



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

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

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 3301 SPRINGER RD

SUBDIVISION _____

LOT 8

BLOCK A

GENERAL LOCATION SPRINGER / 549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-46

CURRENT USE WAREHOUSE

PROPOSED ZONING ALLOW OUTSIDE STORAGE

PROPOSED USE WAREHOUSE / OUTSIDE STORAGE

ACREAGE 1.19

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 KRIS SHARP

APPLICANT _____

CONTACT PERSON AMIE WALLACE

CONTACT PERSON _____

ADDRESS _____

ADDRESS _____

CITY, STATE & ZIP _____

CITY, STATE & ZIP _____

PHONE _____

PHONE _____

E-MAIL _____

E-MAIL _____

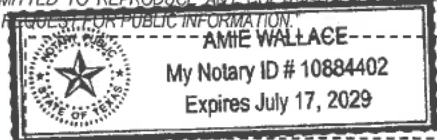
NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KRIS SHARP [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 \$ 230.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 10 DAY OF March, 2026 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 DAY OF March, 2026

OWNER'S SIGNATURE _____



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

MY COMMISSION EXPIRES 7-17-29



March 10, 2026

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

Re: Rezoning Request – 3301 Springer Rd., Rockwall 75032

To Whom it May Concern,

The subject property is currently zoned PD-46 for Commercial District land use. We are requesting Outside Storage as a permitted land use on the property.

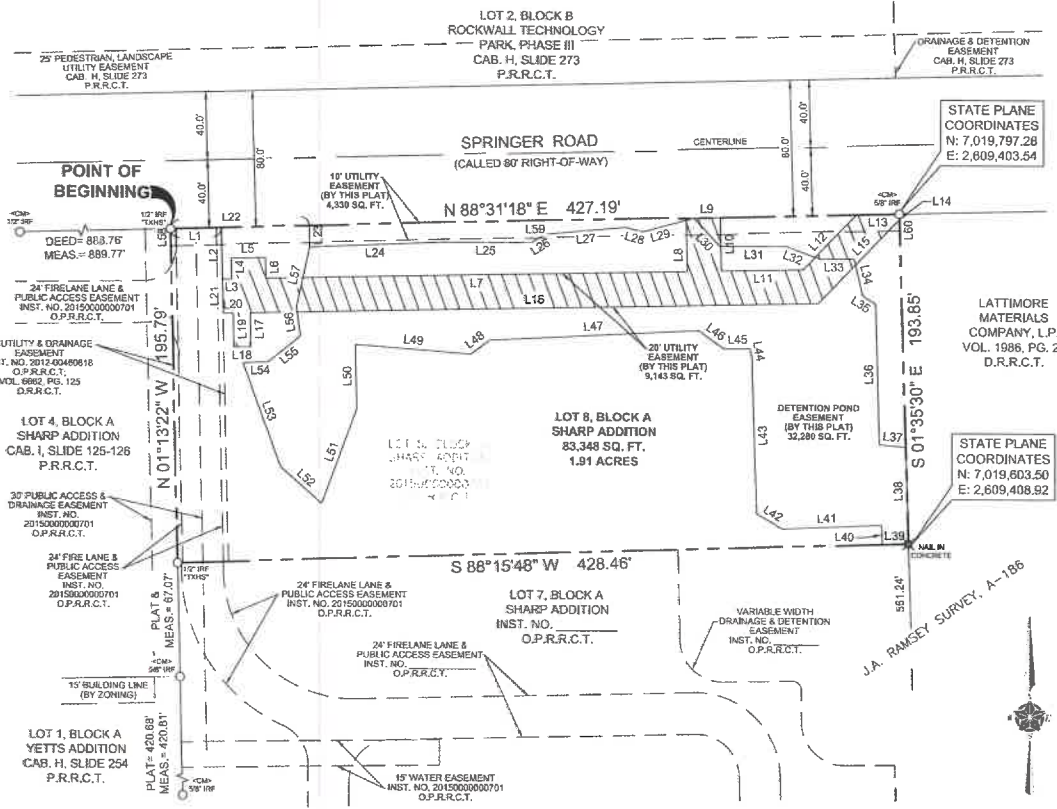
Regards,

A handwritten signature in black ink, appearing to read 'Amie Wallace', is written over a light blue horizontal line.

Amie Wallace
Chief Admin Officer
Sharp Insulation

SHARP INSULATION CO., LLC

Office 972.772.7411
3021 Ridge Road #160 | Rockwall, TX 75032



EASEMENT LINE TABLE

LINE #	LENGTH	DIRECTION
L1	30.00'	N88°31'18"E
L2	30.21'	S1°13'22"W
L3	5.38'	N88°40'30"E
L4	12.24'	N1°13'22"W
L5	20.00'	N88°40'30"E
L6	12.24'	S1°13'22"E
L7	248.90'	N88°40'30"E
L8	31.42'	N1°13'22"W
L9	20.00'	N88°31'18"E
L10	31.51'	S1°13'22"E
L11	48.13'	N88°40'30"E
L12	45.07'	N43°46'30"E
L13	24.91'	N88°31'18"E
L14	3.40'	S1°32'30"E
L15	48.51'	S43°46'30"W
L16	332.87'	S48°46'30"W
L17	19.86'	S1°13'22"E
L18	19.00'	N88°00'00"W
L19	18.80'	N1°13'22"W
L20	5.82'	S48°46'30"W

EASEMENT LINE TABLE

LINE #	LENGTH	DIRECTION
L21	20.00'	N1°13'22"W
L22	81.37'	N88°31'18"E
L23	12.55'	N1°28'42"W
L24	78.78'	N87°42'17"E
L25	53.03'	N88°40'30"E
L26	9.34'	N50°00'00"E
L27	47.52'	N84°41'30"E
L28	10.24'	S74°44'02"E
L29	21.42'	N74°18'40"E
L30	22.50'	S42°23'22"E
L31	38.15'	N88°54'10"E
L32	21.25'	S88°46'52"E
L33	18.47'	N89°21'03"E
L34	22.00'	S12°30'28"E
L35	8.05'	S67°24'49"E
L36	42.42'	S17°54'54"E
L37	15.51'	S66°11'27"E
L38	26.97'	S1°32'30"E
L39	18.42'	S48°16'48"W
L40	11.45'	N1°34'54"W

EASEMENT LINE TABLE

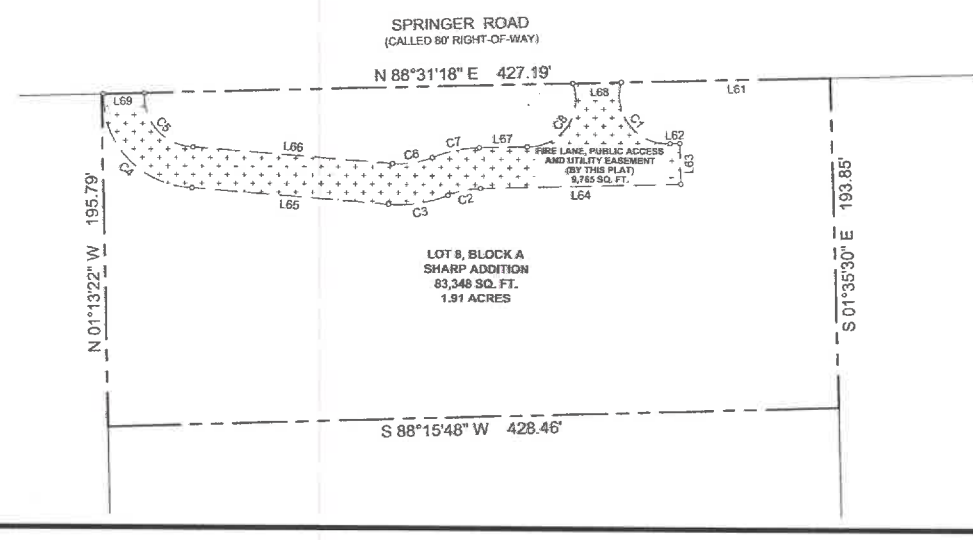
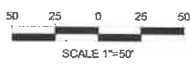
LINE #	LENGTH	DIRECTION
L41	56.07'	S87°30'15"W
L42	17.60'	N89°16'36"W
L43	30.94'	N1°45'23"W
L44	5.91'	N1°16'43"W
L45	15.07'	S89°10'44"W
L46	18.48'	N85°20'14"W
L47	122.56'	S81°02'32"W
L48	13.50'	S20°05'14"W
L49	67.87'	N85°29'51"W
L50	37.50'	S1°32'30"E
L51	48.34'	S20°29'14"W
L52	22.55'	N48°30'22"W
L53	64.37'	N18°41'52"W
L54	14.43'	N88°08'45"E
L55	24.30'	N61°19'00"E
L56	16.89'	N7°59'25"W
L57	35.15'	N12°37'39"E
L58	10.00'	N1°13'22"W
L59	427.28'	N88°31'18"E
L60	16.12'	S1°30'30"E

EASEMENT LINE TABLE

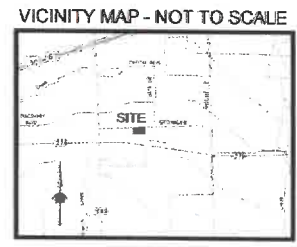
LINE #	LENGTH	DIRECTION
L61	122.87'	N88°31'18"E
L62	5.75'	N88°31'18"E
L63	24.00'	N1°23'45"W
L64	117.44'	N88°27'16"E
L65	115.00'	S45°21'10"E
L66	112.20'	S45°21'10"E
L67	27.81'	N88°27'16"E
L68	28.46'	N88°31'18"E
L69	24.60'	N88°31'18"E

PARCEL CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	53.90'	28.14'	109°45'14"	S38° 30' 39"E 46.03'
C2	19.52'	54.00'	20°42'54"	S78° 05' 48"W 19.42'
C3	35.42'	75.00'	27°03'22"	S81° 16' 02"W 35.09'
C4	84.37'	54.00'	89°31'13"	N43° 30' 16"W 76.05'
C5	48.02'	30.00'	91°42'42"	S42° 24' 32"E 43.06'
C6	23.56'	50.00'	26°59'52"	N81° 07' 53"E 23.34'
C7	28.35'	78.00'	20°49'18"	S78° 02' 36"W 28.19'
C8	54.35'	27.78'	112°04'24"	N35° 26' 42"E 46.09'



- LEGEND:
- CM CONTROLLING MONUMENT
 - IRF IRON ROD FOUND
 - IRS IRON ROD SET WITH YELLOW CAP
 - STAMPED "TXHS"
 - VOL., PG. VOLUME, PAGE
 - O.P.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
 - D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
 - P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
 - INST. NO. INSTRUMENT NUMBER
 - [Symbol] 30 FOOT UTILITY EASEMENT
 - [Symbol] DETENTION POND EASEMENT
 - [Symbol] FIRE LANE, PUBLIC AND UTILITY EASEMENT




 SURVEYOR
TEXAS HERITAGE
 SURVEYING, LLC
 16670 Metro Drive, Suite 124, Dallas, TX 75243
 Office: 214-340-5700 Fax: 214-343-9710
 txshertage.com

OWNER
 5 SHARP REAL ESTATE, LLC
 3021 RIDGE ROAD
 SUITE NO. 100
 ROCKWALL, TEXAS 75082

SHEET 1 OF 2
 CASE NO. P.2022-004
FINAL PLAT
LOT 8, BLOCK A
SHARP ADDITION
 83,348 SQUARE FEET / 1.91 ACRES
 BEING A REPLAT OF LOT 5, BLOCK A
 SHARP ADDITION
 SITUATED IN THE J.A. RAMSEY SURVEY, ABSTRACT NO. 186
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 DATE: 01/24/2022 / JOB # 2109165-5 / SCALE = 1" = 50' / DRAWN: JAM

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I, the undersigned owner of this land shown on this plat, and designated herein as the SHARP ADDITION subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the SHARP ADDITION subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easement as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purposes of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curbs and gutters, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or actions made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage or cause of action that I may have as a result of the dedication or actions made herein.

WITNESS MY HAND THIS _____ DAY OF _____, 2022.

5 Sharp Real Estate, LLC

Kris Sharp - Managing Member

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Kris Sharp known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2022.

Notary Signature

OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, 5 Sharp Real Estate, L.L.C., is the sole owner of a tract of land situated in the J.A. Ramsey Survey, Abstract No. 186 in the City of Rockwall, Rockwall County, Texas, and being known as Lot 5, Block A, Sharp Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Instrument Number 2015000000701, Official Public Records, Rockwall County, Texas, and being the same tract of land described in General Warranty Deed to 5 Sharp Real Estate, L.L.C., recorded in Instrument No. 20210000006233, Official Public Records, Rockwall County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2 inch iron rod with plastic yellow cap stamped "TXHS", said point being the northeast corner of Lot 4, Block A, of said Sharp Addition, also being the northwest corner of said Lot 5, Block A, lying on the south right-of-way of Springer Road (called 80' right-of-way);

THENCE North 09 degrees 31 minutes 18 seconds East, along the south right-of-way line of said Springer Road, a distance of 427.19 feet to a found 5/8 inch iron rod, said point being the northeast corner of said Lot 5, Block A, also being the northwest corner of that certain tract of land described in Special Warranty Deed to Lattimore Materials Company, L.P. recorded in Volume 1986, Page 20, Deed Records, Rockwall County, Texas;

THENCE South 01 degrees 35 minutes 30 seconds East, departing the south right-of-way line of said Springer Road, along the west line of said Lattimore tract, a distance of 193.85 feet to a nail in concrete found, said point being the southeast corner of said Lot 5, Block A, also being the northeast corner of Lot 6, Block A of said Sharp Addition;

THENCE South 88 degrees 15 minutes 48 seconds West, departing the west line of said Lattimore tract, along the north line of said Lot 6, Block A, a distance of 428.46 feet to a found 1/2 inch iron rod with plastic yellow cap stamped "TXHS", said point being the northwest corner of said Lot 6, Block A, also being the southwest corner of said Lot 5, Block A, lying on the east line of said Lot 4, Block A;

THENCE North 01 degrees 13 minutes 22 seconds West, along the east line of said Lot 4, Block A, a distance of 195.79 feet to the POINT OF BEGINNING and containing 83,348 square feet or 1.91 acre of land.

SURVEYORS CERTIFICATE:

I, Gary E. Johnson, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Gary E. Johnson, R.P.I.S. No. 5390

GENERAL NOTES:

- Bearings and elevations are based on NAD83, North American Datum of 1983.
- The purpose of this replat is to add a 30 foot utility easement and a detention pond easement.
- This property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 48397C0945 L, which bears an effective date of September 26, 2008 and IS NOT in a Special Flood Hazard Area.
- City of Rockwall Geodetic Control Monuments
**Station No. CDR-8 (Benchmark)
N: 7018063.113 E: 2609533.682 Elev.= 600.48'

**Station No. CDR-9 (Benchmark)
N: 7020550.132 E: 2607463.893 Elev.= 595.63'
- Property owner is responsible for all maintenance, repair and replacement of all drainage and detention systems.

Planning & Zoning Commission, Chairman Date

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2022.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred eighty (180) days from said date of final approval.

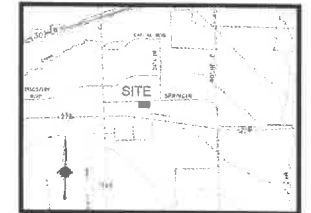
WITNESS OUR HANDS, this _____ day of _____, 2022.

Mayor, City of Rockwall

City Secretary

City Engineer

VICINITY MAP - NOT TO SCALE



SHEET 2 OF 2

CASE NO. P2022-004

FINAL PLAT
LOT 8, BLOCK A
SHARP ADDITION

83,348 SQUARE FEET / 1.91 ACRES
BEING A REPLAT OF LOT 5, BLOCK A
SHARP ADDITION

SITUATED IN THE J.A. RAMSEY SURVEY, ABSTRACT NO. 186
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DATE: 01/24/2022 / JOB # 2100165-6 / SCALE= 1" = 50' / DRAWING JAM

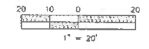
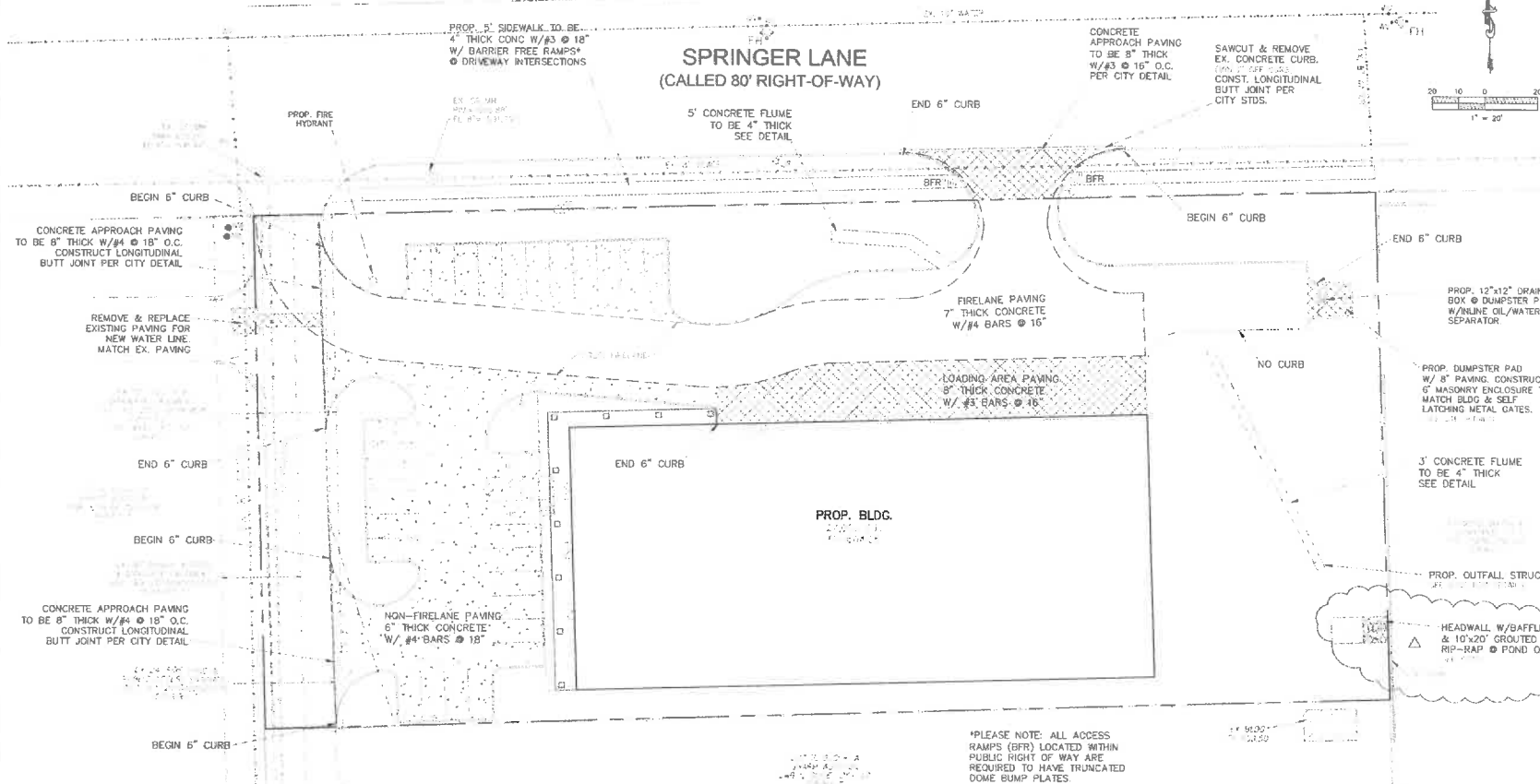


Texas HERITAGE
SURVEYING, LLC

OWNER
5 SHARP REAL ESTATE, L.L.C.
3021 RIDGE ROAD
SUITE NO. 160
ROCKWALL, TEXAS 75082

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-540-3700 Fax 214-340-9710
tchheritage.com

**SPRINGER LANE
(CALLED 80' RIGHT-OF-WAY)**



LEGEND

- CONCRETE APPROACH PAVING TO BE 8" THICK W/#4 @ 18" O.C. CONSTRUCT LONGITUDINAL BUTT JOINT PER CITY DETAIL
- REMOVE & REPLACE EXISTING PAVING FOR NEW WATER LINE. MATCH EX. PAVING
- END 6" CURB
- BEGIN 6" CURB
- CONCRETE APPROACH PAVING TO BE 8" THICK W/#4 @ 18" O.C. CONSTRUCT LONGITUDINAL BUTT JOINT PER CITY DETAIL
- NO CURB
- PROP. 12"x12" DRAIN BOX @ DUMPSTER PAD W/LINE OIL/WATER SEPARATOR
- PROP. DUMPSTER PAD W/ 6" PAVING. CONSTRUCT 6" MASONRY ENCLOSURE TO MATCH BLDG & SELF LATCHING METAL GATES.
- 3' CONCRETE FLUME TO BE 4" THICK SEE DETAIL
- PROP. OUTFALL STRUCTURE
- HEADWALL W/ BAFFLES & 10'x20' GROUTED RIP-RAP @ POND OUTFALL

CONCRETE APPROACH PAVING TO BE 8" THICK W/#4 @ 18" O.C. CONSTRUCT LONGITUDINAL BUTT JOINT PER CITY DETAIL

REMOVE & REPLACE EXISTING PAVING FOR NEW WATER LINE. MATCH EX. PAVING

END 6" CURB

BEGIN 6" CURB

CONCRETE APPROACH PAVING TO BE 8" THICK W/#4 @ 18" O.C. CONSTRUCT LONGITUDINAL BUTT JOINT PER CITY DETAIL

NON-FIRELANE PAVING 6" THICK CONCRETE W/ #4 BARS @ 18"

BEGIN 6" CURB

CONCRETE APPROACH PAVING TO BE 8" THICK W/#4 @ 16" O.C. PER CITY DETAIL

SAWCUT & REMOVE EX. CONCRETE CURB. CONST. LONGITUDINAL BUTT JOINT PER CITY STDS.

END 6" CURB

FIRELANE PAVING 7" THICK CONCRETE W/ #4 BARS @ 16"

LOADING AREA PAVING 8" THICK CONCRETE W/ #3 BARS @ 16"

BEGIN 6" CURB

END 6" CURB

PROP. BLDG.

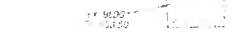
PROP. DUMPSTER PAD W/ 6" PAVING. CONSTRUCT 6" MASONRY ENCLOSURE TO MATCH BLDG & SELF LATCHING METAL GATES.

3' CONCRETE FLUME TO BE 4" THICK SEE DETAIL

PROP. OUTFALL STRUCTURE

HEADWALL W/ BAFFLES & 10'x20' GROUTED RIP-RAP @ POND OUTFALL

*PLEASE NOTE: ALL ACCESS RAMPS (BFR) LOCATED WITHIN PUBLIC RIGHT OF WAY ARE REQUIRED TO HAVE TRUNCATED DOME BUMP PLATES.



CONCRETE FLUME DETAIL

- PAVING NOTES:**
- 1) APPROACHES & LOADING DOCKS TO BE 8" THICK, 4200 psi, 7.5 SACK MIX, REINFORCED WITH #3 BARS @ 16" ON CENTER, (O.C.)
 - 2) FIRELANE TO BE 7" THICK, 3500 psi, 6.5 SACK MIX, REINFORCED WITH #4 BARS @ 16" ON CENTER, (O.C.)
 - 3) DUMPSTER PAD TO BE 7" THICK, 3500 psi, 6.5 SACK MIX, REINFORCED WITH #4 BARS @ 18" ON CENTER, (O.C.)
 - 4) ALL OTHER (NON-FIRELANE) PAVING CAN BE 6" THICK, 3500 psi, 6 SACK MIX, REINFORCED WITH #4 BARS @ 18" O.C.
 - 5) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 6" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF 0% TO +4% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
 - 6) SIDEWALK TO BE 4" THICK CONCRETE, 3500 psi, 6 SACK MIX IN 2" SW. W/ #4 BARS @ 24" O.C.
 - 7) NO SAND UNDER PAVING.
 - 8) NO PAVING, INCLUDING SLUR, TO BE INSTALLED UNTIL THE DETENTION SYSTEM(S) ARE FULLY INSTALLED FUNCTIONALLY. PER PLAN & HAVE ANCHORED SECEDED CURLES OR COG ON THE SIDES & BOTTOM OF POND

NOTICE TO CONTRACTORS

THIS DRAWING IS THE PROPERTY OF MONK CONSULTING ENGINEERS, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF MONK CONSULTING ENGINEERS, INC. IS STRICTLY PROHIBITED. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

WARNING:

BEFORE THE BEGINNING OF ANY CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE CITY ENGINEER TO OBTAIN THE NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

- NOTES:**
- 1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 5th EDITION.
 - 2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS.
 - 3) SEE PLAN FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
 - 4) NO SAND UNDER SIDEWALKS.
 - 5) SEE D101 FOR MORE DETAILS.

NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

RECORD DRAWING 5/13/25
TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT AND WE ACCEPT NO LIABILITY FOR ANY ERRORS OR OMISSIONS.

[Signature]
DATE: 5/13/25



CASE #SP2021-000
PAVING PLAN

SHARP INSULATION

SHARP ADDITION
LOT 6, BLOCK 4, 1.08 ACRES
City of Rockwall, Rockwall County, Texas

SHARP INSULATION
2578 HWY 276, ROCKWALL, TEXAS 75087
(214) 982-9688

MONK CONSULTING ENGINEERS, INC.
1200 W. State Street, Carrollton, Texas 75002
972-272-4763 Fax 972-272-8767

DATE: 11/15/24
SCALE: AS SHOWN
C101A

FOR DOMESTIC SERVICE
INSTALL:
(1) 8"x6" TEE
(1) 2" WATER LINE
(1) 2" METER BOX
INSTALL METER IN ESMT

INSTALL:
15 LF OF 6" PVC CLASS 200
(1) 8"x6" TEE
(1) 8" VALVE
(1) 6" VALVE
FH ASSEMBLY IN ESMT

PROP FDC WITHIN 100' OF FH
SPRINGER LANE
(CALLED 80' RIGHT-OF-WAY)

INSTALL 450 LF OF PUBLIC 8" PVC CLASS 200 WATER LINE

INSTALL:
45 LF OF 6" PVC CLASS 200
(1) 8"x6" TEE
(1) 8" VALVE
(1) 6" VALVE
FH ASSEMBLY IN R.O.W.

INSTALL 8" WATER LINE
(1) 8"x6" CUT IN TEE
(3) 6" VALVE

FOR IRRIGATION SERVICE
INSTALL:
(1) 8"x1" TEE
(1) 1" WATER LINE
(1) 1" METER BOX
INSTALL METER IN ESMT

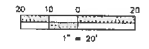
INSTALL DBL CHECK ASSEMBLY IN BLDG & FIRE DEPT CONNECTION ON 8" FIRE LINE W/ 6" VALVE

CONNECT TO EX. MANHOLE & INSTALL 112 LF OF PRIVATE 6" SDR-35 WASTEWATER LATERAL W/ DBL CLEANOUT @ PROPERTY LINE & 5' FROM BLDG FOR A.S.D. TO PROPERTY

LOCATE & CONNECT TO EX 8" WATER SUBROUT. INSTALL (1) 8" VALVE

INSTALL 75 LF OF PRIVATE 6" PVC & CONNECT TO BACK OF EX. INLET

INSTALL 45" BEND



LEGEND

---	PROPERTY LINE
---	EXISTING SANITARY LINE (SEE PLAN)
---	EXISTING WATER LINE
---	PROPOSED WATER LINE
---	PROPOSED SANITARY LINE
---	PROPOSED FIRE LINE
---	PROPOSED WASTEWATER LINE
---	PROPOSED IRRIGATION LINE
---	PROPOSED FLOOD CONTROL LINE
---	PROPOSED DRAINAGE LINE
---	PROPOSED EASEMENT
---	PROPOSED RIGHT-OF-WAY
---	PROPOSED DRIVE
---	PROPOSED SIDEWALK
---	PROPOSED CURB
---	PROPOSED PAVEMENT
---	PROPOSED GRASS
---	PROPOSED TREES
---	PROPOSED SHRUBS
---	PROPOSED FENCES
---	PROPOSED SIGNAGE
---	PROPOSED LIGHTING
---	PROPOSED UTILITIES
---	PROPOSED STRUCTURES
---	PROPOSED LANDSCAPE
---	PROPOSED HARDSCAPE
---	PROPOSED SOFTSCAPE
---	PROPOSED SITEWORK
---	PROPOSED UTILITIES
---	PROPOSED STRUCTURES
---	PROPOSED LANDSCAPE
---	PROPOSED HARDSCAPE
---	PROPOSED SOFTSCAPE
---	PROPOSED SITEWORK

REVISIONS:
1/10/22 Revised location of pond outfall

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.



CASE # SP2021-000
UTILITY PLAN
SHARP INSULATION
SHARP ADDRESS
LOT 8 (BLOCK A), 1.93 ACRES
City of Rockwall, Rockwall County, Texas
PROJECT:
SHARP INSULATION
2578 HWY 276, Rockwall, Texas 75082
(214) 992-0069

DATE: 11/15/21
SCALE: 1" = 20'
SHEET: C102

- NOTES:**
- 1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & MTCOO STANDARDS AND DETAILS 5th EDITION.
 - 2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS.
 - 3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
 - 4) ALL WATER & SEWER SERVICES MUST BE APPROVED & PERMITTED BY THE CITY OF ROCKWALL.
 - 5) NO PERMANENT STRUCTURES (INCLUDING LIGHT POLES AND INLETS) MAY BE PLACED WITHIN A PUBLIC UTILITY EASEMENT. BACKFLOW PREVENTION DEVICES MUST BE PLACED ON PRIVATE PROPERTY (NOT IN AN EASEMENT).
 - 6) PRIVATE UTILITIES TO BE MAINTAINED, REPAIRED, AND REPLACED BY PROPERTY OWNER.
 - 7) CONTRACTOR TO INSTALL BLUE EMS DISKS ON THE WATER LINE AT EVERY CHANGE IN DIRECTION, VALVE, FIRE HYDRANT, AND SERVICE CONNECTION.
 - 8) CONTRACTOR TO INSTALL GREEN EMS DISKS ON THE SANITARY SEWER LINE AT EVERY CHANGE IN DIRECTION, MANHOLE, CLEANOUT, AND SERVICE CONNECTION.
 - 9) ALL MANHOLES TO BE RAVEN LINED OR CONSHIELD LINER (TERRA COTTA COLOR).
 - 10) WATER LINE: DR14 C-900 CLASS 200

FIRE SPRINKLER LINE IS SEPARATE PERMIT FROM THE FIRE DEPARTMENT

WATER LINE: DR14 C-900 CLASS 200

NOTICE TO CONTRACTORS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF THE LOCATION OF ALL EXISTING UTILITIES AND STRUCTURES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES ARE UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED BY 2-DIAG REFERENCED INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FOUNDRIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL UTILITIES ENCOUNTERED. THE CONTRACTOR SHALL PROTECT AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

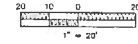
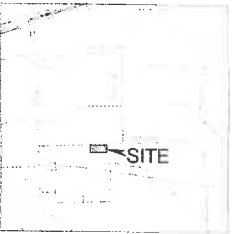
RECORD DRAWING 5/13/25
TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT. WE HEREBY CERTIFY THAT THE INFORMATION PROVIDED IS TRUE AND CORRECT AS OF THE DATE OF RECORDING OF THIS DRAWING. PREPARED BY THE CONTRACTOR.

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF THE LOCATION OF ALL EXISTING UTILITIES AND STRUCTURES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES ARE UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED BY 2-DIAG REFERENCED INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FOUNDRIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL UTILITIES ENCOUNTERED. THE CONTRACTOR SHALL PROTECT AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

WARNING:
PLEASE DO NOT REMOVE OR ALTER ANY INFORMATION ON THIS DRAWING. IF YOU HAVE ANY QUESTIONS OR COMMENTS, PLEASE CONTACT THE DESIGNER AT THE ADDRESS LISTED BELOW. THE DESIGNER SHALL BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS ON THIS DRAWING.

TEMP BENCHMARK:
ELEVATION = 603.26'

SPRINGER LANE (CALLED 80' RIGHT-OF-WAY)



LEGEND



NOTICE TO CONTRACTORS

THE INFORMATION CONTAINED HEREIN IS FOR THE USE OF THE CONTRACTOR ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACCURACY OF ALL INFORMATION PROVIDED HEREIN. THE ENGINEER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED HEREIN. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

Present Conditions

DRAINAGE AREA CALCULATIONS										
DESIGN POINT ID	RUNOFF COEFF "C"	"Ca"	AREA "A" Acres	TOTAL "CA"	Time of Concentration (Min)	Inlet Discharge 110yr in/hr	Outlet Discharge 100yr cfs	Inlet Discharge 1100yr in/hr	Outlet Discharge 1000yr cfs	Comments
1	0.8	1	0.120	0.11	10.00	7.10	0.27	9.80	1.06	Existing Paved area Undeveloped ROW
2	0.85	1	1.770	0.82	10.00	7.10	4.40	9.80	6.07	
3	0.9	1	0.150	0.14	10.00	7.10	0.98	9.80	1.32	
			2.040							

RECORD DRAWING 5/13/25

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT. THE INFORMATION PROVIDED IS NOT TO BE CONSIDERED AS THE DESIGN OR CONSTRUCTION OF THE PROJECT.

[Signature]
SEBASTIAN MCM, PE



CASE # SP2021-000

PRE-DRAINAGE AREA PLAN

SHARP INSULATION

SHARP ADDRESS
LOT 8, BLOCK A, 1.97 ACRES
City of Rockwall, Rockwall County, Texas

SHARP INSULATION
2578 HWY 278, Rockwall, Texas 75082
(214)392-0589

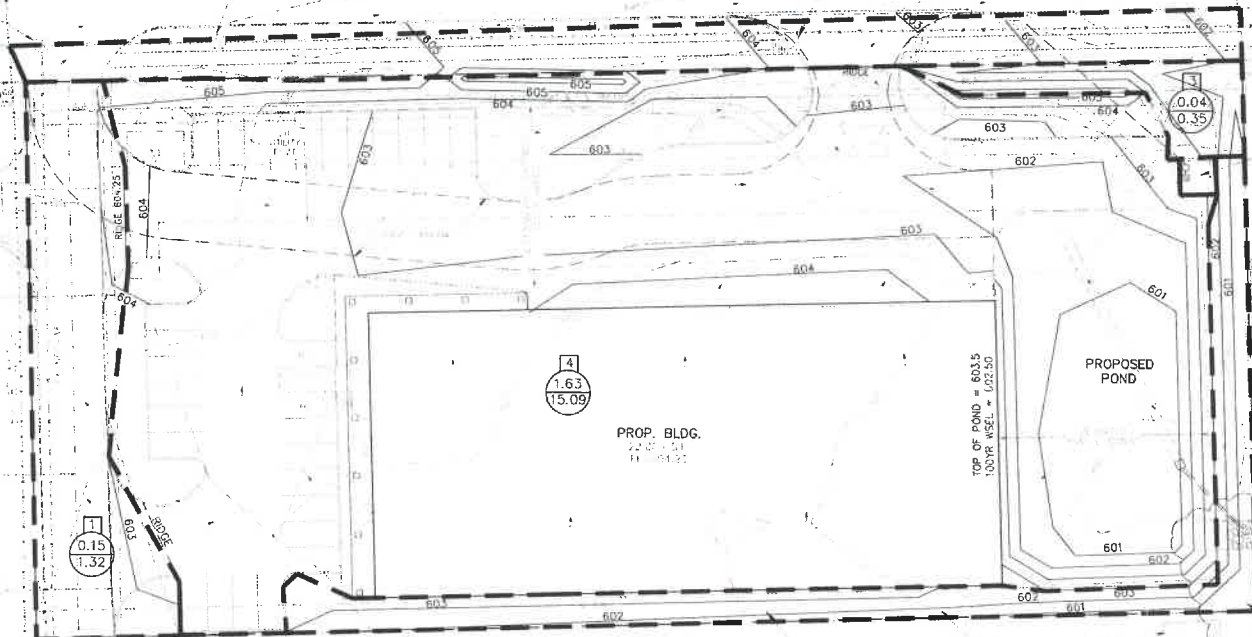
TEMP BENCHMARK:
T.B.P. NO. 7441
LOCATED EAST OF
PNEUMATIC ADJUST
VALVE FOR HWY 278
ELEVATION = 603.26'

MONK CONSULTING ENGINEERS, INC.
1200 W. State Street, Garland, Texas 75040
877 272-1753 Fax 972 272-8781

DATE: 11/15/25

Sheet: C103

SPRINGER LANE
(CALLED 80' RIGHT-OF-WAY)



1
0.15
1.32

5
0.15
1.47

6
0.04
0.35

4
1.63
15.09

1
0.00
0.00

2
0.07
0.62

POND OUTFALL
TOP = 603.50
OFFICE = 602.85
FL(IN) = 600.35
FL(OUT) = 600.15

NOTE:
MUST OBTAIN PERMISSION
FROM ADJ OWNER FOR
PROP. DRAINAGE

NOTE:
MUST OBTAIN PERMISSION
FROM ADJ OWNER FOR
PROP. POND OUTFALL

revised
date: 1/10/72
Revised pond outfall & added offset contours



Developed Zoning LI

DRAINAGE AREA CALCULATIONS

DESIGN POINT ID	RUNOFF COEF. "C"	"Ca"	AREA "A" Acres	TOTAL "CA"	Time of Concentration (Min)	Intensity 110yr in/hr	Discharge Q 10yr cfs	Intensity 1100yr in/hr	Discharge Q 100yr cfs	Comments
1	0.9	1	0.1500	0.14	10.00	7.10	0.96	9.80	1.32	By Pass
2	0.9	1	0.0700	0.06	10.00	7.10	0.45	9.80	0.62	By Pass
3	0.9	1	0.0400	0.04	10.00	7.10	0.26	9.80	0.35	By Pass
4	0.9	1	1.6300	1.54	10.00	7.10	10.93	9.80	15.09	TO Pond
5	0.9	1	0.1500	0.15	10.00	7.10	1.07	9.80	1.47	ROW
6	0.9	1	0.0040	0.04	10.00	7.10	0.28	9.80	0.39	To stormlet
			2.0440							

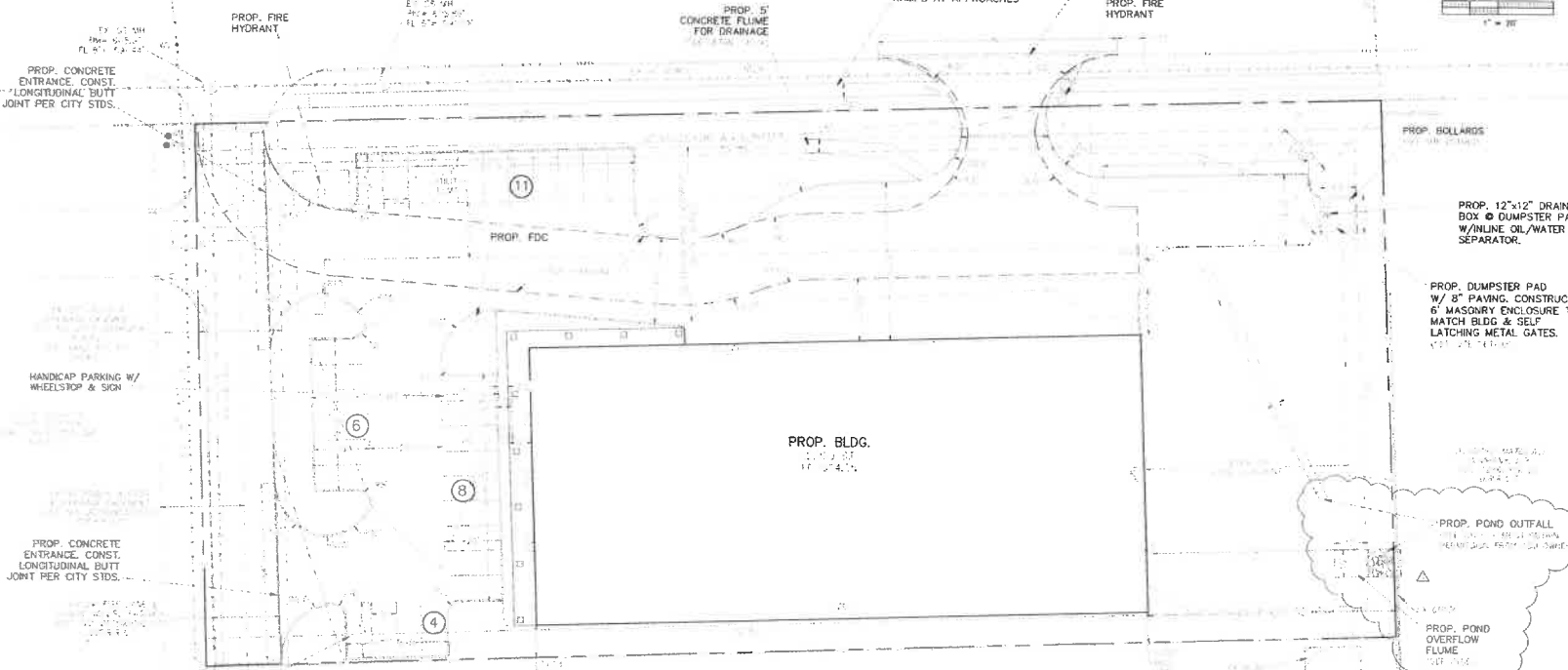
NOTICE TO CONTRACTORS
THIS DRAWING IS THE PROPERTY OF MONK CONSULTING ENGINEERS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. THE USER OF THIS DRAWING AGREES TO HOLD MONK CONSULTING ENGINEERS, INC. HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY MONK CONSULTING ENGINEERS, INC. AS A RESULT OF THE USER'S USE OF THIS DRAWING. THE USER OF THIS DRAWING AGREES TO HOLD MONK CONSULTING ENGINEERS, INC. HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY MONK CONSULTING ENGINEERS, INC. AS A RESULT OF THE USER'S USE OF THIS DRAWING.

RECORD DRAWING 5/13/75
BY: Gerald Monk
DATE: 5/13/75

TEMP BENCHMARK:
TOP OF EX. PILET
LOCATED EAST OF
ENTRANCE ALONG
CENTER LINE
ELEVATION = 603.26'

CASE # SP2021-000
POST-DRAINAGE AREA PLAN
SHARP INSULATION
SHARP ADDITION
LOT 8, BLOCK A, 1501 ACRES
City of Rockwall, Rockwall County, Texas
SHARP INSULATION
2578 HWY 276, Rockwall, Texas 75082
(214)392-0689
MONK CONSULTING ENGINEERS, INC.
1200 W. Stone Street, Garland, Texas 75040
972-272-1763 Fax 972-272-8761
11/15/71

SPRINGER LANE (CALLED 80' RIGHT-OF-WAY)



PROP. CONCRETE ENTRANCE, CONST. LONGITUDINAL BUTT JOINT PER CITY STDS.

PROP. FIRE HYDRANT

PROP. 5' SIDEWALK W/ BARRIER FREE ADA RAMP AT APPROACHES

PROP. 5' CONCRETE FLUME FOR DRAINAGE

PROP. 5' SIDEWALK W/ BARRIER FREE ADA RAMP AT APPROACHES

PROP. CONCRETE ENTRANCE, SANGUIT & REMOVE EX. CURB CONST. LONGITUDINAL BUTT JOINT PER CITY STDS.

PROP. FIRE HYDRANT

HANDICAP PARKING W/ WHEELSTOP & SIGN

PROP. CONCRETE ENTRANCE, CONST. LONGITUDINAL BUTT JOINT PER CITY STDS.

PROPOSED PARKING

PROP. FDC

PROP. BLDG.

PROP. BOLLARDS

PROP. 12"x12" DRAIN BOX @ DUMPSTER PAD W/ INLINE OIL/WATER SEPARATOR.

PROP. DUMPSTER PAD W/ 6" PAVING, CONSTRUCT 6" MASONRY ENCLOSURE TO MATCH BLDG & SELF LATCHING METAL GATES.

PROP. POND OUTFALL

PROP. POND OVERFLOW FLUME

*PLEASE NOTE: ALL ACCESS RAMPS (BFR) LOCATED WITHIN PUBLIC RIGHT OF WAY ARE REQUIRED TO HAVE TRUNCATED DOME BUMP PLATES.

NOTES:

- 1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & MCTDC STANDARDS AND DETAILS, 5th EDITION.
- 2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS.
- 3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
- 4) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.

GENERAL NOTES

1. Buildings 5,000 square feet or greater shall be sprinkled. Alternative fire protection measures may be approved by the Building Inspector and Fire Department.
2. Fire zones shall be designed and constructed per city standards.
3. Handicapped parking signs shall be designed and provided per city standards and shall comply with requirements of the current adopted Uniform Building Code.
4. Mechanical units, dumpsters and trash compactors shall be screened in accordance with the Zoning Ordinance.
5. All signpost contingent upon Building Inspection Department.
6. Approval of the site plan is not final until all engineering plans are approved.
7. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
8. Please contact the Building Inspection Department to determine the type of construction and occupancy group.
9. All electrical transmission, distribution and service lines must be underground.

SITE DATA:

LOT AREA:
10,000 sq. ft.
LOT COVERAGE:
100%
FLOOR TO AREA RATIO:
1.00
BUILDING AREA:
10,000 sq. ft.
PROPOSED FUTURE USE:
COMMERCIAL
IMPERVIOUS AREA (including buildings):
10,000 sq. ft.
ZONING:
C-101

PARKING:

Handicapped: 2
Standard: 10
Total: 12
Handicapped: 2
Standard: 10
Total: 12
Handicapped: 2
Standard: 10
Total: 12

LANDSCAPE AREA:

Handicapped: 2
Standard: 10
Total: 12

FIRESPRINKLER:

Handicapped: 2
Standard: 10
Total: 12

NOTICE TO CONTRACTORS

BY THE TIME YOU RECEIVE THIS DRAWING, THE CITY OF ROCKWALL HAS REVIEWED THE DRAWING FOR CONFORMANCE WITH THE CITY OF ROCKWALL STANDARDS AND DETAILS, 5TH EDITION. THE CITY OF ROCKWALL DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY THE SUBMITTER. THE CITY OF ROCKWALL DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY THE SUBMITTER. THE CITY OF ROCKWALL DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY THE SUBMITTER.

RECORD DRAWING 5/13/25
1/10/22 Revised location of pond outfall

CASE #SP2021-000

SITE & DIMENSION CONTROL PLAN

SHARP INSULATION

SHARP INSULATION
LOT & BLOCK A, 1.91 ACRES
City of Rockwall, Rockwall County, Texas

SHARP INSULATION
2578 HWY 276, Rockwall, Texas 75082
(214) 992-0589

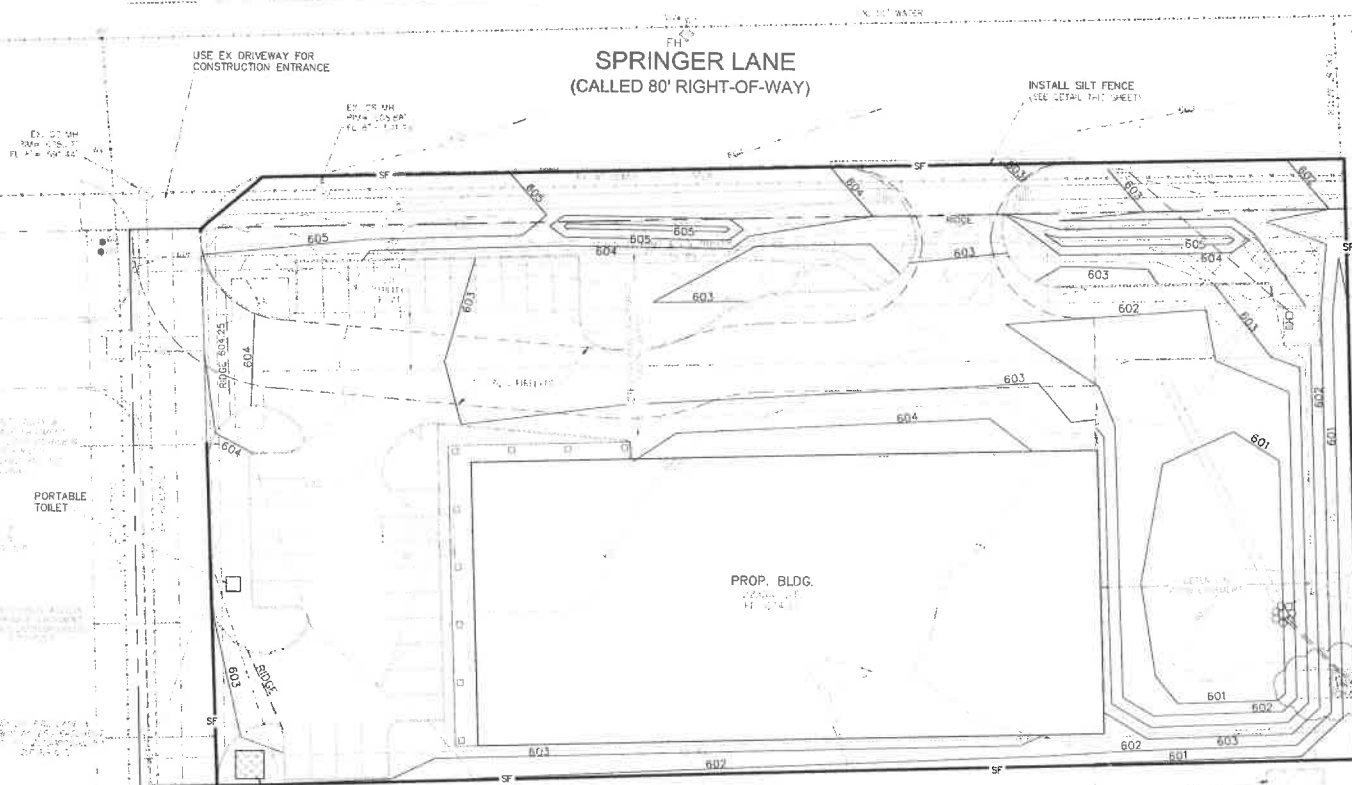
MONK CONSULTING ENGINEERS, INC.
1200 W. Stone Street, Garland, Texas 75040
972-272-1763 Fax 972-272-8761

TEMP BENCHMARK:
ELEVATION = 603.26'

DATE: 11/19/21

SHEET: C101

SPRINGER LANE
(CALLED 80' RIGHT-OF-WAY)

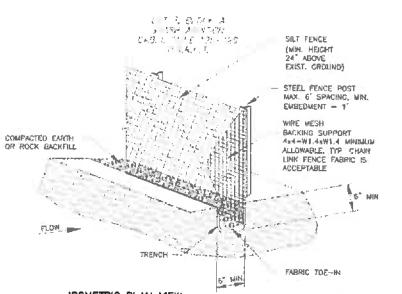


- GENERAL NOTES:
- 1) ALL EROSION CONTROL MEASURES MUST BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION.
 - 2) THE BOTTOM & SIDES OF DETENTION POND SHALL BE SODED OR SEEDED HAVING MATCHED BEFORE PAVING CAN BEGIN.
 - 3) 75-80% OF ALL DISTURBED AREAS SHALL BE ESTABLISHED W/MIN. OF 1" HIGH GRASS PRIOR TO CITY ACCEPTANCE.

INSTALL INLET PROTECTION

SILT FENCE GENERAL NOTES:

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOP OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPARE OR MECHANICAL TRENCHER, SO THAT THE DOWN-SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G. PAVED), NIGHT FABRIC FLAP WITH ROCK OR UPHILL SIDE TO PREVENT FLOW FROM SEEDING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS ATTACHED TO THE STEEL FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. INSPECTION SHALL BE MADE EVERY TWO WEEKS AND AFTER EACH 1/2" RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDER FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.



NOTICE TO CONTRACTORS

REVISIONS INFORMATION: THIS DRAWING IS A MODIFICATION OF THE ORIGINAL DRAWING BY TEXAS HERITAGE SURVEYING, L.L.C. OF DALLAS, TEXAS. THE ORIGINAL DRAWING IS FILED IN THE OFFICE OF THE ENGINEER, 1111 W. WASHINGTON ST., SUITE 1000, DALLAS, TEXAS 75201. THE ORIGINAL DRAWING IS FILED IN THE OFFICE OF THE ENGINEER, 1111 W. WASHINGTON ST., SUITE 1000, DALLAS, TEXAS 75201. THE ORIGINAL DRAWING IS FILED IN THE OFFICE OF THE ENGINEER, 1111 W. WASHINGTON ST., SUITE 1000, DALLAS, TEXAS 75201.

- NOTES
- 1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 5th EDITION.
 - 2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS.
 - 3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
 - 4) ALL SPOT GRADE ARE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
 - 5) ALL CURB INLETS MUST BE PROTECTED TO PREVENT SEDIMENT FROM ENTERING STORM SYSTEM.
 - 6) ALL EROSION CONTROL MEASURES MUST BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION.
 - 7) THERE ARE NO ONSITE OR ADJACENT SURFACE WATERS OR WETLANDS.
 - 8) 75-80% OF ALL DISTURBED AREA TO HAVE A MIN. 1" TALL GRASS ESTABLISHED PRIOR TO ENGINEERING ACCEPTANCE.
 - 9) ALL CITY R.O.W. MUST BE SODED IF DISTURBED.

WARNING:

THIS IS THE BEGINNING OF ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR PROTECTING ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION.

RECORD DRAWING 5/13/25

THIS DRAWING IS A MODIFICATION OF THE ORIGINAL DRAWING BY TEXAS HERITAGE SURVEYING, L.L.C. OF DALLAS, TEXAS. THE ORIGINAL DRAWING IS FILED IN THE OFFICE OF THE ENGINEER, 1111 W. WASHINGTON ST., SUITE 1000, DALLAS, TEXAS 75201.

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.



CASE #SP2021-000

EROSION CONTROL PLAN

SHARP INSULATION

SHARP ADDITION
LOT 6, BLOCK # 131 ACRES
City of Rockwall, Rockwall County, Texas

SHARP INSULATION
2578 HWY 276, Rockwall, Texas 75082
(214) 992-0888

MORR CONSULTING ENGINEERS, INC.
1200 W. State Street, Garland, Texas 75040
972 272-1763 Fax 972 272-8161

DATE: 11/15/23

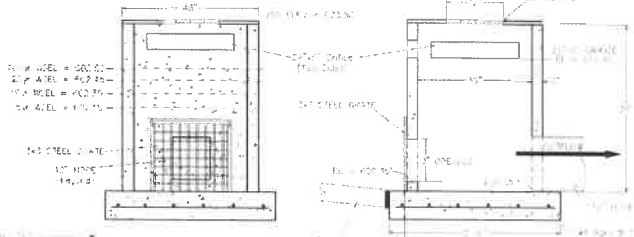
C106

Summary Detention Pond A Calculations

	Volume	Elevation
Outfall 190	5.37 cfs	20,236 cf
Outfall 25	1.08 cfs	18,816 cf
Outfall 18	0.80 cfs	17,205 cf
Outfall 5	0.14 cfs	16,245 cf

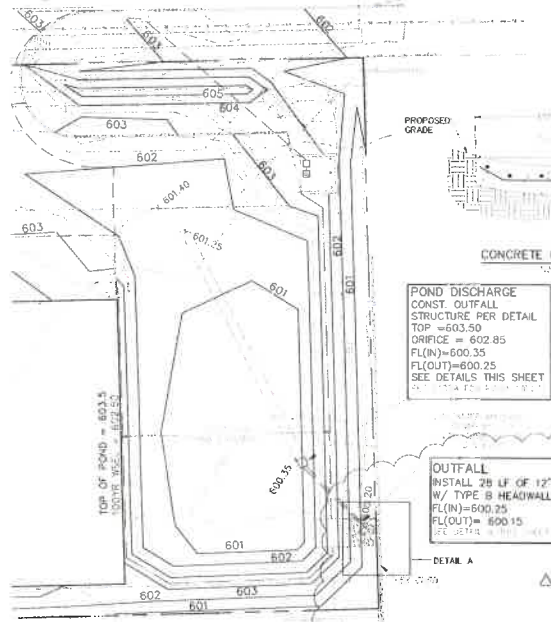
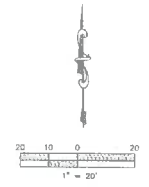
Maximum Daily
Flow Elevation
Daily Inlet = 603.50'

Retention Time
Days at Equal
Flow = 0.012



OUTFALL STRUCTURE DETAIL

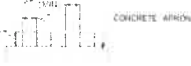
- NOTE:
1. ALL DRAINAGE STRUCTURE CONCRETE SHALL BE 4,200 (COMPACTED W/ SHEEP'S FOOT ROLLER) 6 SACK MIX (MACHINE POUR), 6.5 SACK MIX (HAND POUR), REINFORCED WITH #4 STEEL BARS ON 8" CENTERS BOTH WAYS, UNLESS OTHERWISE NOTED.
 2. ALL FILL AND LIME SUBGRADE SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF 6% TO 10% OF OPTIMUM MOISTURE.
 3. NO SAND SHALL BE USED UNDER PAVEMENT.



POND DISCHARGE
CONST. OUTFALL
STRUCTURE PER DETAIL
TOP = 603.50
ORIFICE = 602.85
FL(IN) = 600.35
FL(OUT) = 600.25
SEE DETAILS THIS SHEET

OUTFALL
INSTALL 28 LF OF 12" PVC
W/ TYPE B HEADWALL
FL(IN) = 600.25
FL(OUT) = 600.15
SEE DETAIL THIS SHEET

BAFFLE DETAIL



Pond Report

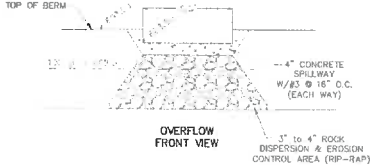
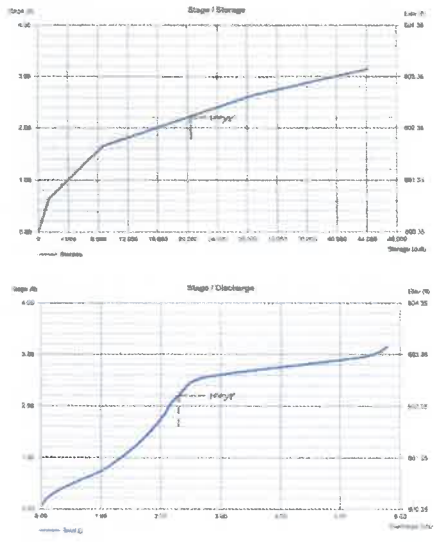
Stormwater Management Manual 10.17
Pond No. 1 - Sharp Pond
Pond Date

Calculation Date: 05/13/22
Average Inlet and Outlet Flow for Volume Calculation: Reported Equipment: N/A

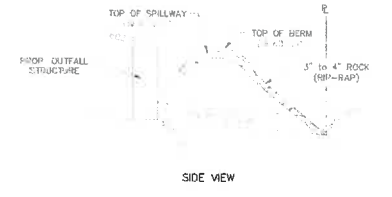
Stage / Storage Table	Stage (ft)	Storage (cu ft)	Outflow (cfs)	Inlet (cfs)	Total Storage (cu ft)
1	600.15	0.00	0.00	0.00	0.00
2	600.25	1,500	0.14	0.14	1,500
3	600.35	5,800	0.80	0.80	7,300
4	600.45	12,000	1.08	1.08	13,080
5	600.50	20,236	5.37	5.37	25,606

Outlet / Orifice Structures	W/S	H/S	Flow (cfs)
1	0.00	0.00	0.00
2	0.00	0.00	0.00
3	0.00	0.00	0.00
4	0.00	0.00	0.00
5	0.00	0.00	0.00

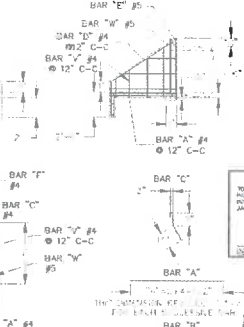
Water Structures	[A]	[B]	[C]	[D]	Flow (cfs)
1	0.00	0.00	0.00	0.00	0.00
2	0.00	0.00	0.00	0.00	0.00
3	0.00	0.00	0.00	0.00	0.00
4	0.00	0.00	0.00	0.00	0.00
5	0.00	0.00	0.00	0.00	0.00



OVERFLOW FRONT VIEW



OVERFLOW FLUME DETAIL



TYPE B HEADWALL

- NOTES:
1. SEE TABLE FOR DIMENSIONS.
 2. ALL EXPOSED CORNERS SHALL BE CHAMFERED 3/4".
 3. ALL REINFORCING STEEL SHALL HAVE #2 MIN. LAPS.

RECORD DRAWING 5/13/22
TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE INFORMATION CONTAINED HEREIN IS ACCURATE AND COMPLETE AS OF THE DATE AND INFORMATION PROVIDED BY THE CLIENT.

Monk
5/13/22

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.



