



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

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- SITE PLAN (\$250.00 + \$20.00 ACRE)<sup>1</sup>
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## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

NW Corner of Hwy 205 & Sids Road, Rockwall, TX 75087

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

NW corner of Hwy 205 & Sids Road, Rockwall, TX -- approx. 9 acres

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

CURRENT ZONING

C2

CURRENT USE

Vacant / Agricultural

PROPOSED ZONING

SUP

PROPOSED USE

Outdoor Entertainment Venue / 200' Tall Driving Range Poles

ACREAGE

9

LOTS [CURRENT]

LOTS [PROPOSED]

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

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APPLICANT

CONTACT PERSON

Rayburn Electric (Land Owner)

*David Naylor*

CONTACT PERSON

Anthony Winkler / Calabrese & Winkler Holdings

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 David Naylor [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

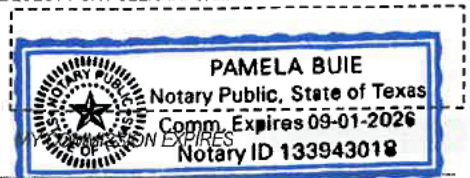
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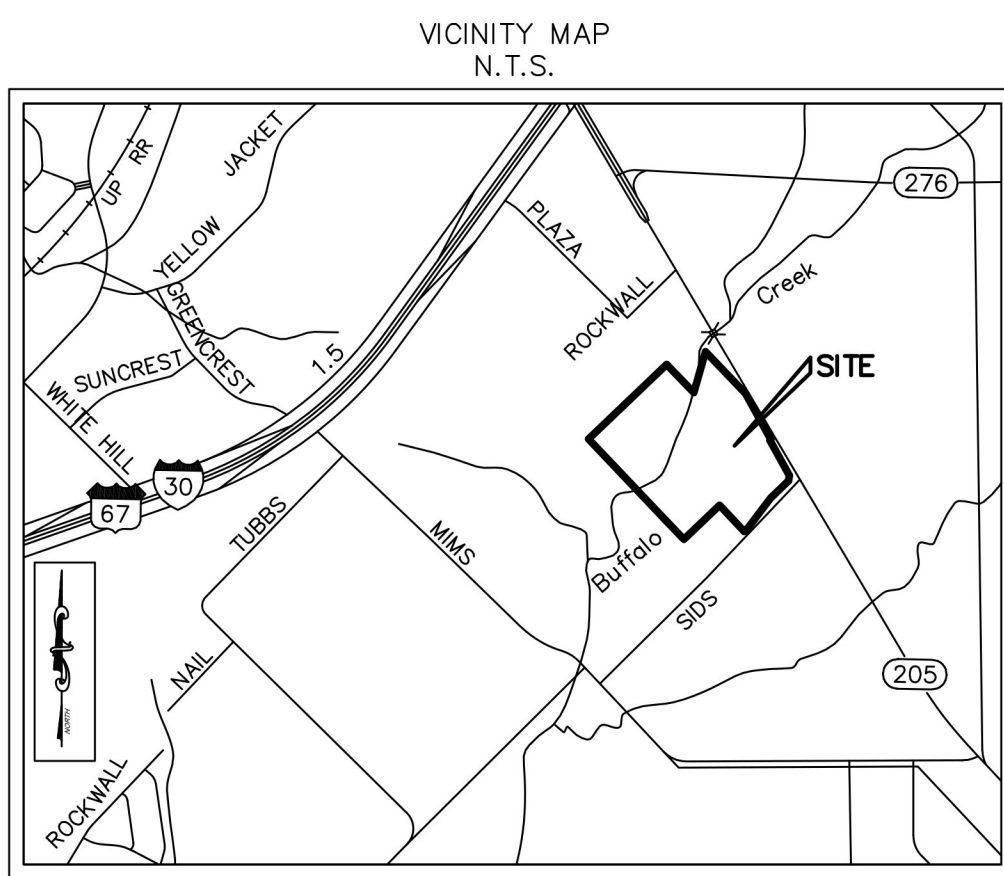
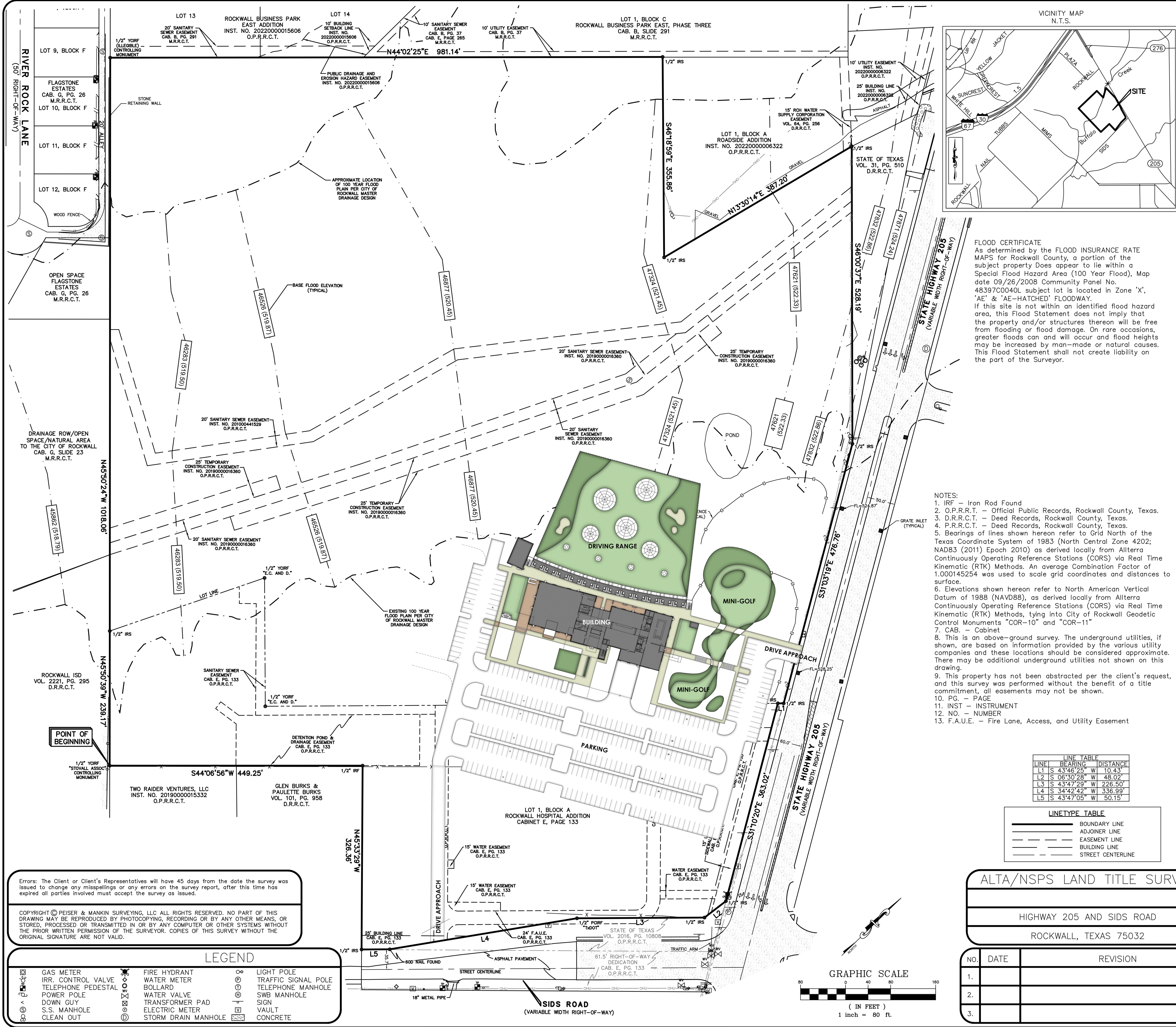
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF April 2026

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*P. Buie*





**FLOOD CERTIFICATE**  
 As determined by the FLOOD INSURANCE RATE MAPS for Rockwall County, a portion of the subject property does appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 09/26/2008 Community Panel No. 48397C0040L subject lot is located in Zone 'X', 'AE' & 'AE-HATCHED' FLOODWAY. If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

- NOTES:**
1. IRF - Iron Rod Found
  2. O.P.R.R.T. - Official Public Records, Rockwall County, Texas.
  3. D.R.R.C.T. - Deed Records, Rockwall County, Texas.
  4. P.R.R.C.T. - Deed Records, Rockwall County, Texas.
  5. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Allterra Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.000145254 was used to scale grid coordinates and distances to surface.
  6. Elevations shown hereon refer to North American Vertical Datum of 1988 (NAVD88), as derived locally from Allterra Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods, tying into City of Rockwall Geodetic Control Monuments "COR-10" and "COR-11"
  7. CAB. - Cabinet
  8. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing.
  9. This property has not been abstracted per the client's request, and this survey was performed without the benefit of a title commitment, all easements may not be shown.
  10. PG. - PAGE
  11. INST - INSTRUMENT
  12. NO. - NUMBER
  13. F.A.U.E. - Fire Lane, Access, and Utility Easement

LINE	BEARING	DISTANCE
L1	S 43°46'25" W	10.43'
L2	S 06°30'28" W	48.02'
L3	S 43°47'29" W	226.50'
L4	S 34°42'42" W	336.99'
L5	S 43°47'05" W	50.15'

LINE TYPE	DESCRIPTION
---	BOUNDARY LINE
- - -	ADJOINER LINE
---	EASEMENT LINE
---	BUILDING LINE
---	STREET CENTERLINE

**ALTA/NSPS LAND TITLE SURVEY**  
 HIGHWAY 205 AND SIDS ROAD  
 ROCKWALL, TEXAS 75032

NO.	DATE	REVISION
1.		
2.		
3.		

TO CARNEY ENGINEERING, PLLC:

This is to certify that I have, this date, made an on the ground survey of the property located on Highway 205 and Sids Road in the City of Rockwall, Texas, described as follows:

BEING that certain tract of land situated in the J.D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas and being all that certain tract of land conveyed to Howell MTR RE, LLC, by Special Warranty Deed recorded in Instrument Number 2018000021428, Official Public Records, Rockwall County, Texas, and being a portion of Lot 1, Block A, Rockwall Hospital Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Page 133, Map Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with "Stovall Assoc." yellow cap found for the most southerly corner of said Howell tract, same being the most southerly corner of said Lot 1, same being in the northeasterly line of that certain tract of land conveyed to Rockwall ISD, by deed recorded in Volume 2221, Page 295, Deed Records, Rockwall County, Texas, same being the west corner of that certain tract of land conveyed to Two Raider Ventures, LLC, by deed recorded in Instrument Number 20190000015332, said Official Public Records;

THENCE North 45 deg. 50 min. 39 sec. West, along the common line of said Howell tract and said Rockwall ISD tract, a distance of 239.17 feet to a 1/2 inch iron rod with "Peiser & Mankin SURV" red plastic cap set (hereinafter referred to as 1/2 inch iron rod set) for the most westerly corner of said Lot 1;

THENCE North 45 deg. 50 min. 24 sec. West, continuing along the common line of said Howell tract and said Rockwall ISD tract, passing the north corner of said Rockwall ISD tract, same being the east corner of a Drainage ROW/Open Space/Natural Area to The City of Rockwall per plat recorded in Cabinet G, Slide 23, aforesaid Map Records, and continuing along the common line of said Howell tract and said Drainage ROW, passing the north corner of said Drainage ROW, same being the east corner of Flagstone Estates, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 26, said Map Records, and continuing along the common line of said Howell tract and said Flagstone Estates, a total distance of 1018.06 feet to a 1/2 inch iron rod with illegible yellow cap found for the west corner of said Howell tract, same being the south corner of Lot 13, Rockwall Business Park East Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 20220000015606, Official Public Records, Rockwall County, Texas;

THENCE North 44 deg. 02 min. 25 sec. East, along the common line of said Howell tract and said Lot 13, passing the east corner of said Lot 13, same being the south corner of Lot 14, said Rockwall Business Park East, and continuing along the common line of said Howell tract and said Lot 14, passing the east corner of said Lot 14, same being the south corner of Lot 1, Block C, Rockwall Business Park East, Phase Three, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet B, Slide 291, said Map Records, Rockwall County, Texas, and continuing along the common line of said Howell tract and said Lot 1, Block C, a total distance of 981.14 feet to a 1/2 inch iron rod set for a north corner of said Howell tract, same being the west corner of Lot 1, Block A, Roadside Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 2022000006322, said Official Public Records, Rockwall County, Texas;

THENCE along the common line of said Howell tract and said Lot 1 as follows:  
 South 46 deg. 18 min. 59 sec. East, a distance of 355.86 feet to a 1/2 inch iron rod set for corner, same being the south corner of said Lot 1;  
 North 13 deg. 30 min. 14 sec. East, a distance of 387.20 feet to a 1/2 inch iron rod set for the most easterly north corner of said Howell tract, same being the west corner of that certain tract of land conveyed to State of Texas, by deed recorded in Volume 31, Page 510, said Deed Records;

THENCE South 46 deg. 00 min. 37 sec. East, along the common line of said Howell tract and said State of Texas tract, a distance of 528.19 feet to a 1/2 inch iron rod set for corner, same being in the southwesterly right-of-way line of State Highway 205 (variable width right-of-way);

THENCE South 31 deg. 03 min. 19 sec. East, along the common line of said Howell tract and said State Highway 205, a distance of 476.76 feet to a 1/2 inch iron rod set for corner;

THENCE South 43 deg. 46 min. 25 sec. West, continuing along the common line of said Howell tract and said State Highway 205, a distance of 104.3 feet to a 1/2 inch iron rod set for corner, same being the north corner of aforesaid Lot 1, Block A;

THENCE South 31 deg. 10 min. 20 sec. East, continuing along the common line of said Howell tract and said State Highway 205, a distance of 363.02 feet to a 1/2 inch iron rod set for an east corner of said Howell tract, same being the north end of a corner clip in the intersection of said State Highway 205 and Sids Road (variable width right-of-way);

THENCE South 06 deg. 30 min. 28 sec. West, along the common line of said Howell tract and said corner clip, a distance of 48.02 feet, to a 1/2 inch iron rod set for the south end of said corner clip;

THENCE along the common line of said Howell tract and said Sids Road as follows:  
 South 43 deg. 47 min. 29 sec. West, a distance of 226.50 feet to a 1/2 inch iron rod with pink "TXDOT" plastic cap found for angle point;  
 South 34 deg. 42 min. 42 sec. West, a distance of 336.99 feet to a 60D nail found;  
 South 43 deg. 47 min. 05 sec. West, a distance of 50.15 feet to a 1/2 inch iron rod set for the south corner of said Howell tract, same being in a south line of aforesaid Lot 1, Block A, same being in the northeast line of that certain tract of land conveyed to Glen Burks & Paulette Burks, by deed recorded in Volume 101, Page 958, aforesaid Deed Records;

THENCE along the common line of said Howell tract and said Burks tract as follows:  
 North 45 deg. 33 min. 29 sec. West, a distance of 326.36 feet to a 1/2 inch iron rod found for corner, same being the north corner of said Burks tract;  
 South 44 deg. 06 min. 56 sec. West, passing the west corner of said Burks tract, same being the north corner of aforesaid Two Raider Venture tract, and continuing along the common line of said Howell tract and said Two Raider Venture tract, a total distance of 449.25 feet to the POINT OF BEGINNING and containing 39.525 acres of computed land, more or less.

To: \_\_\_\_\_

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 7(a), 7(b1), 7c, 8, 9, and 16, 17, 18 of Table A thereof. The latest field work was completed on 8/12/2025.  
 Date of Plat or Map: \_\_\_/\_\_\_/2025

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE 8/21/2025**

Timothy R. Mankin  
 Registered Professional Land Surveyor No. 6122

**PEISER & MANKIN SURVEYING, LLC**  
 www.peisersurveying.com

1612 HART STREET  
 SUITE 201  
 SOUTHLAKE, TEXAS 76092  
 817-481-1806 (O)

COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE

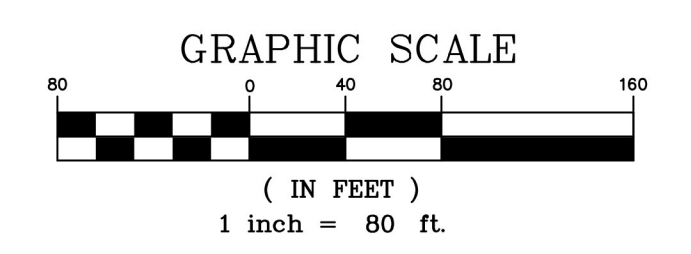
TEXAS SOCIETY OF PROFESSIONAL SURVEYORS  
 Member Since 1977

Errors: The Client or Client's Representatives will have 45 days from the date the survey was issued to change any misspellings or any errors on the survey report, after this time has expired all parties involved must accept the survey as issued.

COPYRIGHT © PEISER & MANKIN SURVEYING, LLC ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS OR STORED, PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS SURVEY WITHOUT THE ORIGINAL SIGNATURE ARE NOT VALID.

**LEGEND**

⊗	GAS METER	⊗	FIRE HYDRANT	⊗	LIGHT POLE
⊗	IRR. CONTROL VALVE	⊗	WATER METER	⊗	TRAFFIC SIGNAL POLE
⊗	TELEPHONE PEDESTAL	⊗	BOLLARD	⊗	TELEPHONE MANHOLE
⊗	POWER POLE	⊗	WATER VALVE	⊗	SWR MANHOLE
⊗	DOWN GUY	⊗	TRANSFORMER PAD	⊗	SIGN
⊗	S.S. MANHOLE	⊗	ELECTRIC METER	⊗	VAULT
⊗	CLEAN OUT	⊗	STORM DRAIN MANHOLE	⊗	CONCRETE





DRIVING BAYS



MATERIAL SCHEME



INSPIRATION IMAGES



DRIVING RANGE NETTING and STRUCTURAL SUPPORTS BEYOND 200' TALL



MINI-GOLF

30'-0" EL. - TO PARAPET

25'-0" EL. - TO ROOF

15'-0" EL. - 2ND FLOOR

0'-0" EL.

35'-0" EL. - TO PARAPET

NETTING & POLES



DRIVING BAYS BEYOND

EVENT CENTER

FENCED YARD

STAGE

MAIN ENTRY

DECK

STONE

TXS

TXS

RECEIVING AREA SCREENS

the DONKEY

DRIVING BAYS BEYOND

FENCED YARD

# FRONT ELEVATION TEXAS SOCIAL \_ 205 ROCKWALL TX \_ CONCEPT DESIGN

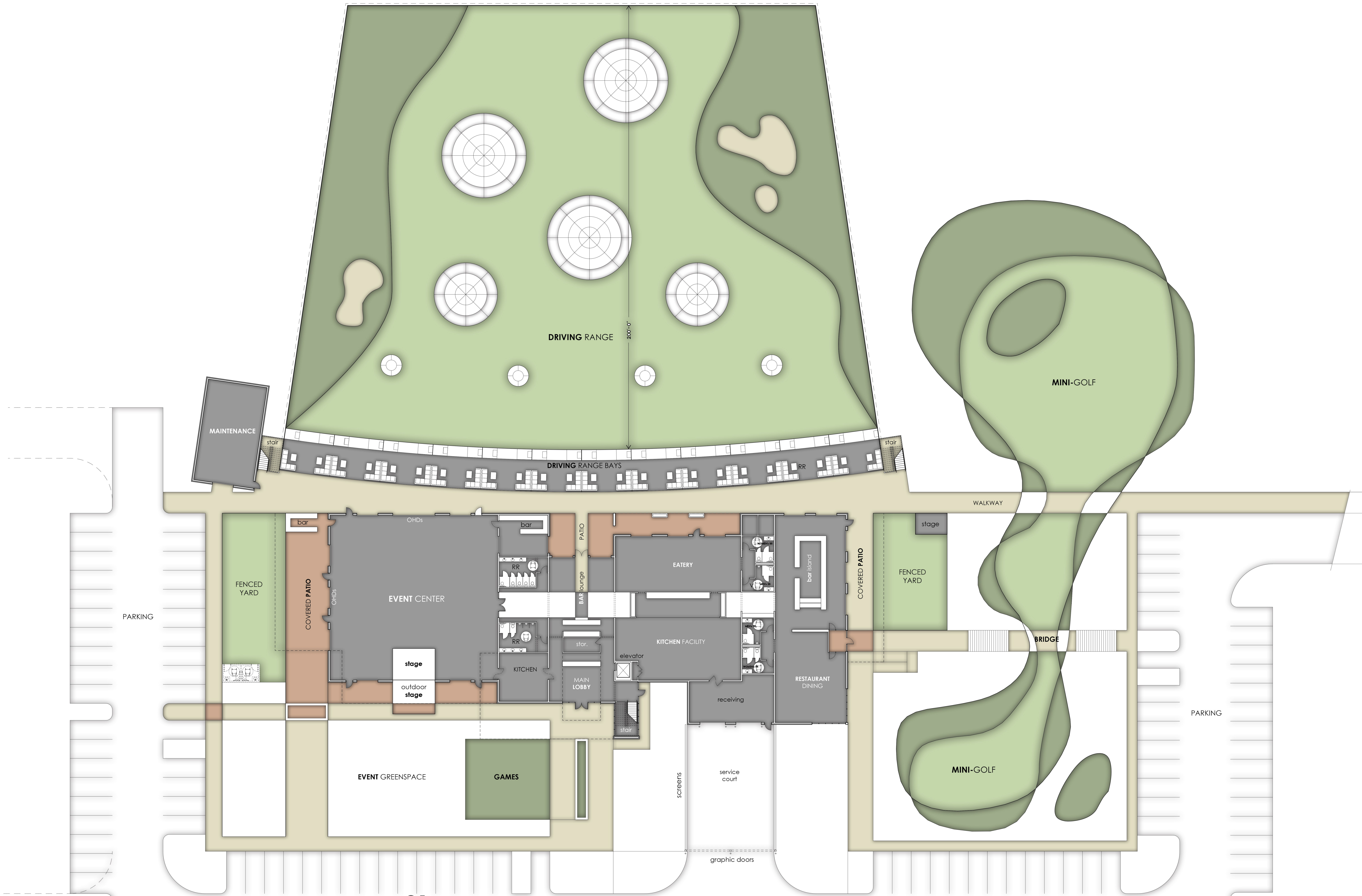
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SCALE \_ 3/32" = 1'-0" @ 24"x36" FORMAT

## KILLIAN

STUDIO OF ARCHITECTURE

WWW.KENKILLIAN.COM  
TEL 214.457.3652 | EMAIL KRR@KENKILLIAN.COM  
3400 N CENTRAL EXPY | STUDIO 110-307  
RICHARDSON, TX 75080

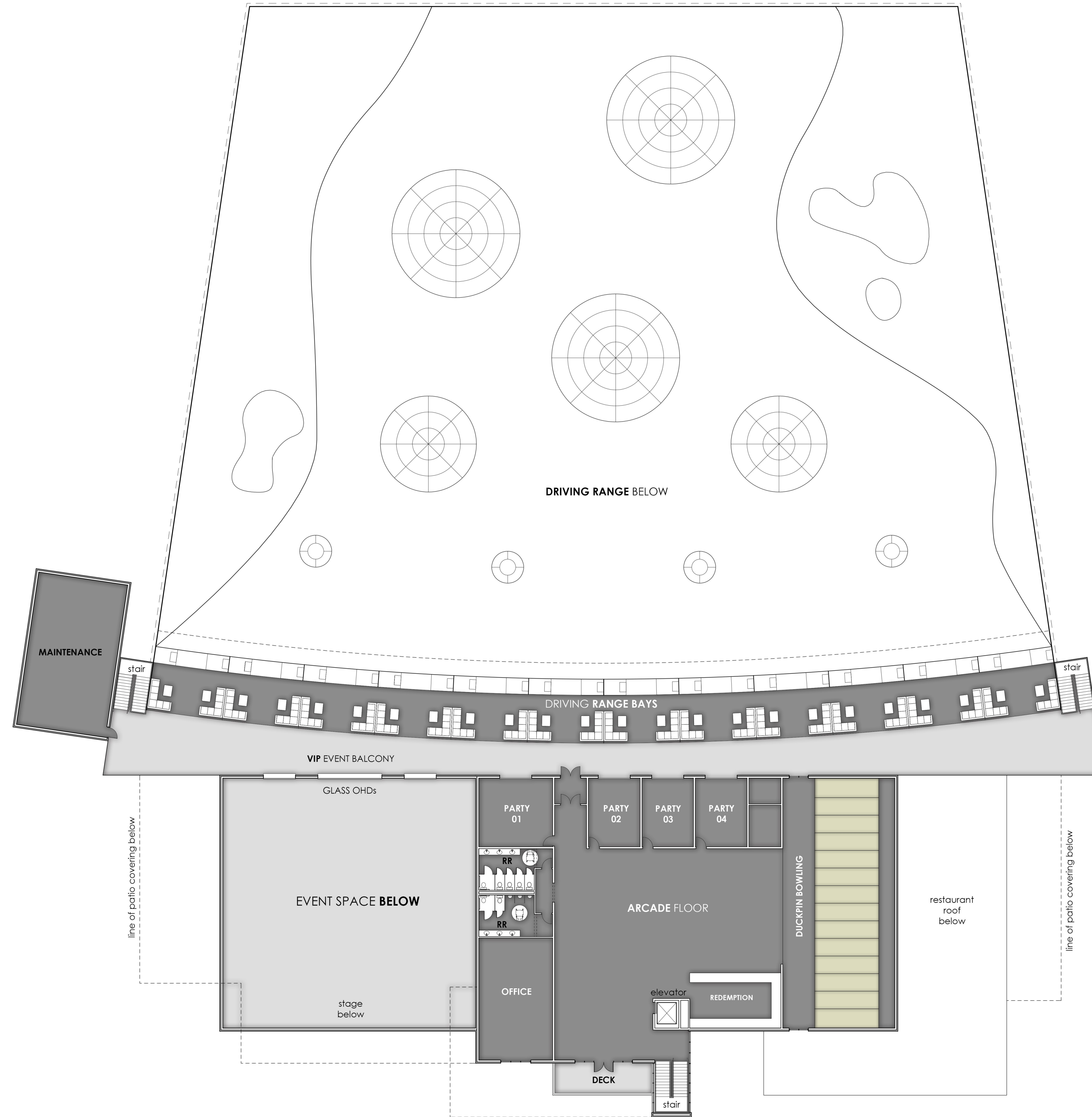


**FLOOR PLAN \_ LEVEL 01**  
**TEXAS SOCIAL \_ 205 ROCKWALL TX \_ CONCEPT DESIGN**

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SCALE \_ 1" = 20'-0" @ 24"x36" FORMAT

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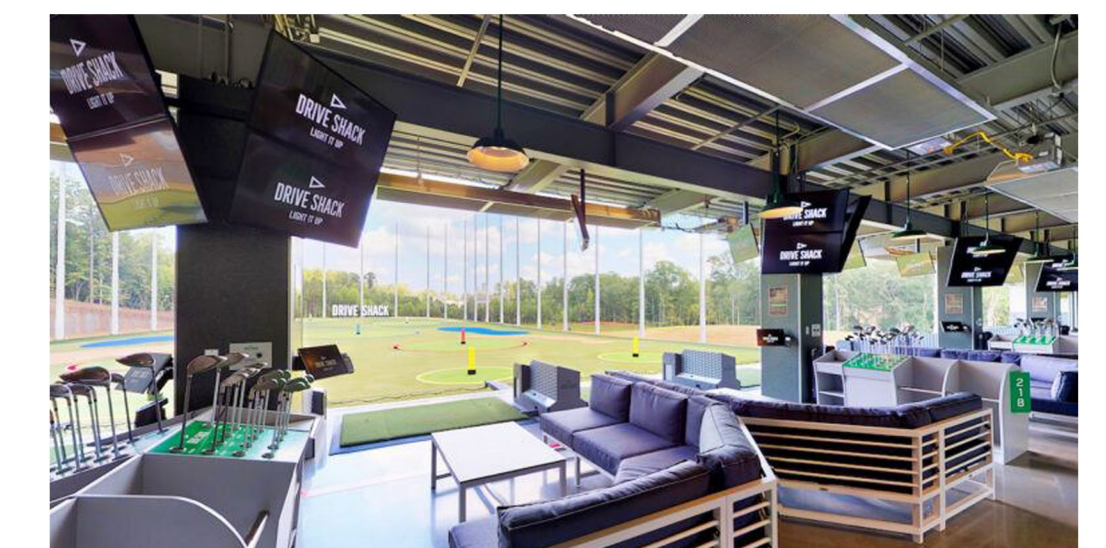


FLOOR PLAN \_ LEVEL 02

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Anthony Winkler / Calabrese & Winkler Holdings

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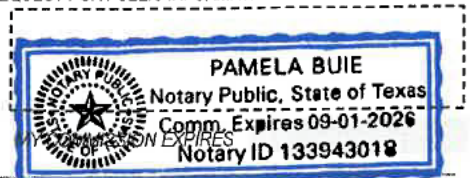
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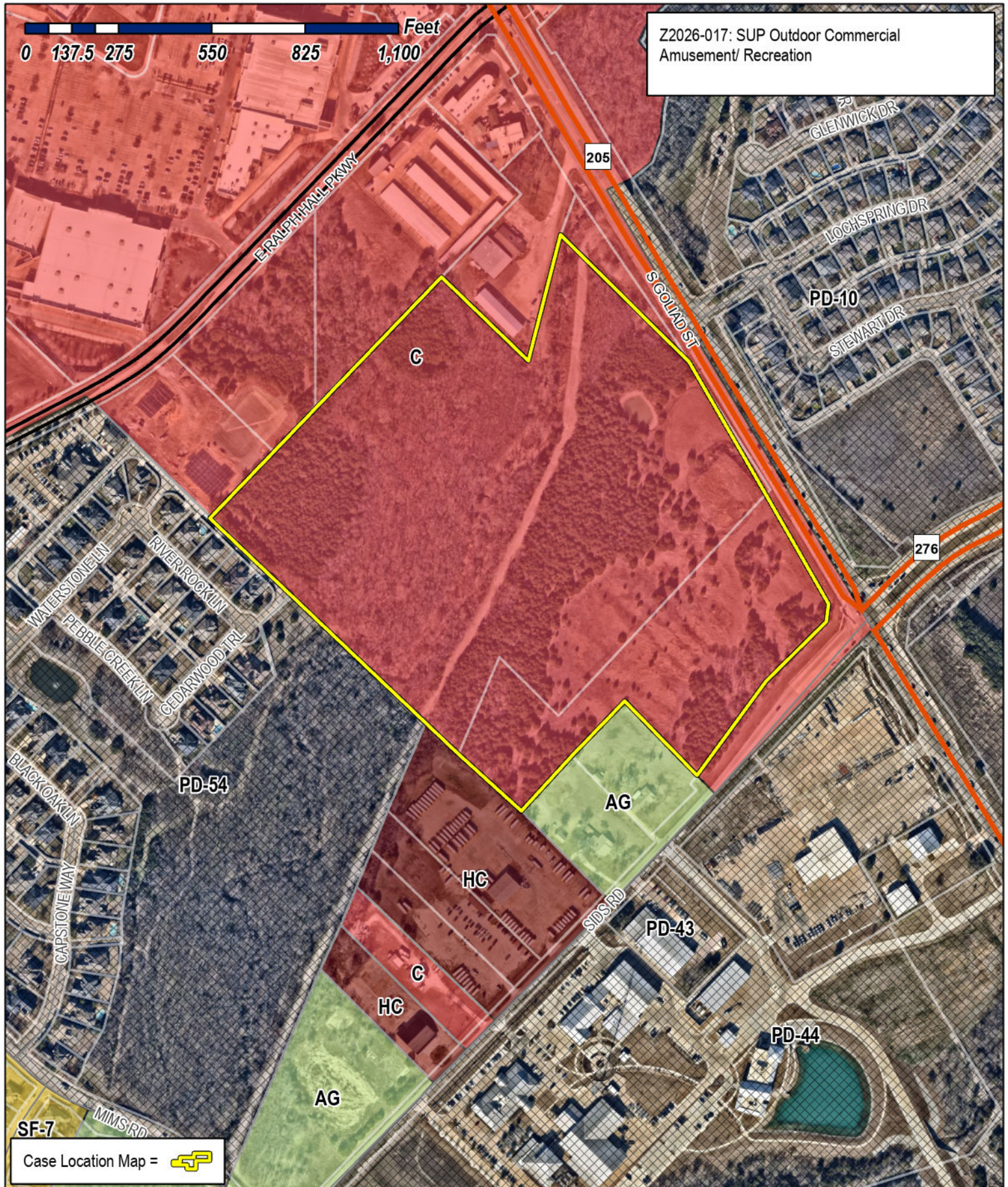
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF April 2026

