



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

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

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1765 T.L. Townsend Drive

SUBDIVISION N/A - Prop ID 10233

LOT Tract 1 BLOCK N/A

GENERAL LOCATION NE Corner of Townsend Drive and Highway 276

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LI

CURRENT USE Vacant

PROPOSED ZONING LI - SUP

PROPOSED USE Heavy Auto Repair

ACREAGE .9

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

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

OWNER Max Realty Holdings, LLC

APPLICANT Greenlight Studio, LLC

CONTACT PERSON Michael Grose

CONTACT PERSON Tyler Adams

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

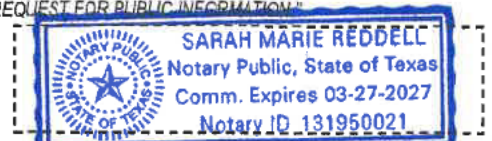
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"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS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

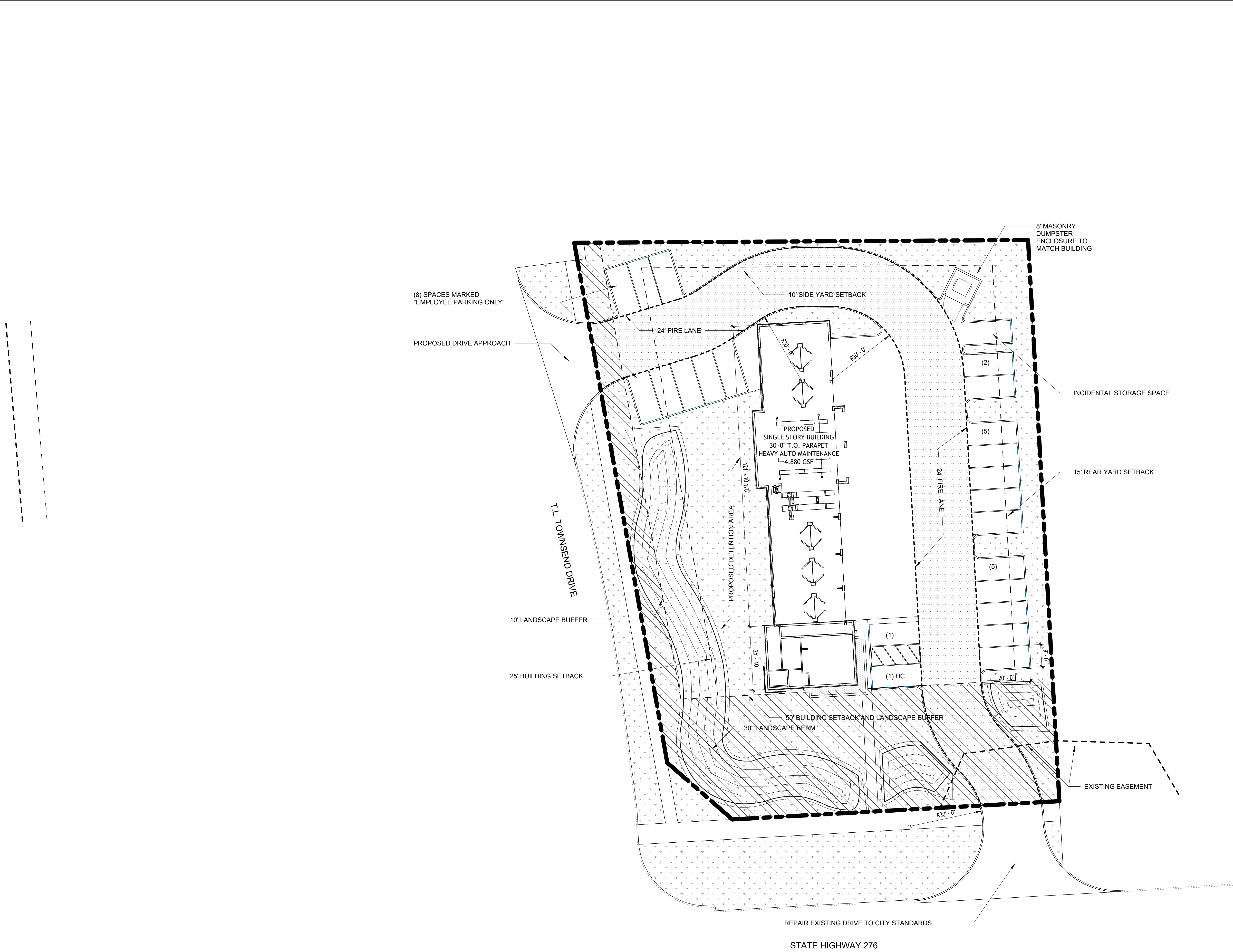
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th DAY OF February, 2020

OWNER'S SIGNATURE

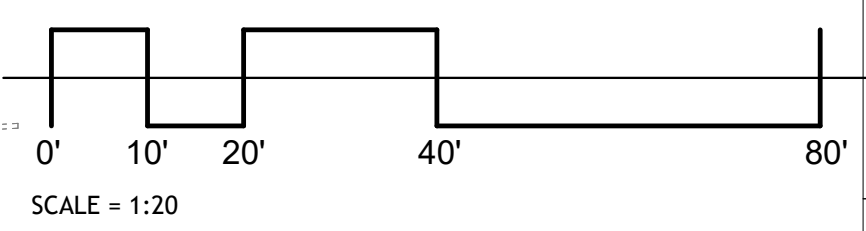
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES



- SITE PLAN GENERAL NOTES**
- ALL WORK MUST MEET CITY 2023 STANDARDS OF DESIGN AND CONSTRUCTION.
 - RETAINING WALLS OVER 3' MUST BE ENGINEERED.
 - ALL RETAINING WALLS OVER 18" MUST BE ROCK OR STONE FACED.
 - ALL UTILITIES MUST BE UNDERGROUND.
 - ALL PROPOSED UTILITIES SHOWN ARE CONCEPTUAL IN NATURE.
 - NO ABOVE GROUND STORAGE TANKS OR OUTSIDE STORAGE PERMITTED.
- DRAINAGE NOTES**
- AS-BUILT/EXISTING FLOWS SHALL BE MAINTAINED.
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 - NO LANDSCAPE BERMS OR TREE PLANTINGS SHALL BE LOCATED ON TOP OF CITY UTILITIES OR WITHIN EASEMENTS.



GREENLIGHT
STUDIO, LLC
www.greenlightcompany

Applicant:
Greenlight Studio LLC
100 N. Cottonwood Drive
Suite 104
Richardson, Texas 75080
P: 214.810.4535

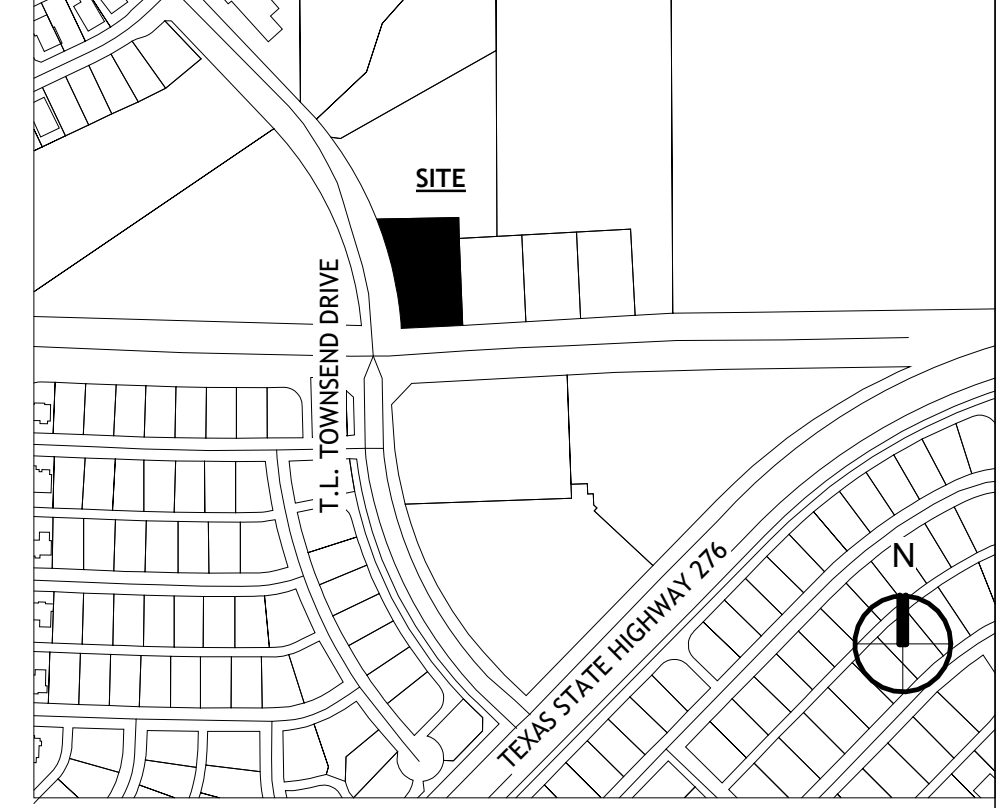
Owner:
Max Realty Holdings LLC
229 Fanner Court
Royce City, Texas 75189



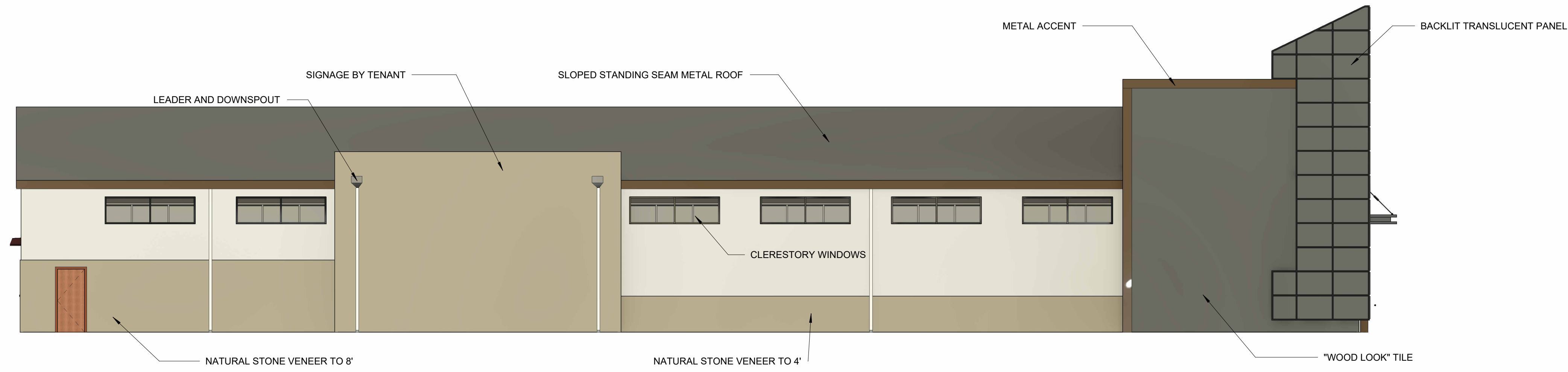
Site Data Summary Table	
General Site Data	
Zoning	LI
Proposed Land Use	Auto Repair, Heavy (SUP)
Lot Area	39,005
Lot Area	0.90
Building Footprint Area (Approximate)	4,880
Area Covered by Canopy	150
Maximum Building Height (# Stories)	1
Maximum Building Height (Feet)	35'
Lot Coverage	13%
Floor Area Ratio	1/8

Parking	
Parking Required 2 per Bay	16
Parking Required Office = 1:300	4
Total Parking required	20
Standard Parking Provided	22
Accessible Parking Required	1
Accessible Parking Provided	1
Total Parking Provided	23

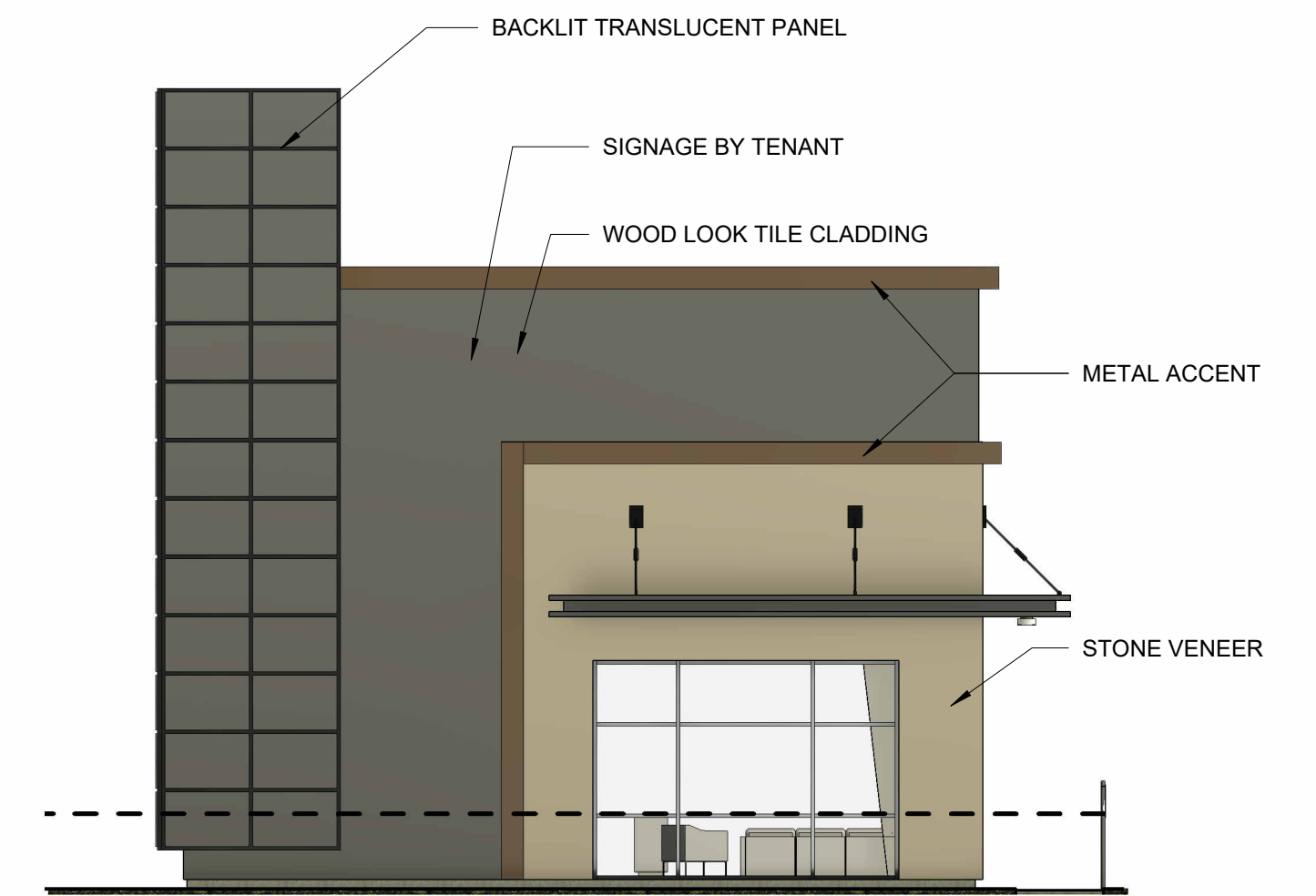
Landscaping Area	
Landscape Buffer Area	9490
Street Yard Landscape Provided	7810
Internal LS Provided	10,228
Total LS Area Provided:	18,419
Other Planting Area	0
Permeable Areas	
Permeable Pavement	0
Other Permeable Area	0
Total permeable Area	18,419
Impervious Area	
Building Area	4,880
Sidewalks, Pavement, and other Impervious Flatwork	15,527
Other Impervious Area (curbs)	179
Total Impervious Area	20,586
Total Landscape Area, Impervious Area, Permeable Area	39,005
Total Area for Outdoor Storage	None



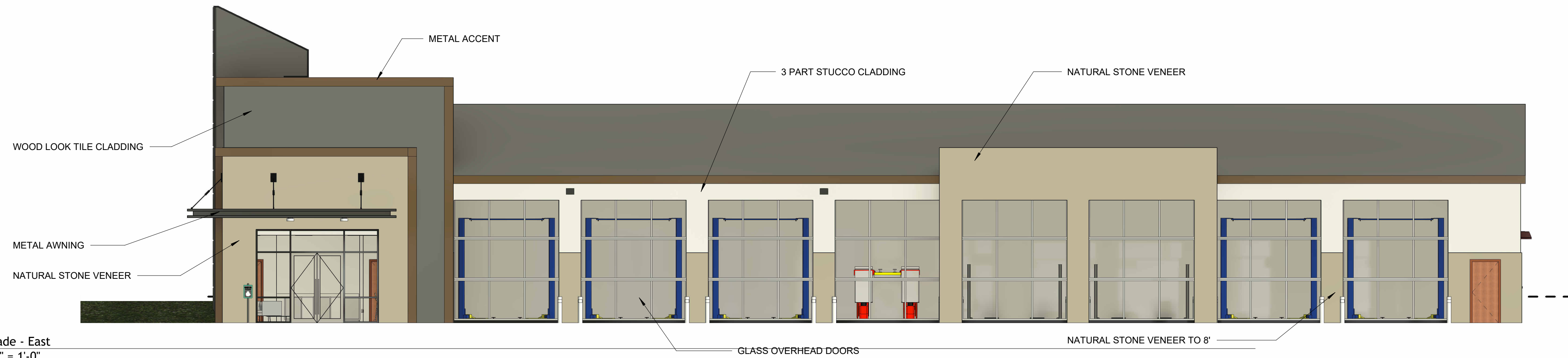
1 Site Plan
1" = 20'-0"



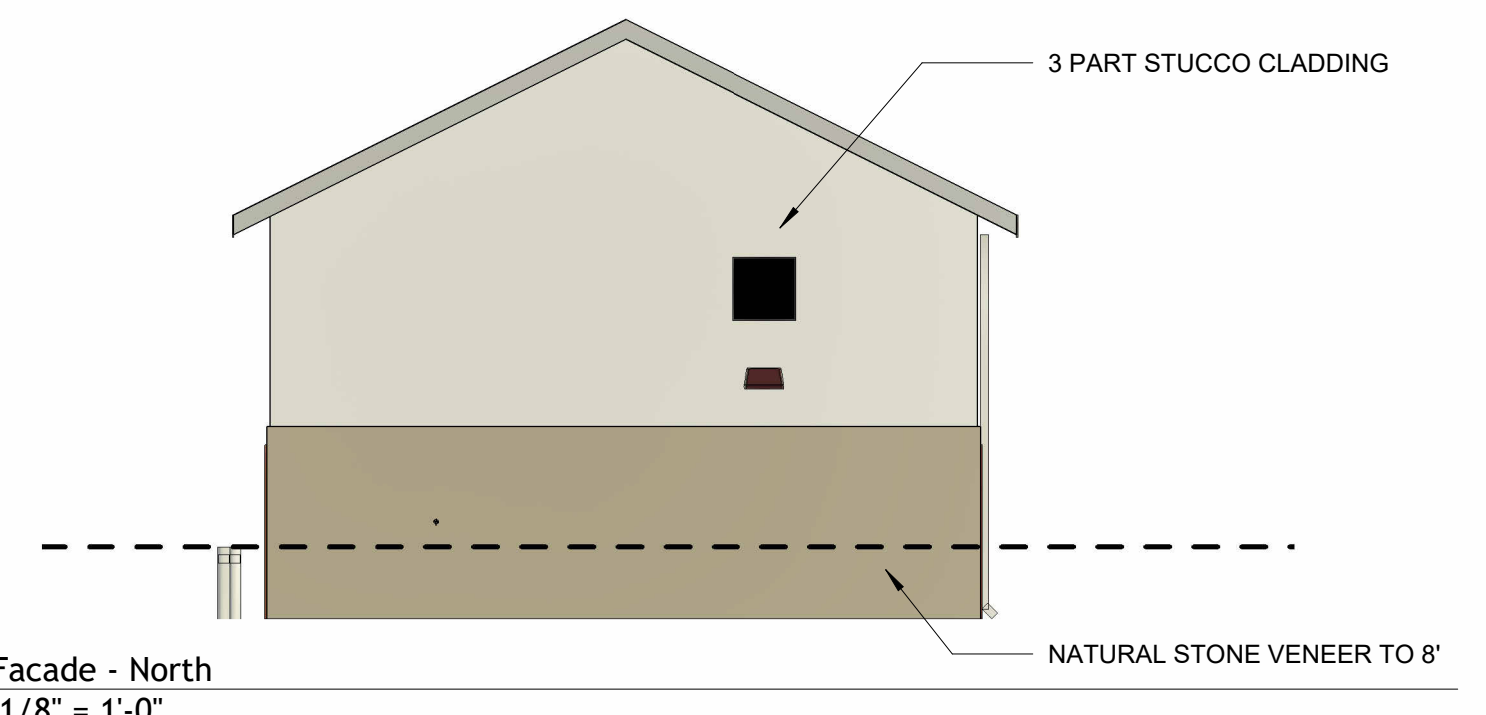
5 Facade - West
1/8" = 1'-0"



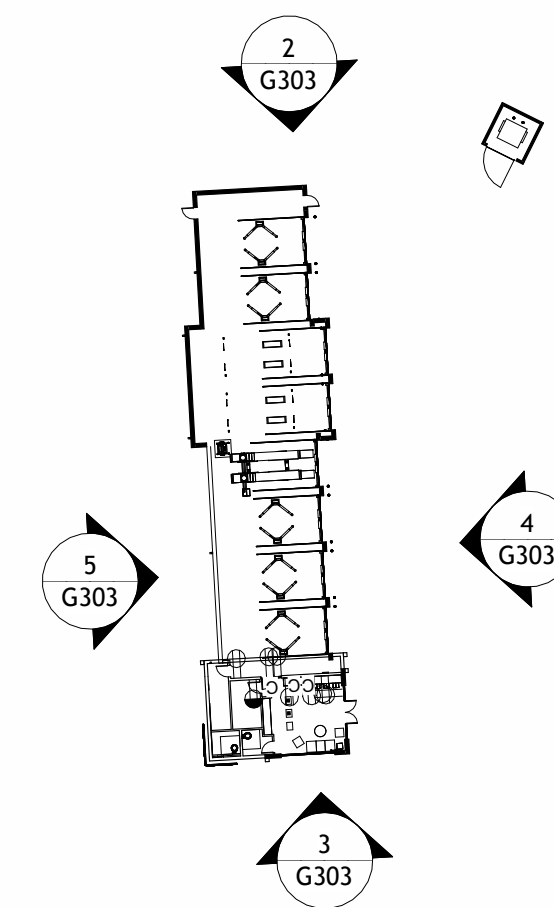
3 Facade - South
1/8" = 1'-0"



4 Facade - East
1/8" = 1'-0"



2 Facade - North
1/8" = 1'-0"



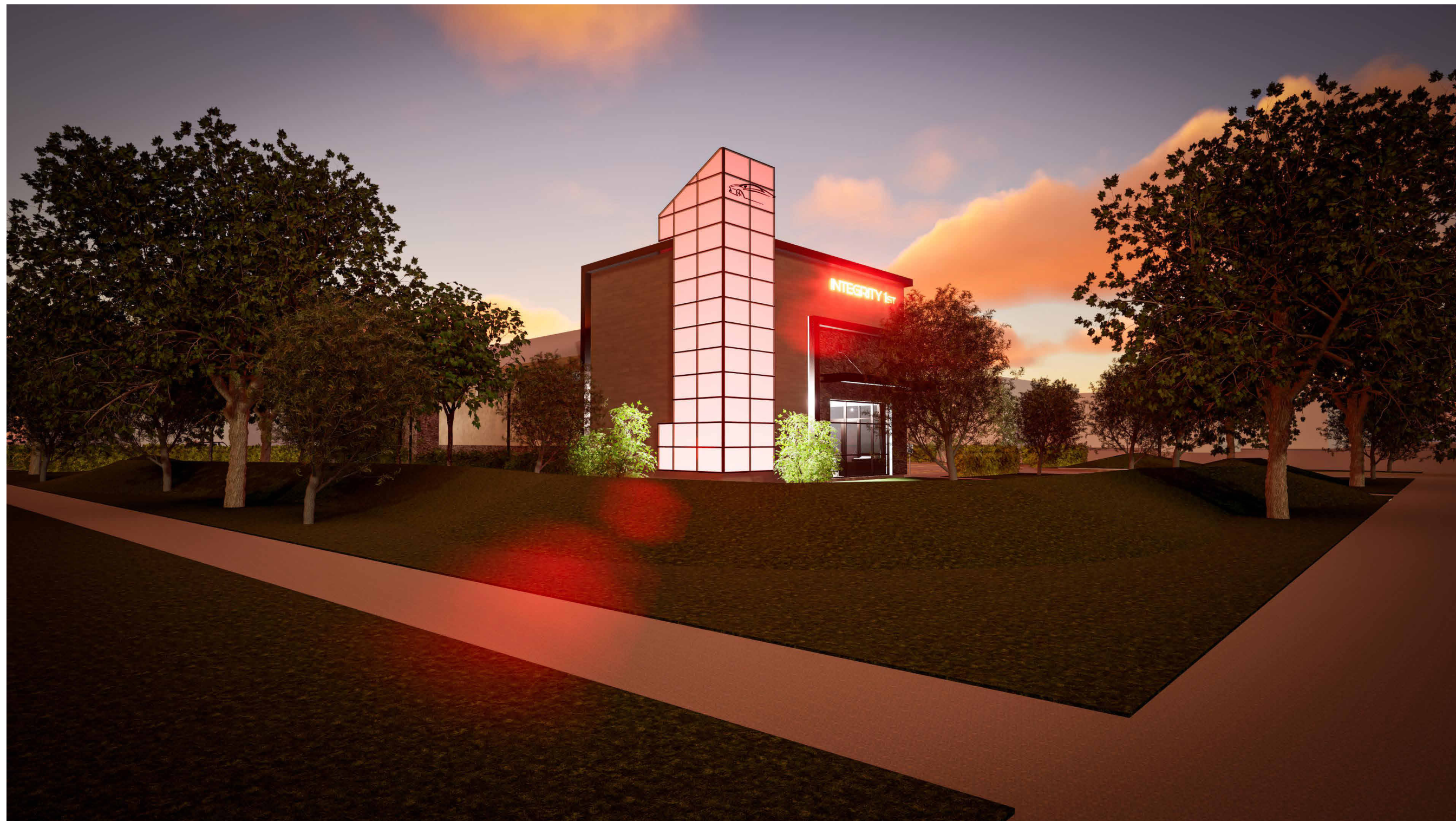
1 Facade Key Plan
1" = 50'-0"

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www.greenlightcompany

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Greenlight Studio LLC
100 N. Cottonwood Drive
Suite 104
Richardson, Texas 75080
P: 214.810.4535

Owner:
Max Realty Holdings LLC
229 Hanser Court
Royce City, Texas 75189

City Project No. _____
Facade Plans
**INTEGRITY 1ST ADDITION
(PROPOSED)
BLOCK A, LOT 1**
.9ACRES
City of Rockwall, Rockwall County, Texas
N.M. BALLARD SURVEY, Abstract No. A0024
Prepared February 13, 2026



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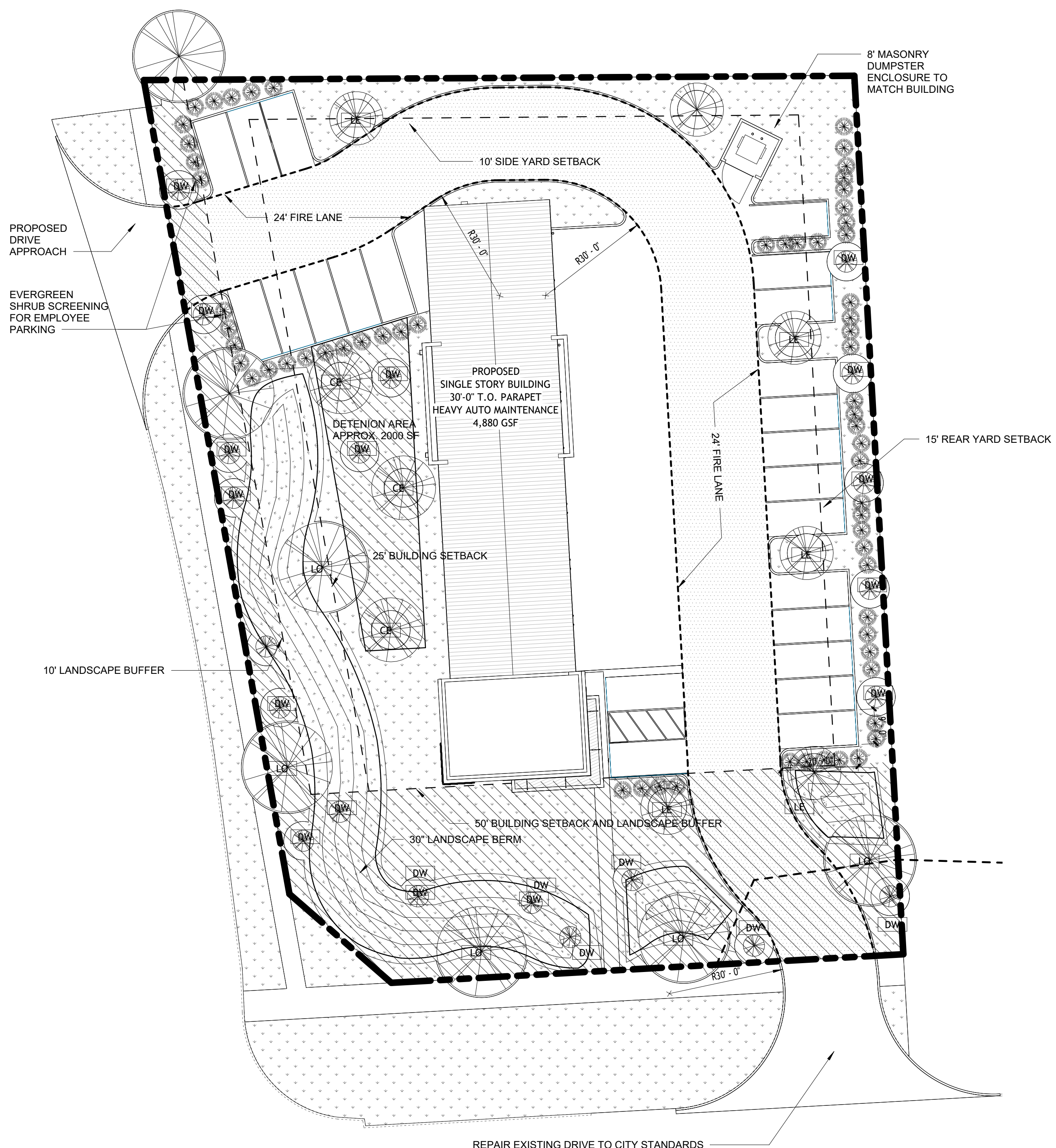
City Project No. _____

Color Renderings

**INTEGRITY 1ST ADDITION
(PROPOSED)
BLOCK A, LOT 1**

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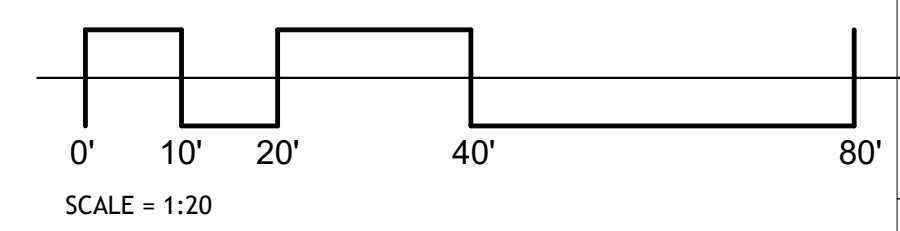
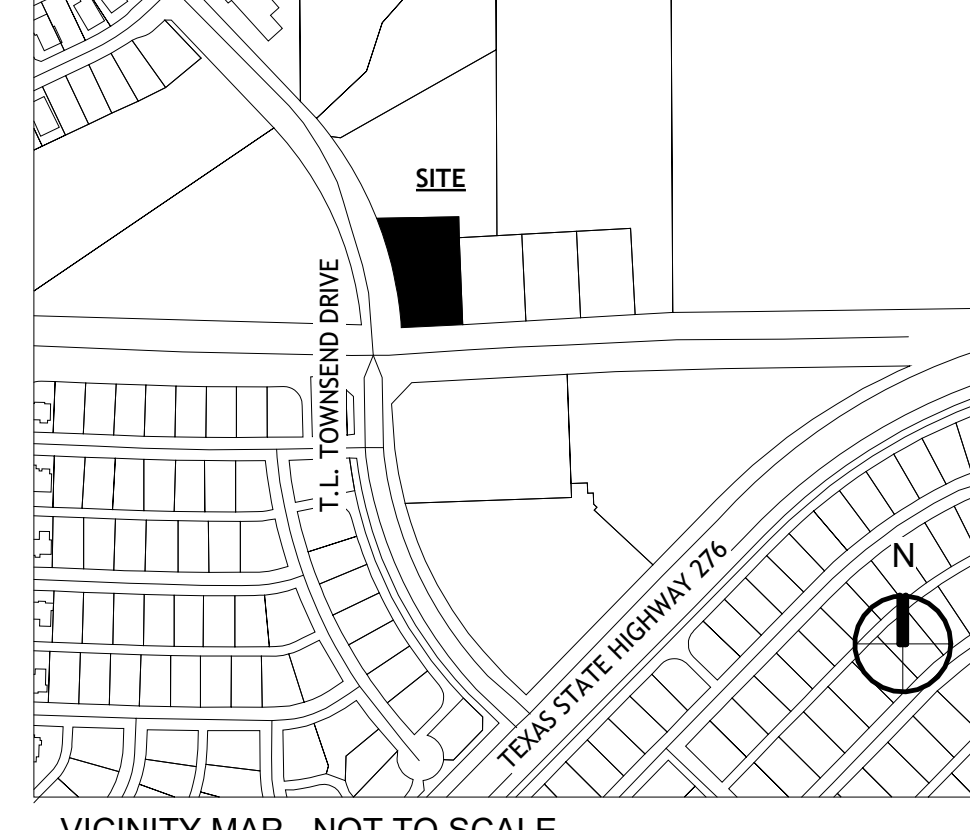
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Planting Schedule

Type Mark	Type Comments	Count
	Boxwood	64
CE	Cedar Elm	3
DW	Desert Willow	21
LE	Lacebark Elm	6
LO	Live Oak	7

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City Project No. _____
Conceptual Landscape Plan
INTEGRITY 1ST ADDITION
(PROPOSED)
BLOCK A, LOT 1

.9ACRES
City of Rockwall, Rockwall County, Texas
N.M. BALLARD SURVEY, Abstract No. A0024

Prepared February 13, 2026



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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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1765 T.L. Townsend Drive

SUBDIVISION N/A - Prop ID 10233

LOT Tract 1 BLOCK N/A

GENERAL LOCATION NE Corner of Townsend Drive and Highway 276

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LI

CURRENT USE Vacant

PROPOSED ZONING LI - SUP

PROPOSED USE Heavy Auto Repair

ACREAGE .9

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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APPLICANT Greenlight Studio, LLC