CASE # SP2021-000

POND LAYOUT
SHARP INSULATION

SHARP ADDITION
LOT 4 (BLOCK A), 1.91 ACRES
City of Rockwall, Rockwall County, Texas

SHARP INSULATION
2578 HWY 276, Rockwall, Texas 75082
(214) 962-0980

MONK CONSULTING ENGINEERS, INC.
1200 W. Stone Street, Garland, Texas 75040
972-272-1763 Fax 972-272-8761
8200 Stonebriar Court, Suite 100, Dallas, Texas 75247
www.monkce.com

DATE: 11/15/21 SHEET: C105

WARNING:
READ THE ENTIRE DRAWING CAREFULLY AND OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE INFORMATION PROVIDED BY THE CLIENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE INFORMATION PROVIDED BY THE CLIENT.

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND DEVICES PRIOR TO START OF OPERATIONS. CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY UNEXPECTED FINDINGS TO DETERMINE THE NATURE, EXTENT, AND LOCATION OF ALL EXISTING UTILITIES AND DEVICES. THESE FINDINGS SHALL BE LOCATED AND IDENTIFIED BY THE CONTRACTOR AND THE LOCATION OF ALL EXISTING UTILITIES AND DEVICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND DEVICES. THE CONTRACTOR SHALL MAINTAIN AND PROTECT ALL EXISTING UTILITIES THROUGHOUT CONSTRUCTION.

Pond A

Overall Detention Pond Modified Rational

Present Conditions			
Q (cfs)	By-Pass Acreage	New Acreage	
A=	1.89	1.53	
C=	0.35	0.35	
Tc=	20.09		
I100=	8.30		
Q100=	3.45		

Future Conditions			
Q (cfs)	Offsite Condition	By-Pass	Q Allow
A=	1.89	0.350	
A (adj)	1.53		
C=	0.30	0.350	0.30
Tc=	10.00	20	10.00
I100=	5.00	8.30	5.00
Q100=	15.48	3.99	2.37 CFS

Flow for Storm Duration			
Time	I	C	Q (cfs)
10 min	9.80	0.90	13.495
15 min	9.00	0.90	12.390
20 min	8.30	0.90	11.420
30 min	6.90	0.90	9.501
40 min	5.80	0.90	7.867
50 min	5.00	0.90	6.835
60 min	4.50	0.90	6.197
70 min	4.00	0.90	5.608
80 min	3.70	0.90	5.095
90 min	3.50	0.90	4.620
100 min	3.40	0.90	4.182
110 min	3.20	0.90	4.408

Storage Calculations			
Time	Inflow	Outflow	Storage
10 min	6.657	1.425	6.672
15 min	11.784	1.781	9.273
20 min	13.715	2.137	11.578
30 min	17.102	2.849	14.253
40 min	19.169	3.562	15.908
50 min	20.655	4.274	16.361
60 min	22.307	4.988	17.321
70 min	23.134	5.699	17.455
80 min	24.458	6.413	18.045
90 min	26.025	7.123	18.902
100 min	28.091	7.836	20.255
110 min	28.438	8.548	17.801

Summary Detention Pond A Calculations

	Volume	Elevation
Outflow 100	2.37 cfs	20,255 cf
Outflow 25	1.96 cfs	18,916 cf
Outflow 10	0.90 cfs	17,203 cf
Outflow 6	0.14 cfs	15,245 cf

Overall Detention Pond Modified Rational

Present Conditions			
Q (cfs)	By-Pass Acreage	New Acreage	
A=	1.88	1.53	
C=	0.38	0.35	
Tc=	20.00		
I100=	6.30		
Q100=	4.15		

Future Conditions			
Q (cfs)	Offsite Condition	By-Pass	Q Allow
A=	1.88	0.35	
A (adj)	1.53		
C=	0.30	0.350	0.30
Tc=	10.00	20	10.00
I100=	8.30	8.30	9.80
Q100=	14.84	3.99	1.08 cfs

Flow for Storm Duration			
Time	I	C	Q (cfs)
10 min	8.30	0.90	11.429
15 min	7.80	0.90	10.328
20 min	6.50	0.90	9.088
30 min	5.50	0.90	7.574
40 min	4.80	0.90	6.334
50 min	4.30	0.90	5.508
60 min	3.90	0.90	4.829
70 min	3.60	0.90	4.544
80 min	3.40	0.90	4.289
90 min	3.20	0.90	3.993
100 min	2.70	0.90	3.718
110 min	2.50	0.90	3.443

Storage Calculations			
Time	Inflow	Outflow	Storage
10 min	6.657	636	6.222
15 min	9.295	794	8.501
20 min	10.906	955	9.953
30 min	13.432	1,270	12.382
40 min	15.292	1,588	13.614
50 min	16.524	1,985	14.619
60 min	17.530	2,223	15.126
70 min	19.085	2,540	16.545
80 min	20.490	2,858	17.832
90 min	21.584	3,175	18.389
100 min	22.307	3,493	18.815
110 min	20.655	3,810	16.845

Overall Detention Pond Modified Rational

Present Conditions			
Q (cfs)	By-Pass Acreage	New Acreage	
A=	1.88	1.53	
C=	0.35	0.350	
Tc=	20.09		
I100=	8.30		
Q100=	3.88		

Future Conditions			
Q (cfs)	Offsite Condition	By-Pass	Q Allow
A=	1.88	0.35	
A (adj)	1.53		
C=	0.30	0.350	0.30
Tc=	10.00	20	10.00
I100=	7.10	8.30	9.80
Q100=	12.01	3.08	0.80 cfs

Flow for Storm Duration			
Time	I	C	Q (cfs)
10 min	7.10	0.90	9.777
15 min	6.50	0.90	8.951
20 min	5.90	0.90	8.124
30 min	4.80	0.90	6.619
40 min	4.00	0.90	5.508
50 min	3.50	0.90	4.820
60 min	3.00	0.90	4.121
70 min	2.80	0.90	3.850
80 min	2.60	0.90	3.580
90 min	2.50	0.90	3.443
100 min	2.40	0.90	3.305
110 min	2.30	0.90	3.167

Storage Calculations			
Time	Inflow	Outflow	Storage
10 min	5.966	477	5.389
15 min	6.925	568	7.459
20 min	6.749	718	6.633
30 min	11.897	954	10.943
40 min	13.219	1,193	12.026
50 min	14.459	1,431	13.027
60 min	14.672	1,670	13.202
70 min	18.104	1,908	14.285
80 min	17.185	2,147	15.038
90 min	18.590	2,388	16.204
100 min	16.824	2,624	17.205
110 min	18.003	2,903	16.140

Overall Detention Pond Modified Rational

Present Conditions			
Q (cfs)	By-Pass Acreage	New Acreage	
A=	1.88	1.53	
C=	0.35	0.350	
Tc=	20.09		
I100=	8.30		
Q100=	3.22		

Future Conditions			
Q (cfs)	Offsite Condition	By-Pass	Q Allow
A=	1.88	0.35	
A (adj)	1.53		
C=	0.30	0.350	0.30
Tc=	10.00	20	10.00
I100=	8.10	8.30	9.80
Q100=	10.32	2.69	0.14 cfs

Flow for Storm Duration			
Time	I	C	Q (cfs)
10 min	6.10	0.90	8.400
15 min	5.50	0.90	7.214
20 min	4.90	0.90	6.747
30 min	4.10	0.90	6.648
40 min	3.40	0.90	6.882
50 min	2.80	0.90	6.858
60 min	2.60	0.90	6.560
70 min	2.40	0.90	6.265
80 min	2.30	0.90	5.167
90 min	2.10	0.90	2.892
100 min	1.90	0.90	2.818
110 min	1.60	0.90	2.419

Storage Calculations			
Time	Inflow	Outflow	Storage
10 min	5.040	82	4.958
15 min	6.818	163	6.713
20 min	8.067	123	7.973
30 min	10.162	165	9.988
40 min	11.230	205	11.031
50 min	11.567	247	11.320
60 min	12.889	285	12.601
70 min	13.860	329	13.551
80 min	15.202	370	14.832
90 min	15.815	412	15.204
100 min	15.588	453	15.245
110 min	14.872	484	14.378

RECORD DRAWING 07/13/25
 IN THE CITY OF ROCKWALL, TEXAS, THE ENGINEER HAS REVIEWED THIS DRAWING AND CERTIFIES THAT IT COMPLIES WITH ALL APPLICABLE REGULATIONS AND STANDARDS.
 [Signature]
 07/13/25



CASE #SP2021-000

POND CALCULATIONS

SHARP INSULATION

SHARP ADDRESS
 LOT 8, BLOCK A, 1.91 ACRES
 City of Rockwall, Rockwall County, Texas

SHARP INSULATION
 2578 HWY 276, Rockwall, Texas 75087
 (214) 982-0088

TEMP BENCHMARK:
 1000 W. STATE STREET, GARLAND, TEXAS 75040
 572-272-1763 Fax 972-272-8761

ELEVATION = 603.26'

DATE: 11/15/21 SHEET: C105A



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 3301 SPRINGER RD

SUBDIVISION _____

LOT 8

BLOCK A

GENERAL LOCATION SPRINGER / 549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-46

CURRENT USE WAREHOUSE

PROPOSED ZONING ALLOW OUTSIDE STORAGE

PROPOSED USE WAREHOUSE / OUTSIDE STORAGE

ACREAGE 1.19

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 KRIS SHARP

APPLICANT _____

CONTACT PERSON AMIE WALLACE

CONTACT PERSON _____

ADDRESS _____

ADDRESS _____

CITY, STATE & ZIP _____

CITY, STATE & ZIP _____

PHONE _____

PHONE _____

E-MAIL _____

E-MAIL _____

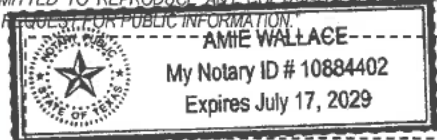
NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KRIS SHARP [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 \$ 230.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 10 DAY OF March, 2026 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 DAY OF March, 2026

OWNER'S SIGNATURE _____



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

MY COMMISSION EXPIRES 7-17-29



Z2026-014: Amendment to PD-46

CORPORATE CROSSING

LI

PD-46

276

C

SFE-1.5

SF-10

PD-45

SIFM 549

AG

PD-82


549

PD-95

AG

SFE-4

AG

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.

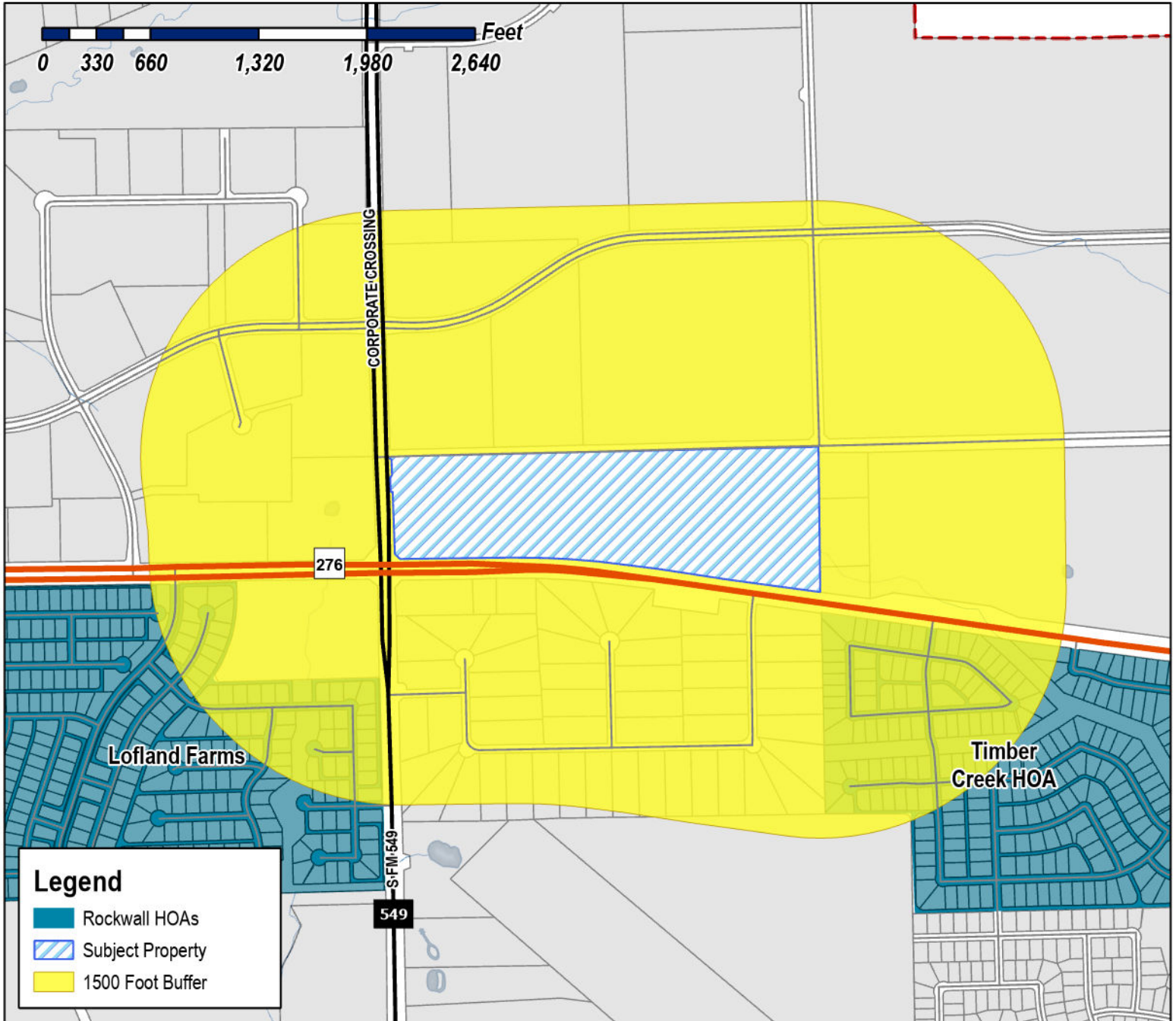




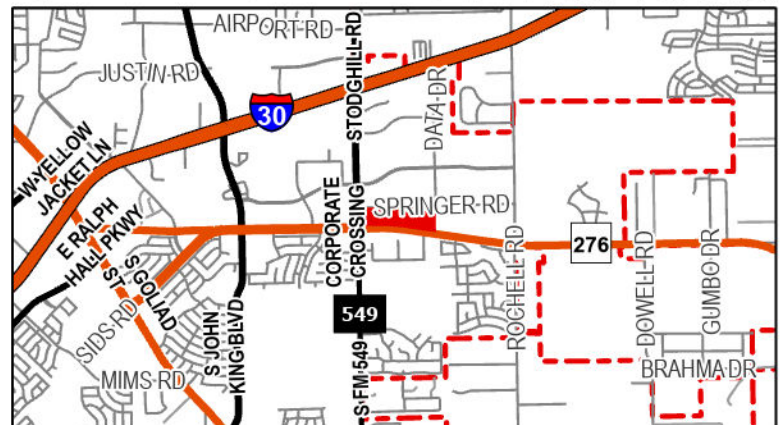
City of Rockwall

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

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



Case Number: Z2026-014
Case Name: Amendment to PD-46
Case Type: Zoning
Zoning: Planned Development District 46 (PD-46)
Case Address: Springer Road



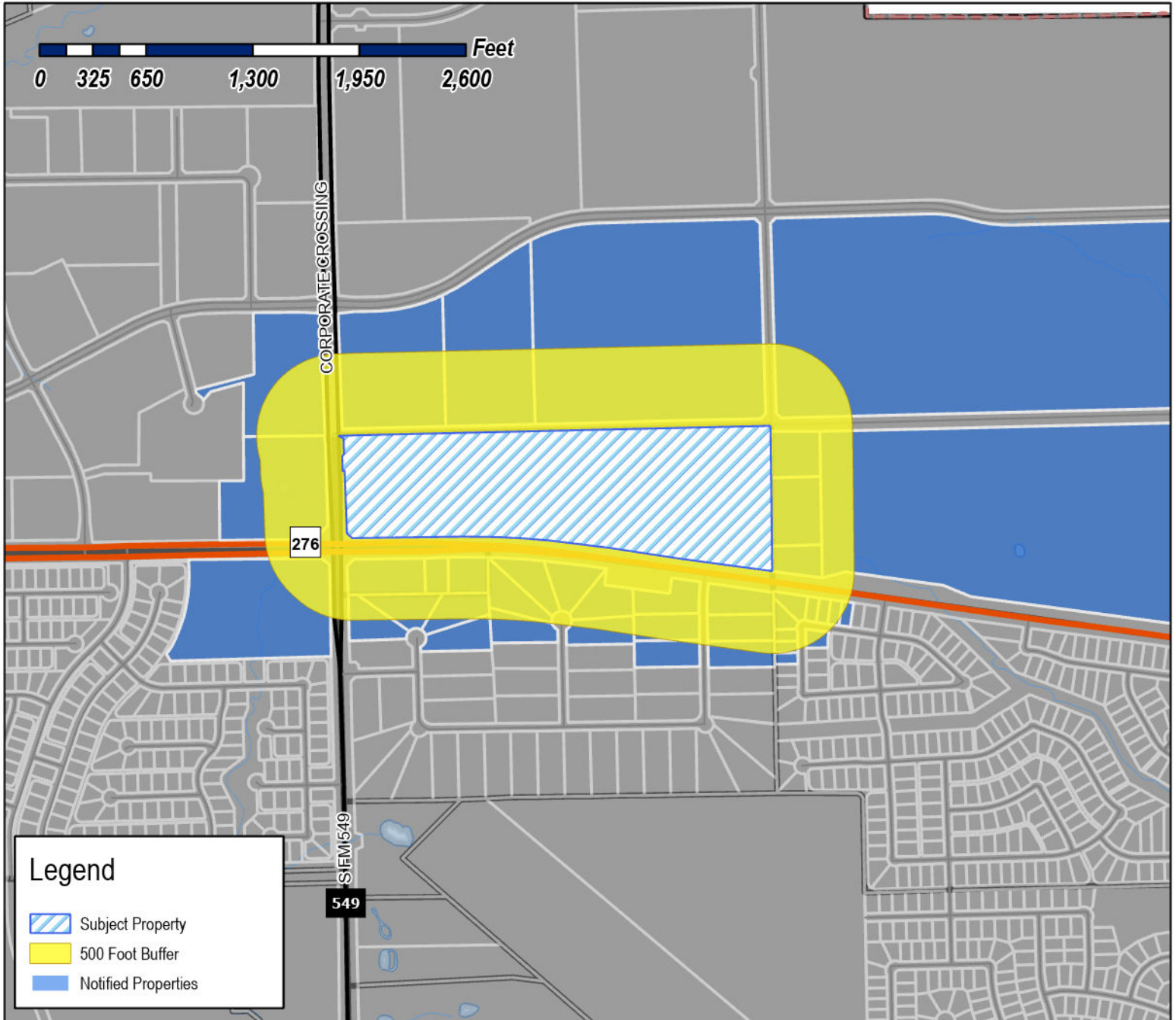
Date Saved: 3/16/2026
 For Questions on this Case Call (972) 771-7745



City of Rockwall

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

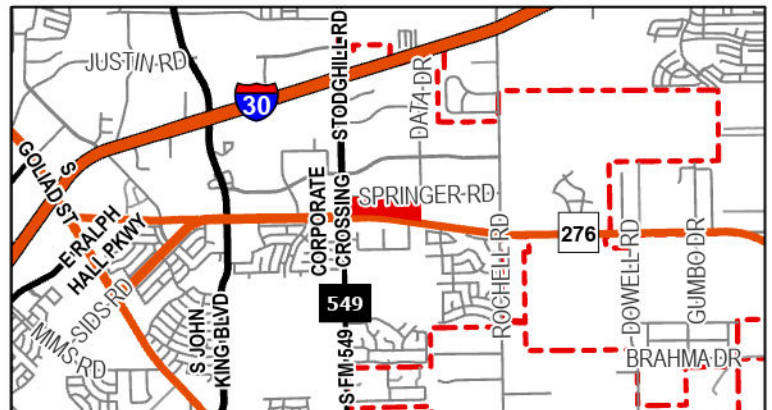
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2026-014
Case Name: Amendment to PD-46
Case Type: Zoning
Zoning: Planned Development District 46 (PD-46)
Case Address: Springer Road

Date Saved: 3/16/2026

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



EXETER 2975 DISCOVERY, LP
100 W Matsonford Rd Ste 5-250
Wayne, PA 19087

HUDACK STEVE V AND AILEEN J
1090 VINTAGE COURT
VACAVILLE, CA 95688

DFW DISTRIBUTOR,
PETROLEUM INC.
1111 N BELTLINE RD STE #100
GARLAND, TX 75040

DFW DISTRIBUTOR PETROLEUM INC
1111 N BELTLINE RD STE #100
GARLAND, TX 75040

FOLEY US LANDCO LLC
1260 THATCH PALM DR
BOCA RATON, FL 33432

RESIDENT
1275 CORPORATE CROSSING
ROCKWALL, TX 75087

ALLEN FOODS INC
C/O RYAN LLC, AGENT FOR BIMBO BAKERIES
USA
13155 Noel Rd Ste 100
Dallas, TX 75240

AGREE LIMITED PARTNERSHIP
SUNBELT RENTALS, INC. STORE# 272
1799 Innovation Pt ATTN; PROPERTY TAX DEPT.
Fort Mill, SC 29715

ABLES NORRIS BRADLEY
1855 SILVER VIEW LN
ROCKWALL, TX 75032

RAMIREZ JUAN
1858 SILVER VIEW LN
ROCKWALL, TX 75032

JOHNSON DAVID A AND PHYLLIS D
1890 COPPER RIDGE CIR
ROCKWALL, TX 75032

DE RUSSE MARIA NICOLE AND REUBEN DANIEL
1895 COPPER RIDGE CIR
ROCKWALL, TX 75032

ARCHER RANDY G & YOWAREE
1900 COPPER RIDGE CIR
ROCKWALL, TX 75032

LITTLE CHRISTOPHER MATTHEW
1905 COPPER RIDGE CIR
ROCKWALL, TX 75032

MINOR MORRIS & NORA A
1908 STERLING CT
ROCKWALL, TX 75032

VANZANDT CINTHYA MARISOL
1910 COPPER RIDGE CR
ROCKWALL, TX 75032

BALLOUT 7 LLC
1910 OAK POINT DRIVE
ALLEN, TX 75013

SCOTT SUSAN
1910 SILVER VIEW LN
ROCKWALL, TX 75032

RESIDENT
1913 STERLING CT
ROCKWALL, TX 75087

WILLESS WAYNE & PRISCILLA K
1915 COPPER RIDGE CIR
ROCKWALL, TX 75032

BRYANT DAWN
1915 SILVER VIEW LN
ROCKWALL, TX 75032

SANCHEZ JOSE L
1918 STERLING CT
ROCKWALL, TX 75032

MEJIA BLAS & LUISA
1921 STERLING CT
ROCKWALL, TX 75032

BARENOS CYNTHIA
1924 EVERGREEN DR
ROCKWALL, TX 75032

PRADO JESSE E & CYNTHIA G
1930 EVERGREEN DRIVE
ROCKWALL, TX 75032

ROSALES LUIS & JACKELINE
1930 SILVER VIEW LN
ROCKWALL, TX 75032

LOZANO OSCAR & DIANA
1935 EVERGREEN DR
ROCKWALL, TX 75032

QUINTON JAMES D
1935 SILVER VIEW LN
ROCKWALL, TX 75032

RESIDENT
1936 EVERGREEN DR
ROCKWALL, TX 75087

SCHMIESING ALBERT W & BERTHA N
1942 EVERGREEN DRIVE
ROCKWALL, TX 75032

THE THREE HOLY YOUTH COPTIC ORTHODOX
CHURCH
2 RIVERWAY STE 1770
DALLAS, TX 75218

RESIDENT
2205 HWY 276
ROCKWALL, TX 75087

RESIDENT
2301 HWY276
ROCKWALL, TX 75087

THE THREE HOLY YOUTH COPTIC ORTHODOX
CHURCH
2 RIVERWAY STE 1770
GARLAND, TX 75049

RESIDENT
2210 STATE HWY 276
ROCKWALL, TX 75087

RESIDENT
2305 HWY276
ROCKWALL, TX 75087

NBN COMMERCIAL GROUP LLC
2040 N Belt Line Rd Ste 400
Mesquite, TX 75150

RESIDENT
2245 HWY276
ROCKWALL, TX 75087

TOMMY'S MOBILE BOAT & MOTOR SERVICE, INC
2315 STATE HIGHWAY 276
ROCKWALL, TX 75032

VALENZUELA MOISES BENEDICTO AND MARIA
ANTONIETA
2445 DORRINGTON DR
DALLAS, TX 75228

RESIDENT
2578 HWY276
ROCKWALL, TX 75087

VACPARTS WAREHOUSE COM LLC
2578 STATE HWY 276
ROCKWALL, TX 75032

RESIDENT
2582 HWY276 RD
ROCKWALL, TX 75087

RESIDENT
2640 HWY276
ROCKWALL, TX 75087

RESIDENT
2690 HWY276
ROCKWALL, TX 75087

SHARP RICK
2740 State Highway 276 Ste 100 # Set
Rockwall, TX 75032

RESIDENT
2754 HWY276
ROCKWALL, TX 75087

RESIDENT
2975 DISCOVERY BLVD
ROCKWALL, TX 75087

5 SHARP REAL ESTATE LLC
3021 RIDGE RD #160
ROCKWALL, TX 75032

RESIDENT
3055 DISCOVERY BLVD
ROCKWALL, TX 75087

GARZA CESAR AND ANA MARIE
3129 FONTANA BLVD
ROCKWALL, TX 75032

PRBS PROPERTIES LLC
3216 HUNTER LANE
PLANO, TX 75093

RESIDENT
3225 SPRINGER LN
ROCKWALL, TX 75087

XCELON DEVELOPEMENT LLC
3225 McLeod Dr Ste 100
Las Vegas, NV 89121

RESIDENT
3285 SPRINGER RD
ROCKWALL, TX 75087

VILLALPANDO URIEL AND DIANNE
3414 BERMUDA DRIVE
ROWLETT, TX 75088

RESIDENT
3465 SPRINGER RD
ROCKWALL, TX 75087

RESIDENT
3475 SPRINGER RD
ROCKWALL, TX 75087

SKIPPER JOSEPH AND
STEPHANIE BREANNE SKIPPER
3484 HAWTHORNE TRAIL
ROCKWALL, TX 75032

RESIDENT
3490 HAWTHORNE TR
ROCKWALL, TX 75087

URBINA MARIPAZ
3496 HAWTHORNE TRL
ROCKWALL, TX 75032

CPIV-354 RANCH TRAIL LLC
354/356 RANCH TRL
ROCKWALL, TX 75032

RESIDENT
3602 HAWTHORNE TR
ROCKWALL, TX 75087

RESIDENT
3608 HAWTHORNE TR
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

DIXON TERRY STERLING III
515 Millbrook Blvd
San Marcos, TX 78666

MCPF1-4 TX 276 LLC
5151 BELT LINE RD STE 725
ROCKWALL, TX 75087

2305 STATE HWY 276 LLC
709 W RUSK ST STE 112
ROCKWALL, TX 75087

BLACKLAND WATER CORP
ATTN ADA JO PHILLIPS
PO BOX 215
FATE, TX 75132

LATTIMORE MATERIALS COMPANY LP
PO BOX 2469
ADDISON, TX 75001

ALMO INVESTMENT II LTD
PO BOX 2599
WAXAHACHIE, TX 75168

LYNSTAR LLC
PO BOX 847
ROCKWALL, TX 75087

COLIN-G PROPERTIES INC
PO BOX 847
ROCKWALL, TX 75087

ROCKWALL ECONOMIC DEVELOPMENT
PO BOX 968
ROCKWALL, TX 75087



March 10, 2026

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

Re: Rezoning Request – 3301 Springer Rd., Rockwall 75032

To Whom it May Concern,

The subject property is currently zoned PD-46 for Commercial District land use. We are requesting Outside Storage as a permitted land use on the property.

Regards,

A handwritten signature in black ink, appearing to read 'Amie Wallace', is written over the typed name.

Amie Wallace
Chief Admin Officer
Sharp Insulation

SHARP INSULATION CO., LLC

Office 972.772.7411
3021 Ridge Road #160 | Rockwall, TX 75032

CITY OF ROCKWALL

ORDINANCE NO. 25-12

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46) [ORDINANCE NO. 21-32] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46), BEING A 47.37-ACRE TRACT OF LAND SITUATED WITHIN THE J. A. RAMSEY SURVEY, ABSTRACT NO. 186, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Trenton Austin of GT Plumbing Services, LLC on behalf of Tim Connolly of Connolly Squared, LLC for the approval of a Zoning Change to amend Planned Development District 46 (PD-46) [Ordinance No. 21-32] for the purpose of allowing *Building Maintenance, Sales, and Service with Outside Storage* as a permitted land use on a 1.00-acre parcel of land identified as Tract 2-8, Abstract No. 186, of the J. A. Ramsey Addition being a portion of a larger 47.37-acre Planned Development District that is situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, identified as Planned Development District 46 (PD-46) [Ordinance No. 99-05], which is more fully described and depicted in *Exhibit 'A'* of this ordinance, and hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 46 (PD-46) [Ordinance No. 21-32] and the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No 21-32*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

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

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

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

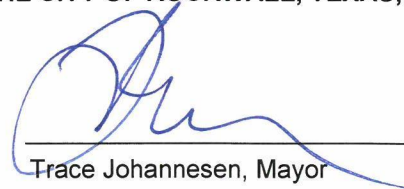
SECTION 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense and each and every day such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

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 04-38*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

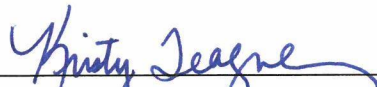
SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 04-38*] of any provision of the *City Code*, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [*Ordinance No. 04-38*] (*including references to the Unified Development Code*), and references to overlay districts, in this ordinance or any of the *Exhibits* hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF MARCH, 2025.



Trace Johannesen, Mayor

ATTEST:


Kristy Teague, City Secretary



APPROVED AS TO FORM:


Frank J. Garza, City Attorney

1st Reading: February 18, 2025

2nd Reading: March 3, 2025

EXHIBIT 'A':
Legal Description and Survey

BEING 47.37 acres of land situated in the Abstract 186, J.A. Ramsey Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a point in the south Right of Way of Discovery Blvd, at City Geodetic Control Monument #9. (NAD83 Texas State Plane GPS Coordinate: 2,607,463.893 E, 7,020,550.132 N feet) bearing South 73° 10' 43" East, a distance of 2,602.028 feet to the *POINT OF BEGINNING*;

BEGINNING at a point in the intersection of Springer Rd and Data Dr. (NAD83 Texas State Plane GPS Coordinate: 2,609,967.107 E, 7,019,844.125N feet);

THENCE South 00° 12' 17" West following the Eastern boundary line of Planned Development #46, a distance of 951.9 feet for a corner;

THENCE North 81° 8' 11" West, a distance of 1,019.177 feet to the beginning of a curve found in the centerline of State Highway 276, said being the beginning of a curve to the left having a tangent of 730.751 feet and a radius of 6,289.035 feet with a chord distance of 730.268 feet and a chord bearing of North 83 degrees 30 minutes 38 seconds West to a point;

THENCE North 89° 23' 42" West, a distance of 920.839 feet for a corner;

THENCE North 0° 20' 45" West, a distance of 693.685 feet for a corner;

THENCE North 89° 48' 28" East, a distance of 2,660.985 feet, to the *POINT OF BEGINNING AND CONTAINING* 47.37 acres of land (2,063,262.886 square feet) more or less.

EXHIBIT 'A':
Legal Description and Survey

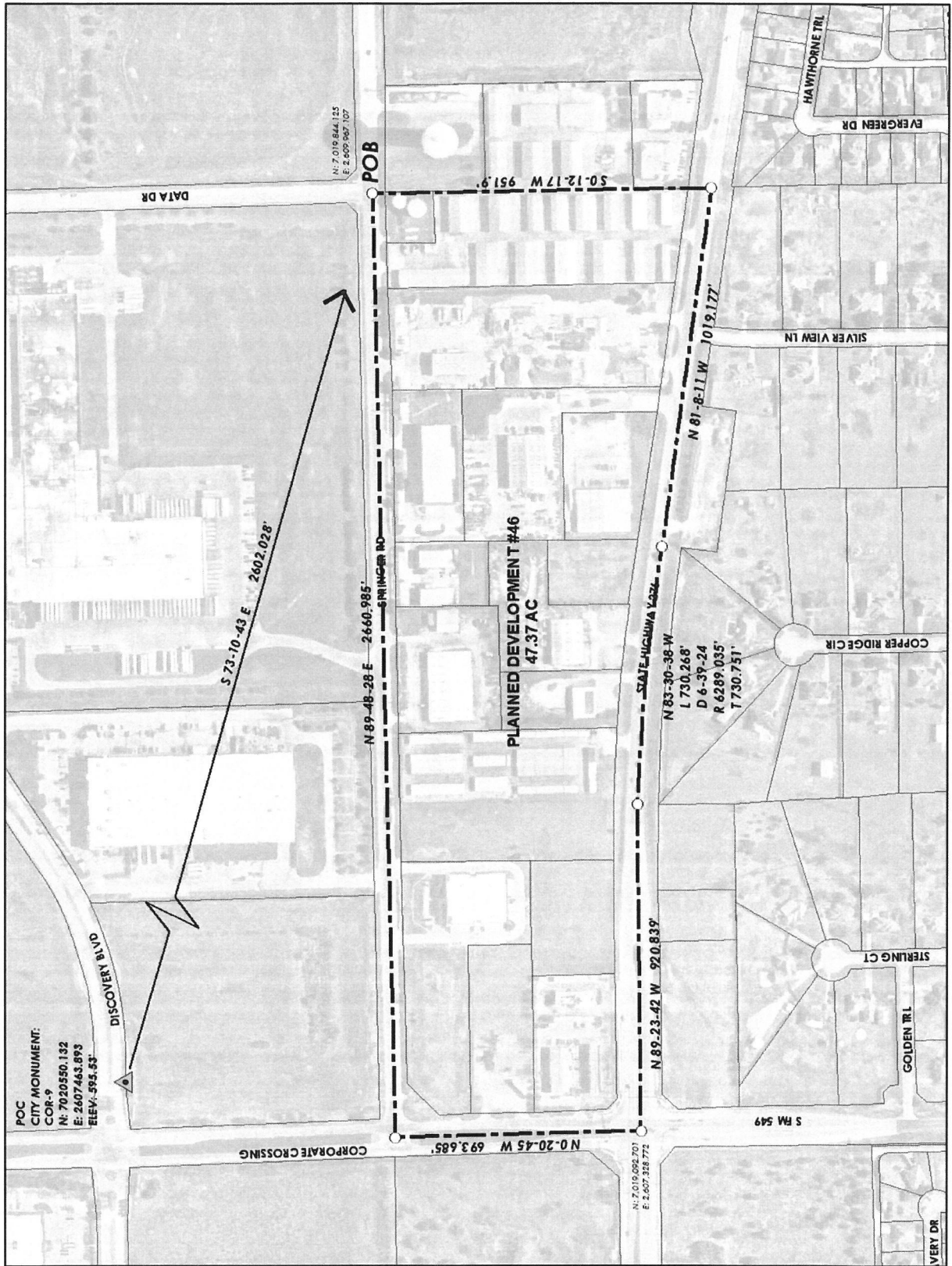


EXHIBIT 'B':
Concept Plan

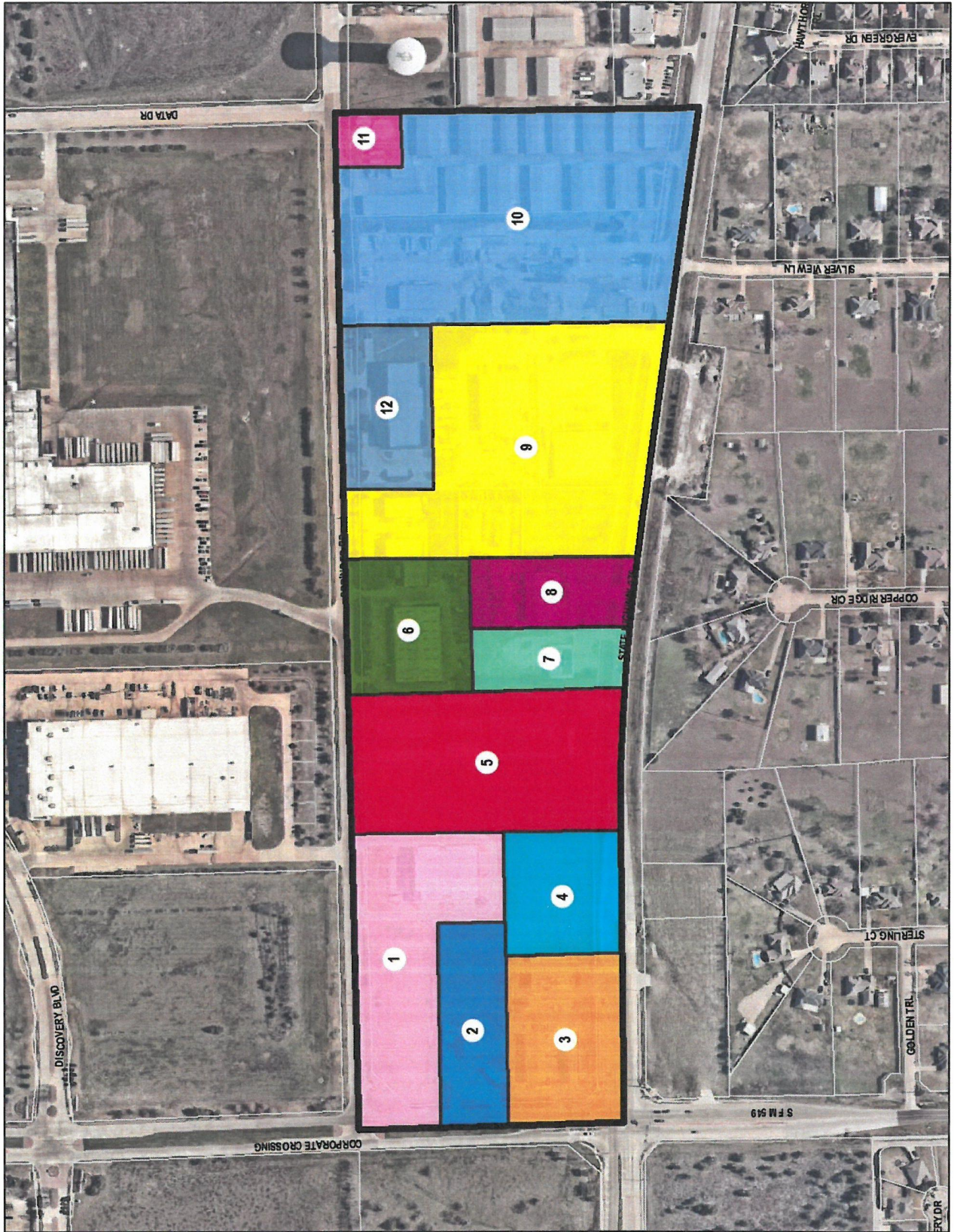


EXHIBIT 'C':
PD Development Standards

(A) Purpose. The purpose of this amendment to Planned Development District 46 (PD-46) is to supersede *Ordinance No. 21-32*; however, this ordinance does not change the intent, restrictions, or land uses established in *Ordinance No. 21-32* with the exception of adding the *Building Maintenance, Service, and Sales with Outside Storage* land use to *Tract 7* as depicted in *Exhibit 'B'* of this ordinance.

(B) Permitted Land Uses. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be subject to the permitted land uses stipulated for properties in a Commercial (C) District as specified in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following land uses shall be permitted *by-right* on the corresponding tract:

(1) Tract 3 [Tract 2, Lot 02].

- Minor Automotive Repair Garage

(2) Tract 5 [Tract 2, Lot 06].

- Mini-Warehouse

(3) Tract 6 [Tract 2, Lot 03].

- Heavy Construction/Trade Yard

(4) Tract 7 [Tract 2, Lot 08].

- Building Maintenance, Service, and Sales with Outside Storage¹

NOTES

¹: The *Building Maintenance, Service, and Sales with Outside Storage* shall be subject to the following *Conditional Land Use Standards*:

- (1) All outside storage shall comply with the exhibit in *Figure 1* below.
- (2) Heavy Equipment (*i.e. Tractor Machinery*) shall be permitted to be store on gravel; however, the storage of trucks, trailers, Conex boxes, or any other outside storage shall be on a concrete surface.
- (3) All outside storage shall be situated behind the building and not be visible from SH-276.
- (4) The outside storage areas shall be reviewed for visibility by the Planning and Zoning Commission at the time of site plan. Additional landscape screening may be required by the Planning and Zoning Commission and/or staff at the time of site plan approval.
- (5) All unpermitted improvements shall be removed from the property prior to site plan approval.

FIGURE 1. CONCEPT PLAN FOR 2305 SH-276



RED: OUTSIDE STORAGE AREA; **BLUE:** STORAGE OF SERVICE TRUCKS; **GREEN:** FUTURE BUILDING EXPANSION

(5) Tract 8 [Tract 2, Lot 07].

EXHIBIT 'C':
PD Development Standards

- New or Used Boat Dealership

(6) Tract 9 [A Portion of Tract 2, Lot 00].

- Trucking Company

(7) Tract 10 [Tract 2, Lot 13].

- Concrete Batch Plant
- Mini-Warehouse

(8) Tract 12 [A Portion of Tract 2, Lot 00].

- Warehouse

(C) Dimensional Requirements. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be subject to the dimensional requirements stipulated for properties in a Commercial (C) District as specified in Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(D) Legal Non-Conforming Status. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be allowed to maintain the same exterior building materials that are currently utilized on the existing building for any new buildings that are built; however, if an existing or new building is expanded to an amount that equals 50% of the appraised tax value of that building, the building shall be required to adhere to the requirements of the Commercial (C) District as stipulated in Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

PROJECT COMMENTS



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

DATE: 3/27/2026

PROJECT NUMBER: Z2026-014
PROJECT NAME: Amendment to PD-46
SITE ADDRESS/LOCATIONS: 3301 Springer Road

CASE CAPTION: Hold a public hearing to discuss and consider a request by Kris Sharp of 5 Sharp Real Estate, LLC for the approval of a Zoning Change to amend Planned Development District 46 (PD-46) [Ordinance No. 25-12] being a 47.37-acre tract of land situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of Corporate Crossing and SH-276, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	03/27/2026	Approved w/ Comments

03/27/2026: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Zoning Change to amend Planned Development District 46 (PD-46) [Ordinance No. 25-12] being a 47.37-acre tract of land situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of Corporate Crossing and SH-276.

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 (Z2026-014) in the lower right-hand corner of all pages on future submittals.

I.4 According to 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." (Subsection 02.01 (J)(5), of Article 13, UDC)

I.5 The underlying zoning for Planned Development District 46 (PD-46) is Commercial (C) District. Within the Commercial (C) District the Outside Storage land use is not permitted. The applicant is requesting to amend PD-46 to allow the Outside Storage land use by-right on the subject property.

M.6 Please provide a concept plan that delineates where the Outside Storage will be located on the subject property. This is being requested in order to provide the Planning and Zoning Commission and City Council with more information about the extent of the requested Outside Storage.

I.7 Staff will be obligated to detail the operation of the business without a Certificate of Occupancy (CO), not filing the replat, and detail any unpermitted improvements and/or operations on the subject property as part of this zoning case

I.8 If the zoning case is approved, a site plan process will be required to be completed in order to delineate the Outside Storage areas and detail the screening requirements. According to Article 05, District Development Standards, of the Unified Development Code (UDC), the "Outside Storage of materials or vehicles shall be screened from all public rights-of-way, any adjacent properties, and parks and open space that abut or are directly across a public street or alley from the subject property. The screening must be at least

one (1) foot taller than the material or vehicles being stored and shall be achieved using a masonry wall (excluding tilt wall or concrete masonry units [CMU] unless otherwise approved by the Planning and Zoning Commission) and Canopy Trees on 20-foot centers. As an alternative, the Planning and Zoning Commission may approve a screening method in accordance with Subsection 05.02, Landscape Screening Standards, of Article 08, Landscape Standards." In addition, any proposed screening will need to be located outside of any easements.

M.9 Please review the attached draft ordinance prior to the March 31, 2026 Planning & Zoning Commission meeting, and provide staff with your markups by April 7, 2026.

I.10 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 April 7, 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 April 14, 2026 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on March 31, 2026.

I.11 The projected City Council meeting dates for this case will be April 20, 2026 (1st Reading) and May 4, 2026 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	03/18/2026	Approved w/ Comments

03/18/2026: 1. No screening of outside storage in easements.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	03/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/16/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Henry Lee	03/27/2026	N/A

No Comments



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 3301 SPRINGER RD

SUBDIVISION _____

LOT 8

BLOCK A

GENERAL LOCATION SPRINGER / 549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-46

CURRENT USE WAREHOUSE

PROPOSED ZONING A1100 OUTSIDE STORAGE

PROPOSED USE WAREHOUSE / OUTSIDE STORAGE

ACREAGE 1.19

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 KRIS SHARP

APPLICANT _____

CONTACT PERSON AMIE WALLACE

CONTACT PERSON _____

ADDRESS _____

ADDRESS _____

CITY, STATE & ZIP _____

CITY, STATE & ZIP _____

PHONE _____

PHONE _____

E-MAIL _____

E-MAIL _____

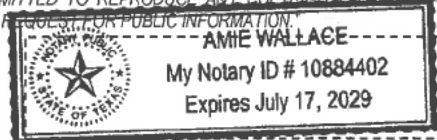
NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KRIS SHARP [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 \$ 230.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 10 DAY OF March, 2026 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 DAY OF March, 2026

OWNER'S SIGNATURE _____



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

MY COMMISSION EXPIRES 7-17-29



Z2026-014: Amendment to PD-46

CORPORATE CROSSING

LI

PD-46

276

C

SFE-1.5

SF-10

PD-45

SIFM 549

AG

PD-82

549

PD-95

AG

SFE-4

AG

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.

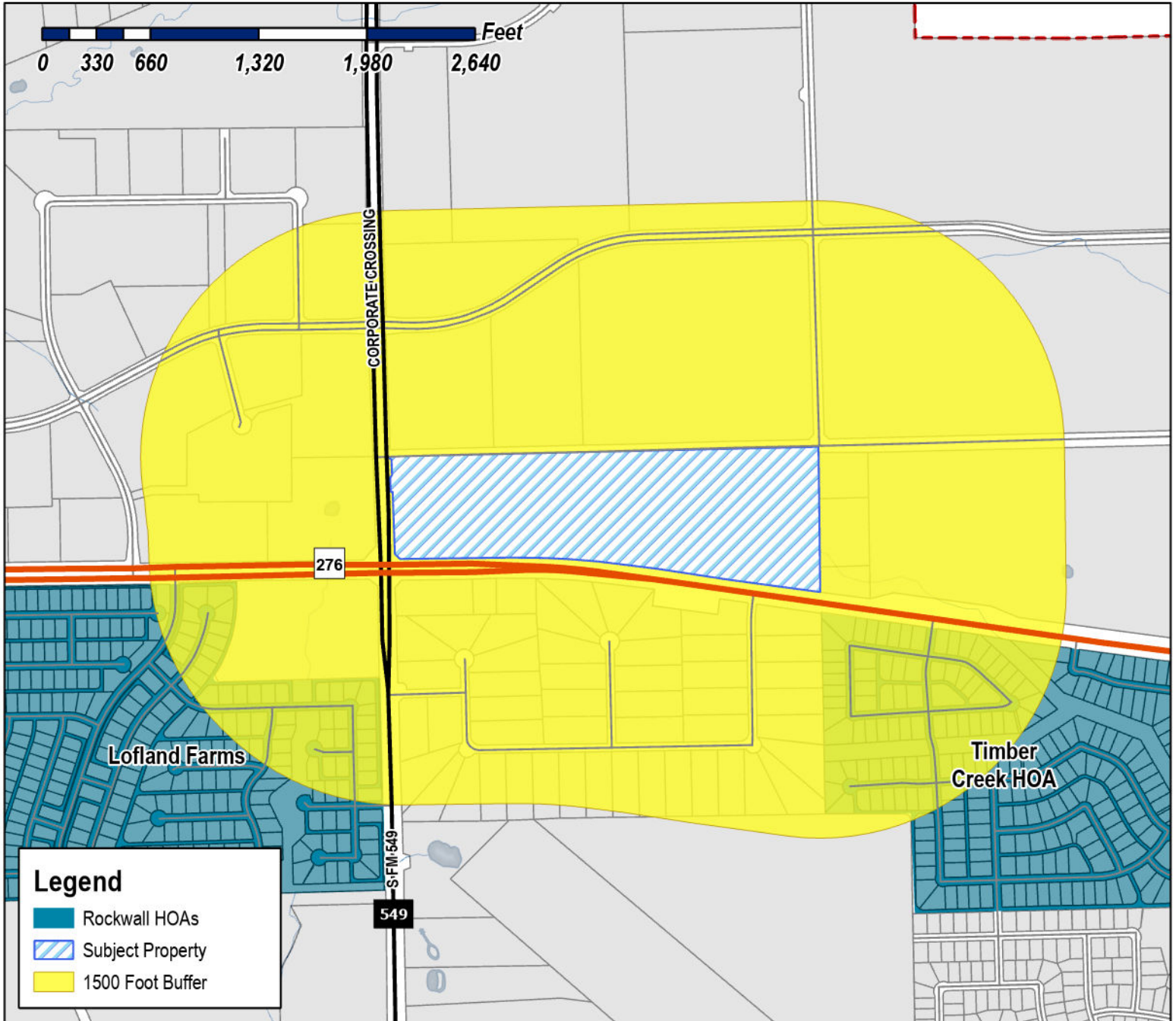




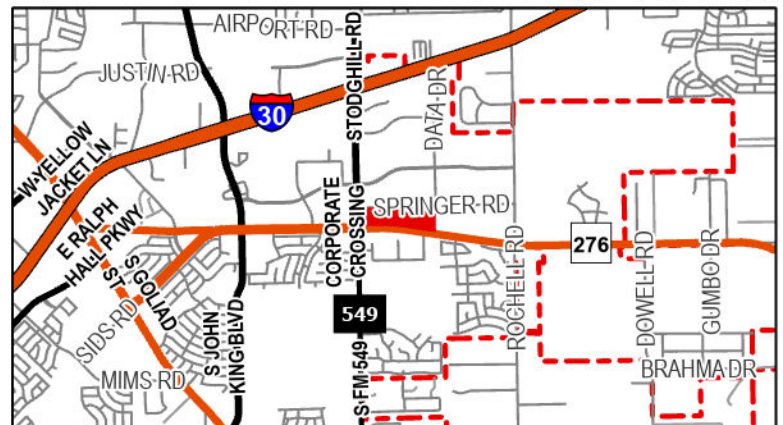
City of Rockwall

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

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



Case Number: Z2026-014
Case Name: Amendment to PD-46
Case Type: Zoning
Zoning: Planned Development District 46 (PD-46)
Case Address: Springer Road



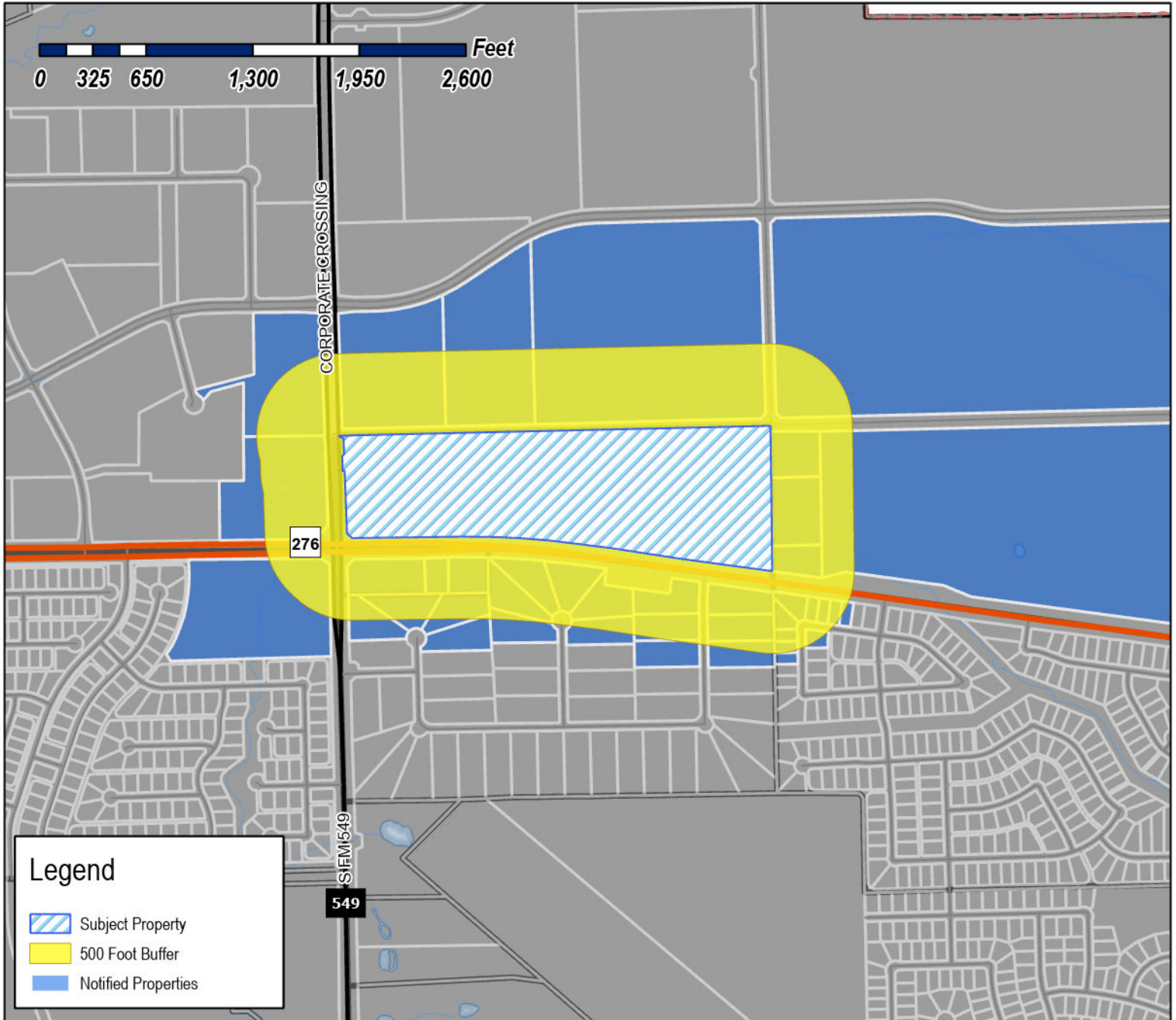
Date Saved: 3/16/2026
 For Questions on this Case Call (972) 771-7745



City of Rockwall

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

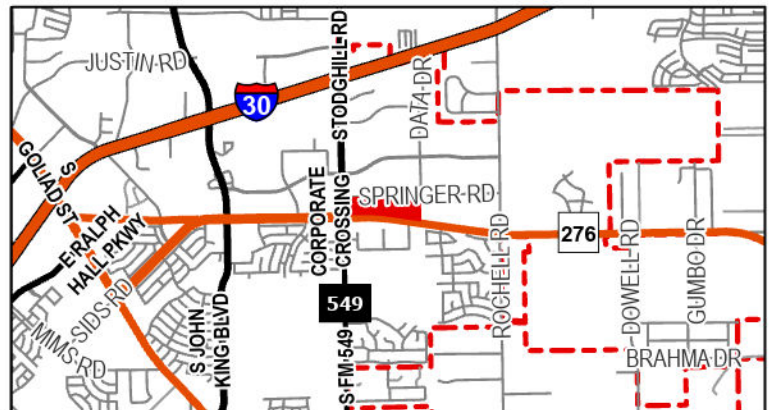
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2026-014
Case Name: Amendment to PD-46
Case Type: Zoning
Zoning: Planned Development District 46 (PD-46)
Case Address: Springer Road

Date Saved: 3/16/2026

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



EXETER 2975 DISCOVERY, LP
100 W Matsonford Rd Ste 5-250
Wayne, PA 19087

HUDACK STEVE V AND AILEEN J
1090 VINTAGE COURT
VACAVILLE, CA 95688

DFW DISTRIBUTOR,
PETROLEUM INC.
1111 N BELTLINE RD STE #100
GARLAND, TX 75040

DFW DISTRIBUTOR PETROLEUM INC
1111 N BELTLINE RD STE #100
GARLAND, TX 75040

FOLEY US LANDCO LLC
1260 THATCH PALM DR
BOCA RATON, FL 33432

RESIDENT
1275 CORPORATE CROSSING
ROCKWALL, TX 75087

ALLEN FOODS INC
C/O RYAN LLC, AGENT FOR BIMBO BAKERIES
USA
13155 Noel Rd Ste 100
Dallas, TX 75240

AGREE LIMITED PARTNERSHIP
SUNBELT RENTALS, INC. STORE# 272
1799 Innovation Pt ATTN; PROPERTY TAX DEPT.
Fort Mill, SC 29715

ABLES NORRIS BRADLEY
1855 SILVER VIEW LN
ROCKWALL, TX 75032

RAMIREZ JUAN
1858 SILVER VIEW LN
ROCKWALL, TX 75032

JOHNSON DAVID A AND PHYLLIS D
1890 COPPER RIDGE CIR
ROCKWALL, TX 75032

DE RUSSE MARIA NICOLE AND REUBEN DANIEL
1895 COPPER RIDGE CIR
ROCKWALL, TX 75032

ARCHER RANDY G & YOWAREE
1900 COPPER RIDGE CIR
ROCKWALL, TX 75032

LITTLE CHRISTOPHER MATTHEW
1905 COPPER RIDGE CIR
ROCKWALL, TX 75032

MINOR MORRIS & NORA A
1908 STERLING CT
ROCKWALL, TX 75032

VANZANDT CINTHYA MARISOL
1910 COPPER RIDGE CR
ROCKWALL, TX 75032

BALLOUT 7 LLC
1910 OAK POINT DRIVE
ALLEN, TX 75013

SCOTT SUSAN
1910 SILVER VIEW LN
ROCKWALL, TX 75032

RESIDENT
1913 STERLING CT
ROCKWALL, TX 75087

WILLESS WAYNE & PRISCILLA K
1915 COPPER RIDGE CIR
ROCKWALL, TX 75032

BRYANT DAWN
1915 SILVER VIEW LN
ROCKWALL, TX 75032

SANCHEZ JOSE L
1918 STERLING CT
ROCKWALL, TX 75032

MEJIA BLAS & LUISA
1921 STERLING CT
ROCKWALL, TX 75032

BARENOS CYNTHIA
1924 EVERGREEN DR
ROCKWALL, TX 75032

PRADO JESSE E & CYNTHIA G
1930 EVERGREEN DRIVE
ROCKWALL, TX 75032

ROSALES LUIS & JACKELINE
1930 SILVER VIEW LN
ROCKWALL, TX 75032

LOZANO OSCAR & DIANA
1935 EVERGREEN DR
ROCKWALL, TX 75032

QUINTON JAMES D
1935 SILVER VIEW LN
ROCKWALL, TX 75032

RESIDENT
1936 EVERGREEN DR
ROCKWALL, TX 75087

SCHMIESING ALBERT W & BERTHA N
1942 EVERGREEN DRIVE
ROCKWALL, TX 75032

THE THREE HOLY YOUTH COPTIC ORTHODOX
CHURCH
2 RIVERWAY STE 1770
DALLAS, TX 75218

RESIDENT
2205 HWY 276
ROCKWALL, TX 75087

RESIDENT
2301 HWY276
ROCKWALL, TX 75087

THE THREE HOLY YOUTH COPTIC ORTHODOX
CHURCH
2 RIVERWAY STE 1770
GARLAND, TX 75049

RESIDENT
2210 STATE HWY 276
ROCKWALL, TX 75087

RESIDENT
2305 HWY276
ROCKWALL, TX 75087

NBN COMMERCIAL GROUP LLC
2040 N Belt Line Rd Ste 400
Mesquite, TX 75150

RESIDENT
2245 HWY276
ROCKWALL, TX 75087

TOMMY'S MOBILE BOAT & MOTOR SERVICE, INC
2315 STATE HIGHWAY 276
ROCKWALL, TX 75032

VALENZUELA MOISES BENEDICTO AND MARIA
ANTONIETA
2445 DORRINGTON DR
DALLAS, TX 75228

RESIDENT
2578 HWY276
ROCKWALL, TX 75087

VACPARTS WAREHOUSE COM LLC
2578 STATE HWY 276
ROCKWALL, TX 75032

RESIDENT
2582 HWY276 RD
ROCKWALL, TX 75087

RESIDENT
2640 HWY276
ROCKWALL, TX 75087

RESIDENT
2690 HWY276
ROCKWALL, TX 75087

SHARP RICK
2740 State Highway 276 Ste 100 # Set
Rockwall, TX 75032

RESIDENT
2754 HWY276
ROCKWALL, TX 75087

RESIDENT
2975 DISCOVERY BLVD
ROCKWALL, TX 75087

5 SHARP REAL ESTATE LLC
3021 RIDGE RD #160
ROCKWALL, TX 75032

RESIDENT
3055 DISCOVERY BLVD
ROCKWALL, TX 75087

GARZA CESAR AND ANA MARIE
3129 FONTANA BLVD
ROCKWALL, TX 75032

PRBS PROPERTIES LLC
3216 HUNTER LANE
PLANO, TX 75093

RESIDENT
3225 SPRINGER LN
ROCKWALL, TX 75087

XCELON DEVELOPEMENT LLC
3225 McLeod Dr Ste 100
Las Vegas, NV 89121

RESIDENT
3285 SPRINGER RD
ROCKWALL, TX 75087

VILLALPANDO URIEL AND DIANNE
3414 BERMUDA DRIVE
ROWLETT, TX 75088

RESIDENT
3465 SPRINGER RD
ROCKWALL, TX 75087

RESIDENT
3475 SPRINGER RD
ROCKWALL, TX 75087

SKIPPER JOSEPH AND
STEPHANIE BREANNE SKIPPER
3484 HAWTHORNE TRAIL
ROCKWALL, TX 75032

RESIDENT
3490 HAWTHORNE TR
ROCKWALL, TX 75087

URBINA MARIPAZ
3496 HAWTHORNE TRL
ROCKWALL, TX 75032

CPIV-354 RANCH TRAIL LLC
354/356 RANCH TRL
ROCKWALL, TX 75032

RESIDENT
3602 HAWTHORNE TR
ROCKWALL, TX 75087

RESIDENT
3608 HAWTHORNE TR
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

DIXON TERRY STERLING III
515 Millbrook Blvd
San Marcos, TX 78666

MCPF1-4 TX 276 LLC
5151 BELT LINE RD STE 725
ROCKWALL, TX 75087

2305 STATE HWY 276 LLC
709 W RUSK ST STE 112
ROCKWALL, TX 75087

BLACKLAND WATER CORP
ATTN ADA JO PHILLIPS
PO BOX 215
FATE, TX 75132

LATTIMORE MATERIALS COMPANY LP
PO BOX 2469
ADDISON, TX 75001

ALMO INVESTMENT II LTD
PO BOX 2599
WAXAHACHIE, TX 75168

LYNSTAR LLC
PO BOX 847
ROCKWALL, TX 75087

COLIN-G PROPERTIES INC
PO BOX 847
ROCKWALL, TX 75087

ROCKWALL ECONOMIC DEVELOPMENT
PO BOX 968
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:

Z2026-014: Amendment to PD-46

Hold a public hearing to discuss and consider a request by Kris Sharp of 5 Sharp Real Estate, LLC for the approval of a Zoning Change to amend Planned Development District 46 (PD-46) [Ordinance No. 25-12] being a 47.37-acre tract of land situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of Corporate Crossing and SH-276, 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, April 14, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 20, 2026 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, April 20, 2026 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2026-014: Amendment to PD-46

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



March 10, 2026

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

Re: Rezoning Request – 3301 Springer Rd., Rockwall 75032

To Whom it May Concern,

The subject property is currently zoned PD-46 for Commercial District land use. We are requesting Outside Storage as a permitted land use on the property.