OWNER'S SIGNATURE


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*P. Buie*





Z2026-017: SUP Outdoor Commercial Amusement/ Recreation

Case Location Map = 



# City of Rockwall

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

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

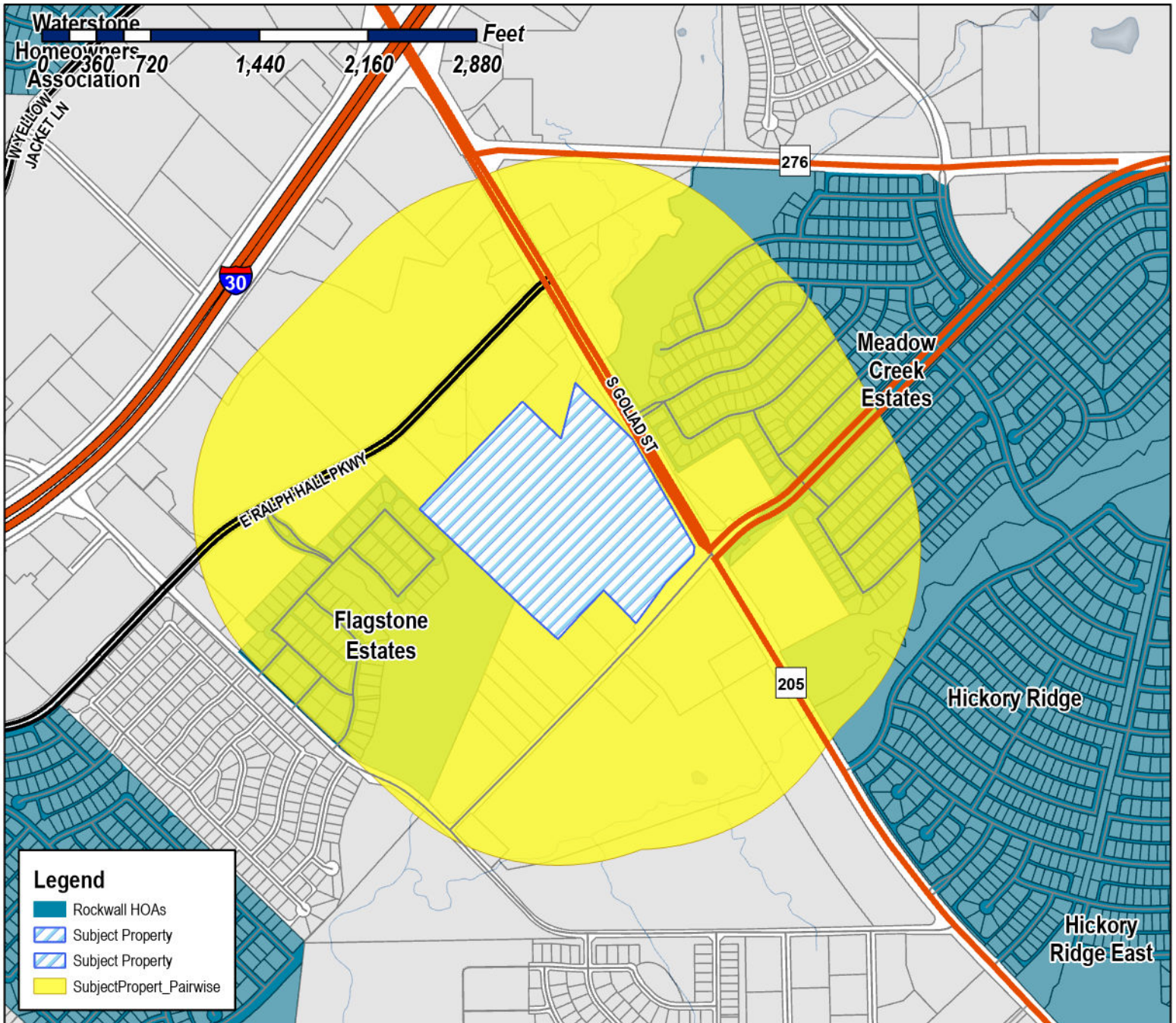




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(P): (972) 771-7745  
(W): www.rockwall.com

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:** Z2026-017  
**Case Name:** SUP for Outdoor Commercial Amusement/Recreation  
**Case Type:** Zoning  
**Zoning:** Commercial (C) District  
**Case Address:** NW Corner of Sids and SH 205



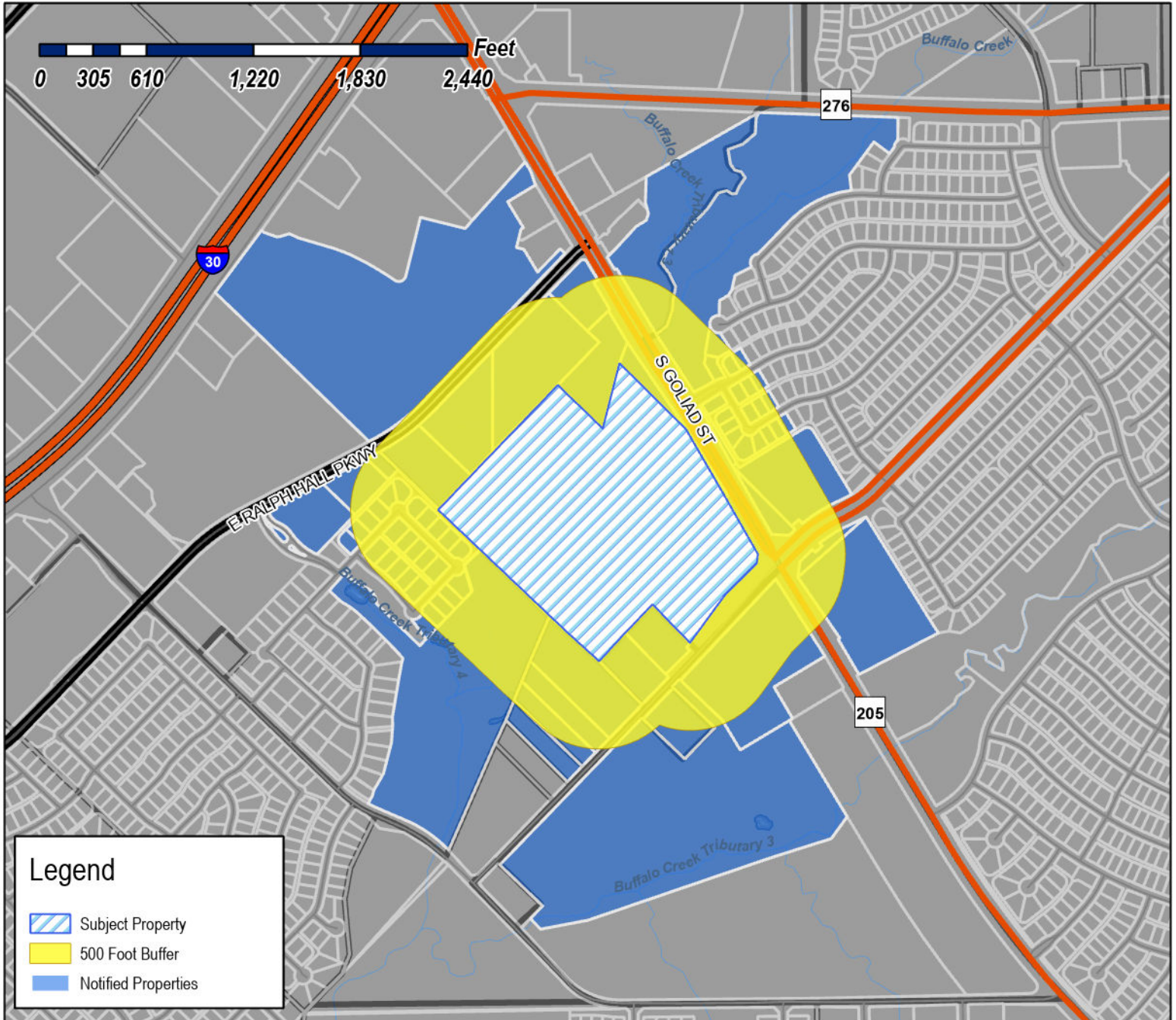
**Date Saved:** 4/21/2026  
 For Questions on this Case Call (972) 771-7745



# City of Rockwall

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

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**Date Saved:** 4/21/2026

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



CRUZ ALBERTO  
10 SIESTA CIR  
HEATH, TX 75032

RESIDENT  
1005 SIDS RD  
ROCKWALL, TX 75087

OM RENTALS LLC  
C/O NOEL F BRYANT  
101 EAGLE PASS COVE  
LITTLE ROCK, AR 72211

ROCKWALL ISD  
1050 WILLIAMS ST  
ROCKWALL, TX 75087

ROCKWALL ISD  
1050 WILLIAMS ST  
ROCKWALL, TX 75087

SERVIGNA FERNANDO &  
MIGLIA VILLOBOS  
10625 MATADOR DR  
MCKINNEY, TX 75070

JG SRYGLEY HOLDINGS, LLC  
111 PIATT COURT  
FATE, TX 75087

LA VIGNE CHRISTEN AND JUSTIN CHRISTOPHER  
11320 81ST AVENUE NORTHEAST  
KIRKLAND, WA 98034

CTO23 ROCKWALL LLC  
1140 N Williamson Blvd Ste 140  
Daytona Beach, FL 32114

HPA TEXAS SUB 2017-1 LLC  
120 S RIVERSIDE PLZ STE 2000  
CHICAGO, IL 60606

RESIDENT  
1280 E RAPLPH HALL PKWY  
ROCKWALL, TX 75087

WOODS WILLIAM M & MILDRED R  
1351 STEWART DR  
ROCKWALL, TX 75032

RESIDENT  
1361 STEWART DR  
ROCKWALL, TX 75087

SAJEEV JULIE AND SAJEEV RAJAN  
1367 STEWART DR  
ROCKWALL, TX 75032

MCNEILL MARGARET JOANNE AND  
LESLIE RENAY HOWARD  
1373 STEWART DRIVE  
ROCKWALL, TX 75032

WARD DAVID AND SAMANTHA  
1377 STEWART DRIVE  
ROCKWALL, TX 75032

PITT EMERIC & KHADIJA  
1379 GLENWICK DR  
ROCKWALL, TX 75032

CONFIDENTIAL  
1380 LOCHSPRING DRIVE  
ROCKWALL, TX 75032

ORTIZ JAIME AND  
ARELI NAVARRO  
1383 STEWART DRIVE  
ROCKWALL, TX 75032

GUTIERREZ EFREN  
1385 LOCHSPRING DR  
ROCKWALL, TX 75032

RESIDENT  
1386 STEWART DR  
ROCKWALL, TX 75087

ERANA ABEBE REGASSA AND  
FIKERTE MEBERAT KIDANE  
1389 STEWART DRIVE  
ROCKWALL, TX 75032

RESIDENT  
1390 LOCHSPRING DR  
ROCKWALL, TX 75087

RESIDENT  
1391 LOCHSPRING DR  
ROCKWALL, TX 75087

RESIDENT  
1392 STEWART DR  
ROCKWALL, TX 75087

RESIDENT  
1395 STEWART DR  
ROCKWALL, TX 75087

STARK ERIK ROMAN  
1396 LOCHSPRING DR  
ROCKWALL, TX 75032

RESIDENT  
1397 LOCHSPRING DR  
ROCKWALL, TX 75087

RESIDENT  
1398 STEWART DR  
ROCKWALL, TX 75087

RESIDENT  
1401 STEWART DR  
ROCKWALL, TX 75087

RESIDENT  
1430 MADISON DR  
ROCKWALL, TX 75087

DALLAS EAST  
ATTN; JIM VAUDAGNA  
1445 W SAN CARLOS ST  
SAN JOSE, CA 95126

DALLAS EAST  
ATTN; JIM VAUDAGNA  
1445 W SAN CARLOS ST  
SAN JOSE, CA 95126

BURKS GLEN  
1612 AMESBURY LN  
ROCKWALL, TX 75087

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

CITY OF ROCKWALL  
205 W RUSK ST  
ROCKWALL, TX 75087

CUI WEI  
23078 ASPEN KNOLL DR  
DIAMOND BAR, CA 91765

RESIDENT  
2400 S GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
2410 S GOLIAD  
ROCKWALL, TX 75087

HOPE AMBER  
2495 WATERSTONE LANE  
ROCKWALL, TX 75032

PATEL CHETANKUMAR & MANALI AND  
DHIRAJLAL PATEL  
2501 WATERSTONE LN  
ROCKWALL, TX 75032

LOWE JEFFREY A & YUKO  
2506 CEDARWOOD TRL  
ROCKWALL, TX 75032

BRADY ASHLEY & TERENCE II  
2507 WATERSTONE LN  
ROCKWALL, TX 75032

KAISER RONALD DEAN & KATHY L  
2512 CEDARWOOD TRAIL  
ROCKWALL, TX 75032

LISTER CHRISTY F  
2513 WATERSTONE LANE  
ROCKWALL, TX 75032

MURRAY VALETA DENHAM  
2518 CEDARWOOD TRL  
ROCKWALL, TX 75032

RESIDENT  
2519 WATERSTONE LN  
ROCKWALL, TX 75087

TOWNSEND MARK H AND DAWN N  
2524 CEDARWOOD TRL  
ROCKWALL, TX 75032

WESTER JOHN B AND MARICRIS P  
2530 CEDARWOOD TRAIL  
ROCKWALL, TX 75032

RESIDENT  
2655 S GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
2670 S GOLIAD  
ROCKWALL, TX 75087

ROCKWALL SALONS LLC  
3066 WINDING OAKS CIRCLE  
KAUFMAN, TX 75142

ROCKWALL SALONS LLC  
3066 WINDING OAKS CIRCLE  
KAUFMAN, TX 75142

BOULOS LLC  
3134 MARKET CENTER DR  
ROCKWALL, TX 75087

ROCK TWO M LLC  
3160 HOLBROOK RD  
SPRINTOWN, TX 76082

LO WING FAI AND  
MICKY SHING CHI TSUI  
3220 SLEEPY HOLLOW DR  
PLANO, TX 75093

ROBERTS MARLYN & BARBARA  
323 JULIAN DRIVE  
ROCKWALL, TX 75087

SFR OWNWR 2 LLC  
401 E JACKSON ST STE 3000  
TAMPA, FL 33602

ENTROP AUSTIN C AND AMY B  
4602 TOLER ROAD  
ROWLETT, TX 75089

GREENOAKS PROPERTIES INC  
512 SUNSTONE DR  
IRVING, TX 75060

RM3 SFR A LLC  
600 GALLERIA PKWY SE STE 300  
Dallas, GA 75240

HOPPLE JUSTIN A  
760 PEBBLE CREEK LN  
ROCKWALL, TX 75032

MABERY TREVOR L AND  
LAUREN E BAILEY  
766 PEBBLE CREEK LANE  
ROCKWALL, TX 75032

BRADLEY DERRICK & ASHLEY  
772 PEBBLE CREEK LN  
ROCKWALL, TX 75032

JONES PAMELA S  
776 RIVER ROCK LN  
ROCKWALL, TX 75087

MOYA ELI C III  
778 PEBBLE CREEK LN  
ROCKWALL, TX 75032

RESIDENT  
779 RIVER ROCK LN  
ROCKWALL, TX 75087

RESIDENT  
784 RIVER ROCK LN  
ROCKWALL, TX 75087

CHIVVIS DAVID  
784 PEBBLE CREEK LN  
ROCKWALL, TX 75032

CARTER DAVID W AND JODI I  
785 RIVER ROCK LANE  
ROCKWALL, TX 75032

MCCOY NICOLE M  
790 RIVER ROCK LN  
ROCKWALL, TX 75032

APRIL MONTEMAYOR LIVING TRUST  
APRIL ELIZABETH MONTEMAYOR - TRUSTEE  
791 RIVER ROCK LN  
ROCKWALL, TX 75032

ZILINSKAS MATTHEW & CAROL  
796 RIVER ROCK LANE  
ROCKWALL, TX 75032

HERVEY MICHAEL AND KATHALEEN  
797 RIVER ROCK LN  
ROCKWALL, TX 75032

ROCKWALL I S D  
801 E WASHINGTON ST  
ROCKWALL, TX 75087

HENDERSON DAVID AND CHERYL  
802 RIVER ROCK LN  
ROCKWALL, TX 75032

COLE DONALD J AND LAUREL J  
803 RIVER ROCK LANE  
ROCKWALL, TX 75032

NELSON DAVID & TRACY D  
808 RIVER ROCK LN  
ROCKWALL, TX 75032

RESIDENT  
810 E RALPH HALL PKWY  
ROCKWALL, TX 75087

HERITAGE MONTESSORI ACADEMY OF ALLEN  
LLC  
811 S Central Expy Ste 306  
Richardson, TX 75080

RESIDENT  
860 E RALPH HALL PKWY  
ROCKWALL, TX 75087

205 AND 276 PARTNERS  
8750 N Central Expy Ste 1735  
Dallas, TX 75231

RESIDENT  
880 E RALPH HALL PKWY  
ROCKWALL, TX 75087

STROTHER, CATHY  
8935 CR 589  
NEVADA, TX 75173

RESIDENT  
950 SIDS RD  
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC COOPERATIVE,  
INC  
950 SIDS RD  
ROCKWALL, TX 75032

RESIDENT  
960 SIDS RD  
ROCKWALL, TX 75087

RESIDENT  
965 SIDS RD  
ROCKWALL, TX 75087

RESIDENT  
981 SIDS RD  
ROCKWALL, TX 75087

RESIDENT  
992 SIDS RD  
ROCKWALL, TX 75087

RESIDENT  
995 SIDS RD  
ROCKWALL, TX 75087

BUFFALO COUNTRY PROPERTIES LLC  
P.O. BOX 260288  
PLANO, TX 75026

INTERMED SERVICES MANAGEMENT CO LP  
PO BOX 1279  
SULPHUR SPRINGS, TX 75483

RAYBURN COUNTRY ELECTRIC CORP INC  
PO BOX 37  
ROCKWALL, TX 75087

TO CARNEY ENGINEERING, PLLC:

This is to certify that I have, this date, made an on the ground survey of the property located on Highway 205 and Sids Road in the City of Rockwall, Texas, described as follows:

BEING that certain tract of land situated in the J.D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas and being all that certain tract of land conveyed to Howell MTR RE, LLC, by Special Warranty Deed recorded in Instrument Number 2018000021428, Official Public Records, Rockwall County, Texas, and being a portion of Lot 1, Block A, Rockwall Hospital Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Page 133, Map Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with "Stovall Assoc." yellow cap found for the most southerly corner of said Howell tract, same being the most southerly corner of said Lot 1, same being in the northeasterly line of that certain tract of land conveyed to Rockwall ISD, by deed recorded in Volume 2221, Page 295, Deed Records, Rockwall County, Texas, same being the west corner of that certain tract of land conveyed to Two Raider Ventures, LLC, by deed recorded in Instrument Number 20190000015332, said Official Public Records;

THENCE North 45 deg. 50 min. 39 sec. West, along the common line of said Howell tract and said Rockwall ISD tract, a distance of 239.17 feet to a 1/2 inch iron rod with "Peiser & Mankin SURV" red plastic cap set (hereinafter referred to as 1/2 inch iron rod set) for the most westerly corner of said Lot 1;

THENCE North 45 deg. 50 min. 24 sec. West, continuing along the common line of said Howell tract and said Rockwall ISD tract, passing the north corner of said Rockwall ISD tract, same being the east corner of a Drainage ROW/Open Space/Natural Area to The City of Rockwall per plat recorded in Cabinet G, Slide 23, aforesaid Map Records, and continuing along the common line of said Howell tract and said Drainage ROW, passing the north corner of said Drainage ROW, same being the east corner of Flagstone Estates, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 26, said Map Records, and continuing along the common line of said Howell tract and said Flagstone Estates, a total distance of 1018.06 feet to a 1/2 inch iron rod with illegible yellow cap found for the west corner of said Howell tract, same being the south corner of Lot 13, Rockwall Business Park East Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 20220000015606, Official Public Records, Rockwall County, Texas;

THENCE North 44 deg. 02 min. 25 sec. East, along the common line of said Howell tract and said Lot 13, passing the east corner of said Lot 13, same being the south corner of Lot 14, said Rockwall Business Park East, and continuing along the common line of said Howell tract and said Lot 14, passing the east corner of said Lot 14, same being the south corner of Lot 1, Block C, Rockwall Business Park East, Phase Three, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet B, Slide 291, said Map Records, Rockwall County, Texas, and continuing along the common line of said Howell tract and said Lot 1, Block C, a total distance of 981.14 feet to a 1/2 inch iron rod set for a north corner of said Howell tract, same being the west corner of Lot 1, Block A, Roadside Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 2022000006322, said Official Public Records, Rockwall County, Texas;

THENCE along the common line of said Howell tract and said Lot 1 as follows:  
South 46 deg. 18 min. 59 sec. East, a distance of 355.86 feet to a 1/2 inch iron rod set for corner, same being the south corner of said Lot 1;

North 13 deg. 30 min. 14 sec. East, a distance of 387.20 feet to a 1/2 inch iron rod set for the most easterly north corner of said Howell tract, same being the west corner of that certain tract of land conveyed to State of Texas, by deed recorded in Volume 31, Page 510, said Deed Records;

THENCE South 46 deg. 00 min. 37 sec. East, along the common line of said Howell tract and said State of Texas tract, a distance of 528.19 feet to a 1/2 inch iron rod set for corner, same being in the southwesterly right-of-way line of State Highway 205 (variable width right-of-way);

THENCE South 31 deg. 03 min. 19 sec. East, along the common line of said Howell tract and said State Highway 205, a distance of 476.76 feet to a 1/2 inch iron rod set for corner;

THENCE South 43 deg. 46 min. 25 sec. West, continuing along the common line of said Howell tract and said State Highway 205, a distance of 104.3 feet to a 1/2 inch iron rod set for corner, same being the north corner of aforesaid Lot 1, Block A;

THENCE South 31 deg. 10 min. 20 sec. East, continuing along the common line of said Howell tract and said State Highway 205, a distance of 363.02 feet to a 1/2 inch iron rod set for an east corner of said Howell tract, same being the north end of a corner clip in the intersection of said State Highway 205 and Sids Road (variable width right-of-way);

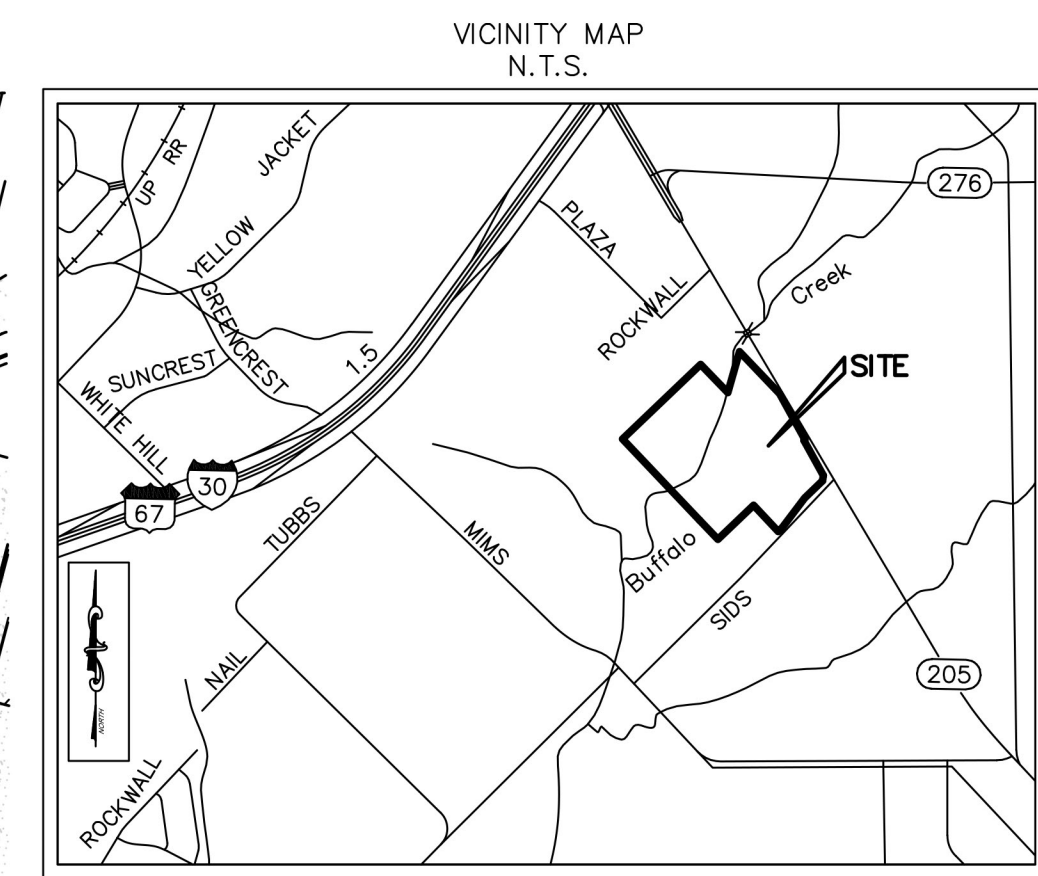
THENCE South 06 deg. 30 min. 28 sec. West, along the common line of said Howell tract and said corner clip, a distance of 48.02 feet, to a 1/2 inch iron rod set for the south end of said corner clip;

THENCE along the common line of said Howell tract and said Sids Road as follows:  
South 43 deg. 47 min. 29 sec. West, a distance of 226.50 feet to a 1/2 inch iron rod with pink "TXDOT" plastic cap found for angle point;  
South 34 deg. 42 min. 42 sec. West, a distance of 336.99 feet to a 60D nail found;  
South 43 deg. 47 min. 05 sec. West, a distance of 50.15 feet to a 1/2 inch iron rod set for the south corner of said Howell tract, same being in a south line of aforesaid Lot 1, Block A, same being in the northeast line of that certain tract of land conveyed to Glen Burks & Paulette Burks, by deed recorded in Volume 101, Page 958, aforesaid Deed Records;

THENCE along the common line of said Howell tract and said Burks tract as follows:  
North 45 deg. 33 min. 29 sec. West, a distance of 326.36 feet to a 1/2 inch iron rod found for corner, same being the north corner of said Burks tract;  
South 44 deg. 06 min. 56 sec. West, passing the west corner of said Burks tract, same being the north corner of aforesaid Two Raider Venture tract, and continuing along the common line of said Howell tract and said Two Raider Venture tract, a total distance of 449.25 feet to the POINT OF BEGINNING and containing 39.525 acres of computed land, more or less.

To: \_\_\_\_\_

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 7(a), 7(b1), 7c, 8, 9, and 16, 17, 18 of Table A thereof. The latest field work was completed on 8/12/2025. Date of Plat or Map: \_\_\_/\_\_\_/2025



FLOOD CERTIFICATE  
As determined by the FLOOD INSURANCE RATE MAPS for Rockwall County, a portion of the subject Property Does appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 09/26/2008 Community Panel No. 48397C0040L subject lot is located in Zone 'X', 'AE' & 'AE-HATCHED' FLOODWAY. If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

- NOTES:  
1. IRF - Iron Rod Found  
2. O.P.R.R.T. - Official Public Records, Rockwall County, Texas.  
3. D.R.R.C.T. - Deed Records, Rockwall County, Texas.  
4. P.R.R.C.T. - Deed Records, Rockwall County, Texas.  
5. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Allterra Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.000145254 was used to scale grid coordinates and distances to surface.  
6. Elevations shown hereon refer to North American Vertical Datum of 1988 (NAVD88), as derived locally from Allterra Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods, tying into City of Rockwall Geodetic Control Monuments "COR-10" and "COR-11"  
7. CAB. - Cabinet  
8. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing.  
9. This property has not been abstracted per the client's request, and this survey was performed without the benefit of a title commitment, all easements may not be shown.  
10. PG. - PAGE  
11. INST - INSTRUMENT  
12. NO. - NUMBER  
13. F.A.U.E. - Fire Lane, Access, and Utility Easement

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 43°46'25" W	10.43'
L2	S 06°30'28" W	48.02'
L3	S 43°47'29" W	226.50'
L4	S 34°42'42" W	336.99'
L5	S 43°47'05" W	50.15'

LINETYPE TABLE

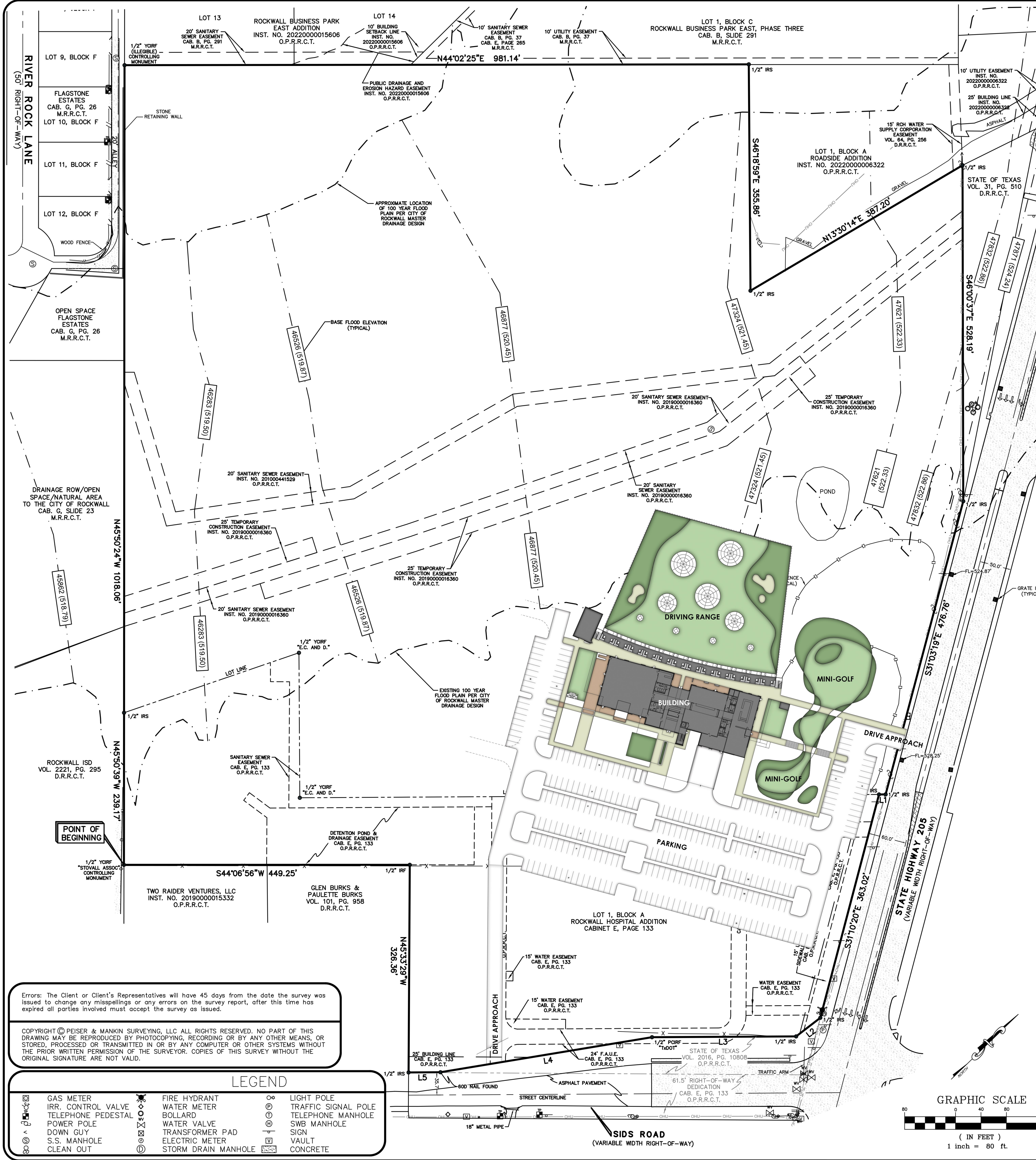
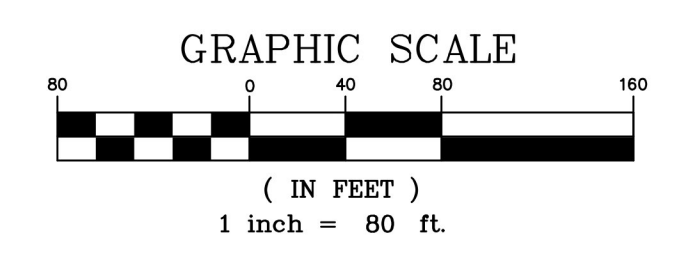
LINE TYPE	DESCRIPTION
---	BOUNDARY LINE
- - -	ADJOINER LINE
- · - · -	EASEMENT LINE
▬▬▬	BUILDING LINE
---	STREET CENTERLINE

ALTA/NSPS LAND TITLE SURVEY  
HIGHWAY 205 AND SID'S ROAD  
ROCKWALL, TEXAS 75032

REVISION TABLE

NO.	DATE	REVISION
1.		
2.		
3.		