CONTACT PERSON Michael Grose

CONTACT PERSON Tyler Adams

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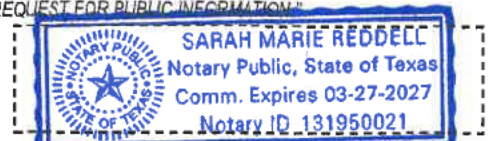
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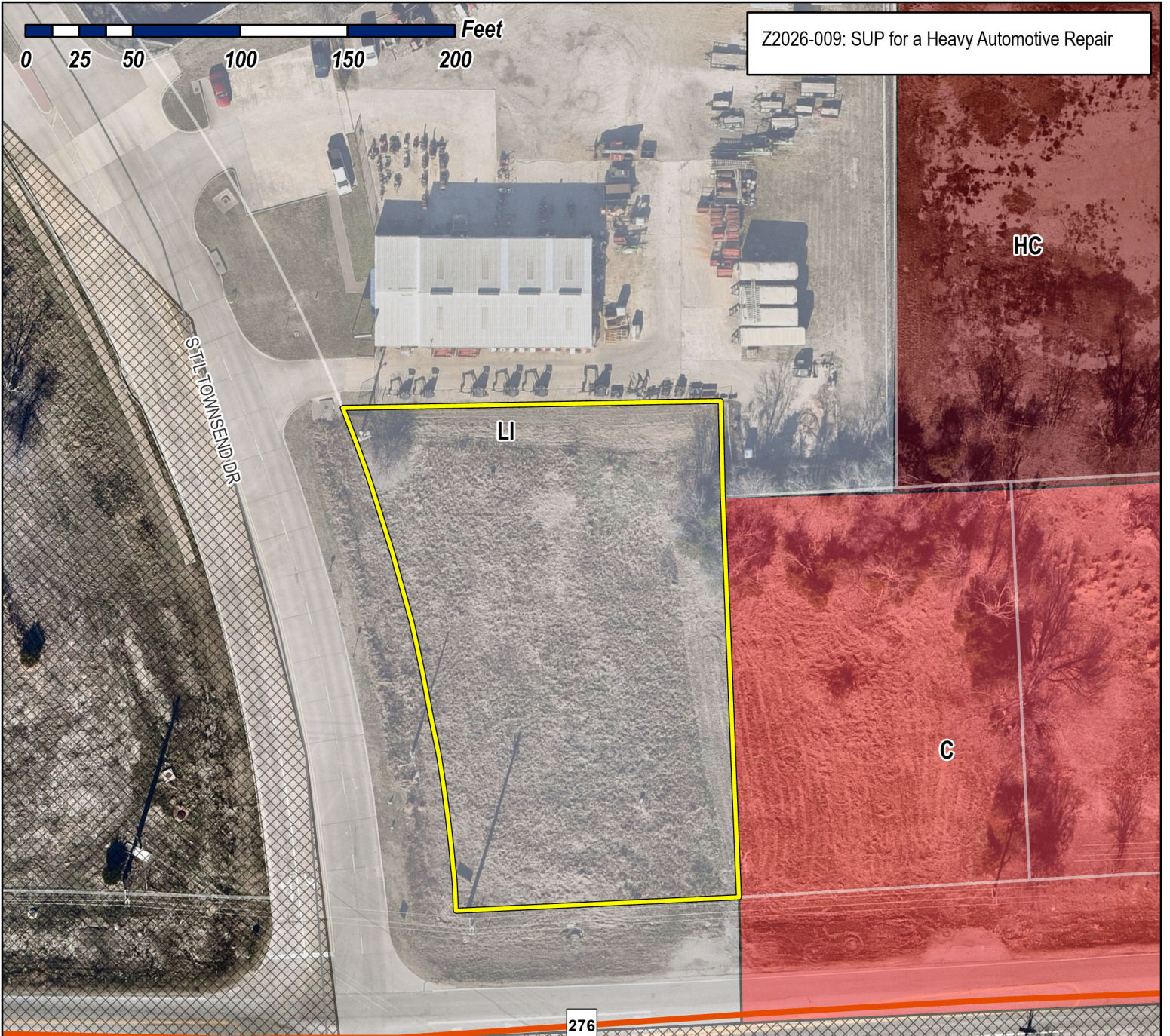
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES



Z2026-009: SUP for a Heavy Automotive Repair



Case Location Map =



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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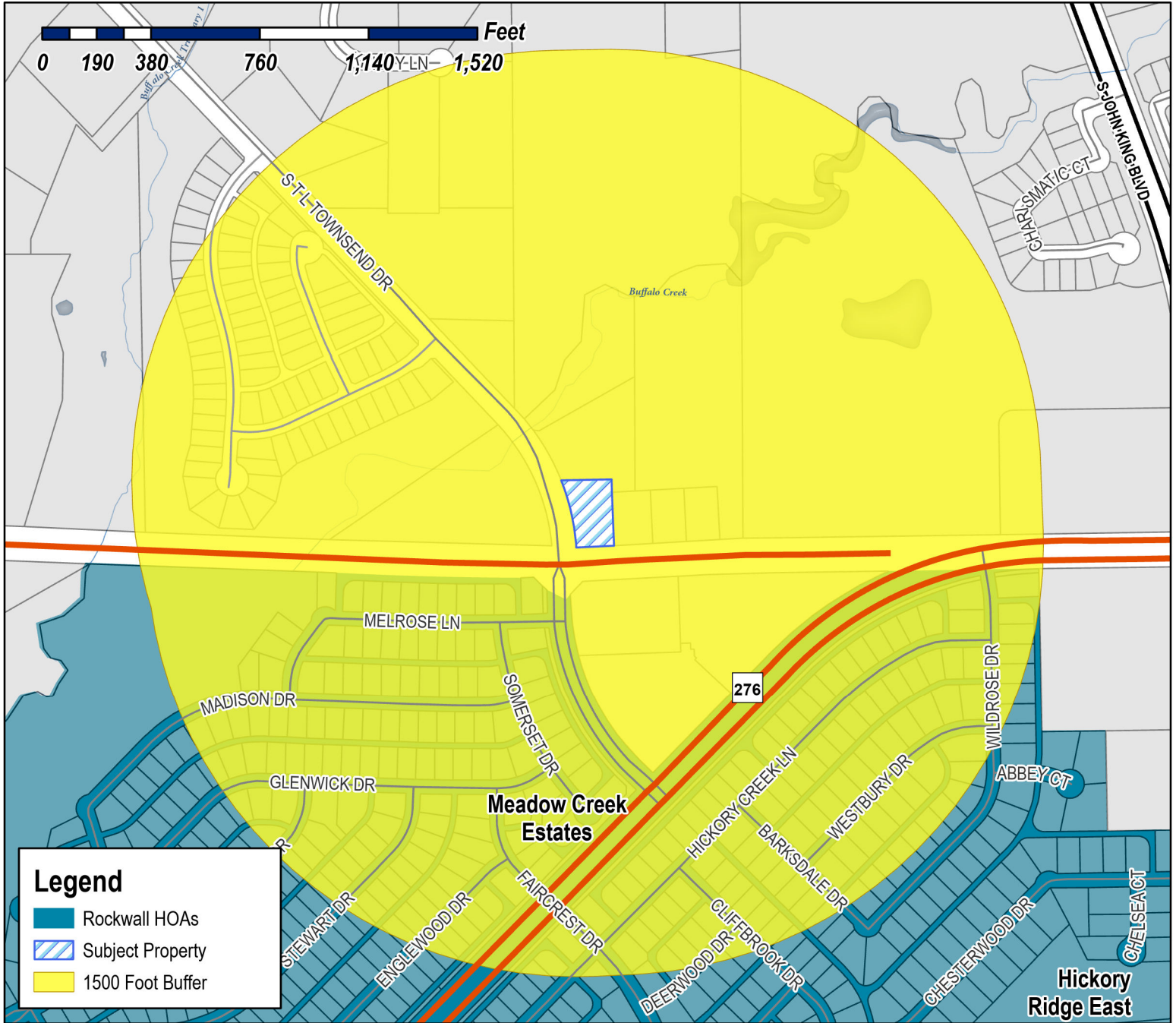




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Case Number: Z2026-009
Case Name: SUP for a Heavy Automotive Repair
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: NE Corner of TL Townsend and Highway 276

Date Saved: 2/13/2026
 For Questions on this Case Call (972) 771-7745

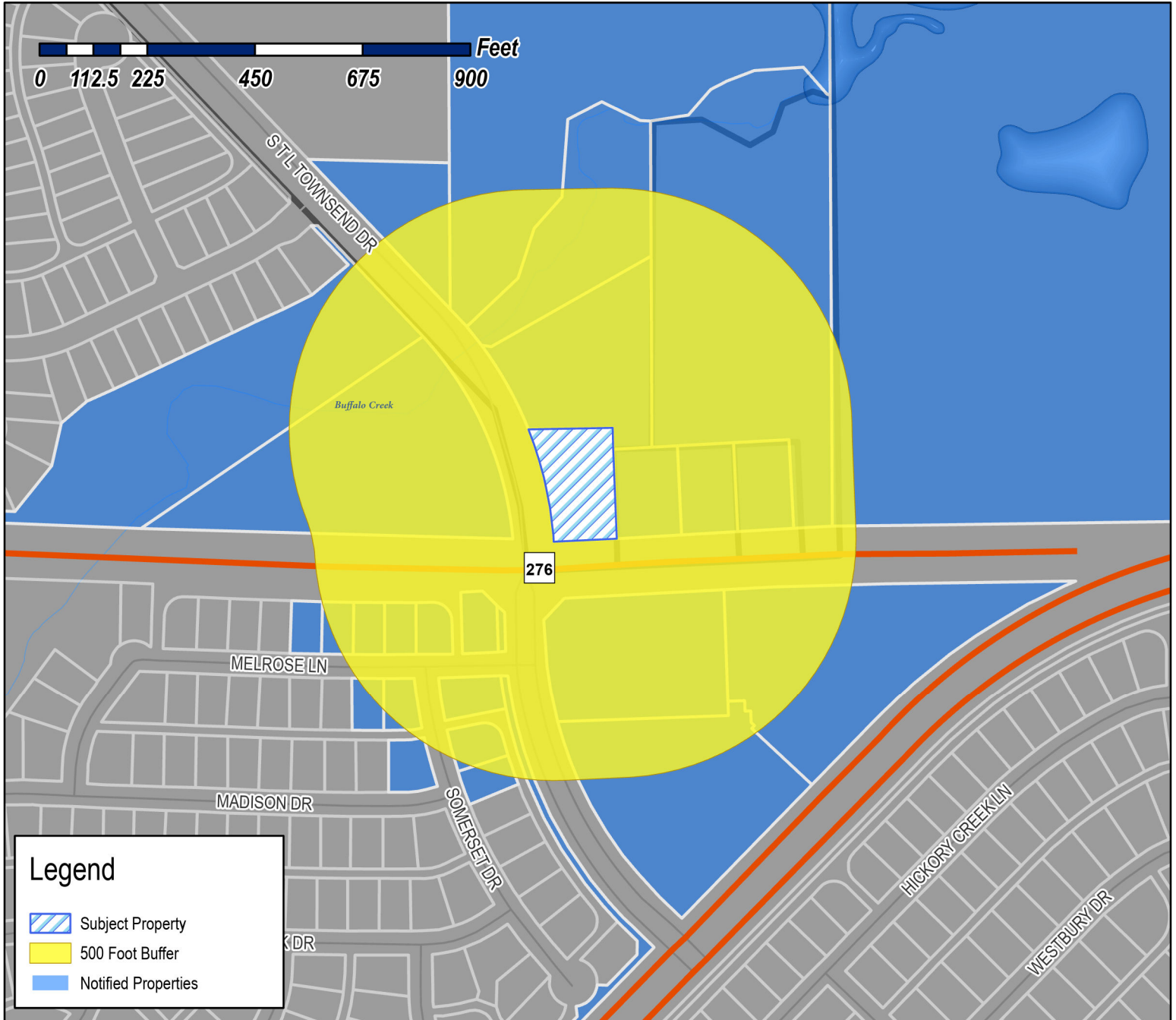





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Legend

-  Subject Property
-  500 Foot Buffer
-  Notified Properties

Case Number: Z2026-009
Case Name: SUP for a Heavy Automotive Repair
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: NE Corner of TL Townsend and Highway 276

Date Saved: 2/13/2026
 For Questions on this Case Call: (972) 771-7745



HOYOS JOEL
11214 GARLAND RD
DALLAS, TX 75218

SRP SUB, LLC
1131 W WARNER RD STE 102
SCOTTSDALE, AZ 85284

VALK TRUST THE
JAMES VALK SR AND CAROLYN C TRUSTEES
1158 CHISHOLM RIDGE DR
ROCKWALL, TX 75032

RESIDENT
1415 HWY276
ROCKWALL, TX 75087

RESIDENT
1425 HWY276
ROCKWALL, TX 75087

327 HOLDINGS LTD
1500 COUNTY ROAD 303
TERRELL, TX 75160

HAILE TADESSE T &
TSEGU T HAKIM
1524 MELROSE LN
ROCKWALL, TX 75032

JENKINS PHILLIP & PEARLIE M
1530 MELROSE LN
ROCKWALL, TX 75032

LOYD AMANDA &
SUSAN LOYD & PAUL LOYD
1536 MELROSE LN
ROCKWALL, TX 75032

RESIDENT
1542 MELROSE LN
ROCKWALL, TX 75087

SCOTT MONTE K & APRIL E
1542 MADISON DR
ROCKWALL, TX 75032

BYRD BLAIR S & GAYLA D
1543 MELROSE LN
ROCKWALL, TX 75032

CORTEZ LIDIA G
1548 Melrose Ln
Rockwall, TX 75032

WAKO GIZAW L & TSIYON E
1549 MELROSE LN
ROCKWALL, TX 75032

ZAREMBA MICHAEL J
1554 MELROSE LN
ROCKWALL, TX 75032

MOTA SAMUEL
1557 Trowbridge Cir
Rockwall, TX 75032

CURRIN CONSTRUCTION GROUP LLC
1604 VISTA COURT
MCCLENDON CHISHOLM, TX 75032

RESIDENT
1611 HWY276
ROCKWALL, TX 75087

RESIDENT
1615 T L TOWNSEND DR
ROCKWALL, TX 75087

RESIDENT
1650 S JOHN KING
ROCKWALL, TX 75087

RESIDENT
1725 T L TOWNSEND
ROCKWALL, TX 75087

MEADOWCREEK ESTATES HOMEOWNERS ASSOC
INC
1800 Preston Park Blvd Ste 101
Plano, TX 75093

RESIDENT
1835 T L TOWNSEND DR
ROCKWALL, TX 75087

RESIDENT
1855 TL TOWNSEND DR
ROCKWALL, TX 75087

GALAXY RANCH SHOPPING CENTER LP
2101 FIREWHEEL PKWY
GARLAND, TX 75040

MAX REALTY HOLDINGS LLC
229 PIONEER CT
ROCKWALL, TX 75189

MAYSON MERCY
2362 SOMERSET DR
ROCKWALL, TX 75032

RESIDENT
2368 SOMERSET DR
ROCKWALL, TX 75087

RESIDENT
2374 SOMERSET DR
ROCKWALL, TX 75087

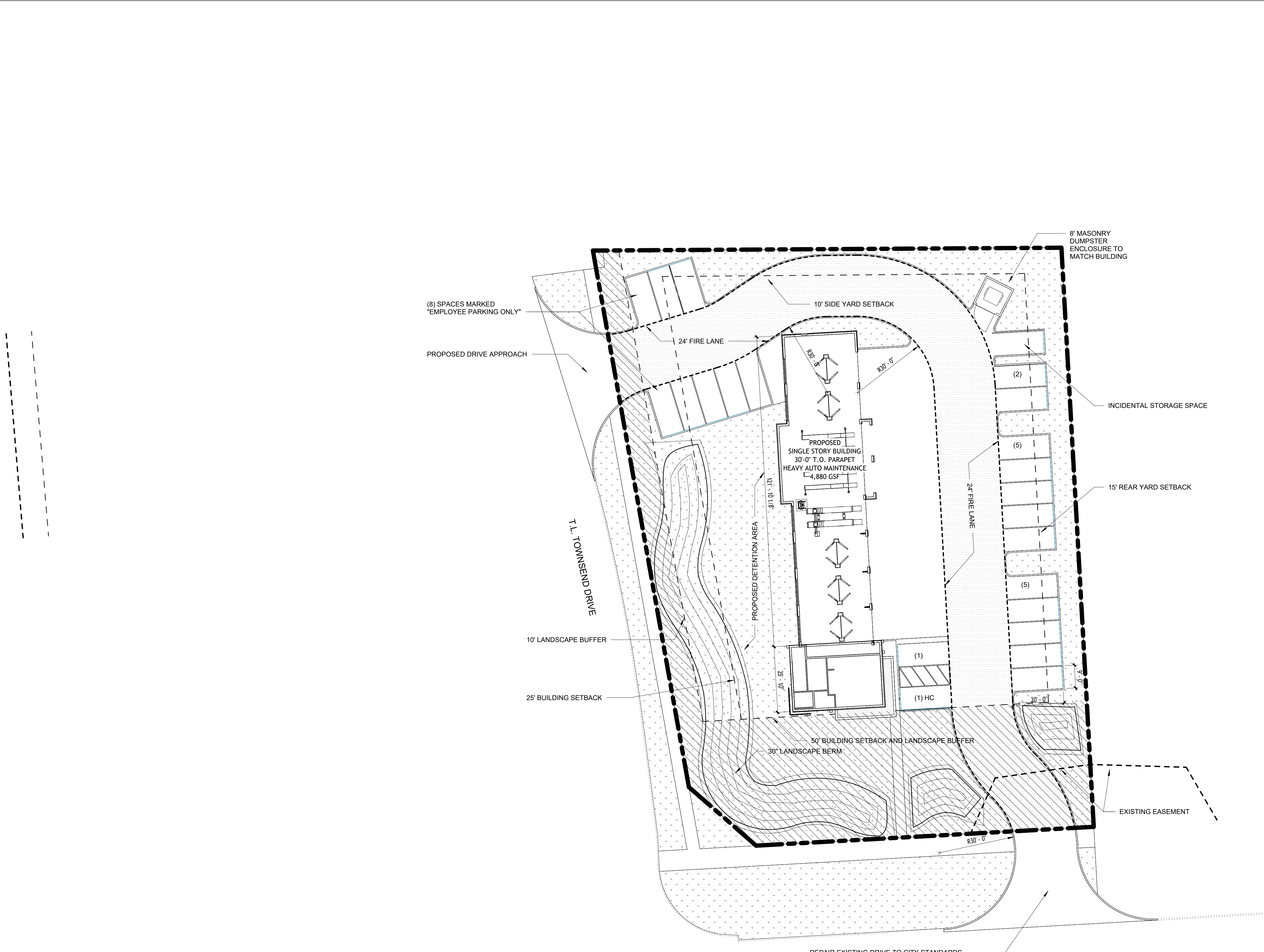
CHERUKURU NANDGOPAL
909 SUNNYVALE DR
ROCKWALL, TX 75087

RDMS PROPERTIES LLC- SERIES L (RS)
A SERIES OF RDMS PROPERTIES
PO BOX 1569
ROCKWALL, TX 75087

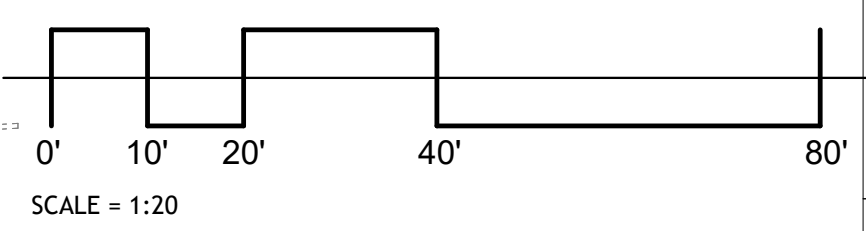
KAMY REAL PROPERTY TRUST
PO BOX 50593
DENTON, TX 76206

STAR HUBBARD LLC
C/O STEADFAST COMPANIES
PO BOX 530292
BIRMINGHAM, AL 35253

COLIN-G PROPERTIES LTD
A TEXAS LIMITED PARTNERSHIP
PO BOX 847
ROCKWALL, TX 75087



- SITE PLAN GENERAL NOTES**
- ALL WORK MUST MEET CITY 2023 STANDARDS OF DESIGN AND CONSTRUCTION.
 - RETAINING WALLS OVER 3' MUST BE ENGINEERED.
 - ALL RETAINING WALLS OVER 18" MUST BE ROCK OR STONE FACED.
 - ALL UTILITIES MUST BE UNDERGROUND.
 - ALL PROPOSED UTILITIES SHOWN ARE CONCEPTUAL IN NATURE.
 - NO ABOVE GROUND STORAGE TANKS OR OUTSIDE STORAGE PERMITTED.
- DRAINAGE NOTES**
- AS-BUILT/EXISTING FLOWS SHALL BE MAINTAINED.
 - PROPERTY OWNER RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF DETENTION/DRAINAGE SYSTEMS.
- WATER AND WASTEWATER NOTES**
- ANY UTILITY CONNECTION MADE UNDERNEATH AN EXISTING ROADWAY MUST BE BORED.
 - ALL UTILITY CROSSINGS MUST BE DRY BORE AND STEEL ENCASED.
 - NO TREES SHALL BE WITHIN 10' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS 10" IN DIAMETER OR LARGER.
 - NO TREES TO BE WITHIN 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.



GREENLIGHT
STUDIO, LLC
www.greenlightcompany

Applicant:
Greenlight Studio LLC
100 N. Cottonwood Drive
Suite 104
Richardson, Texas 75080
P: 214.810.4535

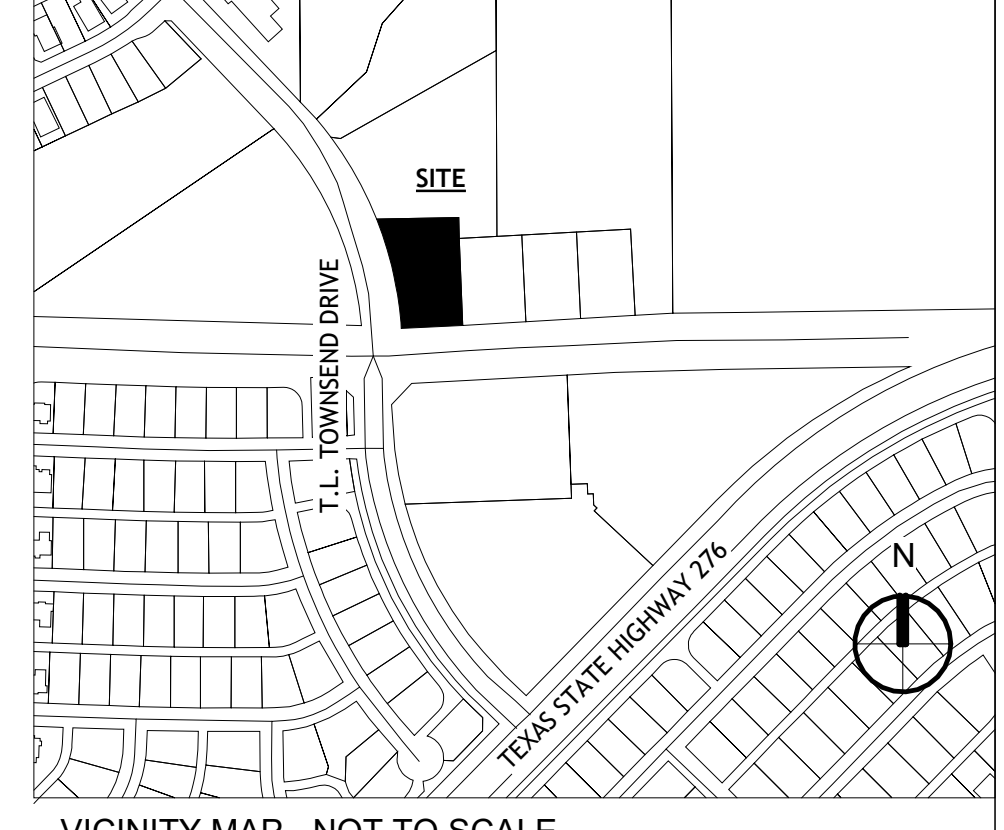
Owner:
Max Realty Holdings LLC
229 Fanner Court
Royce City, Texas 75189



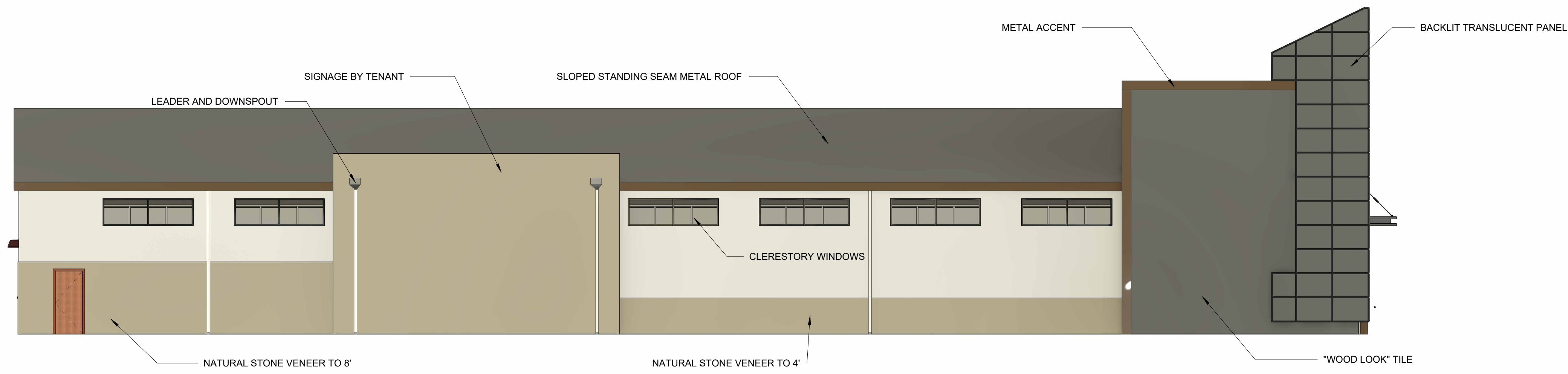
Site Data Summary Table	
General Site Data	
Zoning	LI
Proposed Land Use	Auto Repair, Heavy (SUP)
Lot Area	39,005
Lot Area	0.90
Building Footprint Area (Approximate)	4,880
Area Covered by Canopy	150
Maximum Building Height (# Stories)	1
Maximum Building Height (Feet)	35'
Lot Coverage	13%
Floor Area Ratio	1/8

Parking	
Parking Required 2 per Bay	16
Parking Required Office = 1:300	4
Total Parking required	20
Standard Parking Provided	22
Accessible Parking Required	1
Accessible Parking Provided	1
Total Parking Provided	23

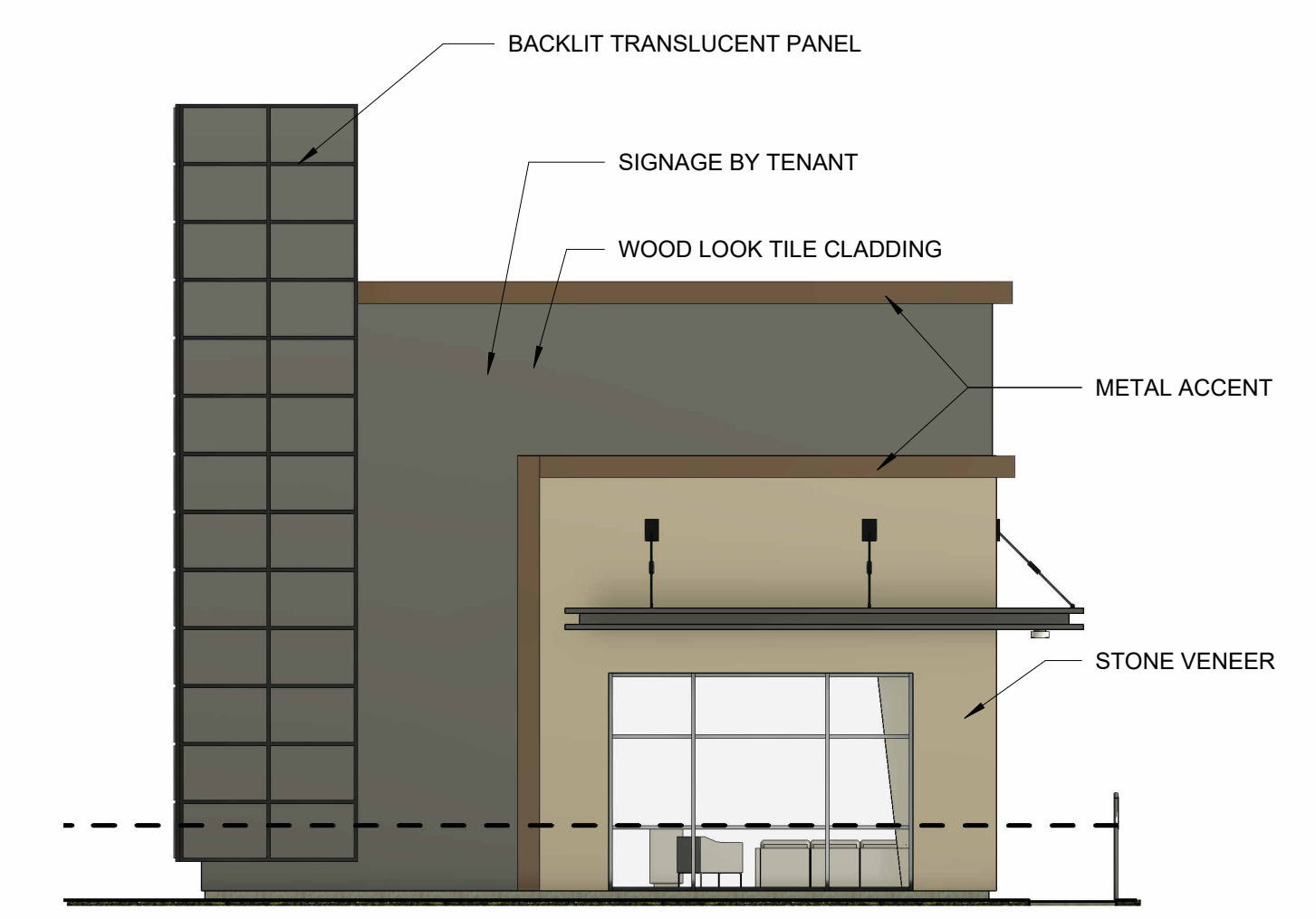
Landscaping Area	
Landscape Buffer Area	9490
Street Yard Landscape Provided	7810
Internal LS Provided	10,228
Total LS Area Provided:	18,419
Other Planting Area	0
Permeable Areas	
Permeable Pavement	0
Other Permeable Area	0
Total permeable Area	18,419
Impervious Area	
Building Area	4,880
Sidewalks, Pavement, and other Impervious Flatwork	15,527
Other Impervious Area (curbs)	179
Total Impervious Area	20,586
Total Landscape Area, Impervious Area, Permeable Area	39,005
Total Area for Outdoor Storage	None



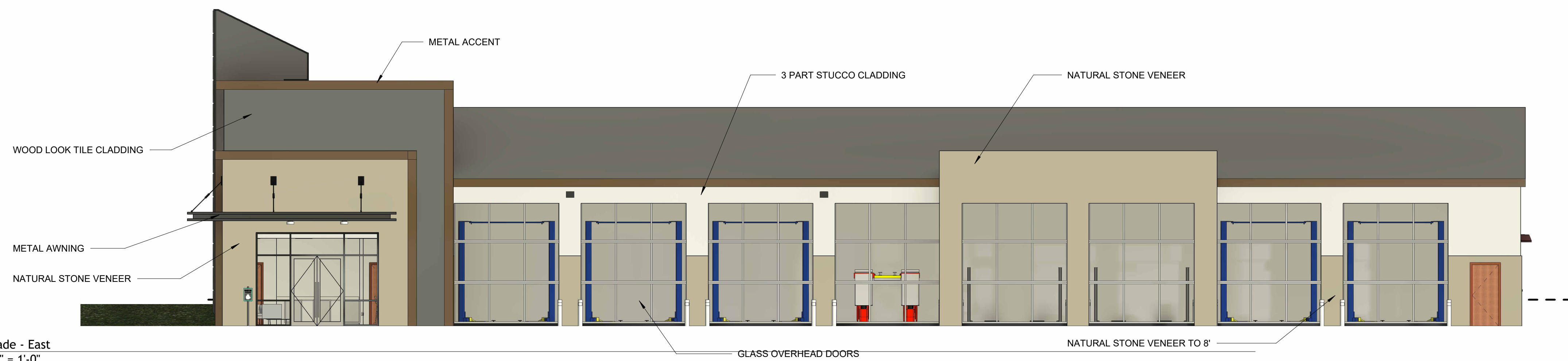
1 Site Plan
1" = 20'-0"



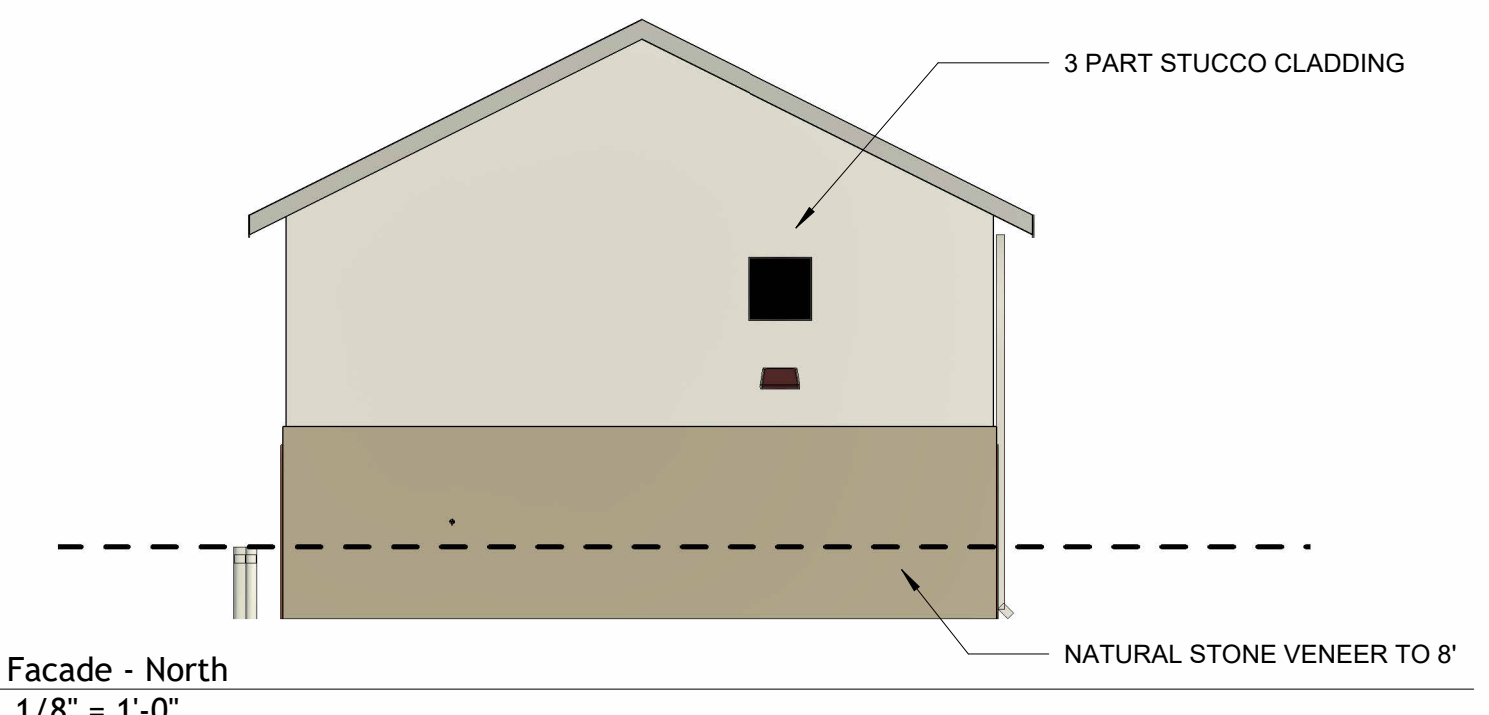
5 Facade - West
1/8" = 1'-0"



