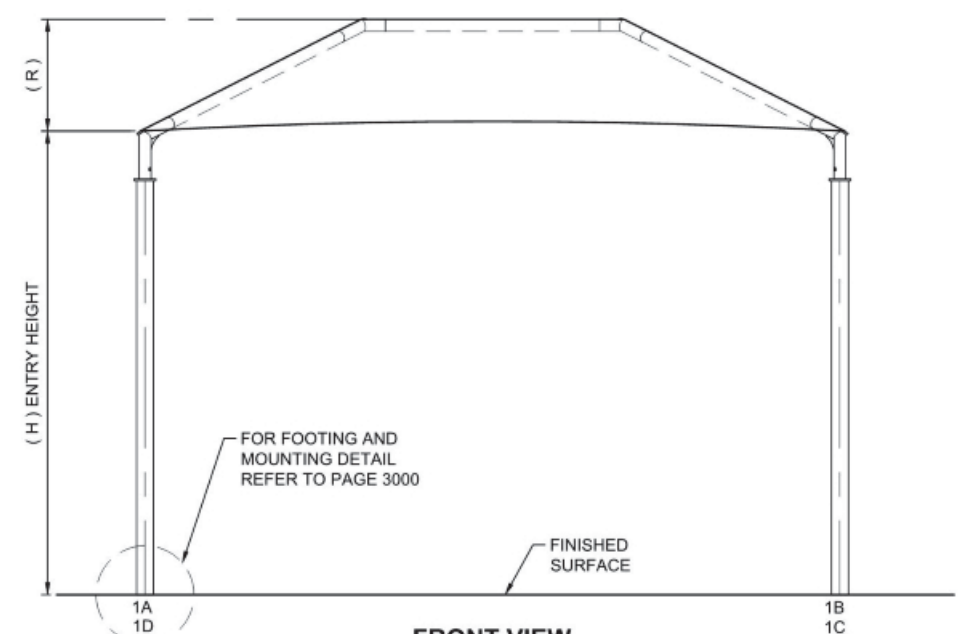
PLAN NORTH



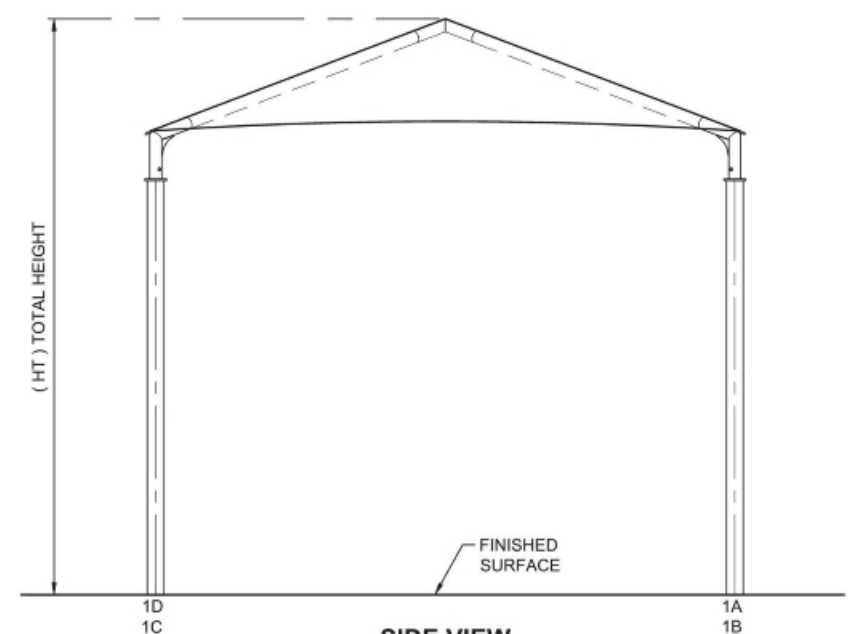
FOR TRUE NORTH
SEE CUSTOMER'S
SITE PLAN



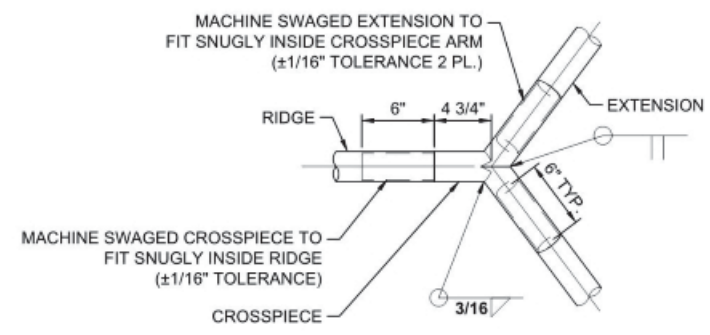
TOP VIEW



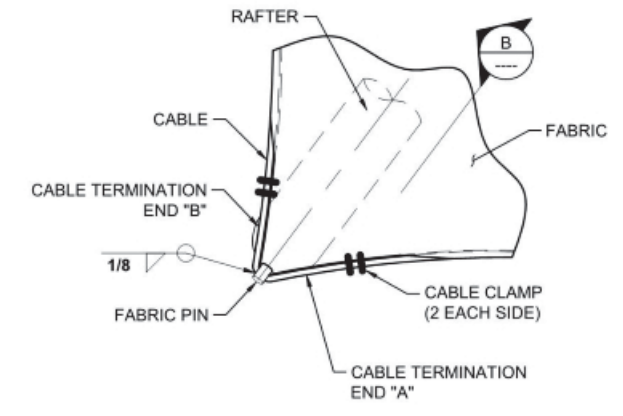
FRONT VIEW



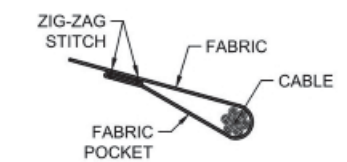
SIDE VIEW



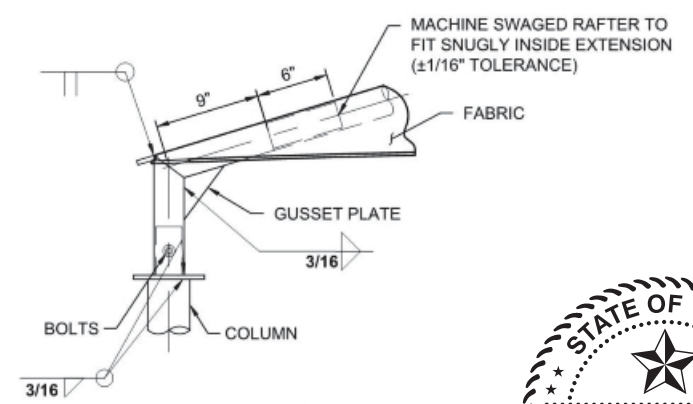
DETAIL 1



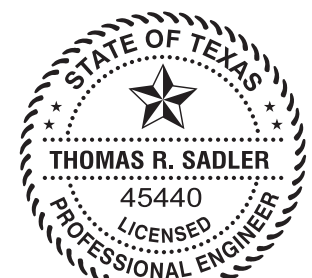
DETAIL 2



SECTION A-A



VIEW B-B



TX FIRM REG NUM. F-4167



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SCALE: AS NOTED

DRAWING SIZE
B

ENG	MB
CHK	MB
DRW	QD
DATE	
DESCRIPTION	
RELEASE FOR CONSTRUCTION	
REV	NC

Eng. By: MB
Design By: QD
Approved By: MB

DRAWING DESCRIPTION:
FOOTING DETAILS

DWG. PAGE
3000

REV