PEISER & MANKIN SURVEYING, LLC  
www.peisersurveying.com  
1612 HART STREET SUITE 201 SOUTH LAKE, TEXAS 76092 817-481-1806 (O)  
COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE  
Timothy R. Mankin Registered Professional Land Surveyor No. 6122  
FIRM No. 100999-00 Member Since 1977

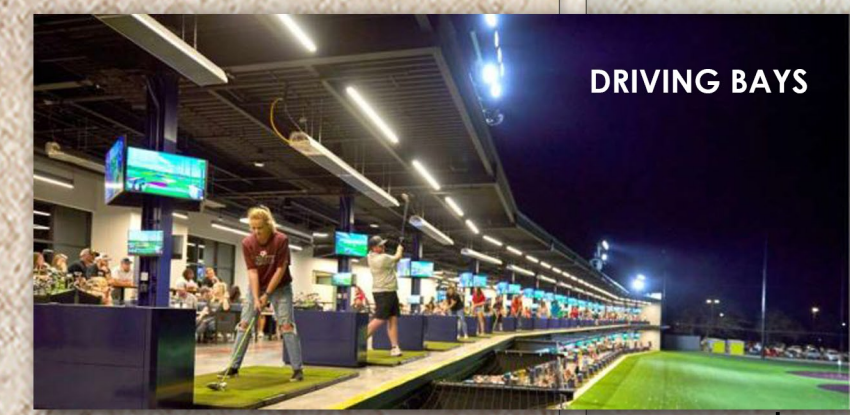


Errors: The Client or Client's Representatives will have 45 days from the date the survey was issued to change any misspellings or any errors on the survey report, after this time has expired all parties involved must accept the survey as issued.

COPYRIGHT © PEISER & MANKIN SURVEYING, LLC ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS OR STORED, PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS SURVEY WITHOUT THE ORIGINAL SIGNATURE ARE NOT VALID.

LEGEND

○	GAS METER	○	FIRE HYDRANT	○	LIGHT POLE
○	IRR. CONTROL VALVE	○	WATER METER	○	TRAFFIC SIGNAL POLE
○	TELEPHONE PEDESTAL	○	BOLLARD	○	TELEPHONE MANHOLE
○	POWER POLE	○	WATER VALVE	○	SWR MANHOLE
○	DOWN GUY	○	TRANSFORMER PAD	○	SIGN
○	S.S. MANHOLE	○	ELECTRIC METER	○	VAULT
○	CLEAN OUT	○	STORM DRAIN MANHOLE	○	CONCRETE



DRIVING BAYS



MATERIAL SCHEME



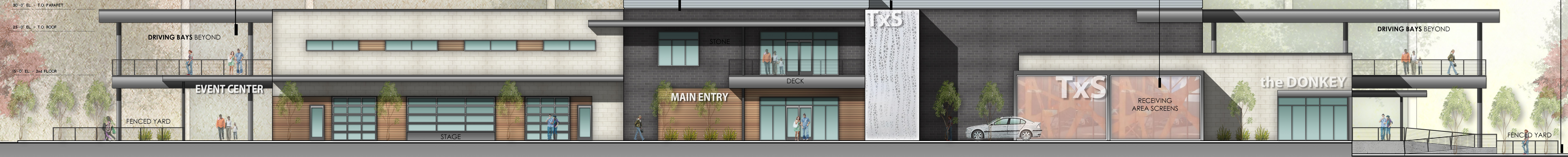
INSPIRATION IMAGES



DRIVING RANGE NETTING and STRUCTURAL SUPPORTS BEYOND 200' TALL



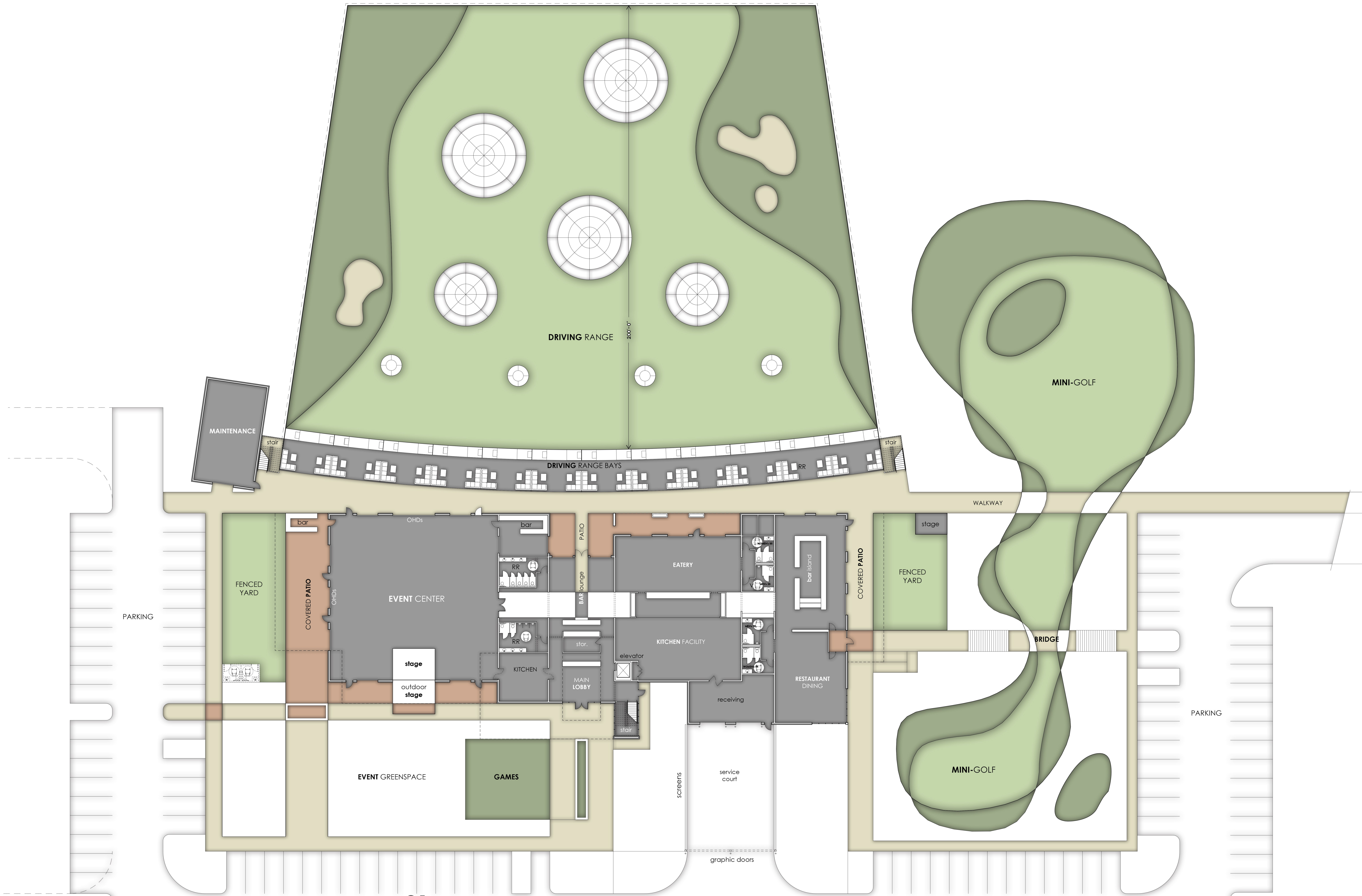
MINI-GOLF



FRONT ELEVATION  
 TEXAS SOCIAL \_ 205 ROCKWALL TX \_ CONCEPT DESIGN

THIS DRAWING IS FOR PRELIMINARY REFERENCE PURPOSES ONLY \_ NOT TO BE USED FOR PERMITTING OR CONSTRUCTION

SCALE \_ 3/32" = 1'-0" @ 24"x36" FORMAT

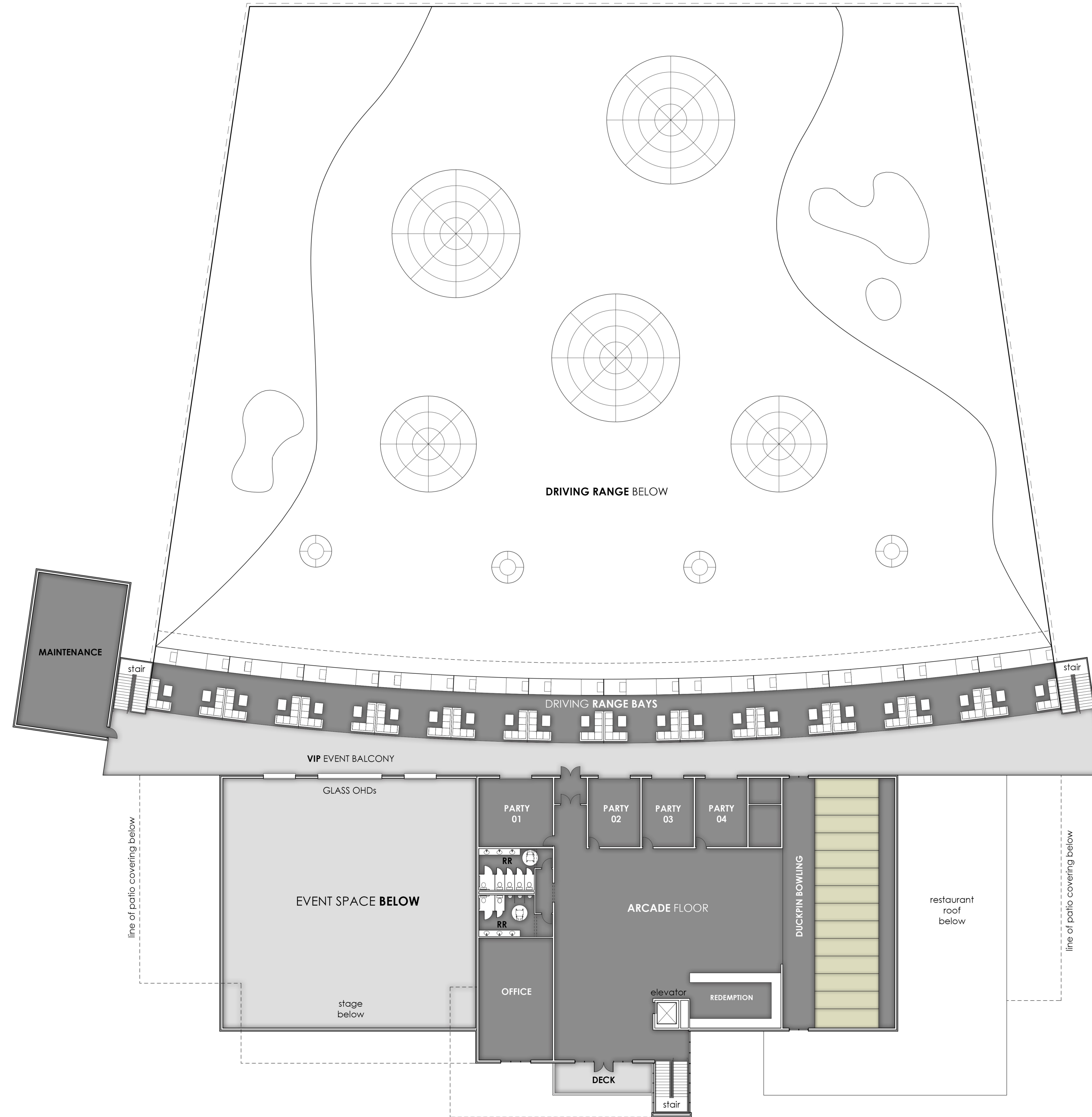


**FLOOR PLAN \_ LEVEL 01**  
**TEXAS SOCIAL \_ 205 ROCKWALL TX \_ CONCEPT DESIGN**

THIS DRAWING IS FOR PRELIMINARY REFERENCE PURPOSES ONLY \_ NOT TO BE USED FOR PERMITTING OR CONSTRUCTION

SCALE \_ 1" = 20'-0" @ 24"x36" FORMAT

**KILLIAN**  
 STUDIO OF ARCHITECTURE  
 WWW.KENKILLIAN.COM  
 TEL 214.457.3652 | EMAIL KRK@KENKILLIAN.COM  
 3400 N CENTRAL EXPY | STUDIO 110-307  
 RICHARDSON, TX 75080

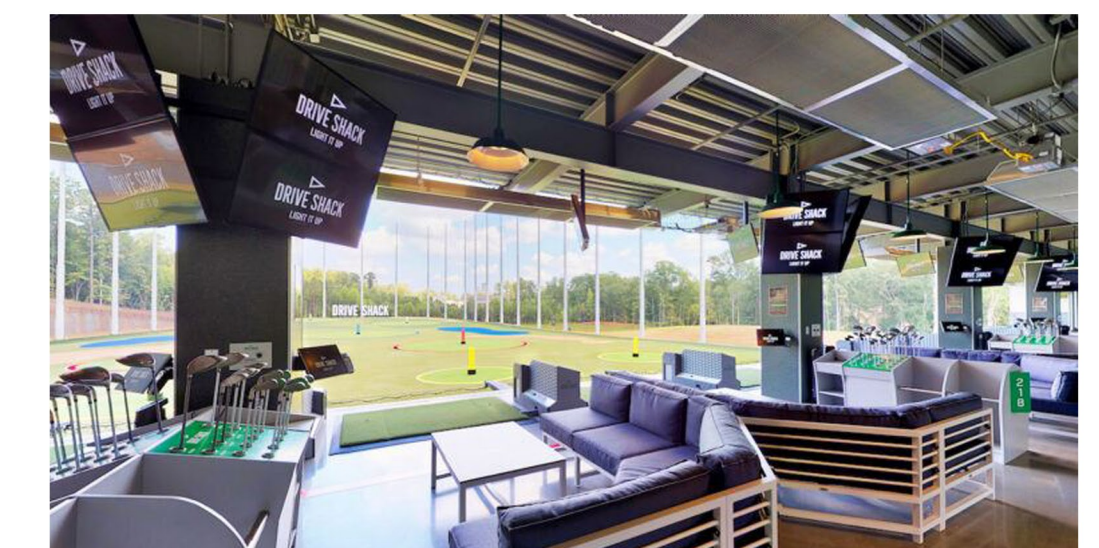
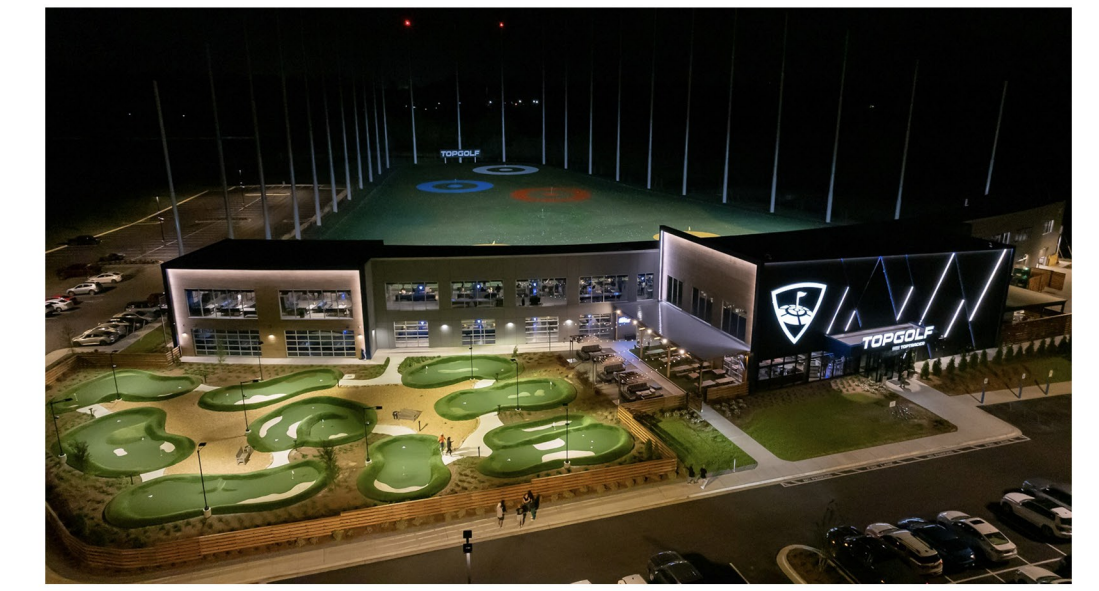


FLOOR PLAN \_ LEVEL 02

TEXAS SOCIAL \_ 205 ROCKWALL TX \_ CONCEPT DESIGN

THIS DRAWING IS FOR PRELIMINARY REFERENCE PURPOSES ONLY \_ NOT TO BE USED FOR PERMITTING OR CONSTRUCTION

SCALE \_ 1" = 20'-0" @ 24"x36" FORMAT



INSPIRATION IMAGES

**KILLIAN**  
STUDIO OF ARCHITECTURE

WWW.KENKILLIAN.COM  
TEL 214.457.3652 | EMAIL KRR@KENKILLIAN.COM  
3400 N CENTRAL EXPY | STUDIO 110-307  
RICHARDSON, TX 75080

# PROJECT COMMENTS



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

DATE: 4/23/2026

PROJECT NUMBER: Z2026-017  
PROJECT NAME: SUP for Texas Social  
SITE ADDRESS/LOCATIONS: NWC of HWY 205 and Sids Road

CASE CAPTION: Hold a public hearing to discuss and consider a request by Anthony Winkler of Calabrese & Winkler Holdings on behalf of David Naylor of Rayburn Electric for the approval of a Specific Use Permit (SUP) for Outdoor Commercial Amusement/Recreation and a Structure Exceeding 60-Feet in Height in a Commercial (C) District for a Golf Driving Range on a 9.01-acre parcel of land identified as Lot 1, Block A, Rockwall Hospital Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the northwest corner of the intersection of Sids Road and S. Goliad Street [SH-205], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	04/23/2026	Needs Review

04/23/2026: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Specific Use Permit (SUP) for an Outdoor Commercial Amusement/Recreation and a Structure Exceeding 60-Feet in Height in a Commercial (C) District for a Golf Driving Range on a 39.525-acre parcel of land identified as Lot 1, Block A, Rockwall Hospital Addition and Tract 18 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the northwest corner of the intersection of Sids Road and S. Goliad Street [SH-205].

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 (Z2026-017) in the lower right-hand corner of all pages on future submittals.

M.4 The subject property will be required to plat in order to establish easements and adjust lot lines.

I.5 According to Article 13, Definitions, of the Unified Development Code (UDC), a Golf Driving Range is defined as "(a)n area improved with trees, greens, fairways, hazards, and which may include a clubhouse dining room, and accessory recreational uses." In addition, Article 04, Permissible Uses, of the Unified Development Code (UDC) requires a Specific Use Permit (SUP) for a Golf Driving Range in a Commercial (C) District.

I.6 According to Article 13, Definitions, of the Unified Development Code (UDC), Outdoor Commercial Amusement/Recreation is defined as "(a)n amusement enterprise that offers entertainment or games of skill to the general public for a fee or charge wherein any portion of the activity takes place in the open." In addition, Article 04, Permissible Uses, of the Unified Development Code (UDC) requires a Specific Use Permit (SUP) for Outdoor Commercial Amusement/Recreation in a Commercial (C) District.

I.7 According to the Article 05, District Development Standards, of the Unified Development Code (UDC), the maximum height in a Commercial (C) District is 60-feet; however, the City Council -- upon recommendation from the Planning and Zoning Commission -- can increase the height permitted to 240-feet through a Specific Use Permit (SUP). In this case, the applicant is requesting a maximum height of 200-feet for the driving range netting.

M.8 In order to establish the boundaries of the Specific Use Permit (SUP), please provide staff a text file (e.g. word doc) of the legal description for the subject property.

M.9 Please provide updated floor plans that show the use and square footage for each room (include any storage, backrooms/hallways, kitchens, restrooms, etc.). At this time, staff has listed the following parking requirements:

- Mini Golf – (1 space per hole)
- Shop – (1 space per 250 SF)
- Arcade – (1 space per 250 SF)
- Driving Range – (1 space per 250 SF)
- Restaurants – (1 space per 100 SF)
- Event Hall – (1 space per 100 SF)
- Office (1 space per 300 SF)
- Total Parking Required:

I.10 Please be cognizant of the Roof Top Units (RTUs). All RTUs must be screened by the parapet and not visible from any adjacent property or public Right of Way (ROW).

M.11 Ordinance. Please review the attached draft ordinance prior to the April 28, 2026 Planning & Zoning Commission meeting, and provide staff with your markups by May 5, 2026.

I.12 Revisions. Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on May 5, 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 May 12, 2026 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on April 28, 2026.

I.13 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on April 28, 2026, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on May 12, 2026.

I.14 City Council Meeting Dates. The projected City Council meeting dates for this case will be May 18, 2026 (1st Reading) and June 1, 2026 (2nd Reading).

I.15 Meeting Times and Place. All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. PLEASE NOTE THAT THE APPLICANT OR A REPRESENTATIVE WILL NEED TO BE PRESENT FOR THE CASE TO BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	04/23/2026	Approved w/ Comments

- 04/23/2026: 1. 5' sidewalk along entire property adjacent to SH 205
2. Not allowed in flood plain
  3. No road will be here. Need 64'x15' hammerhead turn around or cul-de-sac
  4. Remove driveway (lines) from ROW
  5. Install 12" water line
  6. Must pave Sids to concrete section.

General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements.
- No structures, including walls, allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock, stone, or stone faced. No smooth concrete walls.

- No signage is allowed within easements or ROW.
- Tree mitigation will be required for the removal of any existing trees on site.
- No structures or fences with easements.
- The site will need to be platted.
- Required 10' utility easement along all City street frontages.
- All utilities must be underground.
- TXDOT permits required for utility, drainage, and driveway improvements within the SH 205 ROW.
- Need to show existing and proposed utilities on the Site Plan.
- Additional comments may be provided at the time of Site Plan and Engineering review.
- All State (TXDOT) roadways shall have a minimum of 10' water & sanitary sewer easement along ROW. Required landscaping and buffer may not be within these easements.

#### Drainage Items:

- Detention is required for the entire site.
- Existing flow patterns must be maintained.
- Detention cannot be within its own lot, it must be incorporated into a larger lot that is being developed.
- Detention is based on property zoning, not use of specific area.
- Storm water cannot increase off the property.
- Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
- Detention easement required at free board elevation.
- No vertical walls are allowed in detention easement.
- Detention pond is required to have an emergency spillway.
- Detention ponds must be irrigated.
- Detention must be above the 100yr floodplain elevation where adjacent and not allowed in the floodplain at all.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No vertical walls allowed in detention easements.
- No public water or sanitary sewer allowed in detention easements.
- Must show and meet erosion hazard setback for all creeks/streams.
- Must have a Flood Study for all changes and crossing of the floodplain. Review fees apply.
- FFE for all buildings must be called out when adjacent to a detention system. FEE must be a minimum 2' above the 100-year WSEL for the detention system.
- Grate inlets are not allowed.
- Dumpster areas to drain to oil/water separator and then to the storm lines.
- Flood study and LOMR required if altering the floodplain.

#### Water and Wastewater Items:

- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Install a 12" water main along Sids (must tie to ex. 12" in SH 205 and in front of Rayburn Electric Campus).
- There is an existing 18" sewer main manhole located to the north available for use.
- Any public sewer lines must be a minimum of 8", and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction).
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed unless utility is under paving.
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.
- Provide water main stubs and wastewater stubs to all adjacent properties for future/existing development connection points.
- \$401.89/ acre sewer pro-rata. Additional pro-ratas may apply. Contact Engineering for information.
- Off-Site utility improvements may be required. Contact Engineering for information.

Roadway Paving Items:

- Must meet City and TXDOT driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround. 15'x64' striped no parking.
- Drive isles to be 24' wide.
- Fire lane (if needed) to be 24' wide and in a platted easement.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- TIA is required. Review fees apply
- A TXDOT permit will be required for driveways along TXDOT roadways.
- Sids must be paved and include storm sewer along property line.

Landscaping:

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

Operation & Maintenance Plan for Structural Control Measures:

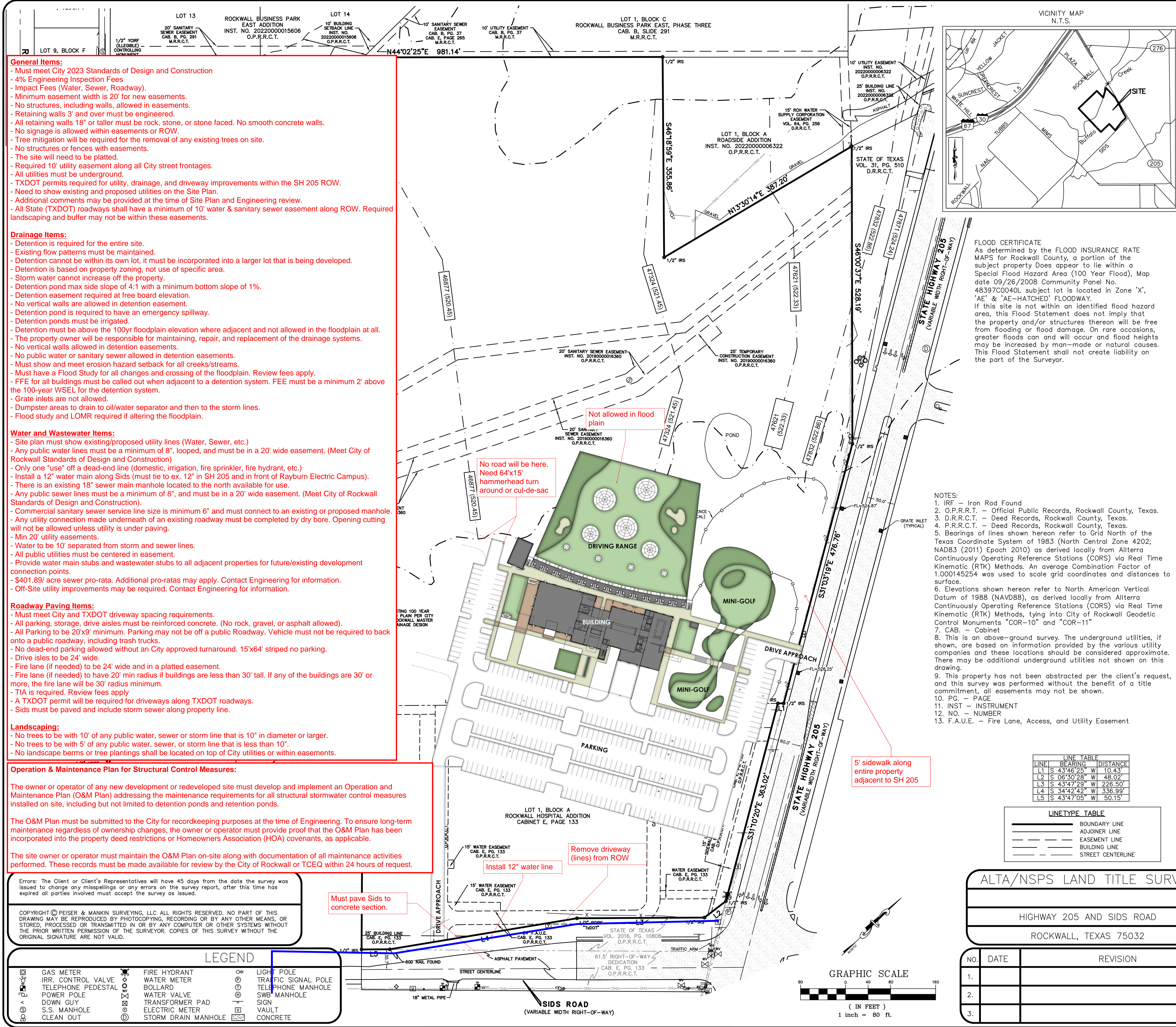
The owner or operator of any new development or redeveloped site must develop and implement an Operation and Maintenance Plan (O&M Plan) addressing the maintenance requirements for all structural stormwater control measures installed on site, including but not limited to detention ponds and retention ponds.

The O&M Plan must be submitted to the City for recordkeeping purposes at the time of Engineering. To ensure long-term maintenance regardless of ownership changes, the owner or operator must provide proof that the O&M Plan has been incorporated into the property deed restrictions or Homeowners Association (HOA) covenants, as applicable.

The site owner or operator must maintain the O&M Plan on-site along with documentation of all maintenance activities performed. These records must be made available for review by the City of Rockwall or TCEQ within 24 hours of request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	04/23/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/22/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/20/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/20/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Henry Lee	04/23/2026	N/A

No Comments



- General Items:**
- Must meet City 2023 Standards of Design and Construction
  - 4% Engineering Inspection Fees
  - Impact Fees (Water, Sewer, Roadway).
  - Minimum easement width is 20' for new easements.
  - No structures, including walls, allowed in easements.
  - Retaining walls 3' and over must be engineered.
  - All retaining walls 18" or taller must be rock, stone, or stone faced. No smooth concrete walls.
  - No signage is allowed within easements or ROW.
  - Tree mitigation will be required for the removal of any existing trees on site.
  - No structures or fences with easements.
  - The site will need to be platted.
  - Required 10' utility easement along all City street frontages.
  - All utilities must be underground.
  - TXDOT permits required for utility, drainage, and driveway improvements within the SH 205 ROW.
  - Need to show existing and proposed utilities on the Site Plan.
  - Additional comments may be provided at the time of Site Plan and Engineering review.
  - All State (TXDOT) roadways shall have a minimum of 10' water & sanitary sewer easement along ROW. Required landscaping and buffer may not be within these easements.

- Drainage Items:**
- Detention is required for the entire site.
  - Existing flow patterns must be maintained.
  - Detention cannot be within its own lot, it must be incorporated into a larger lot that is being developed.
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- Water and Wastewater Items:**
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
  - Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
  - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
  - Install a 12" water main along Sids (must tie to ex. 12" in SH 205 and in front of Rayburn Electric Campus).
  - There is an existing 18" sewer main manhole located to the north available for use.
  - Any public sewer lines must be a minimum of 8", and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction).
  - Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
  - Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed unless utility is under paving.
  - Min 20' utility easements.
  - Water to be 10' separated from storm and sewer lines.
  - All public utilities must be centered in easement.
  - Provide water main stubs and wastewater stubs to all adjacent properties for future/existing development connection points.
  - \$401.89/ acre sewer pro-rata. Additional pro-ratas may apply. Contact Engineering for information.
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- Roadway Paving Items:**
- Must meet City and TXDOT driveway spacing requirements.
  - All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
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  - No dead-end parking allowed without an City approved turnaround. 15'x64' striped no parking.
  - Drive aisles to be 24' wide.
  - Fire lane (if needed) to be 24' wide and in a platted easement.
  - Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
  - TIA is required. Review fees apply.
  - A TXDOT permit will be required for driveways along TXDOT roadways.
  - Sids must be paved and include storm sewer along property line.