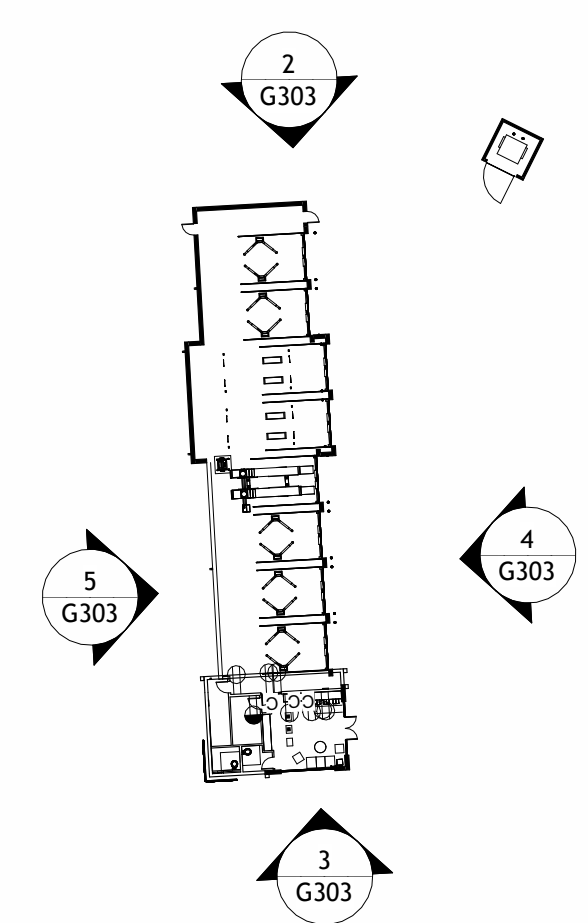
3 Facade - South
1/8" = 1'-0"



4 Facade - East
1/8" = 1'-0"



2 Facade - North
1/8" = 1'-0"



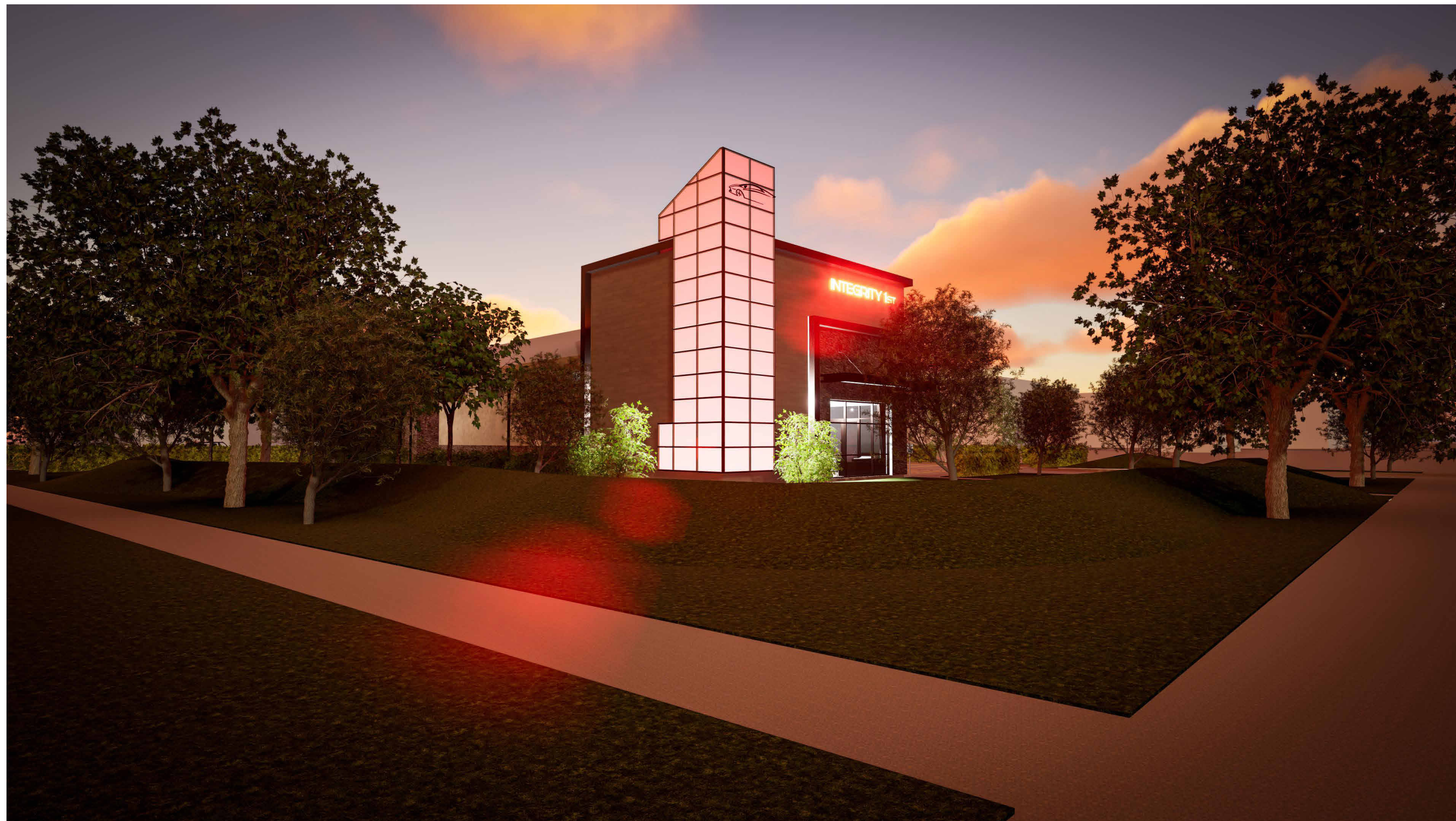
1 Facade Key Plan
1" = 50'-0"

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Royce City, Texas 75189

City Project No. _____
Facade Plans
**INTEGRITY 1ST ADDITION
(PROPOSED)
BLOCK A, LOT 1**
.9ACRES
City of Rockwall, Rockwall County, Texas
N.M. BALLARD SURVEY, Abstract No. A0024
Prepared February 13, 2026



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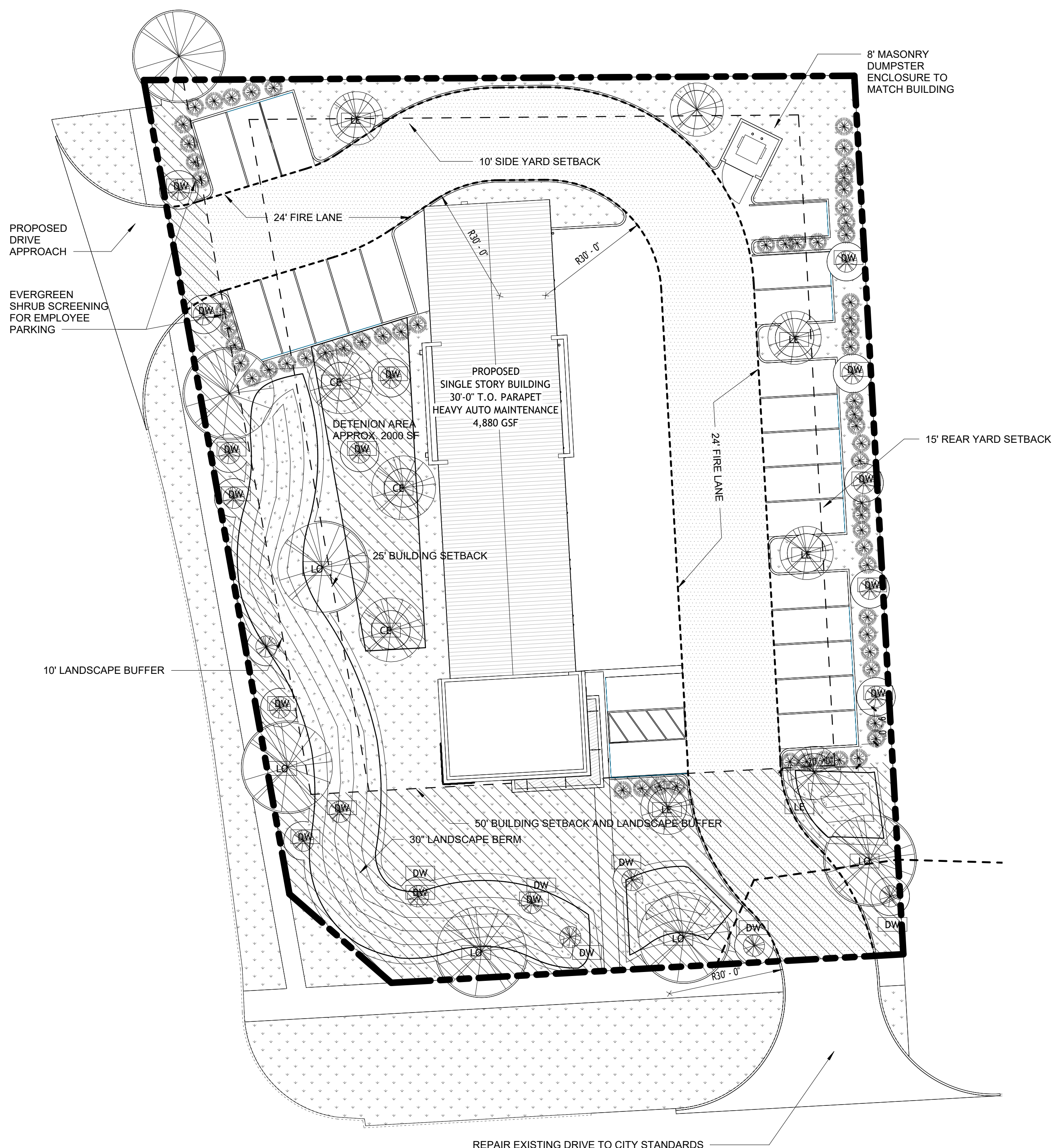
City Project No. _____

Color Renderings

INTEGRITY 1ST ADDITION (PROPOSED) BLOCK A, LOT 1

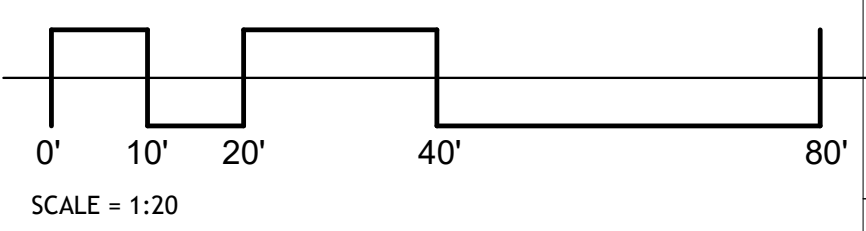
.9ACRES
City of Rockwall, Rockwall County, Texas
N.M. BALLARD SURVEY, Abstract No. A0024

Prepared February 13, 2026



Planting Schedule		
Type Mark	Type Comments	Count
	Boxwood	64
CE	Cedar Elm	3
DW	Desert Willow	21
LE	Lacebark Elm	6
LO	Live Oak	7

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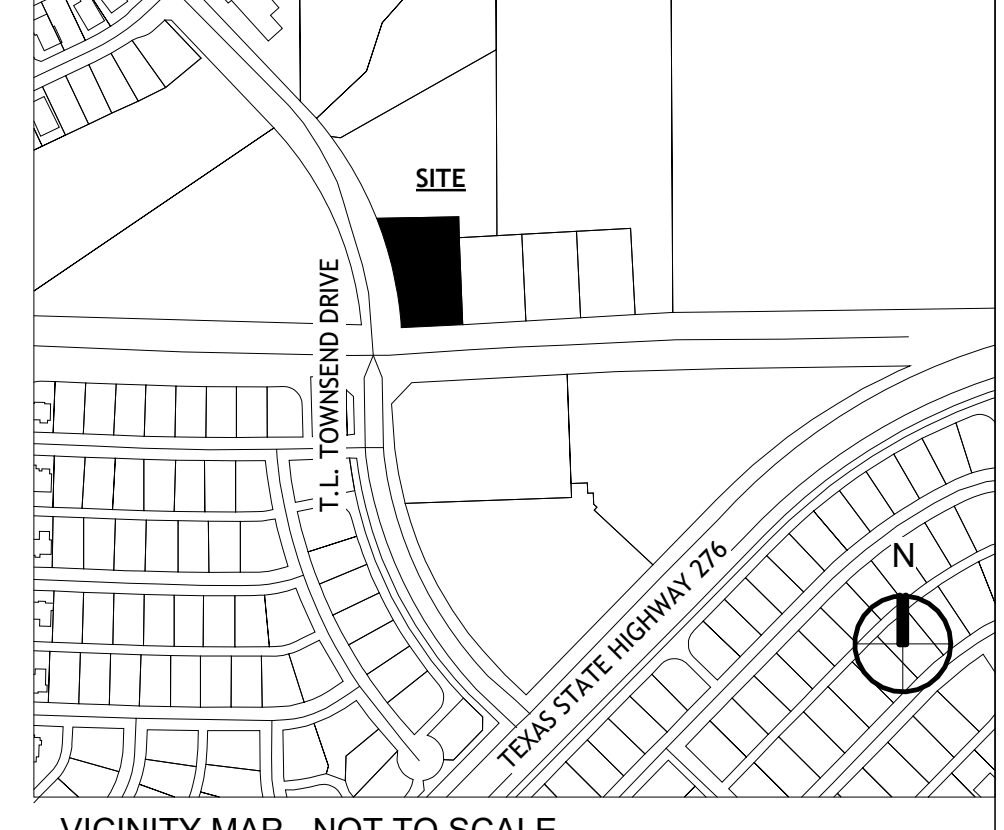


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229 Hanes Court
Royce City, Texas 75189

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Total Area for Outdoor Storage	None



1 Site Plan
1" = 20'-0"

PROJECT COMMENTS



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

DATE: 2/19/2026

PROJECT NUMBER: Z2026-009
PROJECT NAME: SUP for a Heavy Auto Repair
SITE ADDRESS/LOCATIONS: 1765 T L Townsned

CASE CAPTION: Hold a public hearing to discuss and consider a request by Tyler Adams of Greenlight Studio, LLC on behalf of Michael Grose of Max Realty Holdings LLC for the approval of a Specific Use Permit (SUP) for a Major Auto Repair Garage on a 0.90-acre tract of land identified as Tract 4-6 of the N. M. Ballard Survey, Abstract No. 24, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of SH-276 and T. L. Townsend Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	02/19/2026	Needs Review

02/19/2026: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Specific Use Permit (SUP) for a Major Auto Repair Garage on a 0.90-acre tract of land identified as Tract 4-6 of the N. M. Ballard Survey, Abstract No. 24, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of SH-276 and T. L. Townsend Drive.

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 (Z2026-009) in the lower right-hand corner of all pages on future submittals.

I.4 The subject property is Light Industrial (LI) District. In the Light Industrial (LI) District the Major Auto Repair Garage land use is permitted by Specific Use Permit (SUP). The SUP process allows "...discretionary consideration of certain uses that would typically be considered incompatible within certain locations of a zoning district, but may become compatible with the addition of special provisions, conditions or restrictions." In addition, the Specific Use Permit (SUP) allows the Planning and Zoning Commission and City Council the discretion to consider certain land uses to mitigate for the proliferation of one (1) land use within close proximity to each other.

I.5 According to Subsection 02.02(H)(1), Major Auto Repair Garage, of Article 13, Definitions, of the Unified Development Code (UDC), a Major Auto Repair Garage a facility that completes "(m)ajor repair, rebuilding or reconditioning of engines, transmissions, or other major components for motor vehicles; collision services including body, frame, or fender straightening or repair; customizing; overall painting or paint shop; automotive glass and upholstery; those uses listed under Automobile repair, minor, and other similar uses. All repair work shall be performed inside an enclosed building. Vehicles shall not be stored on site no longer than 90-days."

I.6 According to the Conditional Land Use Standards required by Subsection 02.03(H)(1), of Article 04, Permissible Uses, of the Unified Development Code (UDC), a Major Auto Repair Garage shall meet the following:

- (1) Garage doors shall not face a public right-of-way, park or open space, or residentially zoned or used property.
- (2) Vehicles, equipment, parts or inventory shall not be stored outside overnight unless granted by the Planning and Zoning Commission and City Council through a Specific Use Permit (SUP). If permitted all stored items shall be screened from public right-of-way, sidewalks and open space, and any residentially zoned or used property.

M.7 Please provide the operational plan that was provided in the previous submittal, that describes how the proposed business will operate.

M.8 According to Subsection 02.02(J)(5), Outside Storage, of Article 13, Definitions, of the Unified Development Code (UDC), Outside Storage is defined as “(t)he permanent or continuous keeping, displaying, or storing of unfinished goods, material, merchandise, equipment, service vehicles or heavy vehicles outside of a building on a lot or tract overnight or for more than 24-hours.” There is a note on the concept plan that states there will be no Outside Storage; however, there is one (1) space shown as Outside Storage. In addition, all Outside Storage is to be screened with a masonry wall and canopy trees on 20-foot centers or through three (3) tiered landscaping. In this case, the proposed Outside Storage is being screened by one (1) row of shrubs. Please clarify if this is the proposed screening method.

M.9 Concept Plan.

(1) The subject property is located within an Overlay District. Given this only one (1) row of parking may be located parallel to the roadway, between the building and a roadway. In this case, there is a perpendicular row of parking between the building and the roadway (i.e. S. TL Townsend).

M.11 Building Elevations.

(1) According to the General Overlay District Standards of the UDC, all buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. In this case, the proposed elevations do not meet this requirement.

(2) According to the General Overlay District Standards of the UDC, all sides of the building must meet the primary articulation standards. Looking at the building footprint, it appears that at a minimum the north elevation does not meet these requirements.

(3) According to the General Overlay District Standards of the UDC, no light standard, light fixture, light pole, pole base or combination thereof shall exceed 20-feet in total height in any overlay district. In this case, the backlit panel exceeds 20-feet.

M.12 Ordinances. Please review the attached draft ordinance prior to the February 24, 2026 Planning & Zoning Commission Work Session meeting, and provide staff with your markups by March 3, 2026.

I.13 Revisions. Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on March 3, 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 March 10, 2026 Planning and Zoning Commission Public Hearing Meeting.

I.14 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on February 24, 2026, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on March 10, 2026.

I.15 City Council Meeting Dates. The projected City Council meeting dates for this case will be March 16, 2026 (1st Reading) and April 6, 2026 (2nd Reading).

I.16 Meeting Times and Place. All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. Please note that the applicant or a representative will need to be present for the case to be considered by the Planning and Zoning Commission or City Council.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	02/18/2026	Approved w/ Comments

02/18/2026: General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements.
- No structures, including walls and fences, allowed within easements or ROW.
- No signage is allowed within easements or ROW.
- 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.
- Required 10' utility easement along all street frontages.
- All utilities must be underground.

- The property must be platted.
- Tree mitigation will be required when removing existing trees on the property.
- 5' sidewalk along TL Townsend Drive required.
- TXDOT Permits required for any improvements within the TXDOT ROW.
- Need to show existing and proposed utilities on the Site Plan.
- Additional comments may be provided at time of Site Plan and Engineering Design.

Paving Items:

- Must meet City driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. No rock, gravel, or asphalt allowed in any area.
- All Parking to be 20'x9' minimum. Parallel parking shall be minimum 22'x9'. Parking may not be off a public roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be minimum 24' wide.
- Fire lane (if needed) to be minimum 24' wide and in a platted easement.
- Fire lane (if needed) to have a minimum 20' radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be a minimum 30' radius.
- Culverts for driveways (if needed) will need to be engineered.
- TXDOT Permits required for any improvements within the TXDOT ROW.
- TXDOT and City driveway spacing requirements must be met. Variances will be required. Location of existing drives can be used without a variance, but must be reconstructed.
- 10' utility easements required along all roadway frontages.
- 5' sidewalk required along TL Townsend Drive.
- TIA is required along with review fees

Water and Wastewater Items:

- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- There is an existing 20" water main located along TL Townsend and SH 276 NOT available for use.
- There is an existing 10" water main located along TL Townsend and SH 276 available for use.
- There is an existing 15" sewer main located on the other side of TL Townsend Drive available for use. (12" on map is abandoned)
- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- Any utility connection made underneath of an existing City roadway must be completed by dry bore. Opening cutting will not be allowed.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements. No structures allowed in easements.
- All public utilities must be centered in easement.
- Water to be 10' separated from storm and sewer lines.
- \$401.89/acre sewer pro-rata

Drainage Items:

- Existing flow patterns must be maintained. Drainage may not be increased towards any direction.
- Detention must be provided for the entire site.
- Detention calculations are based on zoning, not land use area.
- Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
- Detention easement required at the free-board elevation.
- Detention ponds must provide an emergency spillway.
- Detention ponds must be irrigated.
- No vertical walls are allowed in detention easement.
- No public water or sanitary sewer are allowed in detention easement.

- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No grate inlets allowed.
- FFE for all buildings must be called out when adjacent to a detention area. Minimum 2' above 100-year WSEL.
- 100-year WSEL must be called out for detention ponds.
- Dumpster areas shall drain to an oil/water separator and then into the storm system.
- Ditch along SH276 will have to be reestablished.
- Must provide drainage for all off-site water draining through the site from the south and east.

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	Craig Foshee	02/18/2026	Approved
No Comments			

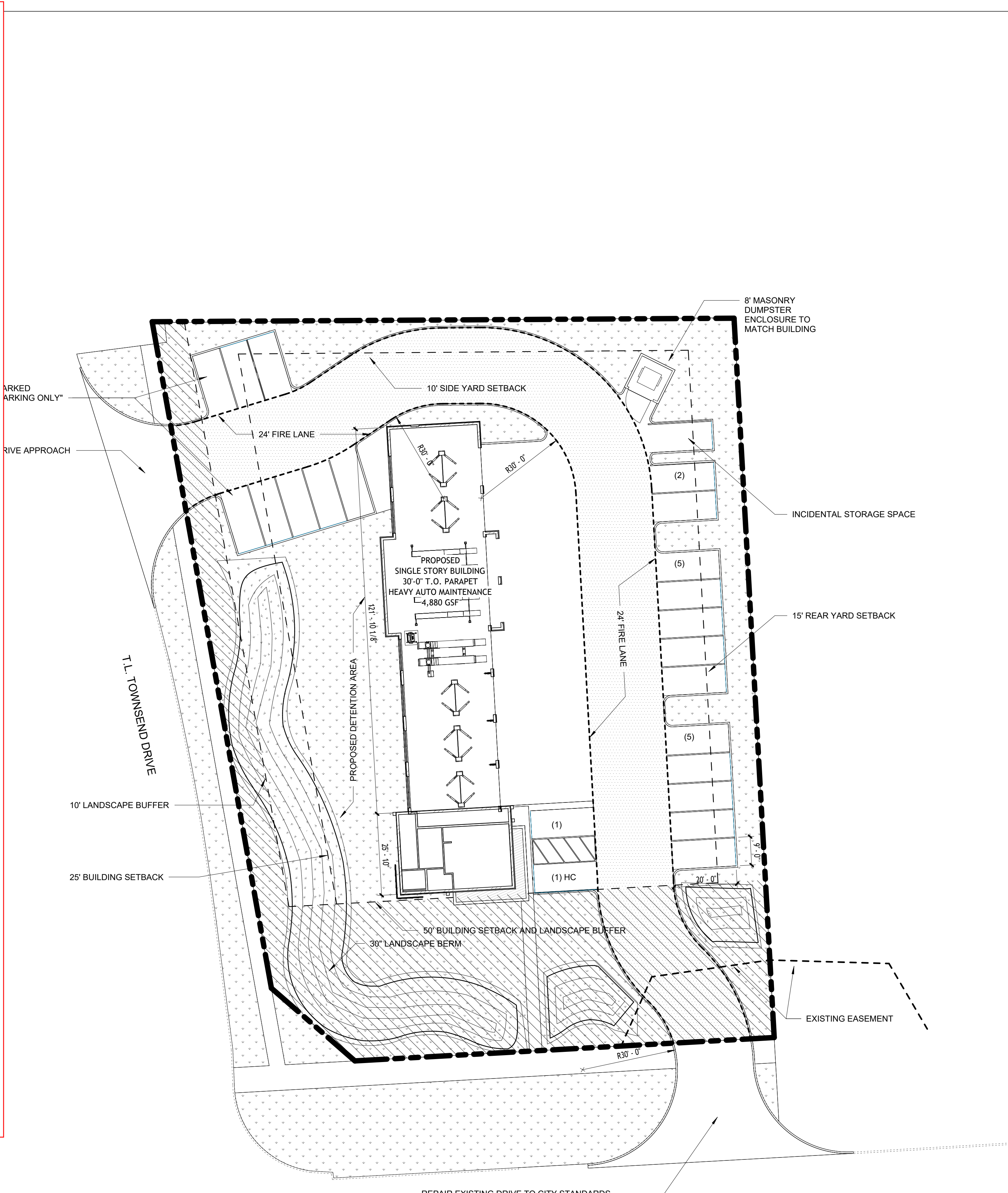
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/19/2026	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/17/2026	Approved
No Comments			

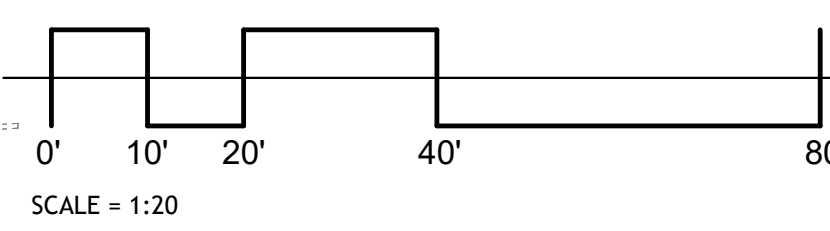
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/17/2026	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/17/2026	Approved
No Comments			

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 - Impact Fees (Water, Sewer, Roadway).
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 - No dead-end parking allowed without an City approved turnaround.
 - Drive isles to be minimum 24' wide.
 - Fire lane (if needed) to be minimum 24' wide and in a platted easement.
 - Fire lane (if needed) to have a minimum 20' radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be a minimum 30' radius.
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 - Min 20' utility easements. No structures allowed in easements.
 - All public utilities must be centered in easement.
 - Water to be 10' separated from storm and sewer lines.
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 - Detention ponds must be irrigated.
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 - No grate inlets allowed.
 - FFE for all buildings must be called out when adjacent to a detention area. Minimum 2' above 100-year WSEL.
 - 100-year WSEL must be called out for detention ponds.
 - Dumpster areas shall drain to an oil/water separator and then into the storm system.
 - Ditch along SH276 will have to be reestablished.
 - Must provide drainage for all off-site water draining through the site from the south and east.
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 2. ALL UTILITY CROSSINGS MUST BE DRY BORE AND STEEL ENCASED.
 3. NO TREES SHALL BE WITHIN 10' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS 10" IN DIAMETER OR LARGER.
 4. NO TREES TO BE WITHIN 5' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS LESS THAN 10".
 5. NO LANDSCAPE BERMS OR TREE PLANTINGS SHALL BE LOCATED ON TOP OF CITY UTILITIES OR WITHIN EASEMENTS.



GREENLIGHT
STUDIO, LLC
www.greenlightcompany.com

Applicant:
Greenlight Studio LLC
100 N. Cottonwood Drive
Suite 104
Richardson, Texas 75080
P: 214.810.4535

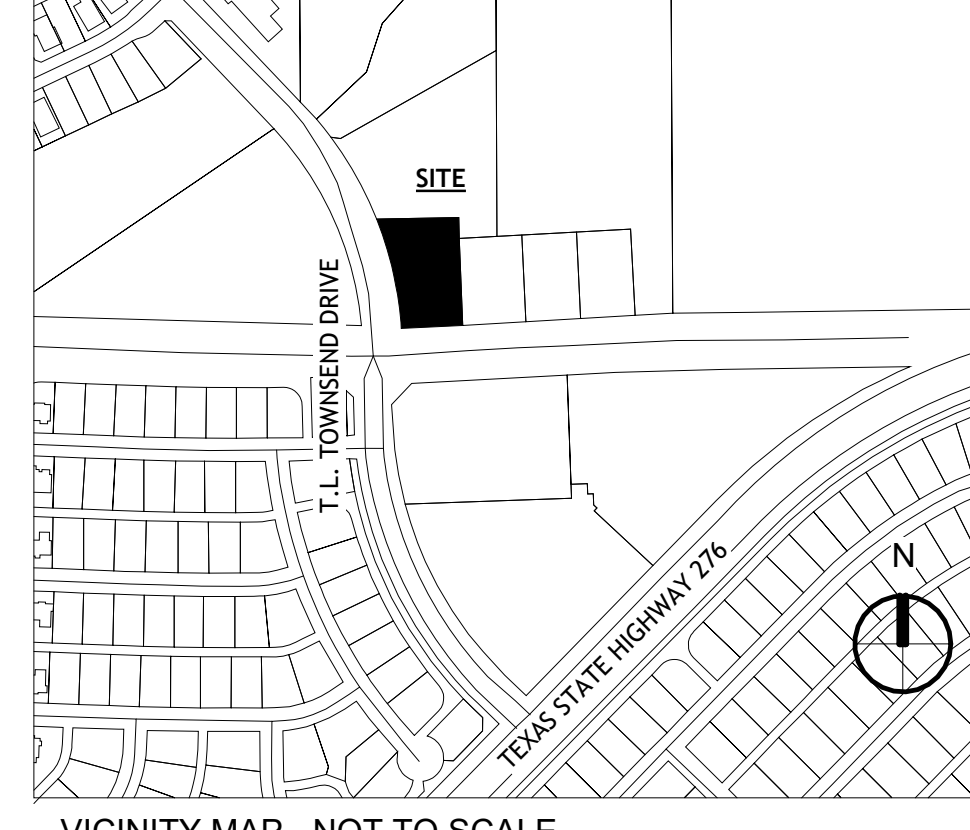
Owner:
Max Realty Holdings LLC
229 Pioneer Court
Royce City, Texas 75189

TRUE NORTH

Site Data Summary Table	
General Site Data	
Zoning	LI
Proposed Land Use	Auto Repair, Heavy (SUP)
Lot Area	39,005
Lot Area	0.90
Building Footprint Area (Approximate)	4,880
Area Covered by Canopy	150
Maximum Building Height (# Stories)	1
Maximum Building Height (Feet)	35'
Lot Coverage	13%
Floor Area Ratio	1/8

Parking	
Parking Required 2 per Bay	16
Parking Required Office = 1:300	4
Total Parking required	20
Standard Parking Provided	22
Accessible Parking Required	1
Accessible Parking Provided	1
Total Parking Provided	23

Landscaping Area	
Landscape Buffer Area	9490
Street Yard Landscape Provided	7810
Internal LS Provided	10,228
Total LS Area Provided:	18,419
Other Planting Area	0
Permeable Areas	
Permeable Pavement	0
Other Permeable Area	0
Total permeable Area	18,419
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Building Area	4,880
Sidewalks, Pavement, and other Impervious Flatwork	15,527
Other Impervious Area (curbs)	179
Total Impervious Area	20,586
Total Landscape Area, Impervious Area, Permeable Area	39,005
Total Area for Outdoor Storage	None



City Project No. _____

Site Plan

**INTEGRITY 1ST ADDITION
(PROPOSED)
BLOCK A, LOT 1**

.9ACRES
City of Rockwall, Rockwall County, Texas
N.M. BALLARD SURVEY, Abstract No. A0024

Prepared February 13, 2026



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1765 T.L. Townsend Drive

SUBDIVISION N/A - Prop ID 10233

LOT Tract 1 BLOCK N/A

GENERAL LOCATION NE Corner of Townsend Drive and Highway 276

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LI

CURRENT USE Vacant

PROPOSED ZONING LI - SUP

PROPOSED USE Heavy Auto Repair

ACREAGE .9

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

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

OWNER Max Realty Holdings, LLC

APPLICANT Greenlight Studio, LLC

CONTACT PERSON Michael Grose

CONTACT PERSON Tyler Adams

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

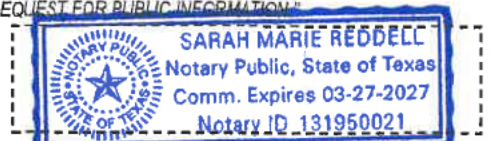
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Grose [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th DAY OF February, 2020