NC

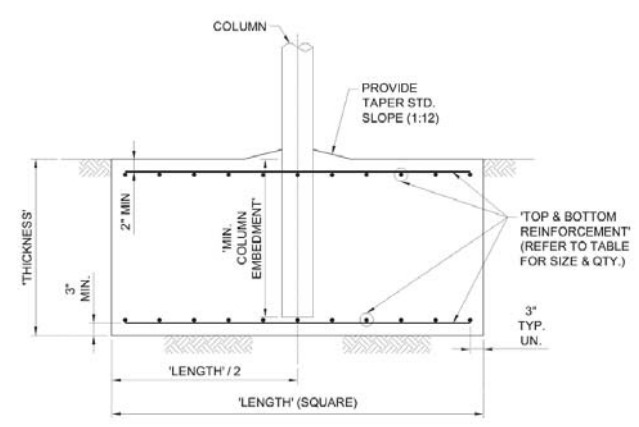
REINFORCED CONCRETE NOTES

- CONCRETE WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN CONCRETE INSTITUTE SPECIFICATION FOR STRUCTURAL CONCRETE ACI 301 AND BUILDING CODE ACI 318. CONCRETE SPECIFICATIONS SHALL BE AS FOLLOWS:
 - 28 DAY STRENGTH: 2500 PSI
 - SLUMP: 3-5
 - PORTLAND CEMENT SHALL CONFORM TO C-150
 - AGGREGATE SHALL CONFORM TO ASTM C-33
- ALL REINFORCEMENT STEEL SHALL CONFORM TO ASTM A-615 GRADE 60; AND SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH THE LATEST ACI SPECIFICATION FOR STRUCTURAL CONCRETE ACI 301, ACI DETAILING MANUAL AND CRSI MANUAL OF STANDARD PRACTICE.
- ALL ANCHOR BOLTS SET IN NEW CONCRETE (WHEN APPLICABLE) SHALL COMPLY WITH ASTM F-1554 GRADE 55 (GALVANIZED).