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

**Operation & Maintenance Plan for Structural Control Measures:**

The owner or operator of any new development or redeveloped site must develop and implement an Operation and Maintenance Plan (O&M Plan) addressing the maintenance requirements for all structural stormwater control measures installed on site, including but not limited to detention ponds and retention ponds.

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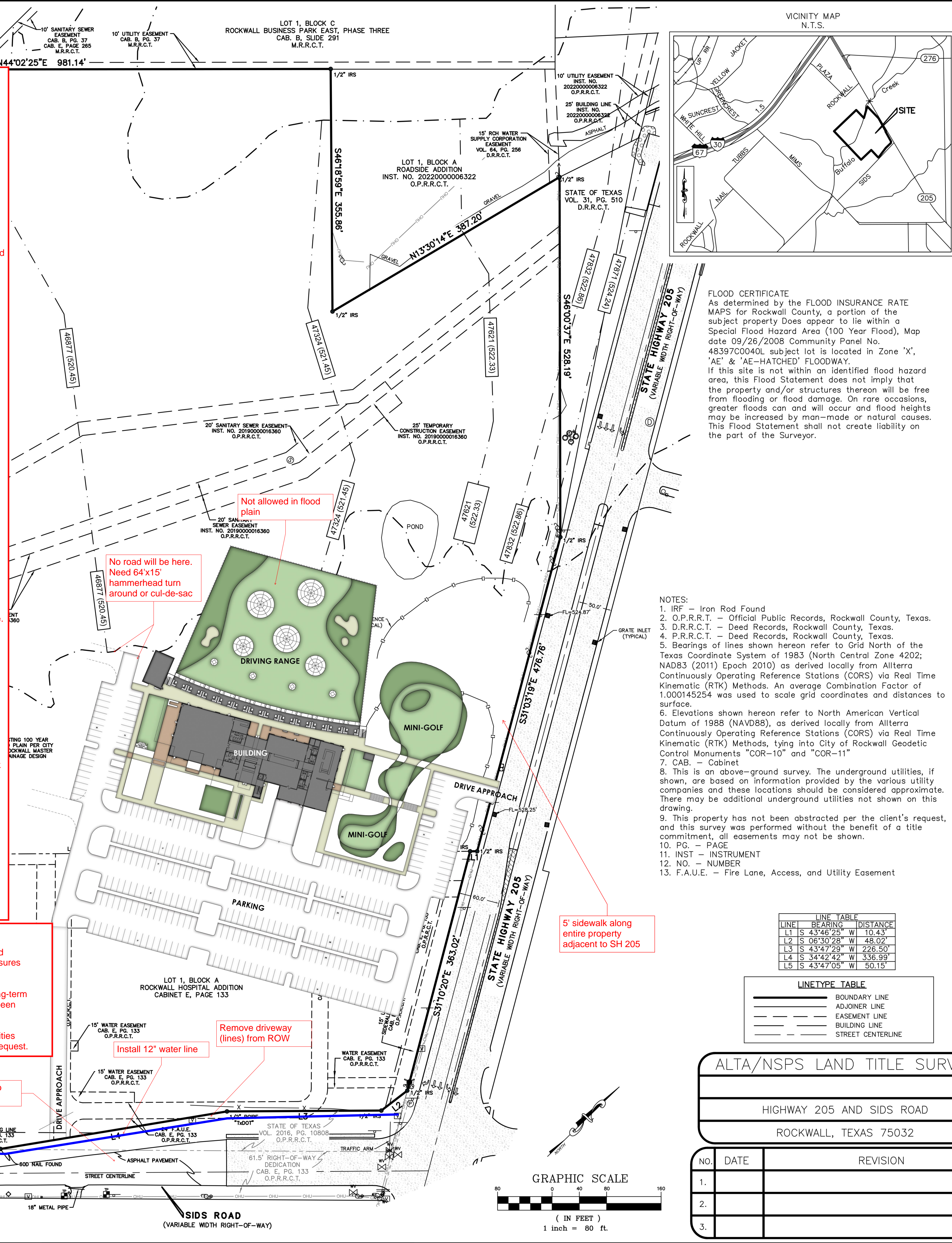
The site owner or operator must maintain the O&M Plan on-site along with documentation of all maintenance activities performed. These records must be made available for review by the City of Rockwall or TCEQ within 24 hours of request.

Errors: The Client or Client's Representatives will have 45 days from the date the survey was issued to change any misspellings or any errors on the survey report, after this time has expired all parties involved must accept the survey as issued.

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**LEGEND**

	GAS METER		FIRE HYDRANT		LIGHT POLE
	IRR. CONTROL VALVE		WATER METER		TRAFFIC SIGNAL POLE
	TELEPHONE PEDESTAL		BOLLARD		TELEPHONE MANHOLE
	POWER POLE		WATER VALVE		SWP MANHOLE
	DOWN GULLY		TRANSFORMER PAD		SIGN
	S.S. MANHOLE		ELECTRIC METER		VAULT
	CLEAN OUT		STORM DRAIN MANHOLE		CONCRETE



TO CARNEY ENGINEERING, PLLC:

This is to certify that I have, this date, made an on the ground survey of the property located on Highway 205 and Sids Road in the City of Rockwall, Texas, described as follows:

BEING that certain tract of land situated in the J.D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas and being all that certain tract of land conveyed to Howell MTK RE, LLC, by Special Warranty Deed recorded in Instrument Number 2018000021428, Official Public Records, Rockwall County, Texas, and being a portion of Lot 1, Block A, Rockwall Hospital Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Page 133, Map Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with "Stovall Assoc." yellow cap found for the most southerly corner of said Howell tract, same being the most southerly corner of said Lot 1, same being in the northeasterly line of that certain tract of land conveyed to Rockwall ISD, by deed recorded in Volume 2221, Page 295, Deed Records, Rockwall County, Texas, same being the west corner of that certain tract of land conveyed to Two Raider Ventures, LLC, by deed recorded in Instrument Number 2019000015332, said Official Public Records;

THENCE North 45 deg. 50 min. 39 sec. West, along the common line of said Howell tract and said Rockwall ISD tract, a distance of 239.17 feet to a 1/2 inch iron rod with "Peiser & Mankin SURV" red plastic cap set (hereinafter referred to as 1/2 inch iron rod set) for the most westerly corner of said Lot 1;

THENCE North 45 deg. 50 min. 24 sec. West, continuing along the common line of said Howell tract and said Rockwall ISD tract, passing the north corner of said Rockwall ISD tract, same being the east corner of a Drainage ROW/Open Space/Natural Area to The City of Rockwall per plat recorded in Cabinet G, Slide 23, aforesaid Map Records, and continuing along the common line of said Howell tract and said Drainage ROW, passing the north corner of said Drainage ROW, same being the east corner of Flagstone Estates, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 26, said Map Records, and continuing along the common line of said Howell tract and said Flagstone Estates, a total distance of 1018.06 feet to a 1/2 inch iron rod with illegible yellow cap found for the west corner of said Howell tract, same being the south corner of Lot 13, Rockwall Business Park East Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 2022000015606, Official Public Records, Rockwall County, Texas;

THENCE North 44 deg. 02 min. 25 sec. East, along the common line of said Howell tract and said Lot 13, passing the east corner of said Lot 13, same being the south corner of Lot 14, said Rockwall Business Park East, and continuing along the common line of said Howell tract and said Lot 14, passing the east corner of said Lot 14, same being the south corner of Lot 1, Block C, Rockwall Business Park East, Phase Three, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet B, Slide 291, said Map Records, Rockwall County, Texas, and continuing along the common line of said Howell tract and said Lot 1, Block C, a total distance of 981.14 feet to a 1/2 inch iron rod set for a north corner of said Howell tract, same being the west corner of Lot 1, Block A, Roadside Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 2022000006322, said Official Public Records, Rockwall County, Texas;

THENCE along the common line of said Howell tract and said Lot 1 as follows:  
South 46 deg. 18 min. 59 sec. East, a distance of 355.86 feet to a 1/2 inch iron rod set for corner, same being the south corner of said Lot 1;

North 13 deg. 30 min. 14 sec. East, a distance of 387.20 feet to a 1/2 inch iron rod set for the most easterly north corner of said Howell tract, same being the west corner of that certain tract of land conveyed to State of Texas, by deed recorded in Volume 31, Page 510, said Deed Records;

THENCE South 46 deg. 00 min. 37 sec. East, along the common line of said Howell tract and said State of Texas tract, a distance of 528.19 feet to a 1/2 inch iron rod set for corner, same being in the southwesterly right-of-way line of State Highway 205 (variable width right-of-way);

THENCE South 31 deg. 03 min. 19 sec. East, along the common line of said Howell tract and said State Highway 205, a distance of 476.76 feet to a 1/2 inch iron rod set for corner;

THENCE South 43 deg. 46 min. 25 sec. West, continuing along the common line of said Howell tract and said State Highway 205, a distance of 10.43 feet to a 1/2 inch iron rod set for corner, same being the north corner of aforesaid Lot 1, Block A;

THENCE South 31 deg. 10 min. 20 sec. East, continuing along the common line of said Howell tract and said State Highway 205, a distance of 363.02 feet to a 1/2 inch iron rod set for an east corner of said Howell tract, same being the north end of a corner clip in the intersection of said State Highway 205 and Sids Road (variable width right-of-way);

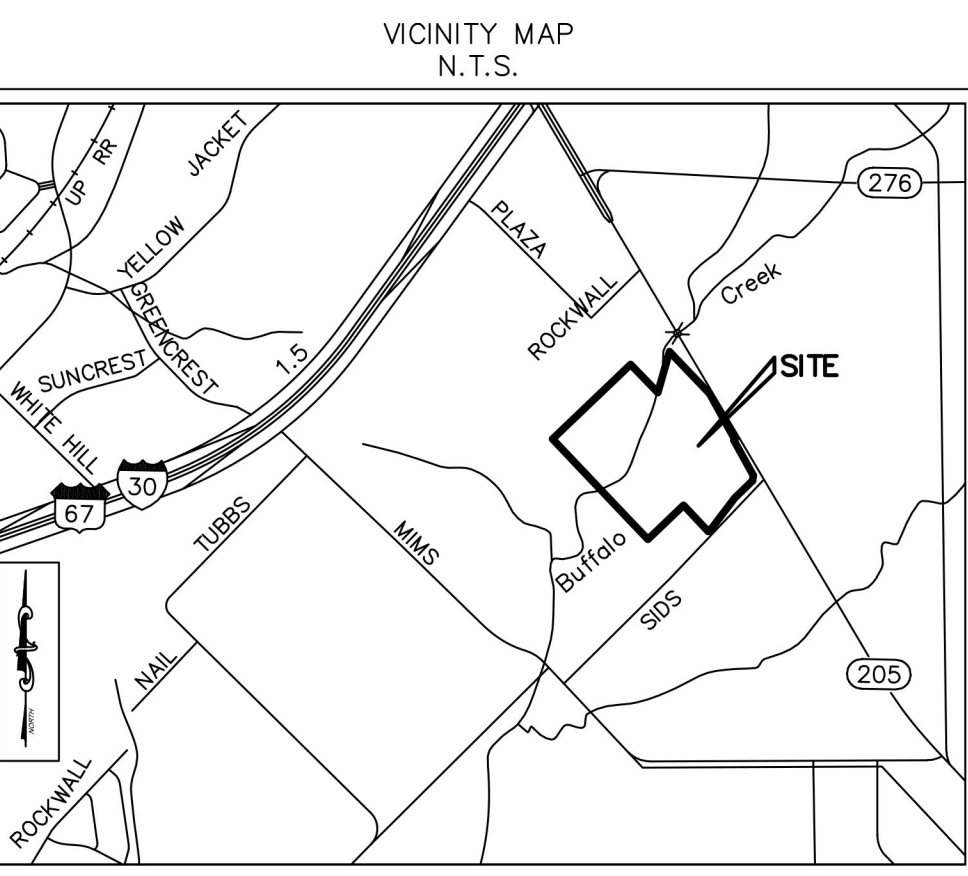
THENCE South 06 deg. 30 min. 28 sec. West, along the common line of said Howell tract and said corner clip, a distance of 48.02 feet, to a 1/2 inch iron rod set for the south end of said corner clip;

THENCE along the common line of said Howell tract and said Sids Road as follows:  
South 43 deg. 47 min. 29 sec. West, a distance of 226.50 feet to a 1/2 inch iron rod with pink "TXDOT" plastic cap found for angle point;  
South 34 deg. 42 min. 42 sec. West, a distance of 336.99 feet to a 60D nail found;  
South 43 deg. 47 min. 05 sec. West, a distance of 50.15 feet to a 1/2 inch iron rod set for the south corner of said Howell tract, same being in a south line of aforesaid Lot 1, Block A, same being in the northeast line of that certain tract of land conveyed to Glen Burks & Paulette Burks, by deed recorded in Volume 101, Page 958, aforesaid Deed Records;

THENCE along the common line of said Howell tract and said Burks tract as follows:  
North 45 deg. 33 min. 29 sec. West, a distance of 326.36 feet to a 1/2 inch iron rod found for corner, same being the north corner of said Burks tract;  
South 44 deg. 06 min. 56 sec. West, passing the west corner of said Burks tract, same being the north corner of aforesaid Two Raider Venture tract, and continuing along the common line of said Howell tract and said Two Raider Venture tract, a total distance of 449.25 feet to the POINT OF BEGINNING and containing 39.525 acres of computed land, more or less.

To: \_\_\_\_\_

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 7(a), 7(b1), 7c, 8, 9, and 16, 17, 18 of Table A thereof. The latest field work was completed on 8/12/2025.  
Date of Plat or Map: \_\_\_/\_\_\_/2025



**FLOOD CERTIFICATE**  
As determined by the FLOOD INSURANCE RATE MAPS for Rockwall County, a portion of the subject Property Does appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 09/26/2008 Community Panel No. 48397C0040L subject lot is located in Zone 'X', 'AE' & 'AE-HATCHED' FLOODWAY. If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

- NOTES:**
1. IRF - Iron Rod Found
  2. O.P.R.R.T. - Official Public Records, Rockwall County, Texas.
  3. D.R.R.C.T. - Deed Records, Rockwall County, Texas.
  4. P.R.R.C.T. - Deed Records, Rockwall County, Texas.
  5. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Allterra Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.000145254 was used to scale grid coordinates and distances to surface.
  6. Elevations shown hereon refer to North American Vertical Datum of 1988 (NAVD88), as derived locally from Allterra Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods, tying into City of Rockwall Geodetic Control Monuments "COR-10" and "COR-11"
  7. CAB. - Cabinet
  8. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing.
  9. This property has not been abstracted per the client's request, and this survey was performed without the benefit of a title commitment, all easements may not be shown.
  10. PG. - PAGE
  11. INST - INSTRUMENT
  12. NO. - NUMBER
  13. F.A.U.E. - Fire Lane, Access, and Utility Easement

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 43°46'25" W	10.43'
L2	S 06°30'28" W	48.02'
L3	S 43°47'29" W	226.50'
L4	S 34°42'42" W	336.99'
L5	S 43°47'05" W	50.15'

**LINETYPE TABLE**

	BOUNDARY LINE
	ADJOINER LINE
	EASEMENT LINE
	BUILDING LINE
	STREET CENTERLINE

ALTA/NSPS LAND TITLE SURVEY  
HIGHWAY 205 AND SIDS ROAD  
ROCKWALL, TEXAS 75032

NO.	DATE	REVISION
1.		
2.		
3.		

JOB NO.: 19-0904  
DATE: 8/21/2025  
FIELD DATE: 8/12/2025  
SCALE: 1" = 80'  
DRAWN: J.B.W.  
CHECKED: T.R.M.

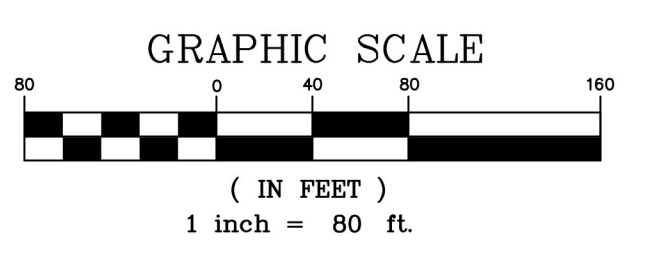
**PEISER & MANKIN SURVEYING, LLC**  
www.peisersurveying.com

1612 HART STREET  
SUITE 201  
SOUTH LAKE, TEXAS 76092  
817-481-1806 (O)

COMMERCIAL  
RESIDENTIAL  
BOUNDARIES  
TOPOGRAPHY  
MORTGAGE

Timothy R. Mankin  
Registered Professional Land Surveyor No. 6122

FIRM No. 100999-00  
Member Since 1977





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

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

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

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

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

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

### NOTES:

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

NW Corner of Hwy 205 & Sids Road, Rockwall, TX 75087

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

NW corner of Hwy 205 & Sids Road, Rockwall, TX -- approx. 9 acres

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

CURRENT ZONING

C2

CURRENT USE

Vacant / Agricultural

PROPOSED ZONING

SUP

PROPOSED USE

Outdoor Entertainment Venue / 200' Tall Driving Range Poles

ACREAGE

9

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

OWNER

APPLICANT

CONTACT PERSON

Rayburn Electric (Land Owner)

*David Naylor*

CONTACT PERSON

Anthony Winkler / Calabrese & Winkler Holdings

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 David Naylor [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

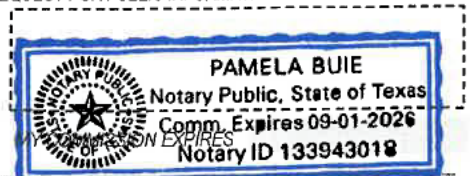
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 335.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14 DAY OF April 2026 BY SIGNING THIS APPLICATION, 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."

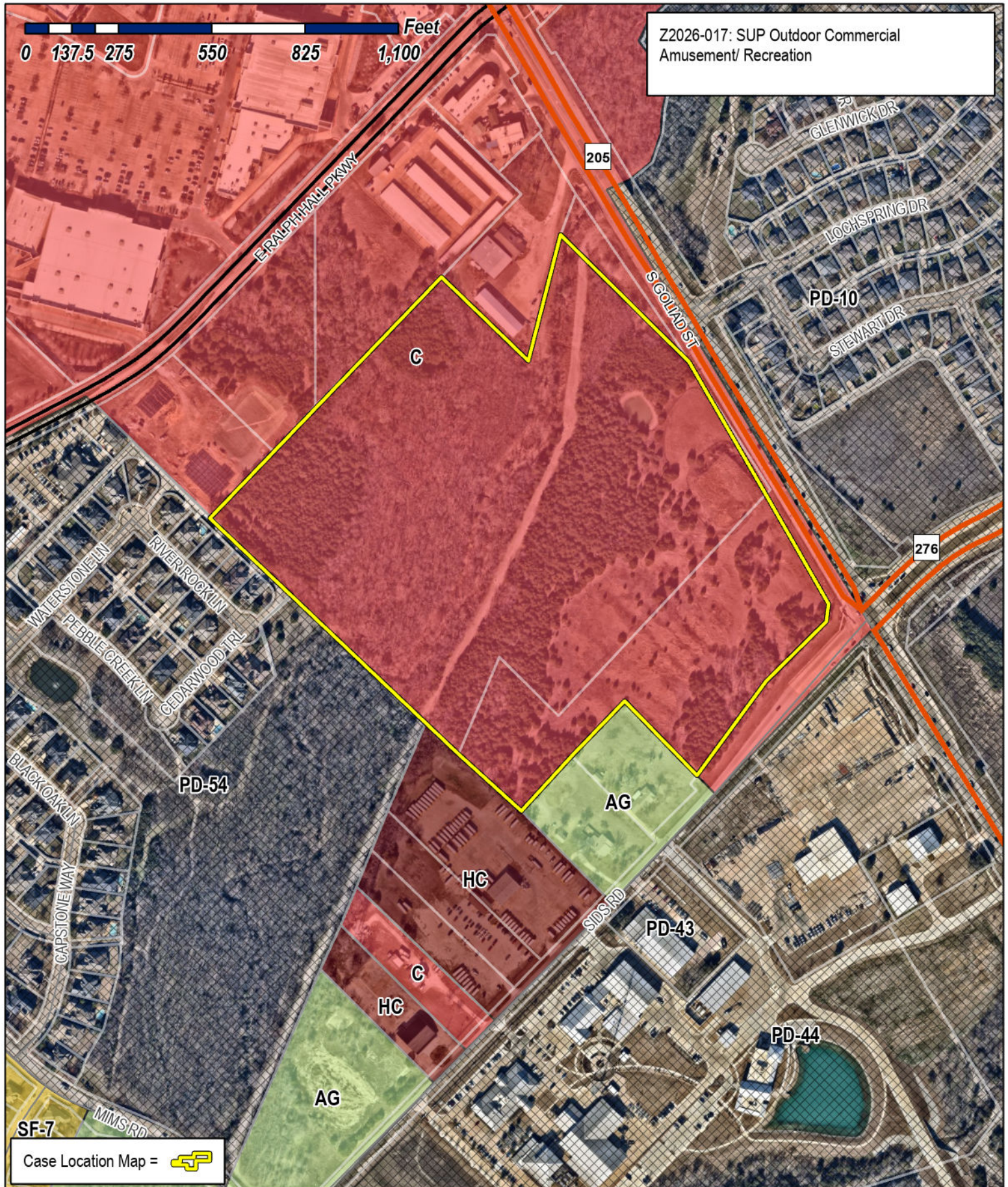
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF April 2026

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS


*P. Buie*





Z2026-017: SUP Outdoor Commercial Amusement/ Recreation

0 137.5 275 550 825 1,100 Feet

Case Location Map = 



# City of Rockwall

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

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

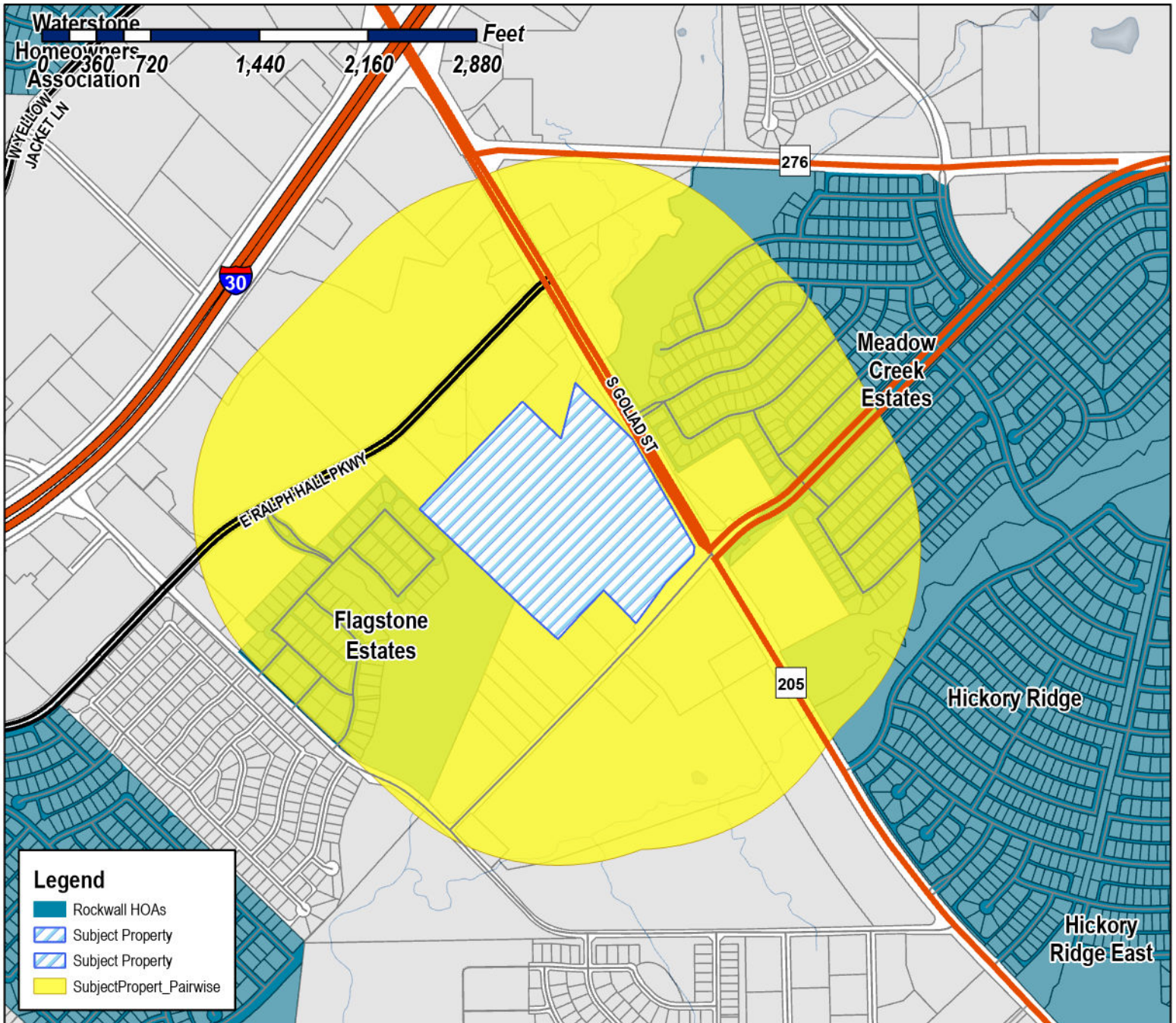




# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
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**Case Number:** Z2026-017  
**Case Name:** SUP for Outdoor Commercial Amusement/Recreation  
**Case Type:** Zoning  
**Zoning:** Commercial (C) District  
**Case Address:** NW Corner of Sids and SH 205



**Date Saved:** 4/21/2026  
 For Questions on this Case Call (972) 771-7745

**From:** [Zavala, Melanie](#)  
**Cc:** [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)  
**Subject:** Neighborhood Notification Program [Z2026-017]  
**Date:** Wednesday, April 22, 2026 9:01:34 AM  
**Attachments:** [Public Notice \(04.21.2026\).pdf](#)  
[HOA Map \(04.21.2026\).pdf](#)

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HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [Friday, April 24, 2026](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, May 12, 2026 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, May 18, 2026 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

-  
Z2026-017: SUP for Outdoor Commercial Amusement/ Recreation

Hold a public hearing to discuss and consider a request by Anthony Winkler of Calabrese & Winkler Holdings on behalf of David Naylor of Rayburn Electric for the approval of a [Specific Use Permit \(SUP\)](#) for Outdoor Commercial Amusement/Recreation and a Structure Exceeding 60-Feet in Height in a Commercial (C) District for a Golf Driving Range on a 39.525-acre parcel of land identified as Lot 1, Block A, Rockwall Hospital Addition and Tract 18 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the northwest corner of the intersection of Sids Road and S. Goliad Street [SH-205], and take any action necessary.