Regards,

A handwritten signature in black ink, appearing to read 'Amie Wallace', is written over a light blue horizontal line.

Amie Wallace
Chief Admin Officer
Sharp Insulation

SHARP INSULATION CO., LLC

Office 972.772.7411
3021 Ridge Road #160 | Rockwall, TX 75032

19 TECHNOLOGY DISTRICT

DISTRICT DESCRIPTION

The *Technology District* is primarily characterized as an employment heavy district containing all phases of the Rockwall Economic Development Corporation's (REDC's) Technology Park, which supports a wide range of clean industrial businesses that help to diversify the City's tax base. This area benefits from easy access to IH-30 from John King Boulevard, Corporate Crossing, and SH-276 via SH-205. The district also contains a mixture of high to medium density residential land uses and several additional large vacant tracts of land that are entitled for low density residential land uses. The commercial areas adjacent to SH-276 contain a mixture of transitional uses and land uses targeted at supporting the existing and anticipated residential land uses. In the future, the *Technology District* is anticipated to continue to provide a mix of non-retail commercial and an assortment of housing options that will provide a balance with regard to the City's economic base and population.

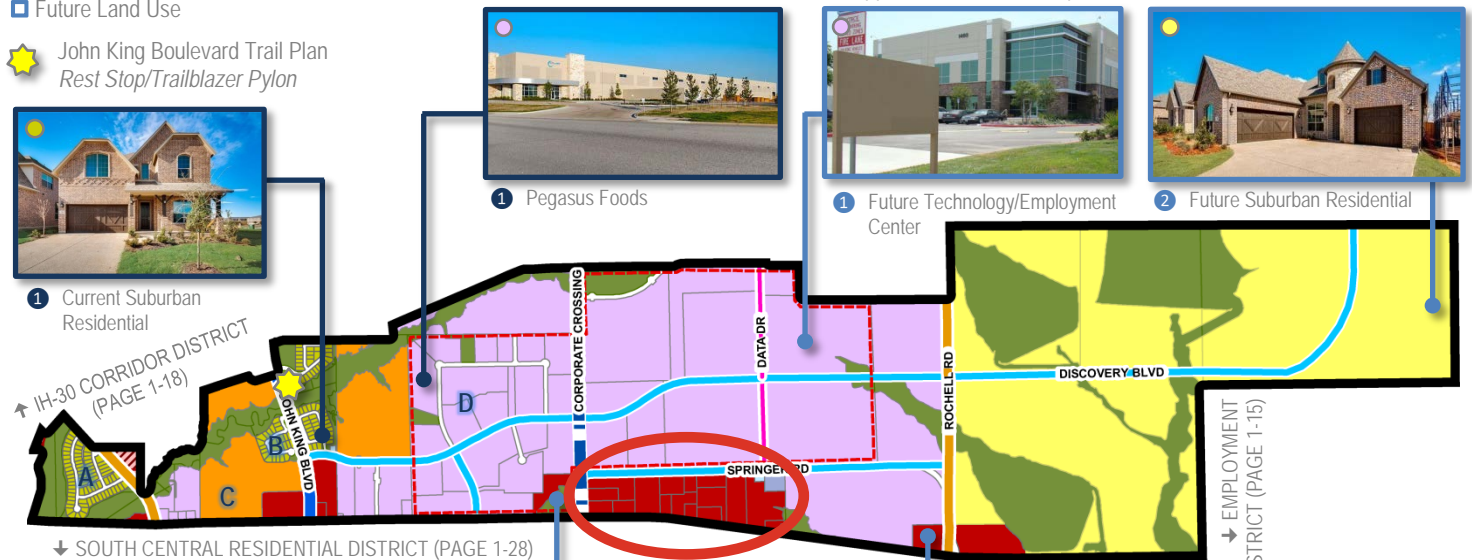
POINTS OF REFERENCE

- A. Townsend Village Subdivision
- B. Rockwall Downes Subdivision
- C. Sixteen 50 @ Lake Ray Hubbard Apartment Complex
- D. Rockwall Economic Development Corporation's Technology Park

LAND USE PALETTES

- Current Land Use
- Future Land Use

★ John King Boulevard Trail Plan Rest Stop/Trailblazer Pylon



COMMERCIAL	53.90%	MINOR COLLECTOR
RESIDENTIAL	46.10%	M4D
MIXED USE	0.00%	M4U
		P6D
		TXDOT 4D

COMMERCIAL/RETAIL (CR)	78.42-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	74.61-ACRES
LOW DENSITY RESIDENTIAL (LDR)	425.14-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	27.22-ACRES
PARKS AND OPEN SPACE (OS)	287.78-ACRES
PUBLIC (P)	1.95-ACRES
QUASI-PUBLIC (QP)	0.61-ACRES
SPECIAL COMMERCIAL CORRIDOR (SC)	6.76-ACRES
TECHNOLOGY/EMPLOYMENT CENTER (TEC)	530.85-ACRES

DISTRICT STRATEGIES

Considering the existing composition and future intent of the *Technology District*, the following are the strategies for this district:

1. *Technology/Employment Center.* Taking into consideration the City's desire to preserve the current residential to non-residential land use ratio, encroachment of incompatible land uses (e.g. residential, commercial, etc.) should be discouraged in areas designated for *Technology/Employment Center* land uses. This is especially important in the City's Technology Park, which is denoted in a red dashed line (---). These areas should be preserved for larger clean industrial businesses that can help to diversify the City's tax base. The areas adjacent to Rochelle Road should utilize large buffers, berms and landscaping to off-set adjacency to the residential areas on the east side of Rochelle Road.
2. *Suburban Residential.* The low density residential land uses on the east side of Rochelle Road should be large master planned communities that incorporate a mixture of lot types and housing products to create unique subdivisions of enduring value. These areas should be highly amenitized and utilize the existing floodplain/ponds for a robust trail and park system.
3. *Neighborhood/Convenience Centers.* The commercial in this district is intended to support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures. In addition, these properties should use berms, landscaping and large buffers to transition to residential land uses. The existing transitional areas adjacent to SH-276 should be transition to neighborhood/convenience centers in the future.
4. *John King Boulevard Trail Plan.* A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'A'* of this Comprehensive Plan.



% OF ROCKWALL

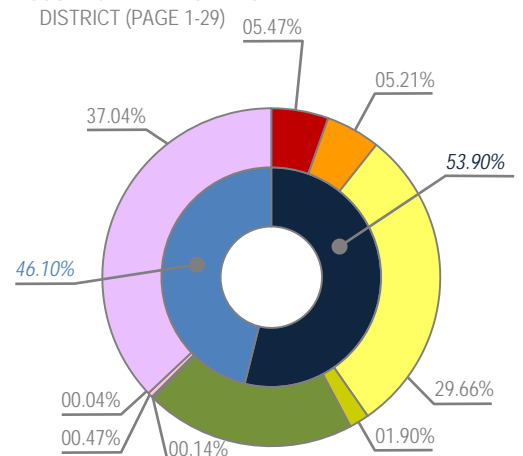
- 3.51%
- 3.52%
- 2.61%

CURRENT

- 701
- 64
- 1,556

BUILD OUT

- 2,376
- 6,414



CITY OF ROCKWALL

ORDINANCE NO. 25-12

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46) [ORDINANCE NO. 21-32] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46), BEING A 47.37-ACRE TRACT OF LAND SITUATED WITHIN THE J. A. RAMSEY SURVEY, ABSTRACT NO. 186, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Trenton Austin of GT Plumbing Services, LLC on behalf of Tim Connolly of Connolly Squared, LLC for the approval of a Zoning Change to amend Planned Development District 46 (PD-46) [Ordinance No. 21-32] for the purpose of allowing *Building Maintenance, Sales, and Service with Outside Storage* as a permitted land use on a 1.00-acre parcel of land identified as Tract 2-8, Abstract No. 186, of the J. A. Ramsey Addition being a portion of a larger 47.37-acre Planned Development District that is situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, identified as Planned Development District 46 (PD-46) [Ordinance No. 99-05], which is more fully described and depicted in *Exhibit 'A'* of this ordinance, and hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 46 (PD-46) [Ordinance No. 21-32] and the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No 21-32*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

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

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

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

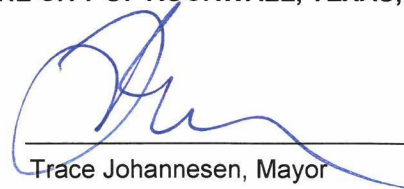
SECTION 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense and each and every day such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

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 04-38*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

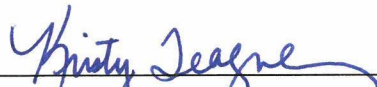
SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 04-38*] of any provision of the *City Code*, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [*Ordinance No. 04-38*] (*including references to the Unified Development Code*), and references to overlay districts, in this ordinance or any of the *Exhibits* hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF MARCH, 2025.



Trace Johannesen, Mayor

ATTEST:


Kristy Teague, City Secretary



APPROVED AS TO FORM:


Frank J. Garza, City Attorney

1st Reading: February 18, 2025

2nd Reading: March 3, 2025

EXHIBIT 'A':
Legal Description and Survey

BEING 47.37 acres of land situated in the Abstract 186, J.A. Ramsey Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a point in the south Right of Way of Discovery Blvd, at City Geodetic Control Monument #9. (NAD83 Texas State Plane GPS Coordinate: 2,607,463.893 E, 7,020,550.132 N feet) bearing South 73° 10' 43" East, a distance of 2,602.028 feet to the *POINT OF BEGINNING*;

BEGINNING at a point in the intersection of Springer Rd and Data Dr. (NAD83 Texas State Plane GPS Coordinate: 2,609,967.107 E, 7,019,844.125N feet);

THENCE South 00° 12' 17" West following the Eastern boundary line of Planned Development #46, a distance of 951.9 feet for a corner;

THENCE North 81° 8' 11" West, a distance of 1,019.177 feet to the beginning of a curve found in the centerline of State Highway 276, said being the beginning of a curve to the left having a tangent of 730.751 feet and a radius of 6,289.035 feet with a chord distance of 730.268 feet and a chord bearing of North 83 degrees 30 minutes 38 seconds West to a point;

THENCE North 89° 23' 42" West, a distance of 920.839 feet for a corner;

THENCE North 0° 20' 45" West, a distance of 693.685 feet for a corner;

THENCE North 89° 48' 28" East, a distance of 2,660.985 feet, to the *POINT OF BEGINNING AND CONTAINING* 47.37 acres of land (2,063,262.886 square feet) more or less.

EXHIBIT 'A':
Legal Description and Survey

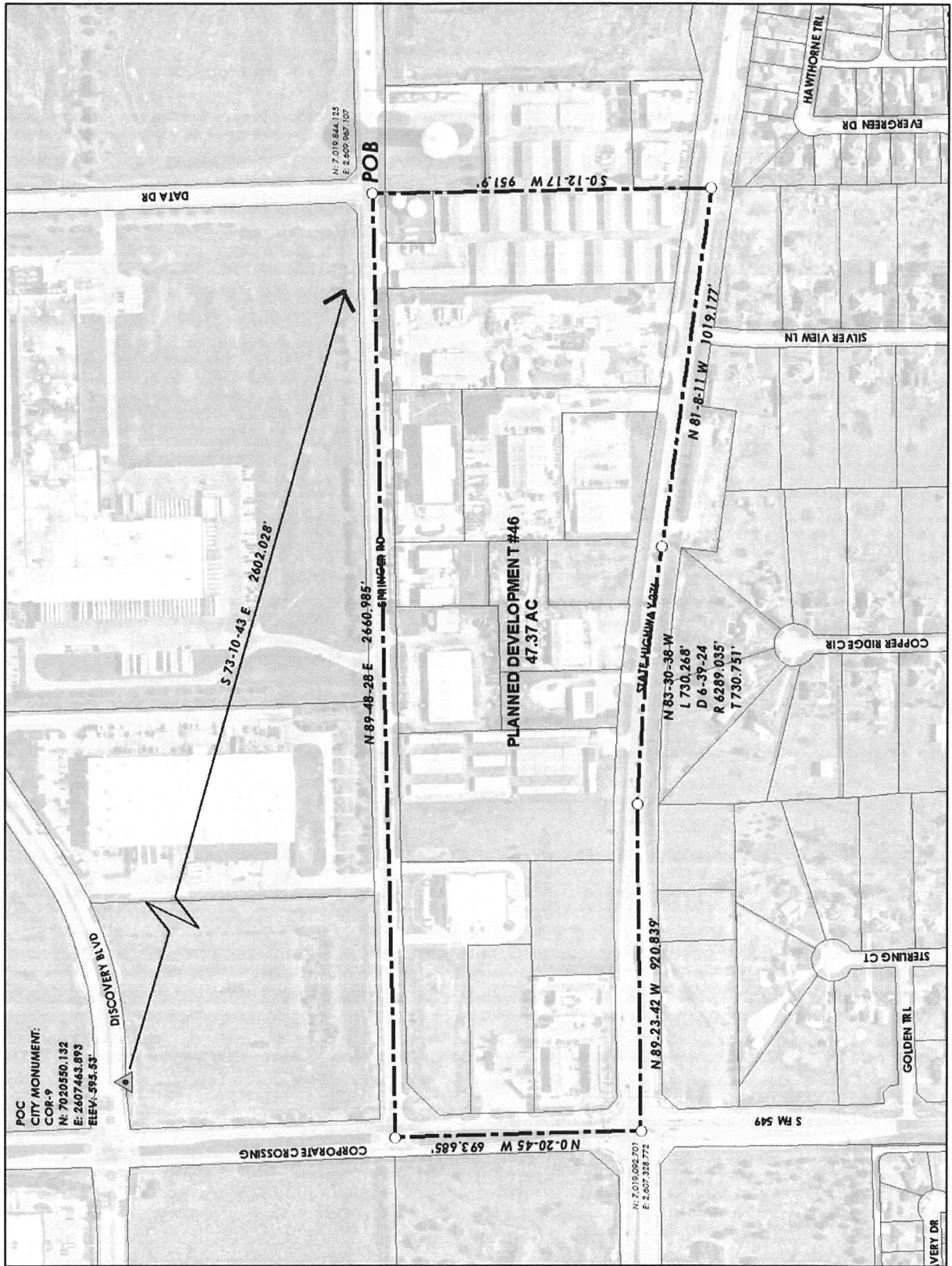


EXHIBIT 'B':
Concept Plan

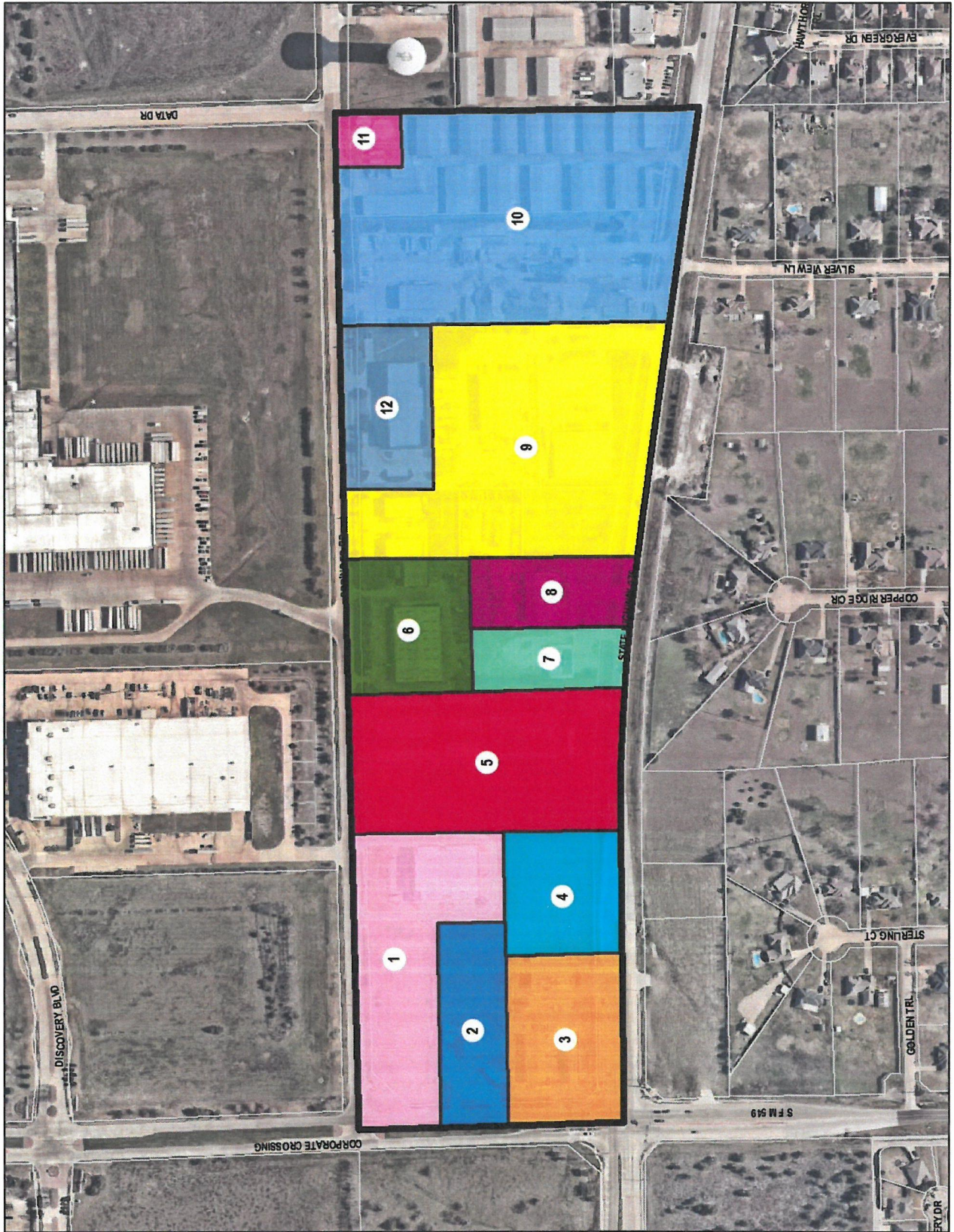


EXHIBIT 'C':
PD Development Standards

(A) Purpose. The purpose of this amendment to Planned Development District 46 (PD-46) is to supersede *Ordinance No. 21-32*; however, this ordinance does not change the intent, restrictions, or land uses established in *Ordinance No. 21-32* with the exception of adding the *Building Maintenance, Service, and Sales with Outside Storage* land use to *Tract 7* as depicted in *Exhibit 'B'* of this ordinance.

(B) Permitted Land Uses. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be subject to the permitted land uses stipulated for properties in a Commercial (C) District as specified in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following land uses shall be permitted *by-right* on the corresponding tract:

(1) Tract 3 [Tract 2, Lot 02].

- Minor Automotive Repair Garage

(2) Tract 5 [Tract 2, Lot 06].

- Mini-Warehouse

(3) Tract 6 [Tract 2, Lot 03].

- Heavy Construction/Trade Yard

(4) Tract 7 [Tract 2, Lot 08].

- Building Maintenance, Service, and Sales with Outside Storage¹

NOTES

¹: The *Building Maintenance, Service, and Sales with Outside Storage* shall be subject to the following *Conditional Land Use Standards*:

- (1) All outside storage shall comply with the exhibit in Figure 1 below.
- (2) Heavy Equipment (*i.e. Tractor Machinery*) shall be permitted to be store on gravel; however, the storage of trucks, trailers, Conex boxes, or any other outside storage shall be on a concrete surface.
- (3) All outside storage shall be situated behind the building and not be visible from SH-276.
- (4) The outside storage areas shall be reviewed for visibility by the Planning and Zoning Commission at the time of site plan. Additional landscape screening may be required by the Planning and Zoning Commission and/or staff at the time of site plan approval.
- (5) All unpermitted improvements shall be removed from the property prior to site plan approval.

FIGURE 1. CONCEPT PLAN FOR 2305 SH-276



RED: OUTSIDE STORAGE AREA; **BLUE:** STORAGE OF SERVICE TRUCKS; **GREEN:** FUTURE BUILDING EXPANSION

(5) Tract 8 [Tract 2, Lot 07].

EXHIBIT 'C':
PD Development Standards

- New or Used Boat Dealership

(6) Tract 9 [A Portion of Tract 2, Lot 00].

- Trucking Company

(7) Tract 10 [Tract 2, Lot 13].

- Concrete Batch Plant
- Mini-Warehouse

(8) Tract 12 [A Portion of Tract 2, Lot 00].

- Warehouse

(C) Dimensional Requirements. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be subject to the dimensional requirements stipulated for properties in a Commercial (C) District as specified in Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(D) Legal Non-Conforming Status. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be allowed to maintain the same exterior building materials that are currently utilized on the existing building for any new buildings that are built; however, if an existing or new building is expanded to an amount that equals 50% of the appraised tax value of that building, the building shall be required to adhere to the requirements of the Commercial (C) District as stipulated in Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46) [ORDINANCE NO. 25-12] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46), BEING A 47.37-ACRE TRACT OF LAND SITUATED WITHIN THE J. A. RAMSEY SURVEY, ABSTRACT NO. 186, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Kris Sharp of 5 Sharp Real Estate, LLC for the approval of a Zoning Change to amend Planned Development District 46 (PD-46) [Ordinance No. 25-12] for the purpose of allowing *Outside Storage* as a permitted land use on a 1.914-acre parcel of land identified as Lot 5, Block A, Sharp Addition being a portion of a larger 47.37-acre Planned Development District that is situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, identified as Planned Development District 46 (PD-46) [Ordinance No. 99-05], which is more fully described and depicted in *Exhibit 'A'* of this ordinance, and hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 46 (PD-46) [Ordinance No. 25-12] and the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No 25-12*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

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

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

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

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

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [Ordinance No. 04-38], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [Ordinance No. 04-38] of any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [Ordinance No. 04-38] (including references to the Unified Development Code), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF MAY, 2026.

Tim McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: April 20, 2026

2nd Reading: May 4, 2026

EXHIBIT 'A':
Legal Description and Survey

BEING 47.37 acres of land situated in the Abstract 186, J.A. Ramsey Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a point in the south Right of Way of Discovery Blvd, at City Geodetic Control Monument #9. (NAD83 Texas State Plane GPS Coordinate: 2,607,463.893 E, 7,020,550.132 N feet) bearing South 73° 10' 43" East, a distance of 2,602.028 feet to the **POINT OF BEGINNING**;

BEGINNING at a point in the intersection of Springer Rd and Data Dr. (NAD83 Texas State Plane GPS Coordinate: 2,609,967.107 E, 7,019,844.125N feet);

THENCE South 00° 12' 17" West following the Eastern boundary line of Planned Development #46, a distance of 951.9 feet for a corner;

THENCE North 81° 8' 11" West, a distance of 1,019.177 feet to the beginning of a curve found in the centerline of State Highway 276, said being the beginning of a curve to the left having a tangent of 730.751 feet and a radius of 6,289.035 feet with a chord distance of 730.268 feet and a chord bearing of North 83 degrees 30 minutes 38 seconds West to a point;

THENCE North 89° 23' 42" West, a distance of 920.839 feet for a corner;

THENCE North 0° 20' 45" West, a distance of 693.685 feet for a corner;

THENCE North 89° 48' 28" East, a distance of 2,660.985 feet, to the **POINT OF BEGINNING AND CONTAINING** 47.37 acres of land (2,063,262.886 square feet) more or less.

EXHIBIT 'A':
Legal Description and Survey



EXHIBIT 'B':
Concept Plan

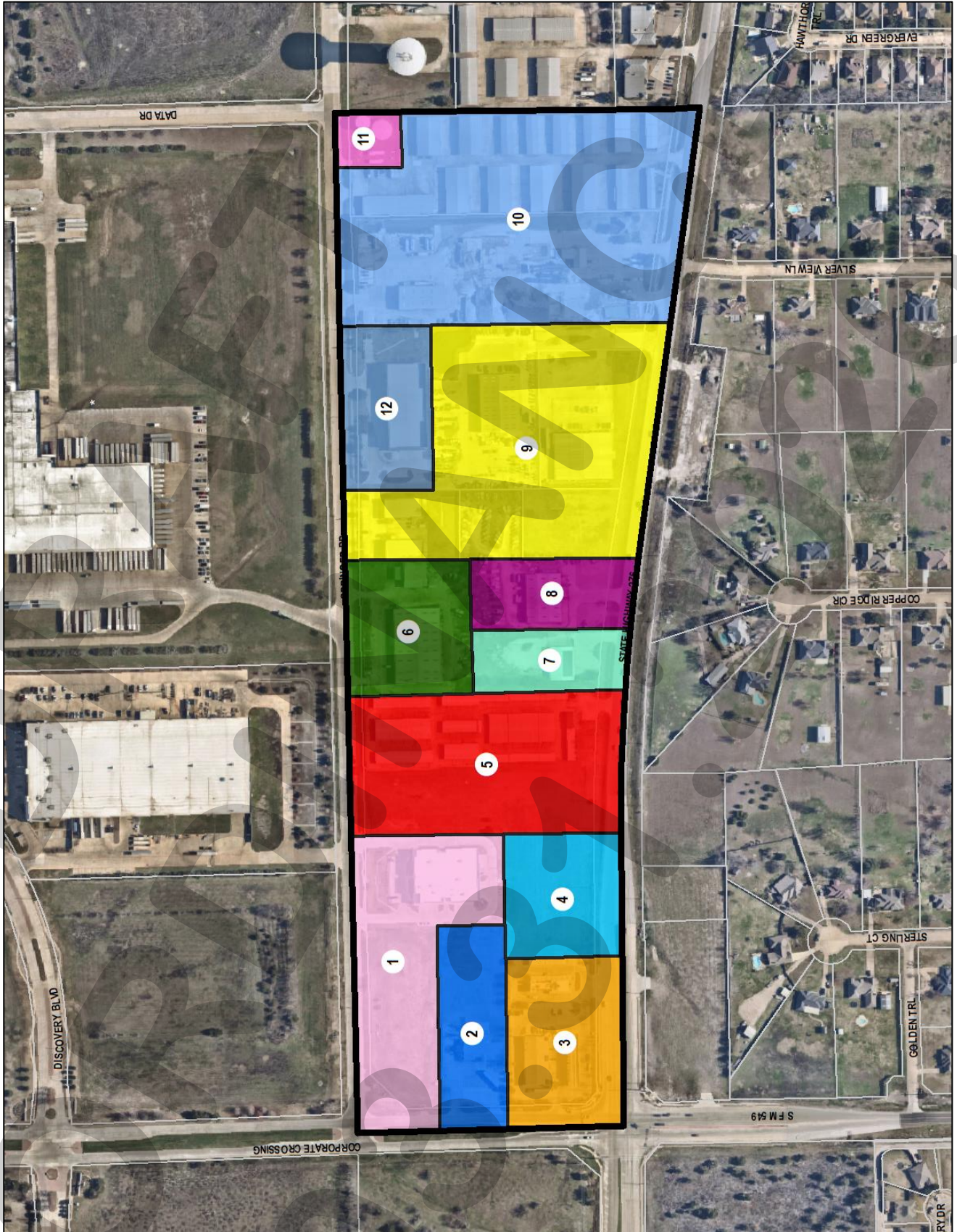


EXHIBIT 'C':
PD Development Standards

- (A) Purpose. The purpose of this amendment to Planned Development District 46 (PD-46) is to supersede *Ordinance No. 21-32*; however, this ordinance does not change the intent, restrictions, or land uses established in *Ordinance No. 21-32* with the exception of adding the *Building Maintenance, Service, and Sales with Outside Storage* land use to *Tract 7* as depicted in *Exhibit 'B'* of this ordinance.
- (B) Permitted Land Uses. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be subject to the permitted land uses stipulated for properties in a Commercial (C) District as specified in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following land uses shall be permitted *by-right* on the corresponding tract:

(1) Tract 3 [Tract 2, Lot 02].

- Minor Automotive Repair Garage

(2) Tract 5 [Tract 2, Lot 06].

- Mini-Warehouse

(3) Tract 6 [Tract 2, Lot 03].

- Heavy Construction/Trade Yard

(4) Tract 7 [Tract 2, Lot 08].

- Building Maintenance, Service, and Sales with Outside Storage ⁽¹⁾

NOTES

¹: The *Building Maintenance, Service, and Sales with Outside Storage* shall be subject to the following *Conditional Land Use Standards*:

- (1) All outside storage shall comply with the exhibit in *Figure 1* below.
- (2) Heavy Equipment (*i.e. Track Machinery*) shall be permitted to be store on gravel; however, the storage of trucks, trailers, Conex boxes, or any other outside storage shall be on a concrete surface.
- (3) All outside storage shall be situated behind the building and not be visible from SH-276.
- (4) The outside storage areas shall be reviewed for visibility by the Planning and Zoning Commission at the time of site plan. Additional landscape screening may be required by the Planning and Zoning Commission and/or staff at the time of site plan approval.
- (5) All unpermitted improvements shall be removed from the property prior to site plan approval.

FIGURE 1. CONCEPT PLAN FOR 2305 SH-276



RED: OUTSIDE STORAGE AREA; **BLUE:** STORAGE OF SERVICE TRUCKS; **GREEN:** FUTURE BUILDING EXPANSION

(5) Tract 8 [Tract 2, Lot 07].

EXHIBIT 'C':
PD Development Standards

- New or Used Boat Dealership

(6) Tract 9 [A Portion of Tract 2, Lot 00].

- Trucking Company

(7) Tract 10 [Tract 2, Lot 13].

- Concrete Batch Plant
- Mini-Warehouse

(8) Tract 12 [A Portion of Tract 2, Lot 00].

- Warehouse
- Outside Storage ⁽¹⁾

NOTES

¹: The *Outside Storage* shall be subject to the following *Conditional Land Use Standards*:

- (1) *Outside Storage* shall only be permitted in areas designated on a *Site Plan*.
- (2) *Outside Storage* shall be visibly screened from the right-of-way (ROW) and all adjacent properties.

(C) Dimensional Requirements. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be subject to the dimensional requirements stipulated for properties in a Commercial (C) District as specified in Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(D) Legal Non-Conforming Status. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be allowed to maintain the same exterior building materials that are currently utilized on the existing building for any new buildings that are built; however, if an existing or new building is expanded to an amount that equals 50% of the appraised tax value of that building, the building shall be required to adhere to the requirements of the Commercial (C) District as stipulated in Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.



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: April 14, 2026
APPLICANT: Kris Sharp; 5 Sharp Real Estate, LLC
CASE NUMBER: Z2026-014; Amendment to Planned Development District 46 (PD-46)

SUMMARY

Hold a public hearing to discuss and consider a request by Kris Sharp of 5 Sharp Real Estate, LLC for the approval of a Zoning Change to amend Planned Development District 46 (PD-46) [Ordinance No. 25-12] being a 47.37-acre tract of land situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of Corporate Crossing and SH-276, and take any action necessary.

BACKGROUND

The subject property was annexed -- along with the rest of the land area that makes up Planned Development District 46 (PD-46) -- by the City Council on July 21, 1997 by Ordinance No. 97-14 [Case No. A1997-001]. At the time of annexation, the subject property and the remainder of Planned Development District 46 (PD-46) were zoned Agricultural (AG) District; however, many of the land uses that exist today were already established uses at the time of annexation. Based on this, the City Council approved Ordinance No. 99-05 on March 1, 1999. This ordinance changed the zoning of the area from an Agricultural (AG) District to Planning Development District 46 (PD-46). Under this Planned Development District all of the properties were given a base zoning of Commercial (C) District, but were also granted the ability to continue the current land use on each of the properties (i.e. the zoning ordinance made the legally non-conforming land uses by-right land uses for each of the properties). On August 2, 2021, the City Council approved an amendment to Planned Development District 46 [Case No. Z2021-024] to allow the Warehouse/Distribution Center land use by-right on the subject property, otherwise indicated as Tract 12 within Ordinance No. 21-32. On August 10, 2021, the Planning and Zoning Commission approved a site plan [Case No. SP2021-015] to allow the construction of a 22,000 SF Office/Warehouse Building on Tract 12.

On January 18, 2023, a building permit (COM2022-6322) was issued for the construction of the Office/Warehouse Building. During construction of this building, a wrought-iron fence was installed in the front yard of the property without a building permit. The property owner came before the Planning and Zoning Commission on March 26, 2024 requesting to allow the unpermitted front yard fence to remain [Case No. MIS2024-004]. Ultimately, this request was subsequently approved by the Planning and Zoning Commission by a vote of 5 to 0. At some point after the last failed final inspection (i.e. dated September 4, 2024) for the building permit [Permit No. COM2022-6322] the applicant began operating a business without a finalized building permit or Certificate of Occupancy (CO). In addition, the applicant failed to submit mylars for filing their replat [Case No. P2022-004]. This means that the necessary fire lane and utility easements were not established on the property.

On December 19, 2025, -- at the direction of the Planning Department -- the Neighborhood Improvement Services (NIS) Division opened an enforcement case [Case No. CE2025-7041] for unpermitted Outside Storage on the subject property. In addition, a case was opened [Case No. CE 2025-7040] for operating without a Certificate of Occupancy (CO). The Planning Division also made several attempts to get the property owner to file the final plat, and this has not been filed to date. Following these attempts and enforcement actions, four (4) citations were issued before the applicant's submittal requesting the amendment to Planned Development District 46 (PD-46); however, during this time period the applicant did receive a final inspection for the outstanding building permit, and an approved Certificate of Occupancy (CO) for Office/Warehouse on February 4, 2026. Staff should note, that the applicant has not discontinued the storage of building materials and product outside of the building in the required parking spaces since they were originally notified on December 19, 2025.

PURPOSE

The applicant -- *Kris Sharp of 5 Sharp Real Estate, LLC* -- is requesting to amend Planned Development District 46 (PD-46) [Ordinance No. 25-12] to allow *Outside Storage* on the subject property at 3301 Springer Road.

ADJACENT LAND USES AND ACCESS

The subject property is located at 3301 Springer Road. The land uses adjacent to the subject property are as follows:

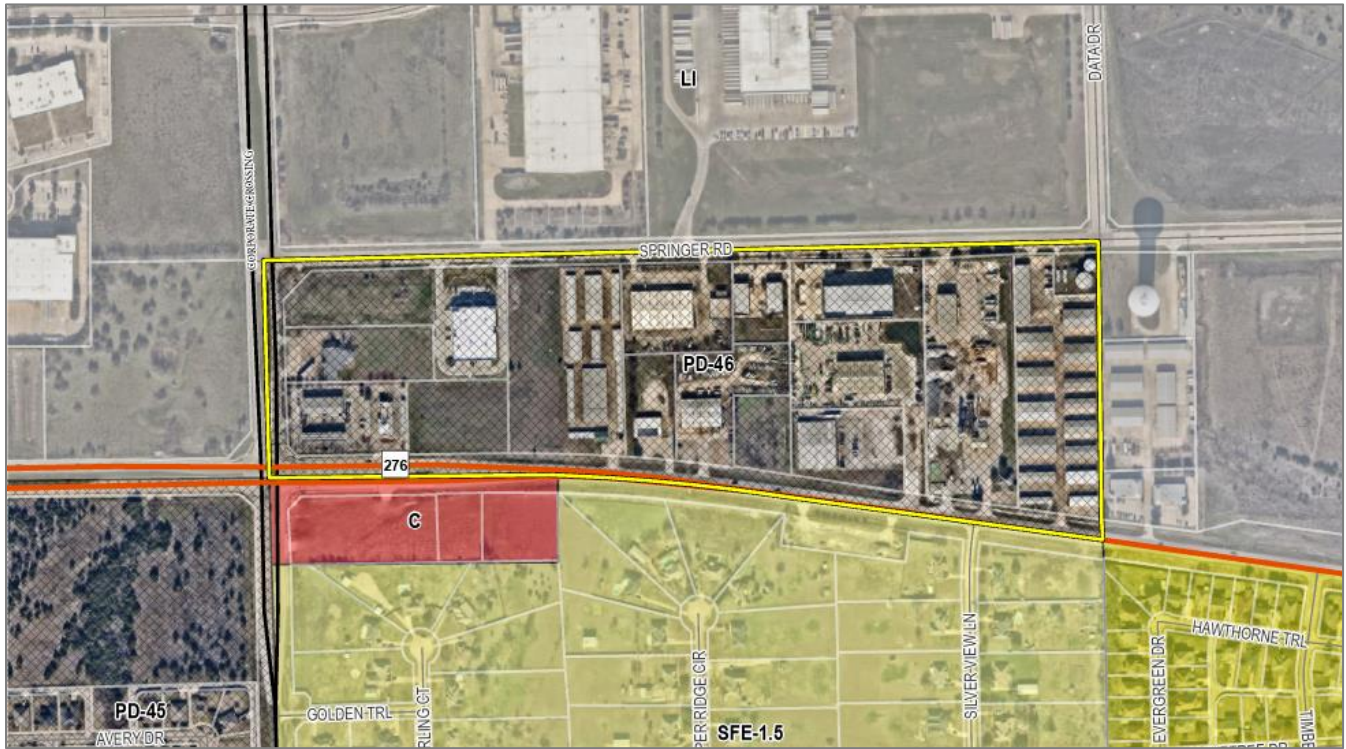
North: Directly north of the subject property is Springer Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 38.932-acre parcel of land (*i.e. Lot 2, Block B, Rockwall Technology Park, Phase III Addition*) developed with a ~278,270 SF food manufacturing facility (*i.e. Bimbo Bakery*) zoned Light Industrial (LI) District.

South: Directly south of the subject property is a 3.212-acre parcel of land (*i.e. Lot 7, Block A, Sharp Addition*) developed with a *Heavy Machinery and Equipment Rental, Sales, and Service Facility* (*i.e. Sunbelt Rentals*). Beyond this is a 1.964-acre parcel of land (*i.e. Lot 1, Block A, Sharp Addition*) developed with an *Office/Warehouse Building*. Both properties are zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses. Following this is SH-276, which is identified as a P6D (*i.e. Principal Arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Sterling Farms Subdivision, which consists of 48 single-family residential lots that were established in 1997. This subdivision is zoned Single-Family Estate 1.5 (SFE-1.5) District.

East: Directly east of the subject property is a 5.317-acre tract of land (*i.e. Tract 2-13 of the J. A. Ramsey Survey, Abstract No. 186*) developed with a *Concrete Batch Plant Facility* (*i.e. Lattimore Materials*). Beyond this is a 7.571-acre parcel of land (*i.e. Lot 1, Block 1, Highway 276 Self Storage Addition*) developed with a *Mini-Warehouse Facility*. Following this are two (2) tracks of land (*i.e. Tract 2-4 & 10-3 of the J. A. Ramsey Survey, Abstract No. 186*) developed with Blackland Water Supply water storage tanks and a City of Rockwall water tower. All of these properties are zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses. East of this is a 56.5033-acre vacant parcel of land (*i.e. Lot 1, Block C, Rockwall Technology Park Phase V*) zoned Light Industrial (LI) District.

West: Directly west of the subject property is are several tracts of land that make up the remainder of Planned Development District 46 (PD-46). Beyond this is Corporate Crossing, which is identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

Continued on next page...



CHARACTERISTICS OF THE REQUEST

The applicant has submitted civil engineering plans (*i.e. erosion control plan, grading plan, paving plan, detention calculations and layout, drainage area plans, site and dimension control plan, and utility plans*) that were used during their initial construction of the subject property. In addition, the applicant has provided a letter "...requesting Outside Storage as a permitted land use on the property."

CONFORMANCE TO THE CITY'S CODES AND STAFF ANALYSIS

According to *Ordinance No. 25-12*, the Planned Development District allows any land uses permitted within the Commercial (C) District and specifically *Warehouse/Distribution* on the subject property as a permitted *by-right* land use. The applicant's request would change this section to add *Outside Storage* as a permitted land use only in Tract 12 (*i.e. 3301 Springer Road*) of this Planned Development District.

According to Subsection 01.05, *Screening Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(o)utside storage of materials or vehicles shall be screened from all public rights-of-way, any adjacent properties, and parks and open space that abut or are directly across a public street or alley from the subject property. The screening must be at least one (1) foot taller than the material or vehicles being stored and shall be achieved using a masonry wall (excluding tilt wall or concrete masonry units [CMU] unless otherwise approved by the Planning and Zoning Commission) and Canopy Trees on 20-foot centers. As an alternative, the Planning and Zoning Commission may approve a screening method..." such as three (3) tiered screening (*i.e. one (1) row of canopy trees, one (1) row of accent trees, and one (1) row of evergreen shrubs*). In addition to the requirements of the Unified Development Code (UDC), staff included *Notes* within the draft ordinance that requires that the [1] *Outside Storage* shall only be permitted in areas designated on a *Site Plan*, and [2] *Outside Storage* shall be visibly screened from the right-of-way (ROW) and all adjacent properties. In this case, the applicant has not provided any type of concept plan showing the location of the proposed *Outside Storage* or a screening plan. Staff should note that the concept plan and screening plan was requested by the Planning and Zoning Commission at the March 31, 2026 work session meeting. Given that the applicant failed to appear at the work session meeting, staff sent email to the applicant the following day requesting the concept plan and screening plan, as well as detailing that meeting attendance is required.

According to Table 5, *Parking Requirement Schedule*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), *Office Buildings* require one (1) parking space per 300 SF, and *Warehousing* requires one (1) parking space per 1,000 SF. In this case, the applicant is required to provide 26 parking spaces based on the approved site plan [Case No. SP2021-015]. Staff has provided an aerial below, which indicates that all of the required parking on the subject property is currently being used for *Outside Storage*.



FIGURE 1: JANUARY 12, 2026

With that being said, this is a request for a zoning change, which is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *Technology District* and is designated for *Commercial/Retail* land uses on the Future Land Use Plan. Since the applicant's request does not change the land use designation on the Future Land Use Plan, this request would not change the properties conformity with regards to the land use plan contained in the OURHometown Vision 2040 Comprehensive Plan; however, the land use not being permitted within the Commercial (C) District would increase the non-conformity of the Planned Development District with regard to the goals and policies contained in the OURHometown Vision 2040 Comprehensive Plan. Specifically, Goal 06, *Mitigation of Negative Impacts*, Policy 2, of Chapter 09, *Non-Residential*, of the OURHometown Vision 2040 Comprehensive Plan states that "(o)utside storage areas should be discouraged in commercial/retail areas. This is especially important along major commercial/retail corridors... [and] Where permitted outside storage should be fully screened from public view." In this case, the subject property is identified as *Commercial/Retail* on the Future Land Use Plan and the applicant is not proposing any screening. Based on this, the applicant's request does not appear to meet the goals and policies set forth in the OURHometown Vision 2040 Comprehensive Plan. That being said, the proposed zoning change is considered to be a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

Since this is an amendment to an existing Planned Development District ordinance, it required staff to notify all property owners within the Planned Development District and within 500-feet of the Planned Development District's boundaries concerning the zoning change. As a result, on March 17, 2026, staff mailed 74 notices to property owners and occupants in or within 500-feet

of the Planned Development District 46 (PD-46). Staff also sent a notice to the Lofland Farms and Timber Creek Homeowner's Associations (HOAs), which are the only HOA's or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received any notices with regard to the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to amend Planned Development District 46 (PD-46) to allow *Outside Storage* on the subject property as indicated in the draft ordinance, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the requirements contained in the Planned Development District ordinance.
- (2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



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 3301 SPRINGER RD

SUBDIVISION _____

LOT 8

BLOCK A

GENERAL LOCATION SPRINGER / 549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-46

CURRENT USE WAREHOUSE

PROPOSED ZONING ALLOW OUTSIDE STORAGE

PROPOSED USE WAREHOUSE / OUTSIDE STORAGE

ACREAGE 1.19

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 KRIS SHARP

APPLICANT _____

CONTACT PERSON AMIE WALLACE

CONTACT PERSON _____

ADDRESS _____

ADDRESS _____

CITY, STATE & ZIP _____

CITY, STATE & ZIP _____

PHONE _____

PHONE _____

E-MAIL _____

E-MAIL _____

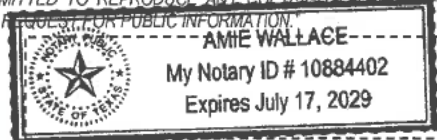
NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KRIS SHARP [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 \$ 230.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 10 DAY OF March, 2026 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 DAY OF March, 2026

OWNER'S SIGNATURE _____



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

MY COMMISSION EXPIRES 7-17-29



Z2026-014: Amendment to PD-46

CORPORATE CROSSING

LI

PD-46

276

C

SFE-1.5

SF-10

PD-45

SIFM 549

AG

PD-82

549

PD-95

AG

SFE-4

AG

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.

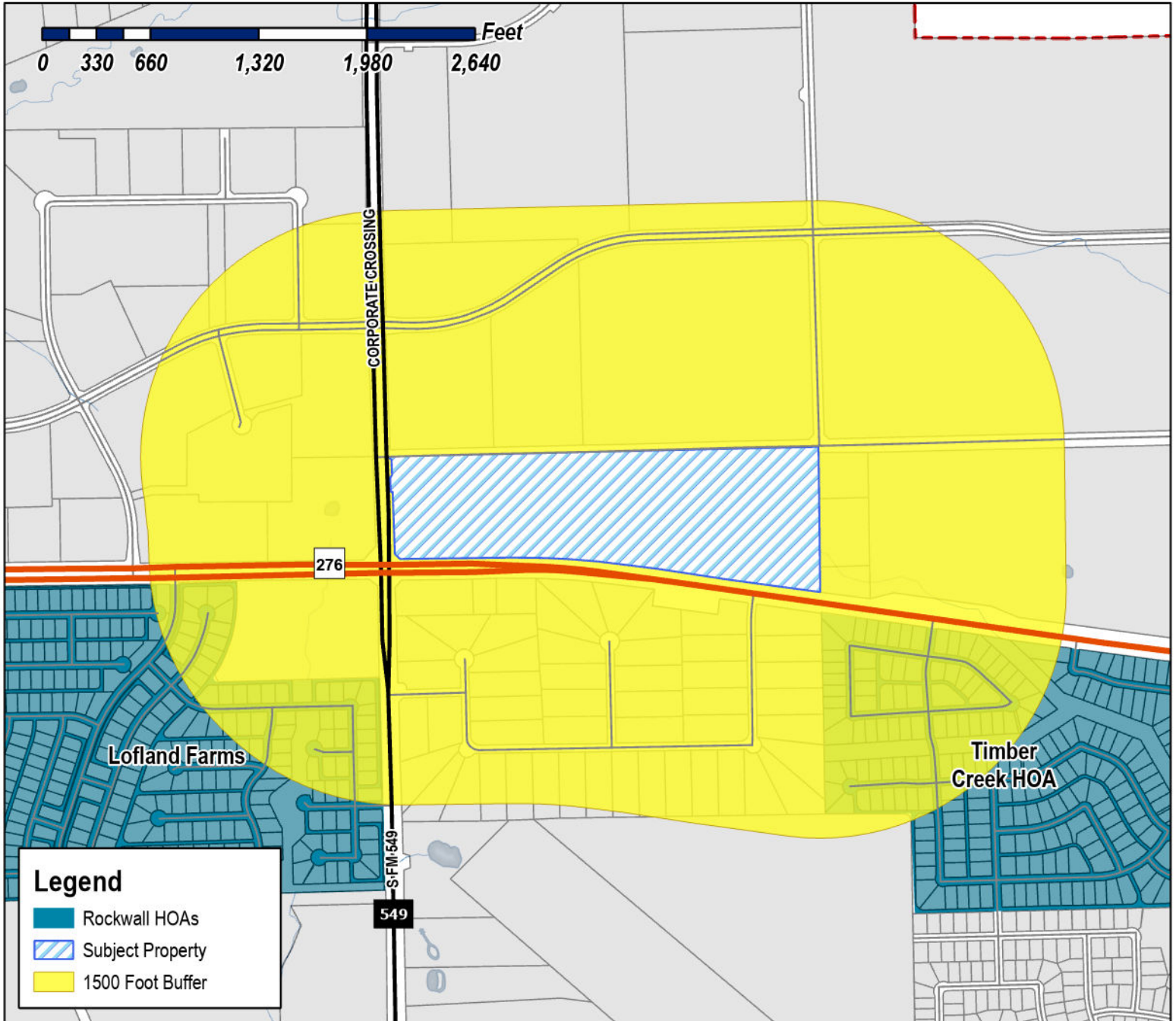




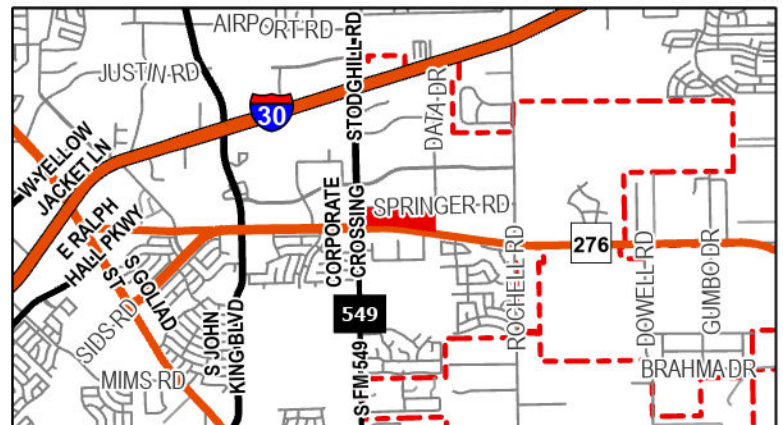
City of Rockwall

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

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



Case Number: Z2026-014
Case Name: Amendment to PD-46
Case Type: Zoning
Zoning: Planned Development District 46 (PD-46)
Case Address: Springer Road



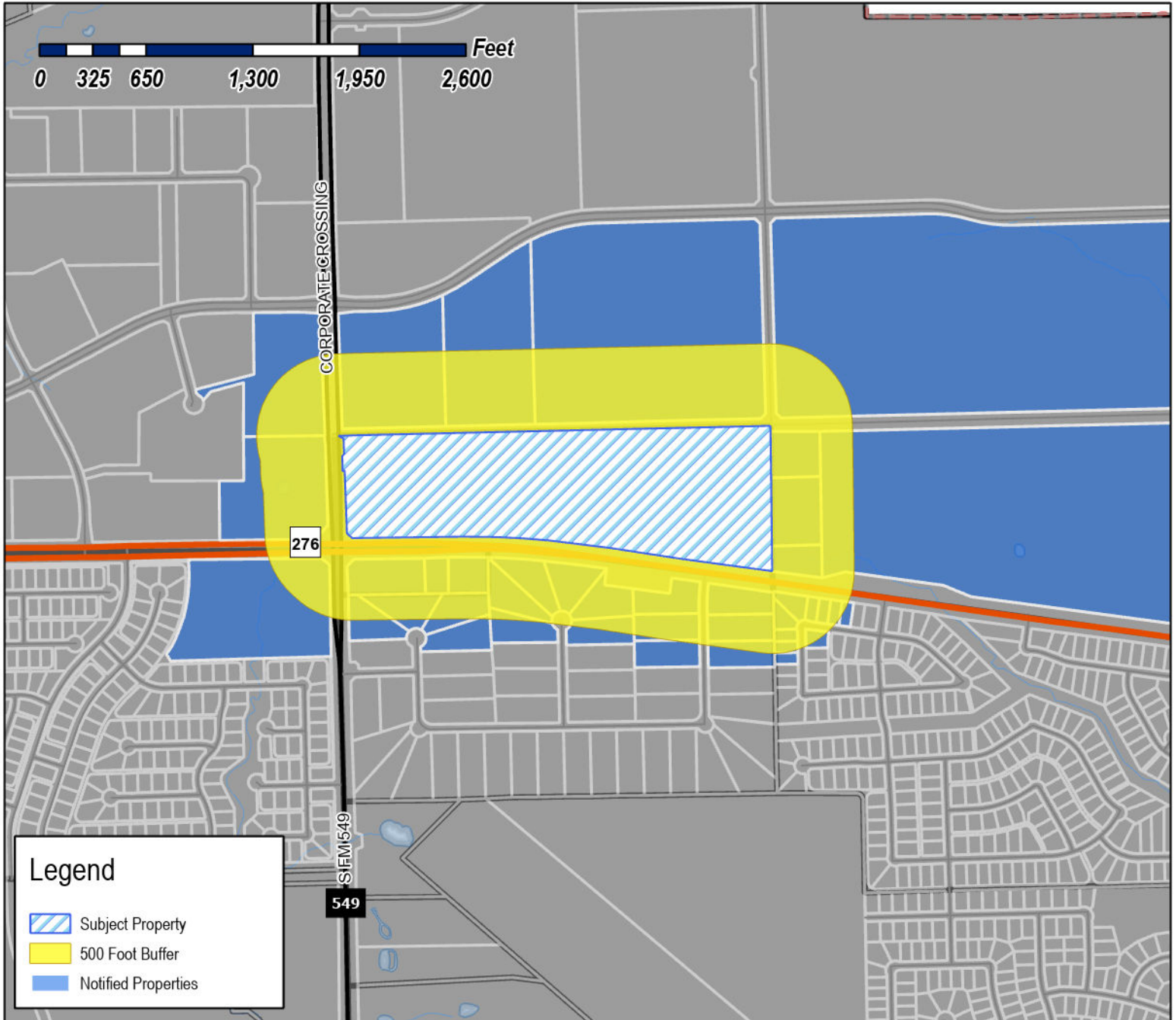
Date Saved: 3/16/2026
 For Questions on this Case Call (972) 771-7745



City of Rockwall

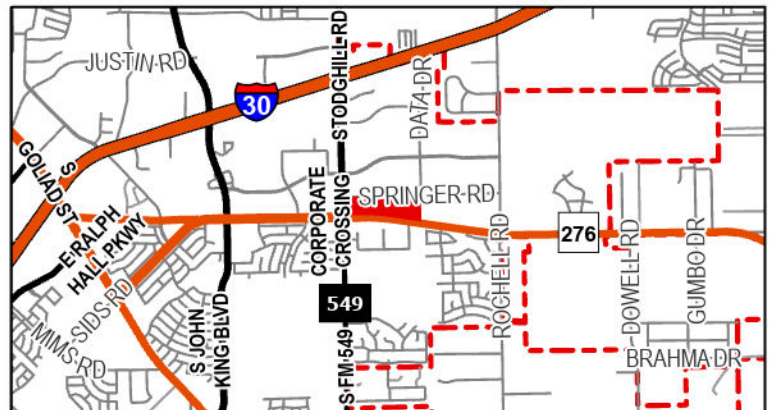
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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: Z2026-014
Case Name: Amendment to PD-46
Case Type: Zoning
Zoning: Planned Development District 46 (PD-46)
Case Address: Springer Road

Date Saved: 3/16/2026
 For Questions on this Case Call: (972) 771-7745



EXETER 2975 DISCOVERY, LP
100 W Matsonford Rd Ste 5-250
Wayne, PA 19087

HUDACK STEVE V AND AILEEN J
1090 VINTAGE COURT
VACAVILLE, CA 95688

DFW DISTRIBUTOR,
PETROLEUM INC.
1111 N BELTLINE RD STE #100
GARLAND, TX 75040

DFW DISTRIBUTOR PETROLEUM INC
1111 N BELTLINE RD STE #100
GARLAND, TX 75040

FOLEY US LANDCO LLC
1260 THATCH PALM DR
BOCA RATON, FL 33432

RESIDENT
1275 CORPORATE CROSSING
ROCKWALL, TX 75087

ALLEN FOODS INC
C/O RYAN LLC, AGENT FOR BIMBO BAKERIES
USA
13155 Noel Rd Ste 100
Dallas, TX 75240

AGREE LIMITED PARTNERSHIP
SUNBELT RENTALS, INC. STORE# 272
1799 Innovation Pt ATTN; PROPERTY TAX DEPT.
Fort Mill, SC 29715

ABLES NORRIS BRADLEY
1855 SILVER VIEW LN
ROCKWALL, TX 75032

RAMIREZ JUAN
1858 SILVER VIEW LN
ROCKWALL, TX 75032

JOHNSON DAVID A AND PHYLLIS D
1890 COPPER RIDGE CIR
ROCKWALL, TX 75032

DE RUSSE MARIA NICOLE AND REUBEN DANIEL
1895 COPPER RIDGE CIR
ROCKWALL, TX 75032

ARCHER RANDY G & YOWAREE
1900 COPPER RIDGE CIR
ROCKWALL, TX 75032

LITTLE CHRISTOPHER MATTHEW
1905 COPPER RIDGE CIR
ROCKWALL, TX 75032

MINOR MORRIS & NORA A
1908 STERLING CT
ROCKWALL, TX 75032

VANZANDT CINTHYA MARISOL
1910 COPPER RIDGE CR
ROCKWALL, TX 75032

BALLOUT 7 LLC
1910 OAK POINT DRIVE
ALLEN, TX 75013

SCOTT SUSAN
1910 SILVER VIEW LN
ROCKWALL, TX 75032

RESIDENT
1913 STERLING CT
ROCKWALL, TX 75087

WILLESS WAYNE & PRISCILLA K
1915 COPPER RIDGE CIR
ROCKWALL, TX 75032

BRYANT DAWN
1915 SILVER VIEW LN
ROCKWALL, TX 75032

SANCHEZ JOSE L
1918 STERLING CT
ROCKWALL, TX 75032

MEJIA BLAS & LUISA
1921 STERLING CT
ROCKWALL, TX 75032

BARENOS CYNTHIA
1924 EVERGREEN DR
ROCKWALL, TX 75032

PRADO JESSE E & CYNTHIA G
1930 EVERGREEN DRIVE
ROCKWALL, TX 75032

ROSALES LUIS & JACKELINE
1930 SILVER VIEW LN
ROCKWALL, TX 75032

LOZANO OSCAR & DIANA
1935 EVERGREEN DR
ROCKWALL, TX 75032

QUINTON JAMES D
1935 SILVER VIEW LN
ROCKWALL, TX 75032

RESIDENT
1936 EVERGREEN DR
ROCKWALL, TX 75087

SCHMIESING ALBERT W & BERTHA N
1942 EVERGREEN DRIVE
ROCKWALL, TX 75032

THE THREE HOLY YOUTH COPTIC ORTHODOX
CHURCH
2 RIVERWAY STE 1770
DALLAS, TX 75218

RESIDENT
2205 HWY 276
ROCKWALL, TX 75087

RESIDENT
2301 HWY276
ROCKWALL, TX 75087

THE THREE HOLY YOUTH COPTIC ORTHODOX
CHURCH
2 RIVERWAY STE 1770
GARLAND, TX 75049

RESIDENT
2210 STATE HWY 276
ROCKWALL, TX 75087

RESIDENT
2305 HWY276
ROCKWALL, TX 75087

NBN COMMERCIAL GROUP LLC
2040 N Belt Line Rd Ste 400
Mesquite, TX 75150

RESIDENT
2245 HWY276
ROCKWALL, TX 75087

TOMMY'S MOBILE BOAT & MOTOR SERVICE, INC
2315 STATE HIGHWAY 276
ROCKWALL, TX 75032

VALENZUELA MOISES BENEDICTO AND MARIA
ANTONIETA
2445 DORRINGTON DR
DALLAS, TX 75228

RESIDENT
2578 HWY276
ROCKWALL, TX 75087

VACPARTS WAREHOUSE COM LLC
2578 STATE HWY 276
ROCKWALL, TX 75032

RESIDENT
2582 HWY276 RD
ROCKWALL, TX 75087

RESIDENT
2640 HWY276
ROCKWALL, TX 75087

RESIDENT
2690 HWY276
ROCKWALL, TX 75087

SHARP RICK
2740 State Highway 276 Ste 100 # Set
Rockwall, TX 75032

RESIDENT
2754 HWY276
ROCKWALL, TX 75087

RESIDENT
2975 DISCOVERY BLVD
ROCKWALL, TX 75087

5 SHARP REAL ESTATE LLC
3021 RIDGE RD #160
ROCKWALL, TX 75032

RESIDENT
3055 DISCOVERY BLVD
ROCKWALL, TX 75087

GARZA CESAR AND ANA MARIE
3129 FONTANA BLVD
ROCKWALL, TX 75032

PRBS PROPERTIES LLC
3216 HUNTER LANE
PLANO, TX 75093

RESIDENT
3225 SPRINGER LN
ROCKWALL, TX 75087

XCELON DEVELOPEMENT LLC
3225 McLeod Dr Ste 100
Las Vegas, NV 89121

RESIDENT
3285 SPRINGER RD
ROCKWALL, TX 75087

VILLALPANDO URIEL AND DIANNE
3414 BERMUDA DRIVE
ROWLETT, TX 75088

RESIDENT
3465 SPRINGER RD
ROCKWALL, TX 75087

RESIDENT
3475 SPRINGER RD
ROCKWALL, TX 75087

SKIPPER JOSEPH AND
STEPHANIE BREANNE SKIPPER
3484 HAWTHORNE TRAIL
ROCKWALL, TX 75032

RESIDENT
3490 HAWTHORNE TR
ROCKWALL, TX 75087

URBINA MARIPAZ
3496 HAWTHORNE TRL
ROCKWALL, TX 75032

CPIV-354 RANCH TRAIL LLC
354/356 RANCH TRL
ROCKWALL, TX 75032

RESIDENT
3602 HAWTHORNE TR
ROCKWALL, TX 75087

RESIDENT
3608 HAWTHORNE TR
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

DIXON TERRY STERLING III
515 Millbrook Blvd
San Marcos, TX 78666

MCPF1-4 TX 276 LLC
5151 BELT LINE RD STE 725
ROCKWALL, TX 75087

2305 STATE HWY 276 LLC
709 W RUSK ST STE 112
ROCKWALL, TX 75087

BLACKLAND WATER CORP
ATTN ADA JO PHILLIPS
PO BOX 215
FATE, TX 75132

LATTIMORE MATERIALS COMPANY LP
PO BOX 2469
ADDISON, TX 75001

ALMO INVESTMENT II LTD
PO BOX 2599
WAXAHACHIE, TX 75168

LYNSTAR LLC
PO BOX 847
ROCKWALL, TX 75087

COLIN-G PROPERTIES INC
PO BOX 847
ROCKWALL, TX 75087

ROCKWALL ECONOMIC DEVELOPMENT
PO BOX 968
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:

Z2026-014: Amendment to PD-46

Hold a public hearing to discuss and consider a request by Kris Sharp of 5 Sharp Real Estate, LLC for the approval of a Zoning Change to amend Planned Development District 46 (PD-46) [Ordinance No. 25-12] being a 47.37-acre tract of land situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of Corporate Crossing and SH-276, 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, April 14, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 20, 2026 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, April 20, 2026 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2026-014: Amendment to PD-46

Please place a check mark on the appropriate line below:

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

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

Name: [text box]
Address: [text box]

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



March 10, 2026

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

Re: Rezoning Request – 3301 Springer Rd., Rockwall 75032

To Whom it May Concern,

The subject property is currently zoned PD-46 for Commercial District land use. We are requesting Outside Storage as a permitted land use on the property.