- ALL NON-SHRINK GROUT SHALL HAVE A MINIMUM 28 DAYS COMPRESSIVE STRENGTH OF 5000 PSI, AND SHALL COMPLY THE REQUIREMENTS OF ASTM C109, ASTM C939, ASTM C1090, ASTM C1107, WHEN APPLICABLE.
- SOIL PARAMETERS FOR FOOTING ANALYSIS; TABLE 1806.2, CLASS : 5 - 1500(PSF)
- FOR SPREAD FOOTING, EDGE OF COLUMN OR ANCHOR BOLTS MUST BE SET AT LEAST 12" FROM THE EDGE OF SPREAD FOOTING EDGE.
- SPREAD FOOTING ALLOWED TO BE ROTATED AS REQUIRED.

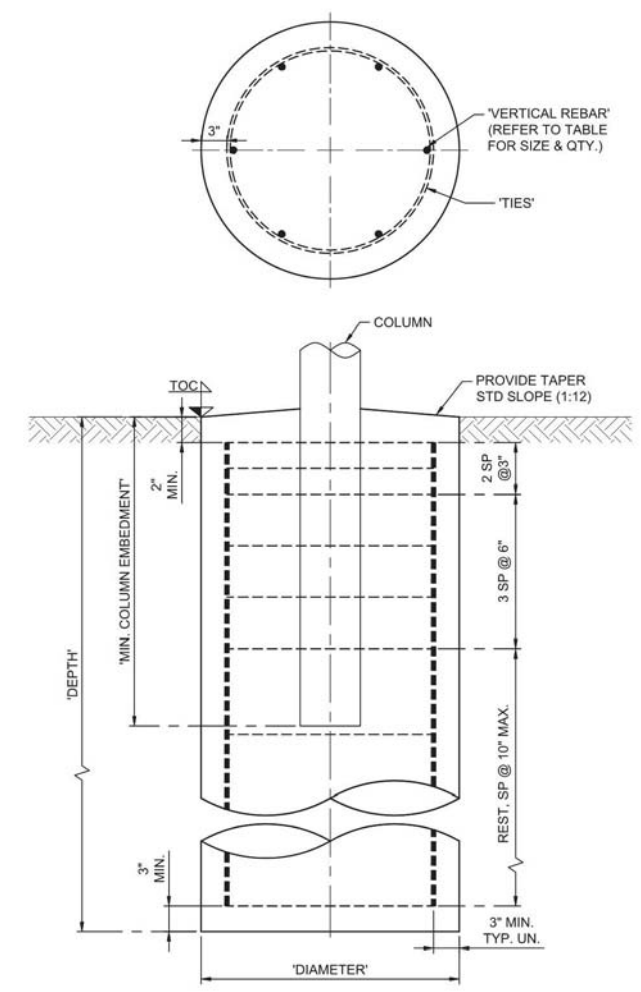
LENGTH	THICKNESS	TOP AND BOTTOM REINFORCEMENT				MIN. COLUMN EMBEDMENT (EMBED)	MIN. ANCHOR EMBEDMENT (RECESS. & SURFACE)
		QTY.	SIZE	SPACING (IN)			
(FT)	(FT)			(IN)		(IN)	(IN)
5.5	3.00	8	#5	@	8.5"	O.C.E.W.	33