OWNER'S SIGNATURE

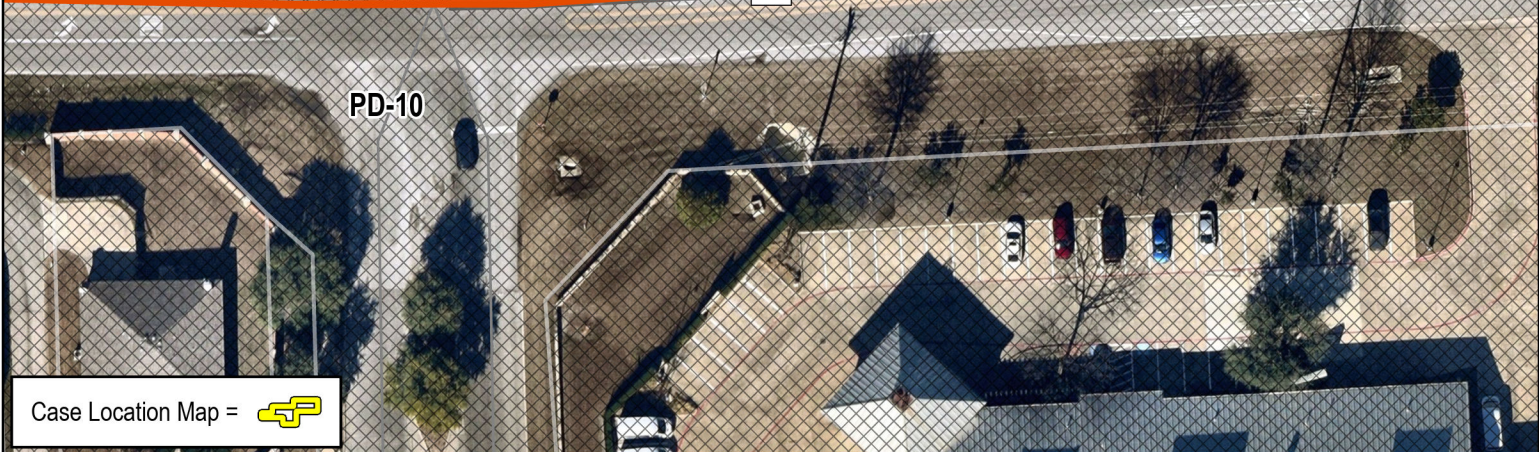
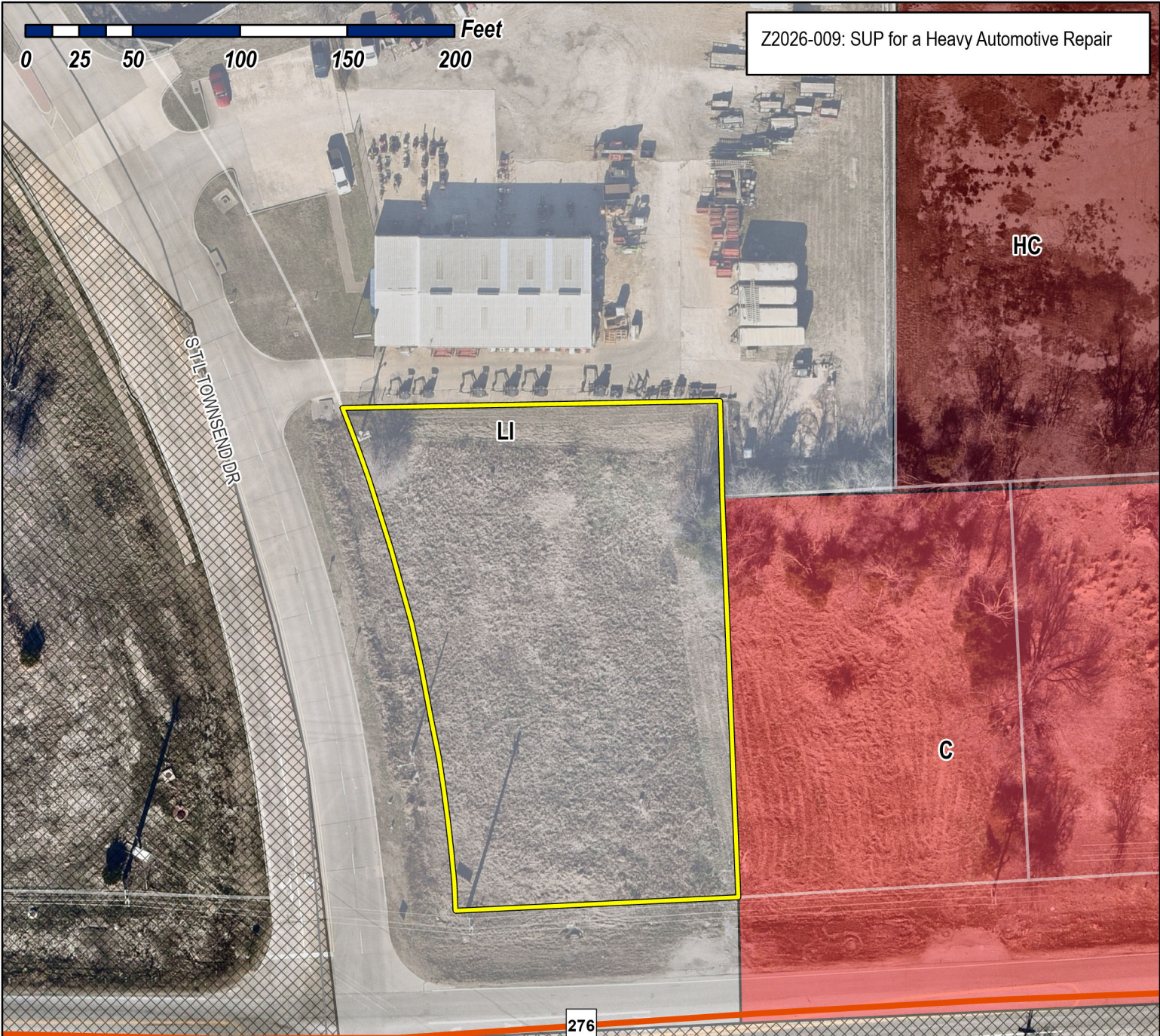
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES



Z2026-009: SUP for a Heavy Automotive Repair



Case Location Map =



City of Rockwall

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

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

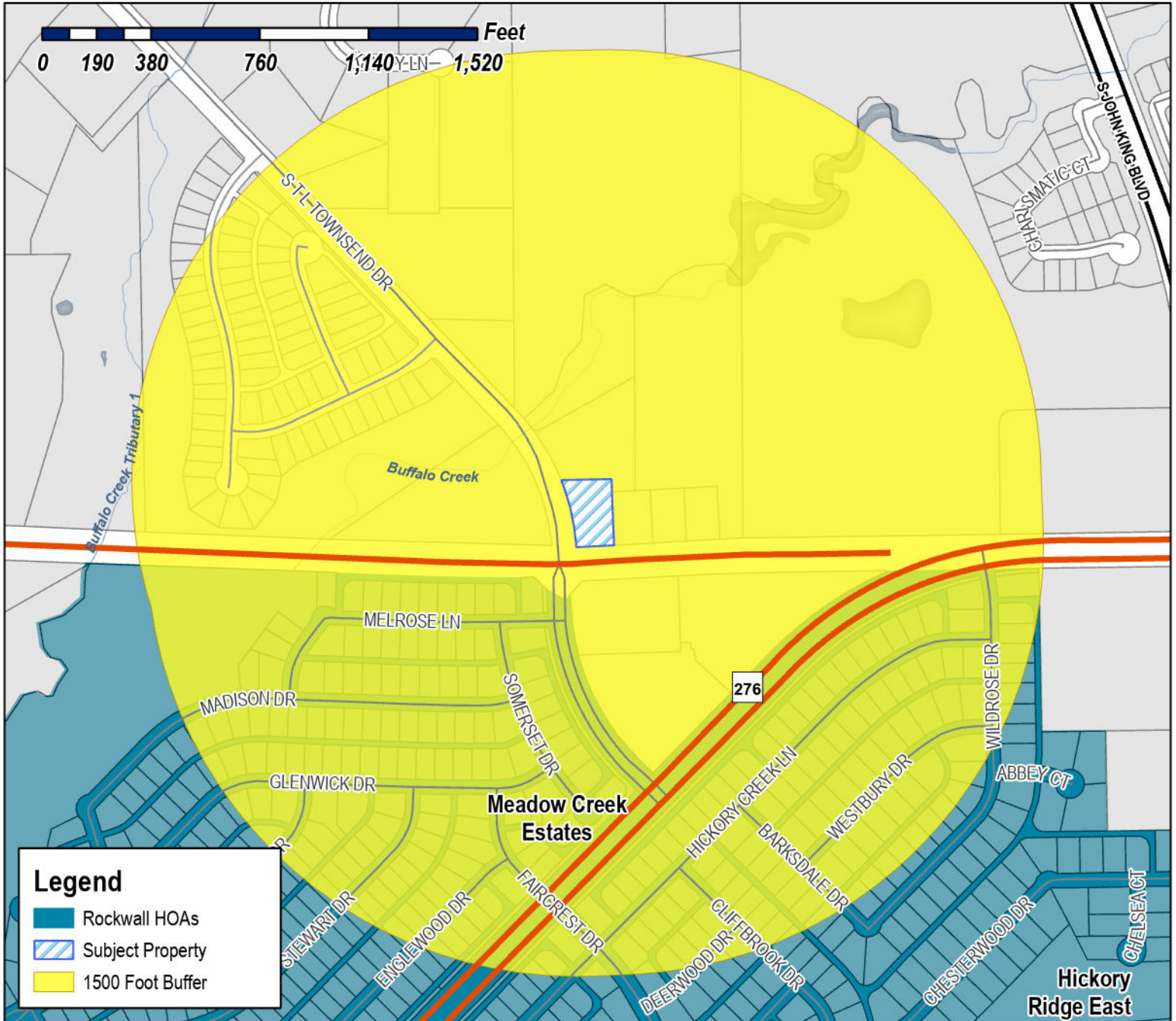




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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Case Number: Z2026-009
Case Name: SUP for a Heavy Automotive Repair
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: NE Corner of TL Townsend and SH-276

Date Saved: 2/17/2026
 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 [Z2026-009]
Date: Thursday, February 19, 2026 1:53:18 PM
Attachments: [Public Notice \(02.13.2026\).pdf](#)
[HOA Map.pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [Friday, February 20, 2026](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, March 10, 2026 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, March 16, 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 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>.

-
Z2026-009: SUP for a Major Auto Repair Garage

Hold a public hearing to discuss and consider a request by Tyler Adams of Greenlight Studio, LLC on behalf of Michael Grose of Max Realty Holdings LLC for the approval of a [Specific Use Permit \(SUP\)](#) for a Major Auto Repair Garage on a 0.90-acre tract of land identified as Tract 4-6 of the N. M. Ballard Survey, Abstract No. 24, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of SH-276 and T. L. Townsend Drive, and take any action necessary.

Melanie Zavala

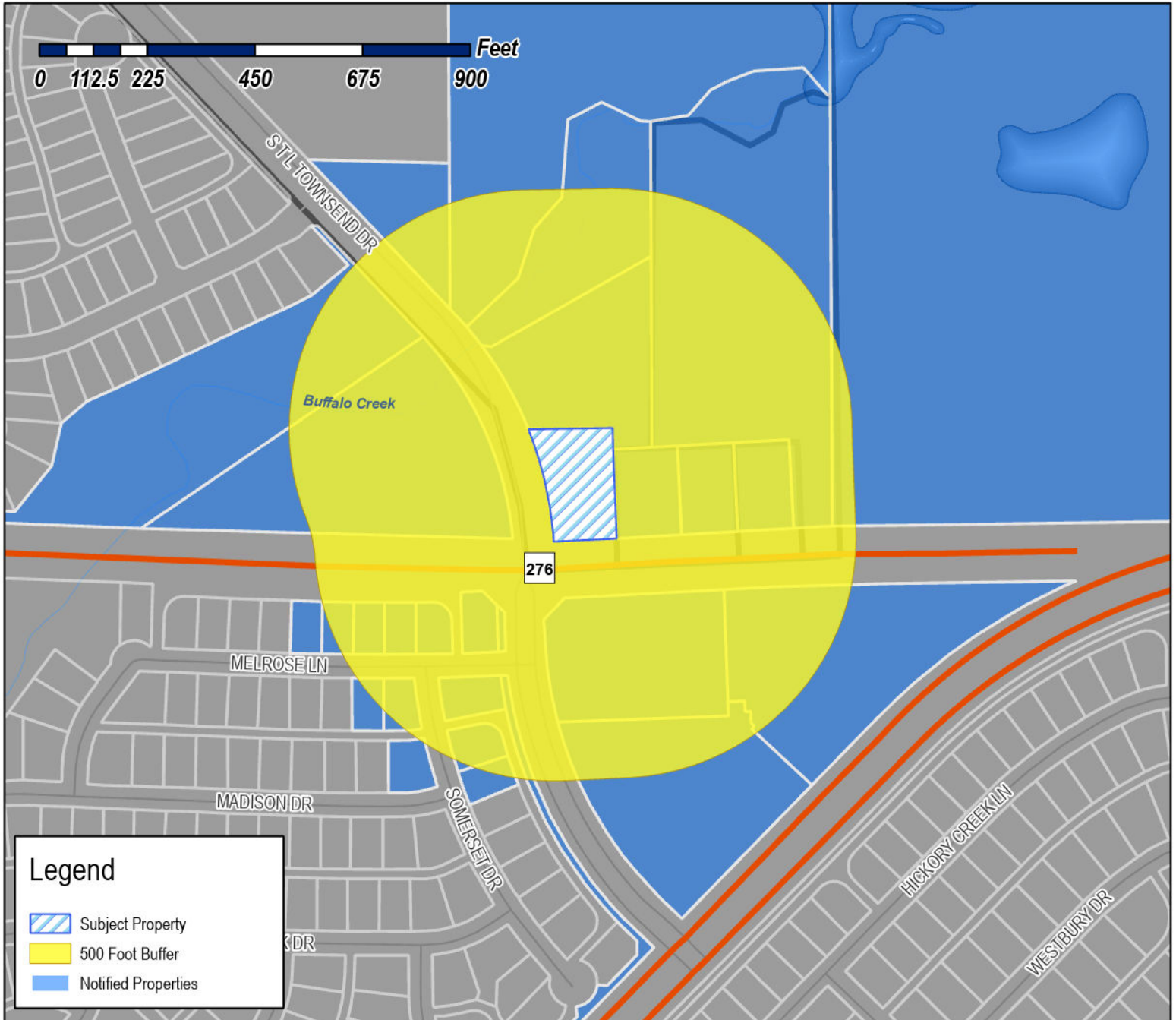
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](#)
972-771-7745 Ext. 6568



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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Legend

-  Subject Property
-  500 Foot Buffer
-  Notified Properties

Case Number: Z2026-009
Case Name: SUP for a Heavy Automotive Repair
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: NE Corner of TL Townsend and SH-276

Date Saved: 2/17/2026

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

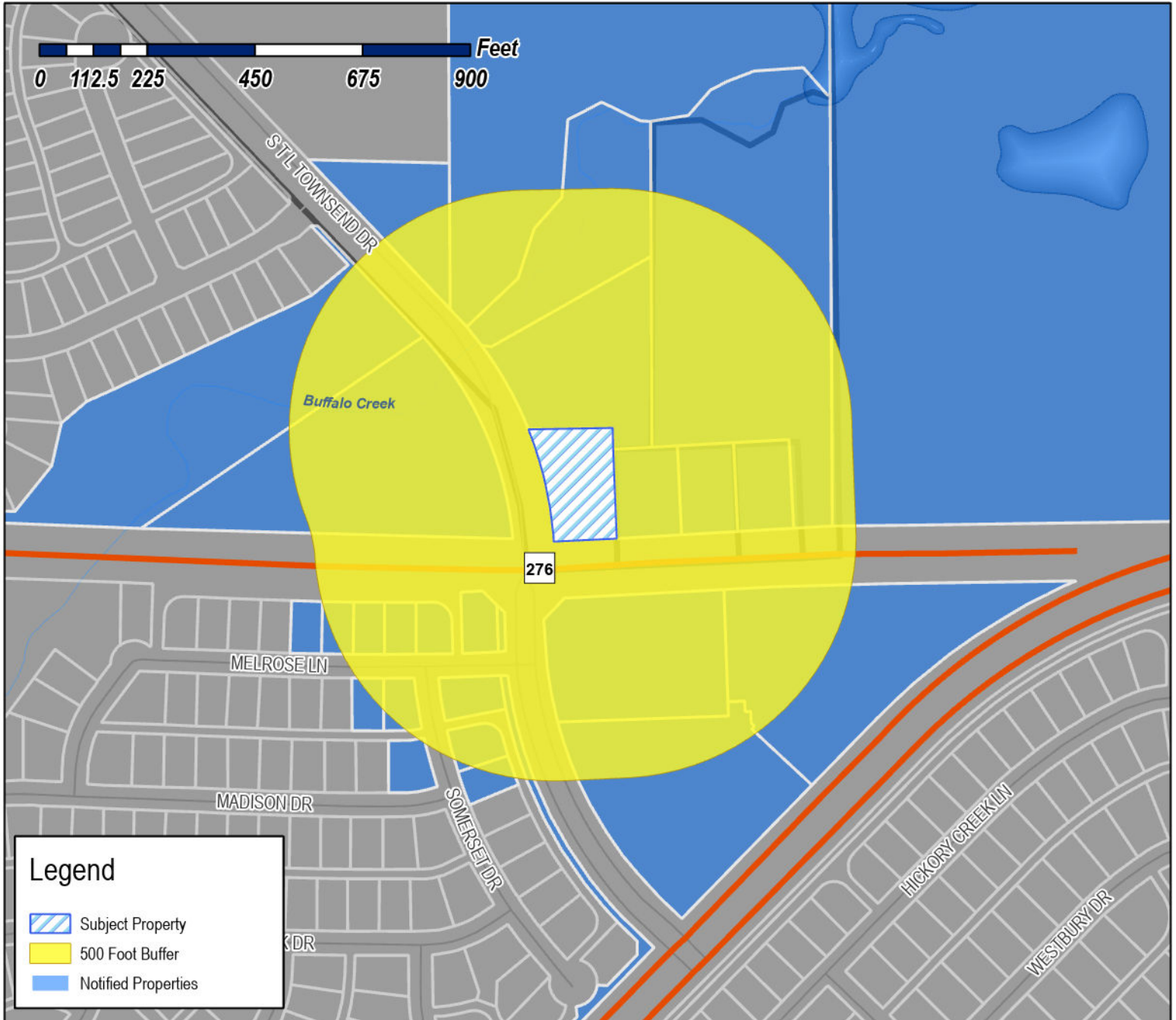




City of Rockwall

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

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Legend

-  Subject Property
-  500 Foot Buffer
-  Notified Properties

Case Number: Z2026-009
Case Name: SUP for a Heavy Automotive Repair
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: NE Corner of TL Townsend and SH-276

Date Saved: 2/17/2026

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



HOYOS JOEL
11214 GARLAND RD
DALLAS, TX 75218

SRP SUB, LLC
1131 W WARNER RD STE 102
SCOTTSDALE, AZ 85284

VALK TRUST THE
JAMES VALK SR AND CAROLYN C TRUSTEES
1158 CHISHOLM RIDGE DR
ROCKWALL, TX 75032

RESIDENT
1415 HWY276
ROCKWALL, TX 75087

RESIDENT
1425 HWY276
ROCKWALL, TX 75087

327 HOLDINGS LTD
1500 COUNTY ROAD 303
TERRELL, TX 75160

HAILE TADESSE T &
TSEGU T HAKIM
1524 MELROSE LN
ROCKWALL, TX 75032

JENKINS PHILLIP & PEARLIE M
1530 MELROSE LN
ROCKWALL, TX 75032

LOYD AMANDA &
SUSAN LOYD & PAUL LOYD
1536 MELROSE LN
ROCKWALL, TX 75032

RESIDENT
1542 MELROSE LN
ROCKWALL, TX 75087

SCOTT MONTE K & APRIL E
1542 MADISON DR
ROCKWALL, TX 75032

BYRD BLAIR S & GAYLA D
1543 MELROSE LN
ROCKWALL, TX 75032

CORTEZ LIDIA G
1548 Melrose Ln
Rockwall, TX 75032

WAKO GIZAW L & TSIYON E
1549 MELROSE LN
ROCKWALL, TX 75032

ZAREMBA MICHAEL J
1554 MELROSE LN
ROCKWALL, TX 75032

MOTA SAMUEL
1557 Trowbridge Cir
Rockwall, TX 75032

CURRIN CONSTRUCTION GROUP LLC
1604 VISTA COURT
MCCLENDON CHISHOLM, TX 75032

RESIDENT
1611 HWY276
ROCKWALL, TX 75087

RESIDENT
1615 T L TOWNSEND DR
ROCKWALL, TX 75087

RESIDENT
1650 S JOHN KING
ROCKWALL, TX 75087

RESIDENT
1725 T L TOWNSEND
ROCKWALL, TX 75087

MEADOWCREEK ESTATES HOMEOWNERS ASSOC
INC
1800 Preston Park Blvd Ste 101
Plano, TX 75093

RESIDENT
1835 T L TOWNSEND DR
ROCKWALL, TX 75087

RESIDENT
1855 TL TOWNSEND DR
ROCKWALL, TX 75087

GALAXY RANCH SHOPPING CENTER LP
2101 FIREWHEEL PKWY
GARLAND, TX 75040

MAX REALTY HOLDINGS LLC
229 PIONEER CT
ROCKWALL, TX 75189

MAYSON MERCY
2362 SOMERSET DR
ROCKWALL, TX 75032

RESIDENT
2368 SOMERSET DR
ROCKWALL, TX 75087

RESIDENT
2374 SOMERSET DR
ROCKWALL, TX 75087

CHERUKURU NANDGOPAL
909 SUNNYVALE DR
ROCKWALL, TX 75087

RDMS PROPERTIES LLC- SERIES L (RS)
A SERIES OF RDMS PROPERTIES
PO BOX 1569
ROCKWALL, TX 75087

KAMY REAL PROPERTY TRUST
PO BOX 50593
DENTON, TX 76206

STAR HUBBARD LLC
C/O STEADFAST COMPANIES
PO BOX 530292
BIRMINGHAM, AL 35253

COLIN-G PROPERTIES LTD
A TEXAS LIMITED PARTNERSHIP
PO BOX 847
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Z2026-009: SUP for Major Auto Repair Garage

Hold a public hearing to discuss and consider a request by Tyler Adams of Greenlight Studio, LLC on behalf of Michael Grose of Max Realty Holdings LLC for the approval of a Specific Use Permit (SUP) for a Major Auto Repair Garage on a 0.90-acre tract of land identified as Tract 4-6 of the N. M. Ballard Survey, Abstract No. 24, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of SH-276 and T. L. Townsend Drive, 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, March 10, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 16, 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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, March 16, 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. Z2026-009: SUP for Major Auto Repair Garage

Please place a check mark on the appropriate line below:

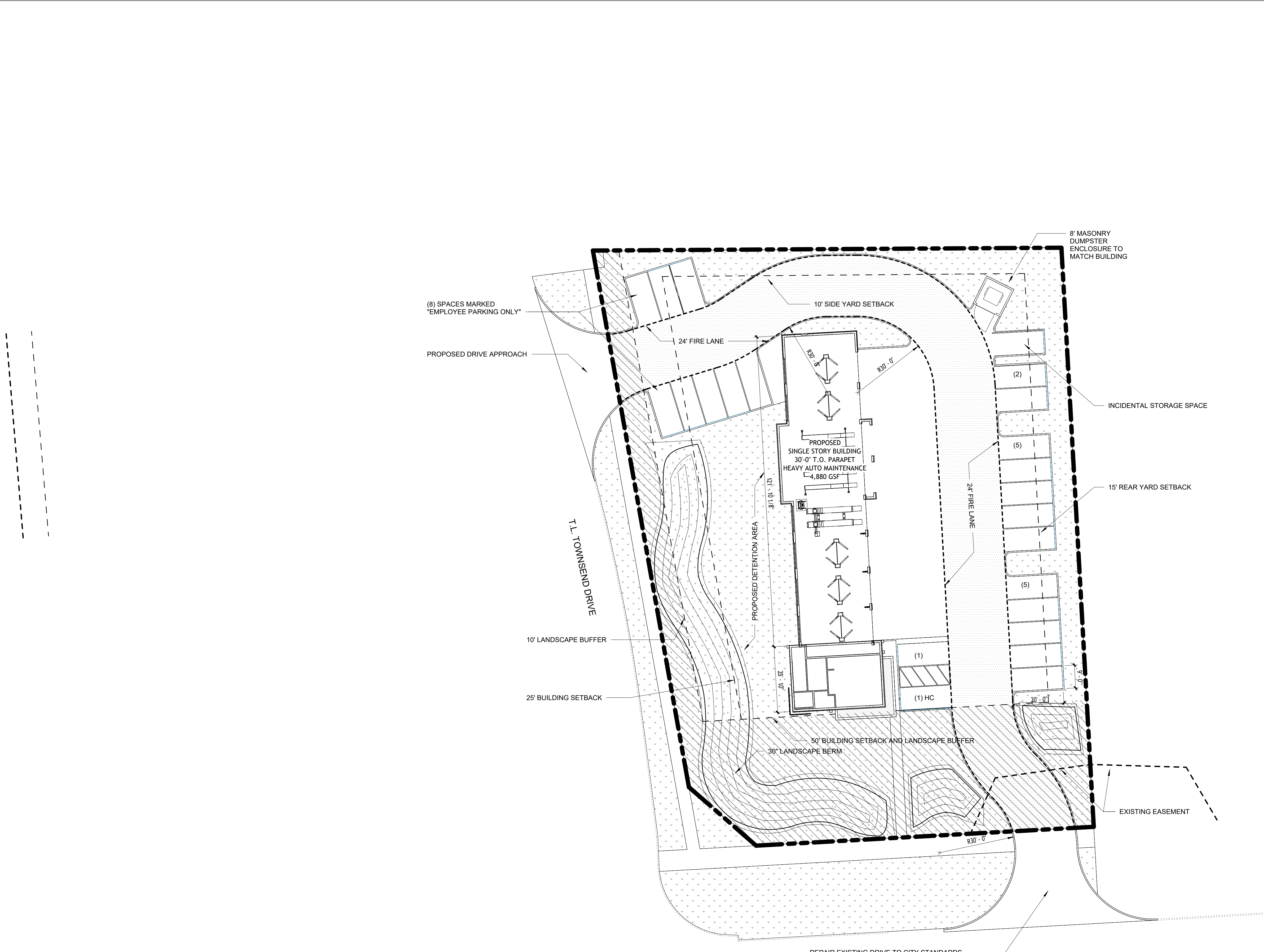
- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name:

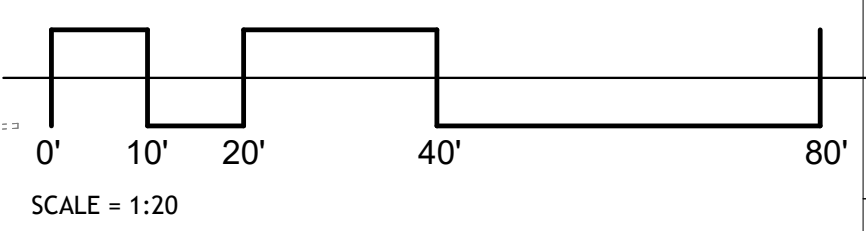
Address:

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



- SITE PLAN GENERAL NOTES**
1. ALL WORK MUST MEET CITY 2023 STANDARDS OF DESIGN AND CONSTRUCTION.
 2. RETAINING WALLS OVER 3' MUST BE ENGINEERED.
 3. ALL RETAINING WALLS OVER 18" MUST BE ROCK OR STONE FACED.
 4. ALL UTILITIES MUST BE UNDERGROUND.
 5. ALL PROPOSED UTILITIES SHOWN ARE CONCEPTUAL IN NATURE.
 6. NO ABOVE GROUND STORAGE TANKS OR OUTSIDE STORAGE PERMITTED.
- DRAINAGE NOTES**
1. AS-BUILT/EXISTING FLOWS SHALL BE MAINTAINED.
 2. PROPERTY OWNER RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF DETENTION/DRAINAGE SYSTEMS.
- WATER AND WASTEWATER NOTES**
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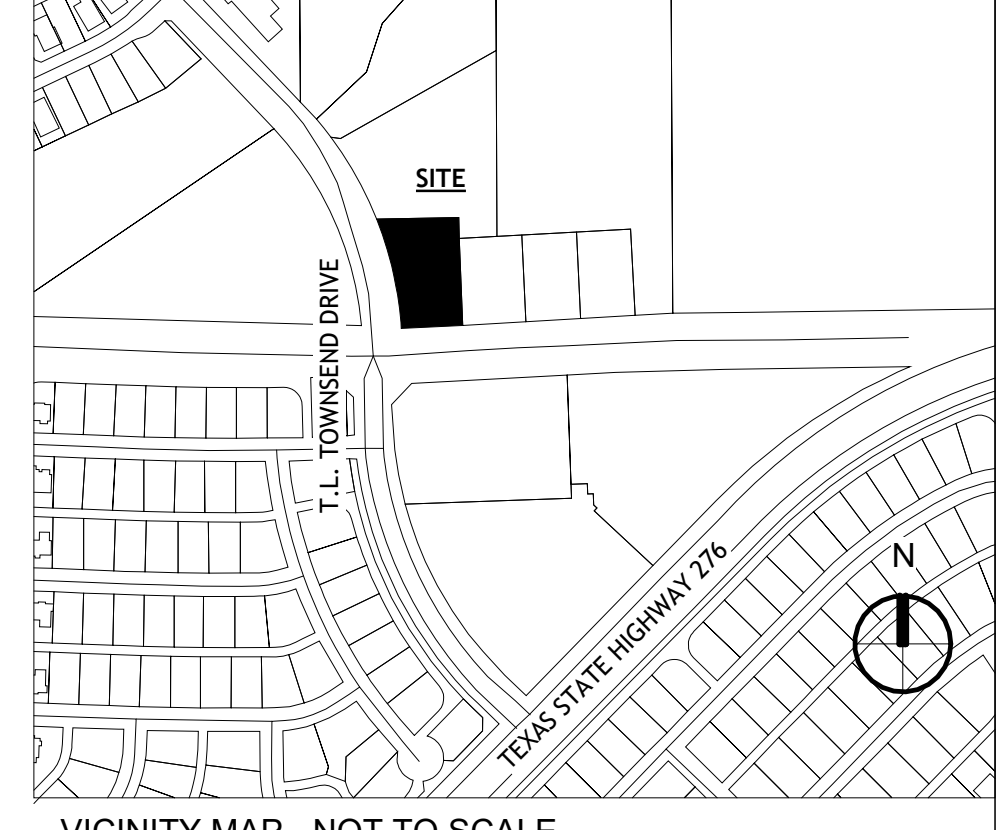
GREENLIGHT
STUDIO, LLC
www.greenlightcompany

Applicant:
Greenlight Studio LLC
100 N. Cottonwood Drive
Suite 104
Richardson, Texas 75080
P: 214.810.4535

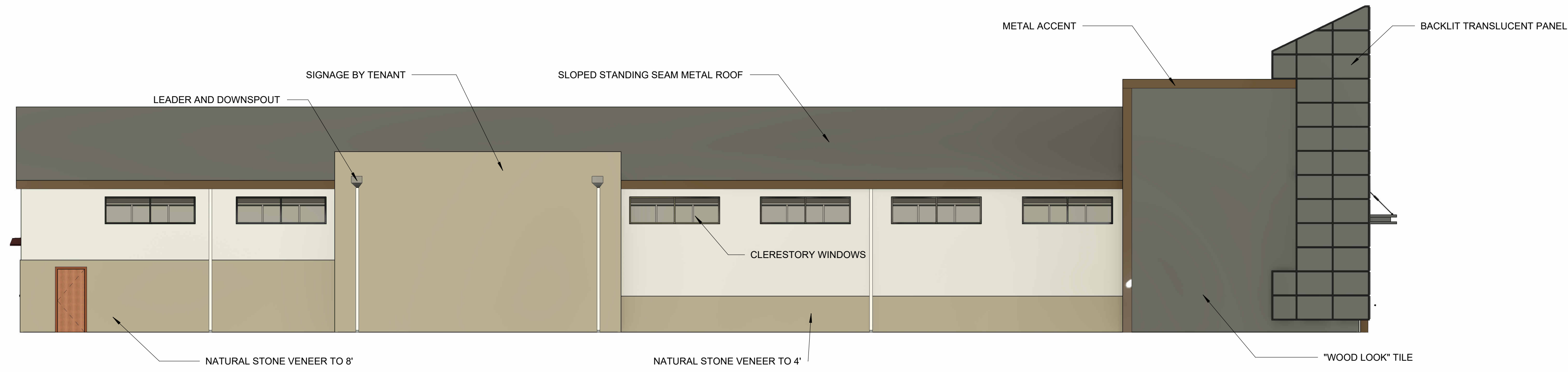


Owner:
Max Realty Holdings LLC
229 Hanes Court
Royce City, Texas 75189

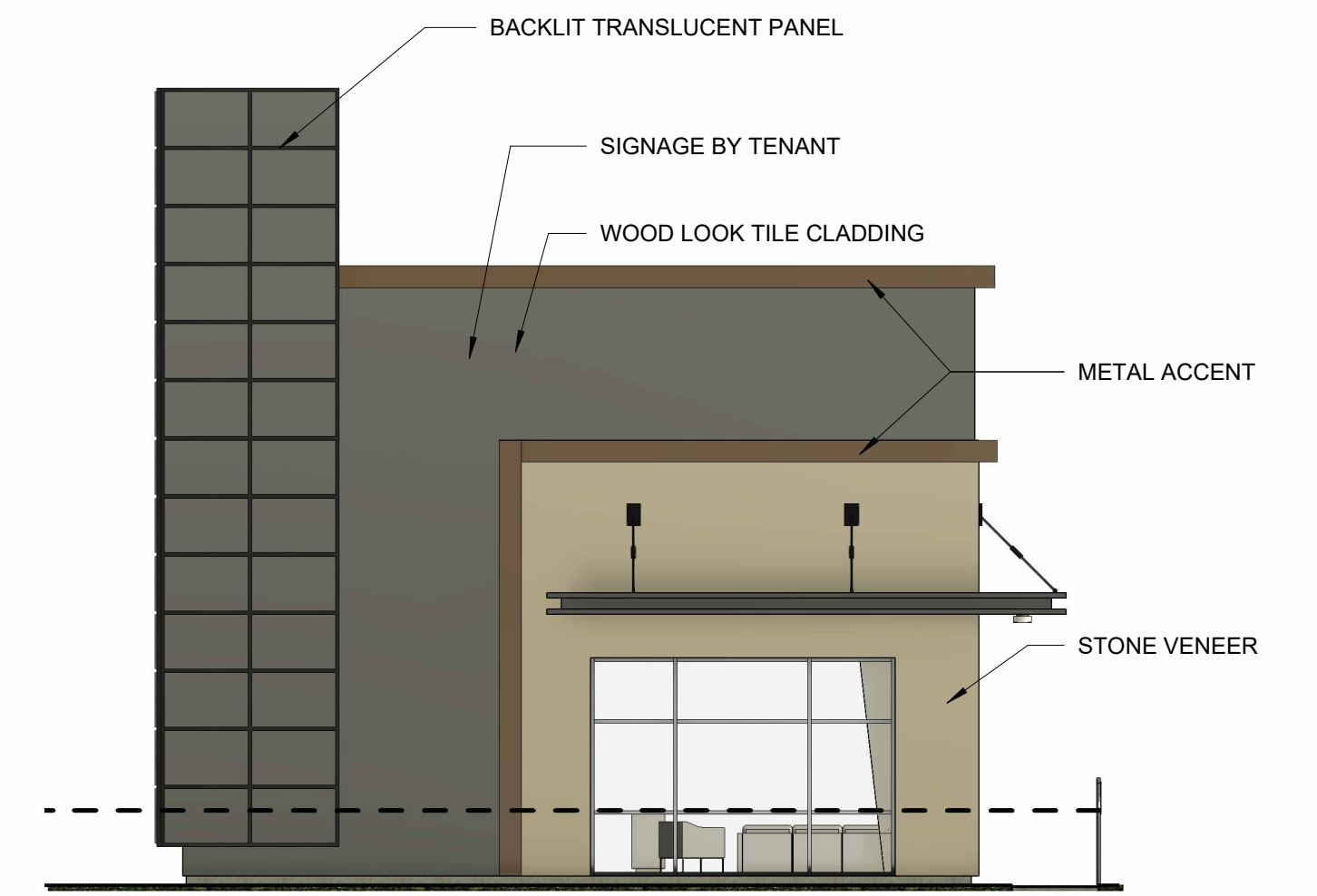
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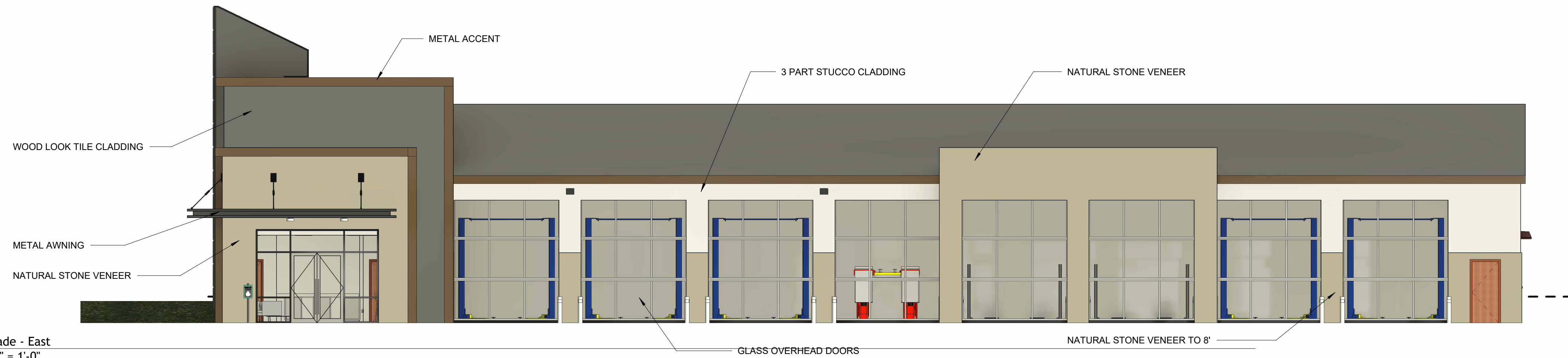
1 Site Plan
1" = 20'-0"