Regards,

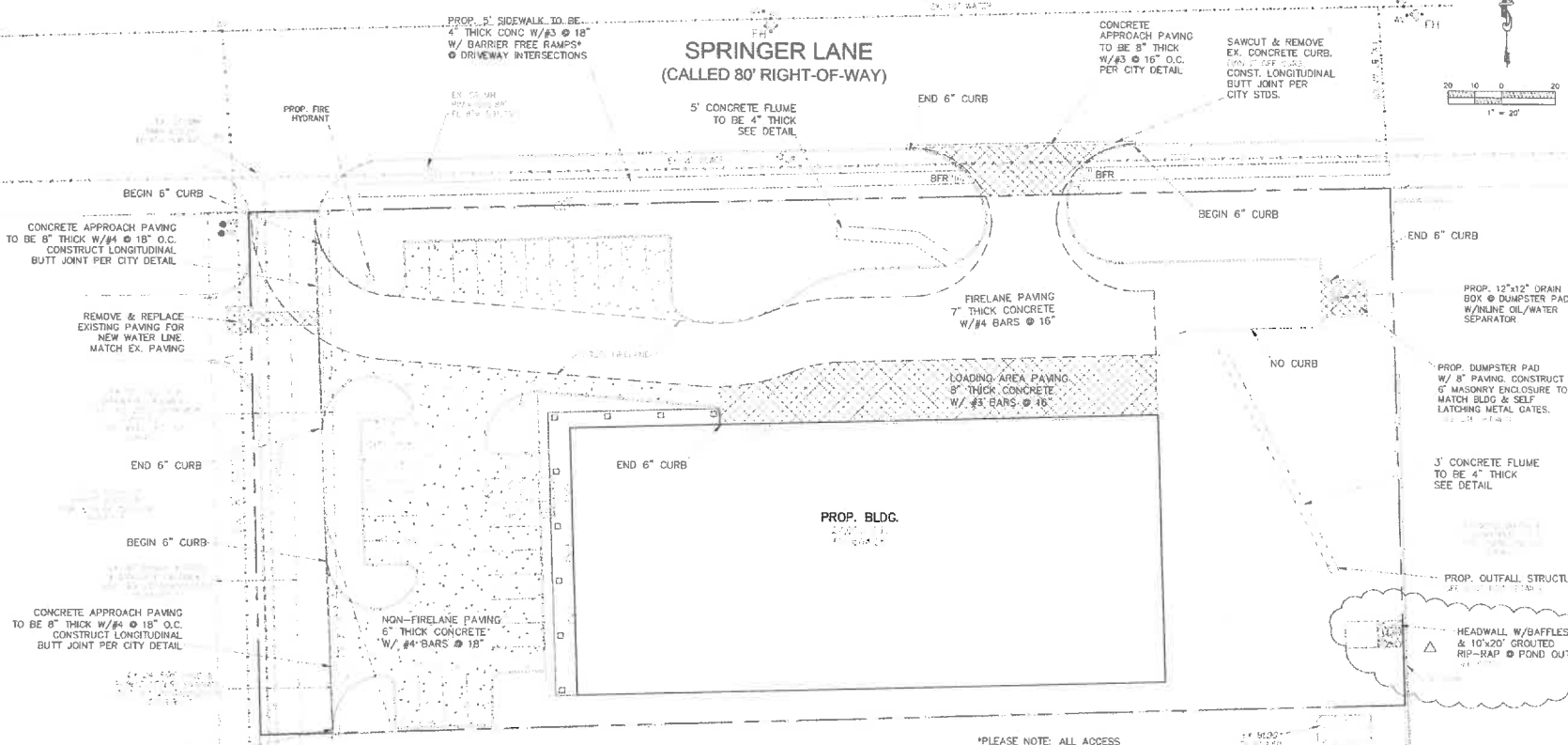
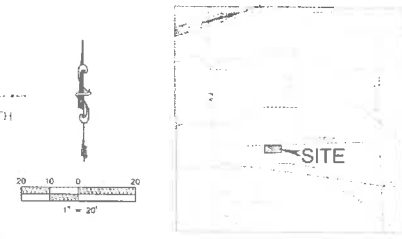
A handwritten signature in black ink, appearing to read 'Amie Wallace', written in a cursive style.

Amie Wallace
Chief Admin Officer
Sharp Insulation

SHARP INSULATION CO., LLC

Office 972.772.7411
3021 Ridge Road #160 | Rockwall, TX 75032

**SPRINGER LANE
(CALLED 80' RIGHT-OF-WAY)**



CONCRETE APPROACH PAVING TO BE 8" THICK W/#4 @ 18" O.C. CONSTRUCT LONGITUDINAL BUTT JOINT PER CITY DETAIL

REMOVE & REPLACE EXISTING PAVING FOR NEW WATER LINE. MATCH EX. PAVING

CONCRETE APPROACH PAVING TO BE 8" THICK W/#4 @ 18" O.C. CONSTRUCT LONGITUDINAL BUTT JOINT PER CITY DETAIL

PROP. FIRE HYDRANT

PROP. 5' SIDEWALK TO BE 4" THICK CONC W/#3 @ 18" W/ BARRIER FREE RAMPS* @ DRIVEWAY INTERSECTIONS

5' CONCRETE FLUME TO BE 4" THICK SEE DETAIL

CONCRETE APPROACH PAVING TO BE 8" THICK W/#3 @ 16" O.C. PER CITY DETAIL

SAWCUT & REMOVE EX. CONCRETE CURB. CONST. LONGITUDINAL BUTT JOINT PER CITY STDS.

END 6" CURB

BEGIN 6" CURB

END 6" CURB

FIRELANE PAVING 7" THICK CONCRETE W/#4 BARS @ 16"

LOADING AREA PAVING 8" THICK CONCRETE W/#3 BARS @ 16"

NO CURB

PROP. 12"x12" DRAIN BOX @ DUMPSTER PAD W/LINE OIL/WATER SEPARATOR

PROP. DUMPSTER PAD W/ 6" PAVING. CONSTRUCT 6" MASONRY ENCLOSURE TO MATCH BLDG & SELF LATCHING METAL GATES.

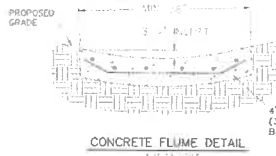
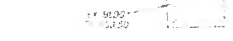
3' CONCRETE FLUME TO BE 4" THICK SEE DETAIL

PROP. BLDG.

PROP. OUTFALL STRUCTURE

HEADWALL W/ BAFFLES & 10'x20' GROUDED RIP-RAP @ POND OUTFALL

*PLEASE NOTE: ALL ACCESS RAMPS (BFR) LOCATED WITHIN PUBLIC RIGHT OF WAY ARE REQUIRED TO HAVE TRUNCATED DOME BUMP PLATES.



- PAVING NOTES:**
- 1) APPROACHES & LOADING DOCK TO BE 8" THICK, 4200 PSI 7.5 SACK MIX, REINFORCED WITH #3 BARS @ 16" ON CENTER (O.C.)
 - 2) FIRELANE TO BE 7" THICK, 3500 PSI 6.5 SACK MIX, REINFORCED WITH #4 BARS @ 16" ON CENTER (O.C.)
 - 3) DUMPSTER PAD TO BE 7" THICK, 3600 PSI 6.5 SACK MIX, REINFORCED WITH #4 BARS @ 18" ON CENTER (O.C.)
 - 4) ALL OTHER (NON-FIRELANE) PAVING CAN BE 6" THICK, 3500 PSI 6 SACK MIX, REINFORCED WITH #4 BARS @ 18" O.C.
 - 5) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 6" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF 0% TO +4% OF OPTIMUM MOISTURE (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
 - 6) SIDEWALK TO BE 4" THICK CONCRETE, 3500 PSI 6 SACK MIX IN 2" SW. W/ #4 BARS @ 24" O.C.
 - 7) NO SAND UNDER PAVING.
 - 8) NO PAVING, INCLUDING SLUR, TO BE INSTALLED UNTIL THE DETENTION SYSTEM(S) ARE FULLY INSTALLED FUNCTIONALLY. PER PLAN & HAVE ANCHORED SECEDED CURLES OR COG ON THE SIDES & BOTTOM OF POND.

NOTICE TO CONTRACTORS

THESE DRAWINGS AND SPECIFICATIONS SHALL BE USED IN CONJUNCTION WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS OF THE STATE OF TEXAS, LATEST EDITION, AS AMENDED, AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS OF THE COUNTY OF ROCKWALL, TEXAS, LATEST EDITION, AS AMENDED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

- NOTES:**
- 1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 5th EDITION.
 - 2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS.
 - 3) SEE PLAN FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
 - 4) NO SAND UNDER SIDEWALKS.
 - 5) SEE D101 FOR MORE DETAILS.

NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

RECORD DRAWING 5/13/25
BY: [Signature]
DATE: 5/13/25



CASE #SP2021-000

PAVING PLAN

SHARP INSULATION

SHARP ADDITION
LOT 6, BLOCK 4, 1.08 ACRES
City of Rockwall, Rockwall County, Texas

SHARP INSULATION
2578 HWY 275, ROCKWALL, TEXAS 75087
(214) 982-9688

TEMP BENCHMARK:
ELEVATION = 603.26'

MONK CONSULTING ENGINEERS, INC.
1200 W. State Street, Carrollton, Texas 75002
972-272-4763 Fax 972-272-8767

19 TECHNOLOGY DISTRICT

DISTRICT DESCRIPTION

The *Technology District* is primarily characterized as an employment heavy district containing all phases of the Rockwall Economic Development Corporation's (REDC's) Technology Park, which supports a wide range of clean industrial businesses that help to diversify the City's tax base. This area benefits from easy access to IH-30 from John King Boulevard, Corporate Crossing, and SH-276 via SH-205. The district also contains a mixture of high to medium density residential land uses and several additional large vacant tracts of land that are entitled for low density residential land uses. The commercial areas adjacent to SH-276 contain a mixture of transitional uses and land uses targeted at supporting the existing and anticipated residential land uses. In the future, the *Technology District* is anticipated to continue to provide a mix of non-retail commercial and an assortment of housing options that will provide a balance with regard to the City's economic base and population.

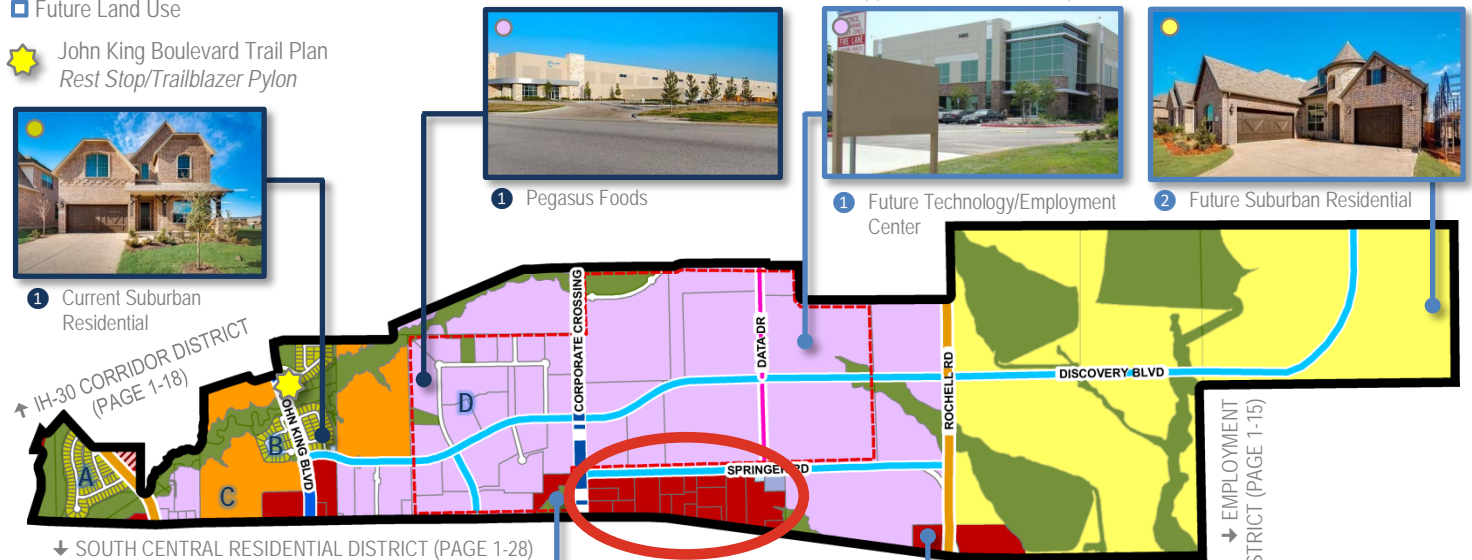
POINTS OF REFERENCE

- A. Townsend Village Subdivision
- B. Rockwall Downes Subdivision
- C. Sixteen 50 @ Lake Ray Hubbard Apartment Complex
- D. Rockwall Economic Development Corporation's Technology Park

LAND USE PALETTES

- Current Land Use
- Future Land Use

★ John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon



COMMERCIAL	53.90%	MINOR COLLECTOR
RESIDENTIAL	46.10%	M4D
MIXED USE	0.00%	M4U
		P6D
		TXDOT 4D

COMMERCIAL/RETAIL (CR)	78.42-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	74.61-ACRES
LOW DENSITY RESIDENTIAL (LDR)	425.14-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	27.22-ACRES
PARKS AND OPEN SPACE (OS)	287.78-ACRES
PUBLIC (P)	1.95-ACRES
QUASI-PUBLIC (QP)	0.61-ACRES
SPECIAL COMMERCIAL CORRIDOR (SC)	6.76-ACRES
TECHNOLOGY/EMPLOYMENT CENTER (TEC)	530.85-ACRES

DISTRICT STRATEGIES

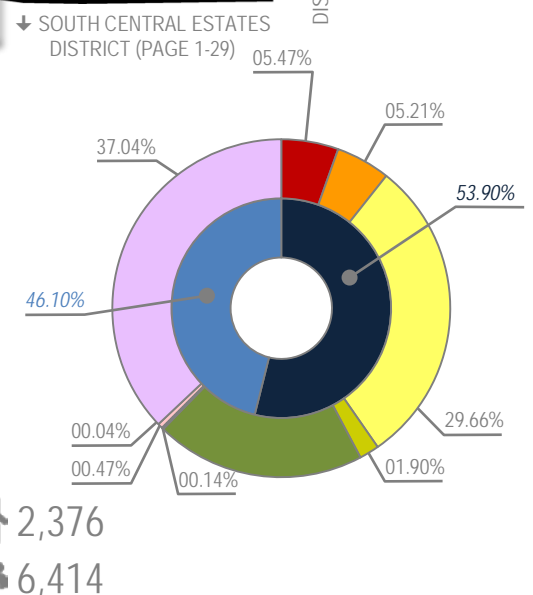
Considering the existing composition and future intent of the *Technology District*, the following are the strategies for this district:

1. *Technology/Employment Center*. Taking into consideration the City's desire to preserve the current residential to non-residential land use ratio, encroachment of incompatible land uses (e.g. residential, commercial, etc.) should be discouraged in areas designated for *Technology/Employment Center* land uses. This is especially important in the City's Technology Park, which is denoted in a red dashed line (---). These areas should be preserved for larger clean industrial businesses that can help to diversify the City's tax base. The areas adjacent to Rochelle Road should utilize large buffers, berms and landscaping to off-set adjacency to the residential areas on the east side of Rochelle Road.
2. *Suburban Residential*. The low density residential land uses on the east side of Rochelle Road should be large master planned communities that incorporate a mixture of lot types and housing products to create unique subdivisions of enduring value. These areas should be highly amenitized and utilize the existing floodplain/ponds for a robust trail and park system.
3. *Neighborhood/Convenience Centers*. The commercial in this district is intended to support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures. In addition, these properties should use berms, landscaping and large buffers to transition to residential land uses. The existing transitional areas adjacent to SH-276 should be transition to neighborhood/convenience centers in the future.
4. *John King Boulevard Trail Plan*. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'A'* of this Comprehensive Plan.



3. Future Neighborhood/Convenience Centers

701
CURRENT
64
1,556



CITY OF ROCKWALL

ORDINANCE NO. 25-12

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46) [ORDINANCE NO. 21-32] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46), BEING A 47.37-ACRE TRACT OF LAND SITUATED WITHIN THE J. A. RAMSEY SURVEY, ABSTRACT NO. 186, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Trenton Austin of GT Plumbing Services, LLC on behalf of Tim Connolly of Connolly Squared, LLC for the approval of a Zoning Change to amend Planned Development District 46 (PD-46) [Ordinance No. 21-32] for the purpose of allowing *Building Maintenance, Sales, and Service with Outside Storage* as a permitted land use on a 1.00-acre parcel of land identified as Tract 2-8, Abstract No. 186, of the J. A. Ramsey Addition being a portion of a larger 47.37-acre Planned Development District that is situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, identified as Planned Development District 46 (PD-46) [Ordinance No. 99-05], which is more fully described and depicted in *Exhibit 'A'* of this ordinance, and hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 46 (PD-46) [Ordinance No. 21-32] and the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No 21-32*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

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

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

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

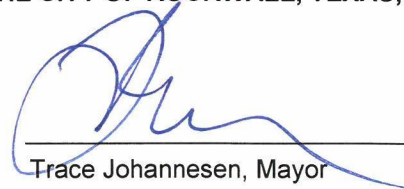
SECTION 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense and each and every day such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

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 04-38*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

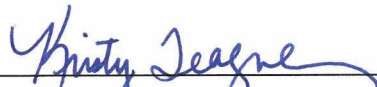
SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 04-38*] of any provision of the *City Code*, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [*Ordinance No. 04-38*] (*including references to the Unified Development Code*), and references to overlay districts, in this ordinance or any of the *Exhibits* hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF MARCH, 2025.



Trace Johannesen, Mayor

ATTEST:


Kristy Teague, City Secretary



APPROVED AS TO FORM:


Frank J. Garza, City Attorney

1st Reading: February 18, 2025

2nd Reading: March 3, 2025

EXHIBIT 'A':
Legal Description and Survey

BEING 47.37 acres of land situated in the Abstract 186, J.A. Ramsey Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a point in the south Right of Way of Discovery Blvd, at City Geodetic Control Monument #9. (NAD83 Texas State Plane GPS Coordinate: 2,607,463.893 E, 7,020,550.132 N feet) bearing South 73° 10' 43" East, a distance of 2,602.028 feet to the *POINT OF BEGINNING*;

BEGINNING at a point in the intersection of Springer Rd and Data Dr. (NAD83 Texas State Plane GPS Coordinate: 2,609,967.107 E, 7,019,844.125N feet);

THENCE South 00° 12' 17" West following the Eastern boundary line of Planned Development #46, a distance of 951.9 feet for a corner;

THENCE North 81° 8' 11" West, a distance of 1,019.177 feet to the beginning of a curve found in the centerline of State Highway 276, said being the beginning of a curve to the left having a tangent of 730.751 feet and a radius of 6,289.035 feet with a chord distance of 730.268 feet and a chord bearing of North 83 degrees 30 minutes 38 seconds West to a point;

THENCE North 89° 23' 42" West, a distance of 920.839 feet for a corner;

THENCE North 0° 20' 45" West, a distance of 693.685 feet for a corner;

THENCE North 89° 48' 28" East, a distance of 2,660.985 feet, to the *POINT OF BEGINNING AND CONTAINING* 47.37 acres of land (2,063,262.886 square feet) more or less.

EXHIBIT 'A':
 Legal Description and Survey

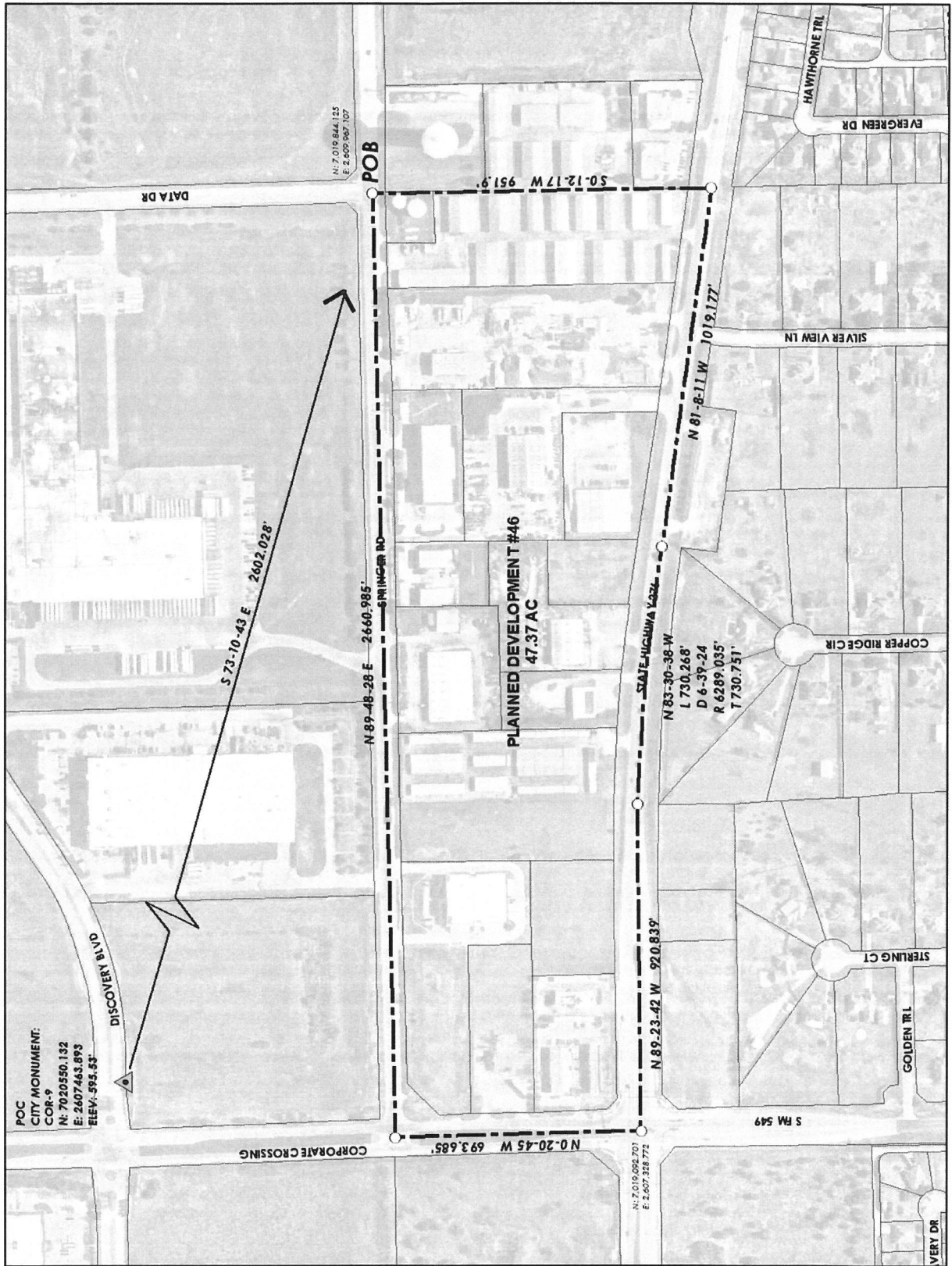


EXHIBIT 'B':
Concept Plan

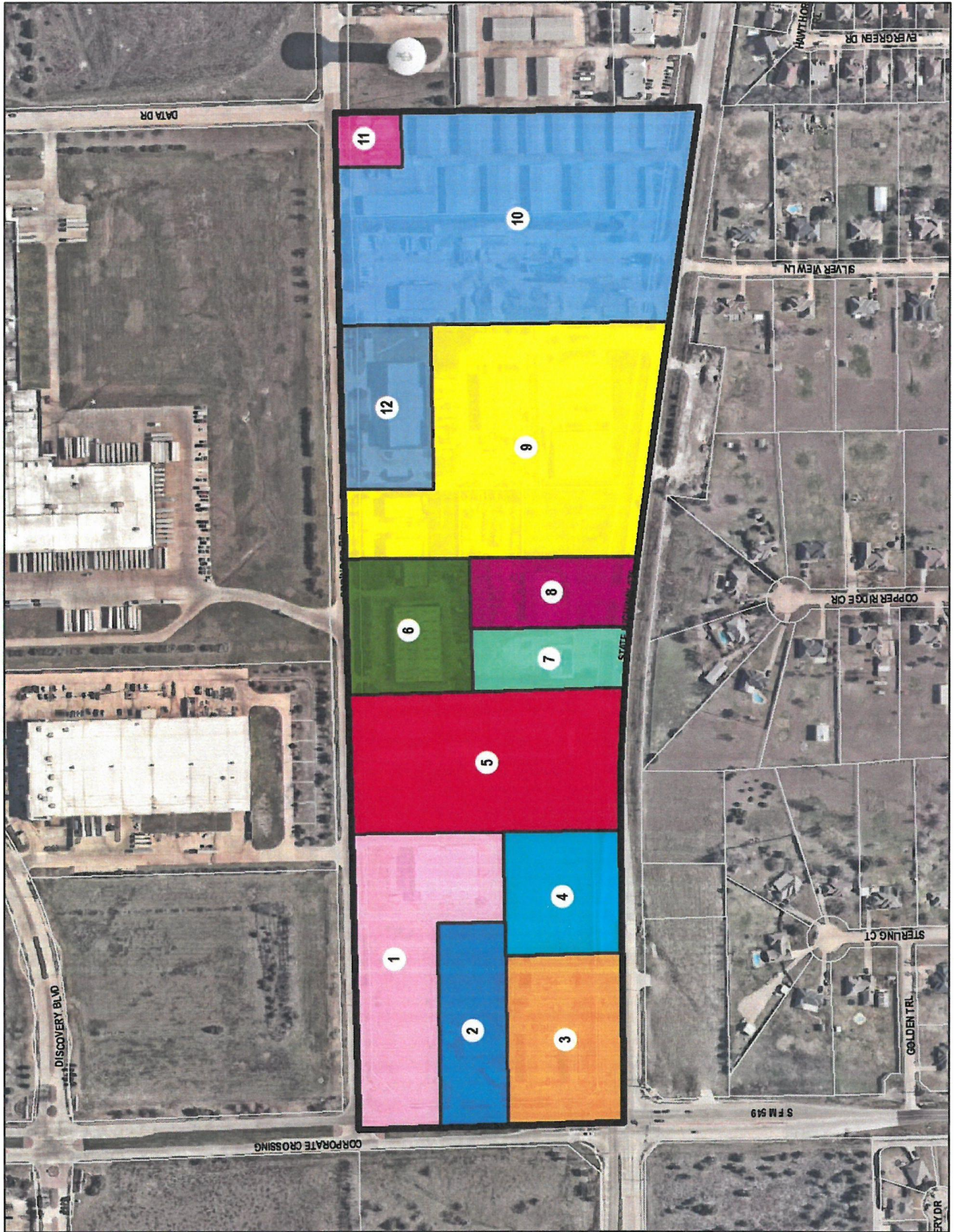


EXHIBIT 'C':
PD Development Standards

(A) Purpose. The purpose of this amendment to Planned Development District 46 (PD-46) is to supersede *Ordinance No. 21-32*; however, this ordinance does not change the intent, restrictions, or land uses established in *Ordinance No. 21-32* with the exception of adding the *Building Maintenance, Service, and Sales with Outside Storage* land use to *Tract 7* as depicted in *Exhibit 'B'* of this ordinance.

(B) Permitted Land Uses. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be subject to the permitted land uses stipulated for properties in a Commercial (C) District as specified in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following land uses shall be permitted *by-right* on the corresponding tract:

(1) Tract 3 [Tract 2, Lot 02].

- Minor Automotive Repair Garage

(2) Tract 5 [Tract 2, Lot 06].

- Mini-Warehouse

(3) Tract 6 [Tract 2, Lot 03].

- Heavy Construction/Trade Yard

(4) Tract 7 [Tract 2, Lot 08].

- Building Maintenance, Service, and Sales with Outside Storage¹

NOTES

¹: The *Building Maintenance, Service, and Sales with Outside Storage* shall be subject to the following *Conditional Land Use Standards*:

- (1) All outside storage shall comply with the exhibit in *Figure 1* below.
- (2) Heavy Equipment (*i.e. Tractor Machinery*) shall be permitted to be store on gravel; however, the storage of trucks, trailers, Conex boxes, or any other outside storage shall be on a concrete surface.
- (3) All outside storage shall be situated behind the building and not be visible from SH-276.
- (4) The outside storage areas shall be reviewed for visibility by the Planning and Zoning Commission at the time of site plan. Additional landscape screening may be required by the Planning and Zoning Commission and/or staff at the time of site plan approval.
- (5) All unpermitted improvements shall be removed from the property prior to site plan approval.

FIGURE 1. CONCEPT PLAN FOR 2305 SH-276



RED: OUTSIDE STORAGE AREA; **BLUE:** STORAGE OF SERVICE TRUCKS; **GREEN:** FUTURE BUILDING EXPANSION

(5) Tract 8 [Tract 2, Lot 07].

EXHIBIT 'C':
PD Development Standards

- New or Used Boat Dealership

(6) Tract 9 [A Portion of Tract 2, Lot 00].

- Trucking Company

(7) Tract 10 [Tract 2, Lot 13].

- Concrete Batch Plant
- Mini-Warehouse

(8) Tract 12 [A Portion of Tract 2, Lot 00].

- Warehouse

(C) Dimensional Requirements. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be subject to the dimensional requirements stipulated for properties in a Commercial (C) District as specified in Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(D) Legal Non-Conforming Status. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be allowed to maintain the same exterior building materials that are currently utilized on the existing building for any new buildings that are built; however, if an existing or new building is expanded to an amount that equals 50% of the appraised tax value of that building, the building shall be required to adhere to the requirements of the Commercial (C) District as stipulated in Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46) [ORDINANCE NO. 25-12] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46), BEING A 47.37-ACRE TRACT OF LAND SITUATED WITHIN THE J. A. RAMSEY SURVEY, ABSTRACT NO. 186, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Kris Sharp of 5 Sharp Real Estate, LLC for the approval of a Zoning Change to amend Planned Development District 46 (PD-46) [Ordinance No. 25-12] for the purpose of allowing *Outside Storage* as a permitted land use on a 1.914-acre parcel of land identified as Lot 5, Block A, Sharp Addition being a portion of a larger 47.37-acre Planned Development District that is situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, identified as Planned Development District 46 (PD-46) [Ordinance No. 99-05], which is more fully described and depicted in *Exhibit 'A'* of this ordinance, and hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 46 (PD-46) [Ordinance No. 25-12] and the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No 25-12*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

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

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

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

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

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [Ordinance No. 04-38], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [Ordinance No. 04-38] of any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [Ordinance No. 04-38] (including references to the Unified Development Code), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF MAY, 2026.

Tim McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: April 20, 2026

2nd Reading: May 4, 2026

EXHIBIT 'A':
Legal Description and Survey

BEING 47.37 acres of land situated in the Abstract 186, J.A. Ramsey Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a point in the south Right of Way of Discovery Blvd, at City Geodetic Control Monument #9. (NAD83 Texas State Plane GPS Coordinate: 2,607,463.893 E, 7,020,550.132 N feet) bearing South 73° 10' 43" East, a distance of 2,602.028 feet to the **POINT OF BEGINNING**;

BEGINNING at a point in the intersection of Springer Rd and Data Dr. (NAD83 Texas State Plane GPS Coordinate: 2,609,967.107 E, 7,019,844.125N feet);

THENCE South 00° 12' 17" West following the Eastern boundary line of Planned Development #46, a distance of 951.9 feet for a corner;

THENCE North 81° 8' 11" West, a distance of 1,019.177 feet to the beginning of a curve found in the centerline of State Highway 276, said being the beginning of a curve to the left having a tangent of 730.751 feet and a radius of 6,289.035 feet with a chord distance of 730.268 feet and a chord bearing of North 83 degrees 30 minutes 38 seconds West to a point;

THENCE North 89° 23' 42" West, a distance of 920.839 feet for a corner;

THENCE North 0° 20' 45" West, a distance of 693.685 feet for a corner;

THENCE North 89° 48 28" East, a distance of 2,660.985 feet, to the **POINT OF BEGINNING AND CONTAINING** 47.37 acres of land (2,063,262.886 square feet) more or less.

EXHIBIT 'B':
Concept Plan

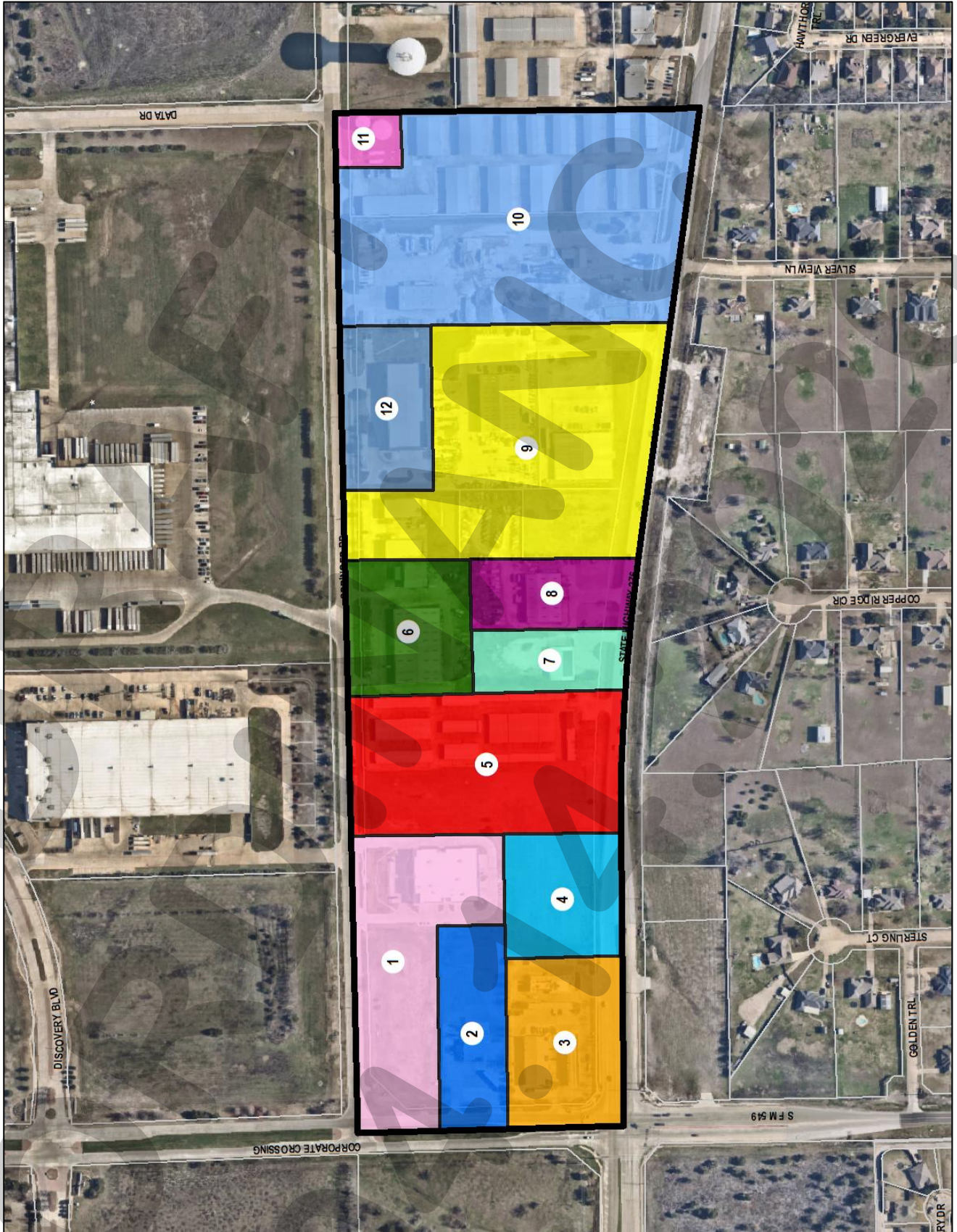


EXHIBIT 'C':
PD Development Standards

- (A) Purpose. The purpose of this amendment to Planned Development District 46 (PD-46) is to supersede *Ordinance No. 21-32*; however, this ordinance does not change the intent, restrictions, or land uses established in *Ordinance No. 21-32* with the exception of adding the *Building Maintenance, Service, and Sales with Outside Storage* land use to *Tract 7* as depicted in *Exhibit 'B'* of this ordinance.
- (B) Permitted Land Uses. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be subject to the permitted land uses stipulated for properties in a Commercial (C) District as specified in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following land uses shall be permitted *by-right* on the corresponding tract:

(1) Tract 3 [Tract 2, Lot 02].

- Minor Automotive Repair Garage

(2) Tract 5 [Tract 2, Lot 06].

- Mini-Warehouse

(3) Tract 6 [Tract 2, Lot 03].

- Heavy Construction/Trade Yard

(4) Tract 7 [Tract 2, Lot 08].

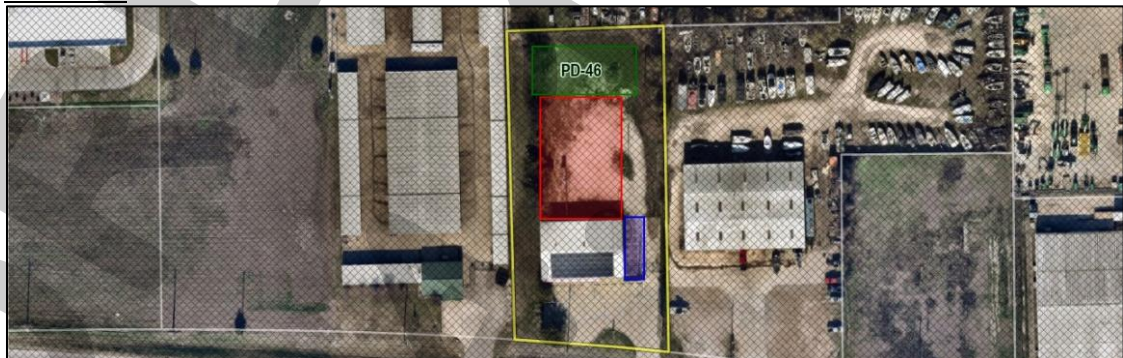
- Building Maintenance, Service, and Sales with Outside Storage ⁽¹⁾

NOTES

¹: The *Building Maintenance, Service, and Sales with Outside Storage* shall be subject to the following *Conditional Land Use Standards*:

- (1) All outside storage shall comply with the exhibit in *Figure 1* below.
- (2) Heavy Equipment (*i.e. Track Machinery*) shall be permitted to be store on gravel; however, the storage of trucks, trailers, Conex boxes, or any other outside storage shall be on a concrete surface.
- (3) All outside storage shall be situated behind the building and not be visible from SH-276.
- (4) The outside storage areas shall be reviewed for visibility by the Planning and Zoning Commission at the time of site plan. Additional landscape screening may be required by the Planning and Zoning Commission and/or staff at the time of site plan approval.
- (5) All unpermitted improvements shall be removed from the property prior to site plan approval.

FIGURE 1. CONCEPT PLAN FOR 2305 SH-276



RED: OUTSIDE STORAGE AREA; **BLUE:** STORAGE OF SERVICE TRUCKS; **GREEN:** FUTURE BUILDING EXPANSION

(5) Tract 8 [Tract 2, Lot 07].

EXHIBIT 'C':
PD Development Standards

- New or Used Boat Dealership

(6) Tract 9 [A Portion of Tract 2, Lot 00].

- Trucking Company

(7) Tract 10 [Tract 2, Lot 13].

- Concrete Batch Plant
- Mini-Warehouse

(8) Tract 12 [A Portion of Tract 2, Lot 00].

- Warehouse
- Outside Storage ⁽¹⁾

NOTES

¹: The *Outside Storage* shall be subject to the following *Conditional Land Use Standards*:

- (1) *Outside Storage* shall only be permitted in areas designated on a *Site Plan*.
- (2) *Outside Storage* shall be visibly screened from the right-of-way (ROW) and all adjacent properties.

(C) Dimensional Requirements. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be subject to the dimensional requirements stipulated for properties in a Commercial (C) District as specified in Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(D) Legal Non-Conforming Status. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be allowed to maintain the same exterior building materials that are currently utilized on the existing building for any new buildings that are built; however, if an existing or new building is expanded to an amount that equals 50% of the appraised tax value of that building, the building shall be required to adhere to the requirements of the Commercial (C) District as stipulated in Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: April 14, 2026
APPLICANT: Kris Sharp; 5 Sharp Real Estate, LLC
CASE NUMBER: Z2026-014; Amendment to Planned Development District 46 (PD-46)

SUMMARY

Hold a public hearing to discuss and consider a request by Kris Sharp of 5 Sharp Real Estate, LLC for the approval of a Zoning Change to amend Planned Development District 46 (PD-46) [Ordinance No. 25-12] being a 47.37-acre tract of land situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of Corporate Crossing and SH-276, and take any action necessary.

BACKGROUND

The subject property was annexed -- along with the rest of the land area that makes up Planned Development District 46 (PD-46) -- by the City Council on July 21, 1997 by Ordinance No. 97-14 [Case No. A1997-001]. At the time of annexation, the subject property and the remainder of Planned Development District 46 (PD-46) were zoned Agricultural (AG) District; however, many of the land uses that exist today were already established uses at the time of annexation. Based on this, the City Council approved Ordinance No. 99-05 on March 1, 1999. This ordinance changed the zoning of the area from an Agricultural (AG) District to Planning Development District 46 (PD-46). Under this Planned Development District all of the properties were given a base zoning of Commercial (C) District, but were also granted the ability to continue the current land use on each of the properties (*i.e. the zoning ordinance made the legally non-conforming land uses by-right land uses for each of the properties*). On August 2, 2021, the City Council approved an amendment to Planned Development District 46 [Case No. Z2021-024] to allow the Warehouse/Distribution Center land use *by-right* on the subject property, otherwise indicated as Tract 12 within Ordinance No. 21-32. On August 10, 2021, the Planning and Zoning Commission approved a site plan [Case No. SP2021-015] to allow the construction of a 22,000 SF Office/Warehouse Building on Tract 12.

On January 18, 2023, a building permit (COM2022-6322) was issued for the construction of the Office/Warehouse Building. During construction of this building, a wrought-iron fence was installed in the front yard of the property without a building permit. The property owner came before the Planning and Zoning Commission on March 26, 2024 requesting to allow the unpermitted front yard fence to remain [Case No. MIS2024-004]. Ultimately, this request was subsequently approved by the Planning and Zoning Commission by a vote of 5 to 0. At some point after the last failed final inspection (*i.e. dated September 4, 2024*) for the building permit [Permit No. COM2022-6322] the applicant began operating a business without a finalized building permit or Certificate of Occupancy (CO). In addition, the applicant failed to submit mylars for filing their replat [Case No. P2022-004]. This means that the necessary fire lane and utility easements were not established on the property.

On December 19, 2025, -- at the direction of the Planning Department -- the Neighborhood Improvement Services (NIS) Division opened an enforcement case [Case No. CE2025-7041] for unpermitted Outside Storage on the subject property. In addition, a case was opened [Case No. CE 2025-7040] for operating without a Certificate of Occupancy (CO). The Planning Division also made several attempts to get the property owner to file the final plat, and this has not been filed to date. Following these attempts and enforcement actions, four (4) citations were issued before the applicant's submittal requesting the amendment to Planned Development District 46 (PD-46); however, during this time period the applicant did receive a final inspection for the outstanding building permit, and an approved Certificate of Occupancy (CO) for Office/Warehouse on February 4, 2026. Staff should note, that the applicant has not discontinued the storage of building materials and product outside of the building in the required parking spaces since they were originally notified on December 19, 2025.

PURPOSE

The applicant -- *Kris Sharp of 5 Sharp Real Estate, LLC* -- is requesting to amend Planned Development District 46 (PD-46) [Ordinance No. 25-12] to allow *Outside Storage* on the subject property at 3301 Springer Road.

ADJACENT LAND USES AND ACCESS

The subject property is located at 3301 Springer Road. The land uses adjacent to the subject property are as follows:

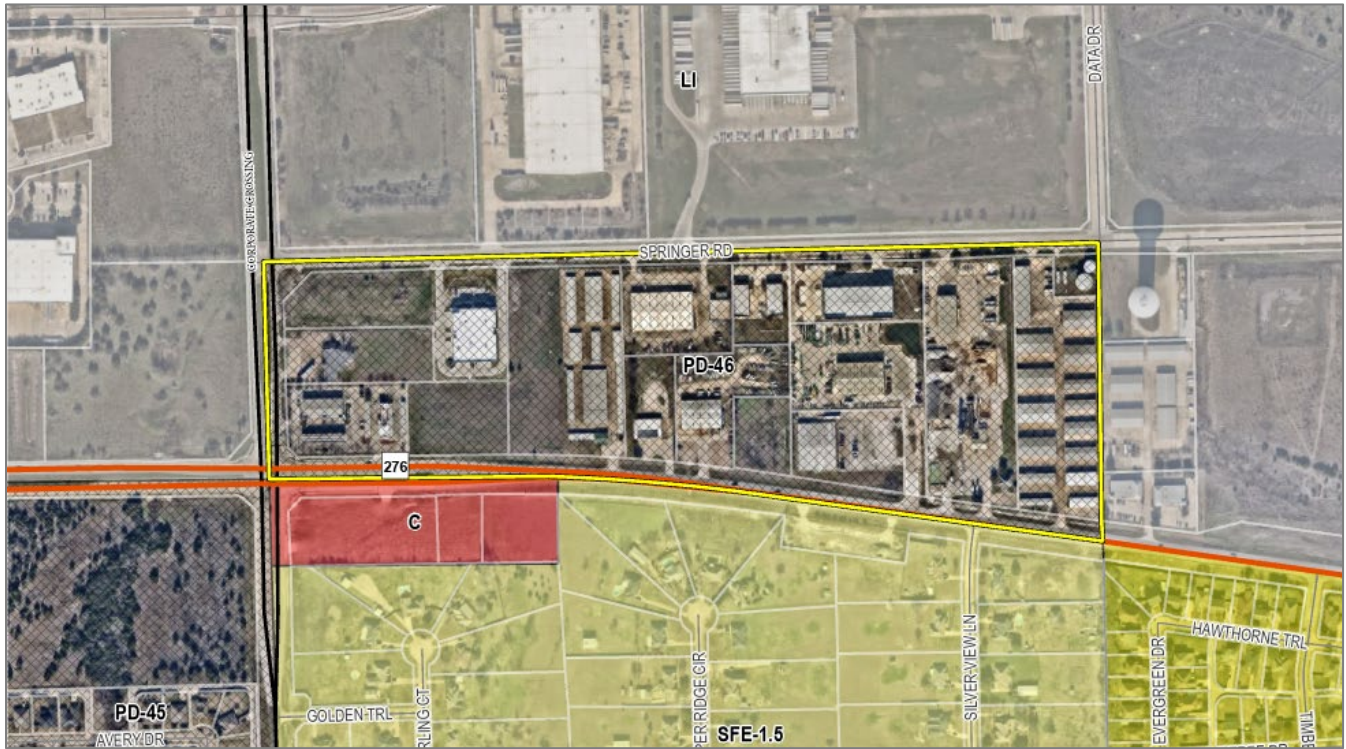
North: Directly north of the subject property is Springer Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 38.932-acre parcel of land (*i.e. Lot 2, Block B, Rockwall Technology Park, Phase III Addition*) developed with a ~278,270 SF food manufacturing facility (*i.e. Bimbo Bakery*) zoned Light Industrial (LI) District.

South: Directly south of the subject property is a 3.212-acre parcel of land (*i.e. Lot 7, Block A, Sharp Addition*) developed with a *Heavy Machinery and Equipment Rental, Sales, and Service Facility* (*i.e. Sunbelt Rentals*). Beyond this is a 1.964-acre parcel of land (*i.e. Lot 1, Block A, Sharp Addition*) developed with an *Office/Warehouse Building*. Both properties are zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses. Following this is SH-276, which is identified as a P6D (*i.e. Principal Arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Sterling Farms Subdivision, which consists of 48 single-family residential lots that were established in 1997. This subdivision is zoned Single-Family Estate 1.5 (SFE-1.5) District.

East: Directly east of the subject property is a 5.317-acre tract of land (*i.e. Tract 2-13 of the J. A. Ramsey Survey, Abstract No. 186*) developed with a *Concrete Batch Plant Facility* (*i.e. Lattimore Materials*). Beyond this is a 7.571-acre parcel of land (*i.e. Lot 1, Block 1, Highway 276 Self Storage Addition*) developed with a *Mini-Warehouse Facility*. Following this are two (2) tracks of land (*i.e. Tract 2-4 & 10-3 of the J. A. Ramsey Survey, Abstract No. 186*) developed with Blackland Water Supply water storage tanks and a City of Rockwall water tower. All of these properties are zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses. East of this is a 56.5033-acre vacant parcel of land (*i.e. Lot 1, Block C, Rockwall Technology Park Phase V*) zoned Light Industrial (LI) District.

West: Directly west of the subject property is are several tracts of land that make up the remainder of Planned Development District 46 (PD-46). Beyond this is Corporate Crossing, which is identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

Continued on next page...



CHARACTERISTICS OF THE REQUEST

The applicant has submitted civil engineering plans (*i.e. erosion control plan, grading plan, paving plan, detention calculations and layout, drainage area plans, site and dimension control plan, and utility plans*) that were used during their initial construction of the subject property. In addition, the applicant has provided a letter "...requesting Outside Storage as a permitted land use on the property."

CONFORMANCE TO THE CITY'S CODES AND STAFF ANALYSIS

According to *Ordinance No. 25-12*, the Planned Development District allows any land uses permitted within the Commercial (C) District and specifically *Warehouse/Distribution* on the subject property as a permitted *by-right* land use. The applicant's request would change this section to add *Outside Storage* as a permitted land use only in Tract 12 (*i.e. 3301 Springer Road*) of this Planned Development District.

According to Subsection 01.05, *Screening Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(o)utside storage of materials or vehicles shall be screened from all public rights-of-way, any adjacent properties, and parks and open space that abut or are directly across a public street or alley from the subject property. The screening must be at least one (1) foot taller than the material or vehicles being stored and shall be achieved using a masonry wall (*excluding tilt wall or concrete masonry units [CMU] unless otherwise approved by the Planning and Zoning Commission*) and Canopy Trees on 20-foot centers. As an alternative, the Planning and Zoning Commission may approve a screening method..." such as three (3) tiered screening (*i.e. one (1) row of canopy trees, one (1) row of accent trees, and one (1) row of evergreen shrubs*). In addition to the requirements of the Unified Development Code (UDC), staff included *Notes* within the draft ordinance that requires that the [1] *Outside Storage* shall only be permitted in areas designated on a *Site Plan*, and [2] *Outside Storage* shall be visibly screened from the right-of-way (ROW) and all adjacent properties. In this case, the applicant has not provided any type of concept plan showing the location of the proposed *Outside Storage* or a screening plan. Staff should note that the concept plan and screening plan was requested by the Planning and Zoning Commission at the March 31, 2026 work session meeting. Given that the applicant failed to appear at the work session meeting, staff sent email to the applicant the following day requesting the concept plan and screening plan, as well as detailing that meeting attendance is required; however, the applicant again failed to attend the Planning and Zoning Commission meeting on April 14, 2026 or to provide staff with any of the requested changes.

According to Table 5, *Parking Requirement Schedule*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), *Office Buildings* require one (1) parking space per 300 SF, and *Warehousing* requires one (1) parking space per 1,000 SF. In this case, the applicant is required to provide 26 parking spaces based on the approved site plan [Case No. SP2021-015]. Staff has provided an aerial below, which indicates that all of the required parking on the subject property is currently being used for *Outside Storage*.



FIGURE 1: JANUARY 12, 2026

With that being said, this is a request for a zoning change, which is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *Technology District* and is designated for *Commercial/Retail* land uses on the Future Land Use Plan. Since the applicant's request does not change the land use designation on the Future Land Use Plan, this request would not change the properties conformity with regards to the land use plan contained in the OURHometown Vision 2040 Comprehensive Plan; however, the land use not being permitted within the Commercial (C) District would increase the non-conformity of the Planned Development District with regard to the goals and policies contained in the OURHometown Vision 2040 Comprehensive Plan. Specifically, Goal 06, *Mitigation of Negative Impacts*, Policy 2, of Chapter 09, *Non-Residential*, of the OURHometown Vision 2040 Comprehensive Plan states that "(o)utside storage areas should be discouraged in commercial/retail areas. This is especially important along major commercial/retail corridors... [and] Where permitted outside storage should be fully screened from public view." In this case, the subject property is identified as *Commercial/Retail* on the Future Land Use Plan and the applicant is not proposing any screening. Based on this, the applicant's request does *not* appear to meet the goals and policies set forth in the OURHometown Vision 2040 Comprehensive Plan.

NOTIFICATIONS

Since this is an amendment to an existing Planned Development District ordinance, it required staff to notify all property owners within the Planned Development District and within 500-feet of the Planned Development District's boundaries concerning the zoning change. As a result, on March 17, 2026, staff mailed 74 notices to property owners and occupants in or within 500-feet of the Planned Development District 46 (PD-46). Staff also sent a notice to the Lofland Farms and Timber Creek Homeowner's

Associations (HOAs), which are the only HOA's or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received any notices with regard to the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request to amend Planned Development District 46 (PD-46) to allow *Outside Storage* on the subject property as indicated in the draft ordinance, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the requirements contained in the Planned Development District ordinance.
- (2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On April 14, 2026, the Planning and Zoning Commission approved a motion to recommend denial of the zoning change by a vote of 7-0. According to Subsection 02.03(G), *Protest of a Zoning Change*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), if a zoning change "...is recommended for denial by the Planning and Zoning Commission, such zoning change or Specific Use Permit (SUP) shall require a supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval."



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 3301 SPRINGER RD

SUBDIVISION _____

LOT 8

BLOCK A

GENERAL LOCATION SPRINGER / 549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-46

CURRENT USE WAREHOUSE

PROPOSED ZONING ALLOW OUTSIDE STORAGE

PROPOSED USE WAREHOUSE / OUTSIDE STORAGE

ACREAGE 1.19

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 KRIS SHARP

APPLICANT _____

CONTACT PERSON AMIE WALLACE

CONTACT PERSON _____

ADDRESS _____

ADDRESS _____

CITY, STATE & ZIP _____

CITY, STATE & ZIP _____

PHONE _____

PHONE _____

E-MAIL _____

E-MAIL _____

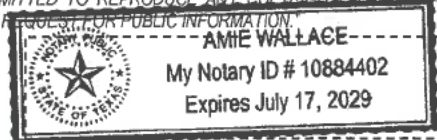
NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KRIS SHARP [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 \$ 230.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 10 DAY OF March, 2026 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 DAY OF March, 2026

OWNER'S SIGNATURE _____



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

MY COMMISSION EXPIRES 7-17-29



Z2026-014: Amendment to PD-46

CORPORATE CROSSING

LI

PD-46

276

C

SFE-1.5

SF-10

PD-45

SIFM 549

AG

PD-82

549

PD-95

AG

SFE-4

AG

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.