DIAMETER	DEPTH	VERTICAL REBAR		TIES		MIN. COLUMN EMBEDMENT (EMBED)	MIN. ANCHOR EMBEDMENT (RECESS. & SURFACE)
		QTY.	SIZE	QTY.	Ø LOOP (FT)		
(FT)	(FT)					(IN)	(IN)
2.0	7.0	6	#6	12	1.5	#3	33

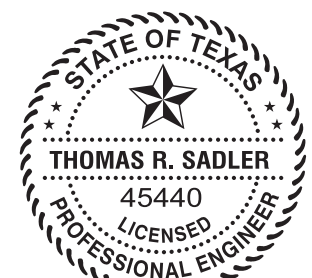
NOTE: ADDITIONAL INSTALLATION COSTS FOR SPREAD FOOTING



SPREAD FOOTING TYPE
EMBEDDED
SCHEMATIC VIEW ONLY
REFER TO TABLE FOR VARIABLE DIMENSIONS



DRILLED PIER FOOTING TYPE
EMBEDDED
SCHEMATIC VIEW ONLY
REFER TO TABLE FOR VARIABLE DIMENSIONS & QTY.



TX FIRM REG NUM. F-4167

LANDSCAPE REQUIREMENTS
 Total Site Area - 70,511 SF = 1.619 Acres

Site Landscape Area
 Total Site Landscape Area - 46,278 SF = 65% of Site
45,361 SF TURF PROVIDED
917 SF LANDSCAPE PLANTING BED PROVIDED

Landscape Buffer Components Street Frontage- SH 205
 Total (25' Wide) Required Landscape Buffer Area - 5,225 SF
 Total (30' Wide) Provided Landscape Buffer Area - 6,270 SF

917 SF OF LANDSCAPE BED
4,308 SF OF TURF PROVIDED

Landscape Buffer Trees Street Frontage- SH 205
 Street Frontage Length - 209 LF
 3 Canopy Tree per 100 LF of Street Frontage (Min. 4" Cal.)
 4 Accent Tree per 100 LF of Street Frontage (4' Ht. Min.)

7 CANOPY / 9 ACCENT TREES REQUIRED
7 CANOPY / 9 ACCENT TREES PROVIDED

Landscape Parking Trees
 1 Canopy Tree/ 10 parking spaces
 1 Tree within 80' of each parking space