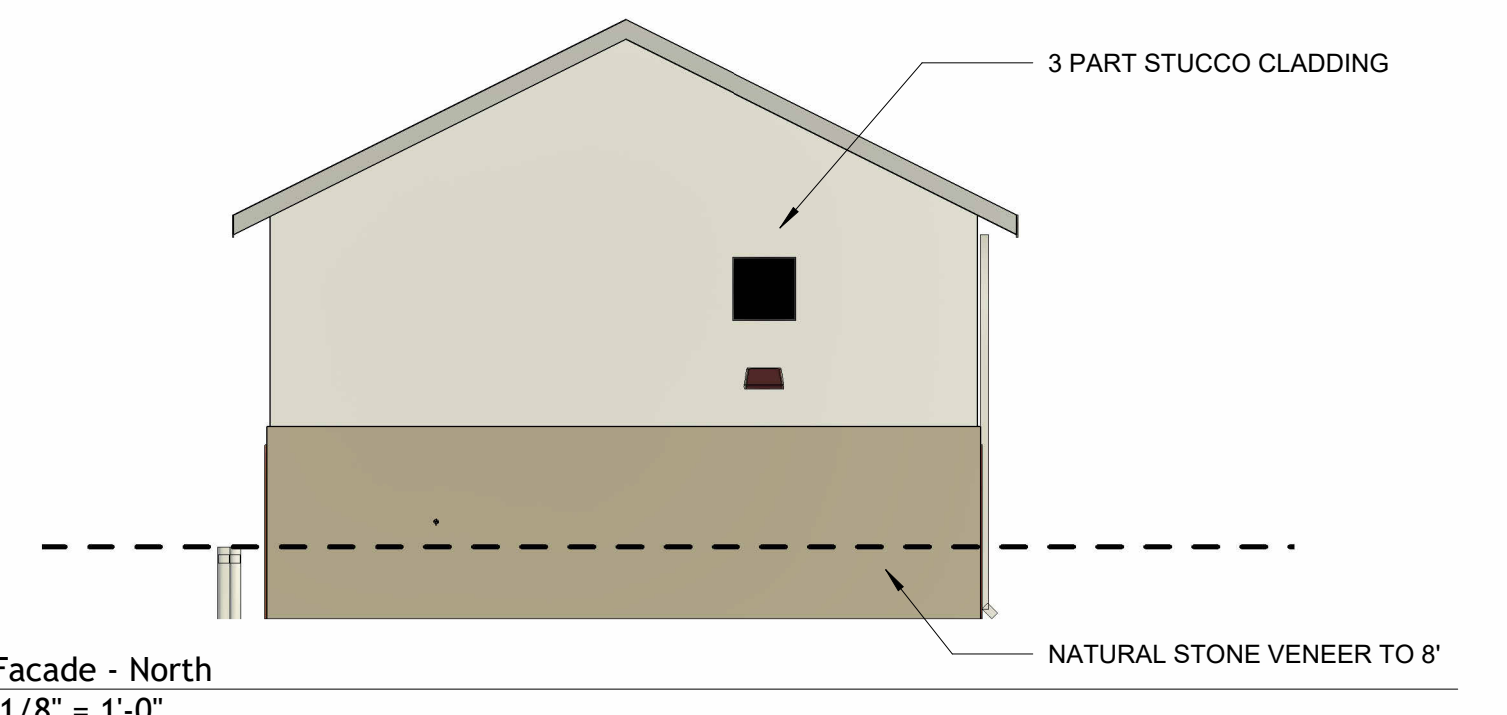
5 Facade - West
1/8" = 1'-0"



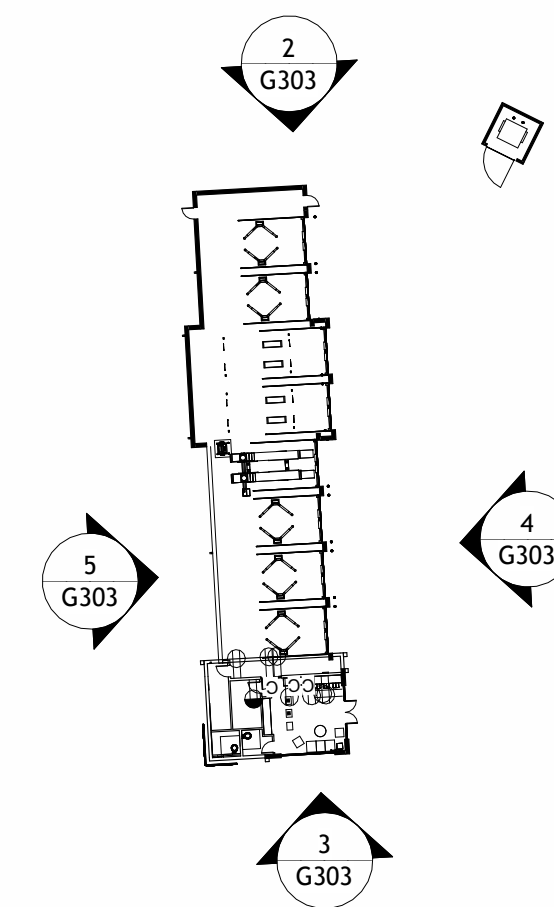
3 Facade - South
1/8" = 1'-0"



4 Facade - East
1/8" = 1'-0"



2 Facade - North
1/8" = 1'-0"



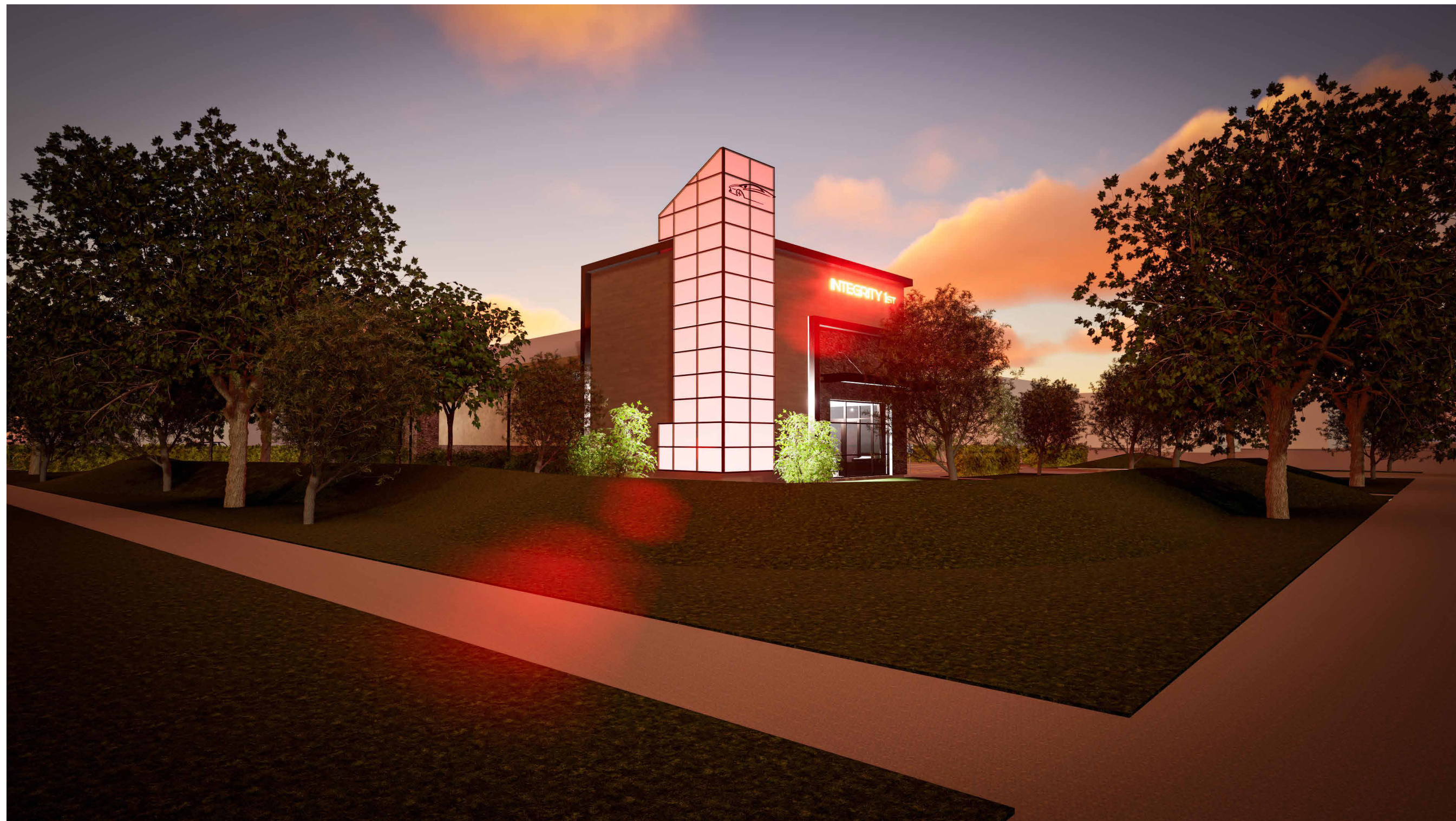
1 Facade Key Plan
1" = 50'-0"

GREENLIGHT
STUDIO, LLC
www.greenlightcompany

Applicant:
Greenlight Studio LLC
100 N. Cottonwood Drive
Suite 104
Richardson, Texas 75080
P: 214.810.4535

Owner:
Max Realty Holdings LLC
229 Flanders Court
Royce City, Texas 75189

City Project No. _____
Facade Plans
**INTEGRITY 1ST ADDITION
(PROPOSED)
BLOCK A, LOT 1**
.9ACRES
City of Rockwall, Rockwall County, Texas
N.M. BALLARD SURVEY, Abstract No. A0024
Prepared February 13, 2026



GREENLIGHT

STUDIO, LLC
www.greenlight-company

Applicant:
Greenlight Studio LLC
100 N. Cottonwood Drive
Suite 104
Richardson, Texas 75080
t: 214.810.4535

Owner:
Max Realty Holdings LLC
229 Hanser Court
Royce City, Texas 75189

City Project No. _____

Color Renderings

**INTEGRITY 1ST ADDITION
(PROPOSED)
BLOCK A, LOT 1**

.9ACRES
City of Rockwall, Rockwall County, Texas
N.M. BALLARD SURVEY, Abstract No. A0024

Prepared February 13, 2026

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *MAJOR AUTO REPAIR GARAGE* ON A 0.90-ACRE TRACT OF LAND IDENTIFIED AS 4-6 OF THE N. M. BALLARD SURVEY, ABSTRACT NO. 24, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Tyler Adams of Greenlight Studio, LLC on behalf of Michael Grose of Max Realty Holdings LLC for the approval of a *Specific Use Permit (SUP)* for a *Major Auto Repair Garage* on a 0.90-acre tract of land identified as Tract 4-6 of the N. M. Ballard Survey, Abstract No. 24, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of SH-276 and T. L. Townsend Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Subsection 01.01, *Land Use Schedule*, of Article 04, *Permissible Uses*, and Subsection 05.01, *General Industrial District Standards*, Subsection 05.02, *Light Industrial (LI) District Standards*, and Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall -- as heretofore amended and may be amended in the future -- and with the following conditions:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Major Auto Repair Garage* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The development of a *Major Auto Repair Garage* on the *Subject Property* shall generally conform to the Concept Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a *Major Auto Repair Garage* on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance; however, the proposed *Major Auto Repair Garage* shall be subject to all of the *General Overlay District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC). Review for conformance to these requirements shall be completed with the site plan submittal. In addition, a recommendation by the Architecture Review Board (ARB) shall be required prior to approval of the building elevations by the Planning and Zoning Commission. The approval of this Specific Use Permit (SUP) shall not constitute the approval of variances or exceptions to any of the standards stipulated by the Unified Development Code (UDC) with regard to the design of the *Major Auto Repair Garage*.
- 3) All outside storage on the subject property shall conform to the Concept Plan as depicted in *Exhibit 'B'* of this ordinance.
- 4) Any maintenance of motor vehicles shall be performed in a completely enclosed building, and no work on motor vehicles shall be performed outdoors.

3.2 COMPLIANCE

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

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

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 6. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 7. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged

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

SECTION 8. 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 6th DAY OF APRIL, 2026.**

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

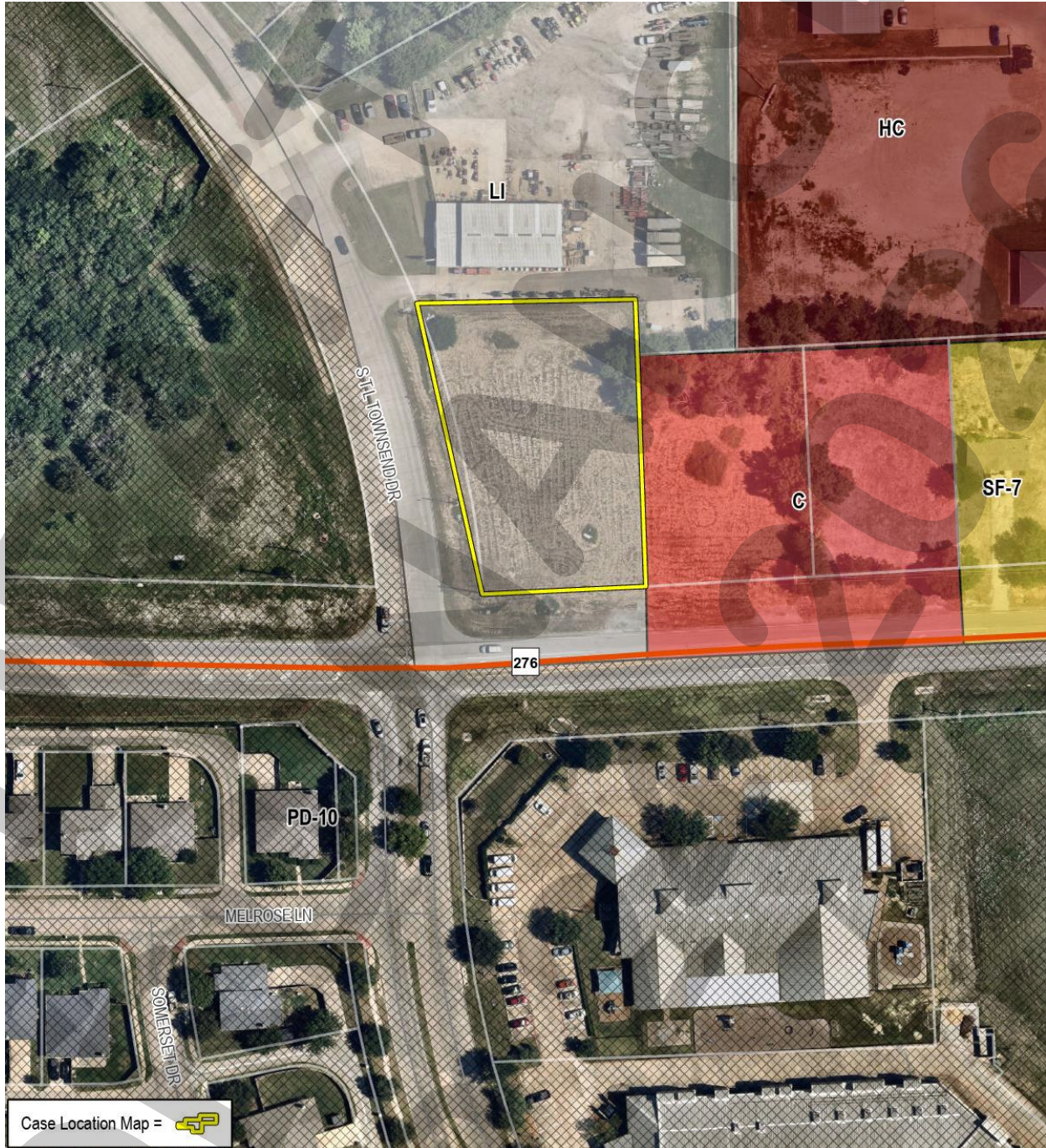
Frank J. Garza, *City Attorney*

1st Reading: March 16, 2026

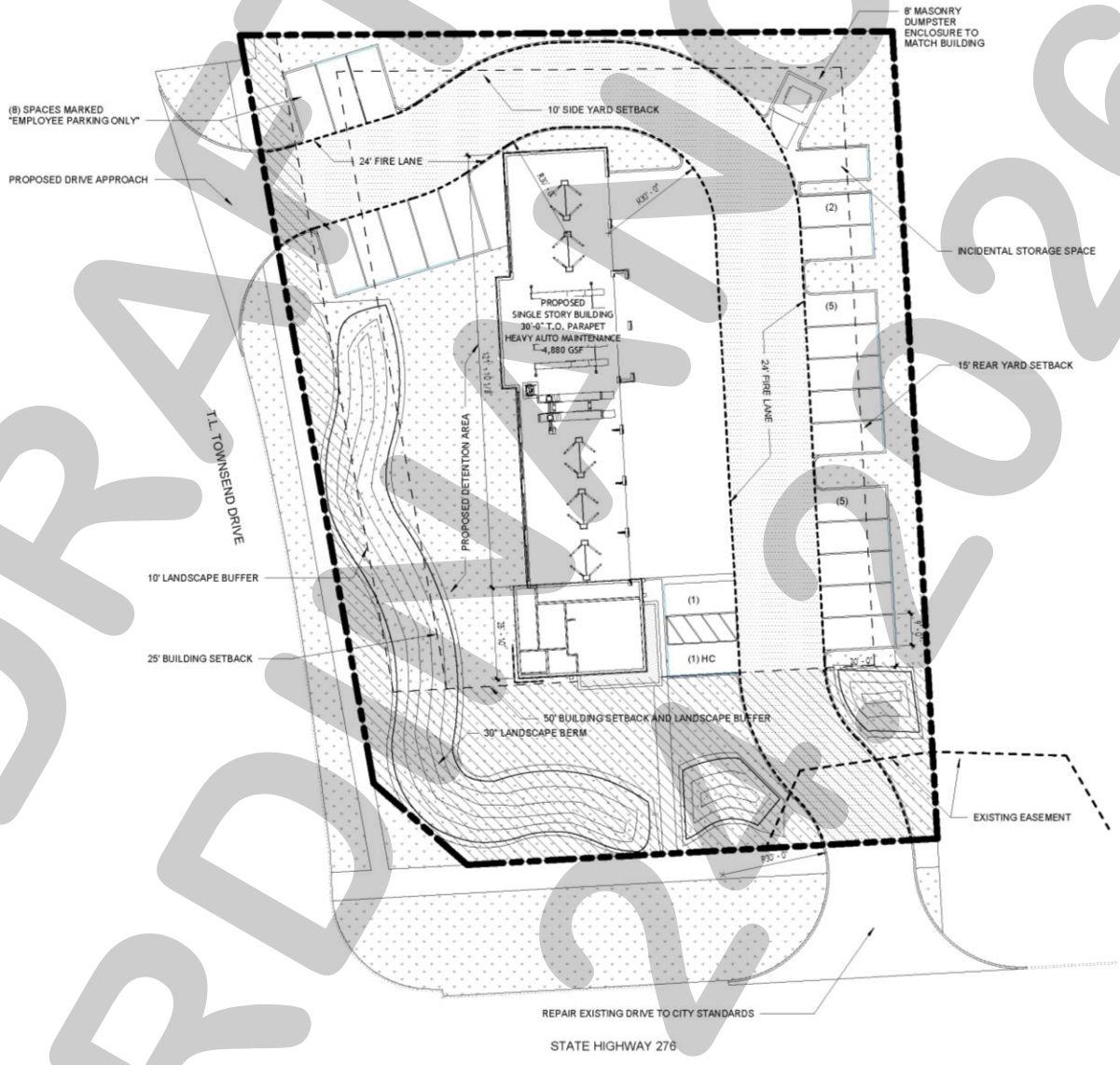
2nd Reading: April 6, 2026

Exhibit 'A':
Location Map

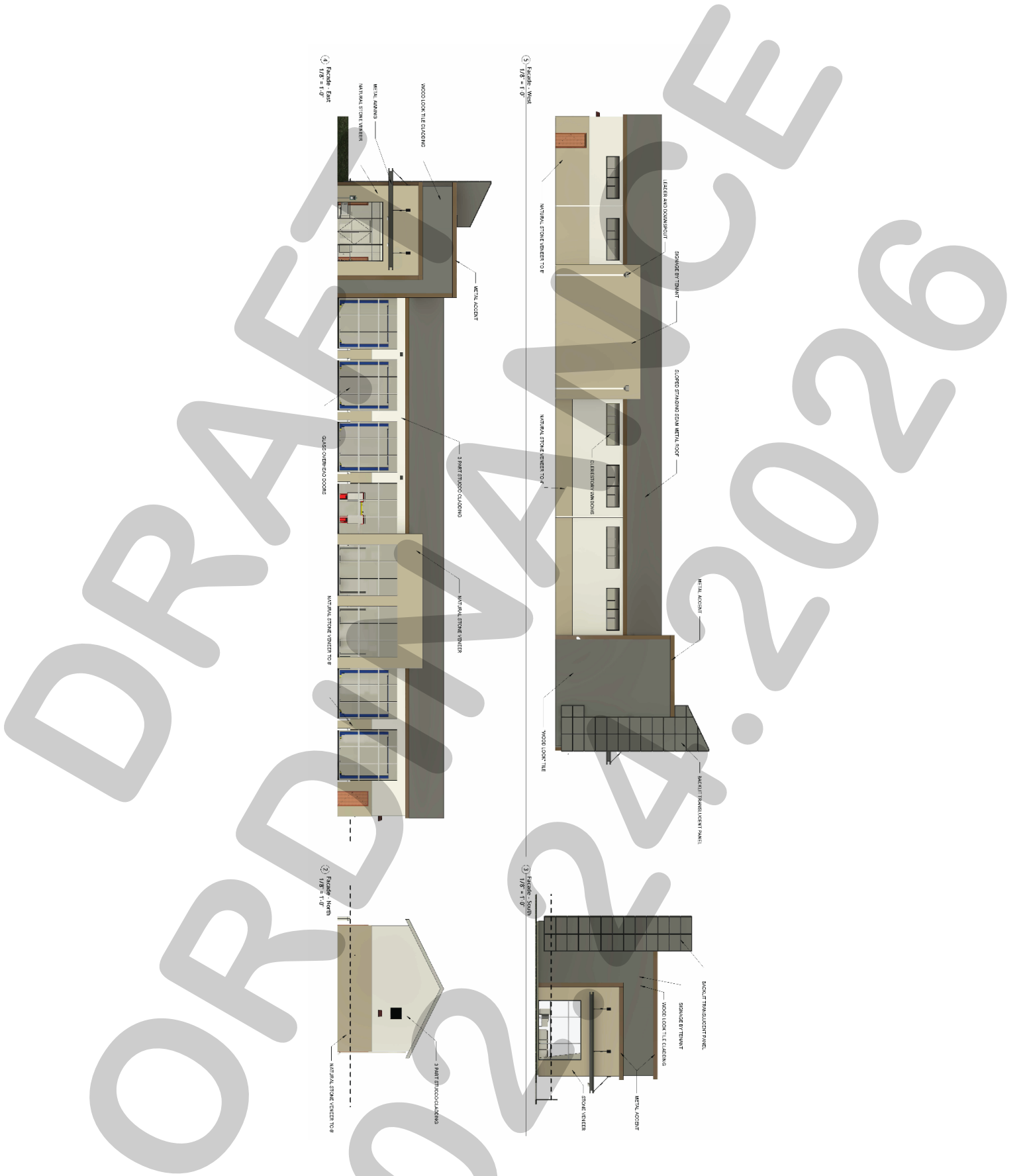
Legal Description: Tract 4-6 of the N. M. Ballard Survey, Abstract No. 24



**Exhibit 'B':
Concept Plan**



**Exhibit 'C':
Building Elevations**





CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: March 10, 2026
APPLICANT: Tyler Adams; *Greenlight Studio, LLC*
CASE NUMBER: Z2026-009; *Specific Use Permit (SUP) for a Major Auto Repair Garage*

SUMMARY

Hold a public hearing to discuss and consider a request by Tyler Adams of Greenlight Studio, LLC on behalf of Michael Grose of Max Realty Holdings LLC for the approval of a Specific Use Permit (SUP) for a *Major Automotive Repair Garage* on a 0.90-acre tract of land identified as Tract 4-6 of the N. M. Ballard Survey, Abstract No. 24, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of SH-276 and T. L. Townsend Drive, and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on December 3, 1985 by *Ordinance No. 85-69 [Case No. A1985-002]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the December 7, 1993 historic zoning map, the subject property was rezoned from the Agricultural (AG) District to a Light Industrial (LI) District at some point between the time of annexation and December 7, 1993. The subject property has remained vacant since the time of annexation.

On October 17, 2025, the applicant submitted a Specific Use Permit (SUP) [*Case No. Z2025-073*] request for a *Major Automotive Repair Garage*. After holding a public hearing on November 11, 2025, the Planning and Zoning Commission approved a motion to allow the applicant to withdraw the request. This motion came after the Planning and Zoning Commission discussed [1] the potential for outside storage associated with the land use, [2] the parking deficiency depicted on the proposed *Concept Plan*, [3] the permeance of automotive land uses once they are established, and [4] the consistency of the proposed land use with the mixture of land uses adjacent to the subject property.

PURPOSE

The applicant -- *Tyler Adams of Greenlight Studio, LLC* -- is requesting the approval of a Specific Use Permit (SUP) to allow a *Major Automotive Repair Garage* to be established on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located at the northeast corner of SH-276 and T. L. Townsend Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 1.827-acre tract of land (*i.e. Tract 4-8 of the N. M. Ballard Survey, Abstract No. 24*) developed with an equipment rental business. Beyond this is a vacant 1.588-acre tract of land (*i.e. Tract 4-03 of the N. M. Ballard Survey, Abstract No. 24*). Following this is a vacant 21.684-acre tract of land (*i.e. 4-09 of the N. M. Ballard Survey, Abstract No. 24*). All of these properties are zoned Light Industrial (LI) District.

South: Directly south of the subject property is old SH-276, which is identified as a *Minor Collector*, on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 2.18-acre parcel of land (*i.e. Lot 1 of The Larson School Addition*) developed with a *Private School (i.e. Galaxy Ranch)*.

Following this is a 3.16-acre parcel of land (i.e. Lot 3 of The Larson School Addition) developed with a multi-tenant retail building. Both of these properties are zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses. South of this is SH-276, which is identified as a P6D (i.e. principle, six [6] lane, divided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property are two (2) vacant tracts of land (i.e. Tracts 1 & 5 of the N. M. Ballard Survey, Abstract No 24), zoned Commercial (C) District. Beyond this is a 0.50-acre tract of land (i.e. Tract 1 of the N. M. Ballard Survey, Abstract No. 24) developed with a single-family home that is zoned Single Family 7 (SF-7) District. Following this is a 6.739-acre parcel of land (i.e. Lot 2, Block A, Houser Addition) developed with a Trucking Company that is zoned Heavy Commercial (HC) District. East of this is a 32.6546-acre parcel of land (i.e. Lot 1, Block A, Mansions Family Addition) developed with a multi-family apartment complex that is zoned Planned Development District 10 (PD-10) for multi-family and single family attached land uses.

West: Directly west of the subject property is S. T. L. Townsend Drive, which is identified as a A4D (i.e. arterial, four [4] lane, divided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) vacant tracts of land (i.e. Tracts 2-4 & 2-5 of the J. Cadle Survey, Abstract No. 65) zoned Planned Development District 10 (PD-10) for General Retail (GR) District land uses. Following this is the Townsend Village Subdivision, which was established in 2013, contains 80 residential lots, and is zoned Planned Development District 10 (PD-10) for single family attached and detached land uses.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application, concept plan, landscape plan, and building elevations to request approval of a Specific Use Permit (SUP) for a Major Auto Repair Garage. The proposed 4,880 SF Major Automotive Repair Garage that consists of eight (8) bay doors with an office and lobby area, and parking located behind the building. At this time the concept plan shows 20 parking spaces for the proposed use. The preliminary landscape plan indicates additional screening on the south and east property lines for the bay doors and the one (1) parking space for Outside Storage. The conceptual building

elevations detail the general building form and materials that will be requested at the time of site plan, pending the approval of the Specific Use Permit (SUP).

CONFORMANCE WITH THE CITY'S CODES

According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Major Automotive Repair Garage* requires a Specific Use Permit (SUP) in a Light Industrial (LI) District. In addition, Subsection 02.03(H)(1), *Conditional Land Use Standards*, of Article 04, *Permissible Use Charts*, of the Unified Development Code (UDC) states that [1] "(g)arage doors shall not face a public right-of-way, park or open space, or residentially zoned or used property" and [2] "(v)ehicles, equipment, parts or inventory shall not be stored outside overnight unless granted by the Planning and Zoning Commission and City Council through a Specific Use Permit (SUP). If permitted all stored items shall be screened from public right-of-way, sidewalks and open space, and any residentially zoned or used property..." In this case, the applicant meets item [1]; however, the applicant is proposing one (1) parking space for the *Outside Storage* of a vehicle. The applicant has indicated that this one (1) *Outside Storage* space is being requested given that the business allows for after-hours pick-up. In light of this, the applicant is requesting approval of this *Outside Storage* as part of this Specific Use Permit (SUP) request.

According to Table 5, *Parking Requirement Schedule*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC) the *Office* land use requires one (1) parking space per 300 SF of building area, and *Automotive Repair* requires two (2) parking spaces per bay door. In this case, the proposed *Major Auto Repair Garage* has eight (8) bay doors and ~950 SF of *Office*, for a total parking minimum of 20 spaces. The proposed concept plan indicates 20 parking spaces that satisfy the parking requirements; however, there are six (6) parking spaces located between the building and S. T. L. Townsend Boulevard. According to Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(n)o more than one (1) full row of parking (*i.e. two rows of parking with a drive aisle*) shall be allowed between the primary building façade and the right-of-way of the *Primary Roadway*." In this case, the *Primary Roadway* is SH-276. The *Concept Plan* provided by the applicant shows six (6) parking spaces will be located on a drive aisle that is perpendicular to S. T. L. Townsend Drive. This is a variance to the Unified Development Code (UDC). With this being said, due to the potential number of variances associated with this case, and the fact that compensatory measures will be required to request these variances, staff has included a *Condition of Approval* that all exceptions and variances will be approved at the time of site plan.

Based on the proposed concept plan, the eight (8) bay doors will face east and will not face onto a roadway or onto a residentially zoned or used property; however, there will be visibility from old SH-276 and the adjacent property to the east. In order to address this, staff has requested that the applicant provide three (3) tiered landscape screening along the eastern property line. Currently, the applicant has provided one (1) row of screening with both accent trees and shrubs along the east property line. In addition, the applicant has provided two (2) additional accent trees, shrubs, and a berm adjacent to old SH-276. Besides the bay doors, the applicant is proposing one (1) parking space for *Outside Storage*. The applicant has placed this parking space adjacent to the dumpster enclosure and continued shrubs adjacent to the parking space. This additional landscaping reduces but does not eliminate the visibility of the *Outside Storage*, and the failure to provide the required three (3) tiered screening around the area used for *Outside Storage* will be an exception that will be considered at the time of site plan.

In review of the building elevations, they appear to generally conform to the material requirements for a property located within an *Overlay District*; however, the proposed building elevations do not appear to meet the articulation requirements or four (4) sided architecture requirements of the Unified Development Code (UDC). Staff should note that provided building elevations are conceptual in nature and if the Specific Use Permit (SUP) is approved, any variances or exceptions shall be reviewed at the time of site plan. A *Condition of Approval* and an *Operational Condition* have been added to this case addressing this.

STAFF ANALYSIS

Properties zoned Light Industrial (LI) District are generally located near or directly adjacent to major thoroughfares and other non-residential zoning districts, and generally should not be located adjacent to residentially zoned and used property. Given this, the permitted land uses within the Light Industrial (LI) District are limited to promote modern types of industrial land uses; however, a Specific Use Permit (SUP) is intended to acknowledge that not all land uses are appropriate in every Light Industrial (LI) District. In this case, the subject property is zoned Light Industrial (LI) District, which requires a Specific Use

Permit (SUP) for a *Major Auto Repair Garage*. According to Subsection 02.02, *Specific Use Permit* (SUP), of Article 11, *Development Applicants and Review Procedures*, of the Unified Development Code (UDC), “(t)he purpose of a Specific Use Permit (SUP) is to allow discretionary consideration of certain uses that would typically be considered incompatible within certain locations of a zoning district, but may become compatible with the addition of special provisions, conditions or restrictions.” In addition, the purpose of specifically requiring a Specific Use Permit (SUP) for the *Major Auto Repair Garage* land use in a Light Industrial (LI) District is intended to: [1] acknowledge that properties that are zoned Light Industrial (LI) District are typically closer to major thoroughfares and this type of land use -- *due to how it operates (e.g. major repair, rebuilding or reconditioning of engines, transmissions, or other major components for motor vehicles; collision services including body, frame, or fender straightening or repair; customizing; overall painting or paint shop; automotive glass and upholstery)* -- is not considered compatible in all areas, and [2] to prevent the proliferation of this land use in the City’s industrial areas.