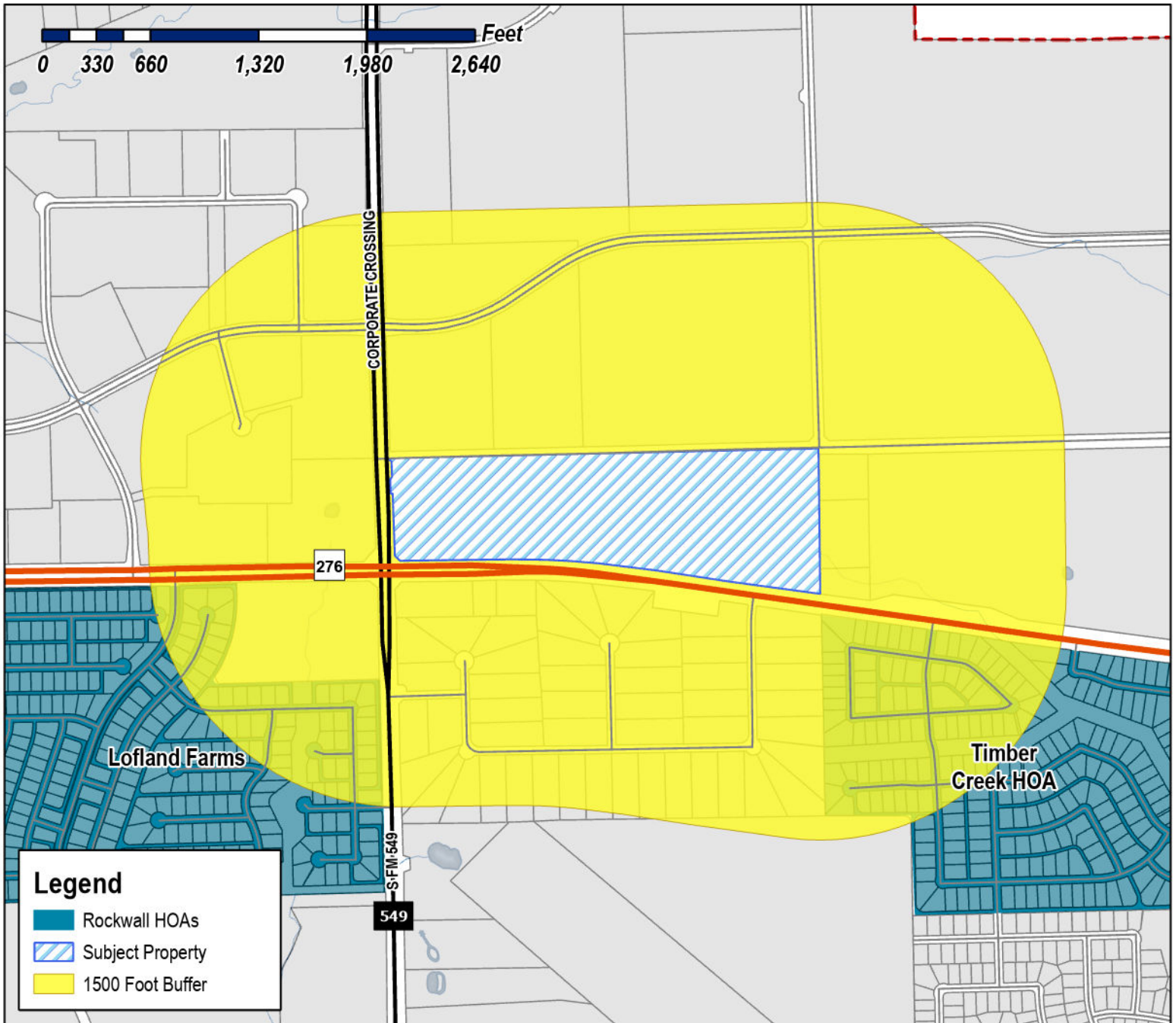




City of Rockwall

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

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



Case Number: Z2026-014
Case Name: Amendment to PD-46
Case Type: Zoning
Zoning: Planned Development District 46 (PD-46)
Case Address: Springer Road



Date Saved: 3/16/2026
 For Questions on this Case Call (972) 771-7745

From: [Zavala, Melanie](#)
Cc: [Miller, Ryan](#); [Lee, Henry](#); [Guevara, Angelica](#)
Subject: Neighborhood Notification Program [Z2026-014]
Date: Tuesday, March 17, 2026 8:53:43 AM
Attachments: [Public Notice \(03.16.2026\).pdf](#)
[HOA Map \(03.16.2026\).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, March 20, 2026](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, April 14, 2026 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, April 20, 2026 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com 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>.

-
Z2026-014: Amendment to PD-46

Hold a public hearing to discuss and consider a request by Kris Sharp of 5 Sharp Real Estate, LLC for the approval of a [Zoning Change](#) to amend Planned Development District 46 (PD-46) [Ordinance No. 25-12] being a 47.37-acre tract of land situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of Corporate Crossing and SH-276, and take any action necessary.

Thank you,

Melanie Zavala

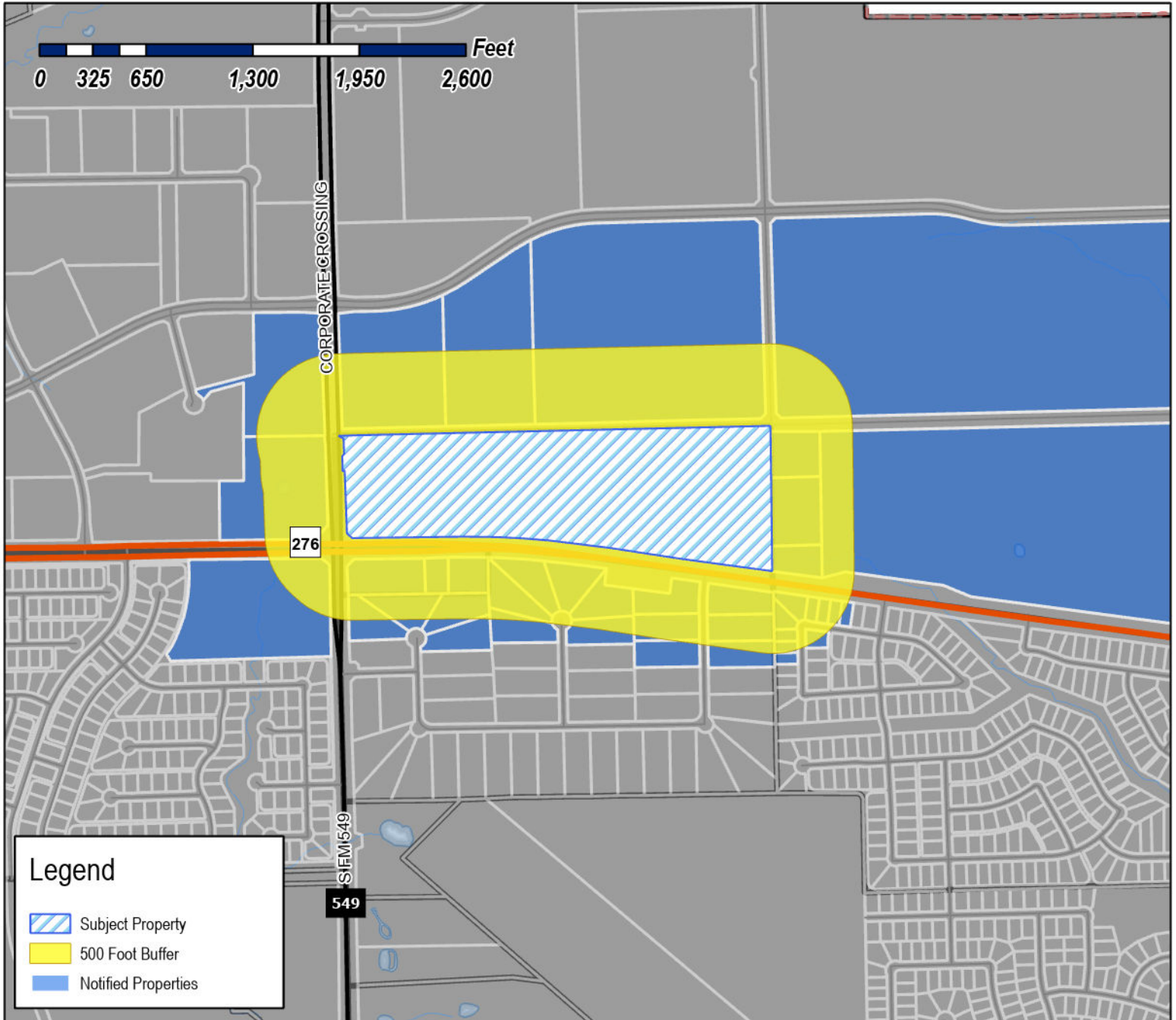
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](#)
972-771-7745 Ext. 6568



City of Rockwall

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

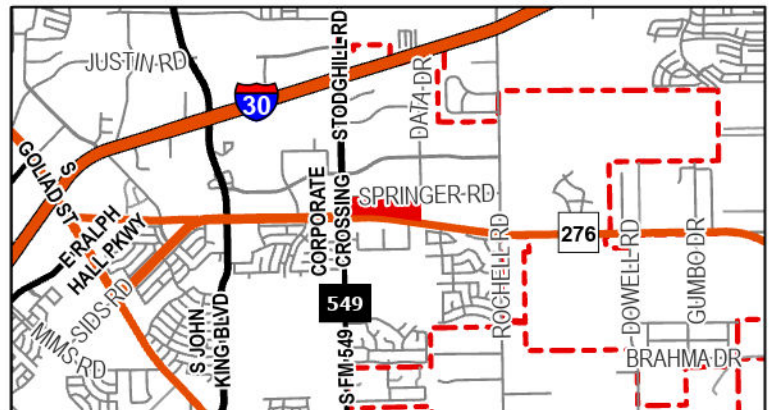
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2026-014
Case Name: Amendment to PD-46
Case Type: Zoning
Zoning: Planned Development District 46 (PD-46)
Case Address: Springer Road

Date Saved: 3/16/2026

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



EXETER 2975 DISCOVERY, LP
100 W Matsonford Rd Ste 5-250
Wayne, PA 19087

HUDACK STEVE V AND AILEEN J
1090 VINTAGE COURT
VACAVILLE, CA 95688

DFW DISTRIBUTOR,
PETROLEUM INC.
1111 N BELTLINE RD STE #100
GARLAND, TX 75040

DFW DISTRIBUTOR PETROLEUM INC
1111 N BELTLINE RD STE #100
GARLAND, TX 75040

FOLEY US LANDCO LLC
1260 THATCH PALM DR
BOCA RATON, FL 33432

RESIDENT
1275 CORPORATE CROSSING
ROCKWALL, TX 75087

ALLEN FOODS INC
C/O RYAN LLC, AGENT FOR BIMBO BAKERIES
USA
13155 Noel Rd Ste 100
Dallas, TX 75240

AGREE LIMITED PARTNERSHIP
SUNBELT RENTALS, INC. STORE# 272
1799 Innovation Pt ATTN; PROPERTY TAX DEPT.
Fort Mill, SC 29715

ABLES NORRIS BRADLEY
1855 SILVER VIEW LN
ROCKWALL, TX 75032

RAMIREZ JUAN
1858 SILVER VIEW LN
ROCKWALL, TX 75032

JOHNSON DAVID A AND PHYLLIS D
1890 COPPER RIDGE CIR
ROCKWALL, TX 75032

DE RUSSE MARIA NICOLE AND REUBEN DANIEL
1895 COPPER RIDGE CIR
ROCKWALL, TX 75032

ARCHER RANDY G & YOWAREE
1900 COPPER RIDGE CIR
ROCKWALL, TX 75032

LITTLE CHRISTOPHER MATTHEW
1905 COPPER RIDGE CIR
ROCKWALL, TX 75032

MINOR MORRIS & NORA A
1908 STERLING CT
ROCKWALL, TX 75032

VANZANDT CINTHYA MARISOL
1910 COPPER RIDGE CR
ROCKWALL, TX 75032

BALLOUT 7 LLC
1910 OAK POINT DRIVE
ALLEN, TX 75013

SCOTT SUSAN
1910 SILVER VIEW LN
ROCKWALL, TX 75032

RESIDENT
1913 STERLING CT
ROCKWALL, TX 75087

WILLESS WAYNE & PRISCILLA K
1915 COPPER RIDGE CIR
ROCKWALL, TX 75032

BRYANT DAWN
1915 SILVER VIEW LN
ROCKWALL, TX 75032

SANCHEZ JOSE L
1918 STERLING CT
ROCKWALL, TX 75032

MEJIA BLAS & LUISA
1921 STERLING CT
ROCKWALL, TX 75032

BARENOS CYNTHIA
1924 EVERGREEN DR
ROCKWALL, TX 75032

PRADO JESSE E & CYNTHIA G
1930 EVERGREEN DRIVE
ROCKWALL, TX 75032

ROSALES LUIS & JACKELINE
1930 SILVER VIEW LN
ROCKWALL, TX 75032

LOZANO OSCAR & DIANA
1935 EVERGREEN DR
ROCKWALL, TX 75032

QUINTON JAMES D
1935 SILVER VIEW LN
ROCKWALL, TX 75032

RESIDENT
1936 EVERGREEN DR
ROCKWALL, TX 75087

SCHMIESING ALBERT W & BERTHA N
1942 EVERGREEN DRIVE
ROCKWALL, TX 75032

THE THREE HOLY YOUTH COPTIC ORTHODOX
CHURCH
2 RIVERWAY STE 1770
DALLAS, TX 75218

RESIDENT
2205 HWY 276
ROCKWALL, TX 75087

RESIDENT
2301 HWY276
ROCKWALL, TX 75087

THE THREE HOLY YOUTH COPTIC ORTHODOX
CHURCH
2 RIVERWAY STE 1770
GARLAND, TX 75049

RESIDENT
2210 STATE HWY 276
ROCKWALL, TX 75087

RESIDENT
2305 HWY276
ROCKWALL, TX 75087

NBN COMMERCIAL GROUP LLC
2040 N Belt Line Rd Ste 400
Mesquite, TX 75150

RESIDENT
2245 HWY276
ROCKWALL, TX 75087

TOMMY'S MOBILE BOAT & MOTOR SERVICE, INC
2315 STATE HIGHWAY 276
ROCKWALL, TX 75032

VALENZUELA MOISES BENEDICTO AND MARIA
ANTONIETA
2445 DORRINGTON DR
DALLAS, TX 75228

RESIDENT
2578 HWY276
ROCKWALL, TX 75087

VACPARTS WAREHOUSE COM LLC
2578 STATE HWY 276
ROCKWALL, TX 75032

RESIDENT
2582 HWY276 RD
ROCKWALL, TX 75087

RESIDENT
2640 HWY276
ROCKWALL, TX 75087

RESIDENT
2690 HWY276
ROCKWALL, TX 75087

SHARP RICK
2740 State Highway 276 Ste 100 # Set
Rockwall, TX 75032

RESIDENT
2754 HWY276
ROCKWALL, TX 75087

RESIDENT
2975 DISCOVERY BLVD
ROCKWALL, TX 75087

5 SHARP REAL ESTATE LLC
3021 RIDGE RD #160
ROCKWALL, TX 75032

RESIDENT
3055 DISCOVERY BLVD
ROCKWALL, TX 75087

GARZA CESAR AND ANA MARIE
3129 FONTANA BLVD
ROCKWALL, TX 75032

PRBS PROPERTIES LLC
3216 HUNTER LANE
PLANO, TX 75093

RESIDENT
3225 SPRINGER LN
ROCKWALL, TX 75087

XCELON DEVELOPEMENT LLC
3225 McLeod Dr Ste 100
Las Vegas, NV 89121

RESIDENT
3285 SPRINGER RD
ROCKWALL, TX 75087

VILLALPANDO URIEL AND DIANNE
3414 BERMUDA DRIVE
ROWLETT, TX 75088

RESIDENT
3465 SPRINGER RD
ROCKWALL, TX 75087

RESIDENT
3475 SPRINGER RD
ROCKWALL, TX 75087

SKIPPER JOSEPH AND
STEPHANIE BREANNE SKIPPER
3484 HAWTHORNE TRAIL
ROCKWALL, TX 75032

RESIDENT
3490 HAWTHORNE TR
ROCKWALL, TX 75087

URBINA MARIPAZ
3496 HAWTHORNE TRL
ROCKWALL, TX 75032

CPIV-354 RANCH TRAIL LLC
354/356 RANCH TRL
ROCKWALL, TX 75032

RESIDENT
3602 HAWTHORNE TR
ROCKWALL, TX 75087

RESIDENT
3608 HAWTHORNE TR
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

DIXON TERRY STERLING III
515 Millbrook Blvd
San Marcos, TX 78666

MCPF1-4 TX 276 LLC
5151 BELT LINE RD STE 725
ROCKWALL, TX 75087

2305 STATE HWY 276 LLC
709 W RUSK ST STE 112
ROCKWALL, TX 75087

BLACKLAND WATER CORP
ATTN ADA JO PHILLIPS
PO BOX 215
FATE, TX 75132

LATTIMORE MATERIALS COMPANY LP
PO BOX 2469
ADDISON, TX 75001

ALMO INVESTMENT II LTD
PO BOX 2599
WAXAHACHIE, TX 75168

LYNSTAR LLC
PO BOX 847
ROCKWALL, TX 75087

COLIN-G PROPERTIES INC
PO BOX 847
ROCKWALL, TX 75087

ROCKWALL ECONOMIC DEVELOPMENT
PO BOX 968
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:

Z2026-014: Amendment to PD-46

Hold a public hearing to discuss and consider a request by Kris Sharp of 5 Sharp Real Estate, LLC for the approval of a Zoning Change to amend Planned Development District 46 (PD-46) [Ordinance No. 25-12] being a 47.37-acre tract of land situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of Corporate Crossing and SH-276, 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, April 14, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 20, 2026 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, April 20, 2026 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

Case No. Z2026-014: Amendment to PD-46

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



March 10, 2026

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

Re: Rezoning Request – 3301 Springer Rd., Rockwall 75032

To Whom it May Concern,

The subject property is currently zoned PD-46 for Commercial District land use. We are requesting Outside Storage as a permitted land use on the property.

Regards,

A handwritten signature in black ink, appearing to read 'Amie Wallace', is written over the typed name.

Amie Wallace
Chief Admin Officer
Sharp Insulation

SHARP INSULATION CO., LLC

Office 972.772.7411
3021 Ridge Road #160 | Rockwall, TX 75032

19 TECHNOLOGY DISTRICT

DISTRICT DESCRIPTION

The *Technology District* is primarily characterized as an employment heavy district containing all phases of the Rockwall Economic Development Corporation's (REDC's) Technology Park, which supports a wide range of clean industrial businesses that help to diversify the City's tax base. This area benefits from easy access to IH-30 from John King Boulevard, Corporate Crossing, and SH-276 via SH-205. The district also contains a mixture of high to medium density residential land uses and several additional large vacant tracts of land that are entitled for low density residential land uses. The commercial areas adjacent to SH-276 contain a mixture of transitional uses and land uses targeted at supporting the existing and anticipated residential land uses. In the future, the *Technology District* is anticipated to continue to provide a mix of non-retail commercial and an assortment of housing options that will provide a balance with regard to the City's economic base and population.

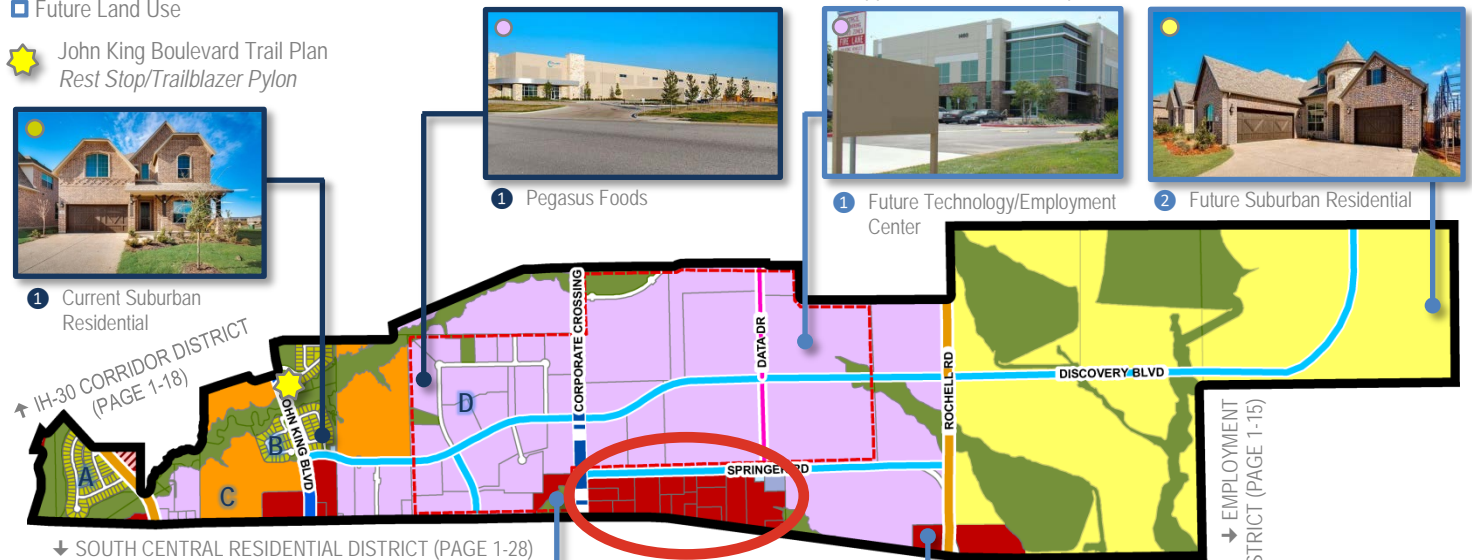
POINTS OF REFERENCE

- A. Townsend Village Subdivision
- B. Rockwall Downes Subdivision
- C. Sixteen 50 @ Lake Ray Hubbard Apartment Complex
- D. Rockwall Economic Development Corporation's Technology Park

LAND USE PALETTES

- Current Land Use
- Future Land Use

★ John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon



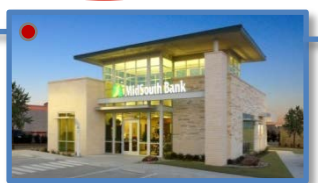
DISTRICT STRATEGIES

Considering the existing composition and future intent of the *Technology District*, the following are the strategies for this district:

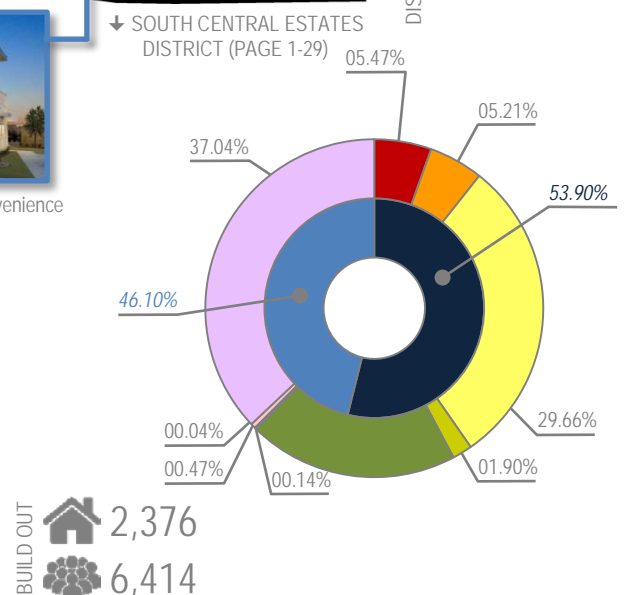
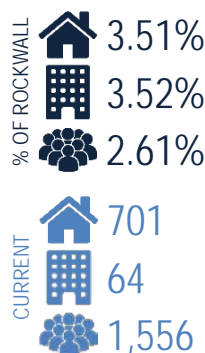
- 1 **Technology/Employment Center.** Taking into consideration the City's desire to preserve the current residential to non-residential land use ratio, encroachment of incompatible land uses (e.g. residential, commercial, etc.) should be discouraged in areas designated for *Technology/Employment Center* land uses. This is especially important in the City's Technology Park, which is denoted in a red dashed line (---). These areas should be preserved for larger clean industrial businesses that can help to diversify the City's tax base. The areas adjacent to Rochelle Road should utilize large buffers, berms and landscaping to off-set adjacency to the residential areas on the east side of Rochelle Road.
- 2 **Suburban Residential.** The low density residential land uses on the east side of Rochelle Road should be large master planned communities that incorporate a mixture of lot types and housing products to create unique subdivisions of enduring value. These areas should be highly amenitized and utilize the existing floodplain/ponds for a robust trail and park system.
- 3 **Neighborhood/Convenience Centers.** The commercial in this district is intended to support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures. In addition, these properties should use berms, landscaping and large buffers to transition to residential land uses. The existing transitional areas adjacent to SH-276 should be transition to neighborhood/convenience centers in the future.
- 4 **John King Boulevard Trail Plan.** A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'A'* of this Comprehensive Plan.

COMMERCIAL	53.90%	MINOR COLLECTOR
RESIDENTIAL	46.10%	M4D
MIXED USE	0.00%	M4U
		P6D
		TXDOT 4D

COMMERCIAL/RETAIL (CR)	78.42-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	74.61-ACRES
LOW DENSITY RESIDENTIAL (LDR)	425.14-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	27.22-ACRES
PARKS AND OPEN SPACE (OS)	287.78-ACRES
PUBLIC (P)	1.95-ACRES
QUASI-PUBLIC (QP)	0.61-ACRES
SPECIAL COMMERCIAL CORRIDOR (SC)	6.76-ACRES
TECHNOLOGY/EMPLOYMENT CENTER (TEC)	530.85-ACRES



3 Future Neighborhood/Convenience Centers



CITY OF ROCKWALL

ORDINANCE NO. 25-12

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46) [ORDINANCE NO. 21-32] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46), BEING A 47.37-ACRE TRACT OF LAND SITUATED WITHIN THE J. A. RAMSEY SURVEY, ABSTRACT NO. 186, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Trenton Austin of GT Plumbing Services, LLC on behalf of Tim Connolly of Connolly Squared, LLC for the approval of a Zoning Change to amend Planned Development District 46 (PD-46) [Ordinance No. 21-32] for the purpose of allowing *Building Maintenance, Sales, and Service with Outside Storage* as a permitted land use on a 1.00-acre parcel of land identified as Tract 2-8, Abstract No. 186, of the J. A. Ramsey Addition being a portion of a larger 47.37-acre Planned Development District that is situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, identified as Planned Development District 46 (PD-46) [Ordinance No. 99-05], which is more fully described and depicted in *Exhibit 'A'* of this ordinance, and hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 46 (PD-46) [Ordinance No. 21-32] and the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No 21-32*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

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

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

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

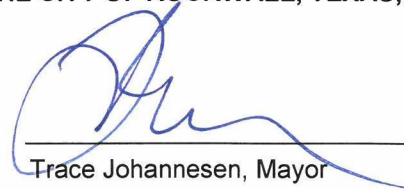
SECTION 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense and each and every day such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

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 04-38*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 04-38*] of any provision of the *City Code*, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [*Ordinance No. 04-38*] (*including references to the Unified Development Code*), and references to overlay districts, in this ordinance or any of the *Exhibits* hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

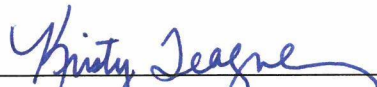
SECTION 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF MARCH, 2025.



Trace Johannesen, Mayor


ATTEST:



Kristy Teague, City Secretary



APPROVED AS TO FORM:



Frank J. Garza, City Attorney

1st Reading: February 18, 2025

2nd Reading: March 3, 2025

EXHIBIT 'A':
Legal Description and Survey

BEING 47.37 acres of land situated in the Abstract 186, J.A. Ramsey Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a point in the south Right of Way of Discovery Blvd, at City Geodetic Control Monument #9. (NAD83 Texas State Plane GPS Coordinate: 2,607,463.893 E, 7,020,550.132 N feet) bearing South 73° 10' 43" East, a distance of 2,602.028 feet to the *POINT OF BEGINNING*;

BEGINNING at a point in the intersection of Springer Rd and Data Dr. (NAD83 Texas State Plane GPS Coordinate: 2,609,967.107 E, 7,019,844.125N feet);

THENCE South 00° 12' 17" West following the Eastern boundary line of Planned Development #46, a distance of 951.9 feet for a corner;

THENCE North 81° 8' 11" West, a distance of 1,019.177 feet to the beginning of a curve found in the centerline of State Highway 276, said being the beginning of a curve to the left having a tangent of 730.751 feet and a radius of 6,289.035 feet with a chord distance of 730.268 feet and a chord bearing of North 83 degrees 30 minutes 38 seconds West to a point;

THENCE North 89° 23' 42" West, a distance of 920.839 feet for a corner;

THENCE North 0° 20' 45" West, a distance of 693.685 feet for a corner;

THENCE North 89° 48' 28" East, a distance of 2,660.985 feet, to the *POINT OF BEGINNING AND CONTAINING* 47.37 acres of land (2,063,262.886 square feet) more or less.

EXHIBIT 'A':
Legal Description and Survey

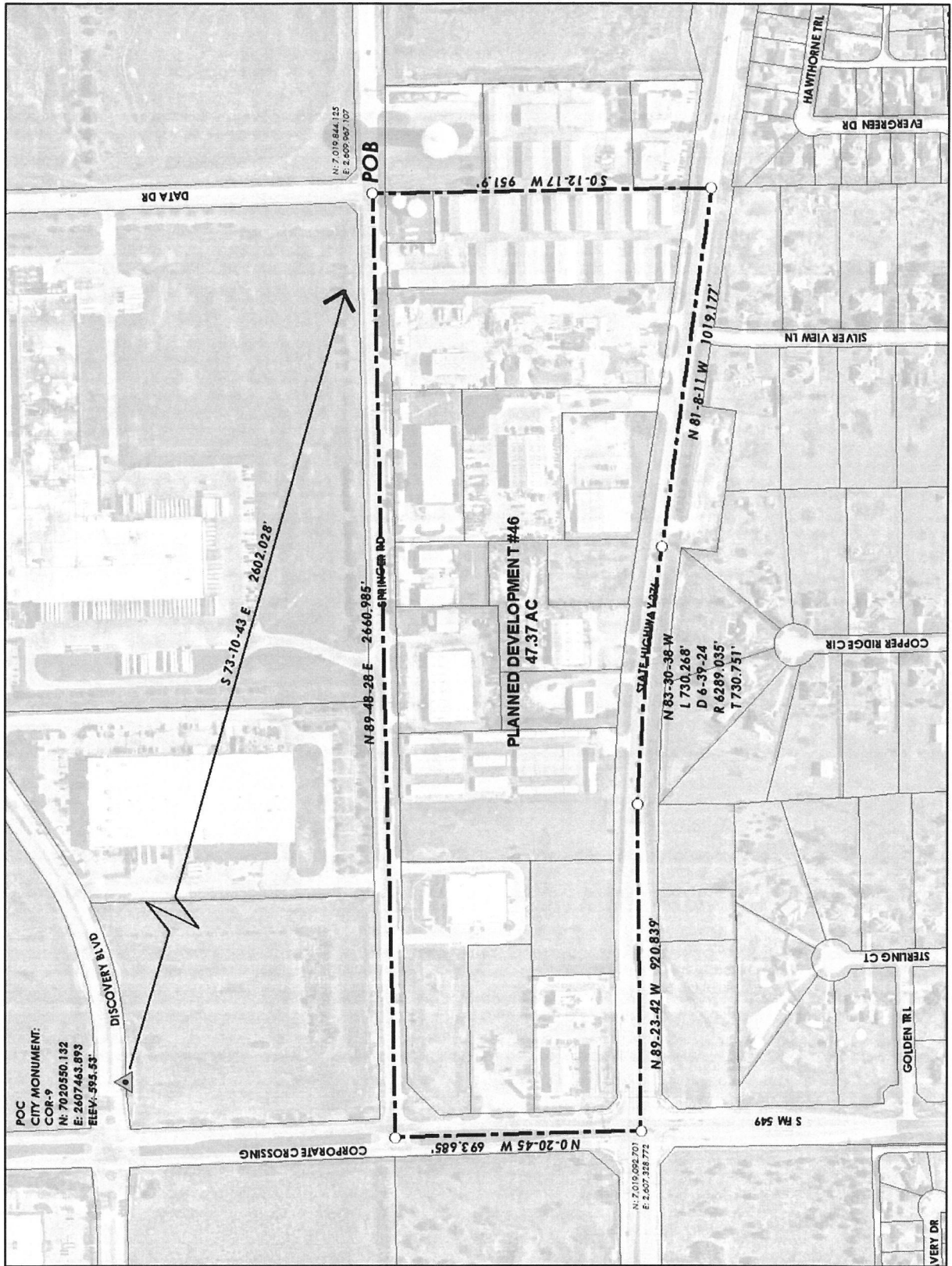


EXHIBIT 'B':
Concept Plan

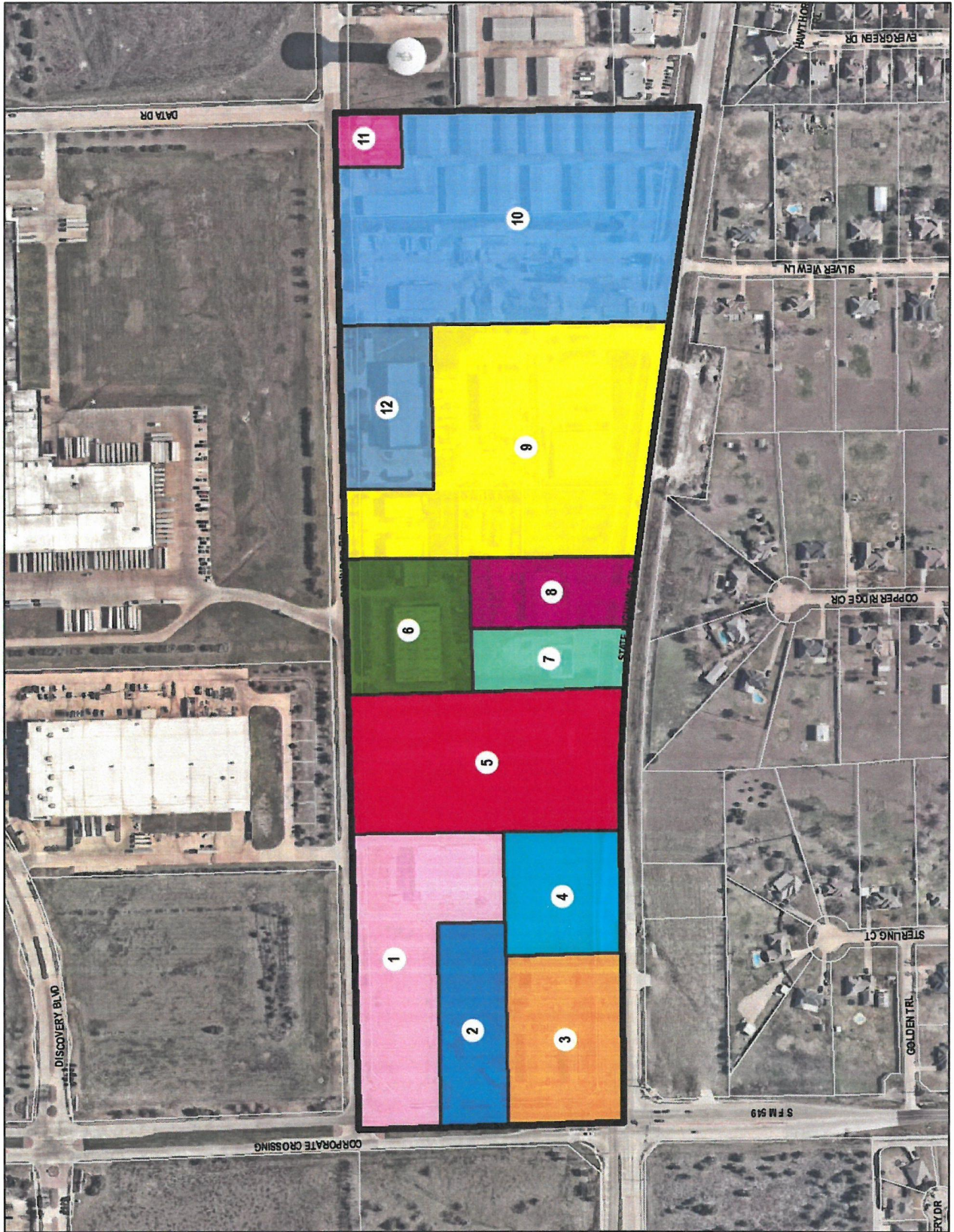


EXHIBIT 'C':
PD Development Standards

(A) Purpose. The purpose of this amendment to Planned Development District 46 (PD-46) is to supersede *Ordinance No. 21-32*; however, this ordinance does not change the intent, restrictions, or land uses established in *Ordinance No. 21-32* with the exception of adding the *Building Maintenance, Service, and Sales with Outside Storage* land use to *Tract 7* as depicted in *Exhibit 'B'* of this ordinance.

(B) Permitted Land Uses. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be subject to the permitted land uses stipulated for properties in a Commercial (C) District as specified in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following land uses shall be permitted *by-right* on the corresponding tract:

(1) Tract 3 [Tract 2, Lot 02].

- Minor Automotive Repair Garage

(2) Tract 5 [Tract 2, Lot 06].

- Mini-Warehouse

(3) Tract 6 [Tract 2, Lot 03].

- Heavy Construction/Trade Yard

(4) Tract 7 [Tract 2, Lot 08].

- Building Maintenance, Service, and Sales with Outside Storage¹

NOTES

¹: The *Building Maintenance, Service, and Sales with Outside Storage* shall be subject to the following *Conditional Land Use Standards*:

- (1) All outside storage shall comply with the exhibit in Figure 1 below.
- (2) Heavy Equipment (*i.e. Track Machinery*) shall be permitted to be store on gravel; however, the storage of trucks, trailers, Conex boxes, or any other outside storage shall be on a concrete surface.
- (3) All outside storage shall be situated behind the building and not be visible from SH-276.
- (4) The outside storage areas shall be reviewed for visibility by the Planning and Zoning Commission at the time of site plan. Additional landscape screening may be required by the Planning and Zoning Commission and/or staff at the time of site plan approval.
- (5) All unpermitted improvements shall be removed from the property prior to site plan approval.

FIGURE 1. CONCEPT PLAN FOR 2305 SH-276



RED: OUTSIDE STORAGE AREA; **BLUE:** STORAGE OF SERVICE TRUCKS; **GREEN:** FUTURE BUILDING EXPANSION

(5) Tract 8 [Tract 2, Lot 07].

EXHIBIT 'C':
PD Development Standards

- New or Used Boat Dealership

(6) Tract 9 [A Portion of Tract 2, Lot 00].

- Trucking Company

(7) Tract 10 [Tract 2, Lot 13].

- Concrete Batch Plant
- Mini-Warehouse

(8) Tract 12 [A Portion of Tract 2, Lot 00].

- Warehouse

(C) Dimensional Requirements. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be subject to the dimensional requirements stipulated for properties in a Commercial (C) District as specified in Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(D) Legal Non-Conforming Status. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be allowed to maintain the same exterior building materials that are currently utilized on the existing building for any new buildings that are built; however, if an existing or new building is expanded to an amount that equals 50% of the appraised tax value of that building, the building shall be required to adhere to the requirements of the Commercial (C) District as stipulated in Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46) [ORDINANCE NO. 25-12] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46), BEING A 47.37-ACRE TRACT OF LAND SITUATED WITHIN THE J. A. RAMSEY SURVEY, ABSTRACT NO. 186, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Kris Sharp of 5 Sharp Real Estate, LLC for the approval of a Zoning Change to amend Planned Development District 46 (PD-46) [Ordinance No. 25-12] for the purpose of allowing *Outside Storage* as a permitted land use on a 1.914-acre parcel of land identified as Lot 5, Block A, Sharp Addition being a portion of a larger 47.37-acre Planned Development District that is situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, identified as Planned Development District 46 (PD-46) [Ordinance No. 99-05], which is more fully described and depicted in *Exhibit 'A'* of this ordinance, and hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 46 (PD-46) [Ordinance No. 25-12] and the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No 25-12*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

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

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

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

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

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [Ordinance No. 04-38], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [Ordinance No. 04-38] of any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [Ordinance No. 04-38] (including references to the Unified Development Code), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF MAY, 2026.

Tim McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: April 20, 2026

2nd Reading: May 4, 2026

EXHIBIT 'A':
Legal Description and Survey

BEING 47.37 acres of land situated in the Abstract 186, J.A. Ramsey Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a point in the south Right of Way of Discovery Blvd, at City Geodetic Control Monument #9. (NAD83 Texas State Plane GPS Coordinate: 2,607,463.893 E, 7,020,550.132 N feet) bearing South 73° 10' 43" East, a distance of 2,602.028 feet to the **POINT OF BEGINNING**;

BEGINNING at a point in the intersection of Springer Rd and Data Dr. (NAD83 Texas State Plane GPS Coordinate: 2,609,967.107 E, 7,019,844.125N feet);

THENCE South 00° 12' 17" West following the Eastern boundary line of Planned Development #46, a distance of 951.9 feet for a corner;

THENCE North 81° 8' 11" West, a distance of 1,019.177 feet to the beginning of a curve found in the centerline of State Highway 276, said being the beginning of a curve to the left having a tangent of 730.751 feet and a radius of 6,289.035 feet with a chord distance of 730.268 feet and a chord bearing of North 83 degrees 30 minutes 38 seconds West to a point;

THENCE North 89° 23' 42" West, a distance of 920.839 feet for a corner;

THENCE North 0° 20' 45" West, a distance of 693.685 feet for a corner;

THENCE North 89° 48' 28" East, a distance of 2,660.985 feet, to the **POINT OF BEGINNING AND CONTAINING** 47.37 acres of land (2,063,262.886 square feet) more or less.

EXHIBIT 'A':
Legal Description and Survey



EXHIBIT 'B':
Concept Plan

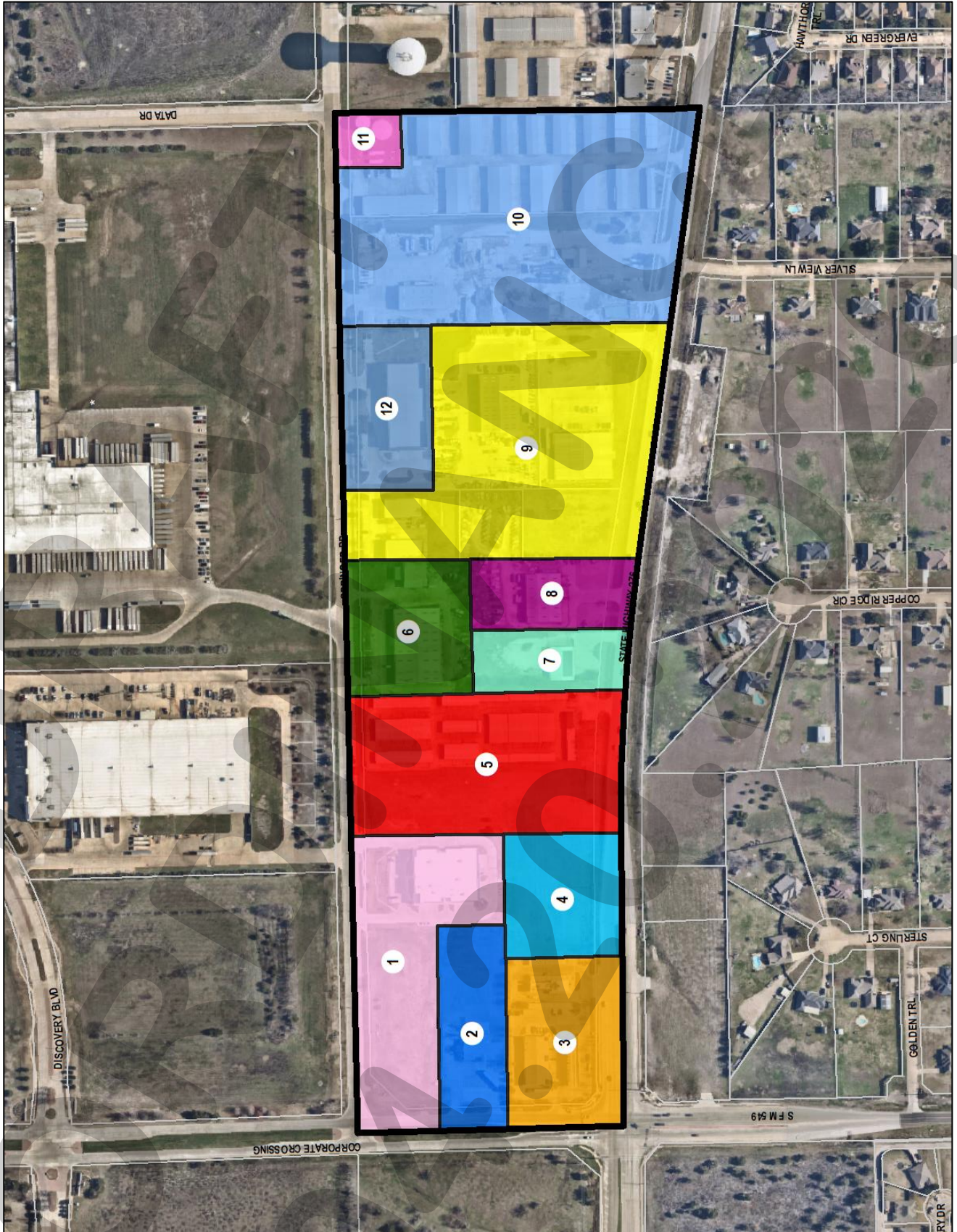


EXHIBIT 'C':
PD Development Standards

- (A) Purpose. The purpose of this amendment to Planned Development District 46 (PD-46) is to supersede *Ordinance No. 21-32*; however, this ordinance does not change the intent, restrictions, or land uses established in *Ordinance No. 21-32* with the exception of adding the *Building Maintenance, Service, and Sales with Outside Storage* land use to *Tract 7* as depicted in *Exhibit 'B'* of this ordinance.
- (B) Permitted Land Uses. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be subject to the permitted land uses stipulated for properties in a Commercial (C) District as specified in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following land uses shall be permitted *by-right* on the corresponding tract:

(1) Tract 3 [Tract 2, Lot 02].

- Minor Automotive Repair Garage

(2) Tract 5 [Tract 2, Lot 06].

- Mini-Warehouse

(3) Tract 6 [Tract 2, Lot 03].

- Heavy Construction/Trade Yard

(4) Tract 7 [Tract 2, Lot 08].

- Building Maintenance, Service, and Sales with Outside Storage ⁽¹⁾

NOTES

¹: The *Building Maintenance, Service, and Sales with Outside Storage* shall be subject to the following *Conditional Land Use Standards*:

- (1) All outside storage shall comply with the exhibit in *Figure 1* below.
- (2) Heavy Equipment (*i.e. Track Machinery*) shall be permitted to be store on gravel; however, the storage of trucks, trailers, Conex boxes, or any other outside storage shall be on a concrete surface.
- (3) All outside storage shall be situated behind the building and not be visible from SH-276.
- (4) The outside storage areas shall be reviewed for visibility by the Planning and Zoning Commission at the time of site plan. Additional landscape screening may be required by the Planning and Zoning Commission and/or staff at the time of site plan approval.
- (5) All unpermitted improvements shall be removed from the property prior to site plan approval.

FIGURE 1. CONCEPT PLAN FOR 2305 SH-276



RED: OUTSIDE STORAGE AREA; **BLUE:** STORAGE OF SERVICE TRUCKS; **GREEN:** FUTURE BUILDING EXPANSION

(5) Tract 8 [Tract 2, Lot 07].

EXHIBIT 'C':
PD Development Standards

- New or Used Boat Dealership

(6) Tract 9 [A Portion of Tract 2, Lot 00].

- Trucking Company

(7) Tract 10 [Tract 2, Lot 13].

- Concrete Batch Plant
- Mini-Warehouse

(8) Tract 12 [A Portion of Tract 2, Lot 00].

- Warehouse
- Outside Storage ⁽¹⁾

NOTES

¹: The *Outside Storage* shall be subject to the following *Conditional Land Use Standards*:

- (1) *Outside Storage* shall only be permitted in areas designated on a *Site Plan*.
- (2) *Outside Storage* shall be visibly screened from the right-of-way (ROW) and all adjacent properties.

(C) Dimensional Requirements. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be subject to the dimensional requirements stipulated for properties in a Commercial (C) District as specified in Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(D) Legal Non-Conforming Status. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be allowed to maintain the same exterior building materials that are currently utilized on the existing building for any new buildings that are built; however, if an existing or new building is expanded to an amount that equals 50% of the appraised tax value of that building, the building shall be required to adhere to the requirements of the Commercial (C) District as stipulated in Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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: April 28, 2026

APPLICANT: Kris Sharp; 5 Sharp Real Estate, LLC

CASE NUMBER: Z2026-014; Amendment to Planned Development District 46 (PD-46)

The subject property was annexed -- along with the rest of the land area that makes up Planned Development District 46 (PD-46) -- by the City Council on July 21, 1997 by *Ordinance No. 97-14* [Case No. A1997-001]. At the time of annexation, the subject property and the remainder of Planned Development District 46 (PD-46) were zoned Agricultural (AG) District; however, many of the land uses that exist today were already established uses at the time of annexation. Based on this, the City Council approved *Ordinance No. 99-05* on March 1, 1999. This ordinance changed the zoning of the area from an Agricultural (AG) District to Planning Development District 46 (PD-46). Under this Planned Development District all of the properties were given a base zoning of Commercial (C) District, but were also granted the ability to continue the current land use on each of the properties (*i.e. the zoning ordinance made the legally non-conforming land uses by-right land uses for each of the properties*). On August 2, 2021, the City Council approved an amendment to Planned Development District 46 [Case No. Z2021-024] to allow the *Warehouse/Distribution Center* land use *by-right* on the subject property, otherwise indicated as *Tract 12* within *Ordinance No. 21-32*. On August 10, 2021, the Planning and Zoning Commission approved a site plan [Case No. SP2021-015] to allow the construction of a 22,000 SF *Office/Warehouse Building* on *Tract 12*.

On January 18, 2023, a building permit (COM2022-6322) was issued for the construction of the *Office/Warehouse Building*. During construction of this building, a wrought-iron fence was installed in the front yard of the property without a building permit. The property owner came before the Planning and Zoning Commission on March 26, 2024 requesting to allow the unpermitted front yard fence to remain [Case No. MIS2024-004]. Ultimately, this request was subsequently approved by the Planning and Zoning Commission by a vote of 5 to 0. At some point after the last failed final inspection (*i.e. dated September 4, 2024*) for the building permit [Permit No. COM2022-6322] the applicant began operating a business without a finalized building permit or Certificate of Occupancy (CO). In addition, the applicant failed to submit mylars for filing their replat [Case No. P2022-004]. This means that the necessary fire lane and utility easements were not established on the property.

On December 19, 2025, -- at the direction of the Planning Department -- the Neighborhood Improvement Services (NIS) Division opened an enforcement case [Case No. CE2025-7041] for unpermitted *Outside Storage* on the subject property. In addition, a case was opened [Case No. CE 2025-7040] for operating without a Certificate of Occupancy (CO). The Planning Division also made several attempts to get the property owner to file the final plat, and this has not been filed to date. Following these attempts and enforcement actions, four (4) citations were issued before the applicant's submittal requesting the amendment to Planned Development District 46 (PD-46); however, during this time period the applicant did receive a final inspection for the outstanding building permit, and an approved Certificate of Occupancy (CO) for *Office/Warehouse* on February 4, 2026. Staff should note, that the applicant has not discontinued the storage of building materials and product outside of the building in the required parking spaces since they were originally notified on December 19, 2025.

On March 13, 2026, the applicant submitted civil engineering plans (*i.e. erosion control plan, grading plan, paving plan, detention calculations and layout, drainage area plans, site and dimension control plan, and utility plans*) that were used during their initial construction of the subject property. In addition, the applicant has provided a letter "...requesting *Outside Storage* as a permitted land use on the property." At the March 31, 2026 Planning and Zoning Commission meeting, the Planning and Zoning Commission expressed concerns about the volume of *Outside Storage*, how the parking requirements would be met, and how the *Outside Storage* would be screened. Based on this, staff requested the applicant provide documentation that addressed these concerns and that could be presented to the Commission at the April 14, 2026 public hearing meeting; however, the applicant failed to provide these documents to staff and failed to attend the April 14, 2026 public hearing meeting. In response to the applicant's failure to attend the meeting, the Planning and Zoning Commission approved a motion to recommend denial of the zoning change by a vote of 7-0. The proposed zoning change went forward to

the City Council on April 20, 2026. At this meeting, the applicant came before the City Council and requested to withdraw their application to allow them to resubmit a new application the following cycle. Ultimately, the City Council approved a motion to remand the applicant's request back to the Planning and Zoning Commission in order to allow the applicant to provide documentation that detailed [1] where the *Outside Storage* will be located, [2] how the *Outside Storage* will be screened, and [3] how they intend to meet the parking requirements.

The applicant has subsequently provided a letter, site plan, and renderings of the proposed landscaping. Based on the applicant's letter, they are requesting [1] to install one (1) row of ten (10) foot tall Eastern Red Cedar trees on six (6) foot centers along a portion of Springer Road and along the western property line, and [2] remove any *Outside Storage* greater than nine (9) feet in height. The provided site plan bubbles the areas where the trees will be planted in red and outlines the *Outside Storage* areas in blue [see Figure 1]. Based on this, the applicant will be providing two (2) handicap parking spaces, and the remaining 29 parking spaces will contain *Outside Storage*. Given the approved site plan [Case No. SP2021-015], this creates a parking deficiency of 24 parking spaces. Staff should also note that the *Outside Storage* areas shown will be limited to the parking spaces as they cannot block access to the two (2) handicap spaces, and there cannot be dead end parking without an approved 15-foot by 64-foot turn around (i.e. Chapter 2 of the *Engineering Standards of Design and Construction*). In addition, staff should note that the bubbled area along the west property line is not located on the subject property, rather the landscaping will be located in front of the parking east of this bubble.

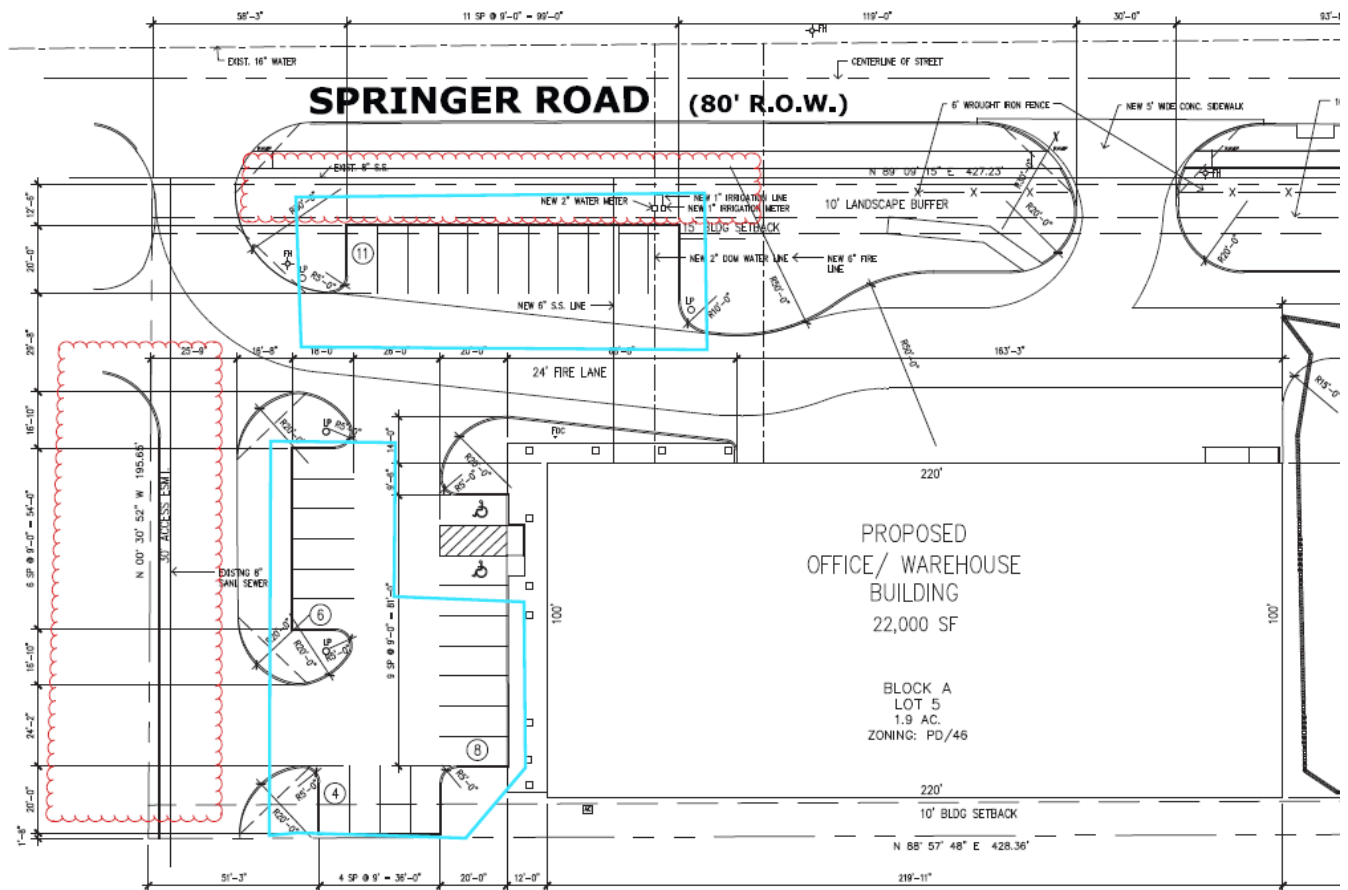


FIGURE 1: RED: LOCATION OF PROPOSED LANDSCAPE SCREENING; BLUE: LOCATION OF OUTSIDE STORAGE.

The applicant has also provided renderings of the proposed landscaping [see Figures 2 & 3]. Staff should note, that landscape rendering along Springer Road removes the existing landscaping within this landscape buffer, and the landscape rendering along the western property line [see Figure 3] provides more landscaping than proposed in the applicant's letter. The applicant verified to staff that the rendering along the western property line showed more than what was being proposed and that only the one (1) row of Eastern Red Cedar trees would be provided. According to Subsection 01.05, *Screening Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(o)utside storage of materials or vehicles shall be screened from all public rights-of-way, any adjacent properties, and parks and open space that abut or are

directly across a public street or alley from the subject property. The screening must be at least one (1) foot taller than the material or vehicles being stored and shall be achieved using a masonry wall (excluding tilt wall or concrete masonry units [CMU] unless otherwise approved by the Planning and Zoning Commission) and Canopy Trees on 20-foot centers. As an alternative, the Planning and Zoning Commission may approve a screening method..." such as three (3) tiered screening (*i.e. one (1) row of canopy trees, one (1) row of accent trees, and one (1) row of evergreen shrubs*). In addition to the requirements of the Unified Development Code (UDC), staff included *Notes* within the draft ordinance that requires that the [1] *Outside Storage* shall only be permitted in areas designated on a *Site Plan*, and [2] *Outside Storage* shall be visibly screened from the right-of-way (ROW) and all adjacent properties. In this case, the proposed screening method does not meet the requirements of the Unified Development Code (UDC) and the applicant's concept plan virtually removes ALL of the required parking from the site. This means that the applicant would not meet the proposed zoning ordinance and -- *if the City Council approves this zoning request* -- the applicant will be required to request additional variances to the parking requirements and screening standards through the *Site Plan* process.



FIGURE 2: PROPOSED SCREENING ALONG SPRINGER ROAD.



FIGURE 3: PROPOSED SCREENING ALONG THE WESTERN PROPERTY LINE.

All this being said, this zoning change is a discretionary decision for the City Council, pending a recommendation from the Planning and Zoning Commission. In accordance with the requirements of the Unified Development Code (UDC) and State law, staff notified all properties within 500-feet of its boundary. These notices were sent out on March 17, 2026, and included six (6) notices. As of this memorandum, staff has not received any notices with regard to the applicant's request. If the Planning and Zoning Commission have any questions concerning this case, staff and the applicant will be available at the April 28, 2026 Planning and Zoning Commission meeting.



CUT N EDGE LANDSCAPE

A 4204 Bobtown Rd., Garland, Tx. 75043
W rob@cutnedgelawn.com
P 972-202-7791

April 21, 2026

To Whom it May concern,

Please accept this letter as confirmation that I am working with Sharp Insulation to coordinate a feasible solution to the screening process for 3301 Springer Ln. in Rockwall.