Thank you,

*Melanie Zavala*

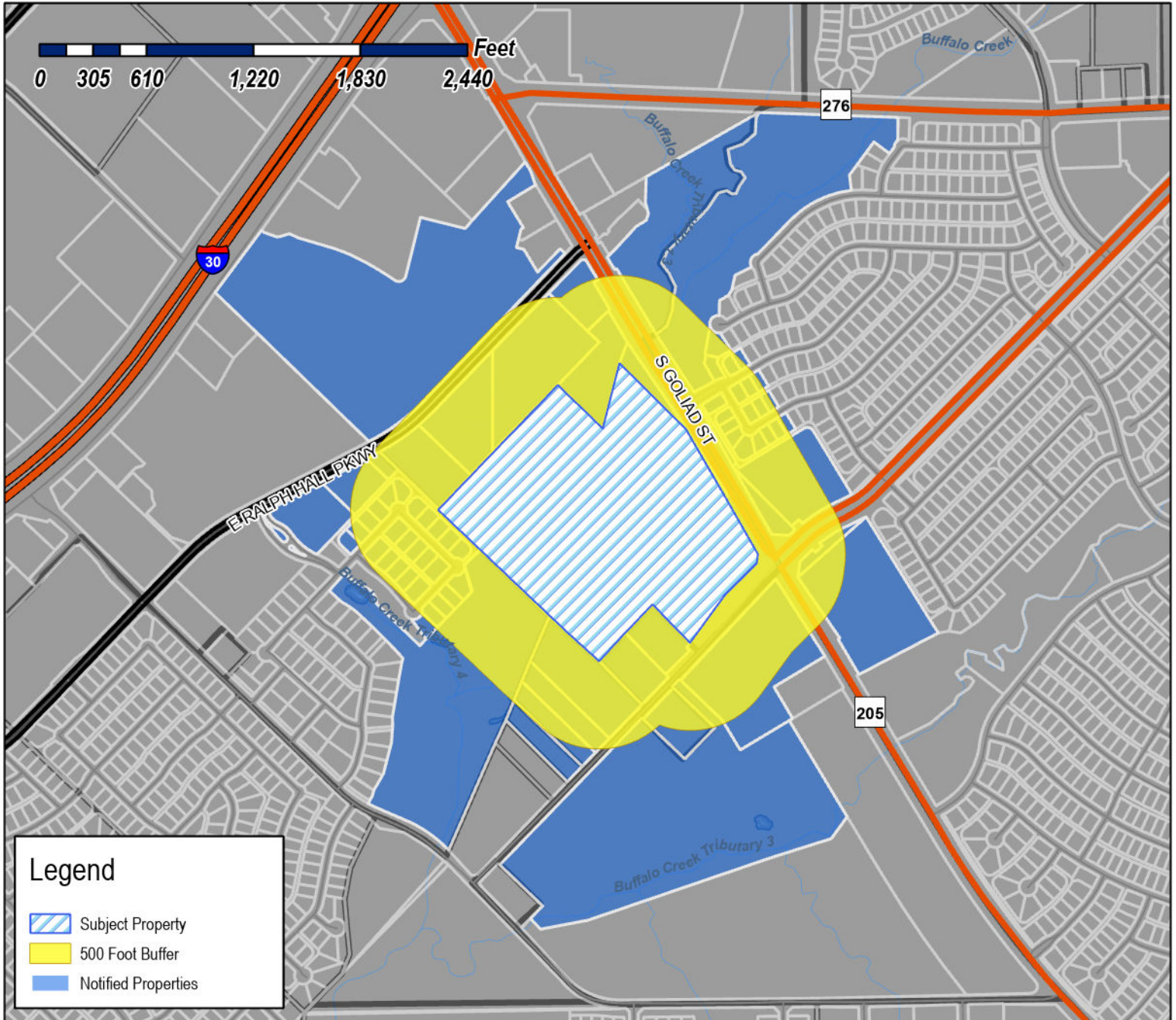
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087  
[Planning & Zoning Rockwall](#)  
972-771-7745 Ext. 6568



# City of Rockwall

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

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**Case Number:** Z2026-017  
**Case Name:** SUP for Outdoor Commercial Amusement/Recreation  
**Case Type:** Zoning  
**Zoning:** Commercial (C) District  
**Case Address:** NW Corner of Sids and SH 205

**Date Saved:** 4/21/2026

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



# 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:

**Z2026-017: SUP for Outdoor Commercial Amusement/Recreation**

Hold a public hearing to discuss and consider a request by Anthony Winkler of Calabrese & Winkler Holdings on behalf of David Naylor of Rayburn Electric for the approval of a Specific Use Permit (SUP) for Outdoor Commercial Amusement/Recreation and a Structure Exceeding 60-Feet in Height in a Commercial (C) District for a Golf Driving Range on a 39.525-acre parcel of land identified as Lot 1, Block A, Rockwall Hospital Addition and Tract 18 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the northwest corner of the intersection of Sids Road and S. Goliad Street [SH-205], 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, May 12, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 18, 2026 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, May 18, 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. Z2026-017: SUP for Outdoor Commercial Amusement/Recreation**

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

RESIDENT  
1430 MADISON DR  
ROCKWALL, TX 75087

DALLAS EAST  
ATTN; JIM VAUDAGNA  
1445 W SAN CARLOS ST  
SAN JOSE, CA 95126

DALLAS EAST  
ATTN; JIM VAUDAGNA  
1445 W SAN CARLOS ST  
SAN JOSE, CA 95126

BURKS GLEN  
1612 AMESBURY LN  
ROCKWALL, TX 75087

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

CITY OF ROCKWALL  
205 W RUSK ST  
ROCKWALL, TX 75087

CUI WEI  
23078 ASPEN KNOLL DR  
DIAMOND BAR, CA 91765

RESIDENT  
2400 S GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
2410 S GOLIAD  
ROCKWALL, TX 75087

HOPE AMBER  
2495 WATERSTONE LANE  
ROCKWALL, TX 75032

PATEL CHETANKUMAR & MANALI AND  
DHIRAJLAL PATEL  
2501 WATERSTONE LN  
ROCKWALL, TX 75032

LOWE JEFFREY A & YUKO  
2506 CEDARWOOD TRL  
ROCKWALL, TX 75032

BRADY ASHLEY & TERENCE II  
2507 WATERSTONE LN  
ROCKWALL, TX 75032

KAISER RONALD DEAN & KATHY L  
2512 CEDARWOOD TRAIL  
ROCKWALL, TX 75032

LISTER CHRISTY F  
2513 WATERSTONE LANE  
ROCKWALL, TX 75032

MURRAY VALETA DENHAM  
2518 CEDARWOOD TRL  
ROCKWALL, TX 75032

RESIDENT  
2519 WATERSTONE LN  
ROCKWALL, TX 75087

TOWNSEND MARK H AND DAWN N  
2524 CEDARWOOD TRL  
ROCKWALL, TX 75032

WESTER JOHN B AND MARICRIS P  
2530 CEDARWOOD TRAIL  
ROCKWALL, TX 75032

RESIDENT  
2655 S GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
2670 S GOLIAD  
ROCKWALL, TX 75087

ROCKWALL SALONS LLC  
3066 WINDING OAKS CIRCLE  
KAUFMAN, TX 75142

ROCKWALL SALONS LLC  
3066 WINDING OAKS CIRCLE  
KAUFMAN, TX 75142

BOULOS LLC  
3134 MARKET CENTER DR  
ROCKWALL, TX 75087

ROCK TWO M LLC  
3160 HOLBROOK RD  
SPRINTOWN, TX 76082

LO WING FAI AND  
MICKY SHING CHI TSUI  
3220 SLEEPY HOLLOW DR  
PLANO, TX 75093

ROBERTS MARLYN & BARBARA  
323 JULIAN DRIVE  
ROCKWALL, TX 75087

SFR OWNWR 2 LLC  
401 E JACKSON ST STE 3000  
TAMPA, FL 33602

ENTROP AUSTIN C AND AMY B  
4602 TOLER ROAD  
ROWLETT, TX 75089

GREENOAKS PROPERTIES INC  
512 SUNSTONE DR  
IRVING, TX 75060

RM3 SFR A LLC  
600 GALLERIA PKWY SE STE 300  
Dallas, GA 75240

HOPPLE JUSTIN A  
760 PEBBLE CREEK LN  
ROCKWALL, TX 75032

MABERY TREVOR L AND  
LAUREN E BAILEY  
766 PEBBLE CREEK LANE  
ROCKWALL, TX 75032

BRADLEY DERRICK & ASHLEY  
772 PEBBLE CREEK LN  
ROCKWALL, TX 75032

JONES PAMELA S  
776 RIVER ROCK LN  
ROCKWALL, TX 75087

MOYA ELI C III  
778 PEBBLE CREEK LN  
ROCKWALL, TX 75032

RESIDENT  
779 RIVER ROCK LN  
ROCKWALL, TX 75087

RESIDENT  
784 RIVER ROCK LN  
ROCKWALL, TX 75087

CHIVVIS DAVID  
784 PEBBLE CREEK LN  
ROCKWALL, TX 75032

CARTER DAVID W AND JODI I  
785 RIVER ROCK LANE  
ROCKWALL, TX 75032

MCCOY NICOLE M  
790 RIVER ROCK LN  
ROCKWALL, TX 75032

APRIL MONTEMAYOR LIVING TRUST  
APRIL ELIZABETH MONTEMAYOR - TRUSTEE  
791 RIVER ROCK LN  
ROCKWALL, TX 75032

ZILINSKAS MATTHEW & CAROL  
796 RIVER ROCK LANE  
ROCKWALL, TX 75032

HERVEY MICHAEL AND KATHALEEN  
797 RIVER ROCK LN  
ROCKWALL, TX 75032

ROCKWALL I S D  
801 E WASHINGTON ST  
ROCKWALL, TX 75087

HENDERSON DAVID AND CHERYL  
802 RIVER ROCK LN  
ROCKWALL, TX 75032

COLE DONALD J AND LAUREL J  
803 RIVER ROCK LANE  
ROCKWALL, TX 75032

NELSON DAVID & TRACY D  
808 RIVER ROCK LN  
ROCKWALL, TX 75032

RESIDENT  
810 E RALPH HALL PKWY  
ROCKWALL, TX 75087

HERITAGE MONTESSORI ACADEMY OF ALLEN  
LLC  
811 S Central Expy Ste 306  
Richardson, TX 75080

RESIDENT  
860 E RALPH HALL PKWY  
ROCKWALL, TX 75087

205 AND 276 PARTNERS  
8750 N Central Expy Ste 1735  
Dallas, TX 75231

RESIDENT  
880 E RALPH HALL PKWY  
ROCKWALL, TX 75087

STROTHER, CATHY  
8935 CR 589  
NEVADA, TX 75173

RESIDENT  
950 SIDS RD  
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC COOPERATIVE,  
INC  
950 SIDS RD  
ROCKWALL, TX 75032

RESIDENT  
960 SIDS RD  
ROCKWALL, TX 75087

RESIDENT  
965 SIDS RD  
ROCKWALL, TX 75087

RESIDENT  
981 SIDS RD  
ROCKWALL, TX 75087

RESIDENT  
992 SIDS RD  
ROCKWALL, TX 75087

RESIDENT  
995 SIDS RD  
ROCKWALL, TX 75087

BUFFALO COUNTRY PROPERTIES LLC  
P.O. BOX 260288  
PLANO, TX 75026

INTERMED SERVICES MANAGEMENT CO LP  
PO BOX 1279  
SULPHUR SPRINGS, TX 75483

RAYBURN COUNTRY ELECTRIC CORP INC  
PO BOX 37  
ROCKWALL, TX 75087

TO CARNEY ENGINEERING, PLLC:

This is to certify that I have, this date, made an on the ground survey of the property located on Highway 205 and Sids Road in the City of Rockwall, Texas, described as follows:

BEING that certain tract of land situated in the J.D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas and being all that certain tract of land conveyed to Howell MTR RE, LLC, by Special Warranty Deed recorded in Instrument Number 2018000021428, Official Public Records, Rockwall County, Texas, and being a portion of Lot 1, Block A, Rockwall Hospital Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Page 133, Map Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with "Stovall Assoc." yellow cap found for the most southerly corner of said Howell tract, same being the most southerly corner of said Lot 1, same being in the northeasterly line of that certain tract of land conveyed to Rockwall ISD, by deed recorded in Volume 2221, Page 295, Deed Records, Rockwall County, Texas, same being the west corner of that certain tract of land conveyed to Two Raider Ventures, LLC, by deed recorded in Instrument Number 20190000015332, said Official Public Records;

THENCE North 45 deg. 50 min. 39 sec. West, along the common line of said Howell tract and said Rockwall ISD tract, a distance of 239.17 feet to a 1/2 inch iron rod with "Peiser & Mankin SURV" red plastic cap set (hereinafter referred to as 1/2 inch iron rod set) for the most westerly corner of said Lot 1;

THENCE North 45 deg. 50 min. 24 sec. West, continuing along the common line of said Howell tract and said Rockwall ISD tract, passing the north corner of said Rockwall ISD tract, same being the east corner of a Drainage ROW/Open Space/Natural Area to The City of Rockwall per plat recorded in Cabinet G, Slide 23, aforesaid Map Records, and continuing along the common line of said Howell tract and said Drainage ROW, passing the north corner of said Drainage ROW, same being the east corner of Flagstone Estates, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 26, said Map Records, and continuing along the common line of said Howell tract and said Flagstone Estates, a total distance of 1018.06 feet to a 1/2 inch iron rod with illegible yellow cap found for the west corner of said Howell tract, same being the south corner of Lot 13, Rockwall Business Park East Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 20220000015606, Official Public Records, Rockwall County, Texas;

THENCE North 44 deg. 02 min. 25 sec. East, along the common line of said Howell tract and said Lot 13, passing the east corner of said Lot 13, same being the south corner of Lot 14, said Rockwall Business Park East, and continuing along the common line of said Howell tract and said Lot 14, passing the east corner of said Lot 14, same being the south corner of Lot 1, Block C, Rockwall Business Park East, Phase Three, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet B, Slide 291, said Map Records, Rockwall County, Texas, and continuing along the common line of said Howell tract and said Lot 1, Block C, a total distance of 981.14 feet to a 1/2 inch iron rod set for a north corner of said Howell tract, same being the west corner of Lot 1, Block A, Roadside Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 2022000006322, said Official Public Records, Rockwall County, Texas;

THENCE along the common line of said Howell tract and said Lot 1 as follows:  
South 46 deg. 18 min. 59 sec. East, a distance of 355.86 feet to a 1/2 inch iron rod set for corner, same being the south corner of said Lot 1;

North 13 deg. 30 min. 14 sec. East, a distance of 387.20 feet to a 1/2 inch iron rod set for the most easterly north corner of said Howell tract, same being the west corner of that certain tract of land conveyed to State of Texas, by deed recorded in Volume 31, Page 510, said Deed Records;

THENCE South 46 deg. 00 min. 37 sec. East, along the common line of said Howell tract and said State of Texas tract, a distance of 528.19 feet to a 1/2 inch iron rod set for corner, same being in the southwesterly right-of-way line of State Highway 205 (variable width right-of-way);

THENCE South 31 deg. 03 min. 19 sec. East, along the common line of said Howell tract and said State Highway 205, a distance of 476.76 feet to a 1/2 inch iron rod set for corner;

THENCE South 43 deg. 46 min. 25 sec. West, continuing along the common line of said Howell tract and said State Highway 205, a distance of 104.3 feet to a 1/2 inch iron rod set for corner, same being the north corner of aforesaid Lot 1, Block A;

THENCE South 31 deg. 10 min. 20 sec. East, continuing along the common line of said Howell tract and said State Highway 205, a distance of 363.02 feet to a 1/2 inch iron rod set for an east corner of said Howell tract, same being the north end of a corner clip in the intersection of said State Highway 205 and Sids Road (variable width right-of-way);

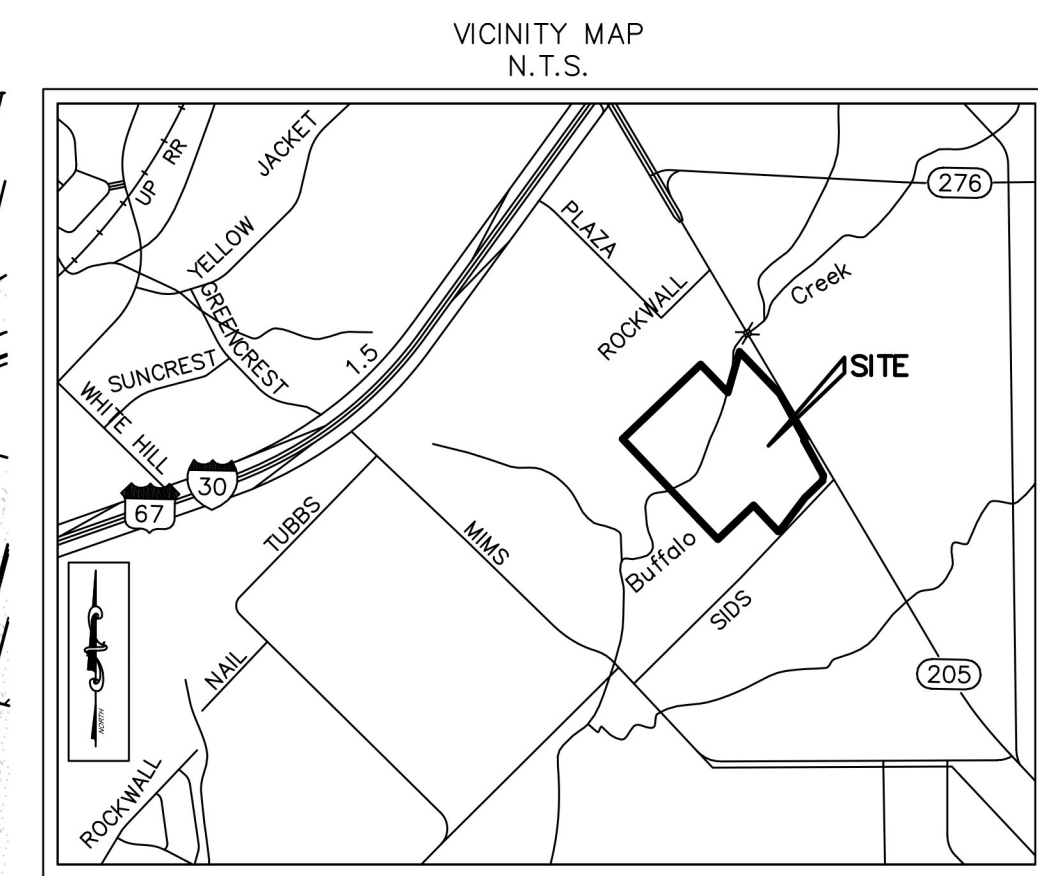
THENCE South 06 deg. 30 min. 28 sec. West, along the common line of said Howell tract and said corner clip, a distance of 48.02 feet, to a 1/2 inch iron rod set for the south end of said corner clip;

THENCE along the common line of said Howell tract and said Sids Road as follows:  
South 43 deg. 47 min. 29 sec. West, a distance of 226.50 feet to a 1/2 inch iron rod with pink "TXDOT" plastic cap found for angle point;  
South 34 deg. 42 min. 42 sec. West, a distance of 336.99 feet to a 60D nail found;  
South 43 deg. 47 min. 05 sec. West, a distance of 50.15 feet to a 1/2 inch iron rod set for the south corner of said Howell tract, same being in a south line of aforesaid Lot 1, Block A, same being in the northeast line of that certain tract of land conveyed to Glen Burks & Paulette Burks, by deed recorded in Volume 101, Page 958, aforesaid Deed Records;

THENCE along the common line of said Howell tract and said Burks tract as follows:  
North 45 deg. 33 min. 29 sec. West, a distance of 326.36 feet to a 1/2 inch iron rod found for corner, same being the north corner of said Burks tract;  
South 44 deg. 06 min. 56 sec. West, passing the west corner of said Burks tract, same being the north corner of aforesaid Two Raider Venture tract, and continuing along the common line of said Howell tract and said Two Raider Venture tract, a total distance of 449.25 feet to the POINT OF BEGINNING and containing 39.525 acres of computed land, more or less.

To: \_\_\_\_\_

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 7(a), 7(b1), 7c, 8, 9, and 16, 17, 18 of Table A thereof. The latest field work was completed on 8/12/2025.  
Date of Plat or Map: \_\_\_/\_\_\_/2025



FLOOD CERTIFICATE  
As determined by the FLOOD INSURANCE RATE MAPS for Rockwall County, a portion of the subject Property Does appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 09/26/2008 Community Panel No. 48397C0040L subject lot is located in Zone 'X', 'AE' & 'AE-HATCHED' FLOODWAY.  
If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

- NOTES:  
1. IRF - Iron Rod Found  
2. O.P.R.R.T. - Official Public Records, Rockwall County, Texas.  
3. D.R.R.C.T. - Deed Records, Rockwall County, Texas.  
4. P.R.R.C.T. - Deed Records, Rockwall County, Texas.  
5. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Allterra Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.000145254 was used to scale grid coordinates and distances to surface.  
6. Elevations shown hereon refer to North American Vertical Datum of 1988 (NAVD88), as derived locally from Allterra Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods, tying into City of Rockwall Geodetic Control Monuments "COR-10" and "COR-11"  
7. CAB. - Cabinet  
8. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing.  
9. This property has not been abstracted per the client's request, and this survey was performed without the benefit of a title commitment, all easements may not be shown.  
10. PG. - PAGE  
11. INST - INSTRUMENT  
12. NO. - NUMBER  
13. F.A.U.E. - Fire Lane, Access, and Utility Easement

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 43°46'25" W	10.43'
L2	S 06°30'28" W	48.02'
L3	S 43°47'29" W	226.50'
L4	S 34°42'42" W	336.99'
L5	S 43°47'05" W	50.15'

LINETYPE TABLE

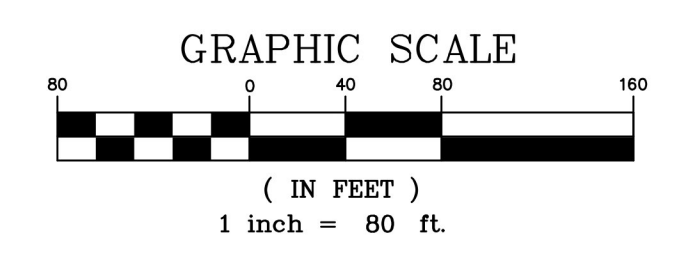
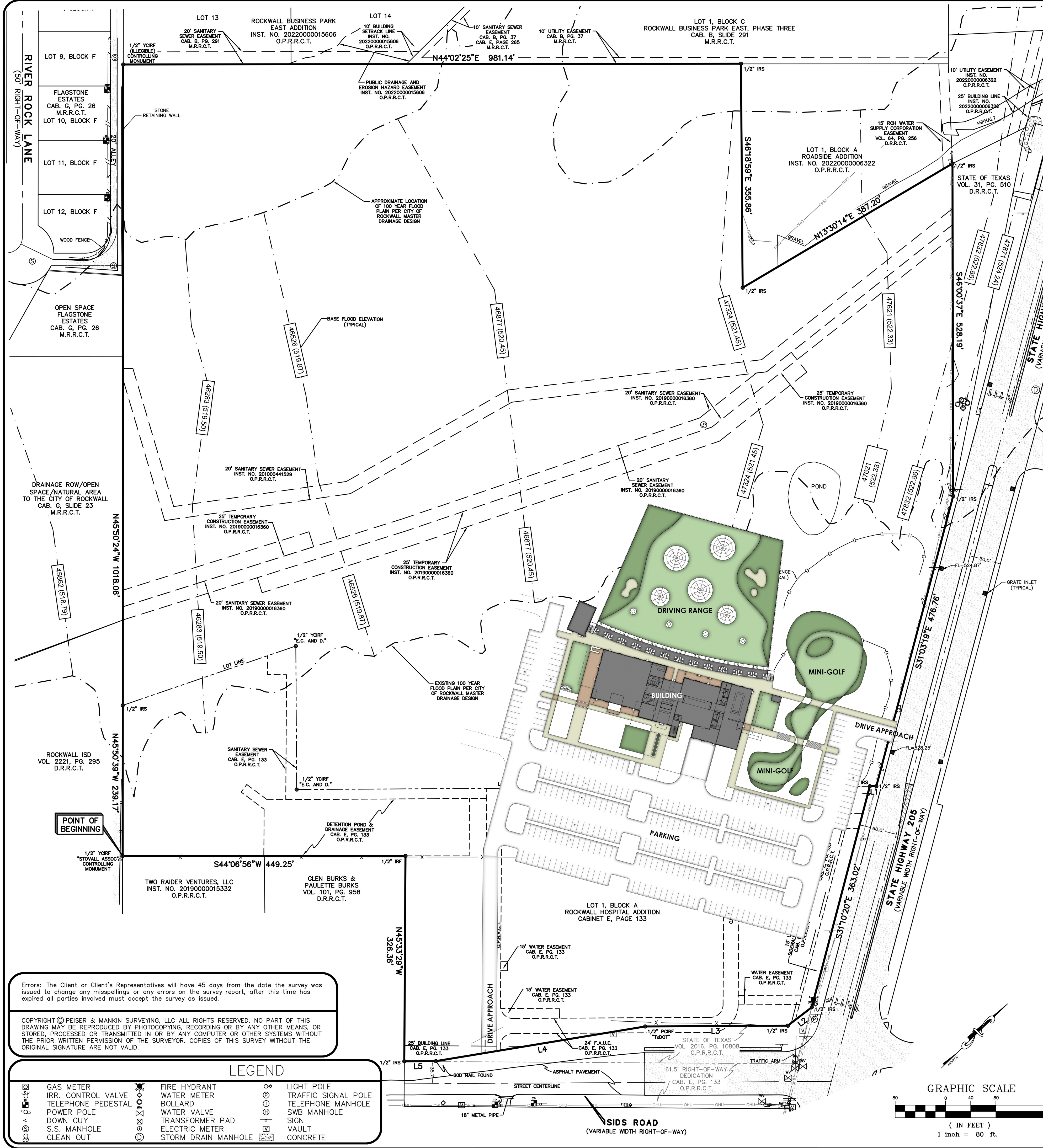
LINE TYPE	DESCRIPTION
---	BOUNDARY LINE
- - -	ADJOINER LINE
---	EASEMENT LINE
---	BUILDING LINE
---	STREET CENTERLINE

ALTA/NSPS LAND TITLE SURVEY  
HIGHWAY 205 AND SIDS ROAD  
ROCKWALL, TEXAS 75032

REVISION TABLE

NO.	DATE	REVISION
1.		
2.		
3.		

JOB NO.: 19-0904  
DATE: 8/21/2025  
FIELD DATE: 8/12/2025  
SCALE: 1" = 80'  
FIELD: E.M.  
DRAWN: J.B.W.  
CHECKED: T.R.M.  
PEISER & MANKIN SURVEYING, LLC  
www.peisersurveying.com  
1612 HART STREET SUITE 201 SOUTH LAKE, TEXAS 76092 817-481-1806 (O)  
COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE  
Timothy R. Mankin Registered Professional Land Surveyor No. 6122  
FIRM No. 100999-00 Member Since 1977

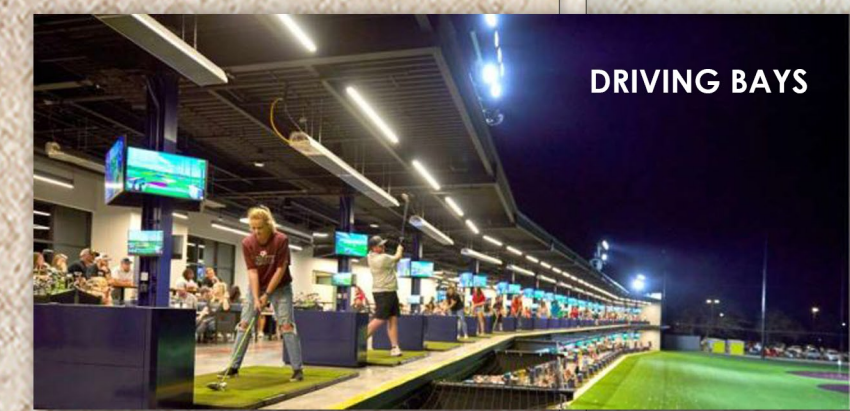


Errors: The Client or Client's Representatives will have 45 days from the date the survey was issued to change any misspellings or any errors on the survey report, after this time has expired all parties involved must accept the survey as issued.

COPYRIGHT © PEISER & MANKIN SURVEYING, LLC ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS OR STORED, PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS SURVEY WITHOUT THE ORIGINAL SIGNATURE ARE NOT VALID.

LEGEND

○	GAS METER	○	FIRE HYDRANT	○	LIGHT POLE
○	IRR. CONTROL VALVE	○	WATER METER	○	TRAFFIC SIGNAL POLE
○	TELEPHONE PEDESTAL	○	BOLLARD	○	TELEPHONE MANHOLE
○	POWER POLE	○	WATER VALVE	○	SWR MANHOLE
○	DOWN GUY	○	TRANSFORMER PAD	○	SIGN
○	S.S. MANHOLE	○	ELECTRIC METER	○	VAULT
○	CLEAN OUT	○	STORM DRAIN MANHOLE	○	CONCRETE



DRIVING BAYS



MATERIAL SCHEME



INSPIRATION IMAGES



DRIVING RANGE NETTING and STRUCTURAL SUPPORTS BEYOND 200' TALL



MINI-GOLF

30'-0" EL. - TO PARAPET

25'-0" EL. - TO ROOF

15'-0" EL. - 2ND FLOOR

0'-0" EL.

35'-0" EL. - TO PARAPET

NETTING & POLES



DRIVING BAYS BEYOND

EVENT CENTER

FENCED YARD

STAGE

MAIN ENTRY

DECK

STONE

TXS

TXS

RECEIVING AREA SCREENS

the DONKEY

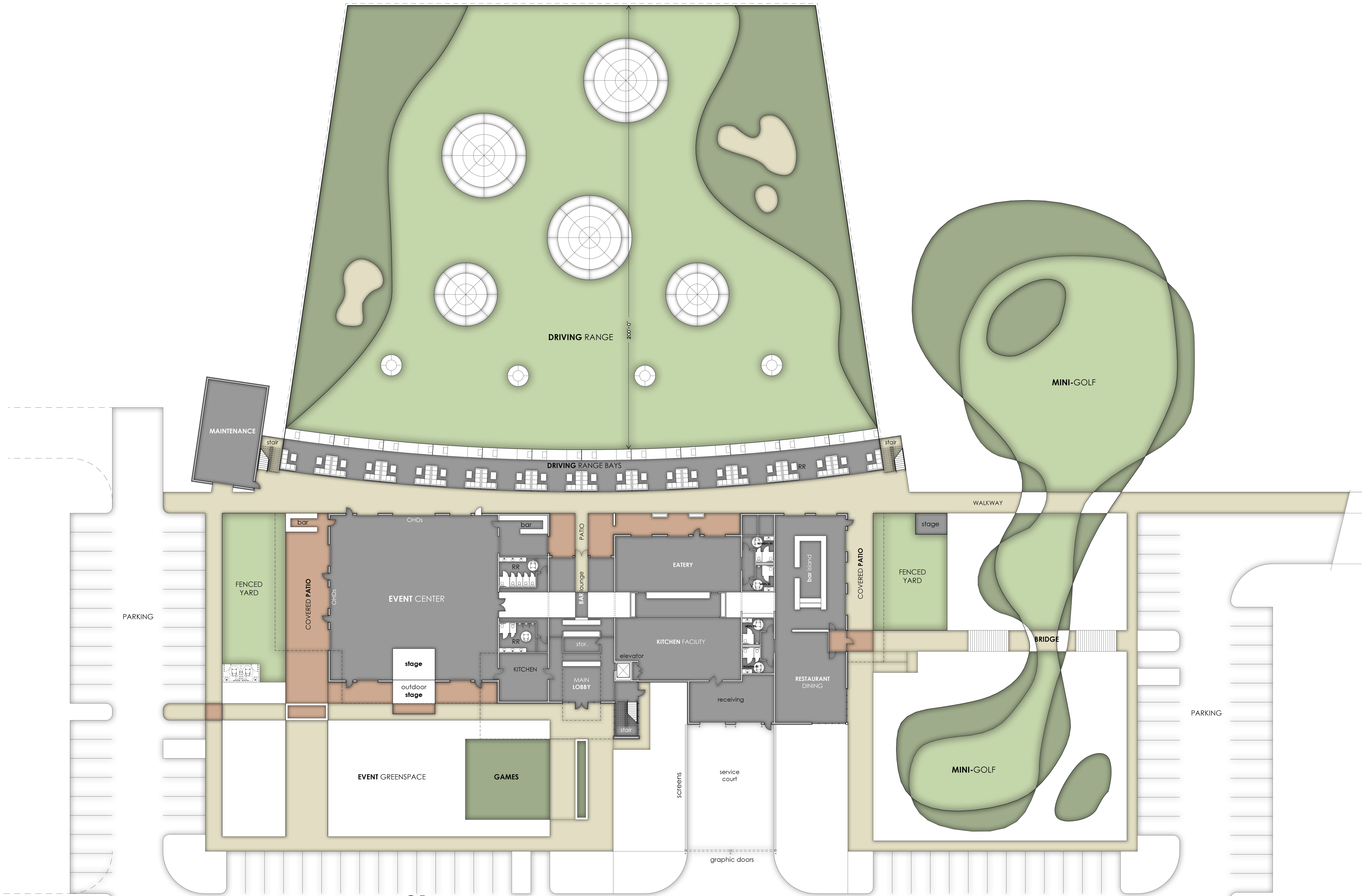
DRIVING BAYS BEYOND

FENCED YARD

# FRONT ELEVATION TEXAS SOCIAL \_ 205 ROCKWALL TX \_ CONCEPT DESIGN

THIS DRAWING IS FOR PRELIMINARY REFERENCE PURPOSES ONLY \_ NOT TO BE USED FOR PERMITTING OR CONSTRUCTION

SCALE \_ 3/32" = 1'-0" @ 24"x36" FORMAT

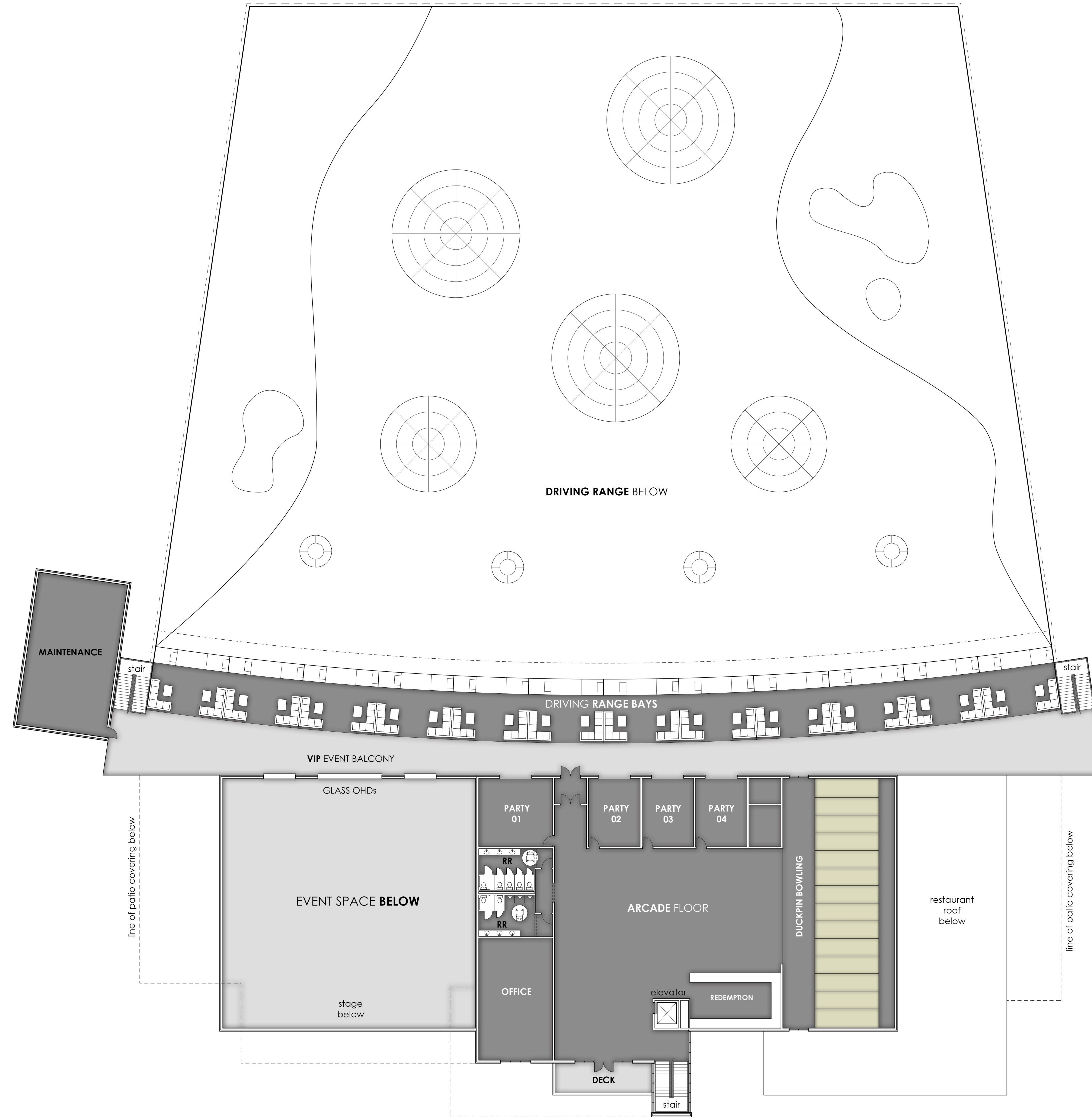


**FLOOR PLAN \_ LEVEL 01**  
**TEXAS SOCIAL \_ 205 ROCKWALL TX \_ CONCEPT DESIGN**

THIS DRAWING IS FOR PRELIMINARY REFERENCE PURPOSES ONLY \_ NOT TO BE USED FOR PERMITTING OR CONSTRUCTION

SCALE \_ 1" = 20'-0" @ 24"x36" FORMAT

**KILLIAN**  
 STUDIO OF ARCHITECTURE  
 WWW.KENKILLIAN.COM  
 TEL 214.457.3652 | EMAIL KRK@KENKILLIAN.COM  
 3400 N CENTRAL EXPY | STUDIO 110-307  
 RICHARDSON, TX 75080