In review of the surrounding land uses, the subject property is directly adjacent to a legally non-conforming land use with *Outside Storage* to the north. This property is zoned Light Industrial (LI) District. To the south there are existing low intensity commercial land uses and a daycare facility (*i.e. Galaxy Ranch Private School*). Also, to the south is a residential subdivision (*i.e. Meadowcreek Estates*). To the west and east are vacant tracts of land zoned Commercial (C) District and Planned Development District 10 (PD-10) for General Retail (GR) District land uses. Staff should point out that the *Major Automotive Repair Garage* land use is not a permitted land use on any of these adjacent properties with the exception of the property to the north. In addition, staff should also point out, that there is another existing *Major Automotive Repair Garage* at the corner of S. T. L. Townsend Drive and the IH-30 Frontage Road (*i.e. the Best Little Body Shop in Texas*). Given this proximity to an existing like land use, the subject properties adjacency to multiple undeveloped tracts of land, and the fact that there is a confluence of potentially inconsistent land uses and zoning in the area, the proposed land use may not be suitable for the subject property; however, this being a request for a Specific Use Permit (SUP), it is discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. In making this decision, the Planning and Zoning Commission and City Council will need to determine if the adjacencies warrant the approval of a *Major Automotive Repair Garage* on the subject property. Should the Planning and Zoning Commission choose to recommend approval of the applicant’s request staff has included *Conditions of Approval* described below and outlined within the *Draft Ordinance* contained in your packet.

NOTIFICATIONS

On February 25, 2026, staff mailed 34 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Meadow Creek Estates and the Hickory Creek East Homeowners Association (HOA), which is the only HOA’s or Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff has received one (1) notice in opposition to the applicant’s request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant’s request for a *Specific Use Permit (SUP)* for a *Major Auto Repair Garage* then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and which are detailed as follows:
 - (a) The development of a *Major Auto Repair Garage* on the *Subject Property* shall generally conform to the *Concept Plan* as depicted in *Exhibit ‘B’* of the Specific Use Permit (SUP) ordinance.
 - (b) The construction of a *Major Auto Repair Garage* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit ‘C’* of this ordinance; however, the proposed *Major Auto Repair Garage* shall be subject to all of the *General Overlay District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC). Review for conformance to these requirements shall be completed with the site plan submittal. In addition, a recommendation by the Architecture Review Board (ARB) shall be required prior to approval of the building elevations by the Planning and Zoning Commission. The approval of this Specific

Use Permit (SUP) shall *not* constitute the approval of variances or exceptions to any of the standards stipulated by the Unified Development Code (UDC) with regard to the design of the *Major Auto Repair Garage*.

- (c) All outside storage on the subject property shall conform to the Concept Plan as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
 - (d) Any maintenance of motor vehicles shall be performed in a completely enclosed building, and no work on motor vehicles shall be performed outdoors.
- (2) All exceptions and variances associated with the *Concept Plan* and *Building Elevations* shall be approved at the time of site plan. The proposed Specific Use Permit (SUP) shall only grant the subject property the ability to establish a *Major Auto Repair Garage*.
- (3) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1765 T.L. Townsend Drive

SUBDIVISION N/A - Prop ID 10233

LOT Tract 1 BLOCK N/A

GENERAL LOCATION NE Corner of Townsend Drive and Highway 276

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LI

CURRENT USE Vacant

PROPOSED ZONING LI - SUP

PROPOSED USE Heavy Auto Repair

ACREAGE .9

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

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

OWNER Max Realty Holdings, LLC

APPLICANT Greenlight Studio, LLC

CONTACT PERSON Michael Grose

CONTACT PERSON Tyler Adams

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

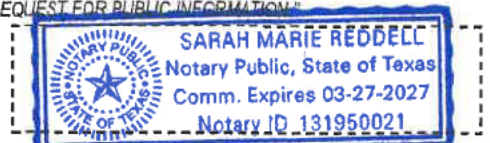
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Grose [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th DAY OF February, 2020

OWNER'S SIGNATURE

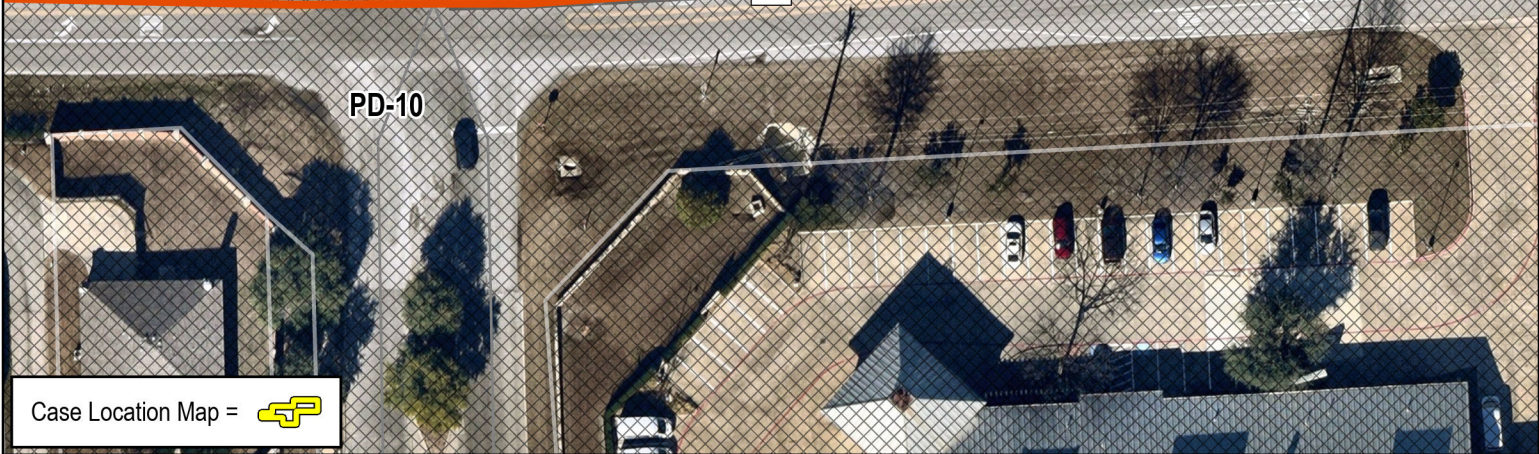
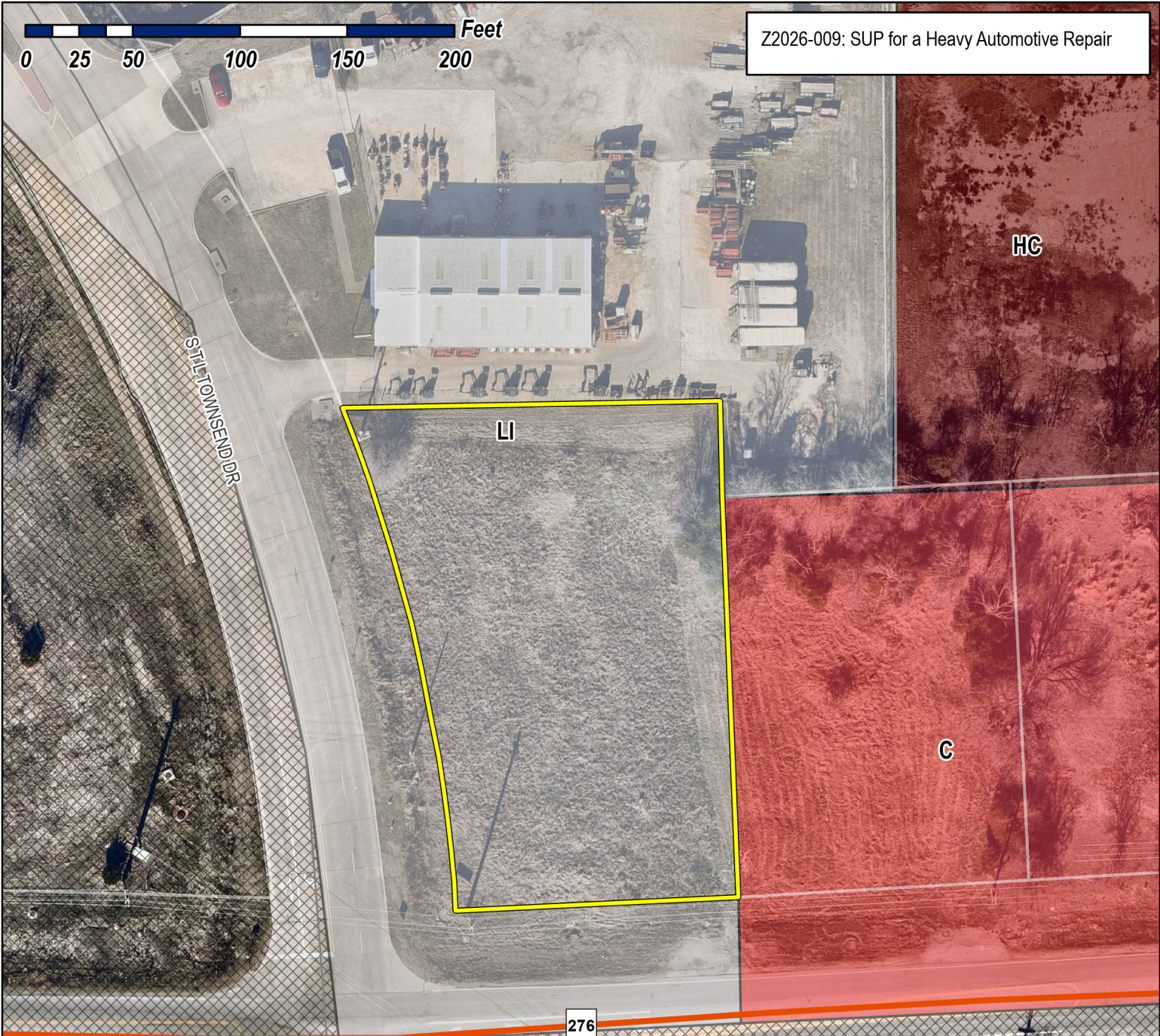
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES



Z2026-009: SUP for a Heavy Automotive Repair



Case Location Map =



City of Rockwall

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

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

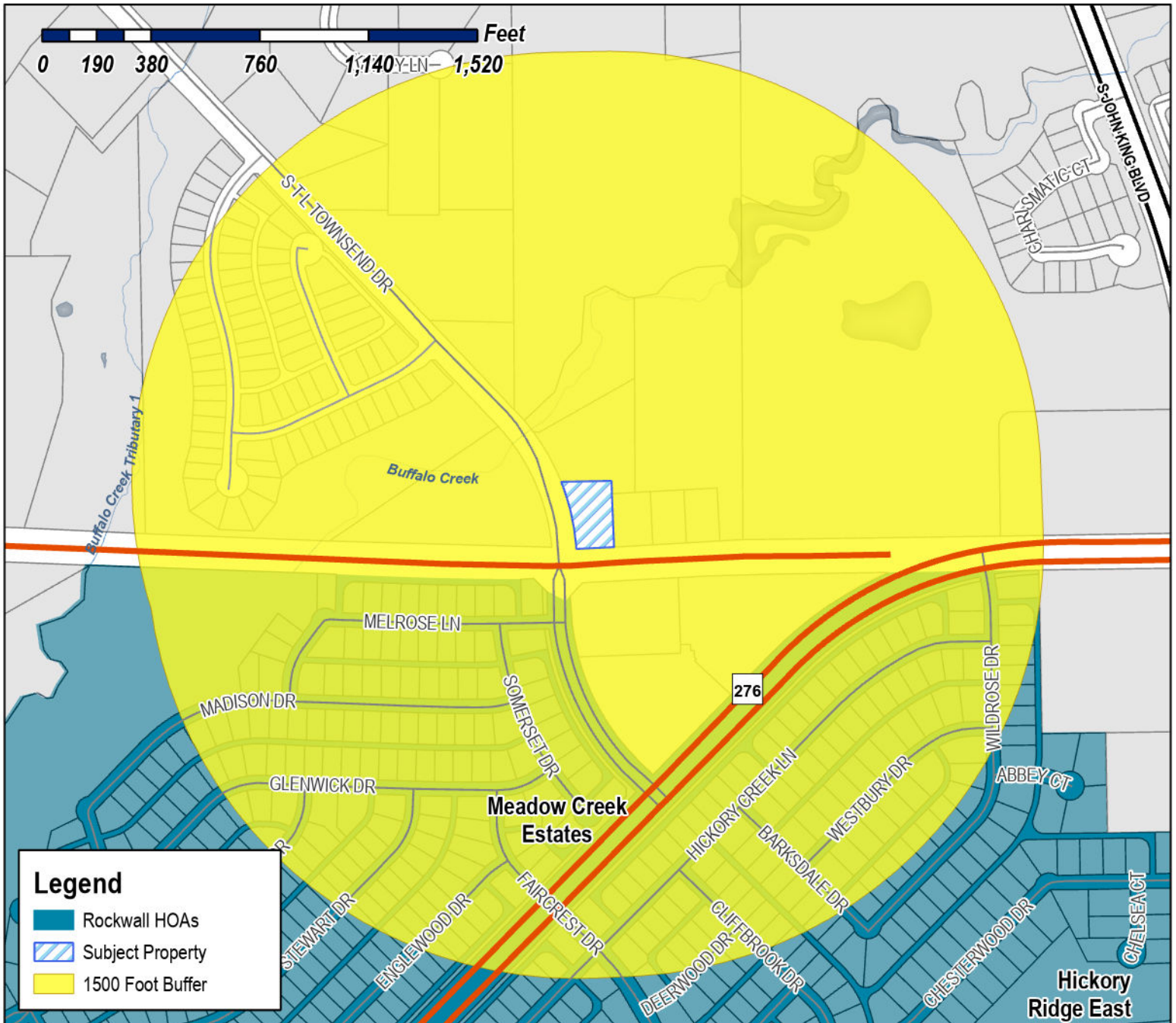




City of Rockwall

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(P): (972) 771-7745
(W): www.rockwall.com

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



Case Number: Z2026-009
Case Name: SUP for a Heavy Automotive Repair
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: NE Corner of TL Townsend and SH-276

Date Saved: 2/17/2026
 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 [Z2026-009]
Date: Thursday, February 19, 2026 1:53:18 PM
Attachments: [Public Notice \(02.13.2026\).pdf](#)
[HOA Map.pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [Friday, February 20, 2026](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, March 10, 2026 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, March 16, 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 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>.

-
Z2026-009: SUP for a Major Auto Repair Garage

Hold a public hearing to discuss and consider a request by Tyler Adams of Greenlight Studio, LLC on behalf of Michael Grose of Max Realty Holdings LLC for the approval of a [Specific Use Permit \(SUP\)](#) for a Major Auto Repair Garage on a 0.90-acre tract of land identified as Tract 4-6 of the N. M. Ballard Survey, Abstract No. 24, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of SH-276 and T. L. Townsend Drive, and take any action necessary.

Melanie Zavala

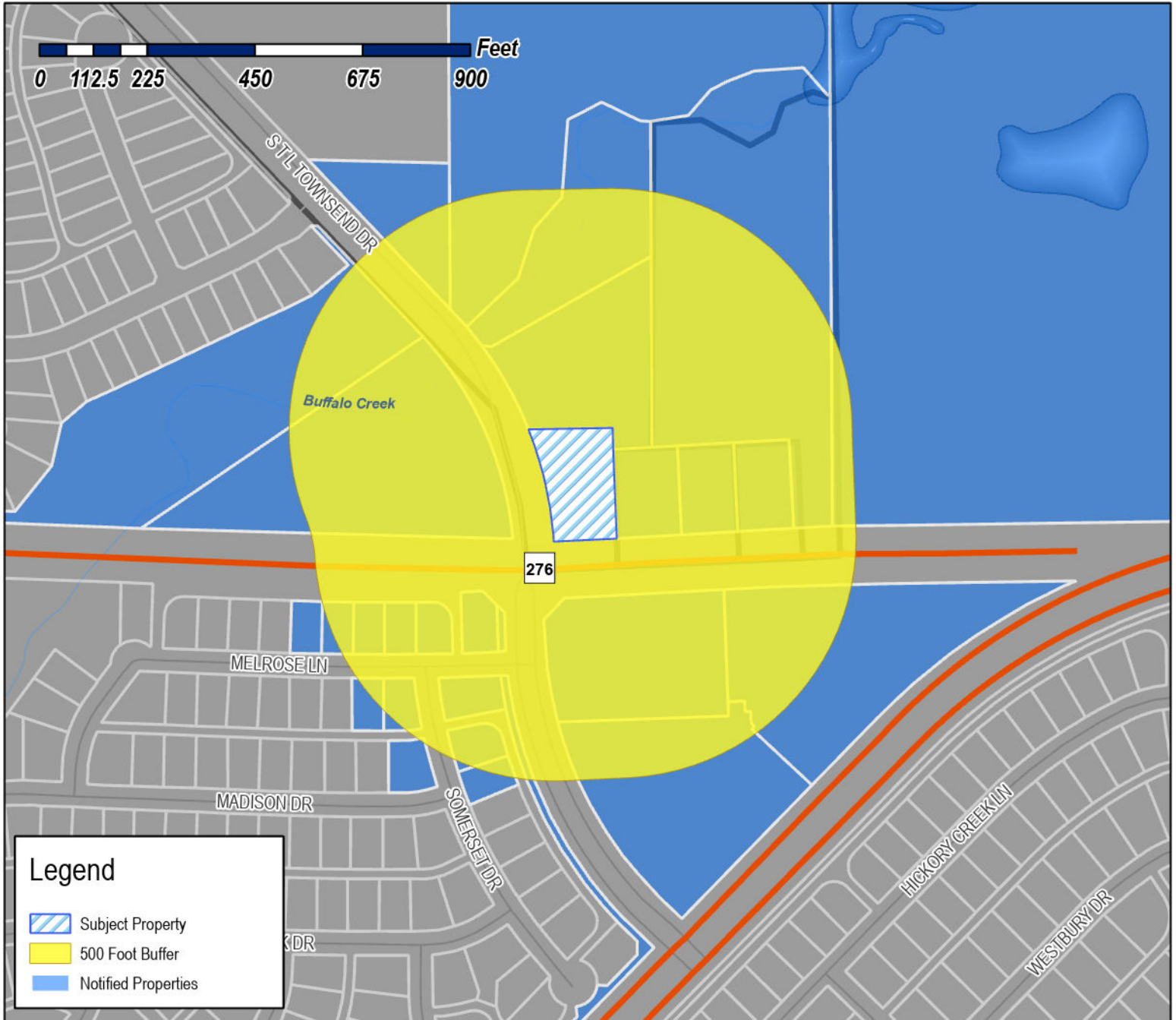
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](#)
972-771-7745 Ext. 6568



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: Z2026-009
Case Name: SUP for a Heavy Automotive Repair
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: NE Corner of TL Townsend and SH-276

Date Saved: 2/17/2026

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

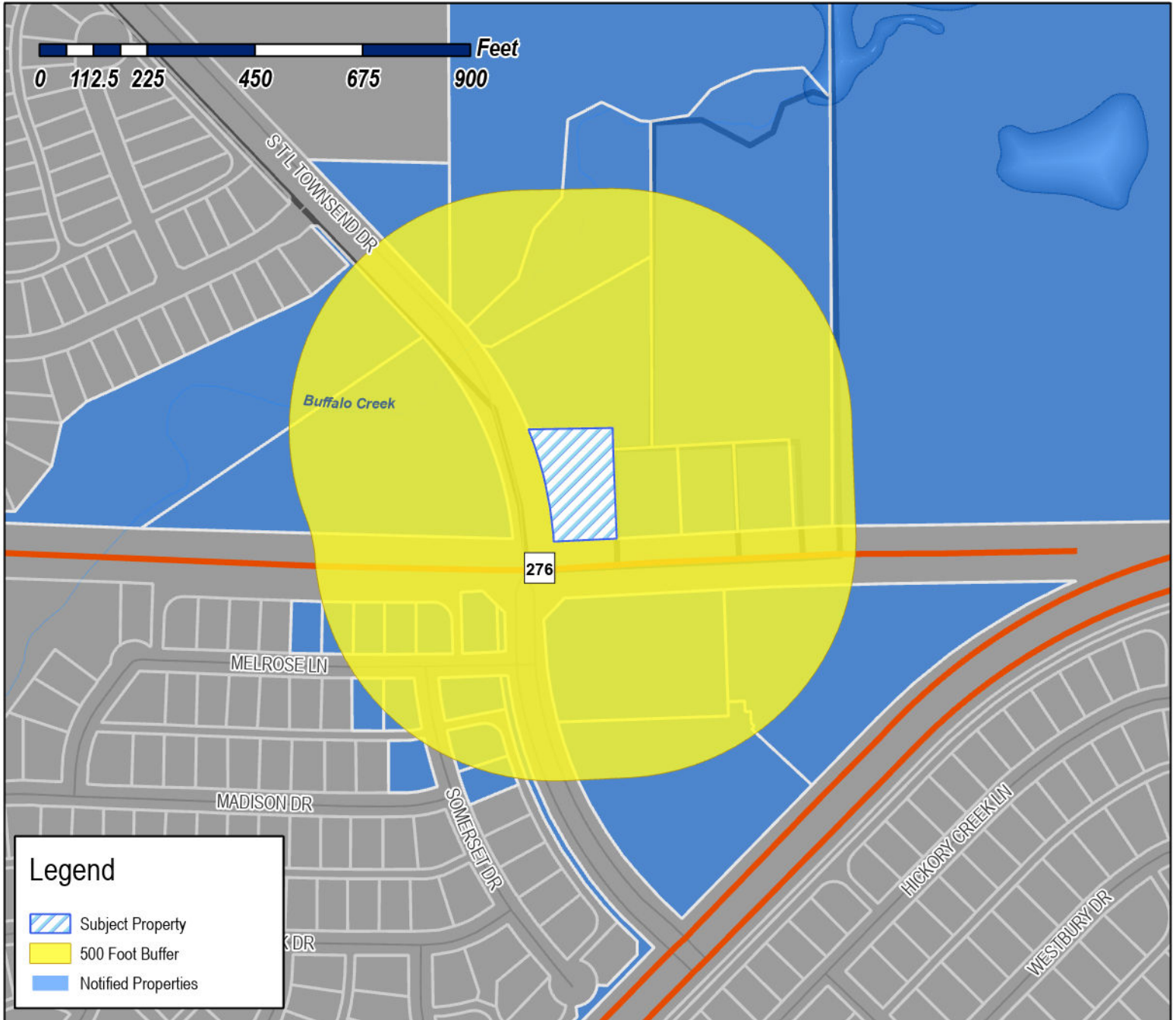




City of Rockwall

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

-  Subject Property
-  500 Foot Buffer
-  Notified Properties

Case Number: Z2026-009
Case Name: SUP for a Heavy Automotive Repair
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: NE Corner of TL Townsend and SH-276

Date Saved: 2/17/2026

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



HOYOS JOEL
11214 GARLAND RD
DALLAS, TX 75218

SRP SUB, LLC
1131 W WARNER RD STE 102
SCOTTSDALE, AZ 85284

VALK TRUST THE
JAMES VALK SR AND CAROLYN C TRUSTEES
1158 CHISHOLM RIDGE DR
ROCKWALL, TX 75032

RESIDENT
1415 HWY276
ROCKWALL, TX 75087

RESIDENT
1425 HWY276
ROCKWALL, TX 75087

327 HOLDINGS LTD
1500 COUNTY ROAD 303
TERRELL, TX 75160

HAILE TADESSE T &
TSEGU T HAKIM
1524 MELROSE LN
ROCKWALL, TX 75032

JENKINS PHILLIP & PEARLIE M
1530 MELROSE LN
ROCKWALL, TX 75032

LOYD AMANDA &
SUSAN LOYD & PAUL LOYD
1536 MELROSE LN
ROCKWALL, TX 75032

RESIDENT
1542 MELROSE LN
ROCKWALL, TX 75087

SCOTT MONTE K & APRIL E
1542 MADISON DR
ROCKWALL, TX 75032

BYRD BLAIR S & GAYLA D
1543 MELROSE LN
ROCKWALL, TX 75032

CORTEZ LIDIA G
1548 Melrose Ln
Rockwall, TX 75032

WAKO GIZAW L & TSIYON E
1549 MELROSE LN
ROCKWALL, TX 75032

ZAREMBA MICHAEL J
1554 MELROSE LN
ROCKWALL, TX 75032

MOTA SAMUEL
1557 Trowbridge Cir
Rockwall, TX 75032

CURRIN CONSTRUCTION GROUP LLC
1604 VISTA COURT
MCCLENDON CHISHOLM, TX 75032

RESIDENT
1611 HWY276
ROCKWALL, TX 75087

RESIDENT
1615 T L TOWNSEND DR
ROCKWALL, TX 75087

RESIDENT
1650 S JOHN KING
ROCKWALL, TX 75087

RESIDENT
1725 T L TOWNSEND
ROCKWALL, TX 75087

MEADOWCREEK ESTATES HOMEOWNERS ASSOC
INC
1800 Preston Park Blvd Ste 101
Plano, TX 75093

RESIDENT
1835 T L TOWNSEND DR
ROCKWALL, TX 75087

RESIDENT
1855 TL TOWNSEND DR
ROCKWALL, TX 75087

GALAXY RANCH SHOPPING CENTER LP
2101 FIREWHEEL PKWY
GARLAND, TX 75040

MAX REALTY HOLDINGS LLC
229 PIONEER CT
ROCKWALL, TX 75189

MAYSON MERCY
2362 SOMERSET DR
ROCKWALL, TX 75032

RESIDENT
2368 SOMERSET DR
ROCKWALL, TX 75087

RESIDENT
2374 SOMERSET DR
ROCKWALL, TX 75087

CHERUKURU NANDGOPAL
909 SUNNYVALE DR
ROCKWALL, TX 75087

RDMS PROPERTIES LLC- SERIES L (RS)
A SERIES OF RDMS PROPERTIES
PO BOX 1569
ROCKWALL, TX 75087

KAMY REAL PROPERTY TRUST
PO BOX 50593
DENTON, TX 76206

STAR HUBBARD LLC
C/O STEADFAST COMPANIES
PO BOX 530292
BIRMINGHAM, AL 35253

COLIN-G PROPERTIES LTD
A TEXAS LIMITED PARTNERSHIP
PO BOX 847
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Z2026-009: SUP for Major Auto Repair Garage

Hold a public hearing to discuss and consider a request by Tyler Adams of Greenlight Studio, LLC on behalf of Michael Grose of Max Realty Holdings LLC for the approval of a Specific Use Permit (SUP) for a Major Auto Repair Garage on a 0.90-acre tract of land identified as Tract 4-6 of the N. M. Ballard Survey, Abstract No. 24, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of SH-276 and T. L. Townsend Drive, 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, March 10, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 16, 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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, March 16, 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. Z2026-009: SUP for Major Auto Repair Garage

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

From: [Constance Paris](#)
To: [Planning](#)
Subject: Z2026-009: SUP for Major Auto Repair Garage
Date: Wednesday, March 4, 2026 1:47:22 PM

Constance Paris 1675 Westbury Dr Rockwall, Tx 75032

I am opposed to the request for the reasons listed:

Too close to my housing division/neighborhood.

This type of business will have a negative impact on surrounding property values.

Potential for exposure to hazardous materials via air/water.

[Sent from Yahoo Mail for iPhone](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: [Samuel Mota](#)
To: [Planning](#)
Subject: Case Number Z2026-009
Date: Sunday, February 22, 2026 9:40:25 AM

Samuel Mota
1557 Trowbridge Circle, Rockwall
Owner of adjacent property ID 85971

I am writing to express my opposition to the SUP request. This area is predominantly residential, with homes, schools, and residential service offices. A major auto repair garage is not compatible with the existing character and surrounding land uses, and it would likely have a negative impact on nearby property values.

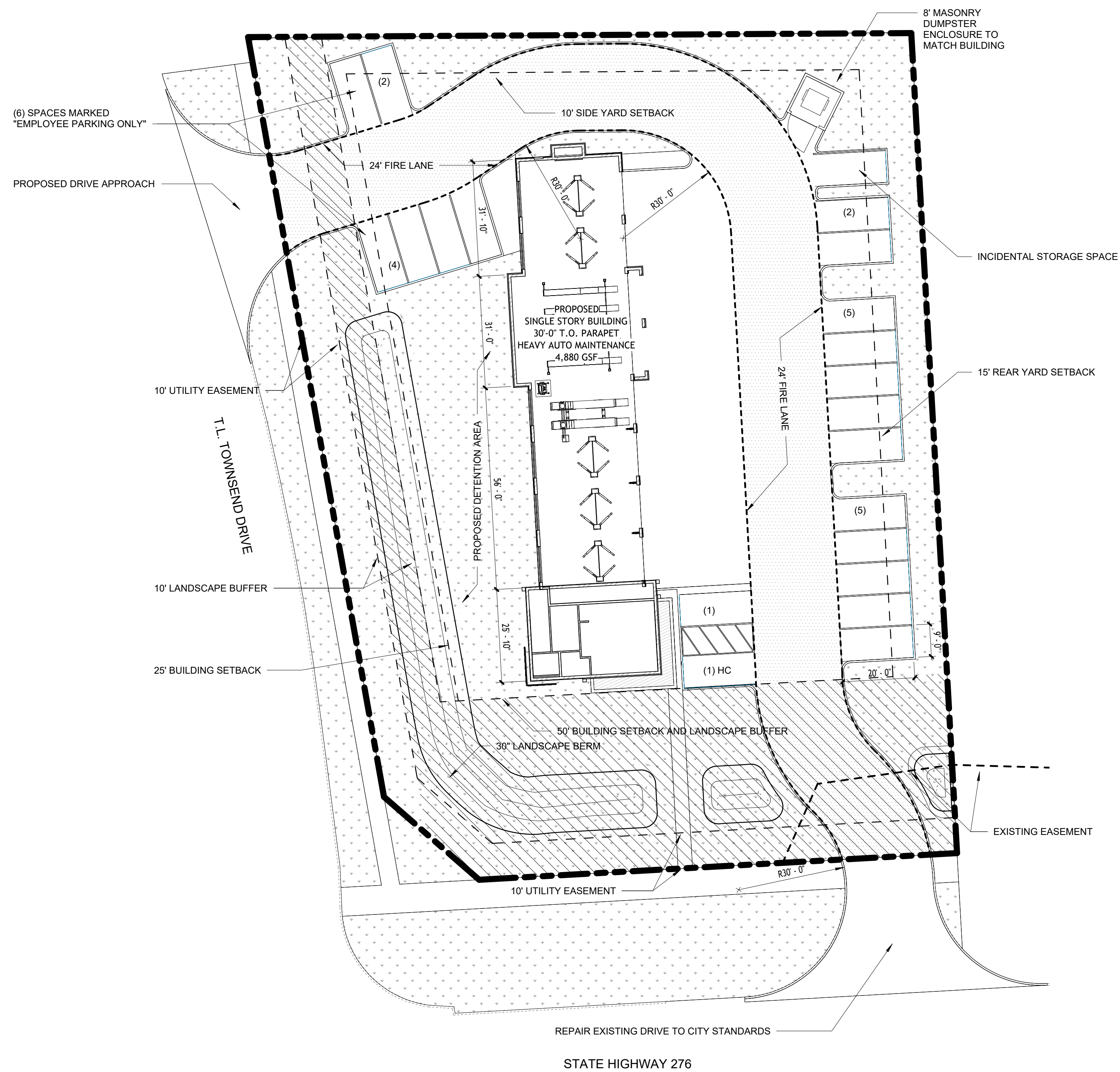
Additionally, our community is already facing significant issues with commercial trucks parking along Old SH 276, creating safety concerns for students attending [Galaxy Ranch](#). Approving this request would only exacerbate an already problematic situation. Commercial trucks and trailers are frequently left unattended for days, and individuals who are not members of our community are effectively using the roadside as a truck stop.

I have previously reached out to members of the council regarding these concerns, yet no meaningful action has been taken. I strongly urge you to consider the broader interests of the entire community, not just those of a single property owner. I intend to make my concerns known in the upcoming election and will support leadership that prioritizes the safety, well-being, and integrity of our community.