2 TREES REQUIRED
3 TREES PROVIDED

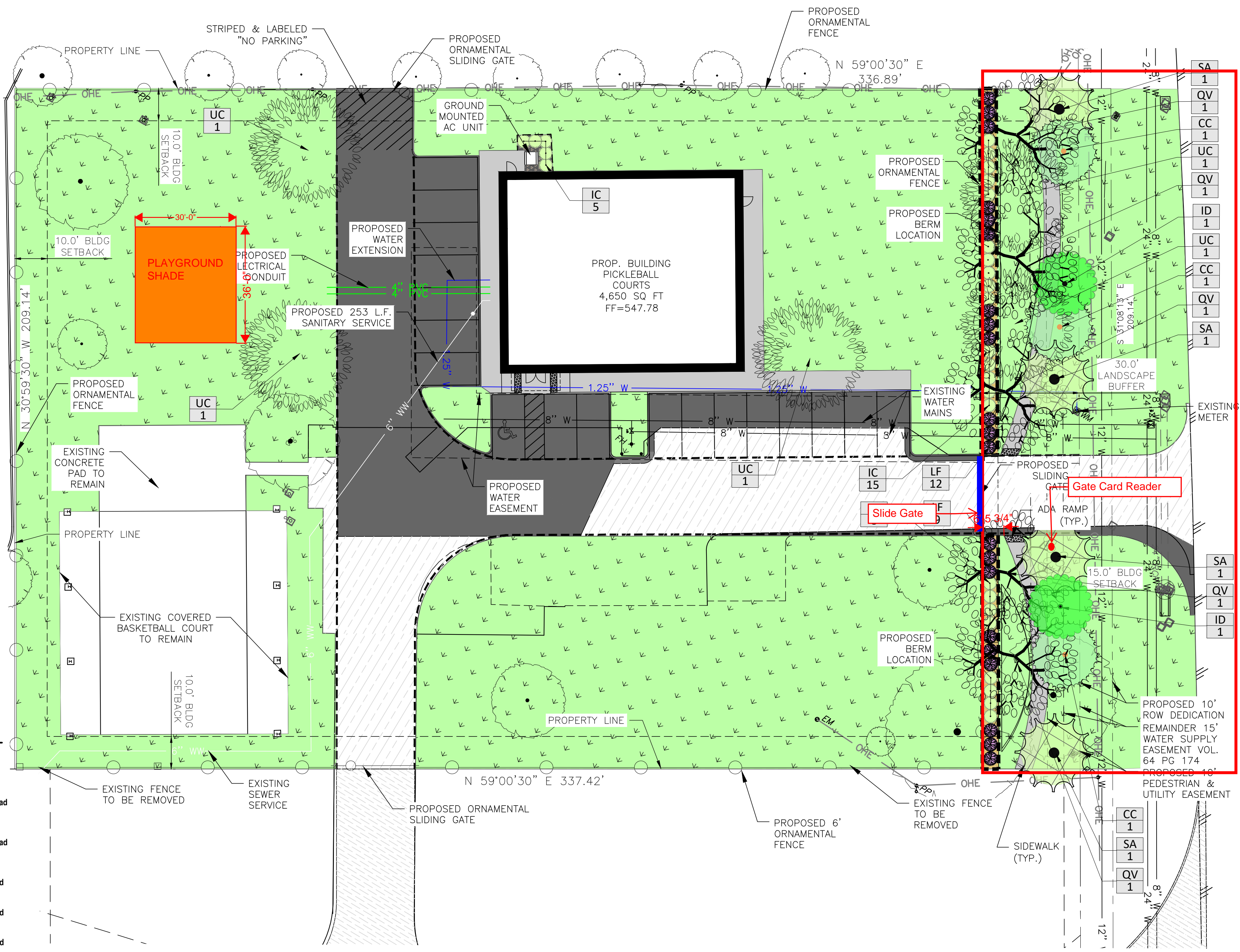
IRRIGATION:
 An automatic irrigation system will be installed by the Owner, to water the required landscape improvements. Irrigation plans to be provided.

NOTE:
 Landscape Plans shall meet requirements in the Unified Development Code-Article 8 and the 205 PD-044 with exceptions granted to Owner.