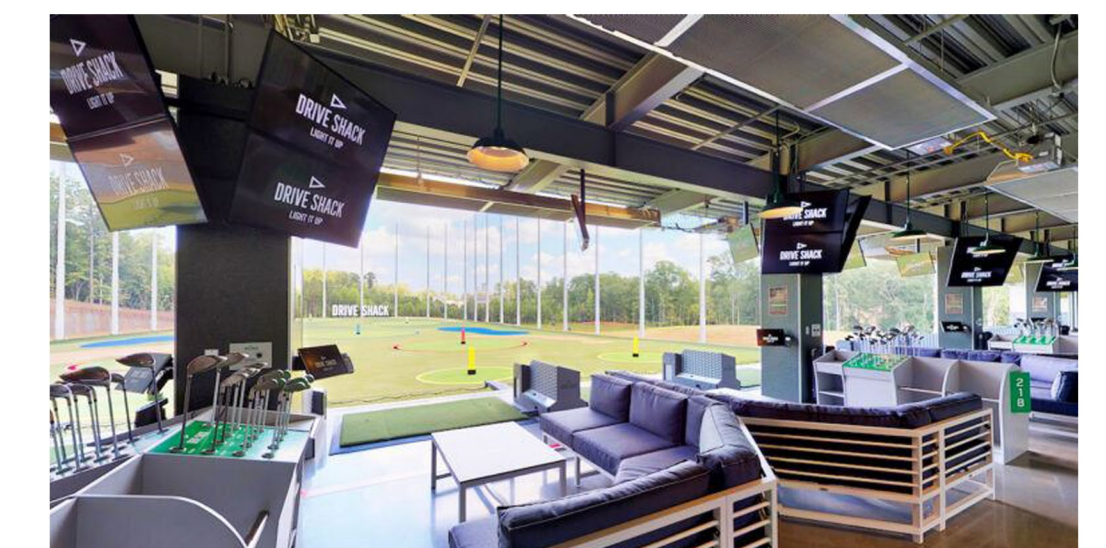


FLOOR PLAN \_ LEVEL 02

TEXAS SOCIAL \_ 205 ROCKWALL TX \_ CONCEPT DESIGN

THIS DRAWING IS FOR PRELIMINARY REFERENCE PURPOSES ONLY \_ NOT TO BE USED FOR PERMITTING OR CONSTRUCTION

SCALE \_ 1" = 20'-0" @ 24"x36" FORMAT



INSPIRATION IMAGES

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3400 N CENTRAL EXPY | STUDIO 110-307  
RICHARDSON, TX 75080

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING *ORDINANCE NO. 25-34* AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR *OUTDOOR COMMERCIAL AMUSEMENT/RECREATION* AND A *STRUCTURE EXCEEDING 60-FEET IN HEIGHT IN A COMMERCIAL (C) DISTRICT* FOR A *GOLF DRIVING RANGE* ON A 39.525-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK A, ROCKWALL HOSPITAL ADDITION AND TRACT 18 OF THE J. D. MCFARLAND SURVEY, ABSTRACT NO. 145, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, a request has been made by Anthony Winkler of Calabrese & Winkler Holdings on behalf of David Naylor of Rayburn Electric for the approval of a Specific Use Permit (SUP) for *Outdoor Commercial Amusement/Recreation* and a *Structure Exceeding 60-Feet in Height in a Commercial (C) District* for a *Golf Driving Range* on a 39.525-acre parcel of land, zoned Commercial (C) District, being identified as Lot 1, Block A, Rockwall Hospital Addition and Tract 18 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, generally located at the northwest corner of the intersection of Sids Road and S. Goliad Street [*SH-205*], and being more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that *Ordinance No. 25-34 (S-365)* and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

**SECTION 1.** That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 25-34 (S-365)*.

**SECTION 2.** That the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *Golf Driving Range* with *Outdoor Commercial Amusement/Recreation* and a *Structure Exceeding 60-Feet in Height in a Commercial (C) District* as stipulated by Article 04, *Permissible Uses*, and Article 05, *District Development Standards*, of

the Unified Development Code [*Ordinance No. 20-02*] on the *Subject Property*; and

**SECTION 3.** That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Subsection 01.01, *Land Use Schedule*, and Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, and Subsection 04.01, *General Commercial District Standards*, and Subsection 04.05, *Commercial (C) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall -- as heretofore amended and may be amended in the future -- and with the following conditions:

### 3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Golf Driving Range* and *Outdoor Commercial Amusement/Recreation* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The development and operation of a *Golf Driving Range* and *Outdoor Commercial Amusement/Recreation* shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.
- 2) The maximum height of the netting and support structures shall not exceed 200-feet and shall generally conform to *Exhibit 'C'* of this ordinance.

### 3.2 COMPLIANCE

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

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

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

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

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

**SECTION 7.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

**SECTION 8.** That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 1<sup>ST</sup> DAY OF JUNE, 2026.**

\_\_\_\_\_  
Tim McCallum, *Mayor*

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: May 18, 2026

2<sup>nd</sup> Reading: June 1, 2026

**Exhibit 'A':**  
*Legal Description*

**BEING** that certain tract of land situated in the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas and being all that certain tract of land conveyed to Howell MTN R.E., LLC, by Special Warranty Deed recorded in Instrument Number 2018000041248, Official Public Records, Rockwall County, Texas, and being a portion of Lot 1, Block A, Rockwall Hospital Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Page 133, Map Records, Rockwall County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron rod with "Stovall Assoc" yellow cap found for the most southerly corner of said Howell tract, same being the most southerly corner of said Lot 1, same being in the northeasterly line of that certain tract of land conveyed to Rockwall ISD, by deed recorded in Volume 2221, Page 295, Deed Records, Rockwall County, Texas, same being the west corner of that certain tract of land conveyed to Two Raider Ventures, LLC, by deed recorded in Instrument Number 2019000015332, said Official Public Records;

**THENCE** North 45 deg. 50 min. 39 sec. West, along the common line of said Howell tract and said Rockwall ISD tract, a distance of 239.17 feet to a 1/2-inch iron rod with "Peiser & Mankin SURV" red plastic cap set (hereinafter referred to as 1/2-inch iron rod set) for the most westerly corner of said Lot 1;

**THENCE** North 45 deg. 50 min. 24 sec. West, continuing along the common line of said Howell tract and said Rockwall ISD tract, passing the north corner of said Rockwall ISD tract, same being the east corner of a Drainage ROW/Open Space/Natural Area to the City of Rockwall per plat recorded in Cabinet G, Slide 23, aforesaid Map Records, and continuing along the common line of said Howell tract and said Drainage ROW, passing the north corner of said Drainage ROW, same being the east corner of Flagstone Estates, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 26, Map Records, and continuing along the common line of said Howell tract and said Flagstone Estates, a total distance of 1018.06 feet to a 1/2 inch iron rod with illegible yellow cap found for the west corner of said Howell tract, same being the south corner of Lot 13, Rockwall Business Park East Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 20220000015606, Official Public Records, Rockwall County, Texas;

**THENCE** North 44 deg. 02 min. 25 sec. East, along the common line of said Howell tract and said Lot 13, passing the east corner of said Lot 13, same being the south corner of Lot 14, said Rockwall Business Park East, and continuing along the common line of said Howell tract and said Lot 14, passing the east corner of said Lot 14, same being the south corner of Lot 1, Block C, Rockwall Business Park East, Phase Three, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet B, Slide 291, said Map Records, Rockwall County, Texas, and continuing along the common line of said Howell tract and said Lot 1, Block C, a total distance of 981.14 feet to a 1/2 inch iron rod set for the north corner of said Howell tract, same being the west corner of Lot 1, Block A, Roadside Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 20220000006522, said Official Public Records, Rockwall County, Texas;

**THENCE** along the common line of said Howell tract and said Lot 1 as follows:  
South 46 deg. 18 min. 59 sec. East, a distance of 355.86 feet to a 1/2-inch iron rod set for corner, same being the south corner of said Lot 1;  
North 13 deg. 30 min. 14 sec. East, a distance of 387.20 feet to a 1/2-inch iron rod set for the most easterly north corner of said Howell tract, same being the west corner of that certain tract of land conveyed to State of Texas, by deed recorded in Volume 31, Page 510, said Deed Records;

**THENCE** South 46 deg. 00 min. 37 sec. East, along the common line of said Howell tract and said State of Texas tract, a distance of 528.19 feet to a 1/2-inch iron rod set for corner, same being in the southeasterly right-of-way line of State Highway 205 (variable width right-of-way);

**THENCE** South 31 deg. 03 min. 19 sec. East, along the common line of said Howell tract and said State Highway 205, a distance of 476.76 feet to a 1/2-inch iron rod set for corner;

**Exhibit 'A':**  
*Legal Description*

**THENCE** South 43 deg. 46 min. 25 sec. West, continuing along the common line of said Howell tract and said State Highway 205, a distance of 10.43 feet to a 1/2-inch iron rod set for corner, same being the north corner of aforesaid Lot 1, Block A;

**THENCE** South 31 deg. 10 min. 20 sec. East, continuing along the common line of said Howell tract and said State Highway 205, a distance of 363.02 feet to a 1/2-inch iron rod set for an east corner of said Howell tract, same being the north end of a corner clip in the intersection of said State Highway 205 and Sids Road (variable width right-of-way);

**THENCE** South 06 deg. 30 min. 28 sec. West, along the common line of said Howell tract and said corner clip, a distance of 48.02 feet, to a 1/2-inch iron rod set for the south end of said corner clip;

**THENCE** along the common line of said Howell tract and said Sids Road as follows:  
South 43 deg. 47 min. 29 sec. West, a distance of 226.50 feet to a 1/2-inch iron rod with pink "TXDOT" plastic cap found for angle point;  
South 34 deg. 42 min. 42 sec. West, a distance of 336.99 feet to a 60D nail found;  
South 43 deg. 47 min. 05 sec. West, a distance of 50.15 feet to a 1/2-inch iron rod set for the south corner of said Howell tract, same being in a south line of aforesaid Lot 1, Block A, same being in the northeast line of that certain tract of land conveyed to Glen Burks & Paulette Burks, by deed recorded in Volume 101, Page 958, aforesaid Deed Records;

**THENCE** along the common line of said Howell tract and said Burks tract as follows:  
North 45 deg. 33 min. 29 sec. West, a distance of 326.36 feet to a 1/2-inch iron rod found for corner, same being the north corner of said Burks tract;  
South 44 deg. 06 min. 56 sec. West, passing the west corner of said Burks tract, same being the north corner of aforesaid Two Raider Ventures tract, and continuing along the common line of said Howell tract and said Two Raider Ventures tract, a total distance of 449.25 feet to the **POINT OF BEGINNING** and containing 39.525 acres of computed land, more or less.





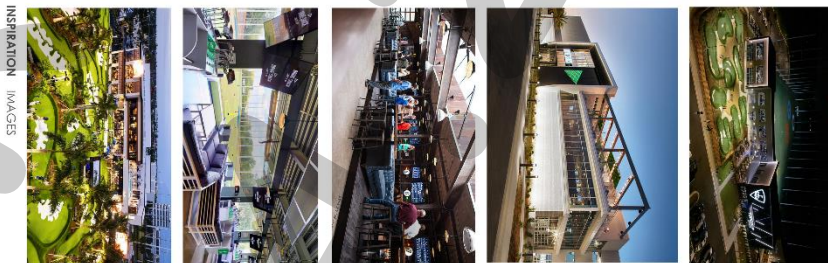
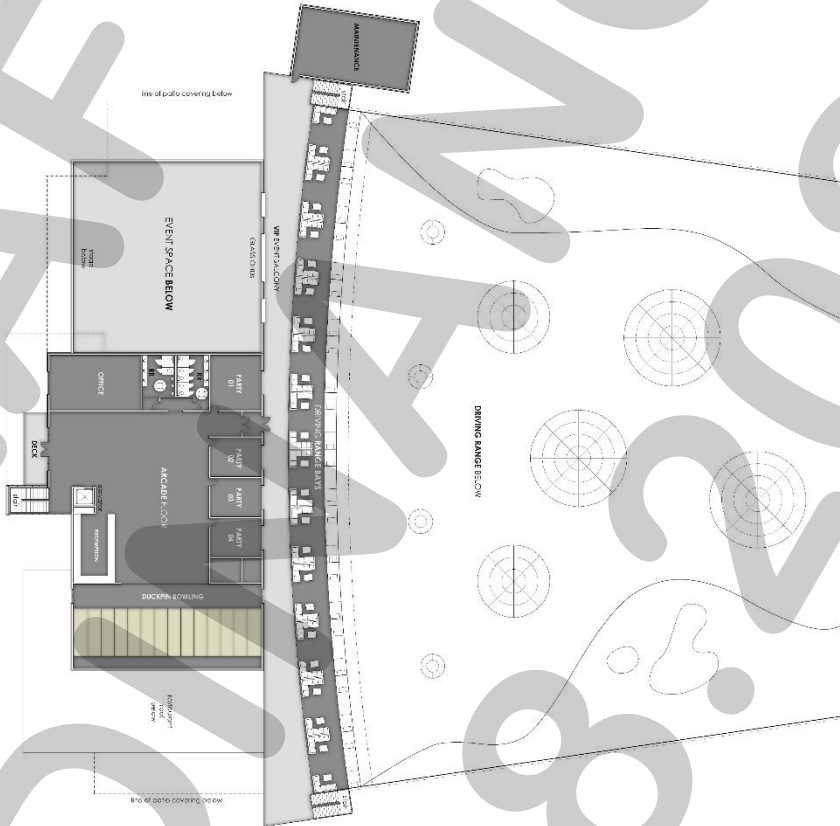
**Exhibit 'B':  
Concept Plan**

TEXAS SOCIAL \_ 205 ROCKWALL TX \_ CONCEPT DESIGN

THIS DRAWING IS FOR PRELIMINARY REFERENCE PURPOSES ONLY AND IS TO BE USED FOR PRESENTING OR CONSULTATION

FLOOR PLAN \_ LEVEL 02

SCALE: 1" = 20'-0" (20'x28" GRAPH)

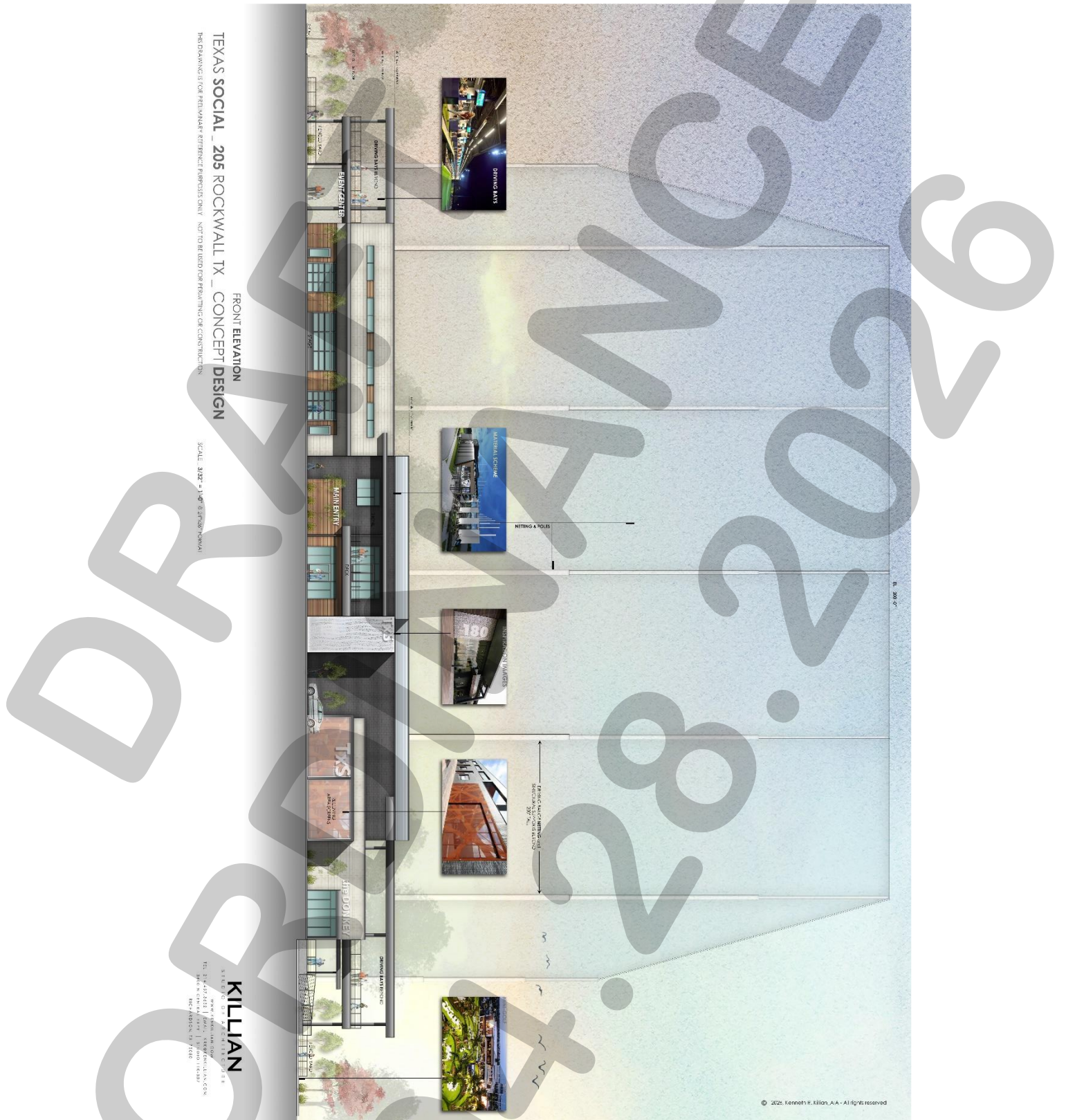


INSPIRATION IMAGES

**KILLIAN**  
STUDIO OF ARCHITECTURE  
WWW.KILLIAN.COM  
TEL: 214.485.1100 | FAX: 214.485.1101  
3020 W. KILPATRICK, SUITE 1000  
FITCHSPRING, TX 75438

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**Exhibit 'C':  
Golf Netting Height**



TEXAS SOCIAL \_ 205 ROCKWALL TX \_ CONCEPT DESIGN  
THIS DRAWING IS FOR PRELIMINARY REFERENCE PURPOSES ONLY. NOT TO BE USED FOR PERMITTING OR CONSTRUCTION.

SCALE: 3/32" = 1'-0" @ 20'x30' ROKWALL

**KILLIAN**  
STUDIO OF ARCHITECTURE  
TEL: 214-424-2211 | WWW.KILLIANARCH.COM  
10000 ROCKWALL AVENUE, SUITE 100  
ROCKWALL, TX 75087

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# 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:** May 12, 2025  
**APPLICANT:** Anthony Winkler; *Calabrese & Winkler Holdings*  
**CASE NUMBER:** Z2026-017; *Specific Use Permit (SUP) for Texas Social*

---

### SUMMARY

Hold a public hearing to discuss and consider a request by Anthony Winkler of Calabrese & Winkler Holdings on behalf of David Naylor of Rayburn Electric for the approval of a Specific Use Permit (SUP) for *Outdoor Commercial Amusement/Recreation* and a *Structure Exceeding 60-Feet in Height in a Commercial (C) District* for a *Golf Driving Range* on a 39.525-acre parcel of land identified as Lot 1, Block A, Rockwall Hospital Addition and Tract 18 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the northwest corner of the intersection of Sids Road and S. Goliad Street [*SH-205*], and take any action necessary.

### BACKGROUND

The subject property was annexed by the City Council on May 19, 1986 by *Ordinance No. 86-37 [Case No. A1986-005]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On January 16, 2001, the City Council approved a zoning change [*Case No. PZ2000-117-01*] changing the zoning of the property from an Agricultural (AG) District to a Commercial (C) District. On February 3, 2020, the City Council approved a preliminary plat [*Case No. P2020-005*] for the subject property. No other changes have occurred to the subject property since annexation.

### PURPOSE

On April 17, 2026, the applicant -- *Anthony Winkler of Calabrese & Winkler Holdings* -- submitted an application requesting a Specific Use Permit (SUP) to establish an *Outdoor Commercial Amusement/Recreation* land use and a *Structure Exceeding 60-Feet in Height in a Commercial (C) District* for the purpose of constructing a *Golf Driving Range* and *Family Entertainment Center*.

### ADJACENT LAND USES AND ACCESS

The subject property is generally located at the northwest corner of the intersection of Sids Road and S. Goliad Street [*SH-205*]. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 2.7624-acre parcel of land (*i.e. Lot 1, Block A, Roadside Addition*) developed with commercial land uses. Beyond this is a 6.036-acre parcel of land (*Lot 1, Block C, Rockwall Business Park East Addition*) developed with a *Mini-Warehouse Facility (i.e. The Vault Self Storage)*. Following this is a 1.6764-acre parcel of land (*i.e. Lot 1, Block B, Rockwall Business Park East Phase 2 Addition*) developed with a multi-tenant retail building and *Carwash Facility (i.e. Hacienda Car Wash)*. All of these properties are zoned Commercial (C) District. North of this is the intersection of E. Ralph Hall Parkway and S. Goliad Street [*SH-205*]. These streets are identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) [*E. Ralph Hall Parkway*] and a P6D (*i.e. principal, six [6] lane, divided roadway*) [*SH-205*] on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

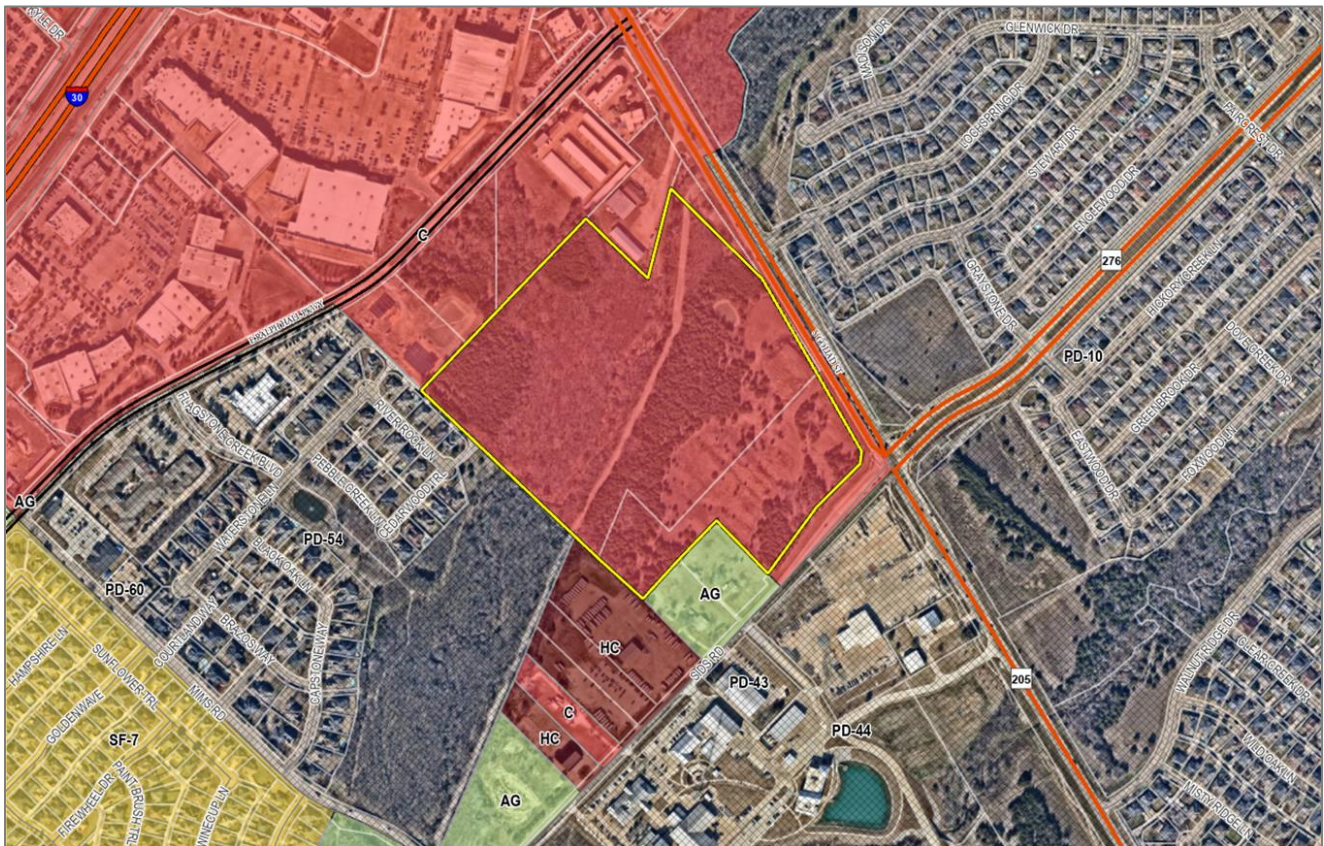
South: Directly south of the subject property are two (2) vacant tracts of land (*i.e. Tracts 5 & 11 of the J. D. McFarland Survey, Abstract No. 145*) developed with single-family homes, zoned Agricultural (AG) District. Beyond this is Sids

Road, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is a 2.00-acre parcel of land (*i.e. Lot 2, Block A, Pott Shrigley Addition*) developed with an *Office Building*, zoned Planned Development District 43 (PD-43) for Commercial (C) District land uses. South of this is Planned Development District 44 (PD-44), which it comprised of the Rayburn Electric Cooperative corporate campus.

East: Directly east of the subject property is the intersection of Sids Road and S. Goliad Street [SH-205], which are identified as a *Minor Collector* [Sids Road] and a P6D (*i.e. principal, six [6] lane, divided roadway*) [SH-205] on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) vacant tracts of land (*i.e. Tract 1-3 of the J. Cadle Survey, Abstract No. 65 & Tract 2-2 of the W. H. Barnes Survey, Abstract No. 26*) zoned Planned Development District 10 (PD-10) for General Retail (GR) District land uses. Following this is the Meadowcreek Estates Subdivision, which consists of 584 residential lots and is zoned Planned Development District 10 (PD-10) for single-family land uses.

West: Directly west of the subject property is a vacant 20.562-acre parcel of land that serves as open space for the Flagstone Estates Subdivision. Beyond this the Flagstone Estates Subdivision, which consists of 81 single-family residential homes and is zoned Planned Development District 54 (PD-54) for Single-Family 10 (SF-10) District land uses. Following this is Mims Road, which is identified as a M4U (*i.e. major collector, four [4] land, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP  
YELLOW: SUBJECT PROPERTY



## **CHARACTERISTICS OF THE REQUEST**

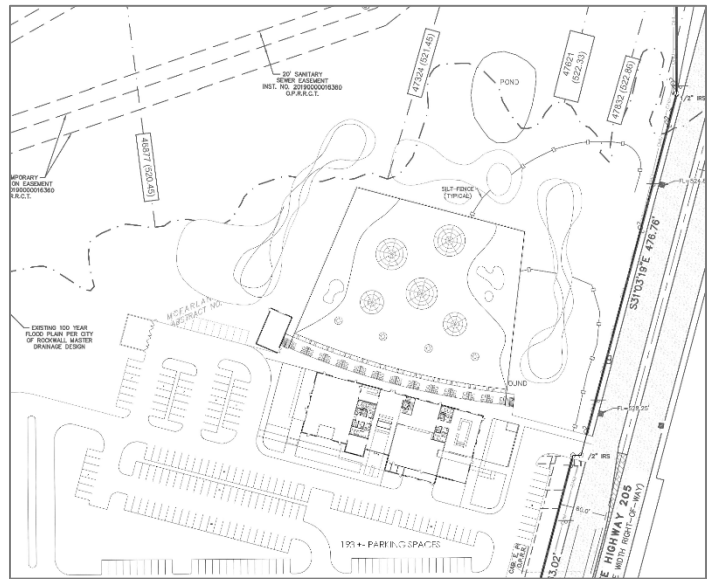
The applicant has submitted a concept plan for an entertainment venue that will consist of *Outdoor Commercial Amusement, Indoor Commercial Amusement, Restaurants, Banquet Facility/Event Hall*, and a *Golf Driving Range*. The concept plan shows that the facility will incorporate a restaurant consisting of 7,387 SF, an event space consisting of 4,606 SF, an arcade/bowling consisting of 5,413 SF, an *Outdoor Commercial Amusement/Recreation* space (i.e. *Mini-Golf*), and a *Golf Driving Range* with of open-air driving bays. The approximated parking required for the proposed facility will be 248 parking spaces. Based on the proposed concept plan, the proposed facility will be two (2) stories in height and incorporate 193 parking spaces. This represents a deficit of 55 parking spaces; however, staff should note that -- *if approved* -- there is space on site to incorporate additional parking during the site plan process. Staff should also note, that an approval of the requested Specific Use Permit (SUP) does not approve any exceptions or variances to the requirements of the Unified Development Code (UDC). In addition, the *Golf Driving Range* will be enclosed using nets that will be supported with poles that will stand 200-feet in height.

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

According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) the *Restaurant* and *Banquet Facility/Event Hall* land uses are permitted *by-right* within the Commercial (C) District; however, the *Golf Driving Range* and *Outdoor Commercial Amusement/Recreation* require a Specific Use Permit (SUP) within the Commercial (C) District. The Unified Development Code (UDC) does not stipulate any *Conditional Land Use Standards* for the *Golf Driving Range*, and the purpose of the Specific Use Permit (SUP) requirement for the *Golf Driving Range* land use is to acknowledge that this land use may not be appropriate in all locations of the City. According to the *Conditional Use Standards* for the *Outdoor Commercial Amusement/Recreation* land use, it shall be located a minimum of 300-feet from and residential zoned or used property. In this case, the applicant appears to be within 300-feet of the Meadowcreek Estates Subdivision; however, the proposed *Golf Driving Range* will be separated from the Meadowcreek Estates Subdivision by future six (6) lane roadway (i.e. *SH-205/S. Goliad Street*), and the closest house to the proposed land use appears to be more than 300-feet from the proposed facility. In addition to the land use standards, Article 05, *District Development Standards*, of the Unified Development Code (UDC) stipulates a maximum building height of 60-feet in the Commercial (C) District; however, the code goes on to grant the City Council the ability to increase the building height up to 240-feet through a Specific Use Permit (SUP). In this case, the proposed poles supporting the nets for the *Golf Driving Range* will be 200-feet in total height.