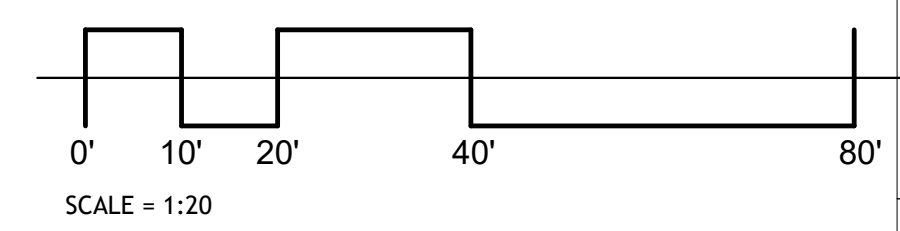
Sincerely,

Sam Mota

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



- SITE PLAN GENERAL NOTES**
- ALL WORK MUST MEET CITY 2023 STANDARDS OF DESIGN AND CONSTRUCTION.
 - RETAINING WALLS OVER 3' MUST BE ENGINEERED.
 - ALL RETAINING WALLS OVER 18" MUST BE ROCK OR STONE FACED.
 - ALL UTILITIES MUST BE UNDERGROUND.
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 - NO ABOVE GROUND STORAGE TANKS PERMITTED.
- DRAINAGE NOTES**
- AS-BUILT/EXISTING FLOWS SHALL BE MAINTAINED.
 - PROPERTY OWNER RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF DETENTION/DRAINAGE SYSTEMS.
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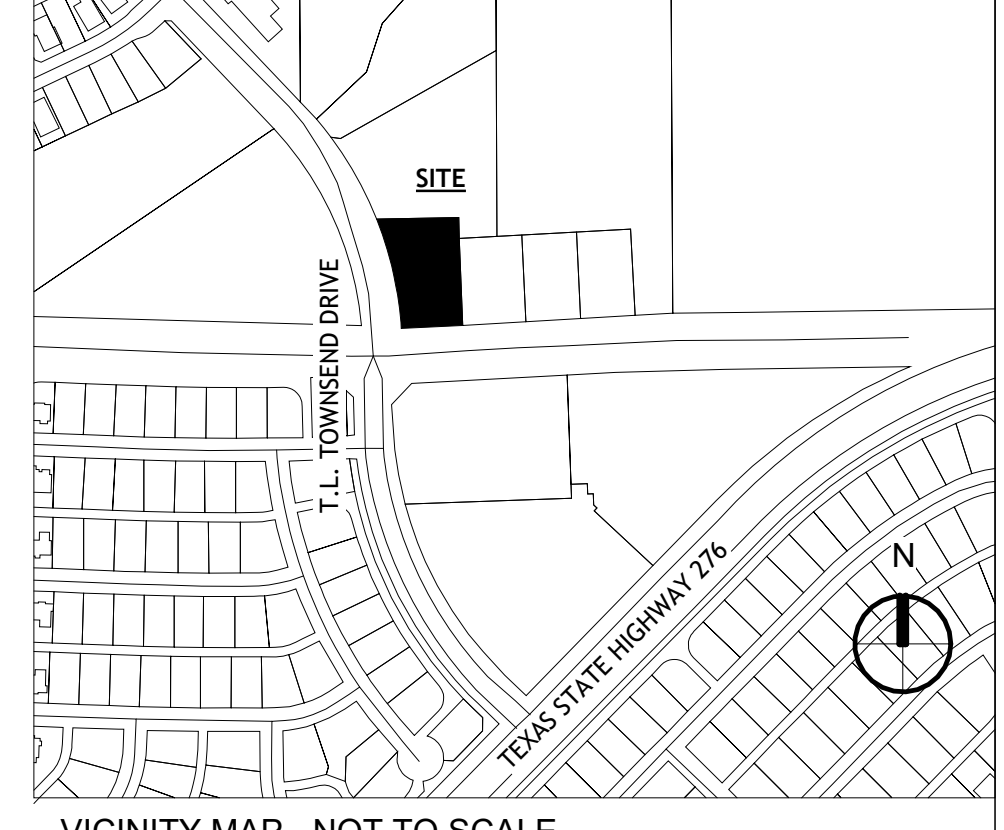
GREENLIGHT
STUDIO, LLC
www.greenlightcompany

Applicant:
Greenlight Studio LLC
100 N. Cottonwood Drive
Suite 104
Richardson, Texas 75080
P: 214.810.4535



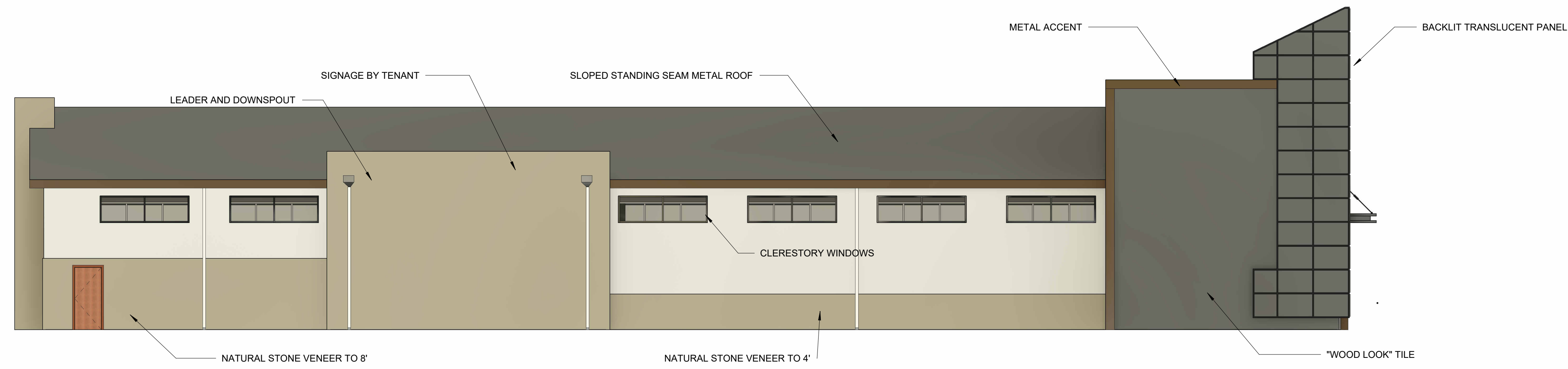
Owner:
Max Realty Holdings LLC
229 Hanes Court
Royce City, Texas 75189

Site Data Summary Table	
General Site Data	
Zoning	LI
Proposed Land Use	Auto Repair, Heavy (SUP)
Lot Area	39,005
Lot Area	0.90
Building Footprint Area (Approximate)	4,880
Area Covered by Canopy	150
Maximum Building Height (# Stories)	1
Maximum Building Height (Feet)	35'
Lot Coverage	13%
Floor Area Ratio	1/8
Parking	
Parking Required 2 per Bay	16
Parking Required Office = 1:300	4
Total Parking required	20
Standard Parking Provided	19
Accessible Parking Required	1
Accessible Parking Provided	1
Total Parking Provided	20
Landscaping Area	
Landscape Buffer Area	9490
Street Yard Landscape Provided	7810
Internal LS Provided	10,228
Total LS Area Provided:	18,419
Other Planting Area	0
Permeable Areas	
Permeable Pavement	0
Other Permeable Area	0
Total permeable Area	18,419
Impervious Area	
Building Area	4,880
Sidewalks, Pavement, and other Impervious Flatwork	15,527
Other Impervious Area (curbs)	179
Total Impervious Area	20,586
Total Landscape Area, Impervious Area, Permeable Area	39,005
Total Area for Outdoor Storage	None

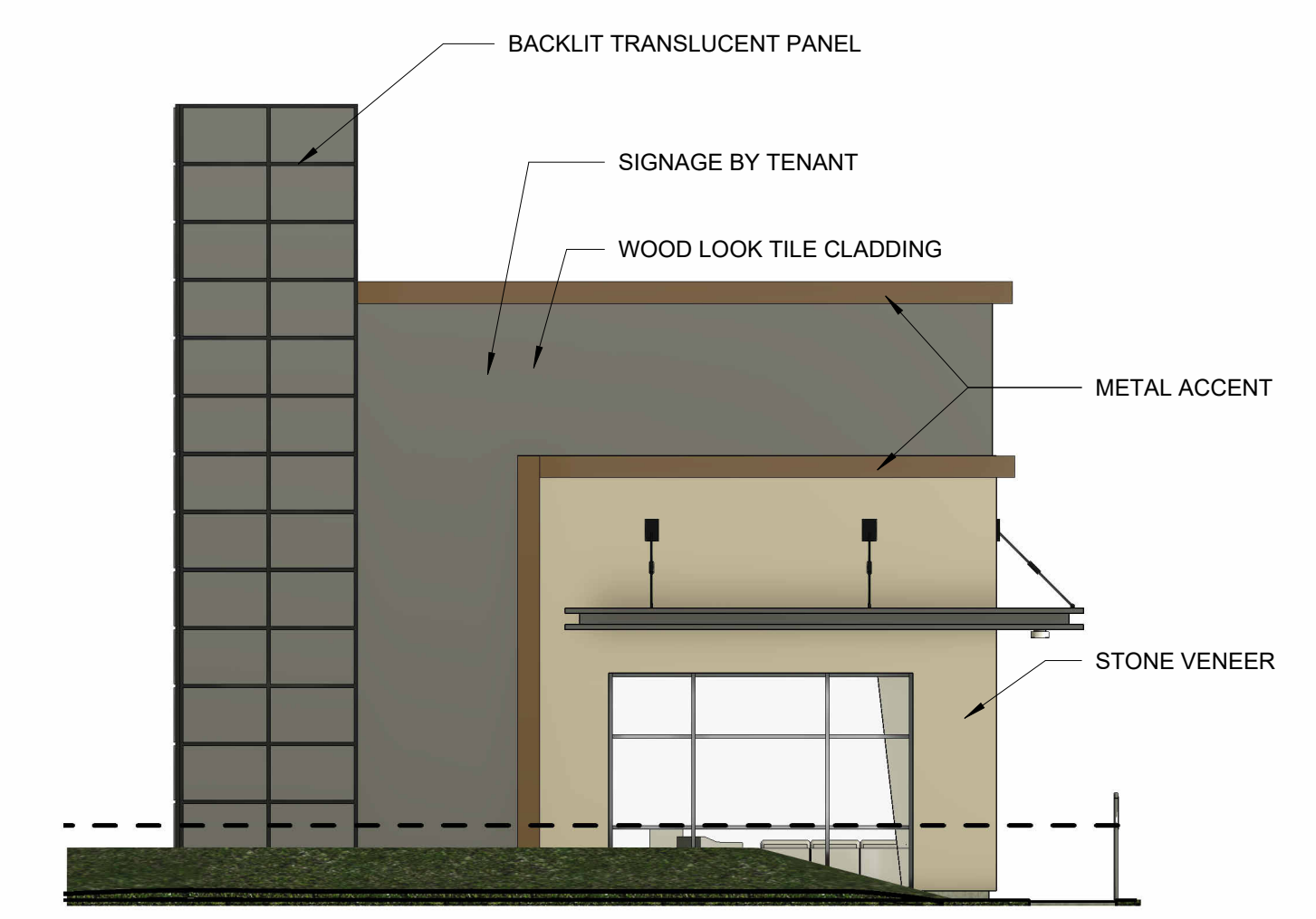


1 Site Plan
1" = 20'-0"

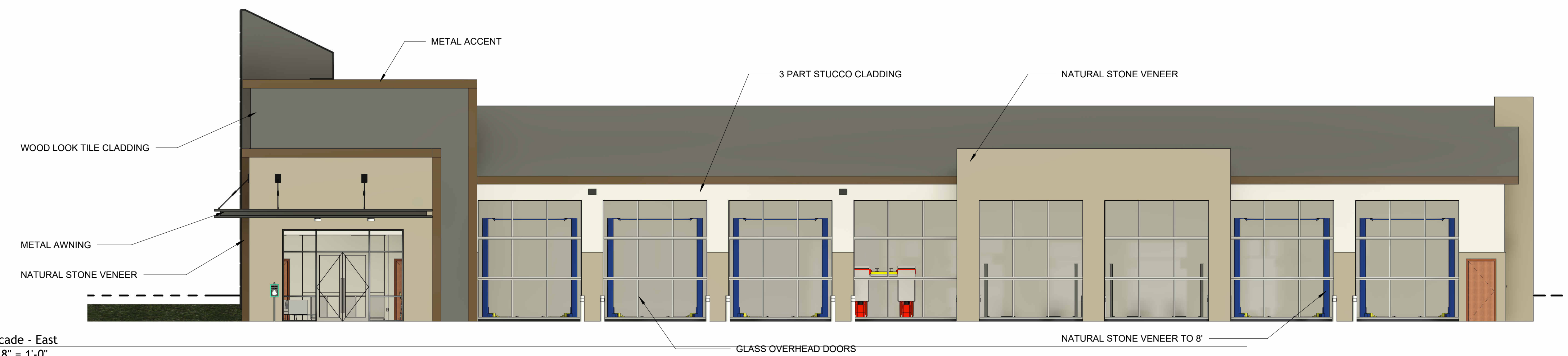
City Project No. Z2026-009
Site Plan
**INTEGRITY 1ST ADDITION
(PROPOSED)
BLOCK A, LOT 1**
.9ACRES
City of Rockwall, Rockwall County, Texas
N.M. BALLARD SURVEY, Abstract No. A0024
Prepared March 3, 2026



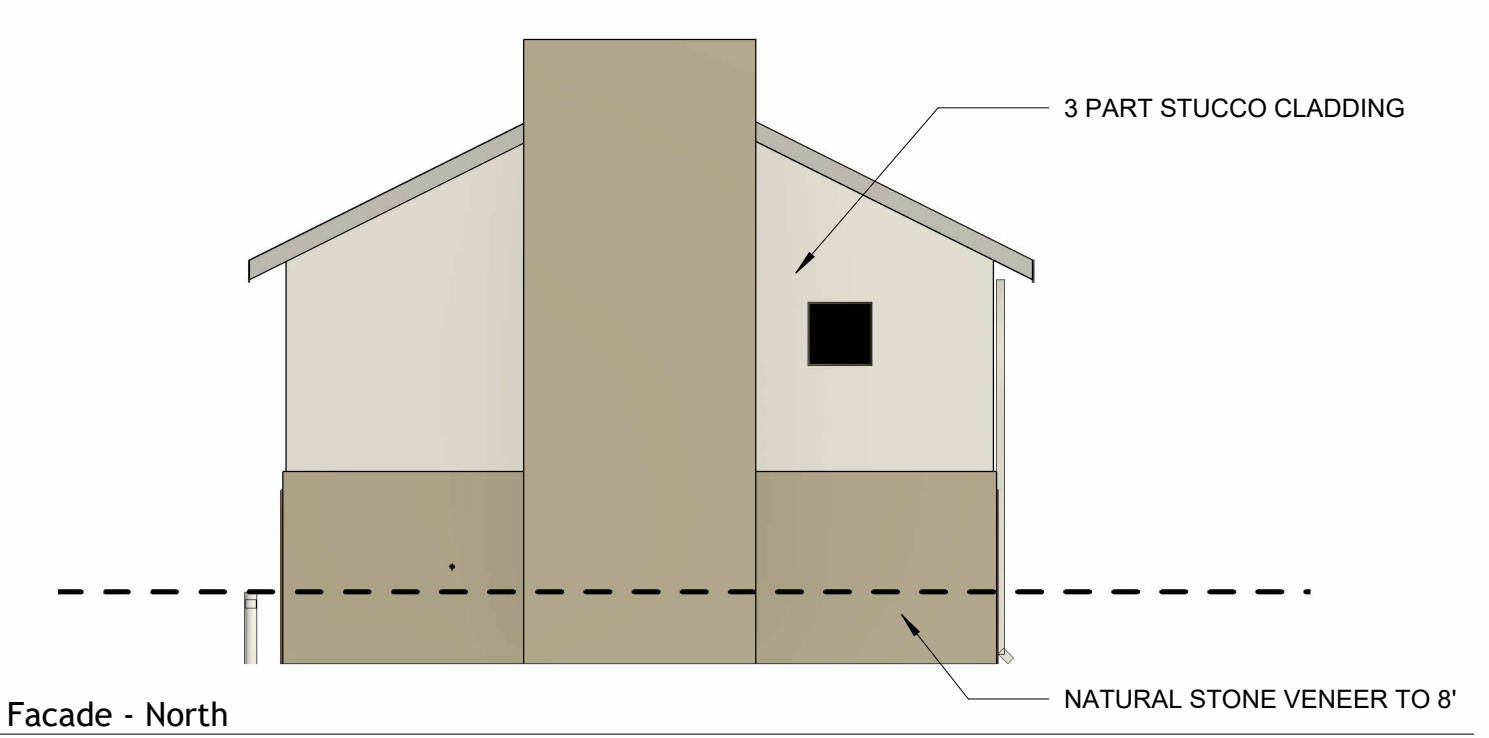
5 Facade - West
1/8" = 1'-0"



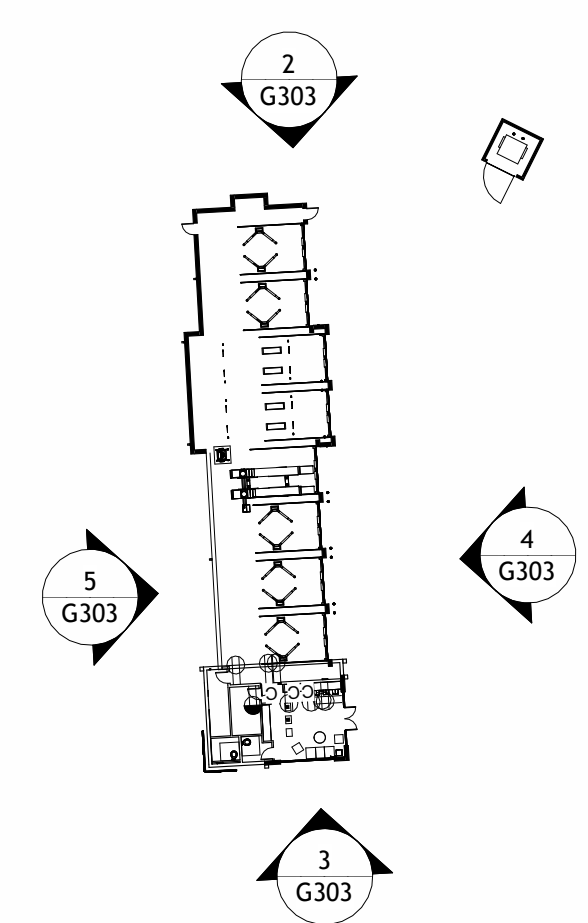
3 Facade - South
1/8" = 1'-0"



4 Facade - East
1/8" = 1'-0"



2 Facade - North
1/8" = 1'-0"



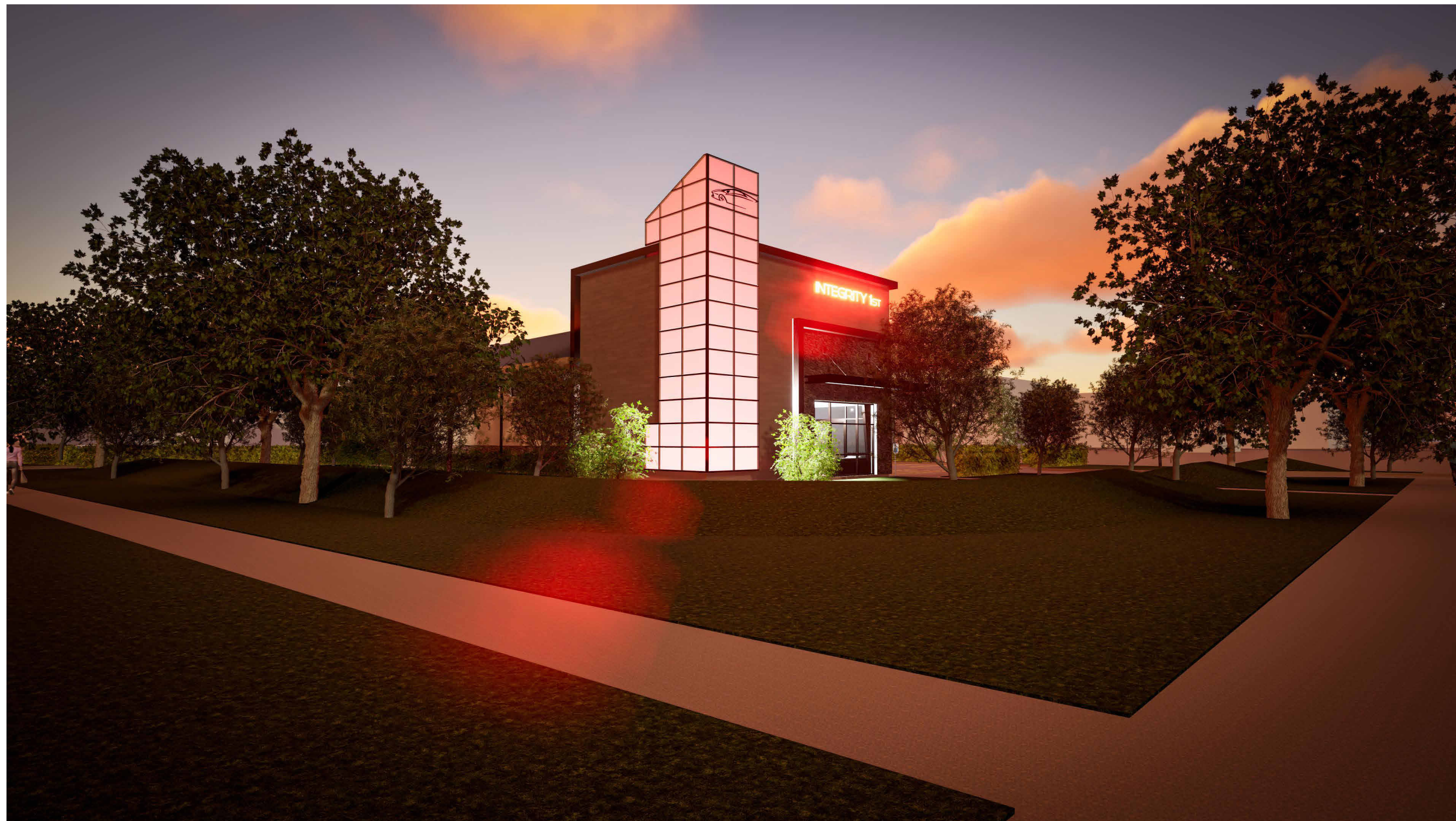
1 Facade Key Plan
1" = 50'-0"

GREENLIGHT
STUDIO, LLC
www.greenlightcompany

Applicant:
Greenlight Studio LLC
100 N. Cottonwood Drive
Suite 104
Richardson, Texas 75080
v: 214.810.4535

Owner:
Max Realty Holdings LLC
229 Hanser Court
Royce City, Texas 75189

City Project No. Z2026-009
Facade Plans
**INTEGRITY 1ST ADDITION
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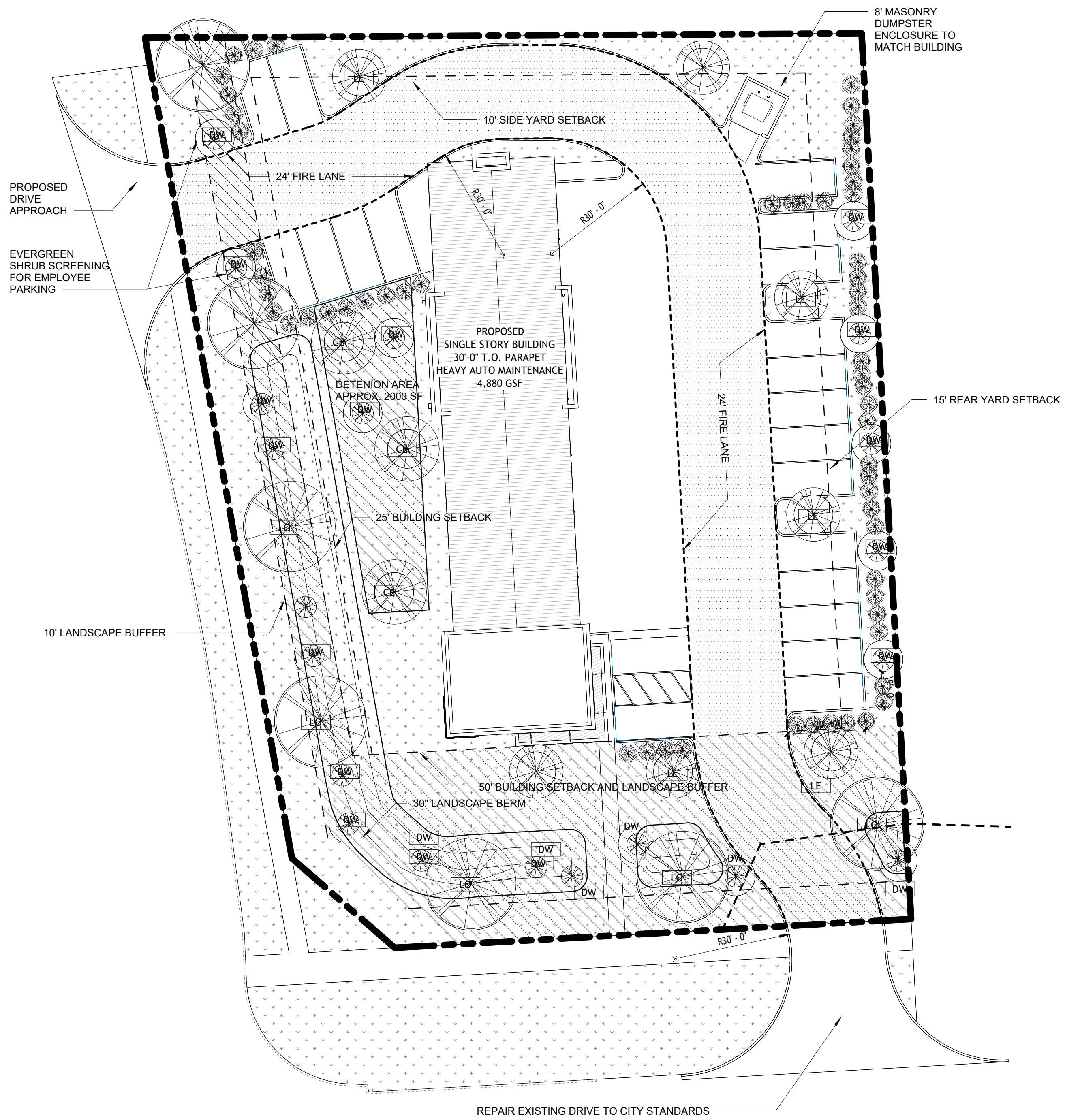
City Project No. Z2026-009

Color Renderings

INTEGRITY 1ST ADDITION (PROPOSED) BLOCK A, LOT 1

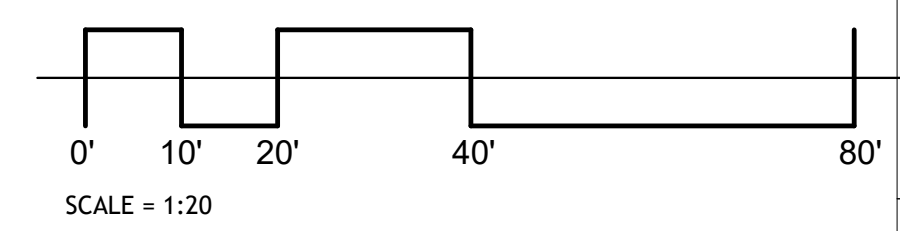
.9ACRES
City of Rockwall, Rockwall County, Texas
N.M. BALLARD SURVEY, Abstract No. A0024

Prepared March 3, 2026



Planting Schedule		
Type Mark	Type Comments	Count
	Boxwood	60
CE	Cedar Elm	3
DW	Desert Willow	21
LE	Lacebark Elm	7
LO	Live Oak	7

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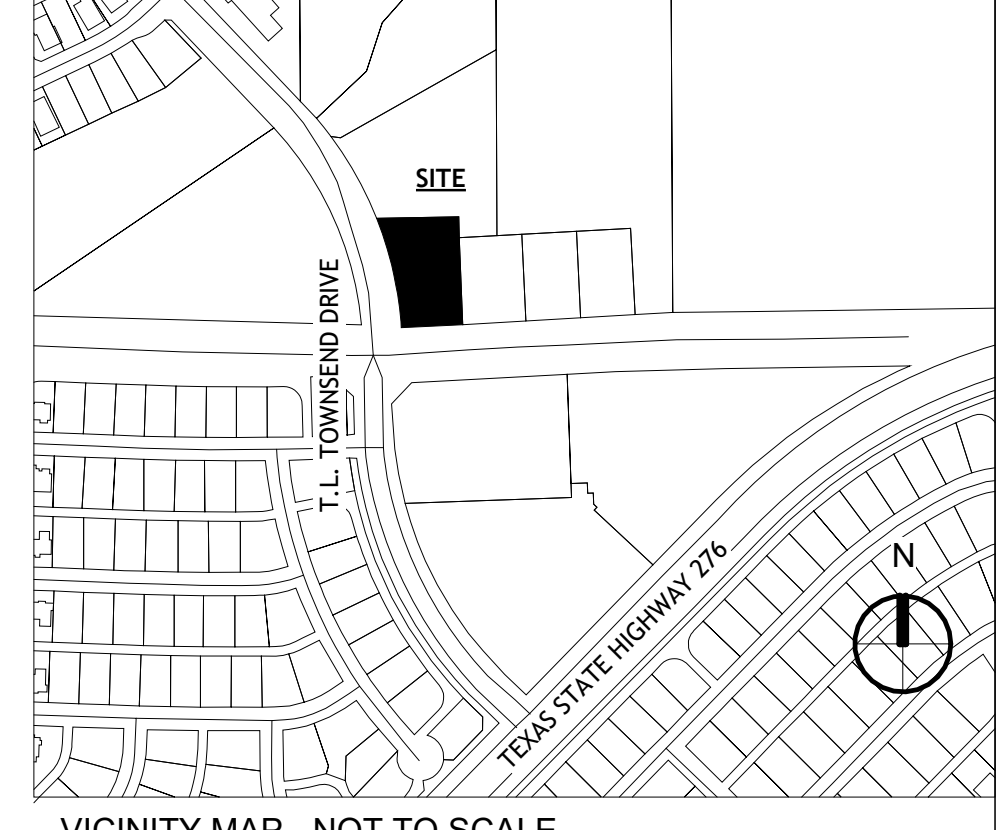


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229 Flanders Court
Royce City, Texas 75189

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City Project No. Z2026-009

Conceptual Landscape Plan

INTEGRITY 1ST ADDITION (PROPOSED)

BLOCK A, LOT 1

.9ACRES
City of Rockwall, Rockwall County, Texas
N.M. BALLARD SURVEY, Abstract No. A0024

Prepared March 3, 2026

Presented By:
Kevin Syed

integrity1auto.com
@integrity1auto



BRAND BOOK

Discover the Integrity Difference



MESSAGE FROM THE FOUNDER

With **over 20 years of experience** in the automotive repair industry, I have gained extensive knowledge and expertise. As the founder and President at Integrity 1st Automotive, I have built a leading and innovative brand **known for quality and reliability**. My commitment to excellence has helped me establish lasting relationships with clients and colleagues alike, leading to my **election as President of Lamborghini Club Dallas**, where I lead the ultra-successful. I am passionate about inspiring and motivating others, creating a **positive and collaborative work environment** that fosters growth and encourages innovation. Through my leadership, Integrity 1st Automotive has become **synonymous with integrity, professionalism, and customer satisfaction**. I am excited to continue growing in this dynamic industry, confident in my ability to continue to drive success and growth.

Kevin Syed

OUR DRIVERS



Kevin Syed
Chief Executive Officer

HBBA, BP Petroleum Franchisee & Trainer,
President of Lamborghini Club Dallas

Driving our Growth



Anthony Wheeler
Chief Operating Officer

25+ Years in the Automotive Industry,
EQI Certified, Military Veteran

Driving our Operations



Ramy Nazim
Chief Visionary Officer

HBSc of University of Toronto,
10 years SAAS & PO experience

Driving our Innovation



Yusuf Khan & Scott Davis
Regional Directors

CMPS Certified, Xinnix Certified, CMO Certified, BP
Petroleum Franchisee

35+ Years of Excellence in the Automotive Industry,
Multiple Industry Specific Certifications

Driving our General Managers



Sherry Hussain
Chief Financial Officer

CPA, Tax Lead for Johnson & Johnson,
Educator at CPA Canada

Driving our Finances



Asad Rahman
Chief Legal Officer

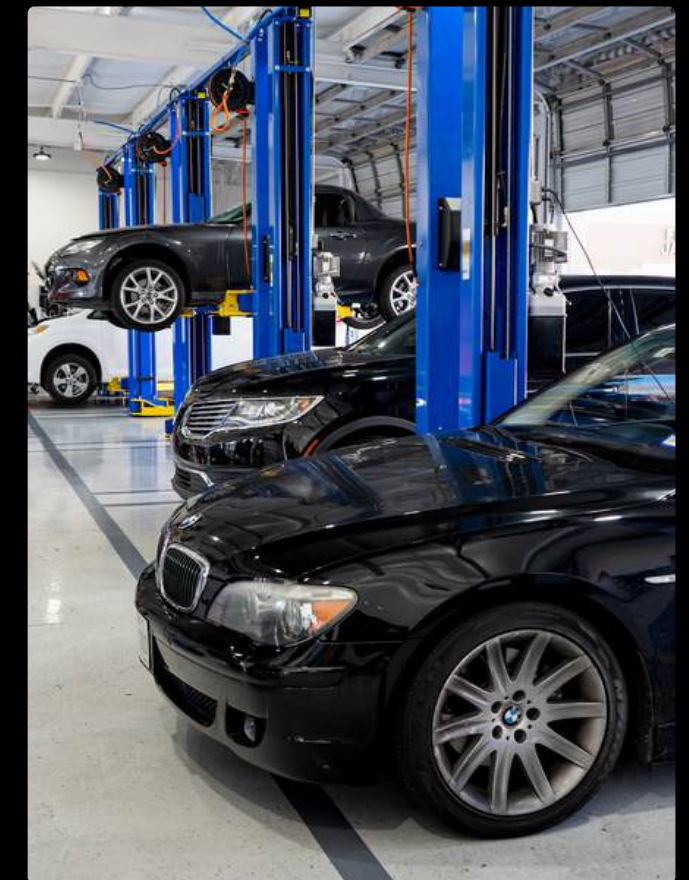
Experienced corporate attorney with both
transactional and litigation experience

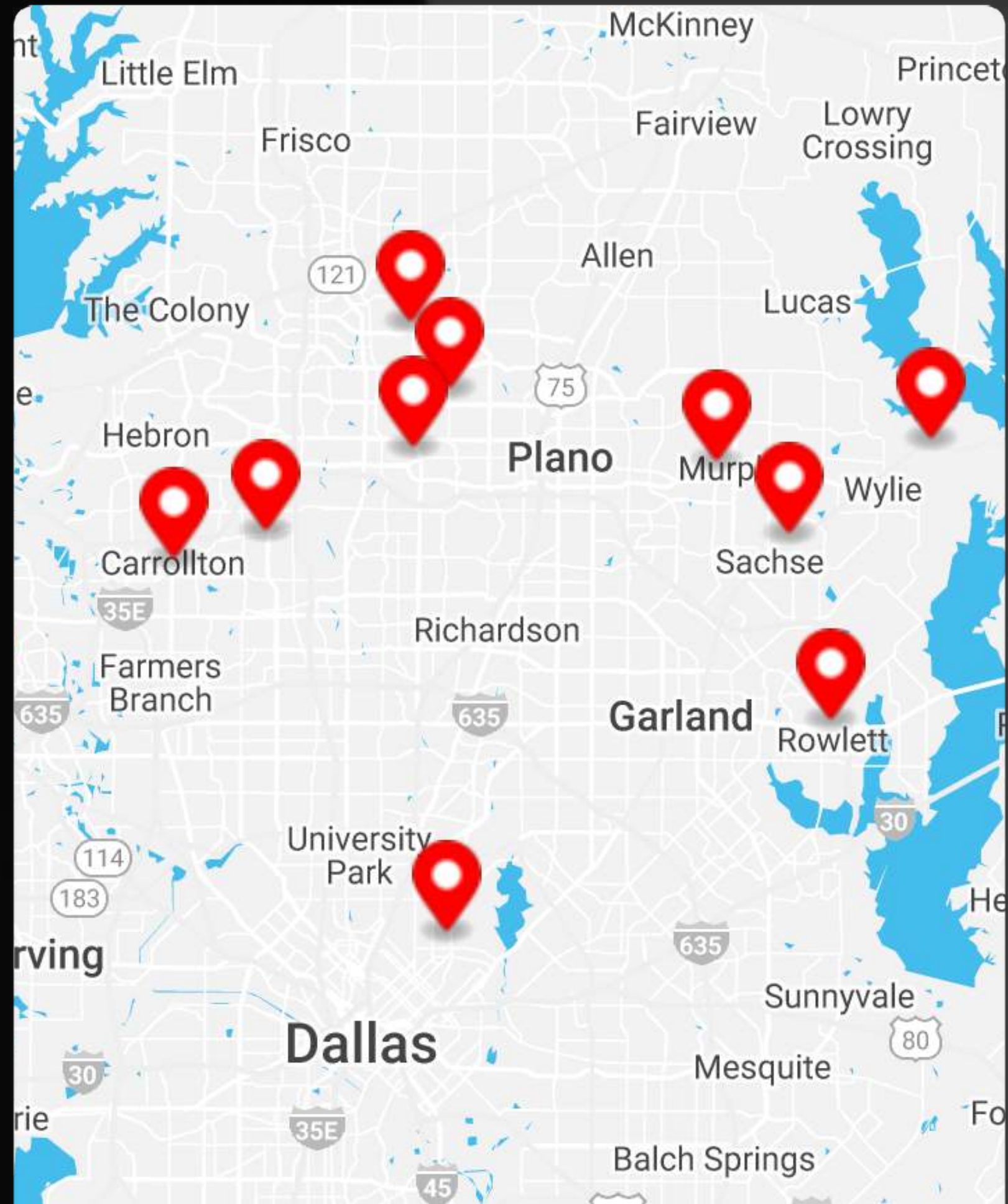
Driving our Legal

OUR STORY



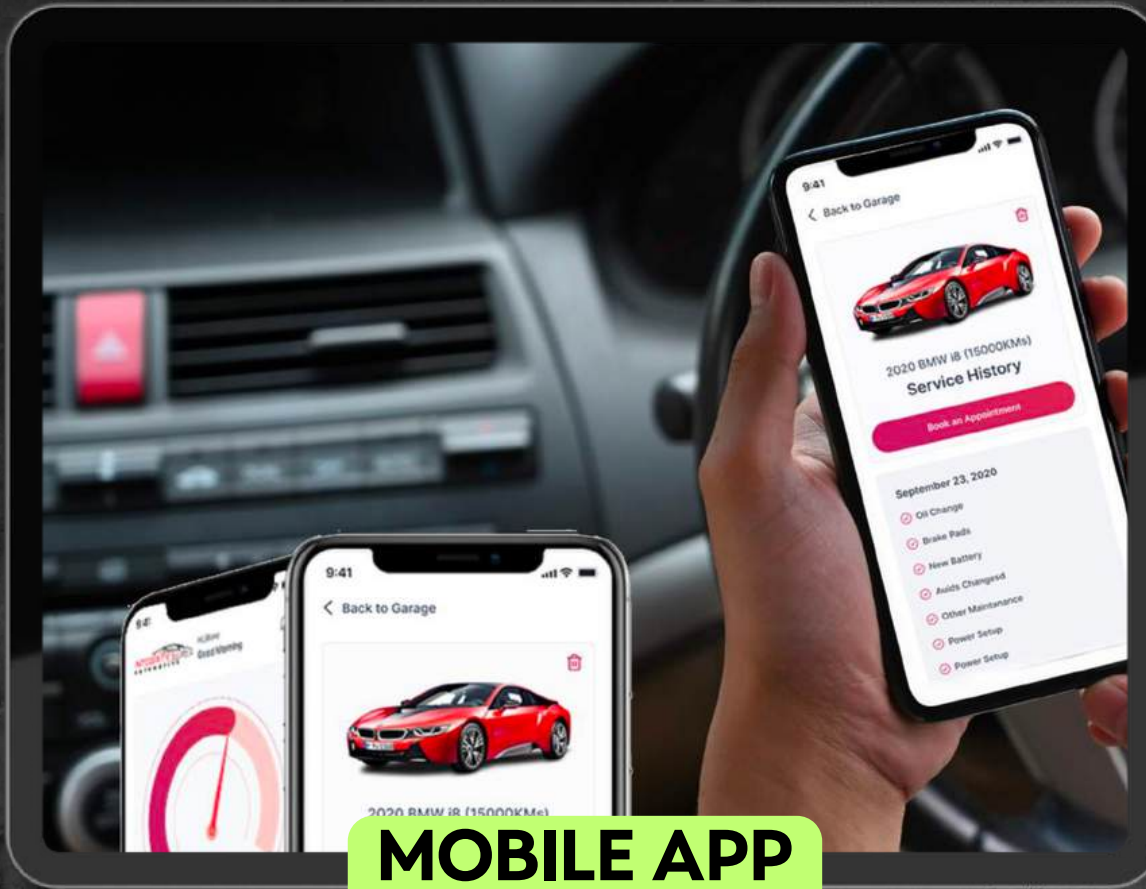
- Established in 2015 in Plano, have since **grown to 10 locations** across the DFW
- Serving the **Dealership-alternative market**; high quality repairs, equipment, service
- Maintenance, Repairs, Tires & Alignments for all makes and models **under one roof**
- Our value proposition to consumers is trust, **NOT price**. We are a **YES** company.
- Focal-point on **leveraging technology** to improve the employee and consumer experience (e.g. Digital vehicle inspections, Digital Drop-off, proprietary CRM etc.)
- Focal-Point on **Innovation** (e.g. Mobile rewards app, Annual paid memberships)
- Our **investments** into our buildings, lobbies, and Dealer-level equipment attract our target demographic and top-talent!
- Among the **highest rated** service centers within the communities we serve; **ranked by several industry-leading outlets** (e.g. CarFax, RepairPal, Nextdoor, AAA)
- The **preferred Fleet maintenance provider** for several reputable organizations