Trees that are existing within the landscape buffer or limbs that enter into the landscape buffer shall be pruned by a certified arborist. It shall be pruned to allow for sunlight to filter through existing tree to facilitate success of newly planted trees.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	QV	5	Quercus virginiana	Live Oak	65 gal.	Cont.	4" Caliper, Min 12' Height, 7' Spread
	UC	5	Ulmus crassifolia	Cedar Elm	65 gal.	Cont.	4" Caliper, Min 12' Height, 7' Spread
	CC	3	Cercis canadensis	Red Bud	45 gal.	Cont.	3" Caliper, Min 6' Height, 4' Spread
	ID	2	Ilex decidua	Possumhaw Holly	45 gal.	Cont.	3" Caliper, Min 6' Height, 4' Spread
	SA	4	Sophora affinis	Eve's Necklace	45 gal.	Cont.	3" Caliper, Min 6' Height, 4' Spread
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	IC	28	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	10 gal.	Cont.	4" O.C., Min. 3' Height
	LF	21	Leucophyllum langmaniae	Lynn's Legacy Texas Sage	10 gal.	Cont.	4" O.C., Min. 3' Height
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	REMARKS		
	Ber c11	45,376 s.f.	Tif Tuf Bermuda	Tif Tuf Bermuda Grass	Solid Sod		
	Shd mul	1,012 s.f.		Shredded Hardwood Mulch	--		



LEGEND

- LO 3: PLANT SYMBOL, REF. PLANT SCHEDULE, PLANT QUANTITY
- EXISTING TREES TO REMAIN
- METAL EDGING @ PLANTING BED BORDER WITH TURF, QUANTITY- 390 L.F.

SITE INFORMATION:

EXISTING ZONING: PD-44
 PROPOSED ZONING: NO CHANGE
 PROPOSED USE: PICKLEBALL COURTS
 TOTAL AREA: 70,511 SQ FT 1.619 AC

"PD-44" ZONING

MAXIMUM BUILDING HEIGHT: 60 FT
 MAXIMUM LOT COVERAGE: 60%
 MAXIMUM FLOOR AREA RATIO: 4:1
 MAXIMUM IMPERVIOUS PARKING: 85% TO 90%

PROPOSED MAX. BUILDING HEIGHT: 30'-4"
 PROPOSED LOT COVERAGE: 33,339/70,511 = 47.3%
 PROPOSED FLOOR AREA RATIO: 4,650/70,511 = 6.6%
 PROPOSED IMPERVIOUS PARKING: 5,580/70,511 = 7.9%

EXISTING PARKING:
 EXISTING JOB TRAILER TO BE REMOVED LEAVING NO BUILDINGS

REQUIRED PARKING:
 PROPOSED BUILDING 4650 SQ FT (3:COURT & 1:200) = 30 SPACES

TOTAL REQUIRED PARKING = 30 SPACES
 TOTAL PROVIDED PARKING = 18 SPACES

RELEASED FOR CONSTRUCTION
 ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

CITY _____ DATE _____

0	04/02/2025	BS	BS	BS	ISSUED FOR REVIEW
REV	DATE	REV. BY	P.M.	ENG.	REVISION/RELEASE

REC Rayburn Electric COOPERATIVE

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

rdelta ENGINEERS



THIS DRAWING IS RELEASED FOR REVIEW FOR BIDDING, CONSTRUCTION AND PERMITTING UNDER THE AUTHORITY OF ROBERT P. STOFFELS, LA #1025 ON FEBRUARY 24, 2025.

JOB NO.	3036-21	DESIGN BY	BS
CREATED		CODE	
PLOTTED	4/2/2025	CHECKED BY	BS
LAST UPDATE BY			
DRAWN:	MW	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	LP-1
APPROVED:		ISSUE:	0
FILENAME:			

REC CAMPUS EXPANSION PICKLEBALL COURT
 2686 S GOLIAD ST (SH 205)
 ROCKWALL, TX 75032
 CASE # SP2024-046
LANDSCAPE PLAN



DATE: March 24, 2026

TO: Rose Azuogy
Playground Boss
1101 Central Expressway S., Suite 200
Allen, TX 75013

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

SUBJECT: SP2026-006; *Amended Site Plan for 2686 SH-205*

Rose Azuogy,

This letter serves to notify you that the above referenced case (*i.e. Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Department on March 4, 2026. The following is a record of all recommendations, voting records:

Conditions of Approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans; and,
- (2) Any construction resulting from the approval of this *Site Plan* 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.

Should you have any questions or concerns regarding your site plan case, please feel free to contact me at (972) 772-6434.

Sincerely,

A handwritten signature in black ink, appearing to read "Henry Lee".

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