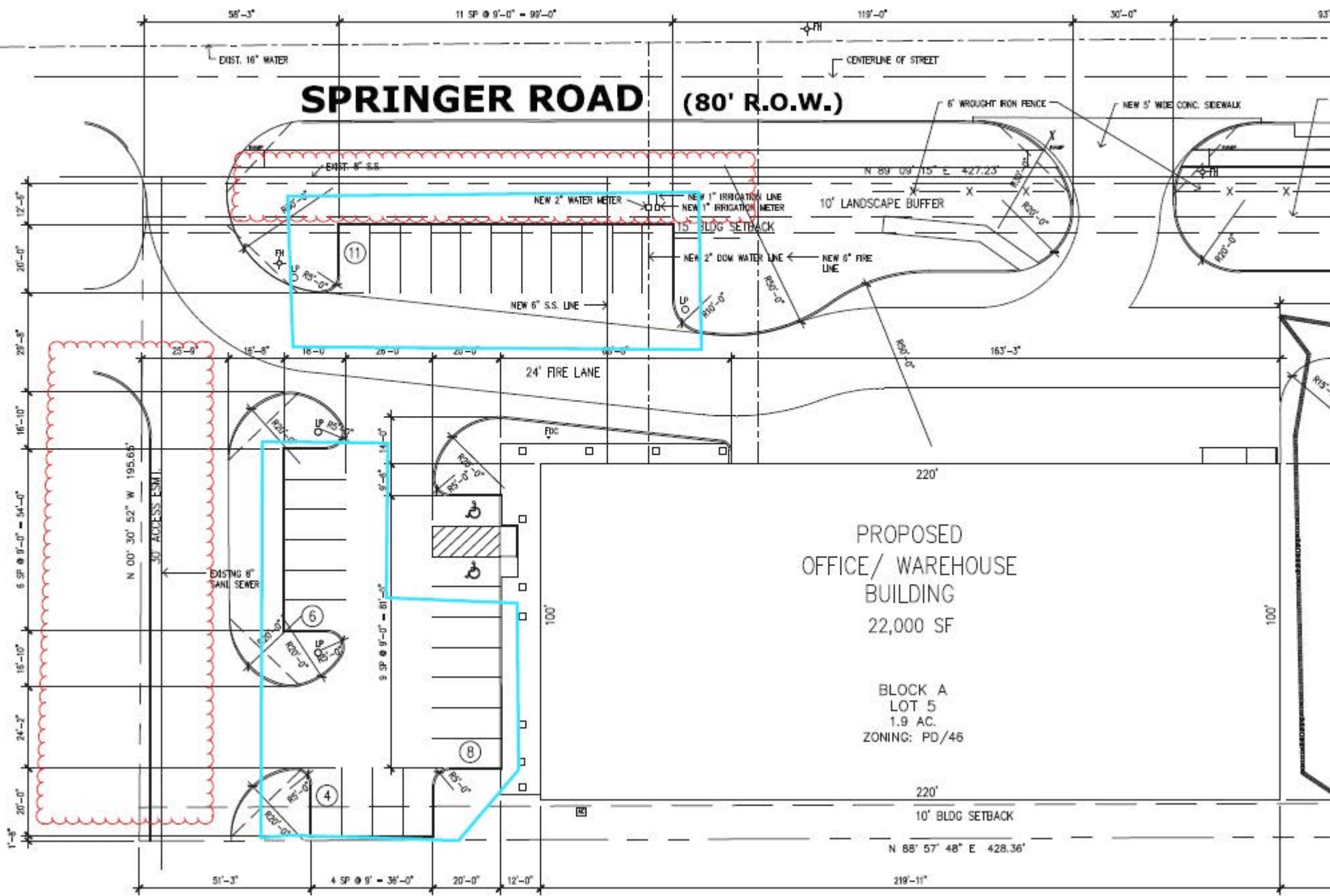
Our initial plan is to plant 10' cedars every 6 feet on the north side (inside of the existing fence) of the building along Springer Rd. to match existing landscape. We would also plant 10' cedars on the entrance of the property every 6 feet to hide the material stored on the west side of the entrance. Any material that is stored over 9' will be removed or relocated to adhere to the Unified Development Code, as per Rick Sharp with Sharp Insulation, allowing the 10' cedars to be sufficient coverage.

I look forward to our continued collaboration and success.

Rob Davison
Cut N Edge Landscape
Owner

cutnedgelawn.com
rob@cutnedge.com

4204 Bobtown Rd.
Garland, Tx. 75043



SPRINGER ROAD (80' R.O.W.)

PROPOSED
OFFICE/ WAREHOUSE
BUILDING
22,000 SF

BLOCK A
LOT 5
1.9 AC.
ZONING: PD/46

10' BLDG SETBACK

24' FIRE LANE

10' LANDSCAPE BUFFER

15' BLDG SETBACK

EXIST. 16" WATER

CENTERLINE OF STREET

NEW 6" S.S. LINE

NEW 2" WATER METER

NEW 1" IRRIGATION METER

NEW 6" FIRE LINE

EXISTING 8" SANI SEWER

N 00° 30' 52" W 195.65'

30' ACCESS ESMT.

N 88° 57' 48" E 428.36'

219'-11"

11 SP @ 9'-0" = 99'-0"

119'-0"

30'-0"

93'-0"

12'-6"

20'-0"

20'-8"

16'-10"

16'-10"

6 SP @ 9'-0" = 54'-0"

15'-10"

24'-2"

20'-0"

1'-8"

51'-3"

4 SP @ 9' = 36'-0"

20'-0"

12'-0"

220'

220'

100'

100'

11

6

4

8

R15'-0"

R20'-0"

R20'-0"

R20'-0"

R20'-0"

R20'-0"

R20'-0"

R20'-0"

R20'-0"

R20'-0"

R20'-0"

R20'-0"

R20'-0"

R20'-0"

R20'-0"

R20'-0"

R20'-0"

R20'-0"

R20'-0"



At the entrance of the building off Springer Ln.



In front of the building along Springer Ln.

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46) [ORDINANCE NO. 25-12] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46), BEING A 47.37-ACRE TRACT OF LAND SITUATED WITHIN THE J. A. RAMSEY SURVEY, ABSTRACT NO. 186, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Kris Sharp of 5 Sharp Real Estate, LLC for the approval of a Zoning Change to amend Planned Development District 46 (PD-46) [Ordinance No. 25-12] for the purpose of allowing *Outside Storage* as a permitted land use on a 1.914-acre parcel of land identified as Lot 5, Block A, Sharp Addition being a portion of a larger 47.37-acre Planned Development District that is situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, identified as Planned Development District 46 (PD-46) [Ordinance No. 99-05], which is more fully described and depicted in *Exhibit 'A'* of this ordinance, and hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 46 (PD-46) [Ordinance No. 25-12] and the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No 25-12*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

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

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

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

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

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [Ordinance No. 04-38], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [Ordinance No. 04-38] of any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [Ordinance No. 04-38] (including references to the Unified Development Code), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 18TH DAY OF MAY, 2026.

Tim McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: May 4, 2026

2nd Reading: May 18, 2026

EXHIBIT 'A':
Legal Description and Survey

BEING 47.37 acres of land situated in the Abstract 186, J.A. Ramsey Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a point in the south Right of Way of Discovery Blvd, at City Geodetic Control Monument #9. (NAD83 Texas State Plane GPS Coordinate: 2,607,463.893 E, 7,020,550.132 N feet) bearing South 73° 10' 43" East, a distance of 2,602.028 feet to the **POINT OF BEGINNING**;

BEGINNING at a point in the intersection of Springer Rd and Data Dr. (NAD83 Texas State Plane GPS Coordinate: 2,609,967.107 E, 7,019,844.125N feet);

THENCE South 00° 12' 17" West following the Eastern boundary line of Planned Development #46, a distance of 951.9 feet for a corner;

THENCE North 81° 8' 11" West, a distance of 1,019.177 feet to the beginning of a curve found in the centerline of State Highway 276, said being the beginning of a curve to the left having a tangent of 730.751 feet and a radius of 6,289.035 feet with a chord distance of 730.268 feet and a chord bearing of North 83 degrees 30 minutes 38 seconds West to a point;

THENCE North 89° 23' 42" West, a distance of 920.839 feet for a corner;

THENCE North 0° 20' 45" West, a distance of 693.685 feet for a corner;

THENCE North 89° 48' 28" East, a distance of 2,660.985 feet, to the **POINT OF BEGINNING AND CONTAINING** 47.37 acres of land (2,063,262.886 square feet) more or less.

EXHIBIT 'A':
Legal Description and Survey



EXHIBIT 'B':
Concept Plan

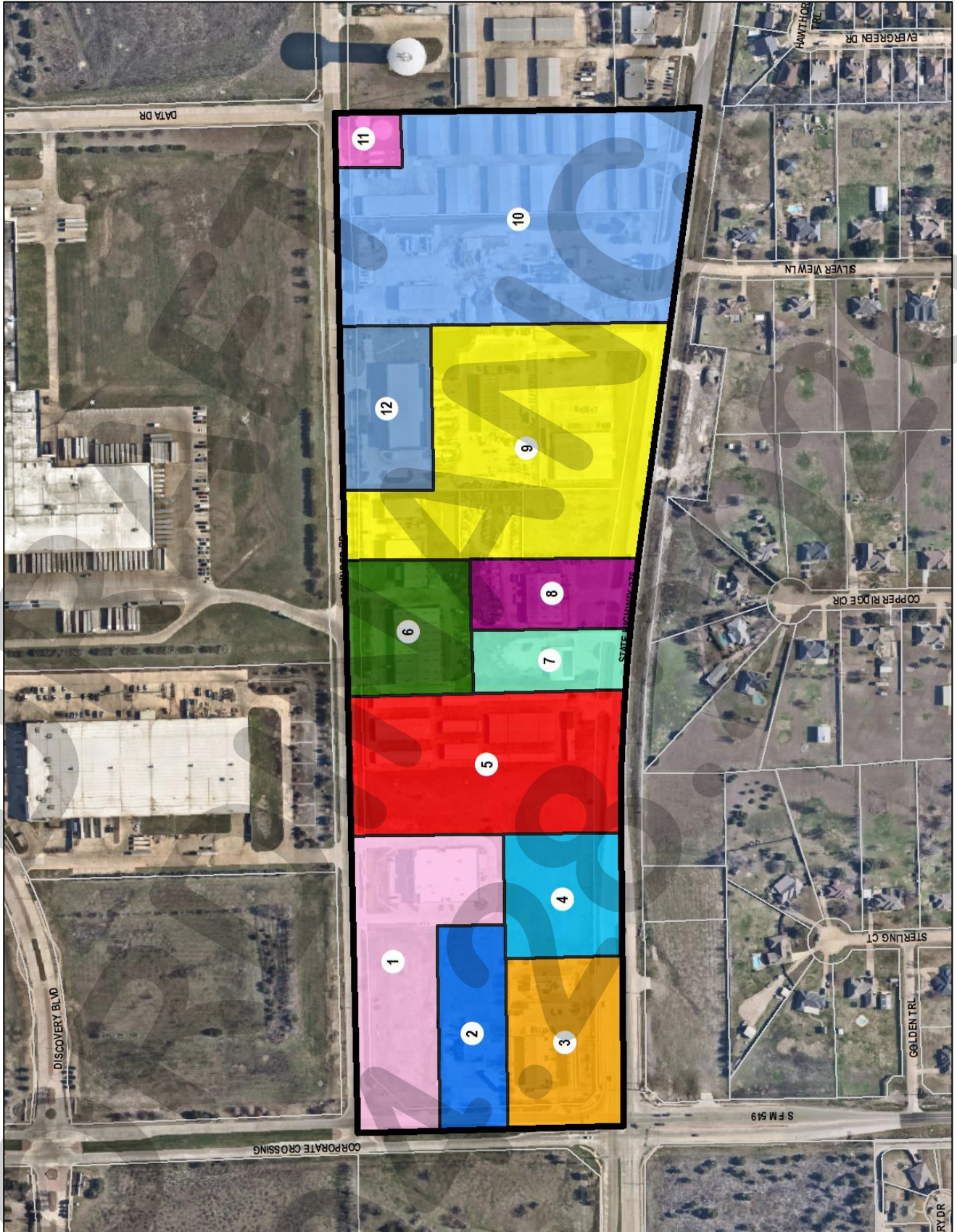


EXHIBIT 'C':
PD Development Standards

- (A) Purpose. The purpose of this amendment to Planned Development District 46 (PD-46) is to supersede *Ordinance No. 21-32*; however, this ordinance does not change the intent, restrictions, or land uses established in *Ordinance No. 21-32* with the exception of adding the *Building Maintenance, Service, and Sales with Outside Storage* land use to *Tract 7* as depicted in *Exhibit 'B'* of this ordinance.
- (B) Permitted Land Uses. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be subject to the permitted land uses stipulated for properties in a Commercial (C) District as specified in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following land uses shall be permitted *by-right* on the corresponding tract:

(1) Tract 3 [Tract 2, Lot 02].

- Minor Automotive Repair Garage

(2) Tract 5 [Tract 2, Lot 06].

- Mini-Warehouse

(3) Tract 6 [Tract 2, Lot 03].

- Heavy Construction/Trade Yard

(4) Tract 7 [Tract 2, Lot 08].

- Building Maintenance, Service, and Sales with Outside Storage ⁽¹⁾

NOTES

¹: The *Building Maintenance, Service, and Sales with Outside Storage* shall be subject to the following *Conditional Land Use Standards*:

- (1) All outside storage shall comply with the exhibit in *Figure 1* below.
- (2) Heavy Equipment (*i.e. Track Machinery*) shall be permitted to be store on gravel; however, the storage of trucks, trailers, Conex boxes, or any other outside storage shall be on a concrete surface.
- (3) All outside storage shall be situated behind the building and not be visible from SH-276.
- (4) The outside storage areas shall be reviewed for visibility by the Planning and Zoning Commission at the time of site plan. Additional landscape screening may be required by the Planning and Zoning Commission and/or staff at the time of site plan approval.
- (5) All unpermitted improvements shall be removed from the property prior to site plan approval.

FIGURE 1. CONCEPT PLAN FOR 2305 SH-276



RED: OUTSIDE STORAGE AREA; **BLUE:** STORAGE OF SERVICE TRUCKS; **GREEN:** FUTURE BUILDING EXPANSION

(5) Tract 8 [Tract 2, Lot 07].

EXHIBIT 'C':
PD Development Standards

- New or Used Boat Dealership

(6) Tract 9 [A Portion of Tract 2, Lot 00].

- Trucking Company

(7) Tract 10 [Tract 2, Lot 13].

- Concrete Batch Plant
- Mini-Warehouse

(8) Tract 12 [A Portion of Tract 2, Lot 00].

- Warehouse
- Outside Storage ⁽¹⁾

NOTES

¹: The *Outside Storage* shall be subject to the following *Conditional Land Use Standards*:

- (1) *Outside Storage* shall only be permitted in areas designated on a *Site Plan*.
- (2) *Outside Storage* shall be visibly screened from the right-of-way (ROW) and all adjacent properties.

(C) Dimensional Requirements. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be subject to the dimensional requirements stipulated for properties in a Commercial (C) District as specified in Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(D) Legal Non-Conforming Status. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be allowed to maintain the same exterior building materials that are currently utilized on the existing building for any new buildings that are built; however, if an existing or new building is expanded to an amount that equals 50% of the appraised tax value of that building, the building shall be required to adhere to the requirements of the Commercial (C) District as stipulated in Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.



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: April 14, 2026

APPLICANT: Kris Sharp; *5 Sharp Real Estate, LLC*

CASE NUMBER: Z2026-014; *Amendment to Planned Development District 46 (PD-46)*

SUMMARY

Hold a public hearing to discuss and consider a request by Kris Sharp of 5 Sharp Real Estate, LLC for the approval of a Zoning Change to amend Planned Development District 46 (PD-46) [*Ordinance No. 25-12*] being a 47.37-acre tract of land situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of Corporate Crossing and SH-276, and take any action necessary.

BACKGROUND

The subject property was annexed -- *along with the rest of the land area that makes up Planned Development District 46 (PD-46)* -- by the City Council on July 21, 1997 by *Ordinance No. 97-14 [Case No. A1997-001]*. At the time of annexation, the subject property and the remainder of Planned Development District 46 (PD-46) were zoned Agricultural (AG) District; however, many of the land uses that exist today were already established uses at the time of annexation. Based on this, the City Council approved *Ordinance No. 99-05* on March 1, 1999. This ordinance changed the zoning of the area from an Agricultural (AG) District to Planning Development District 46 (PD-46). Under this Planned Development District all of the properties were given a base zoning of Commercial (C) District, but were also granted the ability to continue the current land use on each of the properties (*i.e. the zoning ordinance made the legally non-conforming land uses by-right land uses for each of the properties*). On August 2, 2021, the City Council approved an amendment to Planned Development District 46 [*Case No. Z2021-024*] to allow the *Warehouse/Distribution Center* land use *by-right* on the subject property, otherwise indicated as *Tract 12* within *Ordinance No. 21-32*. On August 10, 2021, the Planning and Zoning Commission approved a site plan [*Case No. SP2021-015*] to allow the construction of a 22,000 SF *Office/Warehouse Building* on *Tract 12*.

On January 18, 2023, a building permit (*COM2022-6322*) was issued for the construction of the *Office/Warehouse Building*. During construction of this building, a wrought-iron fence was installed in the front yard of the property without a building permit. The property owner came before the Planning and Zoning Commission on March 26, 2024 requesting to allow the unpermitted front yard fence to remain [*Case No. MIS2024-004*]. Ultimately, this request was subsequently approved by the Planning and Zoning Commission by a vote of 5 to 0. At some point after the last failed final inspection (*i.e. dated September 4, 2024*) for the building permit [*Permit No. COM2022-6322*] the applicant began operating a business without a finalized building permit or Certificate of Occupancy (CO). In addition, the applicant failed to submit mylars for filing their replat [*Case No. P2022-004*]. This means that the necessary fire lane and utility easements were not established on the property.

On December 19, 2025, -- *at the direction of the Planning Department* -- the Neighborhood Improvement Services (NIS) Division opened an enforcement case [*Case No. CE2025-7041*] for unpermitted *Outside Storage* on the subject property. In addition, a case was opened [*Case No. CE 2025-7040*] for operating without a Certificate of Occupancy (CO). The Planning Division also made several attempts to get the property owner to file the final plat, and this has not been filed to date. Following these attempts and enforcement actions, four (4) citations were issued before the applicant's submittal requesting the amendment to Planned Development District 46 (PD-46); however, during this time period the applicant did receive a final inspection for the outstanding building permit, and an approved Certificate of Occupancy (CO) for *Office/Warehouse* on February 4, 2026. Staff should note, that the applicant has not discontinued the storage of building materials and product outside of the building in the required parking spaces since they were originally notified on December 19, 2025.

PURPOSE

The applicant -- *Kris Sharp of 5 Sharp Real Estate, LLC* -- is requesting to amend Planned Development District 46 (PD-46) [Ordinance No. 25-12] to allow *Outside Storage* on the subject property at 3301 Springer Road.

ADJACENT LAND USES AND ACCESS

The subject property is located at 3301 Springer Road. The land uses adjacent to the subject property are as follows:

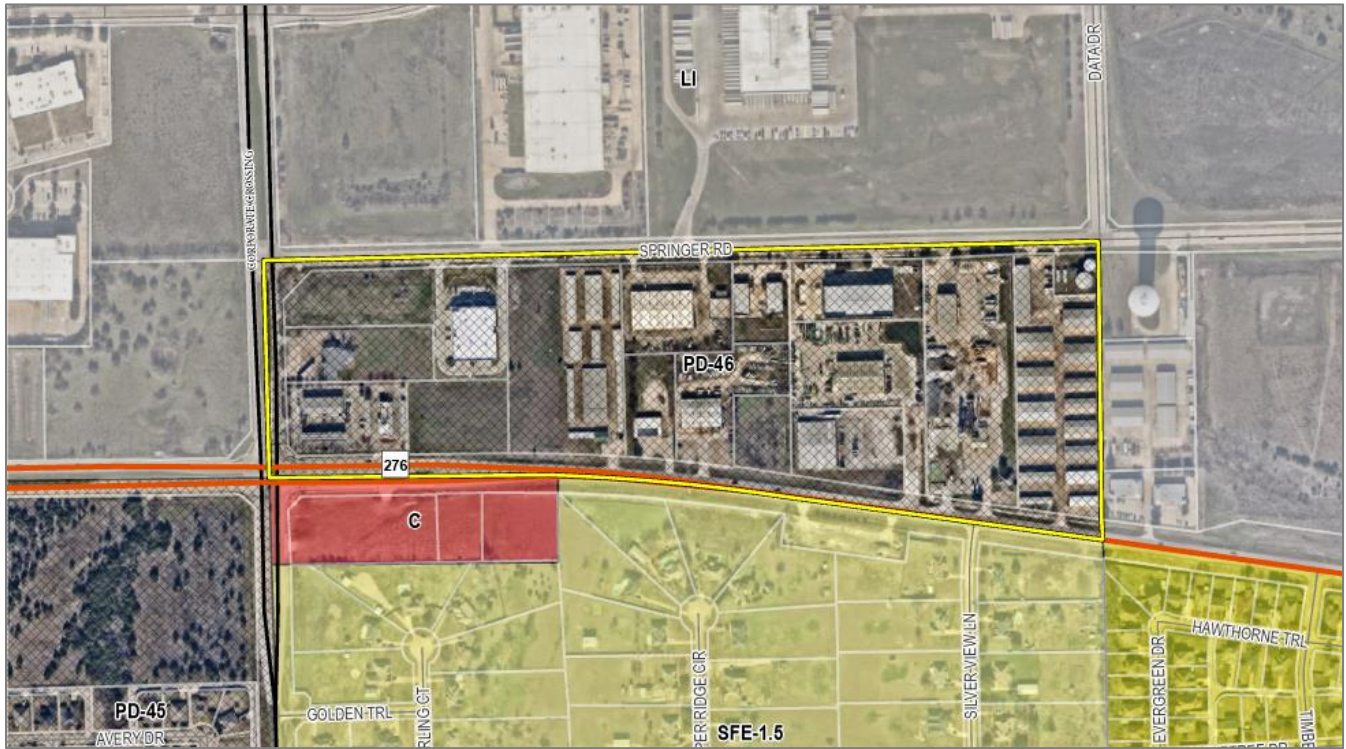
North: Directly north of the subject property is Springer Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 38.932-acre parcel of land (*i.e. Lot 2, Block B, Rockwall Technology Park, Phase III Addition*) developed with a ~278,270 SF food manufacturing facility (*i.e. Bimbo Bakery*) zoned Light Industrial (LI) District.

South: Directly south of the subject property is a 3.212-acre parcel of land (*i.e. Lot 7, Block A, Sharp Addition*) developed with a *Heavy Machinery and Equipment Rental, Sales, and Service Facility* (*i.e. Sunbelt Rentals*). Beyond this is a 1.964-acre parcel of land (*i.e. Lot 1, Block A, Sharp Addition*) developed with an *Office/Warehouse Building*. Both properties are zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses. Following this is SH-276, which is identified as a P6D (*i.e. Principal Arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Sterling Farms Subdivision, which consists of 48 single-family residential lots that were established in 1997. This subdivision is zoned Single-Family Estate 1.5 (SFE-1.5) District.

East: Directly east of the subject property is a 5.317-acre tract of land (*i.e. Tract 2-13 of the J. A. Ramsey Survey, Abstract No. 186*) developed with a *Concrete Batch Plant Facility* (*i.e. Lattimore Materials*). Beyond this is a 7.571-acre parcel of land (*i.e. Lot 1, Block 1, Highway 276 Self Storage Addition*) developed with a *Mini-Warehouse Facility*. Following this are two (2) tracks of land (*i.e. Tract 2-4 & 10-3 of the J. A. Ramsey Survey, Abstract No. 186*) developed with Blackland Water Supply water storage tanks and a City of Rockwall water tower. All of these properties are zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses. East of this is a 56.5033-acre vacant parcel of land (*i.e. Lot 1, Block C, Rockwall Technology Park Phase V*) zoned Light Industrial (LI) District.

West: Directly west of the subject property is are several tracts of land that make up the remainder of Planned Development District 46 (PD-46). Beyond this is Corporate Crossing, which is identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

Continued on next page...



CHARACTERISTICS OF THE REQUEST

The applicant has submitted civil engineering plans (*i.e. erosion control plan, grading plan, paving plan, detention calculations and layout, drainage area plans, site and dimension control plan, and utility plans*) that were used during their initial construction of the subject property. In addition, the applicant has provided a letter "...requesting Outside Storage as a permitted land use on the property."

CONFORMANCE TO THE CITY'S CODES AND STAFF ANALYSIS

According to *Ordinance No. 25-12*, the Planned Development District allows any land uses permitted within the Commercial (C) District and specifically *Warehouse/Distribution* on the subject property as a permitted *by-right* land use. The applicant's request would change this section to add *Outside Storage* as a permitted land use only in Tract 12 (*i.e. 3301 Springer Road*) of this Planned Development District.

According to Subsection 01.05, *Screening Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(o)utside storage of materials or vehicles shall be screened from all public rights-of-way, any adjacent properties, and parks and open space that abut or are directly across a public street or alley from the subject property. The screening must be at least one (1) foot taller than the material or vehicles being stored and shall be achieved using a masonry wall (excluding tilt wall or concrete masonry units [CMU] unless otherwise approved by the Planning and Zoning Commission) and Canopy Trees on 20-foot centers. As an alternative, the Planning and Zoning Commission may approve a screening method..." such as three (3) tiered screening (*i.e. one (1) row of canopy trees, one (1) row of accent trees, and one (1) row of evergreen shrubs*). In addition to the requirements of the Unified Development Code (UDC), staff included *Notes* within the draft ordinance that requires that the [1] *Outside Storage* shall only be permitted in areas designated on a *Site Plan*, and [2] *Outside Storage* shall be visibly screened from the right-of-way (ROW) and all adjacent properties. In this case, the applicant has not provided any type of concept plan showing the location of the proposed *Outside Storage* or a screening plan. Staff should note that the concept plan and screening plan was requested by the Planning and Zoning Commission at the March 31, 2026 work session meeting. Given that the applicant failed to appear at the work session meeting, staff sent email to the applicant the following day requesting the concept plan and screening plan, as well as detailing that meeting attendance is required.

According to Table 5, *Parking Requirement Schedule*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), *Office Buildings* require one (1) parking space per 300 SF, and *Warehousing* requires one (1) parking space per 1,000 SF. In this case, the applicant is required to provide 26 parking spaces based on the approved site plan [Case No. SP2021-015]. Staff has provided an aerial below, which indicates that all of the required parking on the subject property is currently being used for *Outside Storage*.



FIGURE 1: JANUARY 12, 2026

With that being said, this is a request for a zoning change, which is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *Technology District* and is designated for *Commercial/Retail* land uses on the Future Land Use Plan. Since the applicant's request does not change the land use designation on the Future Land Use Plan, this request would not change the properties conformity with regards to the land use plan contained in the OURHometown Vision 2040 Comprehensive Plan; however, the land use not being permitted within the Commercial (C) District would increase the non-conformity of the Planned Development District with regard to the goals and policies contained in the OURHometown Vision 2040 Comprehensive Plan. Specifically, Goal 06, *Mitigation of Negative Impacts*, Policy 2, of Chapter 09, *Non-Residential*, of the OURHometown Vision 2040 Comprehensive Plan states that "(o)utside storage areas should be discouraged in commercial/retail areas. This is especially important along major commercial/retail corridors... [and] Where permitted outside storage should be fully screened from public view." In this case, the subject property is identified as *Commercial/Retail* on the Future Land Use Plan and the applicant is not proposing any screening. Based on this, the applicant's request does not appear to meet the goals and policies set forth in the OURHometown Vision 2040 Comprehensive Plan. That being said, the proposed zoning change is considered to be a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

Since this is an amendment to an existing Planned Development District ordinance, it required staff to notify all property owners within the Planned Development District and within 500-feet of the Planned Development District's boundaries concerning the zoning change. As a result, on March 17, 2026, staff mailed 74 notices to property owners and occupants in or within 500-feet

of the Planned Development District 46 (PD-46). Staff also sent a notice to the Lofland Farms and Timber Creek Homeowner's Associations (HOAs), which are the only HOA's or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received any notices with regard to the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to amend Planned Development District 46 (PD-46) to allow *Outside Storage* on the subject property as indicated in the draft ordinance, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the requirements contained in the Planned Development District ordinance.
- (2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



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 3301 SPRINGER RD

SUBDIVISION _____

LOT 8

BLOCK A

GENERAL LOCATION SPRINGER / 549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-46

CURRENT USE WAREHOUSE

PROPOSED ZONING ALLOW OUTSIDE STORAGE

PROPOSED USE WAREHOUSE / OUTSIDE STORAGE

ACREAGE 1.19

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 KRIS SHARP

APPLICANT _____

CONTACT PERSON AMIE WALLACE

CONTACT PERSON _____

ADDRESS _____

ADDRESS _____

CITY, STATE & ZIP _____

CITY, STATE & ZIP _____

PHONE _____

PHONE _____

E-MAIL _____

E-MAIL _____

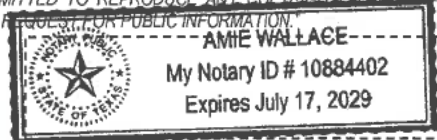
NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KRIS SHARP [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 \$ 230.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 10 DAY OF March, 2026 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 DAY OF March, 2026

OWNER'S SIGNATURE _____



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

MY COMMISSION EXPIRES 7-17-29



Z2026-014: Amendment to PD-46

CORPORATE CROSSING

LI

PD-46

276

C

SFE-1.5

SF-10

PD-45

SIFM 549

AG

PD-82

549

PD-95

AG

SFE-4

AG

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.

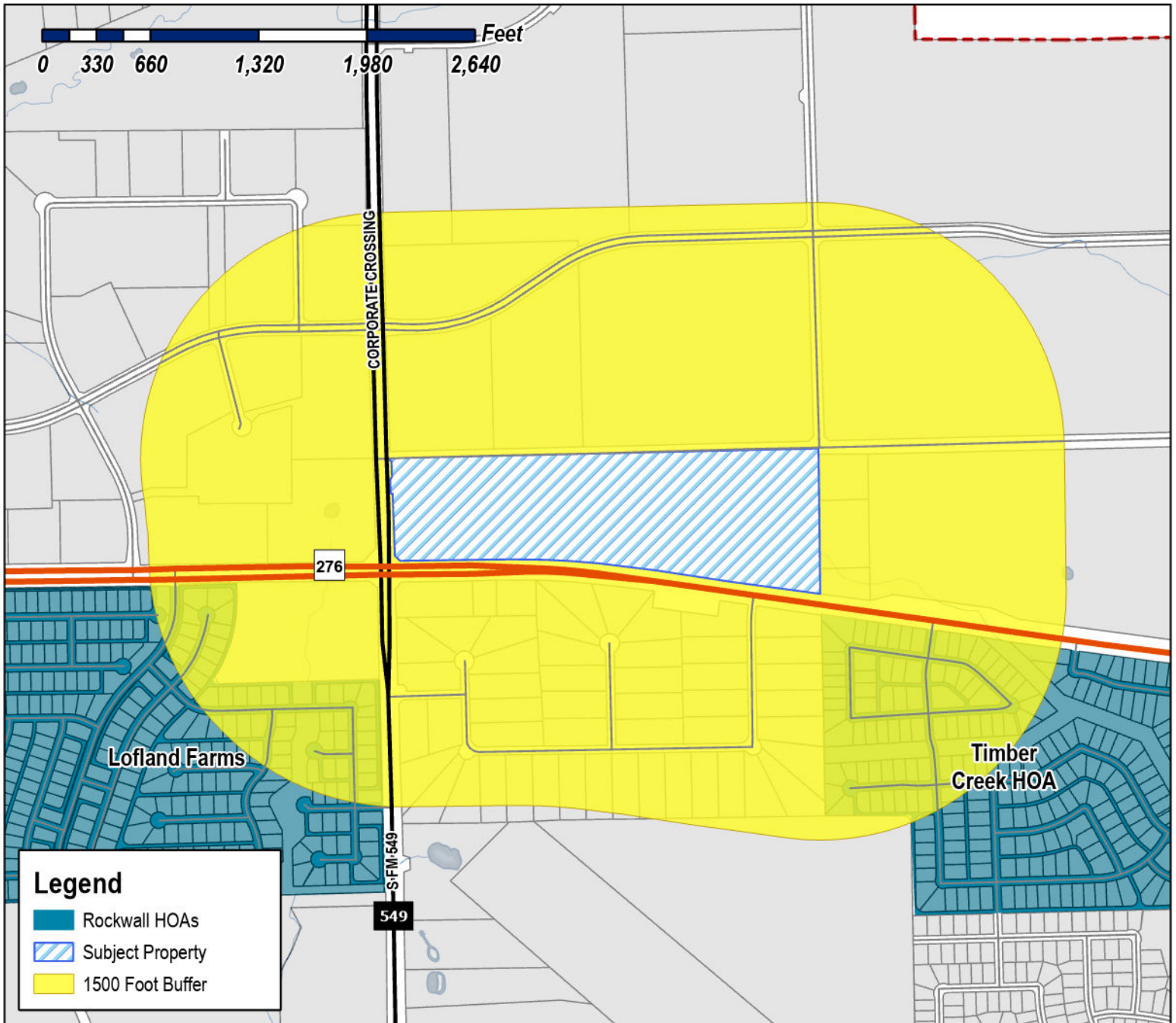




City of Rockwall

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

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



Case Number: Z2026-014
Case Name: Amendment to PD-46
Case Type: Zoning
Zoning: Planned Development District 46 (PD-46)
Case Address: Springer Road

Date Saved: 3/16/2026
 For Questions on this Case Call (972) 771-7745

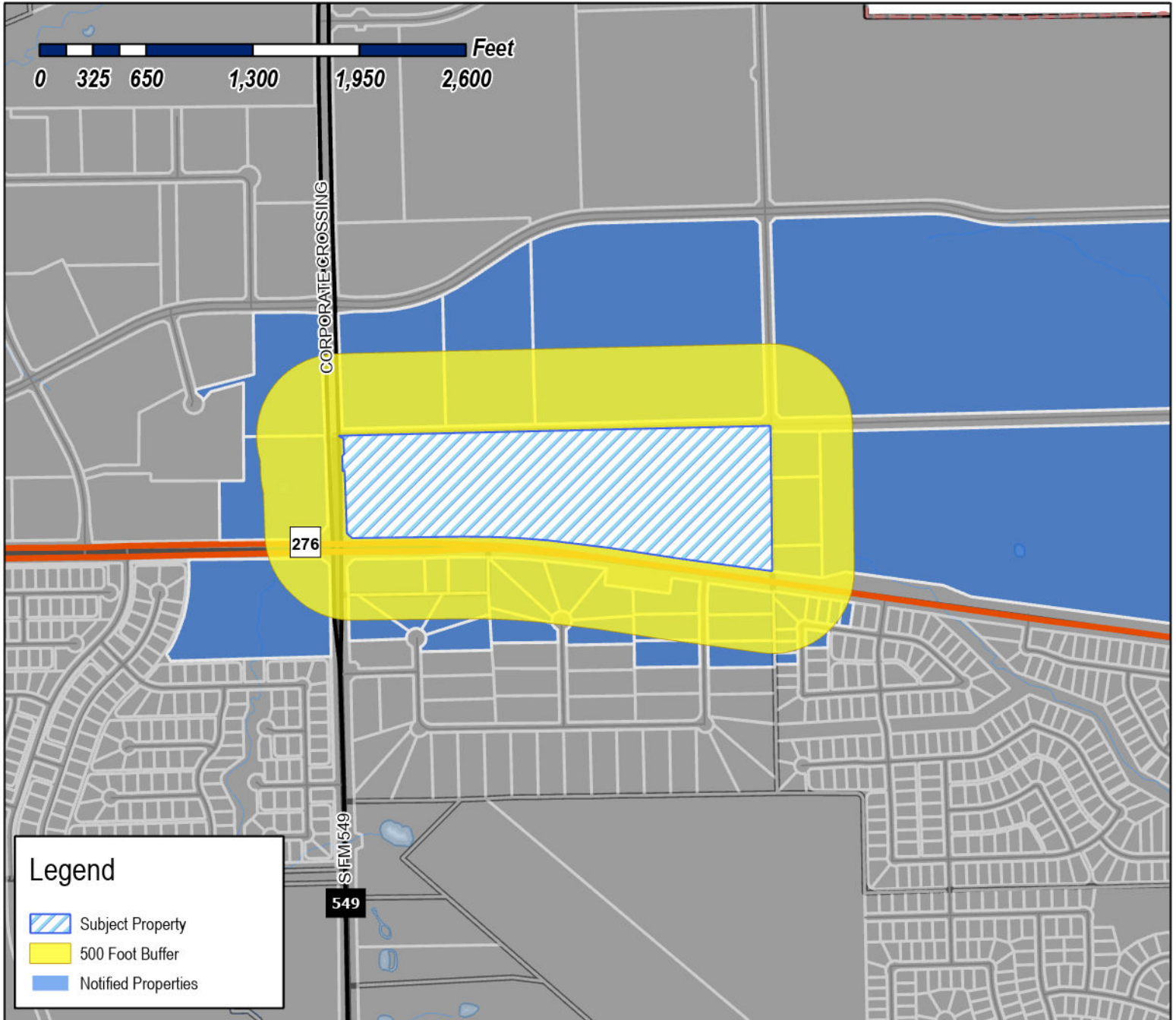




City of Rockwall

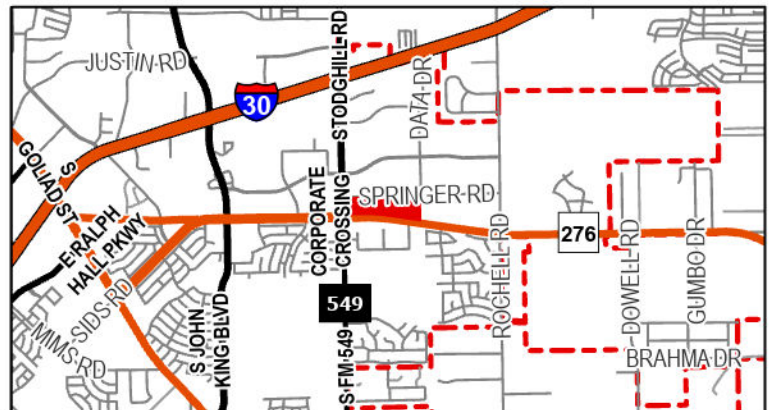
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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: Z2026-014
Case Name: Amendment to PD-46
Case Type: Zoning
Zoning: Planned Development District 46 (PD-46)
Case Address: Springer Road

Date Saved: 3/16/2026
 For Questions on this Case Call: (972) 771-7745



EXETER 2975 DISCOVERY, LP
100 W Matsonford Rd Ste 5-250
Wayne, PA 19087

HUDACK STEVE V AND AILEEN J
1090 VINTAGE COURT
VACAVILLE, CA 95688

DFW DISTRIBUTOR,
PETROLEUM INC.
1111 N BELTLINE RD STE #100
GARLAND, TX 75040

DFW DISTRIBUTOR PETROLEUM INC
1111 N BELTLINE RD STE #100
GARLAND, TX 75040

FOLEY US LANDCO LLC
1260 THATCH PALM DR
BOCA RATON, FL 33432

RESIDENT
1275 CORPORATE CROSSING
ROCKWALL, TX 75087

ALLEN FOODS INC
C/O RYAN LLC, AGENT FOR BIMBO BAKERIES
USA
13155 Noel Rd Ste 100
Dallas, TX 75240

AGREE LIMITED PARTNERSHIP
SUNBELT RENTALS, INC. STORE# 272
1799 Innovation Pt ATTN; PROPERTY TAX DEPT.
Fort Mill, SC 29715

ABLES NORRIS BRADLEY
1855 SILVER VIEW LN
ROCKWALL, TX 75032

RAMIREZ JUAN
1858 SILVER VIEW LN
ROCKWALL, TX 75032

JOHNSON DAVID A AND PHYLLIS D
1890 COPPER RIDGE CIR
ROCKWALL, TX 75032

DE RUSSE MARIA NICOLE AND REUBEN DANIEL
1895 COPPER RIDGE CIR
ROCKWALL, TX 75032

ARCHER RANDY G & YOWAREE
1900 COPPER RIDGE CIR
ROCKWALL, TX 75032

LITTLE CHRISTOPHER MATTHEW
1905 COPPER RIDGE CIR
ROCKWALL, TX 75032

MINOR MORRIS & NORA A
1908 STERLING CT
ROCKWALL, TX 75032

VANZANDT CINTHYA MARISOL
1910 COPPER RIDGE CR
ROCKWALL, TX 75032

BALLOUT 7 LLC
1910 OAK POINT DRIVE
ALLEN, TX 75013

SCOTT SUSAN
1910 SILVER VIEW LN
ROCKWALL, TX 75032

RESIDENT
1913 STERLING CT
ROCKWALL, TX 75087

WILLESS WAYNE & PRISCILLA K
1915 COPPER RIDGE CIR
ROCKWALL, TX 75032

BRYANT DAWN
1915 SILVER VIEW LN
ROCKWALL, TX 75032

SANCHEZ JOSE L
1918 STERLING CT
ROCKWALL, TX 75032

MEJIA BLAS & LUISA
1921 STERLING CT
ROCKWALL, TX 75032

BARENOS CYNTHIA
1924 EVERGREEN DR
ROCKWALL, TX 75032

PRADO JESSE E & CYNTHIA G
1930 EVERGREEN DRIVE
ROCKWALL, TX 75032

ROSALES LUIS & JACKELINE
1930 SILVER VIEW LN
ROCKWALL, TX 75032

LOZANO OSCAR & DIANA
1935 EVERGREEN DR
ROCKWALL, TX 75032

QUINTON JAMES D
1935 SILVER VIEW LN
ROCKWALL, TX 75032

RESIDENT
1936 EVERGREEN DR
ROCKWALL, TX 75087

SCHMIESING ALBERT W & BERTHA N
1942 EVERGREEN DRIVE
ROCKWALL, TX 75032

THE THREE HOLY YOUTH COPTIC ORTHODOX
CHURCH
2 RIVERWAY STE 1770
DALLAS, TX 75218

RESIDENT
2205 HWY 276
ROCKWALL, TX 75087

RESIDENT
2301 HWY276
ROCKWALL, TX 75087

THE THREE HOLY YOUTH COPTIC ORTHODOX
CHURCH
2 RIVERWAY STE 1770
GARLAND, TX 75049

RESIDENT
2210 STATE HWY 276
ROCKWALL, TX 75087

RESIDENT
2305 HWY276
ROCKWALL, TX 75087

NBN COMMERCIAL GROUP LLC
2040 N Belt Line Rd Ste 400
Mesquite, TX 75150

RESIDENT
2245 HWY276
ROCKWALL, TX 75087

TOMMY'S MOBILE BOAT & MOTOR SERVICE, INC
2315 STATE HIGHWAY 276
ROCKWALL, TX 75032

VALENZUELA MOISES BENEDICTO AND MARIA
ANTONIETA
2445 DORRINGTON DR
DALLAS, TX 75228

RESIDENT
2578 HWY276
ROCKWALL, TX 75087

VACPARTS WAREHOUSE COM LLC
2578 STATE HWY 276
ROCKWALL, TX 75032

RESIDENT
2582 HWY276 RD
ROCKWALL, TX 75087

RESIDENT
2640 HWY276
ROCKWALL, TX 75087

RESIDENT
2690 HWY276
ROCKWALL, TX 75087

SHARP RICK
2740 State Highway 276 Ste 100 # Set
Rockwall, TX 75032

RESIDENT
2754 HWY276
ROCKWALL, TX 75087

RESIDENT
2975 DISCOVERY BLVD
ROCKWALL, TX 75087

5 SHARP REAL ESTATE LLC
3021 RIDGE RD #160
ROCKWALL, TX 75032

RESIDENT
3055 DISCOVERY BLVD
ROCKWALL, TX 75087

GARZA CESAR AND ANA MARIE
3129 FONTANA BLVD
ROCKWALL, TX 75032

PRBS PROPERTIES LLC
3216 HUNTER LANE
PLANO, TX 75093

RESIDENT
3225 SPRINGER LN
ROCKWALL, TX 75087

XCELON DEVELOPEMENT LLC
3225 McLeod Dr Ste 100
Las Vegas, NV 89121

RESIDENT
3285 SPRINGER RD
ROCKWALL, TX 75087

VILLALPANDO URIEL AND DIANNE
3414 BERMUDA DRIVE
ROWLETT, TX 75088

RESIDENT
3465 SPRINGER RD
ROCKWALL, TX 75087

RESIDENT
3475 SPRINGER RD
ROCKWALL, TX 75087

SKIPPER JOSEPH AND
STEPHANIE BREANNE SKIPPER
3484 HAWTHORNE TRAIL
ROCKWALL, TX 75032

RESIDENT
3490 HAWTHORNE TR
ROCKWALL, TX 75087

URBINA MARIPAZ
3496 HAWTHORNE TRL
ROCKWALL, TX 75032

CPIV-354 RANCH TRAIL LLC
354/356 RANCH TRL
ROCKWALL, TX 75032

RESIDENT
3602 HAWTHORNE TR
ROCKWALL, TX 75087

RESIDENT
3608 HAWTHORNE TR
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

DIXON TERRY STERLING III
515 Millbrook Blvd
San Marcos, TX 78666

MCPF1-4 TX 276 LLC
5151 BELT LINE RD STE 725
ROCKWALL, TX 75087

2305 STATE HWY 276 LLC
709 W RUSK ST STE 112
ROCKWALL, TX 75087

BLACKLAND WATER CORP
ATTN ADA JO PHILLIPS
PO BOX 215
FATE, TX 75132

LATTIMORE MATERIALS COMPANY LP
PO BOX 2469
ADDISON, TX 75001

ALMO INVESTMENT II LTD
PO BOX 2599
WAXAHACHIE, TX 75168

LYNSTAR LLC
PO BOX 847
ROCKWALL, TX 75087

COLIN-G PROPERTIES INC
PO BOX 847
ROCKWALL, TX 75087

ROCKWALL ECONOMIC DEVELOPMENT
PO BOX 968
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:

Z2026-014: Amendment to PD-46

Hold a public hearing to discuss and consider a request by Kris Sharp of 5 Sharp Real Estate, LLC for the approval of a Zoning Change to amend Planned Development District 46 (PD-46) [Ordinance No. 25-12] being a 47.37-acre tract of land situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of Corporate Crossing and SH-276, 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, April 14, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 20, 2026 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, April 20, 2026 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2026-014: Amendment to PD-46

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



March 10, 2026

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

Re: Rezoning Request – 3301 Springer Rd., Rockwall 75032

To Whom it May Concern,

The subject property is currently zoned PD-46 for Commercial District land use. We are requesting Outside Storage as a permitted land use on the property.

Regards,

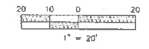
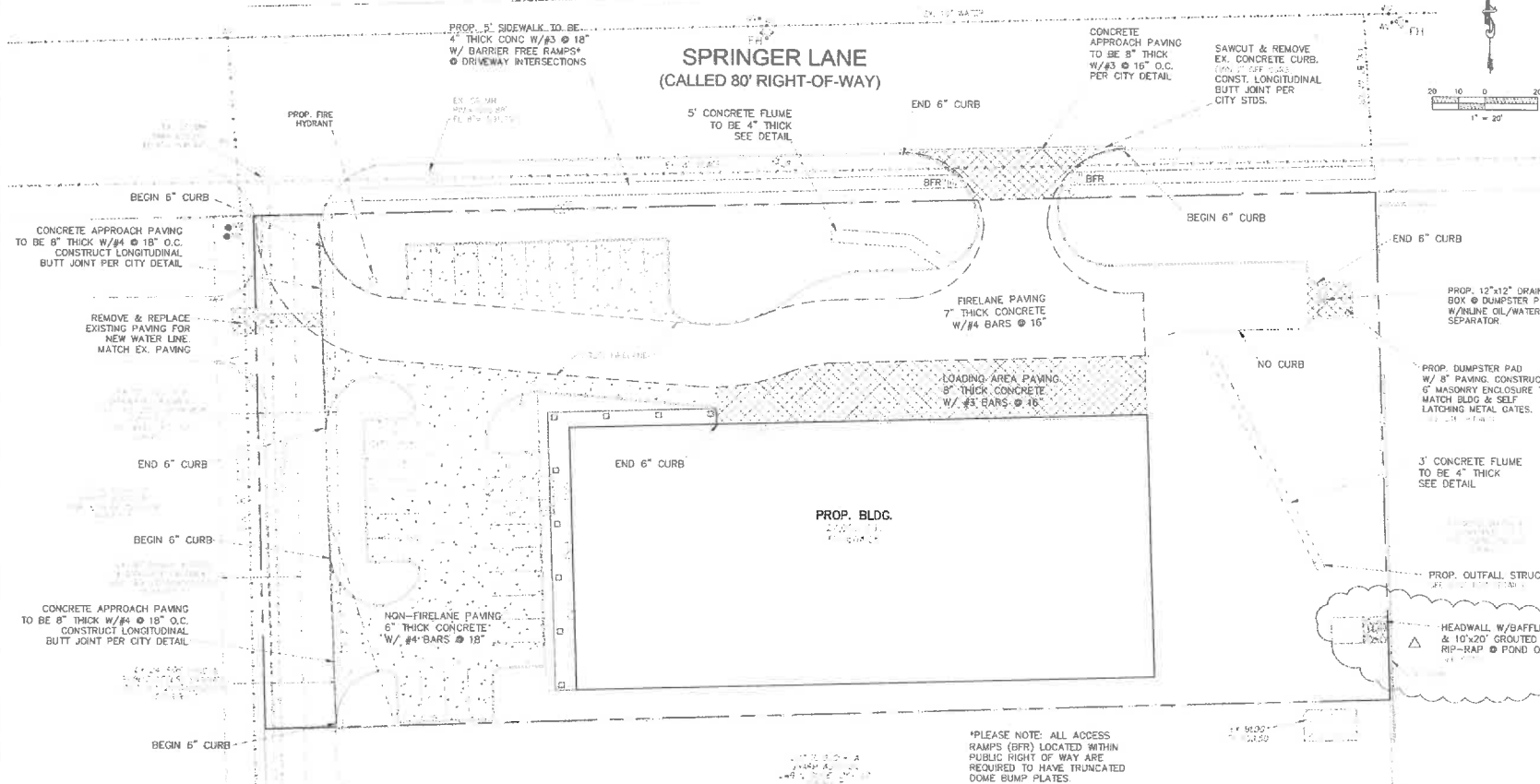
A handwritten signature in black ink, appearing to read 'Amie Wallace', is written over a light blue horizontal line.

Amie Wallace
Chief Admin Officer
Sharp Insulation

SHARP INSULATION CO., LLC

Office 972.772.7411
3021 Ridge Road #160 | Rockwall, TX 75032

**SPRINGER LANE
(CALLED 80' RIGHT-OF-WAY)**



LEGEND

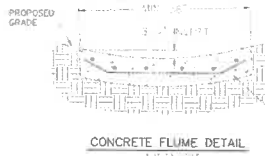
- CONCRETE APPROACH PAVING TO BE 8" THICK W/#4 @ 18" O.C. CONSTRUCT LONGITUDINAL BUTT JOINT PER CITY DETAIL
- REMOVE & REPLACE EXISTING PAVING FOR NEW WATER LINE. MATCH EX. PAVING
- END 6" CURB
- BEGIN 6" CURB
- CONCRETE APPROACH PAVING TO BE 8" THICK W/#4 @ 18" O.C. CONSTRUCT LONGITUDINAL BUTT JOINT PER CITY DETAIL
- NON-FIRELANE PAVING 6" THICK CONCRETE W/#4 BARS @ 18"
- PROP. BLDG.
- PROP. 12"x12" DRAIN BOX @ DUMPSTER PAD W/INLINE OIL/WATER SEPARATOR
- PROP. DUMPSTER PAD W/ 6" PAVING. CONSTRUCT 6" MASONRY ENCLOSURE TO MATCH BLDG & SELF LATCHING METAL GATES.
- 3' CONCRETE FLUME TO BE 4" THICK SEE DETAIL
- PROP. OUTFALL STRUCTURE
- HEADWALL W/ BAFFLES & 10'x20' GROUTED RIP-RAP @ POND OUTFALL

- NOTES:**
- 1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 5th EDITION.
 - 2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS.
 - 3) SEE PLAN FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
 - 4) NO SAND UNDER SIDEWALKS.
 - 5) SEE D101 FOR MORE DETAILS.

- PAVING NOTES:**
- 1) APPROACHES & LOADING DOCK TO BE 8" THICK, 4200 psi, 7.5 SACK MIX, REINFORCED WITH #3 BARS @ 16" ON CENTER, (O.C.)
 - 2) FIRELANE TO BE 7" THICK, 3500 psi, 6.5 SACK MIX, REINFORCED WITH #4 BARS @ 16" ON CENTER, (O.C.)
 - 3) DUMPSTER PAD TO BE 7" THICK, 3500 psi, 6.5 SACK MIX, REINFORCED WITH #4 BARS @ 18" ON CENTER, (O.C.)
 - 4) ALL OTHER (NON-FIRELANE) PAVING CAN BE 6" THICK, 3500 psi, 6 SACK MIX, REINFORCED WITH #4 BARS @ 18" O.C.
 - 5) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 6" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF 0% TO +4% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
 - 6) SIDEWALK TO BE 4" THICK CONCRETE, 3500 psi, 6 SACK MIX IN 2" SW. W/ #4 BARS @ 24" O.C.
 - 7) NO SAND UNDER PAVING.
 - 8) NO PAVING, INCLUDING SLUR, TO BE INSTALLED UNTIL THE DETENTION SYSTEM(S) ARE FULLY INSTALLED FUNCTIONALLY. PER PLAN & HAVE ANCHORED SECEDED CURBS OR COG ON THE SIDES & BOTTOM OF POND.

NOTICE TO CONTRACTORS

THIS DRAWING IS THE PROPERTY OF MONK CONSULTING ENGINEERS, INC. (MCE) AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF MCE IS STRICTLY PROHIBITED. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. MCE SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING. THE USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON THE GROUND BEFORE CONSTRUCTION. MCE SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THIS DRAWING. THIS DRAWING IS PROVIDED AS IS, WITHOUT WARRANTY OF ANY KIND. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. MCE SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING. THE USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON THE GROUND BEFORE CONSTRUCTION. MCE SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THIS DRAWING.



RECORD DRAWING 5/13/25
 TO THE BEST OF OUR KNOWLEDGE AND BELIEF, WE HAVE PREPARED THIS DRAWING TO COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS. WE MAKE NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY, COMPLETENESS, OR SUITABILITY OF THE INFORMATION CONTAINED HEREIN. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. MCE SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING. THE USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON THE GROUND BEFORE CONSTRUCTION. MCE SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THIS DRAWING.



CASE #SP2021-000

PAVING PLAN

SHARP INSULATION

SHARP ADRIAN
 LOT 6, BLOCK 4, 1.08 ACRES
 City of Rockwall, Rockwall County, Texas

SHARP INSULATION
 2578 HWY 275, ROCKWALL, TEXAS 75087
 (214) 982-9688

TEMP BENCHMARK:
 1. 1" x 1" x 1" PLATE
 2. 1" x 1" x 1" PLATE
 3. 1" x 1" x 1" PLATE
 4. 1" x 1" x 1" PLATE
 5. 1" x 1" x 1" PLATE
 ELEVATION = 603.26'

WARNING:
 THIS DRAWING IS THE PROPERTY OF MONK CONSULTING ENGINEERS, INC. (MCE) AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF MCE IS STRICTLY PROHIBITED. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. MCE SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING. THE USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON THE GROUND BEFORE CONSTRUCTION. MCE SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THIS DRAWING.

19 TECHNOLOGY DISTRICT

DISTRICT DESCRIPTION

The *Technology District* is primarily characterized as an employment heavy district containing all phases of the Rockwall Economic Development Corporation's (REDC's) Technology Park, which supports a wide range of clean industrial businesses that help to diversify the City's tax base. This area benefits from easy access to IH-30 from John King Boulevard, Corporate Crossing, and SH-276 via SH-205. The district also contains a mixture of high to medium density residential land uses and several additional large vacant tracts of land that are entitled for low density residential land uses. The commercial areas adjacent to SH-276 contain a mixture of transitional uses and land uses targeted at supporting the existing and anticipated residential land uses. In the future, the *Technology District* is anticipated to continue to provide a mix of non-retail commercial and an assortment of housing options that will provide a balance with regard to the City's economic base and population.

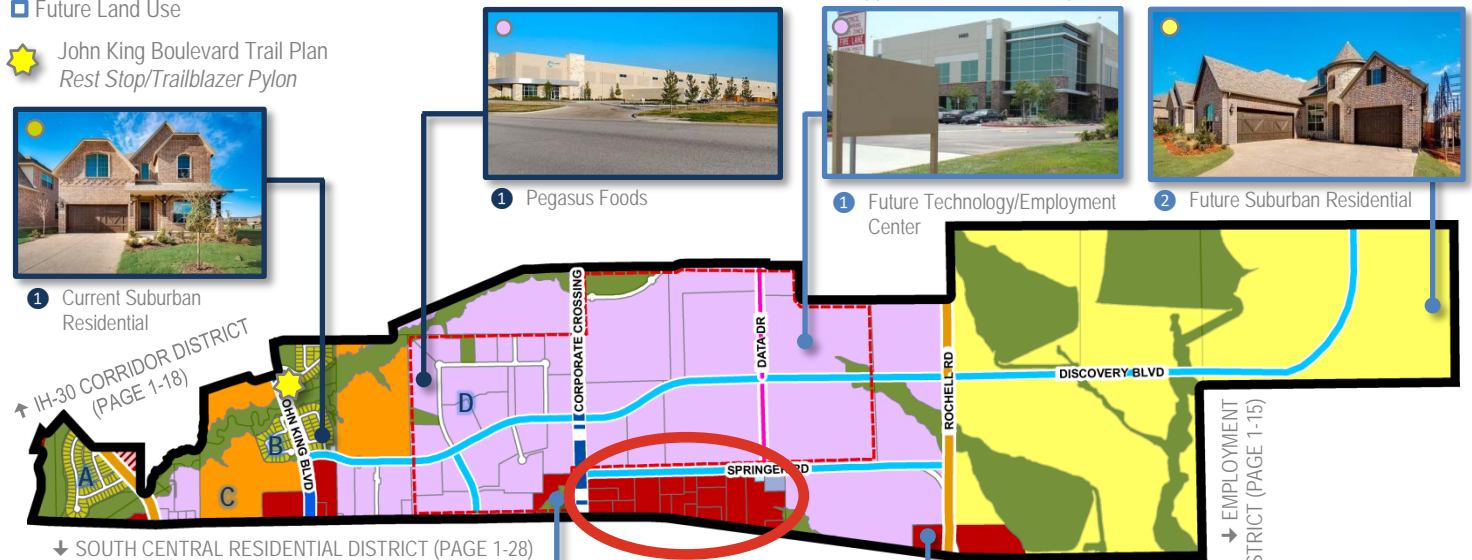
POINTS OF REFERENCE

- A. Townsend Village Subdivision
- B. Rockwall Downes Subdivision
- C. Sixteen 50 @ Lake Ray Hubbard Apartment Complex
- D. Rockwall Economic Development Corporation's Technology Park

LAND USE PALETTES

- Current Land Use
- Future Land Use

★ John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon



Land Use Category	Acres
COMMERCIAL/RETAIL (CR)	78.42-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	74.61-ACRES
LOW DENSITY RESIDENTIAL (LDR)	425.14-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	27.22-ACRES
PARKS AND OPEN SPACE (OS)	287.78-ACRES
PUBLIC (P)	1.95-ACRES
QUASI-PUBLIC (QP)	0.61-ACRES
SPECIAL COMMERCIAL CORRIDOR (SC)	6.76-ACRES
TECHNOLOGY/EMPLOYMENT CENTER (TEC)	530.85-ACRES

Category	Value
COMMERCIAL	53.90%
RESIDENTIAL	46.10%
MIXED USE	0.00%

Category	Value
MINOR COLLECTOR	
M4D	
M4U	
P6D	
TXDOT 4D	

DISTRICT STRATEGIES

Considering the existing composition and future intent of the *Technology District*, the following are the strategies for this district:

1. **Technology/Employment Center.** Taking into consideration the City's desire to preserve the current residential to non-residential land use ratio, encroachment of incompatible land uses (e.g. residential, commercial, etc.) should be discouraged in areas designated for *Technology/Employment Center* land uses. This is especially important in the City's Technology Park, which is denoted in a red dashed line (---). These areas should be preserved for larger clean industrial businesses that can help to diversify the City's tax base. The areas adjacent to Rochelle Road should utilize large buffers, berms and landscaping to off-set adjacency to the residential areas on the east side of Rochelle Road.
2. **Suburban Residential.** The low density residential land uses on the east side of Rochelle Road should be large master planned communities that incorporate a mixture of lot types and housing products to create unique subdivisions of enduring value. These areas should be highly amenitized and utilize the existing floodplain/ponds for a robust trail and park system.
3. **Neighborhood/Convenience Centers.** The commercial in this district is intended to support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures. In addition, these properties should use berms, landscaping and large buffers to transition to residential land uses. The existing transitional areas adjacent to SH-276 should be transition to neighborhood/convenience centers in the future.
4. **John King Boulevard Trail Plan.** A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'A'* of this Comprehensive Plan.