DIGITAL DROPOFF



MOBILE APP



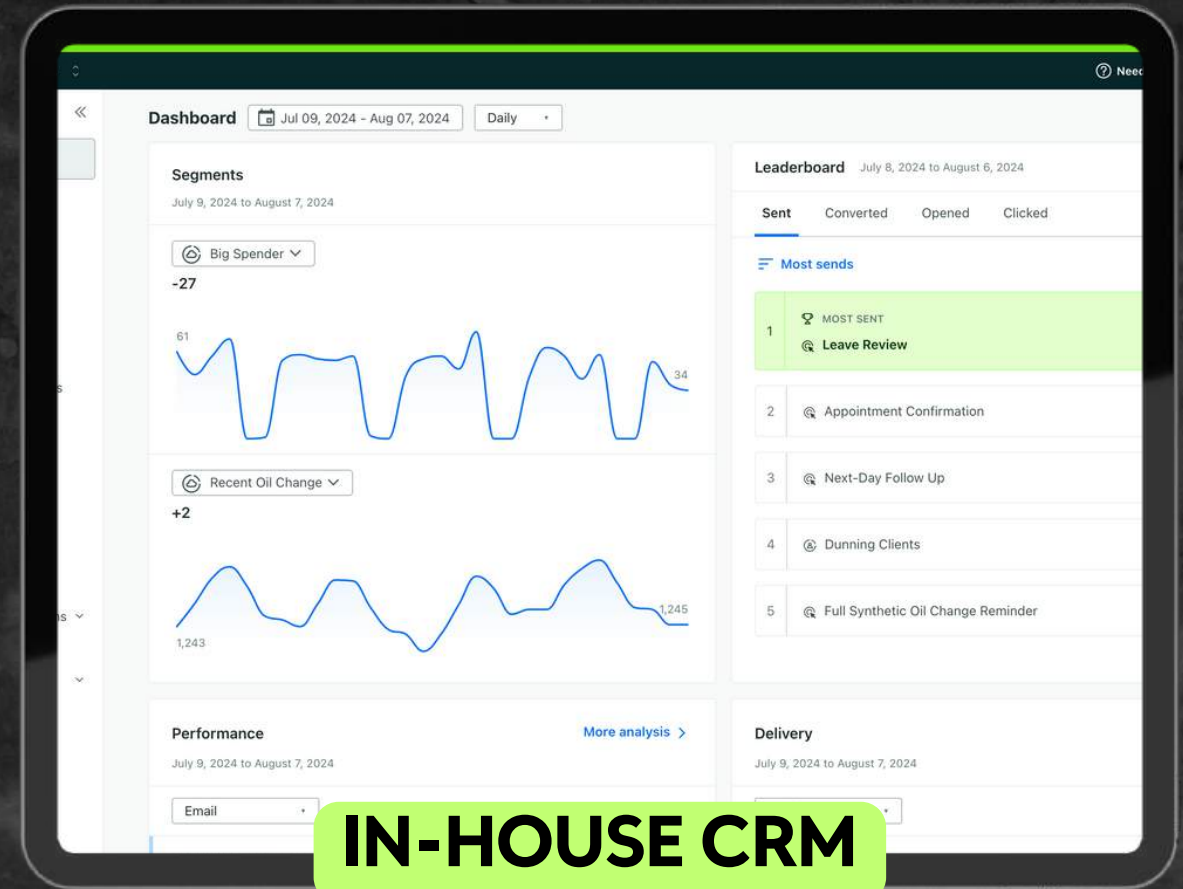
MENU BOARDS



PLATINUM MEMBERS



DIGITAL INSPECTIONS



IN-HOUSE CRM



BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER


TRUSTED FLEET MAINTENANCE



INTEGRITY 1st AUTOMOTIVE | DONATE IMPACT | integrity1auto.com | f i y t in

FLEET SERVICES WITH GENUINE RETURN ON INVESTMENT

It's about keeping your vehicles on the road longer and in top-form with minimal downtime.



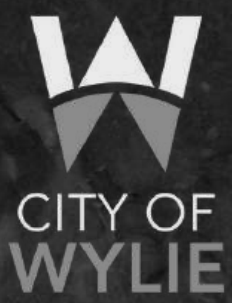
Digital Vehicle Inspections
Understand the status of your vehicle backed with photo and video evidence.

Cloud Service Management
Real-time access to all service reports including invoices and inspections

Dealership Alternative
Equipped with all dealership-level tools and equipment for all vehicle makes and models.

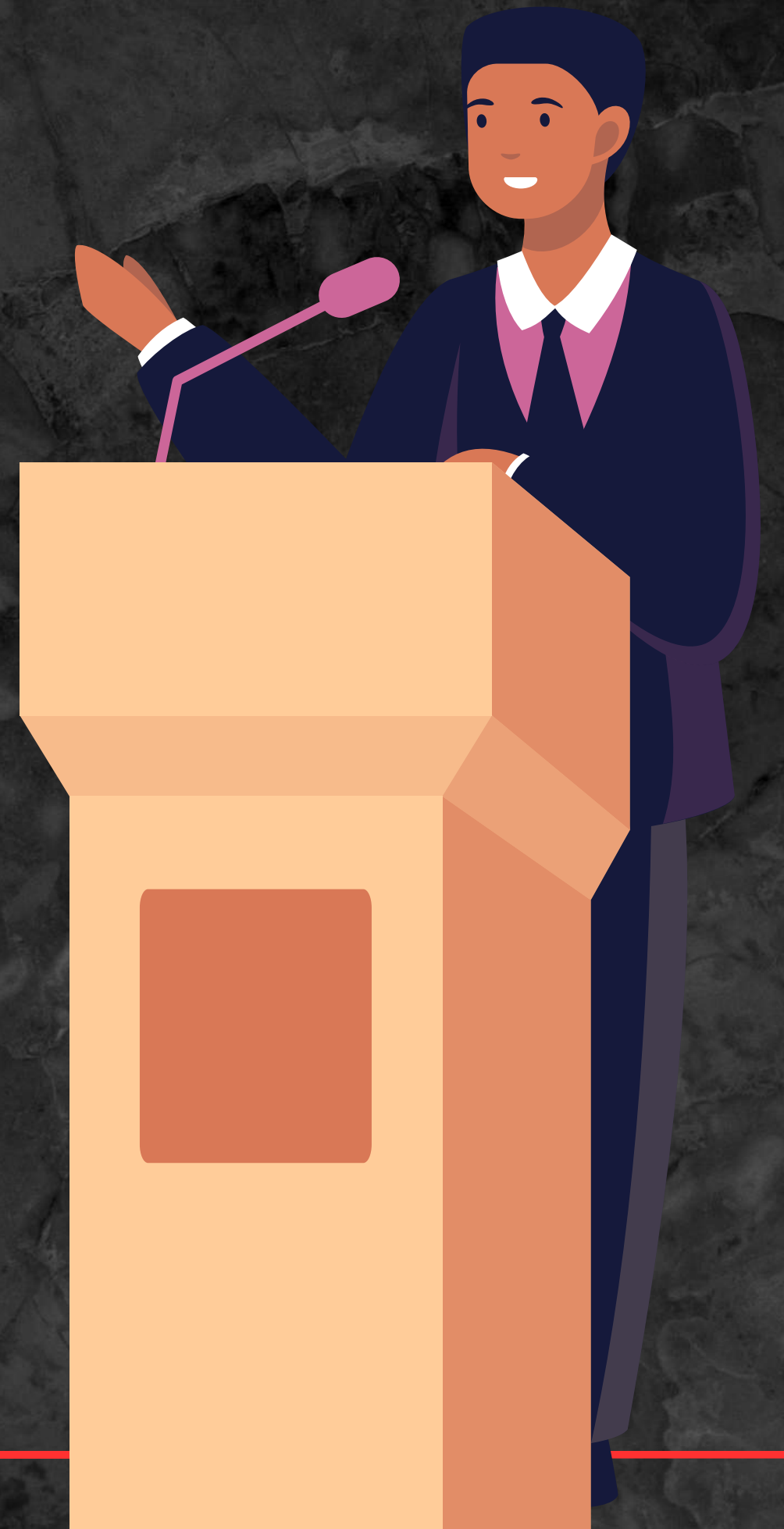
THE BOTTOM LINE.
We will keep your vehicles on the road and in top-form longer; preventing unnecessary downtime and avoidable repairs. This is measurable value you

★★★★★
"...of all the fleet management services we leverage across the country, Integrity 1st has by far exceeded our expectations. We receive priority service, real-time updates, inspection reports with photos, accessible records, and great pricing. Highly recommended!"








STATE OF THE MARKET

- Believe it or not, **big-boxes only represent 20-25% of the market.** The majority of the market is represented by mum-n-pop operators.
- **Massive consolidation** is currently happening with Private Equity
- The P/E-backed shops are struggling as their entry inevitably **affects culture and leads to loss of talent**; top talent then seeks employee/career focussed businesses.
- The majority of operators are failing to **establish trust to meet the expectations and demands of a new market (millennials, Gen Z).** Examples of this include hand-written invoices, forcing you to wait in ugly lobbies with no shuttle service, don't accept credit cards, improper advising practices etc.



FINANCIALS OVERVIEW

*data excludes 1 franchised location

YEAR	# LOCATIONS*	REVENUE	% GROWTH
2019	4	\$2,059,930.59	N/A
2020	4	\$2,713,351.33	 +32%
2021	6	\$4,602,370.11	 +70%
2022	6	\$5,870,578.79	 +28%
2023	6	\$8,072,208.31	 +37%
2024	9	\$11,991,451.97	 +49%

WHY PARTNER WITH US

- Proven model that scales effectively across different markets/demos
- Limited Supply (SUP's are rare)
- The industry is set to hit \$574 billion by 2026
- Average age of vehicles on the road hit a record high of 12.5 years!
- An essential and recession-proof business
- Experienced leadership; data-driven, innovative, and tech-led
- Low Overheads & Leveraging Technology
- Single-owner structure (v.s. P/E backed firms)
- Don't just take our word for it; our customers say it best with over 5,000 reviews of which our lowest store rating is 4.8 out of 5.0 on Google





Client Appreciation



Unrivaled Customer Service



Open for Service. Invested for Good.

At Integrity 1st Car Pros, it doesn't stop at service, **we are committed to building community in every city we operate.** Across our footprint, we're known not only for top-tier automotive care, but for creating moments that bring people together.

At the heart of our approach are programs like:

- **Community BBQs and seasonal family events**, where we open our doors, fire up the grill, and foster real connections between our team and the families we serve.
- **Auto Care 101 workshops**, designed to empower new drivers, especially teens and families, with the confidence to understand basic vehicle care and ownership.
- **Charity partnerships** and drives supporting organizations like **North Texas Food Bank**, **Kids Matter International**, **Christmas Cops**, and **First Responders International**, providing year-round opportunities to give back in meaningful ways.
- **ISD Credit-Approved Student Programs.** We are passionate about supporting the next generation of technicians and service professionals.



Autocare 101 Classes



ISD-Approved Classes



Community Charities



We don't chase industry standards—we set them.

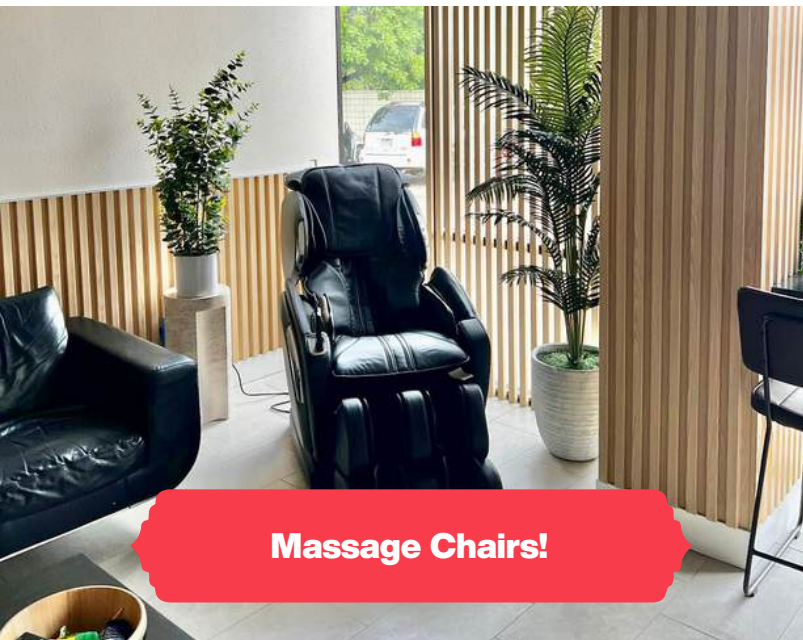
- **Digital Vehicle Inspections (DVIs):** Every vehicle we service receives a comprehensive inspection with annotated photos and videos, giving customers full transparency into findings and recommendations.
- **Digital Drop-Off & Mobile App:** Customers can schedule, authorize, and pay—all from their phones. Our branded rewards app keeps them connected and engaged.
- **Premium Amenities:** Every Integrity 1st location features stunning lobbies with massage chairs, high-end coffee, beverage and snack stations, family-friendly accommodations, and complimentary Uber shuttle service!
- **Eco-Friendly Operations:** From paperless cloud-based workflows to low-impact equipment and noise-reduction strategies, we're committed to minimizing disruption to our communities.
- **Best-in-Class Nationwide Warranty:** Our warranty program offers up to 3 years or 36,000 miles of coverage—2–3 times longer than most dealerships, and honored coast-to-coast.
- **Award-Winning & Trusted:** Recognized by CarFax, RepairPal, and featured on the Remarkable Results podcast, Integrity 1st Car Pros is a respected name in modern auto care. We're trusted by top fleet accounts across Texas, including NTTA, TDI, Enterprise, BrightView, and multiple city governments.
- **Closed on Weekends:** Unlike many shops that overextend staff and compromise quality, we're proudly closed on weekends. This policy attracts top-tier technicians, promotes team wellness, and creates a predictable, quiet rhythm for our neighbors and the surrounding area—no overflow parking, no weekend commotion.



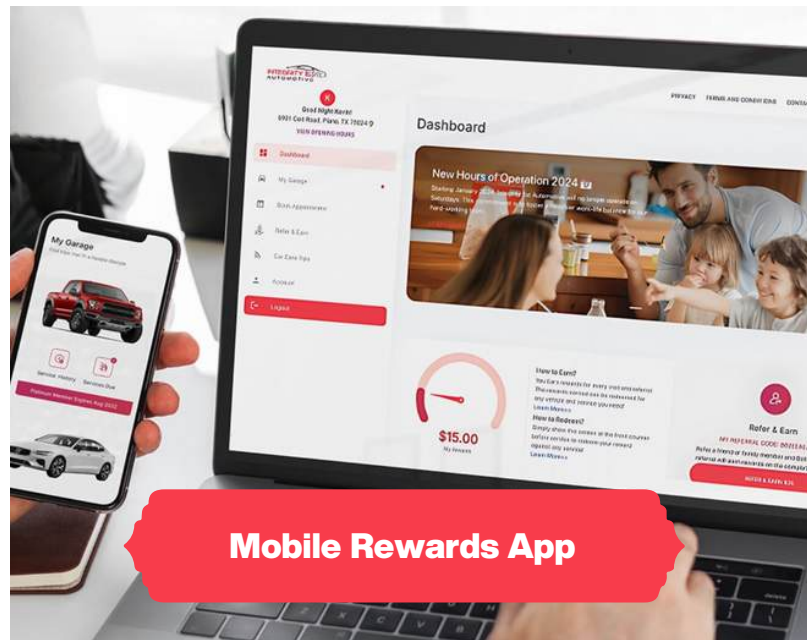
Digital Dropoff & Shuttle



Digital Vehicle Inspections



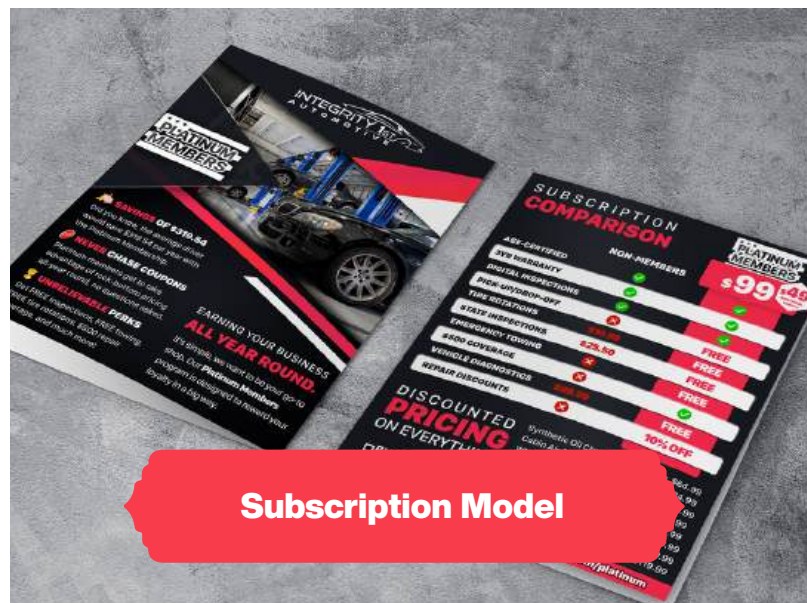
Massage Chairs!



Mobile Rewards App



EV & Hybrid Services



Subscription Model

Proposed Services

Tire & Wheel Services

WE DO NOT STOCK OR STORE TIRES. TIRES ARE DISPOSED WEEKLY BY TIRE DISPOSAL SERVICE.

Tire repair (patching, plugging)

Tire rotations, mounting and balancing

HUNTER® Laser Wheel Alignments

Diagnostic Services

Engine light/code scanning

Pre-purchase inspections

State vehicle inspections

Routine Maintenance

AUTOMATIC EVACUATION AND FILL UNLIKE TRADITIONAL SHOPS USING MANUAL TOOLS/METHODS.

Oil, air filter and cabin filter replacement

Brake, transmission, and power steering fluid

Brakes, lights, wipers, belts etc.

A/C Maintenance

EPA Compliant Systems

Refrigerant testing and recharging

Compressors & Condensers

Blower motors

Battery & Electrical

Battery replacement

Alternator and starter replacement

Electrical diagnostics and programming (both EV and ICE vehicles)

ADAS Services

Suspension & Steering

Shocks and strut replacement

Tie rod end replacement

Ball Joint and Control Arm Replacement

Vehicle Management & Curb Appeal

Unlike typical repair shops that overflow with vehicles and resemble industrial yards, we believe **customer service begins at the curb**. A clean, manicured exterior sets expectations for the quality and care found within.

Most of our customers come **by appointment**, allowing us to limit intake volume and ensure that all **vehicles are kept indoors at all times**.

We **do not** service vehicles from 1996 or earlier, **avoiding long-term projects or neglected cars** that often contribute to visual clutter.

By maintaining a **clean and uncluttered lot**, we reinforce the professional, upscale image our brand is known for; something clients and neighbors notice before ever stepping inside.

Noise Control & Low-Impact Equipment

We are **not engaged in any heavy-line repairs** (e.g., engine or transmission rebuilds), and as such, **we avoid high-noise or industrial-level activities**. The nature of our equipment supports this:

- Tire machines and balancers **operate below 70 dB**, quieter than a vacuum cleaner.
- For the last 5 years, we no longer equip pneumatic tools and we use **quiet Electric impact tools**.
- **NO** cutting, welding, or grinding equipment is used in routine service.

Air Quality & Vapor Control

Our services generate negligible vapors, consistent with what the UDC defines as "mild."

- Unlike lube shops which handle hundreds of oil and related services per day requiring massive storage, **we only stock minimal fluids to handle 2-3 oil changes per day.**
- Oil and fluids are stored in sealed, UL-listed containers in **compliance with fire and environmental codes.**
- We use **evacuation-style fluid exchange machines**, which prevent open-pour spills or emissions.
- Waste oil and filters are disposed of via **licensed environmental vendors**, minimizing exposure or vaporization.
- **We do NOT render pollutant-heavy services** such as paint and bodywork, carburetor rebuilding, engine or transmission teardowns, or high-pressure cleaning



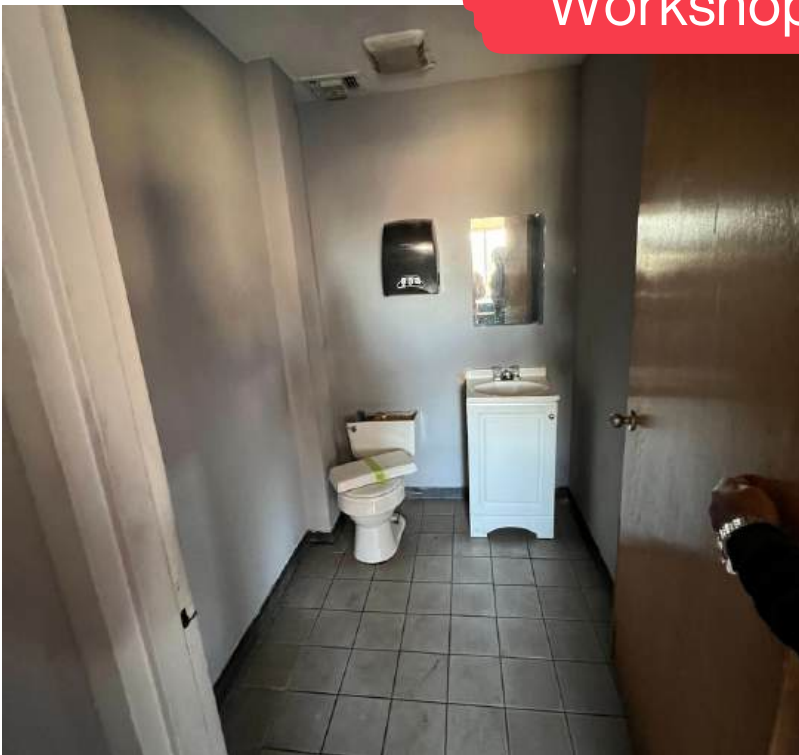
(646) 420-5718

k.syed@integritylauto.com

www.integritylauto.com



Before & Afters
Workshop & Restroom



CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *MAJOR AUTO REPAIR GARAGE* ON A 0.90-ACRE TRACT OF LAND IDENTIFIED AS 4-6 OF THE N. M. BALLARD SURVEY, ABSTRACT NO. 24, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Tyler Adams of Greenlight Studio, LLC on behalf of Michael Grose of Max Realty Holdings LLC for the approval of a *Specific Use Permit (SUP)* for a *Major Auto Repair Garage* on a 0.90-acre tract of land identified as Tract 4-6 of the N. M. Ballard Survey, Abstract No. 24, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of SH-276 and T. L. Townsend Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Subsection 01.01, *Land Use Schedule*, of Article 04, *Permissible Uses*, and Subsection 05.01, *General Industrial District Standards*, Subsection 05.02, *Light Industrial (LI) District Standards*, and Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall -- as heretofore amended and may be amended in the future -- and with the following conditions:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Major Auto Repair Garage* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The development of a *Major Auto Repair Garage* on the *Subject Property* shall generally conform to the Concept Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a *Major Auto Repair Garage* on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance; however, the proposed *Major Auto Repair Garage* shall be subject to all of the *General Overlay District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC). Review for conformance to these requirements shall be completed with the site plan submittal. In addition, a recommendation by the Architecture Review Board (ARB) shall be required prior to approval of the building elevations by the Planning and Zoning Commission. The approval of this Specific Use Permit (SUP) shall not constitute the approval of variances or exceptions to any of the standards stipulated by the Unified Development Code (UDC) with regard to the design of the *Major Auto Repair Garage*.
- 3) All outside storage on the subject property shall conform to the Concept Plan as depicted in *Exhibit 'B'* of this ordinance.
- 4) Any maintenance of motor vehicles shall be performed in a completely enclosed building, and no work on motor vehicles shall be performed outdoors.

3.2 COMPLIANCE

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

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

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 6. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 7. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged

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

SECTION 8. 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 6th DAY OF APRIL, 2026.**

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

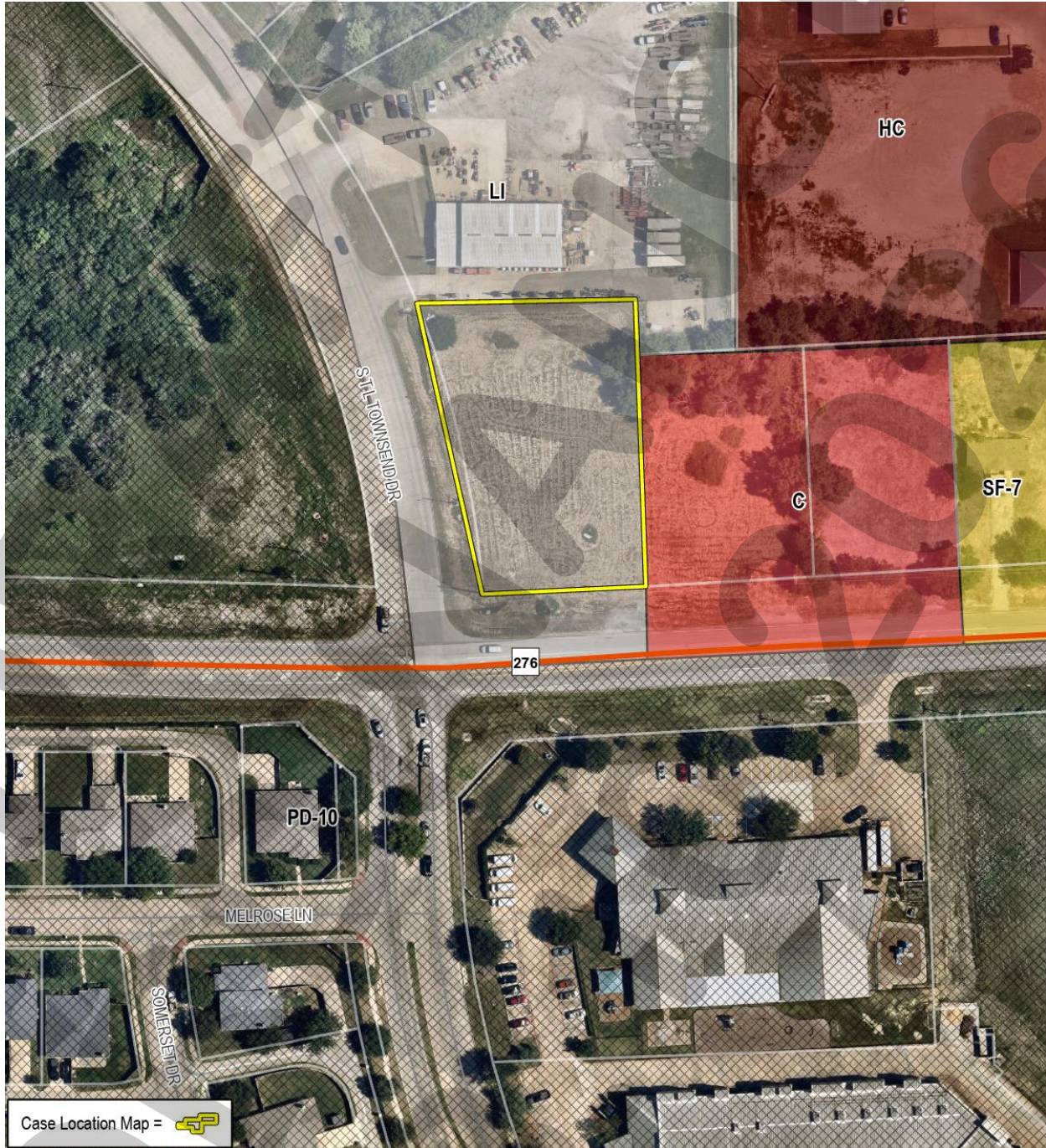
Frank J. Garza, *City Attorney*

1st Reading: March 16, 2026

2nd Reading: April 6, 2026

**Exhibit 'A':
Location Map**

Legal Description: Tract 4-6 of the N. M. Ballard Survey, Abstract No. 24



**Exhibit 'B':
Concept Plan**

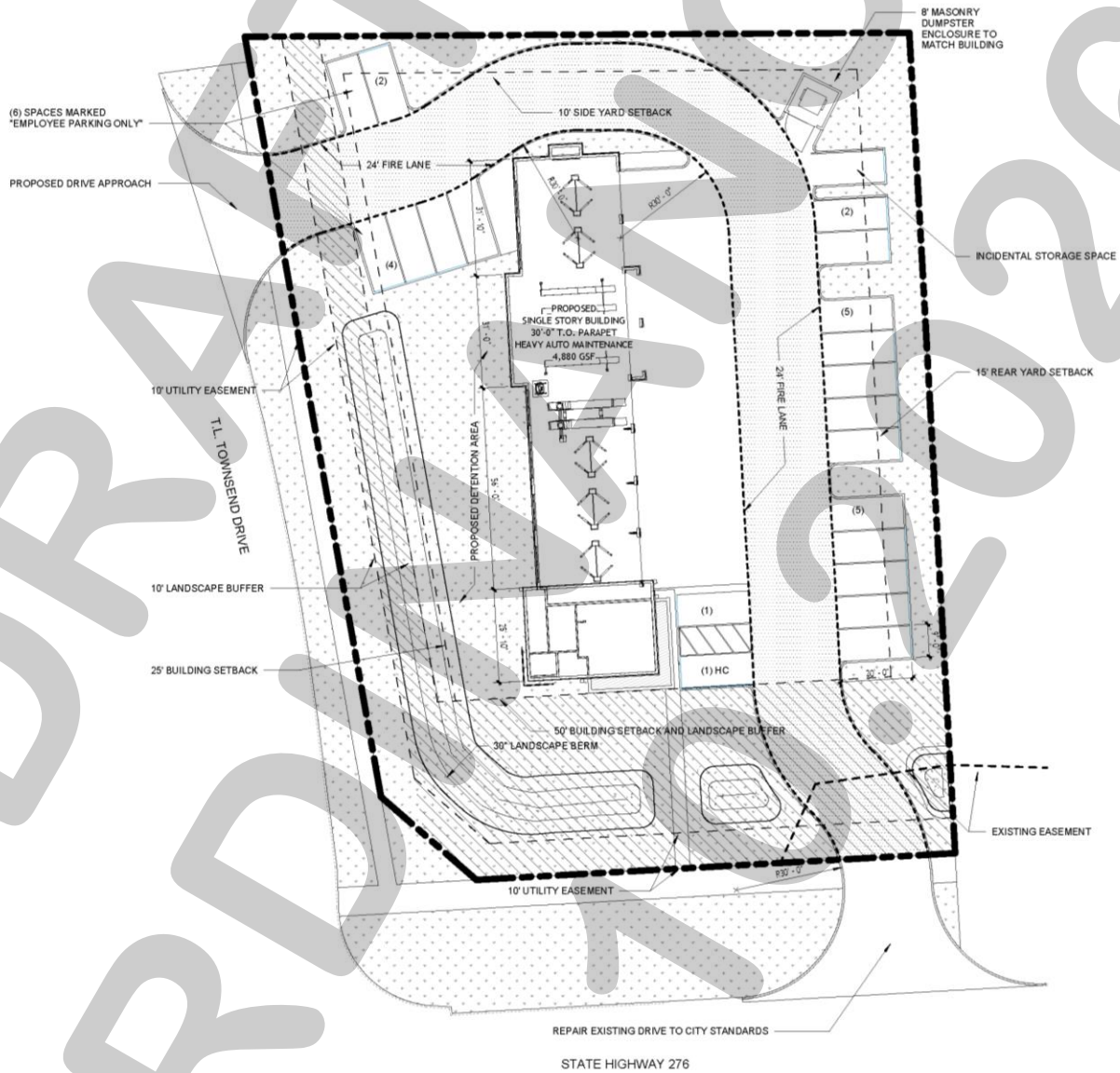


Exhibit 'C':
Building Elevations