## **OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the *Southwest Residential District*. The *Southwest Residential District* "...contains a mixture of land uses that include existing medium and low density residential, heavy commercial/retail land uses (i.e. *National Drive, Sids Road, and Mims Road*), and commercial land uses." *Strategy #2* in the *Southwest Residential District* indicates that the properties



**FIGURE 1: CONCEPT PLAN FOR THE FACILITY**



**FIGURE 2: CONCEPT BUILDING ELEVATIONS**

surrounding Sids Road and Mims Road contain some of the only land in the City for *Commercial/Industrial* land uses and that "...these areas should be protected from the encroachment of incompatible land uses." In this case, the applicant is proposing a Specific Use Permit (SUP) for an *Outdoor Commercial Amusement/Recreation* land use on a commercially zoned property that is surrounded by properties with Commercial (C) District, Heavy Commercial (HC) District, and General Retail (GR) District zoning. In addition, according to Goal #1, *Creating Distinctive Destinations*, of Chapter 09, *Non-Residential*, of the OURHometown Vision 2040 Comprehensive Plan, "(a)ll non-residential developments should create distinctive destinations that further a sense of place and will attract people to the community." In this case, the applicant is proposing a multi-use entertainment venue that incorporates uses that are not currently within the City of Rockwall. Based on this, the applicant's proposal appears to conform with the goals and policies of the Comprehensive Plan.

## **STAFF ANALYSIS**

The Specific Use Permit (SUP) request submitted by the applicant is the fourth time this request has been made, but it is the first request on the subject property. On September 5, 2023, the City Council approved a Specific Use Permit (SUP) [*Ordinance No. 25-34; S-365*] for a *Golf Driving Range* [*Case No. Z2025-024*] for a different property located at the terminus of Fit Sport Life Boulevard. As part of this SUP approval an exception to the maximum building height was approved, and a condition of approval was added to the ordinance to enable the increased height. In this case, the applicant is making the same request on the subject property. Given the change in location, the applicant's concept plan varies from the previously approved Specific Use Permit (SUP); however, the same land uses and amenities are being provided.

All that being said, the location, access, and surrounding land uses appear to be appropriate for a regional entertainment venue. Staff should point out that in other cities, land uses -- *similar to what the applicant is proposing* -- have proven to be regional destination centers (*e.g. Top Golf, Drive-Shack, etc.*). Based on this, the applicant's request does conform to the types of land uses indicated for the subject property by the OURHometown Vision 2040 Comprehensive Plan. In addition, the subject property is located in an area of the City that is primarily surrounded by commercial and heavy commercial land uses. Taking this into consideration, a request for a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

## **NOTIFICATIONS**

On April 21, 2026, staff mailed 94 notices to property owners and occupants within 500-feet of the subject property. 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). Staff also notified the Flagstone Estates, Meadowcreek Estates, and the Hickory Ridge Homeowner's Associations (HOAs), which were the only HOAs within 1,500-feet of the subject property participating in the Neighborhood Notification Program. At the time this report was drafted, staff had received five (5) notices in opposition and two (2) notices in favor of the applicant's request.

## **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) allowing *Outdoor Commercial Amusement/Recreation* and a *Structure to Exceed 60-Feet in a Commercial (C) District* for the purpose of establishing a *Golf Driving Range* and *Family Entertainment Center*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the *Operational Conditions* contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - (a) The development and operation of a *Golf Driving Range* and *Outdoor Commercial Amusement/Recreation* shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
  - (b) The maximum height of the netting and support structures shall not exceed 200-feet and shall generally conform to *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
- (2) Any construction resulting from the approval of this *Specific Use Permit (SUP)* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of

Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

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

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

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

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

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
  - SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1 & 2</sup>
  - PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- OTHER APPLICATION FEES:**
- TREE REMOVAL (\$75.00)
  - VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)<sup>2</sup>

### NOTES:

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

NW Corner of Hwy 205 & Sids Road, Rockwall, TX 75087

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

NW corner of Hwy 205 & Sids Road, Rockwall, TX -- approx. 9 acres

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

CURRENT ZONING

C2

CURRENT USE

Vacant / Agricultural

PROPOSED ZONING

SUP

PROPOSED USE

Outdoor Entertainment Venue / 200' Tall Driving Range Poles

ACREAGE

9

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

OWNER

APPLICANT

CONTACT PERSON

Rayburn Electric (Land Owner)

*David Naylor*

CONTACT PERSON

Anthony Winkler / Calabrese & Winkler Holdings

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 David Naylor [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

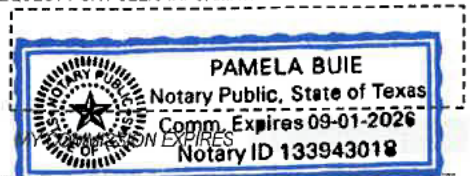
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 335.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14 DAY OF April 2026 BY SIGNING THIS APPLICATION, 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."

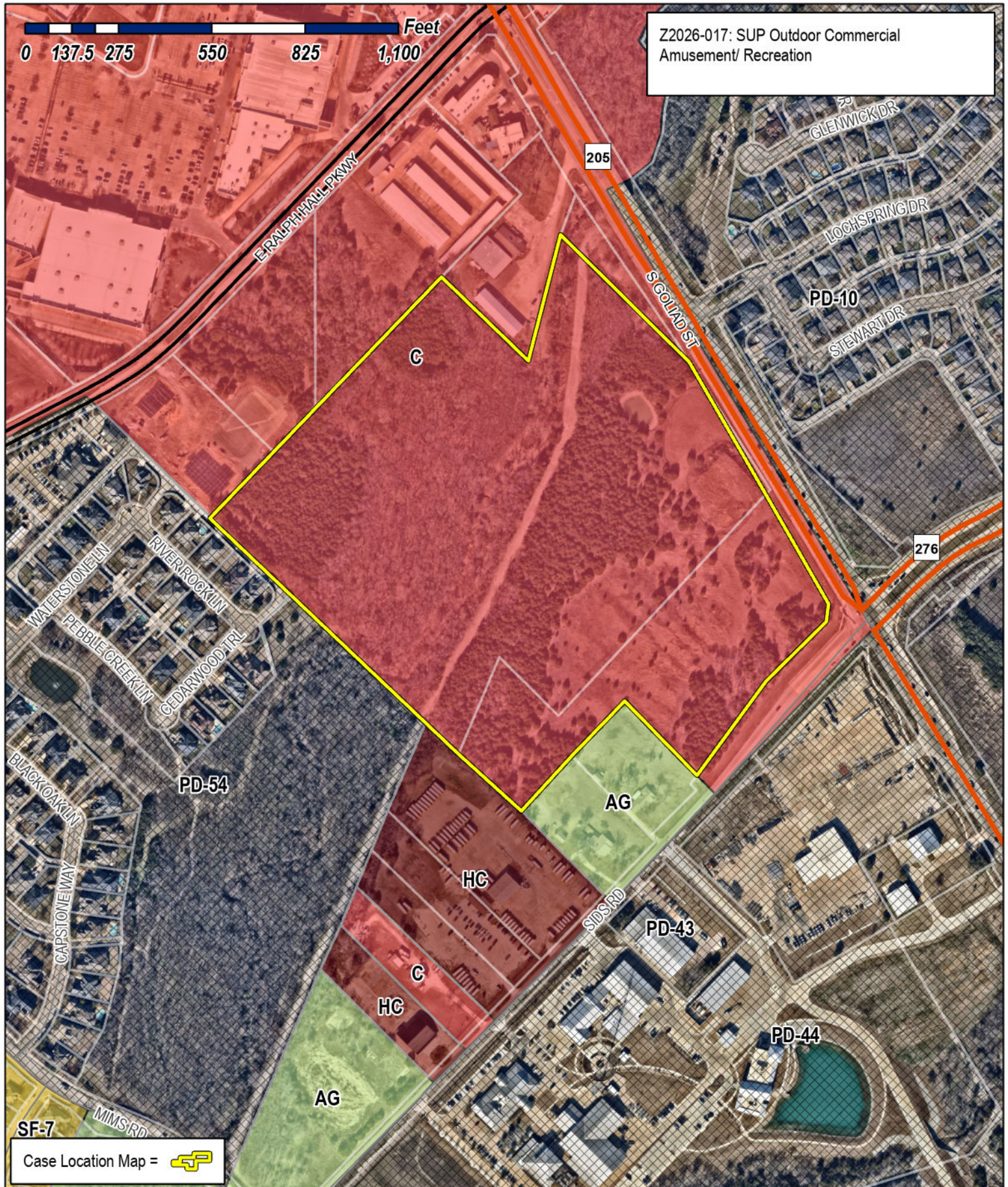
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF April 2026

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS


*P. Buie*





Z2026-017: SUP Outdoor Commercial Amusement/ Recreation

0 137.5 275 550 825 1,100 Feet

Case Location Map = 



# City of Rockwall

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

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

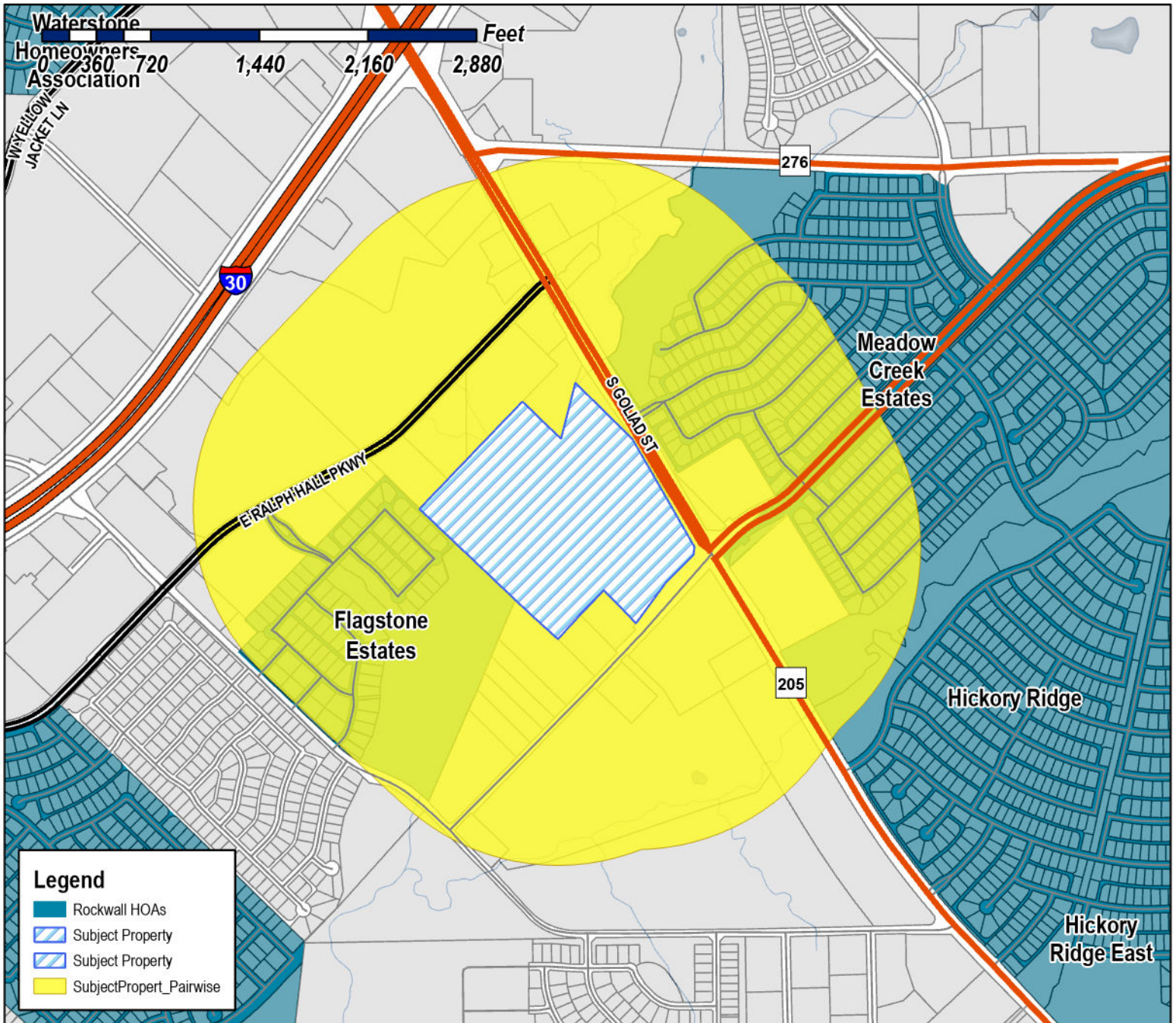




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**Case Number:** Z2026-017  
**Case Name:** SUP for Outdoor Commercial Amusement/Recreation  
**Case Type:** Zoning  
**Zoning:** Commercial (C) District  
**Case Address:** NW Corner of Sids and SH 205



**Date Saved:** 4/21/2026  
 For Questions on this Case Call (972) 771-7745

**From:** [Zavala, Melanie](#)  
**Cc:** [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)  
**Subject:** Neighborhood Notification Program [Z2026-017]  
**Date:** Wednesday, April 22, 2026 9:01:34 AM  
**Attachments:** [Public Notice \(04.21.2026\).pdf](#)  
[HOA Map \(04.21.2026\).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, April 24, 2026](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, May 12, 2026 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, May 18, 2026 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

-  
Z2026-017: SUP for Outdoor Commercial Amusement/ Recreation

Hold a public hearing to discuss and consider a request by Anthony Winkler of Calabrese & Winkler Holdings on behalf of David Naylor of Rayburn Electric for the approval of a [Specific Use Permit \(SUP\)](#) for Outdoor Commercial Amusement/Recreation and a Structure Exceeding 60-Feet in Height in a Commercial (C) District for a Golf Driving Range on a 39.525-acre parcel of land identified as Lot 1, Block A, Rockwall Hospital Addition and Tract 18 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the northwest corner of the intersection of Sids Road and S. Goliad Street [SH-205], and take any action necessary.

Thank you,

*Melanie Zavala*

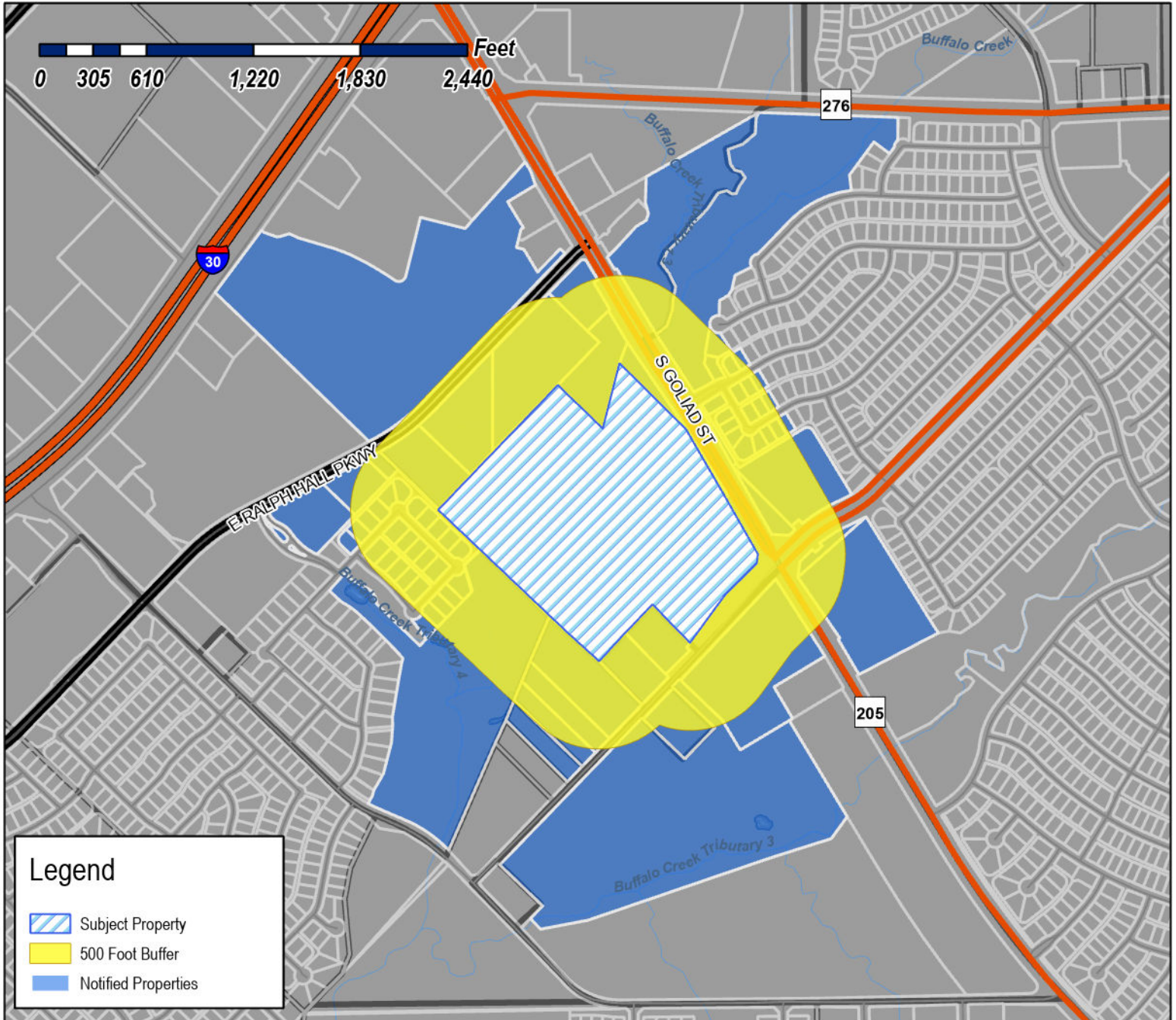
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087  
[Planning & Zoning Rockwall](#)  
972-771-7745 Ext. 6568



# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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**Case Number:** Z2026-017  
**Case Name:** SUP for Outdoor Commercial Amusement/Recreation  
**Case Type:** Zoning  
**Zoning:** Commercial (C) District  
**Case Address:** NW Corner of Sids and SH 205

**Date Saved:** 4/21/2026

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



CRUZ ALBERTO  
10 SIESTA CIR  
HEATH, TX 75032

RESIDENT  
1005 SIDS RD  
ROCKWALL, TX 75087

OM RENTALS LLC  
C/O NOEL F BRYANT  
101 EAGLE PASS COVE  
LITTLE ROCK, AR 72211

ROCKWALL ISD  
1050 WILLIAMS ST  
ROCKWALL, TX 75087

ROCKWALL ISD  
1050 WILLIAMS ST  
ROCKWALL, TX 75087

SERVIGNA FERNANDO &  
MIGLIA VILLOBOS  
10625 MATADOR DR  
MCKINNEY, TX 75070

JG SRYGLEY HOLDINGS, LLC  
111 PIATT COURT  
FATE, TX 75087

LA VIGNE CHRISTEN AND JUSTIN CHRISTOPHER  
11320 81ST AVENUE NORTHEAST  
KIRKLAND, WA 98034

CTO23 ROCKWALL LLC  
1140 N Williamson Blvd Ste 140  
Daytona Beach, FL 32114

HPA TEXAS SUB 2017-1 LLC  
120 S RIVERSIDE PLZ STE 2000  
CHICAGO, IL 60606

RESIDENT  
1280 E RAPLPH HALL PKWY  
ROCKWALL, TX 75087

WOODS WILLIAM M & MILDRED R  
1351 STEWART DR  
ROCKWALL, TX 75032

RESIDENT  
1361 STEWART DR  
ROCKWALL, TX 75087

SAJEEV JULIE AND SAJEEV RAJAN  
1367 STEWART DR  
ROCKWALL, TX 75032

MCNEILL MARGARET JOANNE AND  
LESLIE RENAY HOWARD  
1373 STEWART DRIVE  
ROCKWALL, TX 75032

WARD DAVID AND SAMANTHA  
1377 STEWART DRIVE  
ROCKWALL, TX 75032

PITT EMERIC & KHADIJA  
1379 GLENWICK DR  
ROCKWALL, TX 75032

CONFIDENTIAL  
1380 LOCHSPRING DRIVE  
ROCKWALL, TX 75032

ORTIZ JAIME AND  
ARELI NAVARRO  
1383 STEWART DRIVE  
ROCKWALL, TX 75032

GUTIERREZ EFREN  
1385 LOCHSPRING DR  
ROCKWALL, TX 75032

RESIDENT  
1386 STEWART DR  
ROCKWALL, TX 75087

ERANA ABEBE REGASSA AND  
FIKERTE MEBERAT KIDANE  
1389 STEWART DRIVE  
ROCKWALL, TX 75032

RESIDENT  
1390 LOCHSPRING DR  
ROCKWALL, TX 75087

RESIDENT  
1391 LOCHSPRING DR  
ROCKWALL, TX 75087

RESIDENT  
1392 STEWART DR  
ROCKWALL, TX 75087

RESIDENT  
1395 STEWART DR  
ROCKWALL, TX 75087

STARK ERIK ROMAN  
1396 LOCHSPRING DR  
ROCKWALL, TX 75032

RESIDENT  
1397 LOCHSPRING DR  
ROCKWALL, TX 75087

RESIDENT  
1398 STEWART DR  
ROCKWALL, TX 75087

RESIDENT  
1401 STEWART DR  
ROCKWALL, TX 75087

RESIDENT  
1430 MADISON DR  
ROCKWALL, TX 75087

DALLAS EAST  
ATTN; JIM VAUDAGNA  
1445 W SAN CARLOS ST  
SAN JOSE, CA 95126

DALLAS EAST  
ATTN; JIM VAUDAGNA  
1445 W SAN CARLOS ST  
SAN JOSE, CA 95126

BURKS GLEN  
1612 AMESBURY LN  
ROCKWALL, TX 75087

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

CITY OF ROCKWALL  
205 W RUSK ST  
ROCKWALL, TX 75087

CUI WEI  
23078 ASPEN KNOLL DR  
DIAMOND BAR, CA 91765

RESIDENT  
2400 S GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
2410 S GOLIAD  
ROCKWALL, TX 75087

HOPE AMBER  
2495 WATERSTONE LANE  
ROCKWALL, TX 75032

PATEL CHETANKUMAR & MANALI AND  
DHIRAJLAL PATEL  
2501 WATERSTONE LN  
ROCKWALL, TX 75032

LOWE JEFFREY A & YUKO  
2506 CEDARWOOD TRL  
ROCKWALL, TX 75032

BRADY ASHLEY & TERENCE II  
2507 WATERSTONE LN  
ROCKWALL, TX 75032

KAISER RONALD DEAN & KATHY L  
2512 CEDARWOOD TRAIL  
ROCKWALL, TX 75032

LISTER CHRISTY F  
2513 WATERSTONE LANE  
ROCKWALL, TX 75032

MURRAY VALETA DENHAM  
2518 CEDARWOOD TRL  
ROCKWALL, TX 75032

RESIDENT  
2519 WATERSTONE LN  
ROCKWALL, TX 75087

TOWNSEND MARK H AND DAWN N  
2524 CEDARWOOD TRL  
ROCKWALL, TX 75032

WESTER JOHN B AND MARICRIS P  
2530 CEDARWOOD TRAIL  
ROCKWALL, TX 75032

RESIDENT  
2655 S GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
2670 S GOLIAD  
ROCKWALL, TX 75087

ROCKWALL SALONS LLC  
3066 WINDING OAKS CIRCLE  
KAUFMAN, TX 75142

ROCKWALL SALONS LLC  
3066 WINDING OAKS CIRCLE  
KAUFMAN, TX 75142

BOULOS LLC  
3134 MARKET CENTER DR  
ROCKWALL, TX 75087

ROCK TWO M LLC  
3160 HOLBROOK RD  
SPRINTOWN, TX 76082

LO WING FAI AND  
MICKY SHING CHI TSUI  
3220 SLEEPY HOLLOW DR  
PLANO, TX 75093

ROBERTS MARLYN & BARBARA  
323 JULIAN DRIVE  
ROCKWALL, TX 75087

SFR OWNWR 2 LLC  
401 E JACKSON ST STE 3000  
TAMPA, FL 33602

ENTROP AUSTIN C AND AMY B  
4602 TOLER ROAD  
ROWLETT, TX 75089

GREENOAKS PROPERTIES INC  
512 SUNSTONE DR  
IRVING, TX 75060

RM3 SFR A LLC  
600 GALLERIA PKWY SE STE 300  
Dallas, GA 75240

HOPPLE JUSTIN A  
760 PEBBLE CREEK LN  
ROCKWALL, TX 75032

MABERY TREVOR L AND  
LAUREN E BAILEY  
766 PEBBLE CREEK LANE  
ROCKWALL, TX 75032

BRADLEY DERRICK & ASHLEY  
772 PEBBLE CREEK LN  
ROCKWALL, TX 75032

JONES PAMELA S  
776 RIVER ROCK LN  
ROCKWALL, TX 75087

MOYA ELI C III  
778 PEBBLE CREEK LN  
ROCKWALL, TX 75032

RESIDENT  
779 RIVER ROCK LN  
ROCKWALL, TX 75087

RESIDENT  
784 RIVER ROCK LN  
ROCKWALL, TX 75087

CHIVVIS DAVID  
784 PEBBLE CREEK LN  
ROCKWALL, TX 75032

CARTER DAVID W AND JODI I  
785 RIVER ROCK LANE  
ROCKWALL, TX 75032

MCCOY NICOLE M  
790 RIVER ROCK LN  
ROCKWALL, TX 75032

APRIL MONTEMAYOR LIVING TRUST  
APRIL ELIZABETH MONTEMAYOR - TRUSTEE  
791 RIVER ROCK LN  
ROCKWALL, TX 75032

ZILINSKAS MATTHEW & CAROL  
796 RIVER ROCK LANE  
ROCKWALL, TX 75032

HERVEY MICHAEL AND KATHALEEN  
797 RIVER ROCK LN  
ROCKWALL, TX 75032

ROCKWALL I S D  
801 E WASHINGTON ST  
ROCKWALL, TX 75087

HENDERSON DAVID AND CHERYL  
802 RIVER ROCK LN  
ROCKWALL, TX 75032

COLE DONALD J AND LAUREL J  
803 RIVER ROCK LANE  
ROCKWALL, TX 75032

NELSON DAVID & TRACY D  
808 RIVER ROCK LN  
ROCKWALL, TX 75032

RESIDENT  
810 E RALPH HALL PKWY  
ROCKWALL, TX 75087

HERITAGE MONTESSORI ACADEMY OF ALLEN  
LLC  
811 S Central Expy Ste 306  
Richardson, TX 75080

RESIDENT  
860 E RALPH HALL PKWY  
ROCKWALL, TX 75087

205 AND 276 PARTNERS  
8750 N Central Expy Ste 1735  
Dallas, TX 75231

RESIDENT  
880 E RALPH HALL PKWY  
ROCKWALL, TX 75087

STROTHER, CATHY  
8935 CR 589  
NEVADA, TX 75173

RESIDENT  
950 SIDS RD  
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC COOPERATIVE,  
INC  
950 SIDS RD  
ROCKWALL, TX 75032

RESIDENT  
960 SIDS RD  
ROCKWALL, TX 75087

RESIDENT  
965 SIDS RD  
ROCKWALL, TX 75087

RESIDENT  
981 SIDS RD  
ROCKWALL, TX 75087

RESIDENT  
992 SIDS RD  
ROCKWALL, TX 75087

RESIDENT  
995 SIDS RD  
ROCKWALL, TX 75087

BUFFALO COUNTRY PROPERTIES LLC  
P.O. BOX 260288  
PLANO, TX 75026

INTERMED SERVICES MANAGEMENT CO LP  
PO BOX 1279  
SULPHUR SPRINGS, TX 75483

RAYBURN COUNTRY ELECTRIC CORP INC  
PO BOX 37  
ROCKWALL, TX 75087

RESIDENT  
1430 MADISON DR  
ROCKWALL, TX 75087

DALLAS EAST  
ATTN; JIM VAUDAGNA  
1445 W SAN CARLOS ST  
SAN JOSE, CA 95126

DALLAS EAST  
ATTN; JIM VAUDAGNA  
1445 W SAN CARLOS ST  
SAN JOSE, CA 95126

BURKS GLEN  
1612 AMESBURY LN  
ROCKWALL, TX 75087

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

CITY OF ROCKWALL  
205 W RUSK ST  
ROCKWALL, TX 75087

CUI WEI  
23078 ASPEN KNOLL DR  
DIAMOND BAR, CA 91765

RESIDENT  
2400 S GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
2410 S GOLIAD  
ROCKWALL, TX 75087

HOPE AMBER  
2495 WATERSTONE LANE  
ROCKWALL, TX 75032

PATEL CHETANKUMAR & MANALI AND  
DHIRAJLAL PATEL  
2501 WATERSTONE LN  
ROCKWALL, TX 75032

LOWE JEFFREY A & YUKO  
2506 CEDARWOOD TRL  
ROCKWALL, TX 75032

BRADY ASHLEY & TERENCE II  
2507 WATERSTONE LN  
ROCKWALL, TX 75032

KAISER RONALD DEAN & KATHY L  
2512 CEDARWOOD TRAIL  
ROCKWALL, TX 75032

LISTER CHRISTY F  
2513 WATERSTONE LANE  
ROCKWALL, TX 75032

MURRAY VALETA DENHAM  
2518 CEDARWOOD TRL  
ROCKWALL, TX 75032

RESIDENT  
2519 WATERSTONE LN  
ROCKWALL, TX 75087

TOWNSEND MARK H AND DAWN N  
2524 CEDARWOOD TRL  
ROCKWALL, TX 75032

WESTER JOHN B AND MARICRIS P  
2530 CEDARWOOD TRAIL  
ROCKWALL, TX 75032

RESIDENT  
2655 S GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
2670 S GOLIAD  
ROCKWALL, TX 75087

ROCKWALL SALONS LLC  
3066 WINDING OAKS CIRCLE  
KAUFMAN, TX 75142

ROCKWALL SALONS LLC  
3066 WINDING OAKS CIRCLE  
KAUFMAN, TX 75142

BOULOS LLC  
3134 MARKET CENTER DR  
ROCKWALL, TX 75087

ROCK TWO M LLC  
3160 HOLBROOK RD  
SPRINTOWN, TX 76082

LO WING FAI AND  
MICKY SHING CHI TSUI  
3220 SLEEPY HOLLOW DR  
PLANO, TX 75093

ROBERTS MARLYN & BARBARA  
323 JULIAN DRIVE  
ROCKWALL, TX 75087

SFR OWNWR 2 LLC  
401 E JACKSON ST STE 3000  
TAMPA, FL 33602

ENTROP AUSTIN C AND AMY B  
4602 TOLER ROAD  
ROWLETT, TX 75089

GREENOAKS PROPERTIES INC  
512 SUNSTONE DR  
IRVING, TX 75060

RM3 SFR A LLC  
600 GALLERIA PKWY SE STE 300  
Dallas, GA 75240

HOPPLE JUSTIN A  
760 PEBBLE CREEK LN  
ROCKWALL, TX 75032

MABERY TREVOR L AND  
LAUREN E BAILEY  
766 PEBBLE CREEK LANE  
ROCKWALL, TX 75032

BRADLEY DERRICK & ASHLEY  
772 PEBBLE CREEK LN  
ROCKWALL, TX 75032

JONES PAMELA S  
776 RIVER ROCK LN  
ROCKWALL, TX 75087

MOYA ELI C III  
778 PEBBLE CREEK LN  
ROCKWALL, TX 75032

RESIDENT  
779 RIVER ROCK LN  
ROCKWALL, TX 75087

RESIDENT  
784 RIVER ROCK LN  
ROCKWALL, TX 75087

CHIVVIS DAVID  
784 PEBBLE CREEK LN  
ROCKWALL, TX 75032

CARTER DAVID W AND JODI I  
785 RIVER ROCK LANE  
ROCKWALL, TX 75032

MCCOY NICOLE M  
790 RIVER ROCK LN  
ROCKWALL, TX 75032

APRIL MONTEMAYOR LIVING TRUST  
APRIL ELIZABETH MONTEMAYOR - TRUSTEE  
791 RIVER ROCK LN  
ROCKWALL, TX 75032

ZILINSKAS MATTHEW & CAROL  
796 RIVER ROCK LANE  
ROCKWALL, TX 75032

HERVEY MICHAEL AND KATHALEEN  
797 RIVER ROCK LN  
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803 RIVER ROCK LANE  
ROCKWALL, TX 75032

NELSON DAVID & TRACY D  
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RESIDENT  
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RESIDENT  
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RESIDENT  
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BUFFALO COUNTRY PROPERTIES LLC  
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PLANO, TX 75026

INTERMED SERVICES MANAGEMENT CO LP  
PO BOX 1279  
SULPHUR SPRINGS, TX 75483

RAYBURN COUNTRY ELECTRIC CORP INC  
PO BOX 37  
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:

**Z2026-017: SUP for Outdoor Commercial Amusement/Recreation**

Hold a public hearing to discuss and consider a request by Anthony Winkler of Calabrese & Winkler Holdings on behalf of David Naylor of Rayburn Electric for the approval of a Specific Use Permit (SUP) for Outdoor Commercial Amusement/Recreation and a Structure Exceeding 60-Feet in Height in a Commercial (C) District for a Golf Driving Range on a 39.525-acre parcel of land identified as Lot 1, Block A, Rockwall Hospital Addition and Tract 18 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the northwest corner of the intersection of Sids Road and S. Goliad Street [SH-205], 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, May 12, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 18, 2026 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, May 18, 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. Z2026-017: SUP for Outdoor Commercial Amusement/Recreation**

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.