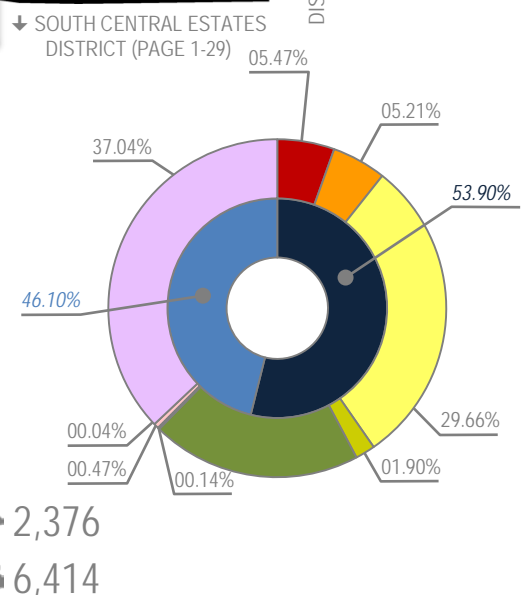
3. Future Neighborhood/Convenience Centers

% OF ROCKWALL

- 3.51%
- 3.52%
- 2.61%

CURRENT

- 701
- 64
- 1,556



CITY OF ROCKWALL

ORDINANCE NO. 25-12

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46) [ORDINANCE NO. 21-32] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46), BEING A 47.37-ACRE TRACT OF LAND SITUATED WITHIN THE J. A. RAMSEY SURVEY, ABSTRACT NO. 186, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Trenton Austin of GT Plumbing Services, LLC on behalf of Tim Connolly of Connolly Squared, LLC for the approval of a Zoning Change to amend Planned Development District 46 (PD-46) [Ordinance No. 21-32] for the purpose of allowing *Building Maintenance, Sales, and Service with Outside Storage* as a permitted land use on a 1.00-acre parcel of land identified as Tract 2-8, Abstract No. 186, of the J. A. Ramsey Addition being a portion of a larger 47.37-acre Planned Development District that is situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, identified as Planned Development District 46 (PD-46) [Ordinance No. 99-05], which is more fully described and depicted in *Exhibit 'A'* of this ordinance, and hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 46 (PD-46) [Ordinance No. 21-32] and the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No 21-32*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

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

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

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

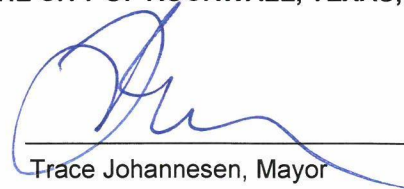
SECTION 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense and each and every day such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

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 04-38*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

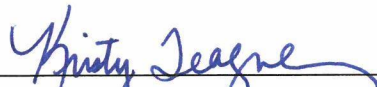
SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 04-38*] of any provision of the *City Code*, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [*Ordinance No. 04-38*] (*including references to the Unified Development Code*), and references to overlay districts, in this ordinance or any of the *Exhibits* hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF MARCH, 2025.



Trace Johannesen, Mayor

ATTEST:


Kristy Teague, City Secretary



APPROVED AS TO FORM:


Frank J. Garza, City Attorney

1st Reading: February 18, 2025

2nd Reading: March 3, 2025

EXHIBIT 'A':
Legal Description and Survey

BEING 47.37 acres of land situated in the Abstract 186, J.A. Ramsey Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a point in the south Right of Way of Discovery Blvd, at City Geodetic Control Monument #9. (NAD83 Texas State Plane GPS Coordinate: 2,607,463.893 E, 7,020,550.132 N feet) bearing South 73° 10' 43" East, a distance of 2,602.028 feet to the *POINT OF BEGINNING*;

BEGINNING at a point in the intersection of Springer Rd and Data Dr. (NAD83 Texas State Plane GPS Coordinate: 2,609,967.107 E, 7,019,844.125N feet);

THENCE South 00° 12' 17" West following the Eastern boundary line of Planned Development #46, a distance of 951.9 feet for a corner;

THENCE North 81° 8' 11" West, a distance of 1,019.177 feet to the beginning of a curve found in the centerline of State Highway 276, said being the beginning of a curve to the left having a tangent of 730.751 feet and a radius of 6,289.035 feet with a chord distance of 730.268 feet and a chord bearing of North 83 degrees 30 minutes 38 seconds West to a point;

THENCE North 89° 23' 42" West, a distance of 920.839 feet for a corner;

THENCE North 0° 20' 45" West, a distance of 693.685 feet for a corner;

THENCE North 89° 48' 28" East, a distance of 2,660.985 feet, to the *POINT OF BEGINNING AND CONTAINING* 47.37 acres of land (2,063,262.886 square feet) more or less.

EXHIBIT 'A':
 Legal Description and Survey

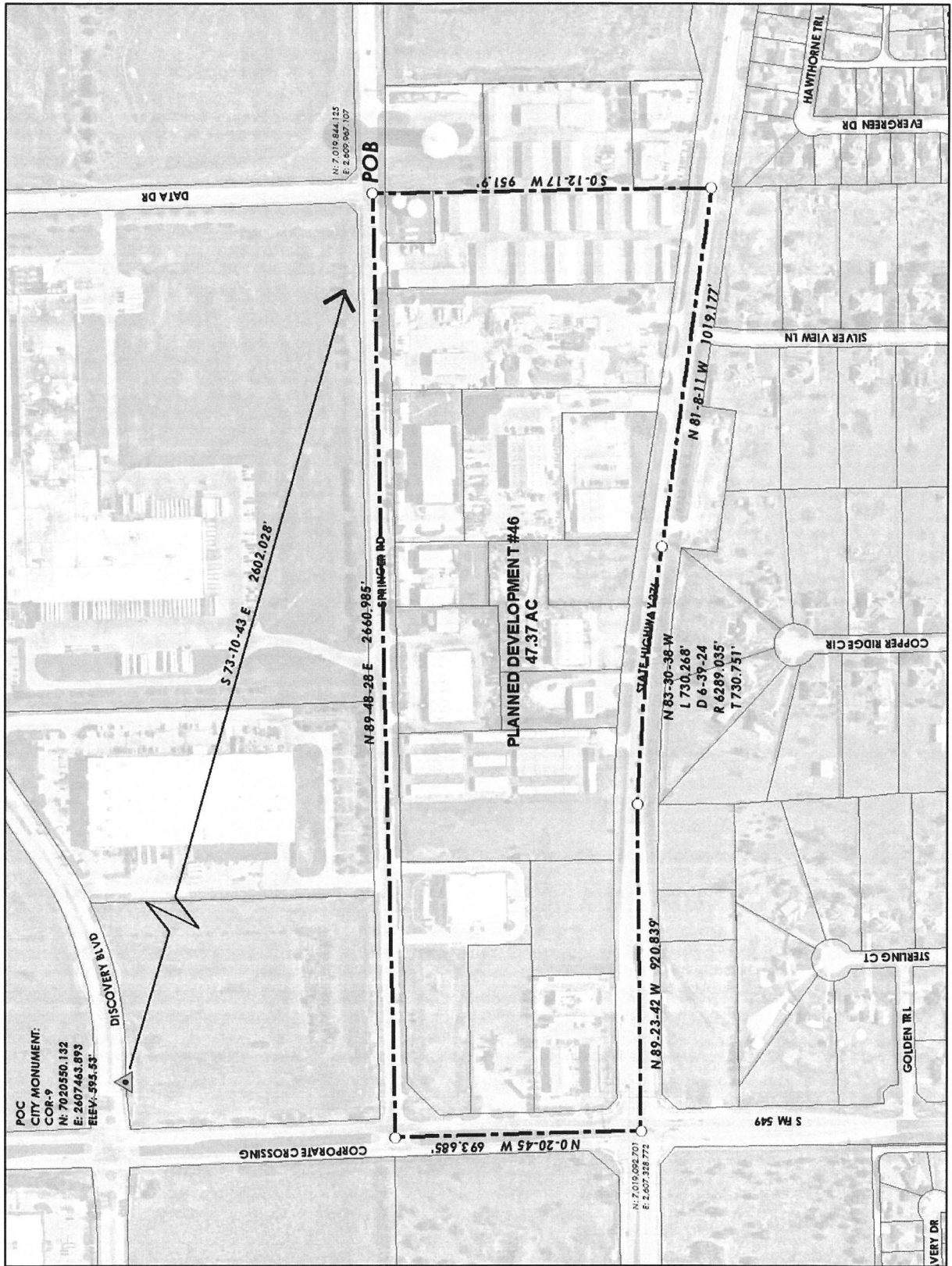


EXHIBIT 'B':
Concept Plan

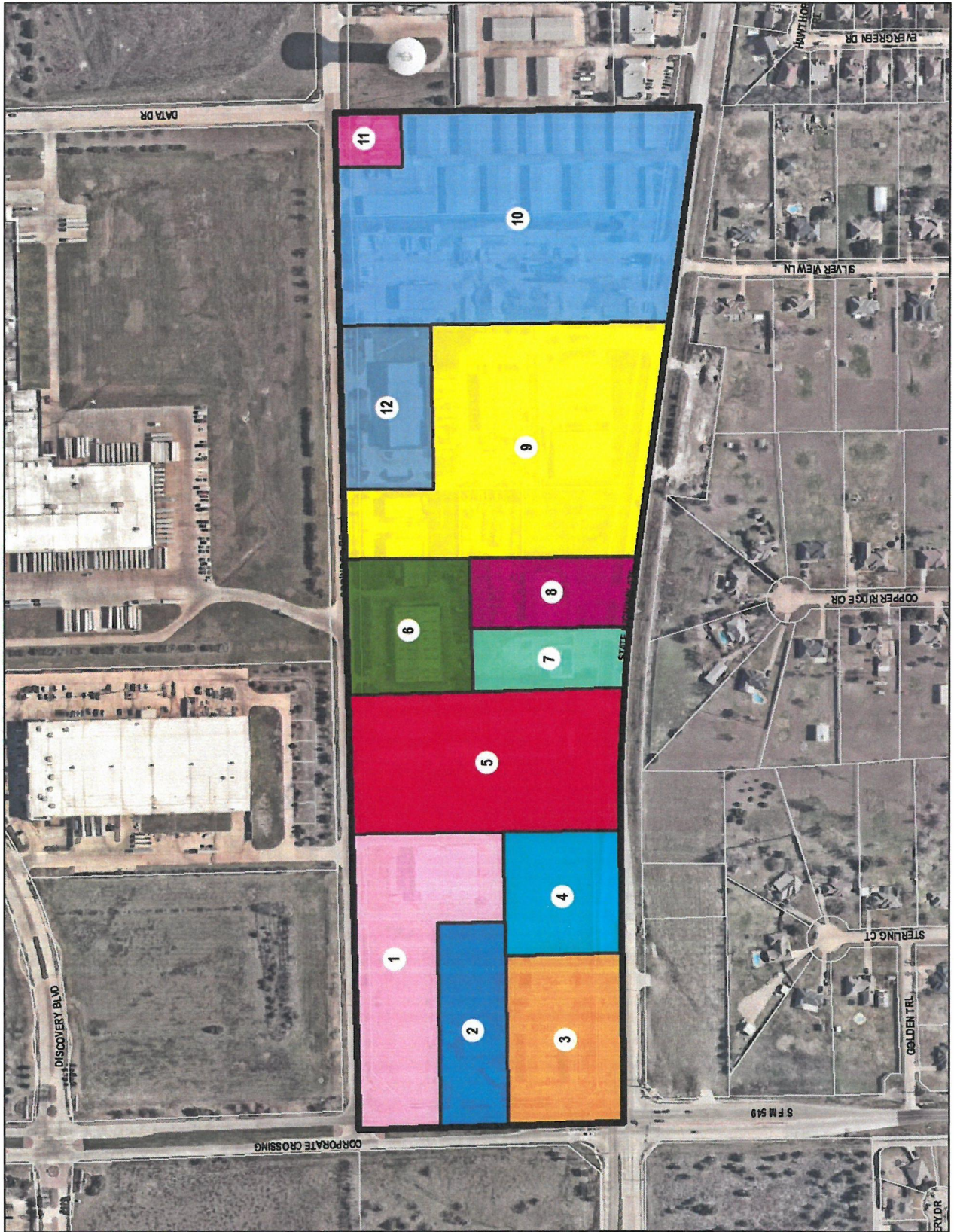


EXHIBIT 'C':
PD Development Standards

(A) Purpose. The purpose of this amendment to Planned Development District 46 (PD-46) is to supersede *Ordinance No. 21-32*; however, this ordinance does not change the intent, restrictions, or land uses established in *Ordinance No. 21-32* with the exception of adding the *Building Maintenance, Service, and Sales with Outside Storage* land use to *Tract 7* as depicted in *Exhibit 'B'* of this ordinance.

(B) Permitted Land Uses. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be subject to the permitted land uses stipulated for properties in a Commercial (C) District as specified in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following land uses shall be permitted *by-right* on the corresponding tract:

(1) Tract 3 [Tract 2, Lot 02].

- Minor Automotive Repair Garage

(2) Tract 5 [Tract 2, Lot 06].

- Mini-Warehouse

(3) Tract 6 [Tract 2, Lot 03].

- Heavy Construction/Trade Yard

(4) Tract 7 [Tract 2, Lot 08].

- Building Maintenance, Service, and Sales with Outside Storage¹

NOTES

¹: The *Building Maintenance, Service, and Sales with Outside Storage* shall be subject to the following *Conditional Land Use Standards*:

- (1) All outside storage shall comply with the exhibit in Figure 1 below.
- (2) Heavy Equipment (*i.e. Track Machinery*) shall be permitted to be store on gravel; however, the storage of trucks, trailers, Conex boxes, or any other outside storage shall be on a concrete surface.
- (3) All outside storage shall be situated behind the building and not be visible from SH-276.
- (4) The outside storage areas shall be reviewed for visibility by the Planning and Zoning Commission at the time of site plan. Additional landscape screening may be required by the Planning and Zoning Commission and/or staff at the time of site plan approval.
- (5) All unpermitted improvements shall be removed from the property prior to site plan approval.

FIGURE 1. CONCEPT PLAN FOR 2305 SH-276



RED: OUTSIDE STORAGE AREA; **BLUE:** STORAGE OF SERVICE TRUCKS; **GREEN:** FUTURE BUILDING EXPANSION

(5) Tract 8 [Tract 2, Lot 07].

EXHIBIT 'C':
PD Development Standards

- New or Used Boat Dealership

(6) Tract 9 [A Portion of Tract 2, Lot 00].

- Trucking Company

(7) Tract 10 [Tract 2, Lot 13].

- Concrete Batch Plant
- Mini-Warehouse

(8) Tract 12 [A Portion of Tract 2, Lot 00].

- Warehouse

(C) Dimensional Requirements. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be subject to the dimensional requirements stipulated for properties in a Commercial (C) District as specified in Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(D) Legal Non-Conforming Status. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be allowed to maintain the same exterior building materials that are currently utilized on the existing building for any new buildings that are built; however, if an existing or new building is expanded to an amount that equals 50% of the appraised tax value of that building, the building shall be required to adhere to the requirements of the Commercial (C) District as stipulated in Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46) [ORDINANCE NO. 25-12] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46), BEING A 47.37-ACRE TRACT OF LAND SITUATED WITHIN THE J. A. RAMSEY SURVEY, ABSTRACT NO. 186, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Kris Sharp of 5 Sharp Real Estate, LLC for the approval of a Zoning Change to amend Planned Development District 46 (PD-46) [Ordinance No. 25-12] for the purpose of allowing *Outside Storage* as a permitted land use on a 1.914-acre parcel of land identified as Lot 5, Block A, Sharp Addition being a portion of a larger 47.37-acre Planned Development District that is situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, identified as Planned Development District 46 (PD-46) [Ordinance No. 99-05], which is more fully described and depicted in *Exhibit 'A'* of this ordinance, and hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 46 (PD-46) [Ordinance No. 25-12] and the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No 25-12*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

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

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

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

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

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 04-38*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 04-38*] of any provision of the *City Code*, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [*Ordinance No. 04-38*] (*including references to the Unified Development Code*), and references to overlay districts, in this ordinance or any of the *Exhibits* hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF MAY, 2026.

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: April 20, 2026

2nd Reading: May 4, 2026

EXHIBIT 'A':
Legal Description and Survey

BEING 47.37 acres of land situated in the Abstract 186, J.A. Ramsey Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a point in the south Right of Way of Discovery Blvd, at City Geodetic Control Monument #9. (NAD83 Texas State Plane GPS Coordinate: 2,607,463.893 E, 7,020,550.132 N feet) bearing South 73° 10' 43" East, a distance of 2,602.028 feet to the *POINT OF BEGINNING*;

BEGINNING at a point in the intersection of Springer Rd and Data Dr. (NAD83 Texas State Plane GPS Coordinate: 2,609,967.107 E, 7,019,844.125N feet);

THENCE South 00° 12' 17" West following the Eastern boundary line of Planned Development #46, a distance of 951.9 feet for a corner;

THENCE North 81° 8' 11" West, a distance of 1,019.177 feet to the beginning of a curve found in the centerline of State Highway 276, said being the beginning of a curve to the left having a tangent of 730.751 feet and a radius of 6,289.035 feet with a chord distance of 730.268 feet and a chord bearing of North 83 degrees 30 minutes 38 seconds West to a point;

THENCE North 89° 23' 42" West, a distance of 920.839 feet for a corner;

THENCE North 0° 20' 45" West, a distance of 693.685 feet for a corner;

THENCE North 89° 48' 28" East, a distance of 2,660.985 feet, to the *POINT OF BEGINNING AND CONTAINING* 47.37 acres of land (2,063,262.886 square feet) more or less.

EXHIBIT 'B':
Concept Plan

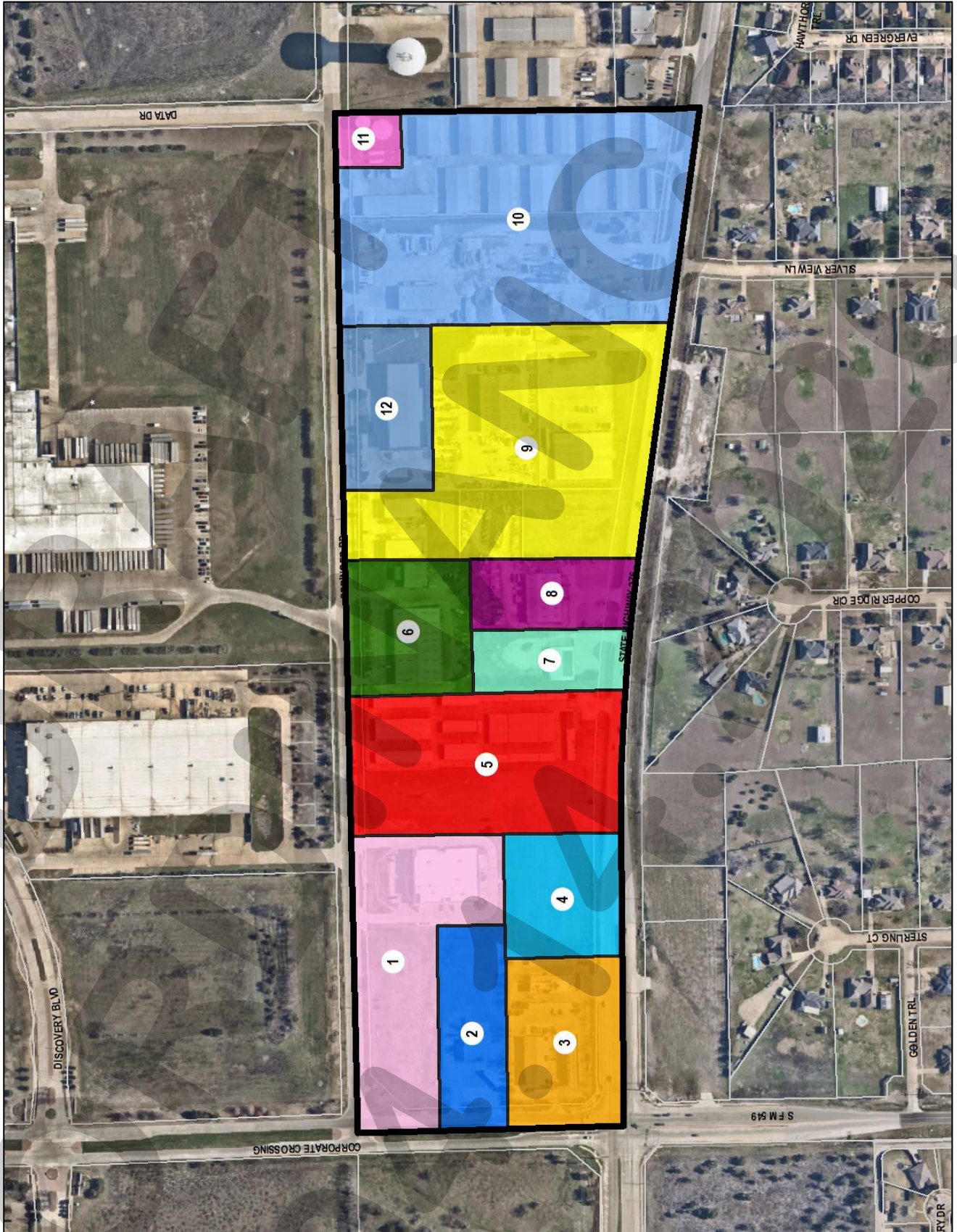


EXHIBIT 'C':
PD Development Standards

- (A) Purpose. The purpose of this amendment to Planned Development District 46 (PD-46) is to supersede *Ordinance No. 21-32*; however, this ordinance does not change the intent, restrictions, or land uses established in *Ordinance No. 21-32* with the exception of adding the *Building Maintenance, Service, and Sales with Outside Storage* land use to *Tract 7* as depicted in *Exhibit 'B'* of this ordinance.
- (B) Permitted Land Uses. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be subject to the permitted land uses stipulated for properties in a Commercial (C) District as specified in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following land uses shall be permitted *by-right* on the corresponding tract:

(1) Tract 3 [Tract 2, Lot 02].

- Minor Automotive Repair Garage

(2) Tract 5 [Tract 2, Lot 06].

- Mini-Warehouse

(3) Tract 6 [Tract 2, Lot 03].

- Heavy Construction/Trade Yard

(4) Tract 7 [Tract 2, Lot 08].

- Building Maintenance, Service, and Sales with Outside Storage ⁽¹⁾

NOTES

¹: The *Building Maintenance, Service, and Sales with Outside Storage* shall be subject to the following *Conditional Land Use Standards*:

- (1) All outside storage shall comply with the exhibit in *Figure 1* below.
- (2) Heavy Equipment (*i.e. Track Machinery*) shall be permitted to be store on gravel; however, the storage of trucks, trailers, Conex boxes, or any other outside storage shall be on a concrete surface.
- (3) All outside storage shall be situated behind the building and not be visible from SH-276.
- (4) The outside storage areas shall be reviewed for visibility by the Planning and Zoning Commission at the time of site plan. Additional landscape screening may be required by the Planning and Zoning Commission and/or staff at the time of site plan approval.
- (5) All unpermitted improvements shall be removed from the property prior to site plan approval.

FIGURE 1. CONCEPT PLAN FOR 2305 SH-276



RED: OUTSIDE STORAGE AREA; **BLUE:** STORAGE OF SERVICE TRUCKS; **GREEN:** FUTURE BUILDING EXPANSION

(5) Tract 8 [Tract 2, Lot 07].

EXHIBIT 'C':
PD Development Standards

- New or Used Boat Dealership

(6) Tract 9 [A Portion of Tract 2, Lot 00].

- Trucking Company

(7) Tract 10 [Tract 2, Lot 13].

- Concrete Batch Plant
- Mini-Warehouse

(8) Tract 12 [A Portion of Tract 2, Lot 00].

- Warehouse
- Outside Storage ⁽¹⁾

NOTES

¹: The *Outside Storage* shall be subject to the following *Conditional Land Use Standards*:

- (1) *Outside Storage* shall only be permitted in areas designated on a *Site Plan*.
- (2) *Outside Storage* shall be visibly screened from the right-of-way (ROW) and all adjacent properties.

(C) Dimensional Requirements. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be subject to the dimensional requirements stipulated for properties in a Commercial (C) District as specified in Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(D) Legal Non-Conforming Status. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be allowed to maintain the same exterior building materials that are currently utilized on the existing building for any new buildings that are built; however, if an existing or new building is expanded to an amount that equals 50% of the appraised tax value of that building, the building shall be required to adhere to the requirements of the Commercial (C) District as stipulated in Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.



CITY OF ROCKWALL
CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council
DATE: May 4, 2026
APPLICANT: Kris Sharp; 5 Sharp Real Estate, LLC
CASE NUMBER: Z2026-014; Amendment to Planned Development District 46 (PD-46)

The subject property was annexed -- along with the rest of the land area that makes up Planned Development District 46 (PD-46) -- by the City Council on July 21, 1997 by *Ordinance No. 97-14* [Case No. A1997-001]. At the time of annexation, the subject property and the remainder of Planned Development District 46 (PD-46) were zoned Agricultural (AG) District; however, many of the land uses that exist today were already established uses at the time of annexation. Based on this, the City Council approved *Ordinance No. 99-05* on March 1, 1999. This ordinance changed the zoning of the area from an Agricultural (AG) District to Planning Development District 46 (PD-46). Under this Planned Development District all of the properties were given a base zoning of Commercial (C) District, but were also granted the ability to continue the current land use on each of the properties (*i.e. the zoning ordinance made the legally non-conforming land uses by-right land uses for each of the properties*). On August 2, 2021, the City Council approved an amendment to Planned Development District 46 [Case No. Z2021-024] to allow the Warehouse/Distribution Center land use *by-right* on the subject property, otherwise indicated as *Tract 12* within *Ordinance No. 21-32*. On August 10, 2021, the Planning and Zoning Commission approved a site plan [Case No. SP2021-015] to allow the construction of a 22,000 SF Office/Warehouse Building on *Tract 12*.

On January 18, 2023, a building permit (COM2022-6322) was issued for the construction of the *Office/Warehouse Building*. During construction of this building, a wrought-iron fence was installed in the front yard of the property without a building permit. The property owner came before the Planning and Zoning Commission on March 26, 2024 requesting to allow the unpermitted front yard fence to remain [Case No. MIS2024-004]. Ultimately, this request was subsequently approved by the Planning and Zoning Commission by a vote of 5 to 0. At some point after the last failed final inspection (*i.e. dated September 4, 2024*) for the building permit [Permit No. COM2022-6322] the applicant began operating a business without a finalized building permit or Certificate of Occupancy (CO). In addition, the applicant failed to submit mylars for filing their replat [Case No. P2022-004]. This means that the necessary fire lane and utility easements were not established on the property.

On December 19, 2025, -- at the direction of the Planning Department -- the Neighborhood Improvement Services (NIS) Division opened an enforcement case [Case No. CE2025-7041] for unpermitted *Outside Storage* on the subject property. In addition, a case was opened [Case No. CE 2025-7040] for operating without a Certificate of Occupancy (CO). The Planning Division also made several attempts to get the property owner to file the final plat, and this has not been filed to date. Following these attempts and enforcement actions, four (4) citations were issued before the applicant's submittal requesting the amendment to Planned Development District 46 (PD-46); however, during this time period the applicant did receive a final inspection for the outstanding building permit, and an approved Certificate of Occupancy (CO) for *Office/Warehouse* on February 4, 2026. Staff should note, that the applicant has not discontinued the storage of building materials and product outside of the building in the required parking spaces since they were originally notified on December 19, 2025.

On March 13, 2026, the applicant submitted civil engineering plans (*i.e. erosion control plan, grading plan, paving plan, detention calculations and layout, drainage area plans, site and dimension control plan, and utility plans*) that were used during their initial construction of the subject property. In addition, the applicant has provided a letter "...requesting *Outside Storage* as a permitted land use on the property." At the March 31, 2026 Planning and Zoning Commission meeting, the Planning and Zoning Commission expressed concerns about the volume of *Outside Storage*, how the parking requirements would be met, and how the *Outside Storage* would be screened. Based on this, staff requested the applicant provide documentation that addressed these concerns and that could be presented to the Commission at the April 14, 2026 public hearing meeting; however, the applicant failed to provide these documents to staff and failed to attend the April 14, 2026 public hearing meeting. In response to the applicant's failure to attend the meeting, the Planning and Zoning Commission approved a motion to recommend denial of the zoning change by a vote of 7-0. The proposed zoning change went forward to

the City Council on April 20, 2026. At this meeting, the applicant came before the City Council and requested to withdraw their application to allow them to resubmit a new application the following cycle. Ultimately, the City Council approved a motion to remand the applicant's request back to the Planning and Zoning Commission in order to allow the applicant to provide documentation that detailed [1] where the *Outside Storage* will be located, [2] how the *Outside Storage* will be screened, and [3] how they intend to meet the parking requirements.

The applicant has subsequently provided a letter, site plan, and renderings of the proposed landscaping. Based on the applicant's letter, they are requesting [1] to install one (1) row of ten (10) foot tall Eastern Red Cedar trees on six (6) foot centers along a portion of Springer Road and along the western property line, and [2] remove any *Outside Storage* greater than nine (9) feet in height. The provided site plan bubbles the areas where the trees will be planted in red and outlines the *Outside Storage* areas in blue [see Figure 1]. Based on this, the applicant will be providing two (2) handicap parking spaces, and the remaining 29 parking spaces will contain *Outside Storage*. Given the approved site plan [Case No. SP2021-015], this creates a parking deficiency of 24 parking spaces. Staff should also note that the *Outside Storage* areas shown will be limited to the parking spaces as they cannot block access to the two (2) handicap spaces, and there cannot be dead end parking without an approved 15-foot by 64-foot turn around (i.e. Chapter 2 of the *Engineering Standards of Design and Construction*). In addition, staff should note that the bubbled area along the west property line is not located on the subject property, rather the landscaping will be located in front of the parking east of this bubble.

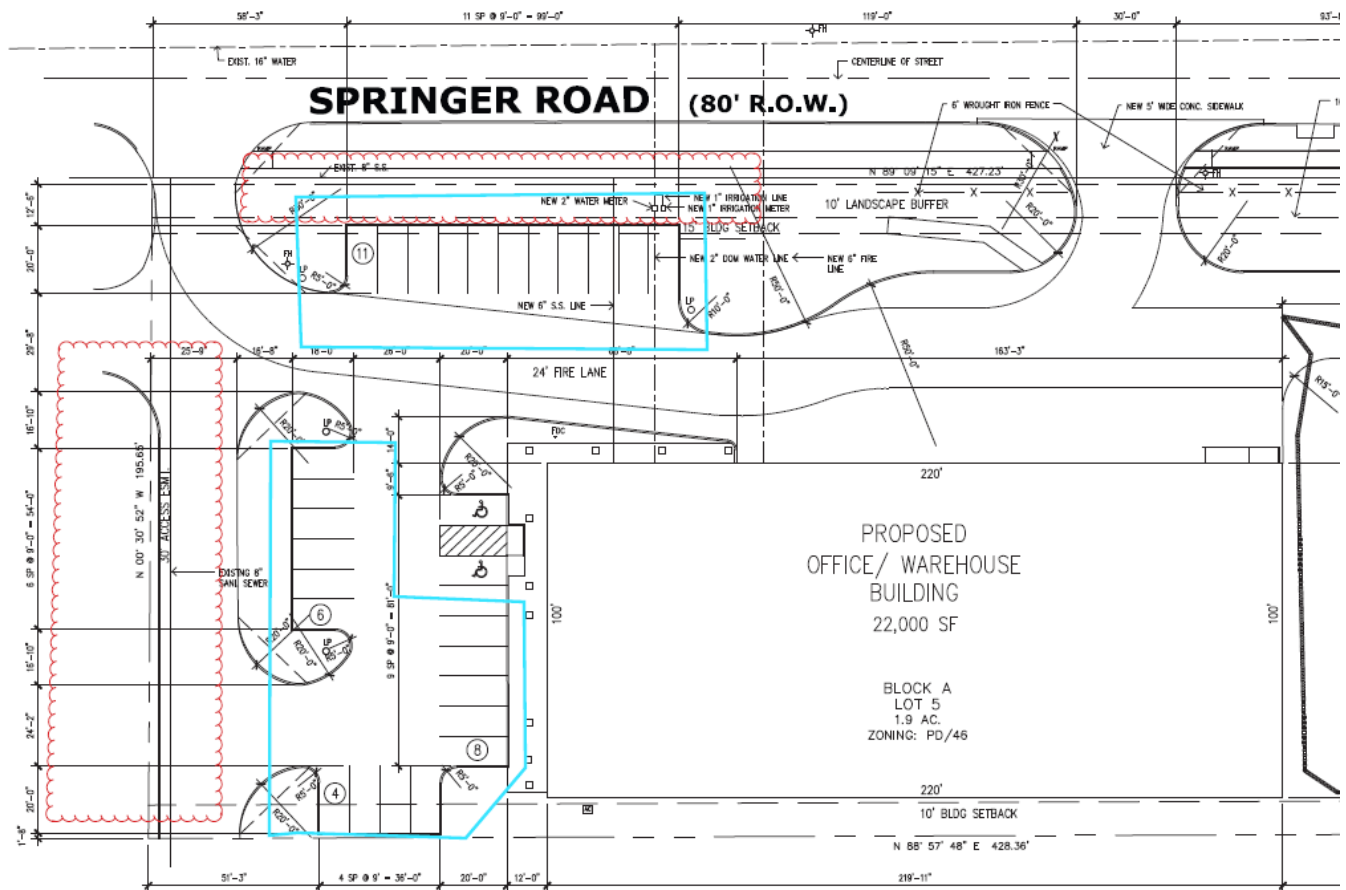


FIGURE 1: RED: LOCATION OF PROPOSED LANDSCAPE SCREENING; BLUE: LOCATION OF OUTSIDE STORAGE.

The applicant has also provided renderings of the proposed landscaping [see Figures 2 & 3]. Staff should note, that landscape rendering along Springer Road removes the existing landscaping within this landscape buffer, and the landscape rendering along the western property line [see Figure 3] provides more landscaping than proposed in the applicant's letter. The applicant verified to staff that the rendering along the western property line showed more than what was being proposed and that only the one (1) row of Eastern Red Cedar trees would be provided. According to Subsection 01.05, *Screening Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(o)utside storage of materials or vehicles shall be screened from all public rights-of-way, any adjacent properties, and parks and open space that abut or are

directly across a public street or alley from the subject property. The screening must be at least one (1) foot taller than the material or vehicles being stored and shall be achieved using a masonry wall (excluding tilt wall or concrete masonry units [CMU] unless otherwise approved by the Planning and Zoning Commission) and Canopy Trees on 20-foot centers. As an alternative, the Planning and Zoning Commission may approve a screening method...” such as three (3) tiered screening (*i.e. one (1) row of canopy trees, one (1) row of accent trees, and one (1) row of evergreen shrubs*). In addition to the requirements of the Unified Development Code (UDC), staff included *Notes* within the draft ordinance that requires that the [1] *Outside Storage* shall only be permitted in areas designated on a *Site Plan*, and [2] *Outside Storage* shall be visibly screened from the right-of-way (ROW) and all adjacent properties. In this case, the proposed screening method does not meet the requirements of the Unified Development Code (UDC) and the applicant’s concept plan virtually removes ALL of the required parking from the site. This means that the applicant would not meet the proposed zoning ordinance and -- *if the City Council approves this zoning request* -- the applicant will be required to request additional variances to the parking requirements and screening standards through the *Site Plan* process.



FIGURE 2: PROPOSED SCREENING ALONG SPRINGER ROAD.



FIGURE 3: PROPOSED SCREENING ALONG THE WESTERN PROPERTY LINE.

All this being said, this zoning change is a discretionary decision for the City Council, pending a recommendation from the Planning and Zoning Commission. On April 28, 2026, the Planning and Zoning Commission approved a motion to recommend denial without prejudice of the zoning change by a vote of 7-0. According to Subsection 02.03(G), *Protest of a Zoning Change*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), if a zoning change “...is recommended for denial by the Planning and Zoning Commission, such zoning change or Specific Use Permit (SUP) shall require a supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval.”

In accordance with the requirements of the Unified Development Code (UDC) and State law, staff notified all properties within 500-feet of its boundary. These notices were sent out on March 17, 2026, and included six (6) notices. As of this memorandum, staff has not received any notices with regard to the applicant’s request. If the City Council should have any questions concerning this case, staff and the applicant will be available at the May 4, 2026 City Council meeting.



CUT N EDGE LANDSCAPE

A 4204 Bobtown Rd., Garland, Tx. 75043
W rob@cutnedgelawn.com
P 972-202-7791

April 21, 2026

To Whom it May concern,

Please accept this letter as confirmation that I am working with Sharp Insulation to coordinate a feasible solution to the screening process for 3301 Springer Ln. in Rockwall.

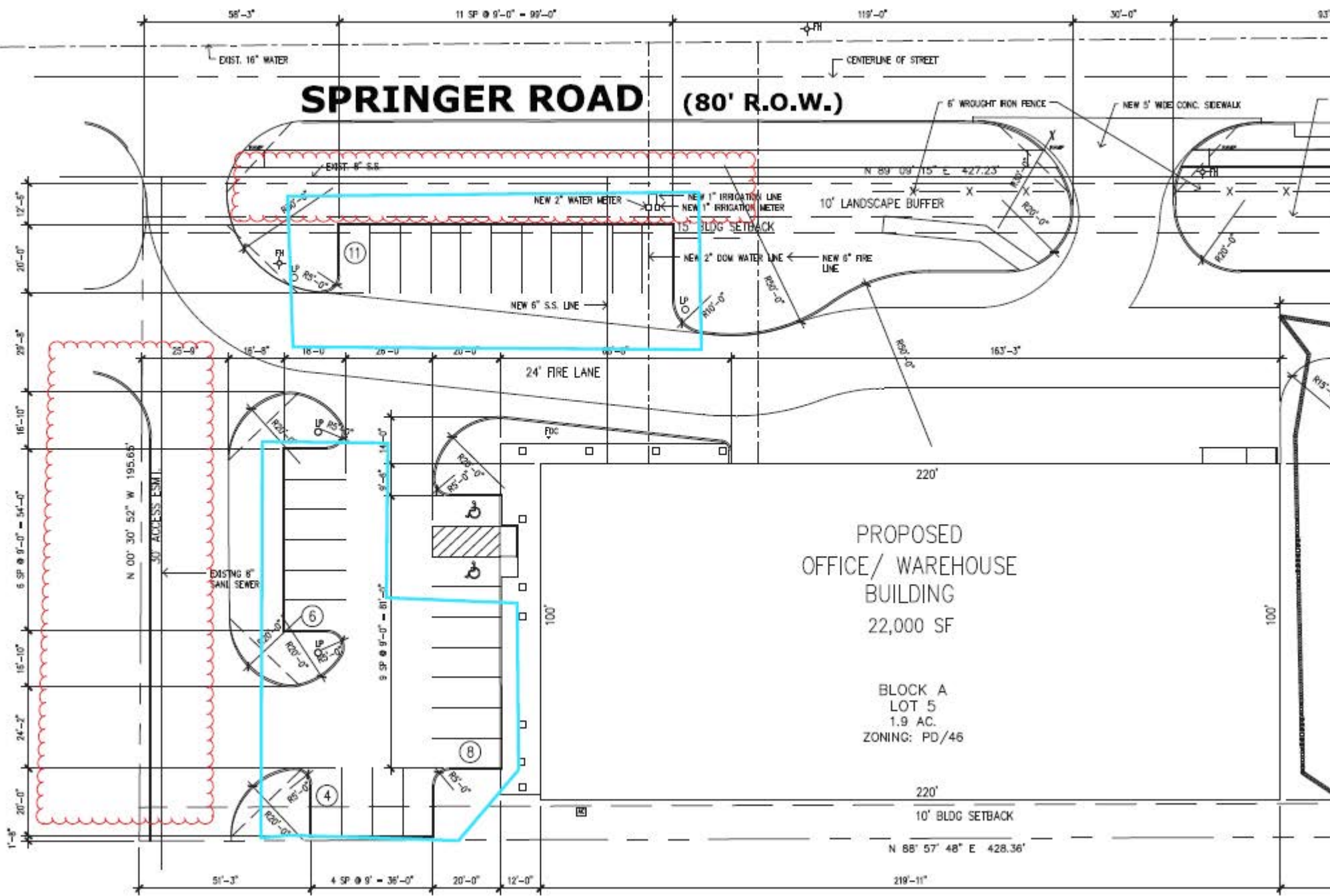
Our initial plan is to plant 10' cedars every 6 feet on the north side (inside of the existing fence) of the building along Springer Rd. to match existing landscape. We would also plant 10' cedars on the entrance of the property every 6 feet to hide the material stored on the west side of the entrance. Any material that is stored over 9' will be removed or relocated to adhere to the Unified Development Code, as per Rick Sharp with Sharp Insulation, allowing the 10' cedars to be sufficient coverage.

I look forward to our continued collaboration and success.

Rob Davison
Cut N Edge Landscape
Owner

cutnedgelawn.com
rob@cutnedge.com

4204 Bobtown Rd.
Garland, Tx. 75043



SPRINGER ROAD (80' R.O.W.)

PROPOSED
OFFICE/ WAREHOUSE
BUILDING
22,000 SF

BLOCK A
LOT 5
1.9 AC.
ZONING: PD/46

10' BLDG SETBACK

24' FIRE LANE

10' LANDSCAPE BUFFER

15' BLDG SETBACK

EXIST. 16" WATER

CENTERLINE OF STREET

EXISTING 8" SANI SEWER

30' ACCESS ESMT.

6" WROUGHT IRON FENCE

NEW 5' WIDE CONC. SIDEWALK

NEW 6" S.S. LINE

NEW 2" WATER METER

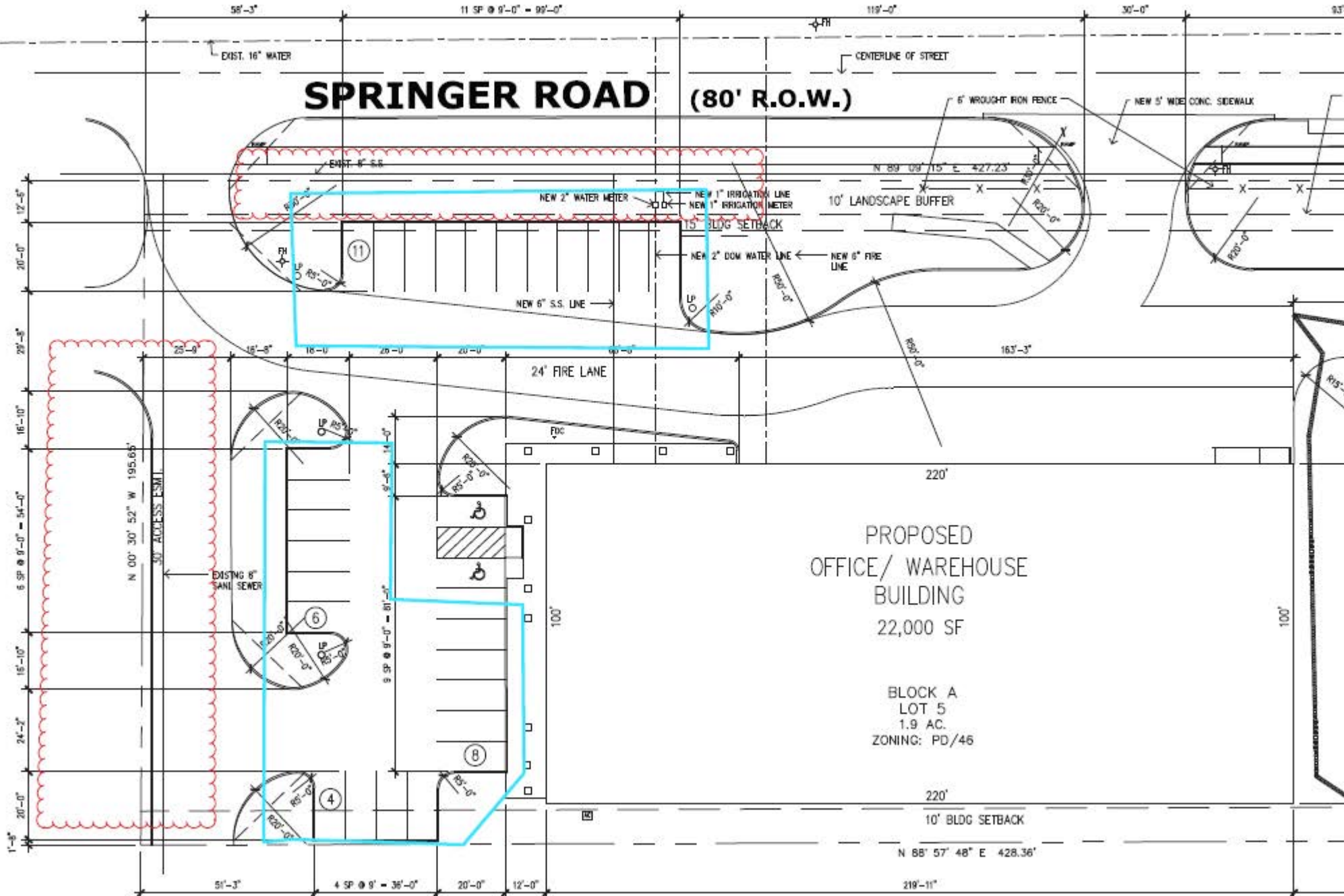
NEW 1" IRRIGATION LINE
NEW 1" IRRIGATION METER

NEW 6" FIRE LINE

N 00° 30' 52" W 195.65'

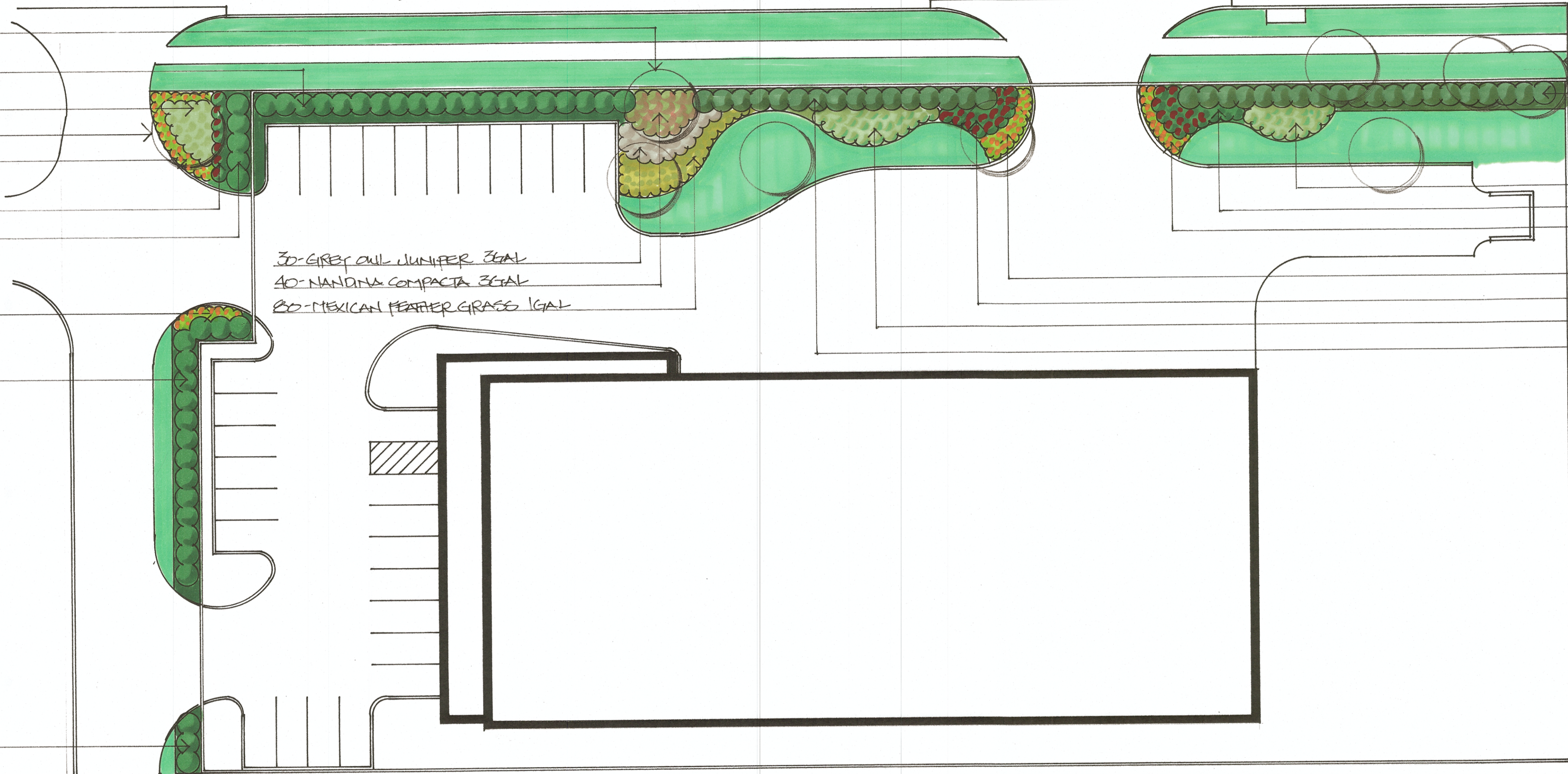
N 89° 09' 15" E 427.23'

N 88° 57' 48" E 428.36'



Springer Road

- EXIST. RED CEDAR TREES
- 20- NEWIE R. STEVENS HOLLY 9'HT. 5'O.C.
- 20- MUHLY GRASS 3GAL
- 1- NEW LIVE OAK TREE 4" CAL.
- 90- STELLA DAYLILY 1GAL
- 10- KNOCK OUT ROSE 3GAL
- 5- NEWIE R. STEVENS HOLLY 9'HT. 5'O.C.
- 35- STELLA DAYLILY 1GAL
- 16- NEWIE R. STEVENS HOLLY 9'HT. 5'O.C.
- 3- NEWIE R. STEVENS HOLLY 9'HT. 5'O.C.



- 30- GREY OWL JUNIPER 3GAL
- 40- NANDINA COMPACTA 3GAL
- 20- MEXICAN FEATHER GRASS 1GAL

- EXIST. RED CEDAR TREES
- 20- SPARTAN JUNIPERS 9'HT. 5'O.C.
- 20- RED YUCCA 5GAL
- 25- DRIFT ROSE 3GAL
- 40- STELLA DAYLILY 1GAL
- 50- STELLA DAYLILY 1GAL
- 20- DRIFT ROSE 3GAL
- 30- RED YUCCA 5GAL
- 16- SPARTAN JUNIPERS 9'HT. 5'O.C.

Landscape Plan

SCALE 1" = 20'



At the entrance of the building off Springer Ln.



In front of the building along Springer Ln.

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46) [ORDINANCE NO. 25-12] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46), BEING A 47.37-ACRE TRACT OF LAND SITUATED WITHIN THE J. A. RAMSEY SURVEY, ABSTRACT NO. 186, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Kris Sharp of 5 Sharp Real Estate, LLC for the approval of a Zoning Change to amend Planned Development District 46 (PD-46) [Ordinance No. 25-12] for the purpose of allowing *Outside Storage* as a permitted land use on a 1.914-acre parcel of land identified as Lot 5, Block A, Sharp Addition being a portion of a larger 47.37-acre Planned Development District that is situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, identified as Planned Development District 46 (PD-46) [Ordinance No. 99-05], which is more fully described and depicted in *Exhibit 'A'* of this ordinance, and hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 46 (PD-46) [Ordinance No. 25-12] and the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No 25-12*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

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

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

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

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

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [Ordinance No. 04-38], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [Ordinance No. 04-38] of any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [Ordinance No. 04-38] (including references to the Unified Development Code), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 18TH DAY OF MAY, 2026.

Tim McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: May 4, 2026

2nd Reading: May 18, 2026

EXHIBIT 'A':
Legal Description and Survey

BEING 47.37 acres of land situated in the Abstract 186, J.A. Ramsey Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a point in the south Right of Way of Discovery Blvd, at City Geodetic Control Monument #9. (NAD83 Texas State Plane GPS Coordinate: 2,607,463.893 E, 7,020,550.132 N feet) bearing South 73° 10' 43" East, a distance of 2,602.028 feet to the **POINT OF BEGINNING**;

BEGINNING at a point in the intersection of Springer Rd and Data Dr. (NAD83 Texas State Plane GPS Coordinate: 2,609,967.107 E, 7,019,844.125N feet);

THENCE South 00° 12' 17" West following the Eastern boundary line of Planned Development #46, a distance of 951.9 feet for a corner;

THENCE North 81° 8' 11" West, a distance of 1,019.177 feet to the beginning of a curve found in the centerline of State Highway 276, said being the beginning of a curve to the left having a tangent of 730.751 feet and a radius of 6,289.035 feet with a chord distance of 730.268 feet and a chord bearing of North 83 degrees 30 minutes 38 seconds West to a point;

THENCE North 89° 23' 42" West, a distance of 920.839 feet for a corner;

THENCE North 0° 20' 45" West, a distance of 693.685 feet for a corner;

THENCE North 89° 48' 28" East, a distance of 2,660.985 feet, to the **POINT OF BEGINNING AND CONTAINING** 47.37 acres of land (2,063,262.886 square feet) more or less.

EXHIBIT 'A':
 Legal Description and Survey



EXHIBIT 'B':
Concept Plan

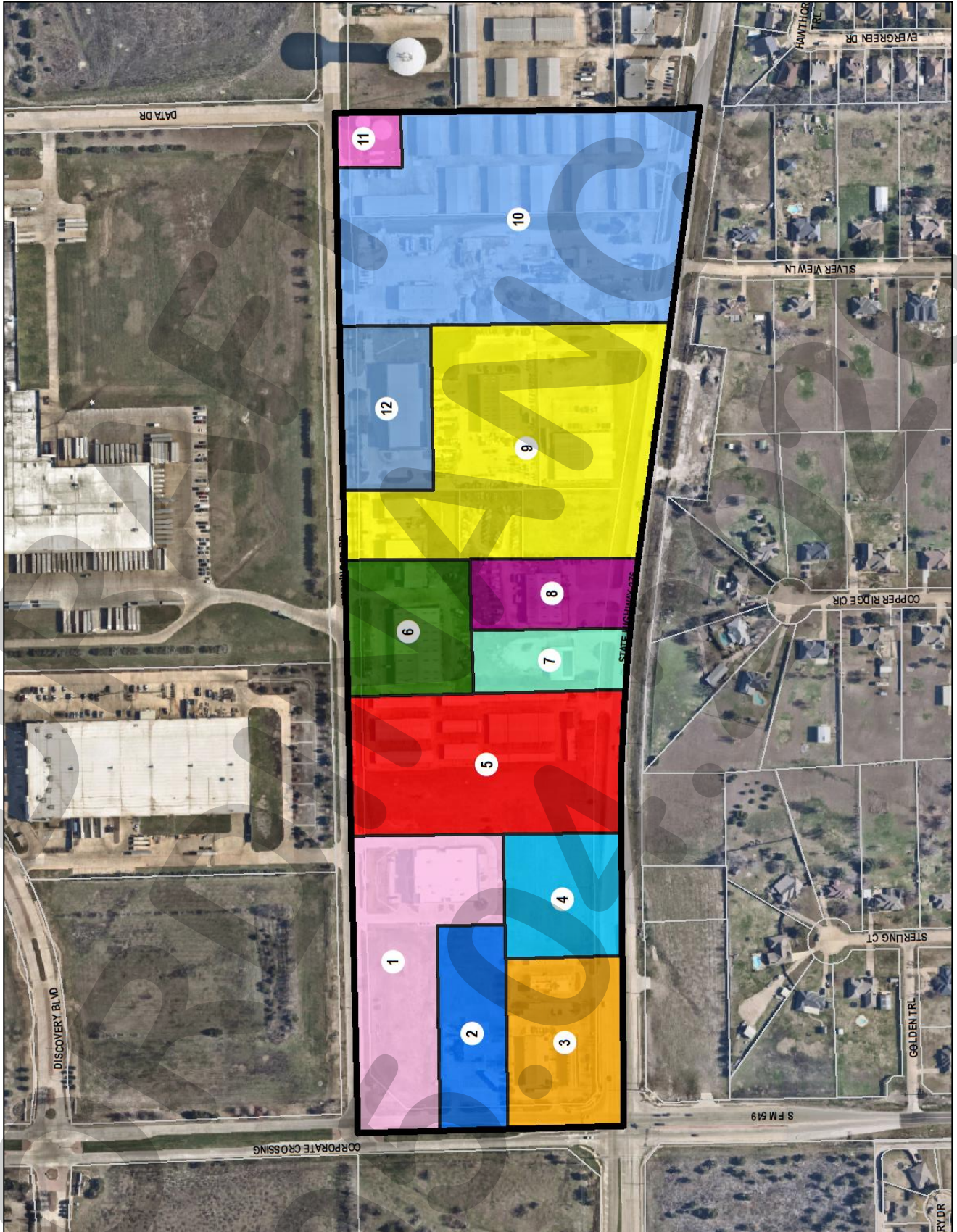


EXHIBIT 'C':
PD Development Standards

- (A) Purpose. The purpose of this amendment to Planned Development District 46 (PD-46) is to supersede *Ordinance No. 21-32*; however, this ordinance does not change the intent, restrictions, or land uses established in *Ordinance No. 21-32* with the exception of adding the *Building Maintenance, Service, and Sales with Outside Storage* land use to *Tract 7* as depicted in *Exhibit 'B'* of this ordinance.
- (B) Permitted Land Uses. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be subject to the permitted land uses stipulated for properties in a Commercial (C) District as specified in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following land uses shall be permitted *by-right* on the corresponding tract:

(1) Tract 3 [Tract 2, Lot 02].

- Minor Automotive Repair Garage

(2) Tract 5 [Tract 2, Lot 06].

- Mini-Warehouse

(3) Tract 6 [Tract 2, Lot 03].

- Heavy Construction/Trade Yard

(4) Tract 7 [Tract 2, Lot 08].

- Building Maintenance, Service, and Sales with Outside Storage ⁽¹⁾

NOTES

¹: The *Building Maintenance, Service, and Sales with Outside Storage* shall be subject to the following *Conditional Land Use Standards*:

- (1) All outside storage shall comply with the exhibit in *Figure 1* below.
- (2) Heavy Equipment (*i.e. Track Machinery*) shall be permitted to be store on gravel; however, the storage of trucks, trailers, Conex boxes, or any other outside storage shall be on a concrete surface.
- (3) All outside storage shall be situated behind the building and not be visible from SH-276.
- (4) The outside storage areas shall be reviewed for visibility by the Planning and Zoning Commission at the time of site plan. Additional landscape screening may be required by the Planning and Zoning Commission and/or staff at the time of site plan approval.
- (5) All unpermitted improvements shall be removed from the property prior to site plan approval.

FIGURE 1. CONCEPT PLAN FOR 2305 SH-276



RED: OUTSIDE STORAGE AREA; **BLUE:** STORAGE OF SERVICE TRUCKS; **GREEN:** FUTURE BUILDING EXPANSION

(5) Tract 8 [Tract 2, Lot 07].

EXHIBIT 'C':
PD Development Standards

- New or Used Boat Dealership

(6) Tract 9 [A Portion of Tract 2, Lot 00].

- Trucking Company

(7) Tract 10 [Tract 2, Lot 13].

- Concrete Batch Plant
- Mini-Warehouse

(8) Tract 12 [A Portion of Tract 2, Lot 00].

- Warehouse
- Outside Storage ⁽¹⁾

NOTES

¹: The *Outside Storage* shall be subject to the following *Conditional Land Use Standards*:

- (1) *Outside Storage* shall only be permitted in areas designated on a *Site Plan*.
- (2) *Outside Storage* shall be visibly screened from the right-of-way (ROW) and all adjacent properties.

(C) Dimensional Requirements. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be subject to the dimensional requirements stipulated for properties in a Commercial (C) District as specified in Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(D) Legal Non-Conforming Status. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be allowed to maintain the same exterior building materials that are currently utilized on the existing building for any new buildings that are built; however, if an existing or new building is expanded to an amount that equals 50% of the appraised tax value of that building, the building shall be required to adhere to the requirements of the Commercial (C) District as stipulated in Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.



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: April 14, 2026

APPLICANT: Kris Sharp; *5 Sharp Real Estate, LLC*

CASE NUMBER: Z2026-014; *Amendment to Planned Development District 46 (PD-46)*

SUMMARY

Hold a public hearing to discuss and consider a request by Kris Sharp of 5 Sharp Real Estate, LLC for the approval of a Zoning Change to amend Planned Development District 46 (PD-46) [*Ordinance No. 25-12*] being a 47.37-acre tract of land situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of Corporate Crossing and SH-276, and take any action necessary.

BACKGROUND

The subject property was annexed -- *along with the rest of the land area that makes up Planned Development District 46 (PD-46)* -- by the City Council on July 21, 1997 by *Ordinance No. 97-14 [Case No. A1997-001]*. At the time of annexation, the subject property and the remainder of Planned Development District 46 (PD-46) were zoned Agricultural (AG) District; however, many of the land uses that exist today were already established uses at the time of annexation. Based on this, the City Council approved *Ordinance No. 99-05* on March 1, 1999. This ordinance changed the zoning of the area from an Agricultural (AG) District to Planning Development District 46 (PD-46). Under this Planned Development District all of the properties were given a base zoning of Commercial (C) District, but were also granted the ability to continue the current land use on each of the properties (*i.e. the zoning ordinance made the legally non-conforming land uses by-right land uses for each of the properties*). On August 2, 2021, the City Council approved an amendment to Planned Development District 46 [*Case No. Z2021-024*] to allow the *Warehouse/Distribution Center* land use *by-right* on the subject property, otherwise indicated as *Tract 12* within *Ordinance No. 21-32*. On August 10, 2021, the Planning and Zoning Commission approved a site plan [*Case No. SP2021-015*] to allow the construction of a 22,000 SF *Office/Warehouse Building* on *Tract 12*.

On January 18, 2023, a building permit (*COM2022-6322*) was issued for the construction of the *Office/Warehouse Building*. During construction of this building, a wrought-iron fence was installed in the front yard of the property without a building permit. The property owner came before the Planning and Zoning Commission on March 26, 2024 requesting to allow the unpermitted front yard fence to remain [*Case No. MIS2024-004*]. Ultimately, this request was subsequently approved by the Planning and Zoning Commission by a vote of 5 to 0. At some point after the last failed final inspection (*i.e. dated September 4, 2024*) for the building permit [*Permit No. COM2022-6322*] the applicant began operating a business without a finalized building permit or Certificate of Occupancy (CO). In addition, the applicant failed to submit mylars for filing their replat [*Case No. P2022-004*]. This means that the necessary fire lane and utility easements were not established on the property.

On December 19, 2025, -- *at the direction of the Planning Department* -- the Neighborhood Improvement Services (NIS) Division opened an enforcement case [*Case No. CE2025-7041*] for unpermitted *Outside Storage* on the subject property. In addition, a case was opened [*Case No. CE 2025-7040*] for operating without a Certificate of Occupancy (CO). The Planning Division also made several attempts to get the property owner to file the final plat, and this has not been filed to date. Following these attempts and enforcement actions, four (4) citations were issued before the applicant's submittal requesting the amendment to Planned Development District 46 (PD-46); however, during this time period the applicant did receive a final inspection for the outstanding building permit, and an approved Certificate of Occupancy (CO) for *Office/Warehouse* on February 4, 2026. Staff should note, that the applicant has not discontinued the storage of building materials and product outside of the building in the required parking spaces since they were originally notified on December 19, 2025.

PURPOSE

The applicant -- *Kris Sharp of 5 Sharp Real Estate, LLC* -- is requesting to amend Planned Development District 46 (PD-46) [Ordinance No. 25-12] to allow *Outside Storage* on the subject property at 3301 Springer Road.

ADJACENT LAND USES AND ACCESS

The subject property is located at 3301 Springer Road. The land uses adjacent to the subject property are as follows:

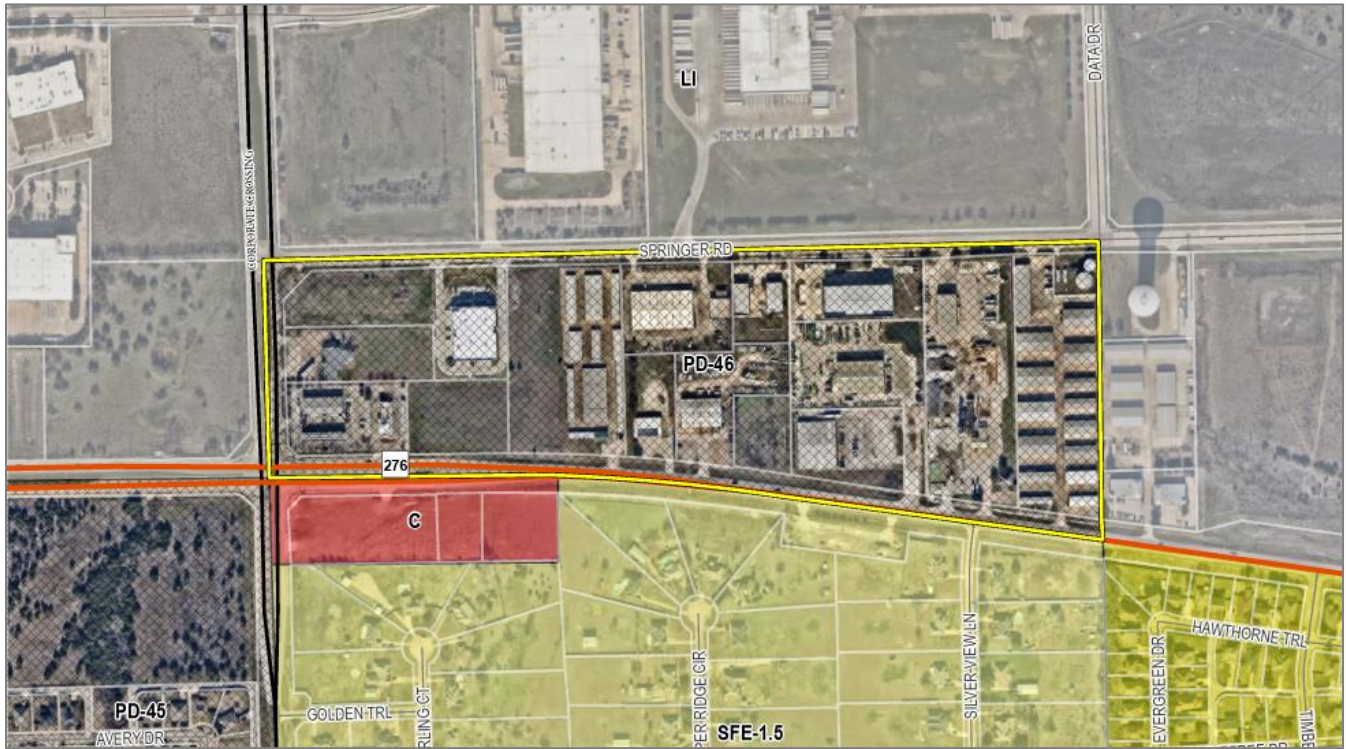
North: Directly north of the subject property is Springer Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 38.932-acre parcel of land (*i.e. Lot 2, Block B, Rockwall Technology Park, Phase III Addition*) developed with a ~278,270 SF food manufacturing facility (*i.e. Bimbo Bakery*) zoned Light Industrial (LI) District.

South: Directly south of the subject property is a 3.212-acre parcel of land (*i.e. Lot 7, Block A, Sharp Addition*) developed with a *Heavy Machinery and Equipment Rental, Sales, and Service Facility* (*i.e. Sunbelt Rentals*). Beyond this is a 1.964-acre parcel of land (*i.e. Lot 1, Block A, Sharp Addition*) developed with an *Office/Warehouse Building*. Both properties are zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses. Following this is SH-276, which is identified as a P6D (*i.e. Principal Arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Sterling Farms Subdivision, which consists of 48 single-family residential lots that were established in 1997. This subdivision is zoned Single-Family Estate 1.5 (SFE-1.5) District.

East: Directly east of the subject property is a 5.317-acre tract of land (*i.e. Tract 2-13 of the J. A. Ramsey Survey, Abstract No. 186*) developed with a *Concrete Batch Plant Facility* (*i.e. Lattimore Materials*). Beyond this is a 7.571-acre parcel of land (*i.e. Lot 1, Block 1, Highway 276 Self Storage Addition*) developed with a *Mini-Warehouse Facility*. Following this are two (2) tracks of land (*i.e. Tract 2-4 & 10-3 of the J. A. Ramsey Survey, Abstract No. 186*) developed with Blackland Water Supply water storage tanks and a City of Rockwall water tower. All of these properties are zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses. East of this is a 56.5033-acre vacant parcel of land (*i.e. Lot 1, Block C, Rockwall Technology Park Phase V*) zoned Light Industrial (LI) District.

West: Directly west of the subject property is are several tracts of land that make up the remainder of Planned Development District 46 (PD-46). Beyond this is Corporate Crossing, which is identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

Continued on next page...



CHARACTERISTICS OF THE REQUEST

The applicant has submitted civil engineering plans (*i.e. erosion control plan, grading plan, paving plan, detention calculations and layout, drainage area plans, site and dimension control plan, and utility plans*) that were used during their initial construction of the subject property. In addition, the applicant has provided a letter “...requesting Outside Storage as a permitted land use on the property.”

CONFORMANCE TO THE CITY’S CODES AND STAFF ANALYSIS

According to *Ordinance No. 25-12*, the Planned Development District allows any land uses permitted within the Commercial (C) District and specifically *Warehouse/Distribution* on the subject property as a permitted *by-right* land use. The applicant’s request would change this section to add *Outside Storage* as a permitted land use only in Tract 12 (*i.e. 3301 Springer Road*) of this Planned Development District.

According to Subsection 01.05, *Screening Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(o)utside storage of materials or vehicles shall be screened from all public rights-of-way, any adjacent properties, and parks and open space that abut or are directly across a public street or alley from the subject property. The screening must be at least one (1) foot taller than the material or vehicles being stored and shall be achieved using a masonry wall (excluding tilt wall or concrete masonry units [CMU] unless otherwise approved by the Planning and Zoning Commission) and Canopy Trees on 20-foot centers. As an alternative, the Planning and Zoning Commission may approve a screening method...” such as three (3) tiered screening (*i.e. one (1) row of canopy trees, one (1) row of accent trees, and one (1) row of evergreen shrubs*). In addition to the requirements of the Unified Development Code (UDC), staff included *Notes* within the draft ordinance that requires that the [1] *Outside Storage* shall only be permitted in areas designated on a *Site Plan*, and [2] *Outside Storage* shall be visibly screened from the right-of-way (ROW) and all adjacent properties. In this case, the applicant has not provided any type of concept plan showing the location of the proposed *Outside Storage* or a screening plan. Staff should note that the concept plan and screening plan was requested by the Planning and Zoning Commission at the March 31, 2026 work session meeting. Given that the applicant failed to appear at the work session meeting, staff sent email to the applicant the following day requesting the concept plan and screening plan, as well as detailing that meeting attendance is required.

According to Table 5, *Parking Requirement Schedule*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), *Office Buildings* require one (1) parking space per 300 SF, and *Warehousing* requires one (1) parking space per 1,000 SF. In this case, the applicant is required to provide 26 parking spaces based on the approved site plan [Case No. SP2021-015]. Staff has provided an aerial below, which indicates that all of the required parking on the subject property is currently being used for *Outside Storage*.



FIGURE 1: JANUARY 12, 2026

With that being said, this is a request for a zoning change, which is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *Technology District* and is designated for *Commercial/Retail* land uses on the Future Land Use Plan. Since the applicant's request does not change the land use designation on the Future Land Use Plan, this request would not change the properties conformity with regards to the land use plan contained in the OURHometown Vision 2040 Comprehensive Plan; however, the land use not being permitted within the Commercial (C) District would increase the non-conformity of the Planned Development District with regard to the goals and policies contained in the OURHometown Vision 2040 Comprehensive Plan. Specifically, Goal 06, *Mitigation of Negative Impacts*, Policy 2, of Chapter 09, *Non-Residential*, of the OURHometown Vision 2040 Comprehensive Plan states that "(o)utside storage areas should be discouraged in commercial/retail areas. This is especially important along major commercial/retail corridors... [and] Where permitted outside storage should be fully screened from public view." In this case, the subject property is identified as *Commercial/Retail* on the Future Land Use Plan and the applicant is not proposing any screening. Based on this, the applicant's request does not appear to meet the goals and policies set forth in the OURHometown Vision 2040 Comprehensive Plan. That being said, the proposed zoning change is considered to be a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

Since this is an amendment to an existing Planned Development District ordinance, it required staff to notify all property owners within the Planned Development District and within 500-feet of the Planned Development District's boundaries concerning the zoning change. As a result, on March 17, 2026, staff mailed 74 notices to property owners and occupants in or within 500-feet

of the Planned Development District 46 (PD-46). Staff also sent a notice to the Lofland Farms and Timber Creek Homeowner's Associations (HOAs), which are the only HOA's or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received any notices with regard to the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to amend Planned Development District 46 (PD-46) to allow *Outside Storage* on the subject property as indicated in the draft ordinance, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the requirements contained in the Planned Development District ordinance.
- (2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



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 3301 SPRINGER RD

SUBDIVISION _____

LOT 8

BLOCK A

GENERAL LOCATION SPRINGER / 549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-46

CURRENT USE WAREHOUSE

PROPOSED ZONING A110 OUTSIDE STORAGE

PROPOSED USE WAREHOUSE / OUTSIDE STORAGE

ACREAGE 1.19

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 KRIS SHARP

APPLICANT _____

CONTACT PERSON AMIE WALLACE

CONTACT PERSON _____

ADDRESS _____

ADDRESS _____

CITY, STATE & ZIP _____

CITY, STATE & ZIP _____

PHONE _____

PHONE _____

E-MAIL _____

E-MAIL _____

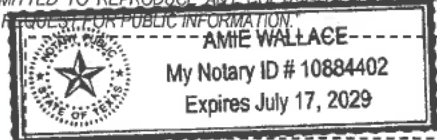
NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KRIS SHARP [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 \$ 230.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 10 DAY OF March, 2026 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 DAY OF March, 2026

OWNER'S SIGNATURE _____



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

MY COMMISSION EXPIRES 7-17-29



Z2026-014: Amendment to PD-46

CORPORATE CROSSING

LI

PD-46

276

C

SFE-1.5

SF-10

PD-45

SIFM 549

AG

PD-82

549

PD-95

AG

SFE-4

AG

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.

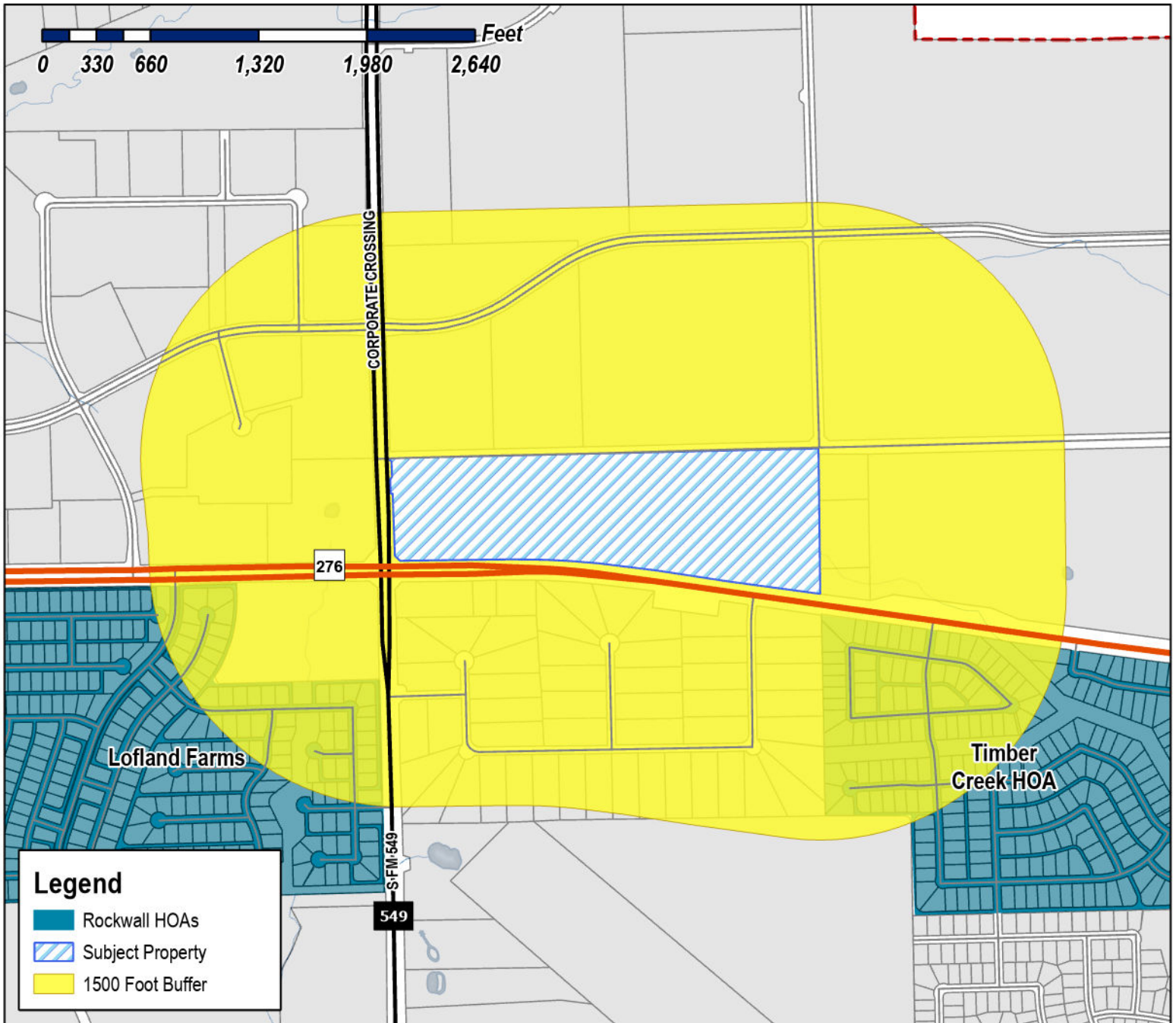




City of Rockwall

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

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



Case Number: Z2026-014
Case Name: Amendment to PD-46
Case Type: Zoning
Zoning: Planned Development District 46 (PD-46)
Case Address: Springer Road



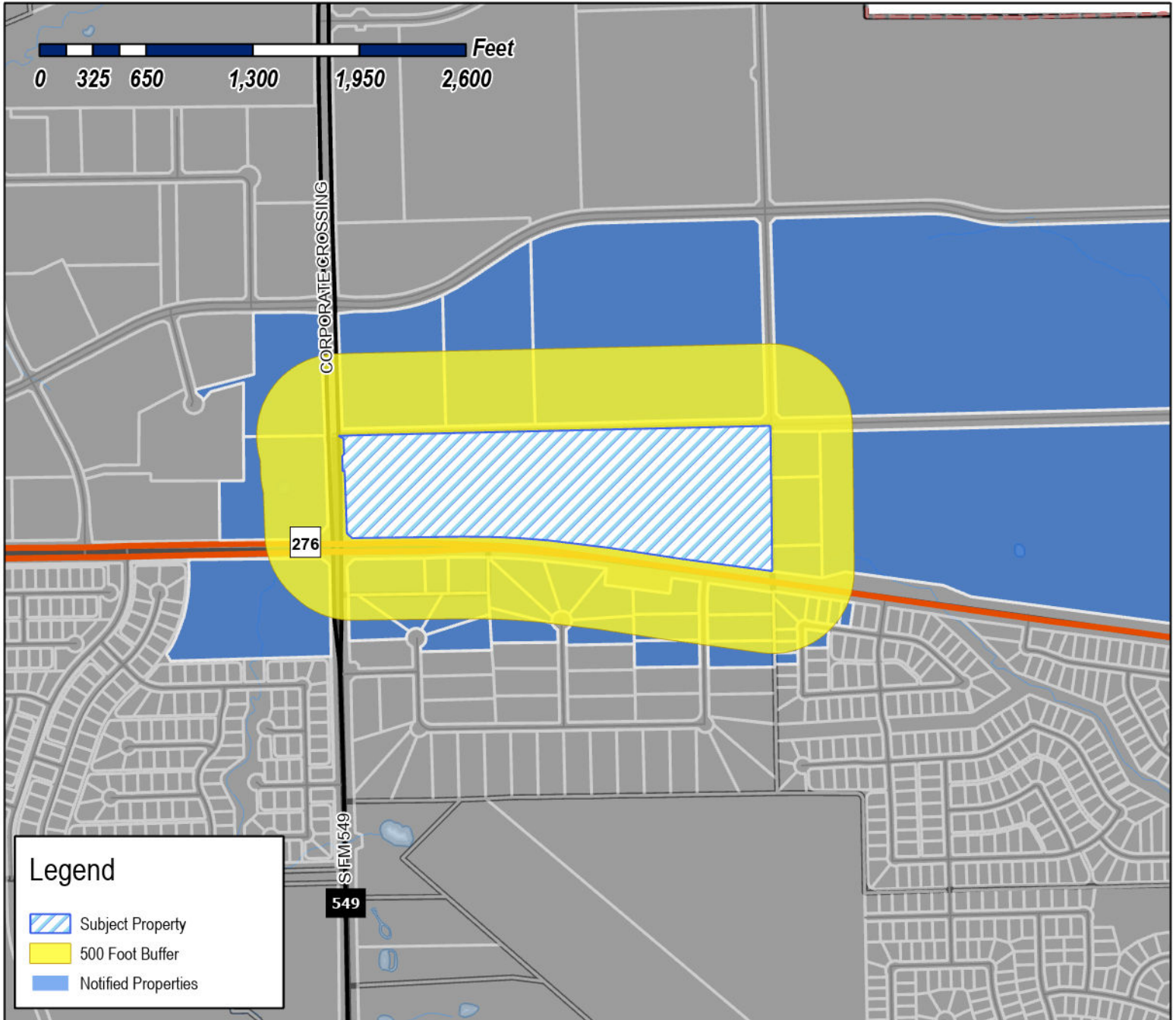
Date Saved: 3/16/2026
 For Questions on this Case Call (972) 771-7745



City of Rockwall

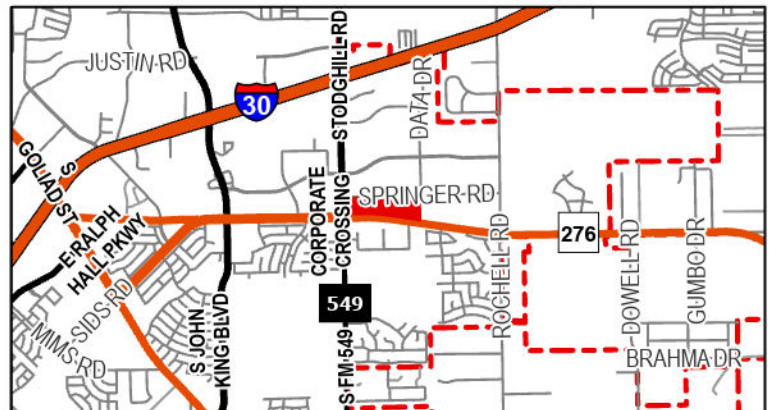
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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: Z2026-014
Case Name: Amendment to PD-46
Case Type: Zoning
Zoning: Planned Development District 46 (PD-46)
Case Address: Springer Road

Date Saved: 3/16/2026
 For Questions on this Case Call: (972) 771-7745



EXETER 2975 DISCOVERY, LP
100 W Matsonford Rd Ste 5-250
Wayne, PA 19087

HUDACK STEVE V AND AILEEN J
1090 VINTAGE COURT
VACAVILLE, CA 95688

DFW DISTRIBUTOR,
PETROLEUM INC.
1111 N BELTLINE RD STE #100
GARLAND, TX 75040

DFW DISTRIBUTOR PETROLEUM INC
1111 N BELTLINE RD STE #100
GARLAND, TX 75040

FOLEY US LANDCO LLC
1260 THATCH PALM DR
BOCA RATON, FL 33432

RESIDENT
1275 CORPORATE CROSSING
ROCKWALL, TX 75087

ALLEN FOODS INC
C/O RYAN LLC, AGENT FOR BIMBO BAKERIES
USA
13155 Noel Rd Ste 100
Dallas, TX 75240

AGREE LIMITED PARTNERSHIP
SUNBELT RENTALS, INC. STORE# 272
1799 Innovation Pt ATTN; PROPERTY TAX DEPT.
Fort Mill, SC 29715

ABLES NORRIS BRADLEY
1855 SILVER VIEW LN
ROCKWALL, TX 75032

RAMIREZ JUAN
1858 SILVER VIEW LN
ROCKWALL, TX 75032

JOHNSON DAVID A AND PHYLLIS D
1890 COPPER RIDGE CIR
ROCKWALL, TX 75032

DE RUSSE MARIA NICOLE AND REUBEN DANIEL
1895 COPPER RIDGE CIR
ROCKWALL, TX 75032

ARCHER RANDY G & YOWAREE
1900 COPPER RIDGE CIR
ROCKWALL, TX 75032

LITTLE CHRISTOPHER MATTHEW
1905 COPPER RIDGE CIR
ROCKWALL, TX 75032

MINOR MORRIS & NORA A
1908 STERLING CT
ROCKWALL, TX 75032

VANZANDT CINTHYA MARISOL
1910 COPPER RIDGE CR
ROCKWALL, TX 75032

BALLOUT 7 LLC
1910 OAK POINT DRIVE
ALLEN, TX 75013

SCOTT SUSAN
1910 SILVER VIEW LN
ROCKWALL, TX 75032

RESIDENT
1913 STERLING CT
ROCKWALL, TX 75087

WILLESS WAYNE & PRISCILLA K
1915 COPPER RIDGE CIR
ROCKWALL, TX 75032

BRYANT DAWN
1915 SILVER VIEW LN
ROCKWALL, TX 75032

SANCHEZ JOSE L
1918 STERLING CT
ROCKWALL, TX 75032

MEJIA BLAS & LUISA
1921 STERLING CT
ROCKWALL, TX 75032

BARENOS CYNTHIA
1924 EVERGREEN DR
ROCKWALL, TX 75032

PRADO JESSE E & CYNTHIA G
1930 EVERGREEN DRIVE
ROCKWALL, TX 75032

ROSALES LUIS & JACKELINE
1930 SILVER VIEW LN
ROCKWALL, TX 75032

LOZANO OSCAR & DIANA
1935 EVERGREEN DR
ROCKWALL, TX 75032

QUINTON JAMES D
1935 SILVER VIEW LN
ROCKWALL, TX 75032

RESIDENT
1936 EVERGREEN DR
ROCKWALL, TX 75087

SCHMIESING ALBERT W & BERTHA N
1942 EVERGREEN DRIVE
ROCKWALL, TX 75032

THE THREE HOLY YOUTH COPTIC ORTHODOX
CHURCH
2 RIVERWAY STE 1770
DALLAS, TX 75218

RESIDENT
2205 HWY 276
ROCKWALL, TX 75087

RESIDENT
2301 HWY276
ROCKWALL, TX 75087

THE THREE HOLY YOUTH COPTIC ORTHODOX
CHURCH
2 RIVERWAY STE 1770
GARLAND, TX 75049

RESIDENT
2210 STATE HWY 276
ROCKWALL, TX 75087

RESIDENT
2305 HWY276
ROCKWALL, TX 75087

NBN COMMERCIAL GROUP LLC
2040 N Belt Line Rd Ste 400
Mesquite, TX 75150

RESIDENT
2245 HWY276
ROCKWALL, TX 75087

TOMMY'S MOBILE BOAT & MOTOR SERVICE, INC
2315 STATE HIGHWAY 276
ROCKWALL, TX 75032

VALENZUELA MOISES BENEDICTO AND MARIA
ANTONIETA
2445 DORRINGTON DR
DALLAS, TX 75228

RESIDENT
2578 HWY276
ROCKWALL, TX 75087

VACPARTS WAREHOUSE COM LLC
2578 STATE HWY 276
ROCKWALL, TX 75032

RESIDENT
2582 HWY276 RD
ROCKWALL, TX 75087

RESIDENT
2640 HWY276
ROCKWALL, TX 75087

RESIDENT
2690 HWY276
ROCKWALL, TX 75087

SHARP RICK
2740 State Highway 276 Ste 100 # Set
Rockwall, TX 75032

RESIDENT
2754 HWY276
ROCKWALL, TX 75087

RESIDENT
2975 DISCOVERY BLVD
ROCKWALL, TX 75087

5 SHARP REAL ESTATE LLC
3021 RIDGE RD #160
ROCKWALL, TX 75032

RESIDENT
3055 DISCOVERY BLVD
ROCKWALL, TX 75087

GARZA CESAR AND ANA MARIE
3129 FONTANA BLVD
ROCKWALL, TX 75032

PRBS PROPERTIES LLC
3216 HUNTER LANE
PLANO, TX 75093

RESIDENT
3225 SPRINGER LN
ROCKWALL, TX 75087

XCELON DEVELOPEMENT LLC
3225 McLeod Dr Ste 100
Las Vegas, NV 89121

RESIDENT
3285 SPRINGER RD
ROCKWALL, TX 75087

VILLALPANDO URIEL AND DIANNE
3414 BERMUDA DRIVE
ROWLETT, TX 75088

RESIDENT
3465 SPRINGER RD
ROCKWALL, TX 75087

RESIDENT
3475 SPRINGER RD
ROCKWALL, TX 75087

SKIPPER JOSEPH AND
STEPHANIE BREANNE SKIPPER
3484 HAWTHORNE TRAIL
ROCKWALL, TX 75032

RESIDENT
3490 HAWTHORNE TR
ROCKWALL, TX 75087

URBINA MARIPAZ
3496 HAWTHORNE TRL
ROCKWALL, TX 75032

CPIV-354 RANCH TRAIL LLC
354/356 RANCH TRL
ROCKWALL, TX 75032

RESIDENT
3602 HAWTHORNE TR
ROCKWALL, TX 75087

RESIDENT
3608 HAWTHORNE TR
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

DIXON TERRY STERLING III
515 Millbrook Blvd
San Marcos, TX 78666

MCPF1-4 TX 276 LLC
5151 BELT LINE RD STE 725
ROCKWALL, TX 75087

2305 STATE HWY 276 LLC
709 W RUSK ST STE 112
ROCKWALL, TX 75087

BLACKLAND WATER CORP
ATTN ADA JO PHILLIPS
PO BOX 215
FATE, TX 75132

LATTIMORE MATERIALS COMPANY LP
PO BOX 2469
ADDISON, TX 75001

ALMO INVESTMENT II LTD
PO BOX 2599
WAXAHACHIE, TX 75168

LYNSTAR LLC
PO BOX 847
ROCKWALL, TX 75087

COLIN-G PROPERTIES INC
PO BOX 847
ROCKWALL, TX 75087

ROCKWALL ECONOMIC DEVELOPMENT
PO BOX 968
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:

Z2026-014: Amendment to PD-46

Hold a public hearing to discuss and consider a request by Kris Sharp of 5 Sharp Real Estate, LLC for the approval of a Zoning Change to amend Planned Development District 46 (PD-46) [Ordinance No. 25-12] being a 47.37-acre tract of land situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of Corporate Crossing and SH-276, 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, April 14, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 20, 2026 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, April 20, 2026 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2026-014: Amendment to PD-46

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



March 10, 2026

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

Re: Rezoning Request – 3301 Springer Rd., Rockwall 75032

To Whom it May Concern,

The subject property is currently zoned PD-46 for Commercial District land use. We are requesting Outside Storage as a permitted land use on the property.

Regards,

A handwritten signature in black ink, appearing to read 'Amie Wallace', is written over the typed name.

Amie Wallace
Chief Admin Officer
Sharp Insulation

SHARP INSULATION CO., LLC

Office 972.772.7411
3021 Ridge Road #160 | Rockwall, TX 75032

19 TECHNOLOGY DISTRICT

DISTRICT DESCRIPTION

The *Technology District* is primarily characterized as an employment heavy district containing all phases of the Rockwall Economic Development Corporation's (REDC's) Technology Park, which supports a wide range of clean industrial businesses that help to diversify the City's tax base. This area benefits from easy access to IH-30 from John King Boulevard, Corporate Crossing, and SH-276 via SH-205. The district also contains a mixture of high to medium density residential land uses and several additional large vacant tracts of land that are entitled for low density residential land uses. The commercial areas adjacent to SH-276 contain a mixture of transitional uses and land uses targeted at supporting the existing and anticipated residential land uses. In the future, the *Technology District* is anticipated to continue to provide a mix of non-retail commercial and an assortment of housing options that will provide a balance with regard to the City's economic base and population.

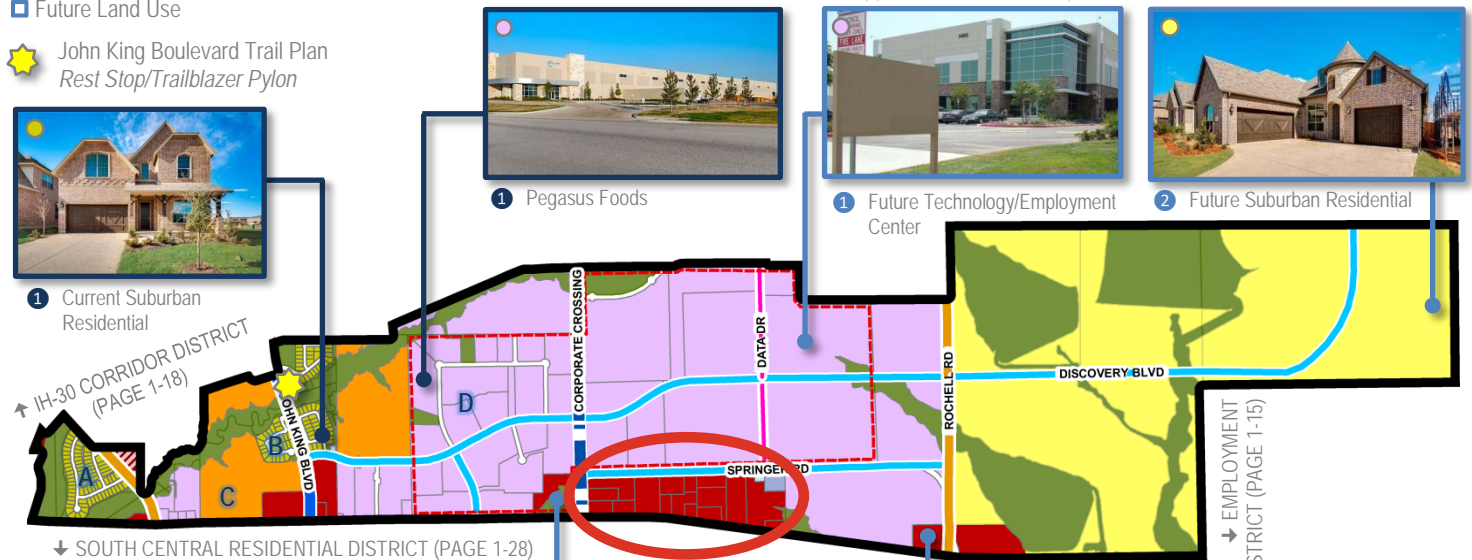
POINTS OF REFERENCE

- A. Townsend Village Subdivision
- B. Rockwall Downes Subdivision
- C. Sixteen 50 @ Lake Ray Hubbard Apartment Complex
- D. Rockwall Economic Development Corporation's Technology Park

LAND USE PALETTES

- Current Land Use
- Future Land Use

★ John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon



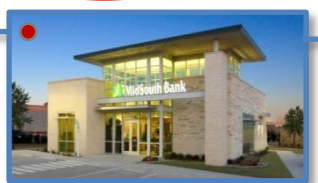
DISTRICT STRATEGIES

Considering the existing composition and future intent of the *Technology District*, the following are the strategies for this district:

- 1 **Technology/Employment Center.** Taking into consideration the City's desire to preserve the current residential to non-residential land use ratio, encroachment of incompatible land uses (e.g. residential, commercial, etc.) should be discouraged in areas designated for *Technology/Employment Center* land uses. This is especially important in the City's Technology Park, which is denoted in a red dashed line (---). These areas should be preserved for larger clean industrial businesses that can help to diversify the City's tax base. The areas adjacent to Rochelle Road should utilize large buffers, berms and landscaping to off-set adjacency to the residential areas on the east side of Rochelle Road.
- 2 **Suburban Residential.** The low density residential land uses on the east side of Rochelle Road should be large master planned communities that incorporate a mixture of lot types and housing products to create unique subdivisions of enduring value. These areas should be highly amenitized and utilize the existing floodplain/ponds for a robust trail and park system.
- 3 **Neighborhood/Convenience Centers.** The commercial in this district is intended to support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures. In addition, these properties should use berms, landscaping and large buffers to transition to residential land uses. The existing transitional areas adjacent to SH-276 should be transition to neighborhood/convenience centers in the future.
- 4 **John King Boulevard Trail Plan.** A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'A'* of this Comprehensive Plan.

COMMERCIAL	53.90%	MINOR COLLECTOR
RESIDENTIAL	46.10%	M4D
MIXED USE	0.00%	M4U
		P6D
		TXDOT 4D

COMMERCIAL/RETAIL (CR)	78.42-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	74.61-ACRES
LOW DENSITY RESIDENTIAL (LDR)	425.14-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	27.22-ACRES
PARKS AND OPEN SPACE (OS)	287.78-ACRES
PUBLIC (P)	1.95-ACRES
QUASI-PUBLIC (QP)	0.61-ACRES
SPECIAL COMMERCIAL CORRIDOR (SC)	6.76-ACRES
TECHNOLOGY/EMPLOYMENT CENTER (TEC)	530.85-ACRES



3 Future Neighborhood/Convenience Centers

% OF ROCKWALL

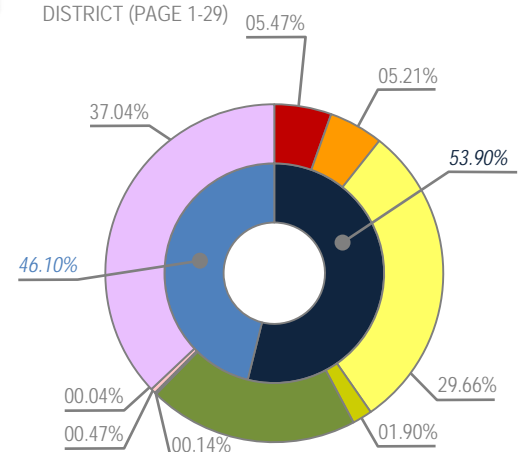
- 3.51%
- 3.52%
- 2.61%

CURRENT

- 701
- 64
- 1,556

BUILD OUT

- 2,376
- 6,414



CITY OF ROCKWALL

ORDINANCE NO. 25-12

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46) [ORDINANCE NO. 21-32] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46), BEING A 47.37-ACRE TRACT OF LAND SITUATED WITHIN THE J. A. RAMSEY SURVEY, ABSTRACT NO. 186, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Trenton Austin of GT Plumbing Services, LLC on behalf of Tim Connolly of Connolly Squared, LLC for the approval of a Zoning Change to amend Planned Development District 46 (PD-46) [Ordinance No. 21-32] for the purpose of allowing *Building Maintenance, Sales, and Service with Outside Storage* as a permitted land use on a 1.00-acre parcel of land identified as Tract 2-8, Abstract No. 186, of the J. A. Ramsey Addition being a portion of a larger 47.37-acre Planned Development District that is situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, identified as Planned Development District 46 (PD-46) [Ordinance No. 99-05], which is more fully described and depicted in *Exhibit 'A'* of this ordinance, and hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 46 (PD-46) [Ordinance No. 21-32] and the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No 21-32*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

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

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

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

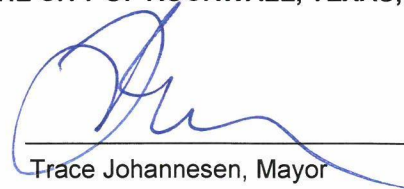
SECTION 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense and each and every day such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

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 04-38*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

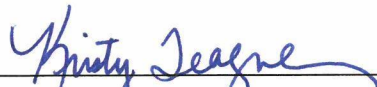
SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 04-38*] of any provision of the *City Code*, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [*Ordinance No. 04-38*] (*including references to the Unified Development Code*), and references to overlay districts, in this ordinance or any of the *Exhibits* hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF MARCH, 2025.



Trace Johannesen, Mayor

ATTEST:


Kristy Teague, City Secretary



APPROVED AS TO FORM:


Frank J. Garza, City Attorney

1st Reading: February 18, 2025

2nd Reading: March 3, 2025

EXHIBIT 'A':
Legal Description and Survey

BEING 47.37 acres of land situated in the Abstract 186, J.A. Ramsey Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a point in the south Right of Way of Discovery Blvd, at City Geodetic Control Monument #9. (NAD83 Texas State Plane GPS Coordinate: 2,607,463.893 E, 7,020,550.132 N feet) bearing South 73° 10' 43" East, a distance of 2,602.028 feet to the *POINT OF BEGINNING*;

BEGINNING at a point in the intersection of Springer Rd and Data Dr. (NAD83 Texas State Plane GPS Coordinate: 2,609,967.107 E, 7,019,844.125N feet);

THENCE South 00° 12' 17" West following the Eastern boundary line of Planned Development #46, a distance of 951.9 feet for a corner;

THENCE North 81° 8' 11" West, a distance of 1,019.177 feet to the beginning of a curve found in the centerline of State Highway 276, said being the beginning of a curve to the left having a tangent of 730.751 feet and a radius of 6,289.035 feet with a chord distance of 730.268 feet and a chord bearing of North 83 degrees 30 minutes 38 seconds West to a point;

THENCE North 89° 23' 42" West, a distance of 920.839 feet for a corner;

THENCE North 0° 20' 45" West, a distance of 693.685 feet for a corner;

THENCE North 89° 48' 28" East, a distance of 2,660.985 feet, to the *POINT OF BEGINNING AND CONTAINING* 47.37 acres of land (2,063,262.886 square feet) more or less.

EXHIBIT 'A':
Legal Description and Survey

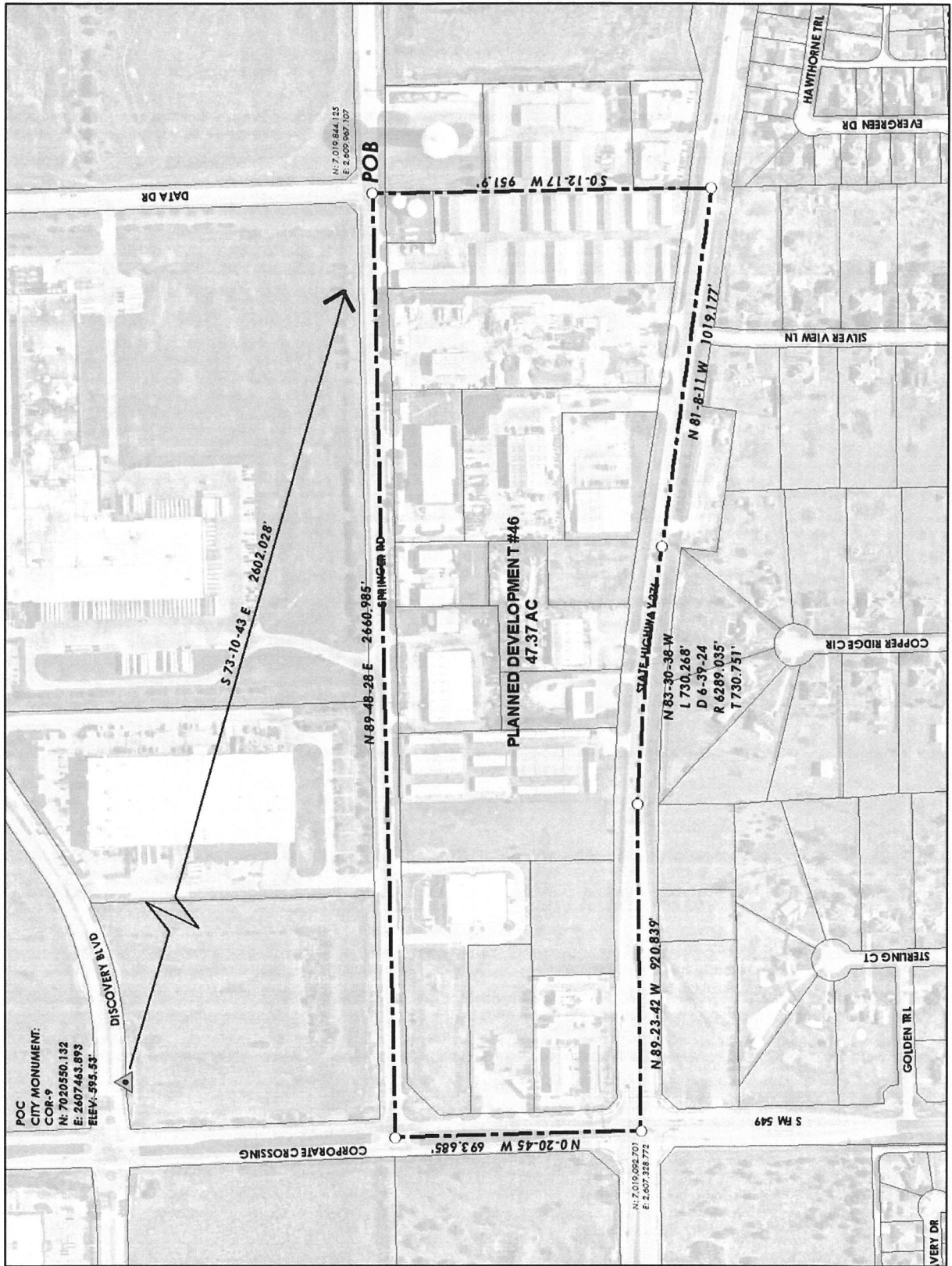


EXHIBIT 'B':
Concept Plan

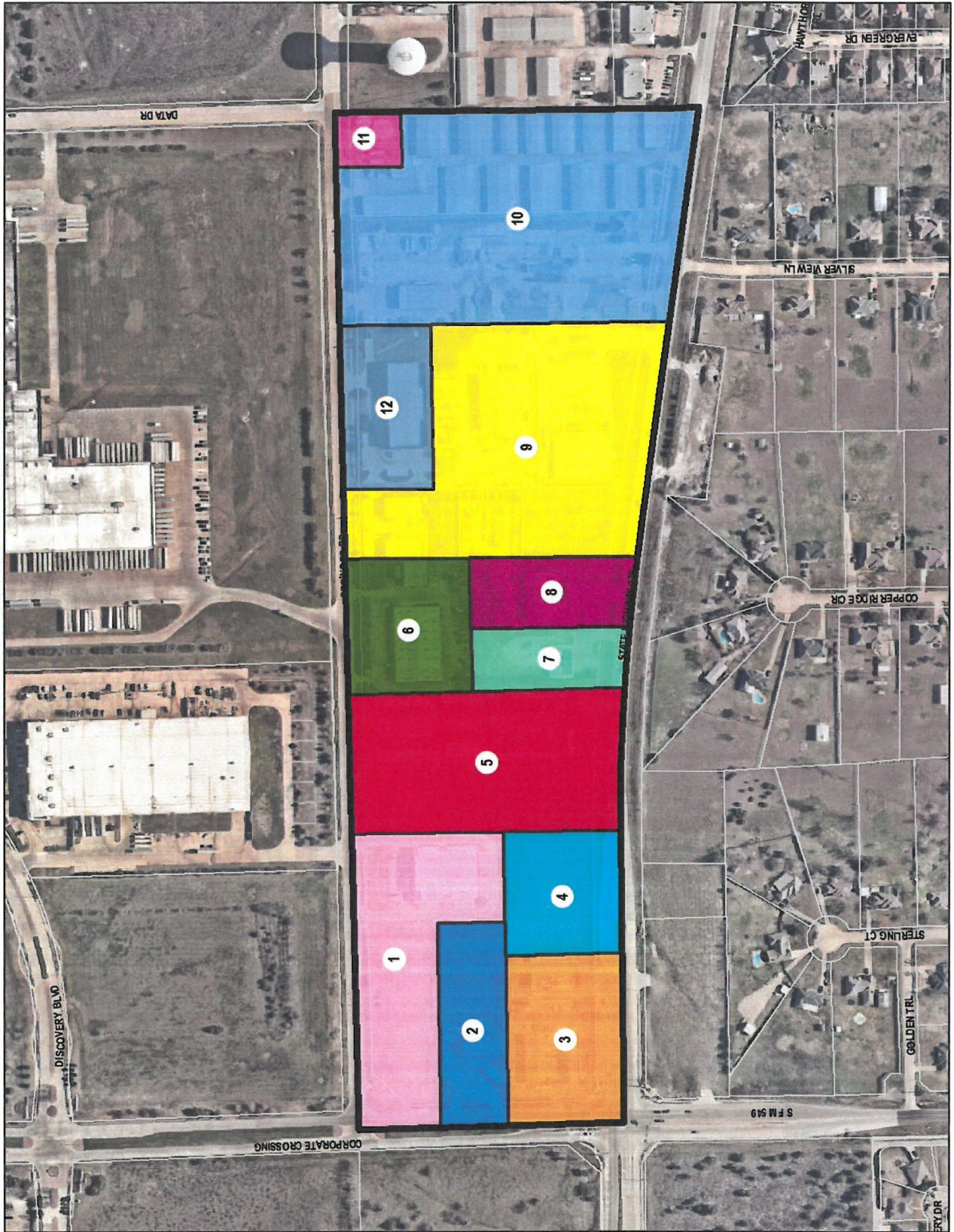


EXHIBIT 'C':
PD Development Standards

(A) Purpose. The purpose of this amendment to Planned Development District 46 (PD-46) is to supersede *Ordinance No. 21-32*; however, this ordinance does not change the intent, restrictions, or land uses established in *Ordinance No. 21-32* with the exception of adding the *Building Maintenance, Service, and Sales with Outside Storage* land use to *Tract 7* as depicted in *Exhibit 'B'* of this ordinance.

(B) Permitted Land Uses. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be subject to the permitted land uses stipulated for properties in a Commercial (C) District as specified in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following land uses shall be permitted *by-right* on the corresponding tract:

(1) Tract 3 [Tract 2, Lot 02].

- Minor Automotive Repair Garage

(2) Tract 5 [Tract 2, Lot 06].

- Mini-Warehouse

(3) Tract 6 [Tract 2, Lot 03].

- Heavy Construction/Trade Yard

(4) Tract 7 [Tract 2, Lot 08].

- Building Maintenance, Service, and Sales with Outside Storage¹

NOTES

¹: The *Building Maintenance, Service, and Sales with Outside Storage* shall be subject to the following *Conditional Land Use Standards*:

- (1) All outside storage shall comply with the exhibit in Figure 1 below.
- (2) Heavy Equipment (*i.e. Track Machinery*) shall be permitted to be store on gravel; however, the storage of trucks, trailers, Conex boxes, or any other outside storage shall be on a concrete surface.
- (3) All outside storage shall be situated behind the building and not be visible from SH-276.
- (4) The outside storage areas shall be reviewed for visibility by the Planning and Zoning Commission at the time of site plan. Additional landscape screening may be required by the Planning and Zoning Commission and/or staff at the time of site plan approval.
- (5) All unpermitted improvements shall be removed from the property prior to site plan approval.

FIGURE 1. CONCEPT PLAN FOR 2305 SH-276



RED: OUTSIDE STORAGE AREA; **BLUE:** STORAGE OF SERVICE TRUCKS; **GREEN:** FUTURE BUILDING EXPANSION

(5) Tract 8 [Tract 2, Lot 07].

EXHIBIT 'C':
PD Development Standards

- New or Used Boat Dealership

(6) Tract 9 [A Portion of Tract 2, Lot 00].

- Trucking Company

(7) Tract 10 [Tract 2, Lot 13].

- Concrete Batch Plant
- Mini-Warehouse

(8) Tract 12 [A Portion of Tract 2, Lot 00].

- Warehouse

(C) Dimensional Requirements. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be subject to the dimensional requirements stipulated for properties in a Commercial (C) District as specified in Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(D) Legal Non-Conforming Status. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be allowed to maintain the same exterior building materials that are currently utilized on the existing building for any new buildings that are built; however, if an existing or new building is expanded to an amount that equals 50% of the appraised tax value of that building, the building shall be required to adhere to the requirements of the Commercial (C) District as stipulated in Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46) [ORDINANCE NO. 25-12] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46), BEING A 47.37-ACRE TRACT OF LAND SITUATED WITHIN THE J. A. RAMSEY SURVEY, ABSTRACT NO. 186, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Kris Sharp of 5 Sharp Real Estate, LLC for the approval of a Zoning Change to amend Planned Development District 46 (PD-46) [Ordinance No. 25-12] for the purpose of allowing *Outside Storage* as a permitted land use on a 1.914-acre parcel of land identified as Lot 5, Block A, Sharp Addition being a portion of a larger 47.37-acre Planned Development District that is situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, identified as Planned Development District 46 (PD-46) [Ordinance No. 99-05], which is more fully described and depicted in *Exhibit 'A'* of this ordinance, and hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 46 (PD-46) [Ordinance No. 25-12] and the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No 25-12*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

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

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

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

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

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 04-38*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 04-38*] of any provision of the *City Code*, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [*Ordinance No. 04-38*] (*including references to the Unified Development Code*), and references to overlay districts, in this ordinance or any of the *Exhibits* hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF MAY, 2026.

Tim McCallum, Mayor

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: April 20, 2026

2nd Reading: May 4, 2026

EXHIBIT 'A':
Legal Description and Survey

BEING 47.37 acres of land situated in the Abstract 186, J.A. Ramsey Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a point in the south Right of Way of Discovery Blvd, at City Geodetic Control Monument #9. (NAD83 Texas State Plane GPS Coordinate: 2,607,463.893 E, 7,020,550.132 N feet) bearing South 73° 10' 43" East, a distance of 2,602.028 feet to the *POINT OF BEGINNING*;

BEGINNING at a point in the intersection of Springer Rd and Data Dr. (NAD83 Texas State Plane GPS Coordinate: 2,609,967.107 E, 7,019,844.125N feet);

THENCE South 00° 12' 17" West following the Eastern boundary line of Planned Development #46, a distance of 951.9 feet for a corner;

THENCE North 81° 8' 11" West, a distance of 1,019.177 feet to the beginning of a curve found in the centerline of State Highway 276, said being the beginning of a curve to the left having a tangent of 730.751 feet and a radius of 6,289.035 feet with a chord distance of 730.268 feet and a chord bearing of North 83 degrees 30 minutes 38 seconds West to a point;

THENCE North 89° 23' 42" West, a distance of 920.839 feet for a corner;

THENCE North 0° 20' 45" West, a distance of 693.685 feet for a corner;

THENCE North 89° 48' 28" East, a distance of 2,660.985 feet, to the *POINT OF BEGINNING AND CONTAINING* 47.37 acres of land (2,063,262.886 square feet) more or less.

EXHIBIT 'B':
Concept Plan

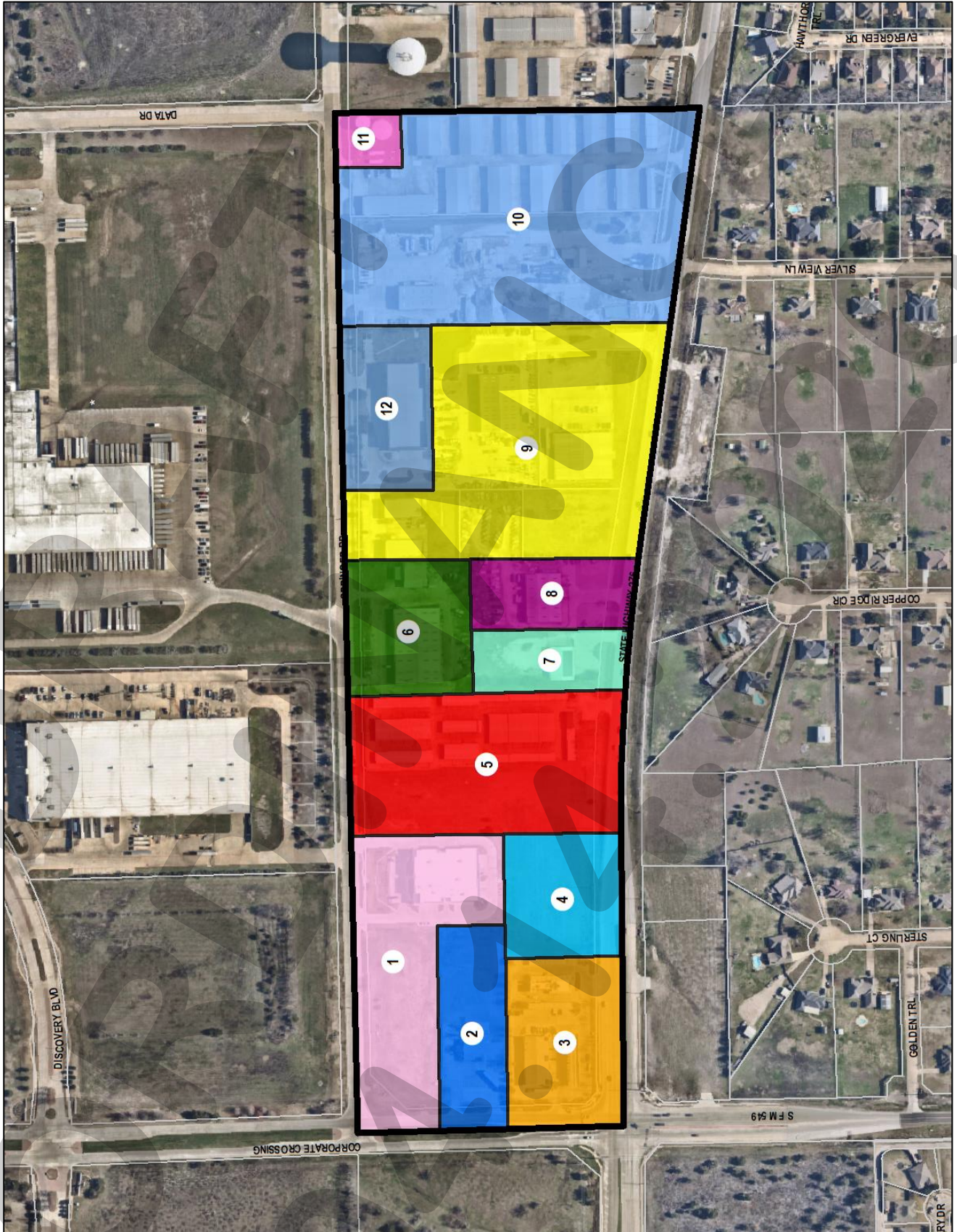


EXHIBIT 'C':
PD Development Standards

- (A) Purpose. The purpose of this amendment to Planned Development District 46 (PD-46) is to supersede *Ordinance No. 21-32*; however, this ordinance does not change the intent, restrictions, or land uses established in *Ordinance No. 21-32* with the exception of adding the *Building Maintenance, Service, and Sales with Outside Storage* land use to *Tract 7* as depicted in *Exhibit 'B'* of this ordinance.
- (B) Permitted Land Uses. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be subject to the permitted land uses stipulated for properties in a Commercial (C) District as specified in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following land uses shall be permitted *by-right* on the corresponding tract:

(1) Tract 3 [Tract 2, Lot 02].

- Minor Automotive Repair Garage

(2) Tract 5 [Tract 2, Lot 06].

- Mini-Warehouse

(3) Tract 6 [Tract 2, Lot 03].

- Heavy Construction/Trade Yard

(4) Tract 7 [Tract 2, Lot 08].

- Building Maintenance, Service, and Sales with Outside Storage ⁽¹⁾

NOTES

¹: The *Building Maintenance, Service, and Sales with Outside Storage* shall be subject to the following *Conditional Land Use Standards*:

- (1) All outside storage shall comply with the exhibit in *Figure 1* below.
- (2) Heavy Equipment (*i.e. Track Machinery*) shall be permitted to be store on gravel; however, the storage of trucks, trailers, Conex boxes, or any other outside storage shall be on a concrete surface.
- (3) All outside storage shall be situated behind the building and not be visible from SH-276.
- (4) The outside storage areas shall be reviewed for visibility by the Planning and Zoning Commission at the time of site plan. Additional landscape screening may be required by the Planning and Zoning Commission and/or staff at the time of site plan approval.
- (5) All unpermitted improvements shall be removed from the property prior to site plan approval.

FIGURE 1. CONCEPT PLAN FOR 2305 SH-276



RED: OUTSIDE STORAGE AREA; **BLUE:** STORAGE OF SERVICE TRUCKS; **GREEN:** FUTURE BUILDING EXPANSION

(5) Tract 8 [Tract 2, Lot 07].

EXHIBIT 'C':
PD Development Standards

- New or Used Boat Dealership

(6) Tract 9 [A Portion of Tract 2, Lot 00].

- Trucking Company

(7) Tract 10 [Tract 2, Lot 13].

- Concrete Batch Plant
- Mini-Warehouse

(8) Tract 12 [A Portion of Tract 2, Lot 00].

- Warehouse
- Outside Storage ⁽¹⁾

NOTES

¹: The *Outside Storage* shall be subject to the following *Conditional Land Use Standards*:

- (1) *Outside Storage* shall only be permitted in areas designated on a *Site Plan*.
- (2) *Outside Storage* shall be visibly screened from the right-of-way (ROW) and all adjacent properties.

(C) Dimensional Requirements. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be subject to the dimensional requirements stipulated for properties in a Commercial (C) District as specified in Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(D) Legal Non-Conforming Status. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be allowed to maintain the same exterior building materials that are currently utilized on the existing building for any new buildings that are built; however, if an existing or new building is expanded to an amount that equals 50% of the appraised tax value of that building, the building shall be required to adhere to the requirements of the Commercial (C) District as stipulated in Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.



DATE: June 4, 2026

TO: Amie Wallace
3021 Ridge Road, Suite 160
Rockwall, Texas 75032

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

SUBJECT: Z2026-014; Amendment to PD-46

Amie Wallace:

This letter serves to notify you that the above referenced zoning case, that you submitted for consideration by the City of Rockwall, was denied by the City Council on May 4, 2026. The following is a record of all voting records:

Planning and Zoning Commission

On April 28, 2026, the Planning and Zoning Commission approved a motion to deny the Zoning Change without prejudice by a vote of 7-0.

City Council

On May 4, 2026, the City Council approved a motion to deny the Zoning Change by a vote of 7-0.

According to Subsection 02.05, *City Council Action*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(t)he City Council may deny a request for a zoning change, Specific Use Permit (SUP), or text amendment with or without prejudice. If a request or amendment is denied with prejudice, a new application may not be submitted for the same lot or tract of land -- or any portion thereof -- for a period of one (1) year unless the request is for a more restrictive or less intense land use than the previously denied request ... If a request or amendment is denied without prejudice, no restrictions on resubmitting an application shall apply (*i.e. an application for the same request may be filed at the applicant's discretion*). A failure to indicate a denial is with or without prejudice in making a motion to deny a request or amendment shall be considered a denial with prejudice." Should you have any questions or concerns regarding the denial of your site plan or the site planning process, please feel free to contact me a (972) 771-7745.

Sincerely,

A handwritten signature in blue ink, appearing to read "Henry Lee", is written over the typed name and title.

Henry Lee, AICP, Senior Planner
Planning and Zoning Department