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# ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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

CASE NUMBER Z2026-017

**PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.**

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

NAME David Nelson

ADDRESS 808 River Rock Ln, Rockwall, TX, 75032, USA

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

As an original resident who built a on a lot immediately adjacent to the subject property, with the understanding that the wetland flood zone area where the subject property is proposed would not be used for any type of zoned infrastructure. The sole reason we built on this lot in Flagstone Creek Estates was to enjoy the benefits of this designated wetland, which the city fixed maintenance and upkeep of the "Nature Trail" and adjacent wetland designated areas noted on the plats as the responsibility of Flagstone Creek Estates Homeowners Association. (See the county records files, Plats, CCR's, Articles of Incorporation, By-Laws). Additional reasons for the objection would be the sheer amount of damage that would be done to the wetland creek areas. There will be legal challenges at all phases of construction where the use of heavy equipment in the designated wetland and the watershed issues the area already faces with heavy rain events at the Mims/Sids intersection. Huge NO!

**PLEASE CHECK ALL THAT APPLY.**

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

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

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

Case No. Z2026-017: SUP for Outdoor Commercial Amusement/Recreation

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.

I am opposed to having a golf driving range so close to my home. Golf courses greatly increase homeowner's chances of developing Parkinson's Disease and many cancers due to the pesticides & chemicals used on the grass. I have a child that

Name: Erik Stark

Survived lymphoma, lives here

Address: 1396 Lochspring Dr. Rockwall, TX 75032

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

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

**From:** [Jeffrey Lowe](#)  
**To:** [Planning](#)  
**Cc:** [dmacalik@rockwallcountytexas.com](mailto:dmacalik@rockwallcountytexas.com)  
**Subject:** FORMAL OBJECTION: Specific Use Permit (SUP) Case Z2026-017  
**Date:** Thursday, May 7, 2026 3:16:00 AM

---

To the Rockwall Planning and Zoning Commission and City Council,

I am the property owner of 2506 Cedarwood Trail in Flagstone Creek Estates. I am writing to express my **firm opposition** to the proposed development under SUP Z2026-017.

My property is uniquely impacted by this proposal. As a "front row" lot, my home sits directly adjacent to the site where the proposed forest clearing and construction would occur. When we built our home in 2009, we specifically chose this premium lot for its location on the greenbelt. We understood the back acreage to be a 100-year floodplain feeding Buffalo Creek, and we invested in this property with the reasonable expectation that the environmental constraints and Erosion Hazard Setbacks would preclude high-impact development.

The prospect of 60-foot netting and high-intensity spotlights glaring into our home at night is a direct contradiction to the "scenic views and natural character" emphasized in the "Rockwall County Open Space Master Plan." Beyond the aesthetic "eyesore," this project threatens to:

- **Devalue Residential Property:** The transition from a serene greenbelt to a commercial-scale recreation facility will negatively affect home values in Flagstone Creek Estates.
- **Displace Critical Wildlife:** This corridor is a thriving habitat for many including coyotes, bobcats, gray foxes, river otters, and even bald eagles. The "forest destruction" and potential toxic runoff from this project will irrevocably impact this riparian ecosystem.
- **Ignore Established Planning:** City and County master plans prioritize preserving the Buffalo Creek riparian corridor. Approving this SUP would favor short-term development over the city's long-term "Hometown Vision."

#### **Primary Points of Contention:**

- **Visual Blight:** 60-foot netting and light pollution in a previously dark-sky residential area.
- **Environmental Risk:** Development within a FEMA-rated Zone AE (High Risk) 100-year floodplain. Routine breaching of the Buffalo Creek banks makes this site unsuitable for the proposed scale of construction.
- **Infrastructure Stress:** Significant increase in vehicular traffic on residential-access roads.
- **Incompatibility:** The project contradicts the **Our Hometown Vision 2040** designation of this area as a "Southwest Residential District."

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## Policy/Plan/Vision References

### **Exhibit A: Rockwall Parks & Open Space Master Plan (2021–2031)**

- **Context:** The Future Parks & Trails Map (p. 113) designates this greenbelt for conservation and future trail usage, not high-impact structures or netting.

- **Source:** [https://issuu.com/mhsplanning/docs/rockwall\\_parks\\_open\\_space\\_master\\_plan\\_-\\_2021-203](https://issuu.com/mhsplanning/docs/rockwall_parks_open_space_master_plan_-_2021-203)
- **Source:** View attached screenshot from "Our Hometown Vision 2040 Comprehensive Plan|2018 Update" from (<https://rockwall.maps.arcgis.com/apps/webappviewer/index.html?id=e927e42ee0194fb188c3bac677cd29bc>)

#### **Exhibit B: Our Hometown Vision 2040 Comprehensive Plan**

- **Context:** Page 1-30 (PDF slide 50) identifies Flagstone Creek Estates and the Buffalo Creek greenbelt within the "Southwest Residential District." This designation carries limited Commercial/Retail allowances, which the proposed SUP would exceed.
- **Source:** (<https://www.rockwall.com/pz/Planning/Documents/Comprehensive%20Plan.pdf>)

#### **Exhibit C: Rockwall County Open Space Master Plan**

- **Policy Priority (pp. 58–59):** Expressly recommends strategies to "preserve and enhance the riparian corridor along Buffalo Creek."
- **Source:** ([https://www.rockwallosa.org/doc/Rockwall-County-Open-Space-Master-Plan-20151229\\_reduced.pdf](https://www.rockwallosa.org/doc/Rockwall-County-Open-Space-Master-Plan-20151229_reduced.pdf))

#### **Exhibit D: Precedent for Erosion Hazard Setbacks**

- **Reference Case P2025-039:** Recent city codes require strict adherence to erosion setbacks near Buffalo Creek. These areas are historically dedicated as green space to manage drainage and environmental stability.
- **Reference Link:** (<https://www.rockwall.com/pz/Planning/Development%20Case%20Log/2025/P2025-039.pdf>)

Please reply to this email acknowledging receipt.

Regards,

Jeffrey Lowe  
2506 Cedarwood Trl.  
Rockwall, TX. 75032  
(972)-742-7402  
<https://www.rockwallcad.com/property-detail/70641/2026>

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

**From:** [jvaudagna@comcast.net](mailto:jvaudagna@comcast.net)  
**To:** [Planning](#)  
**Cc:** [Lee, Henry](#)  
**Subject:** Nearby Property Owner Comment - SUP Z2026-017 (Texas Social Development)  
**Date:** Monday, April 27, 2026 1:57:07 PM

---

To the Planning and Zoning Commission,

I am the owner/operator of nearby commercial property along Ralph Hall Parkway (The Vault self-storage and associated businesses), and I appreciate the opportunity to review and comment on Case No. Z2026-017.

Having reviewed the submitted materials, I am generally supportive of this project. The proposed Texas Social development appears to be a well-conceived, organized recreational and entertainment use that will bring activity, investment, and positive visibility to this portion of the City. Thoughtful activation of this site—particularly given its natural drainage constraints—seems appropriate and beneficial to the surrounding commercial area.

As the project moves forward, I respectfully offer a few practical considerations to help ensure continued compatibility with nearby businesses:

Careful design and management of ingress and egress to maintain smooth traffic flow and avoid unintended impacts to surrounding commercial access, particularly along Ralph Hall Parkway;

Directional and shielded lighting design to minimize glare onto adjacent properties and preserve the effectiveness of existing security systems;


Consideration of operating characteristics (including peak hours and event activity) to remain consistent with the broader commercial context of the area.

I appreciate the effort that has gone into the planning of this project and look forward to seeing the site improved and brought into productive use. Thank you for your time and consideration.

Sincerely,

Thanks,

Jim Vaudagna  
1445 W San Carlos Street  
San Jose, CA 95126  
408-998-1488



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

PLEASE RETURN THE BELOW FORM

Case No. Z2026-017: SUP for Outdoor Commercial Amusement/Recreation

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.

As a resident and HOA president in the affected area  
I STRONGLY oppose this change due to the proposed use.  
No one in my neighborhood wants to stare at this. Traffic around  
the side streets has gotten bad enough, this will make it worse

Name: Justin Hoppé

Address: 760 Pebble Creek Ln, Rockwall, TX 75032

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

CITY OF ROCKWALL • PLANNING AND ZONING DEPARTMENT • 385 S. GOLIAD STREET • ROCKWALL, TEXAS 75087 • P: (972) 771-7745 • E: PLANNING@ROCKWALL.COM

Case No. Z2026-017: SUP for Outdoor Commercial Amusement/Recreation

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.

[Redacted area]

Name:

Stephen Geiger

Address:

950 Sids Rd Rockwall TX 75087

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.

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

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

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For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, May 12, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 18, 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

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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. Z2026-017: SUP for Outdoor Commercial Amusement/Recreation

Please place a check mark on the appropriate line below:

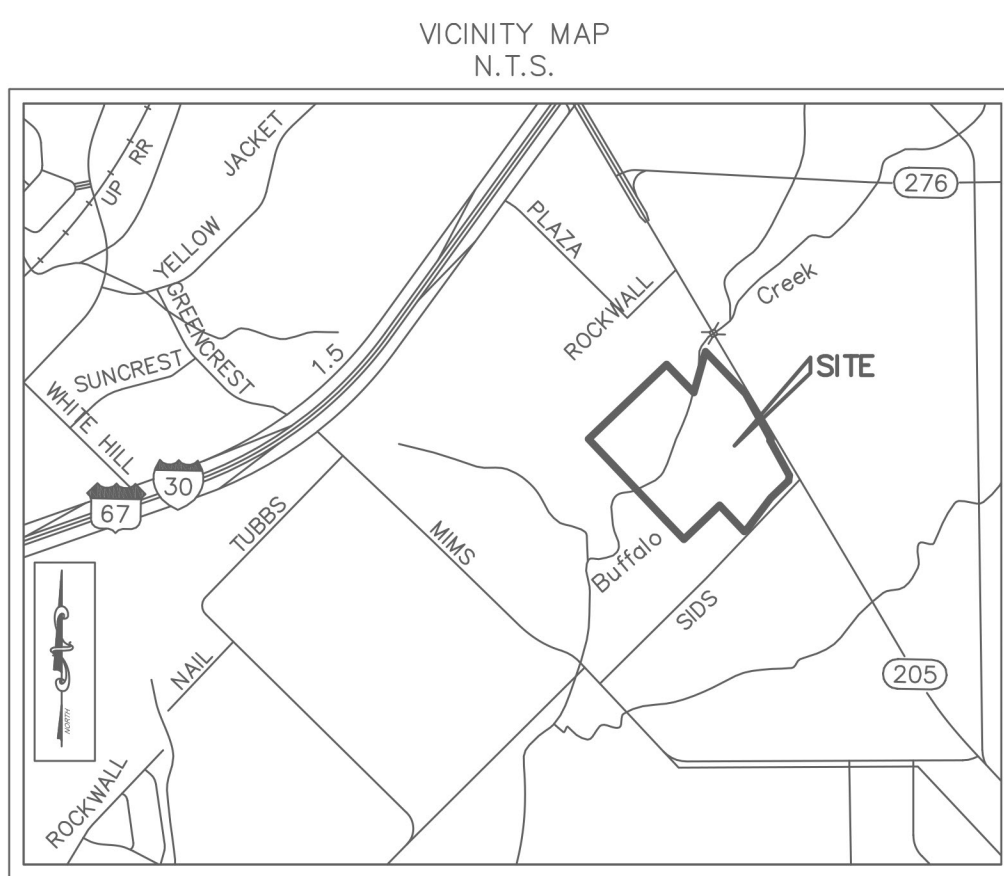
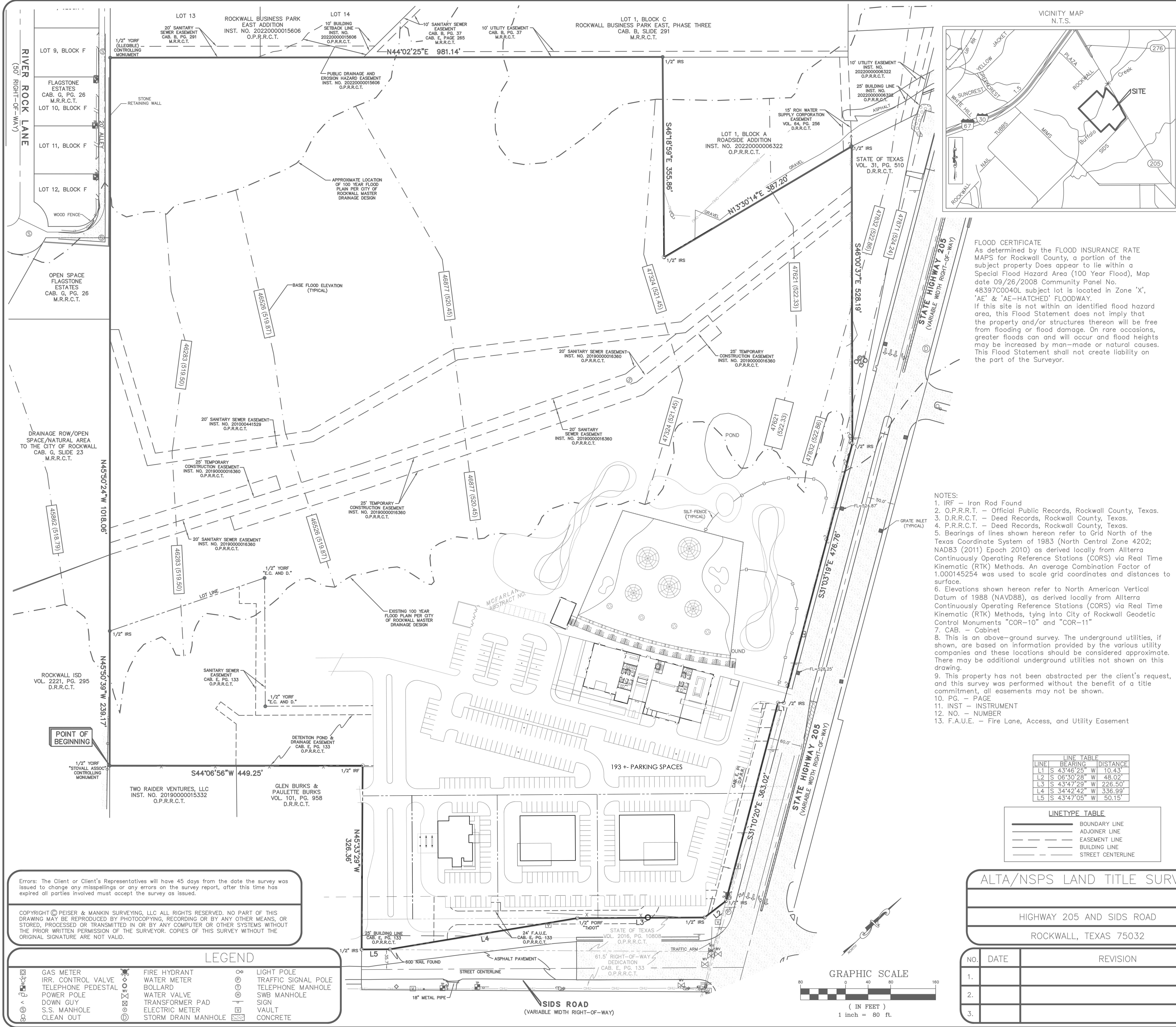
- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Possible cut-through traffic on residential streets.  
Noises and crowd lead to inconvenience, more foot traffic lead to  
Safety concerns

Name: Wei Cui  
Address: 1401 Stewart Dr, Rockwall, TX 75032

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**FLOOD CERTIFICATE**  
 As determined by the FLOOD INSURANCE RATE MAPS for Rockwall County, a portion of the subject property does appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 09/26/2008 Community Panel No. 48397C0040L subject lot is located in Zone 'X', 'AE' & 'AE-HATCHED' FLOODWAY. If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

- NOTES:**
1. IRF - Iron Rod Found
  2. O.P.R.R.T. - Official Public Records, Rockwall County, Texas.
  3. D.R.R.C.T. - Deed Records, Rockwall County, Texas.
  4. P.R.R.C.T. - Deed Records, Rockwall County, Texas.
  5. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Allterra Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.000145254 was used to scale grid coordinates and distances to surface.
  6. Elevations shown hereon refer to North American Vertical Datum of 1988 (NAVD88), as derived locally from Allterra Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods, tying into City of Rockwall Geodetic Control Monuments "COR-10" and "COR-11"
  7. CAB. - Cabinet
  8. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing.
  9. This property has not been abstracted per the client's request, and this survey was performed without the benefit of a title commitment, all easements may not be shown.
  10. PG. - PAGE
  11. INST - INSTRUMENT
  12. NO. - NUMBER
  13. F.A.U.E. - Fire Lane, Access, and Utility Easement

LINE	BEARING	DISTANCE
L1	S 43°46'25" W	10.43'
L2	S 06°30'28" W	48.02'
L3	S 43°47'29" W	226.50'
L4	S 34°42'42" W	336.99'
L5	S 43°47'05" W	50.15'

LINE TYPE	DESCRIPTION
—	BOUNDARY LINE
- - -	ADJOINER LINE
- · - · -	EASEMENT LINE
▭	BUILDING LINE
—+—	STREET CENTERLINE

**ALTA/NSPS LAND TITLE SURVEY**  
 HIGHWAY 205 AND SIDS ROAD  
 ROCKWALL, TEXAS 75032

NO.	DATE	REVISION
1.		
2.		
3.		

TO CARNEY ENGINEERING, PLLC:  
 This is to certify that I have, this date, made an on the ground survey of the property located on Highway 205 and Sids Road in the City of Rockwall, Texas, described as follows:

BEING that certain tract of land situated in the J.D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas and being all that certain tract of land conveyed to Howell Mtn RE, LLC, by Special Warranty Deed recorded in Instrument Number 2018000021428, Official Public Records, Rockwall County, Texas, and being a portion of Lot 1, Block A, Rockwall Hospital Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Page 133, Map Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with "Stovall Assoc." yellow cap found for the most southerly corner of said Howell tract, same being the most southerly corner of said Lot 1, same being in the northeasterly line of that certain tract of land conveyed to Rockwall ISD, by deed recorded in Volume 2221, Page 295, Deed Records, Rockwall County, Texas, same being the west corner of that certain tract of land conveyed to Two Raider Ventures, LLC, by deed recorded in Instrument Number 20190000015332, said Official Public Records;

THENCE North 45 deg. 50 min. 39 sec. West, along the common line of said Howell tract and said Rockwall ISD tract, a distance of 239.17 feet to a 1/2 inch iron rod with "Peiser & Mankin SURV" red plastic cap set (hereinafter referred to as 1/2 inch iron rod set) for the most westerly corner of said Lot 1;

THENCE North 45 deg. 50 min. 24 sec. West, continuing along the common line of said Howell tract and said Rockwall ISD tract, passing the north corner of said Rockwall ISD tract, same being the east corner of a Drainage ROW/Open Space/Natural Area to the City of Rockwall per plat recorded in Cabinet G, Slide 23, aforesaid Map Records, and continuing along the common line of said Howell tract and said Drainage ROW, passing the north corner of said Drainage ROW, same being the east corner of Flagstone Estates, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 26, said Map Records, and continuing along the common line of said Howell tract and said Flagstone Estates, a total distance of 1018.06 feet to a 1/2 inch iron rod with illegible yellow cap found for the west corner of said Howell tract, same being the south corner of Lot 13, Rockwall Business Park East Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 20220000015606, Official Public Records, Rockwall County, Texas;

THENCE North 44 deg. 02 min. 25 sec. East, along the common line of said Howell tract and said Lot 13, passing the east corner of said Lot 13, same being the south corner of Lot 14, said Rockwall Business Park East, and continuing along the common line of said Howell tract and said Lot 14, passing the east corner of said Lot 14, same being the south corner of Lot 1, Block C, Rockwall Business Park East, Phase Three, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet B, Slide 291, said Map Records, Rockwall County, Texas, and continuing along the common line of said Howell tract and said Lot 1, Block C, a total distance of 981.14 feet to a 1/2 inch iron rod set for a north corner of said Howell tract, same being the west corner of Lot 1, Block A, Roadside Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 2022000006322, said Official Public Records, Rockwall County, Texas;

THENCE along the common line of said Howell tract and said Lot 1 as follows:  
 South 46 deg. 18 min. 59 sec. East, a distance of 355.86 feet to a 1/2 inch iron rod set for corner, same being the south corner of said Lot 1;

North 13 deg. 30 min. 14 sec. East, a distance of 387.20 feet to a 1/2 inch iron rod set for the most easterly north corner of said Howell tract, same being the west corner of that certain tract of land conveyed to State of Texas, by deed recorded in Volume 31, Page 510, said Deed Records;

THENCE South 46 deg. 00 min. 37 sec. East, along the common line of said Howell tract and said State of Texas tract, a distance of 528.19 feet to a 1/2 inch iron rod set for corner, same being in the southwesterly right-of-way line of State Highway 205 (variable width right-of-way);

THENCE South 31 deg. 03 min. 19 sec. East, along the common line of said Howell tract and said State Highway 205, a distance of 476.76 feet to a 1/2 inch iron rod set for corner;

THENCE South 43 deg. 46 min. 25 sec. West, continuing along the common line of said Howell tract and said State Highway 205, a distance of 10.43 feet to a 1/2 inch iron rod set for corner, same being the north corner of aforesaid Lot 1, Block A;

THENCE South 31 deg. 10 min. 20 sec. East, continuing along the common line of said Howell tract and said State Highway 205, a distance of 363.02 feet to a 1/2 inch iron rod set for an east corner of said Howell tract, same being the north end of a corner clip in the intersection of said State Highway 205 and Sids Road (variable width right-of-way);

THENCE South 06 deg. 30 min. 28 sec. West, along the common line of said Howell tract and said corner clip, a distance of 48.02 feet, to a 1/2 inch iron rod set for the south end of said corner clip;

THENCE along the common line of said Howell tract and said Sids Road as follows:  
 South 43 deg. 47 min. 29 sec. West, a distance of 226.50 feet to a 1/2 inch iron rod with pink "TXDOT" plastic cap found for angle point;  
 South 34 deg. 42 min. 42 sec. West, a distance of 336.99 feet to a 60D nail found;  
 South 43 deg. 47 min. 05 sec. West, a distance of 50.15 feet to a 1/2 inch iron rod set for the south corner of said Howell tract, same being in a south line of aforesaid Lot 1, Block A, same being in the northeast line of that certain tract of land conveyed to Glen Burks & Paulette Burks, by deed recorded in Volume 101, Page 958, aforesaid Deed Records;

THENCE along the common line of said Howell tract and said Burks tract as follows:  
 North 45 deg. 33 min. 29 sec. West, a distance of 326.36 feet to a 1/2 inch iron rod found for corner, same being the north corner of said Burks tract;  
 South 44 deg. 06 min. 56 sec. West, passing the west corner of said Burks tract, same being the north corner of aforesaid Two Raider Venture tract, and continuing along the common line of said Howell tract and said Two Raider Venture tract, a total distance of 449.25 feet to the POINT OF BEGINNING and containing 39.525 acres of computed land, more or less.

To: \_\_\_\_\_

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 7(a), 7(b), 7c, 8, 9, and 16, 17, 18 of Table A thereof. The latest field work was completed on 8/12/2025.  
 Date of Plat or Map: \_\_\_/\_\_\_/2025

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE 8/21/2025**

Timothy R. Mankin  
 Registered Professional Land Surveyor No. 6122

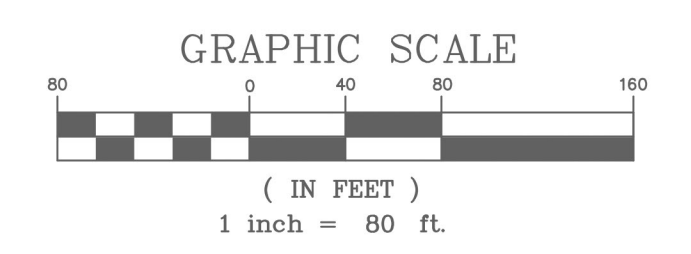
JOB NO.: 19-0904	<b>PEISER &amp; MANKIN SURVEYING, LLC</b> www.peisersurveying.com 1612 HART STREET SUITE 201 SOUTH LAKE, TEXAS 76092 817-481-1806 (O)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE		SHEET
DATE: 8/21/2025				1
FIELD DATE: 8/12/2025	SCALE: 1" = 80' FIELD: E.M. DRAWN: J.B.W. CHECKED: T.R.M.	FIRM No. 100999-00 Member Since 1977	OF	
DATE: 8/12/2025			1	
DATE: 8/12/2025			1	

Errors: The Client or Client's Representatives will have 45 days from the date the survey was issued to change any misspellings or any errors on the survey report, after this time has expired all parties involved must accept the survey as issued.

COPYRIGHT © PEISER & MANKIN SURVEYING, LLC ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS SURVEY WITHOUT THE ORIGINAL SIGNATURE ARE NOT VALID.

**LEGEND**

	GAS METER		FIRE HYDRANT		LIGHT POLE
	IRR. CONTROL VALVE		WATER METER		TRAFFIC SIGNAL POLE
	TELEPHONE PEDESTAL		BOLLARD		TELEPHONE MANHOLE
	POWER POLE		WATER VALVE		SWB MANHOLE
	DOWN GUY		TRANSFORMER PAD		SIGN
	S.S. MANHOLE		ELECTRIC METER		VAULT
	CLEAN OUT		STORM DRAIN MANHOLE		CONCRETE





DRIVING BAYS



MATERIAL SCHEME



INSPIRATION IMAGES



DRIVING RANGE NETTING and STRUCTURAL SUPPORTS BEYOND 200' TALL



MINI-GOLF

30'-0" EL. - TO PARAPET  
35'-0" EL. - TO ROOF  
39'-0" EL. - 2ND FLOOR  
0'-0" EL.

35'-0" EL. - TO PARAPET

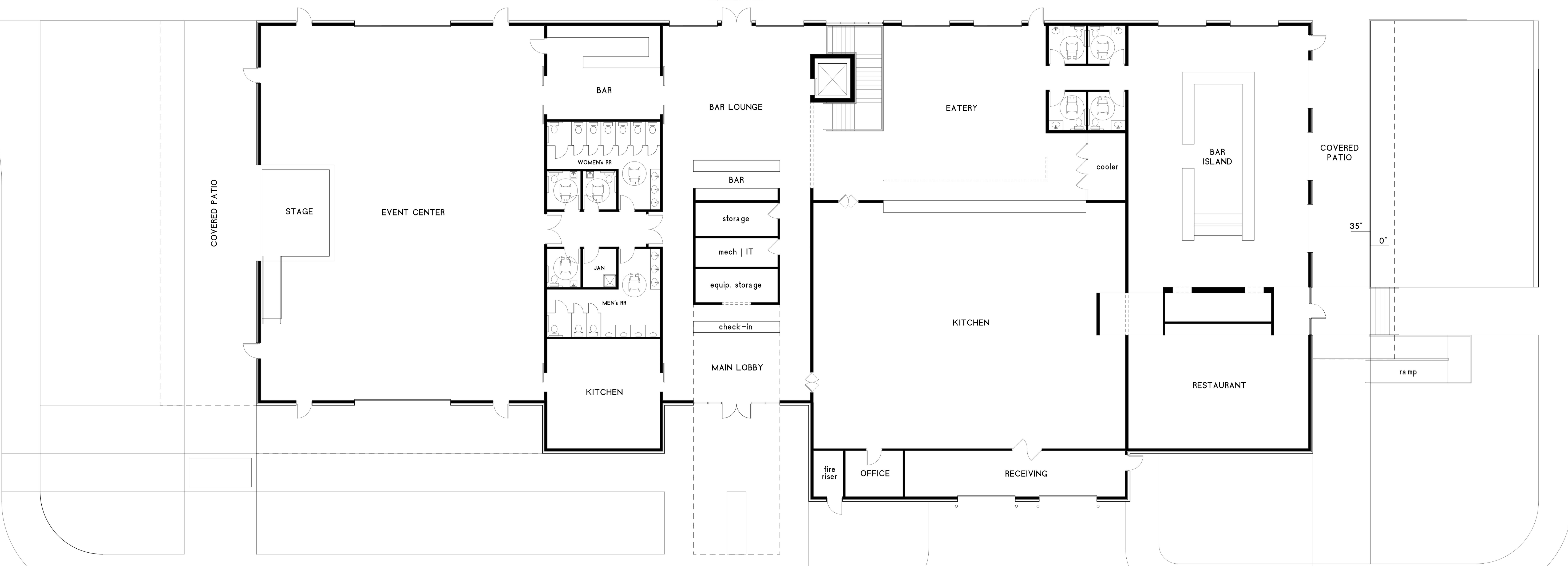
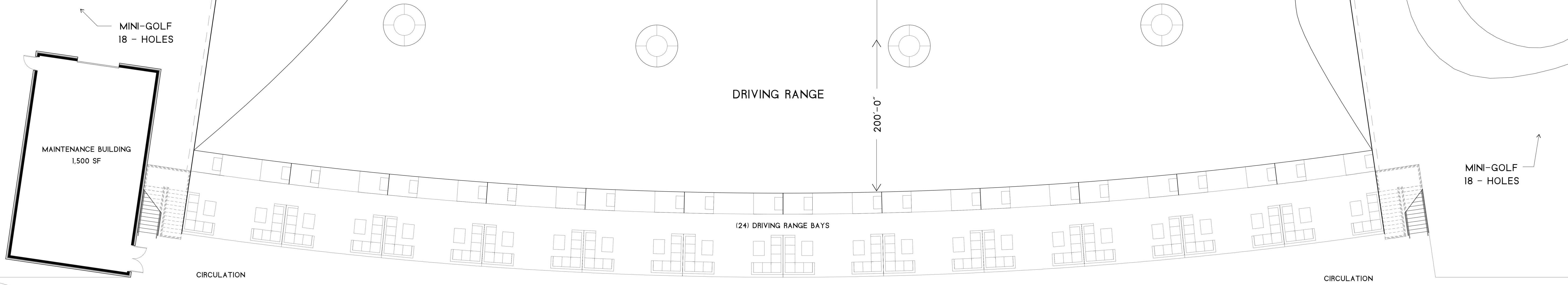
NETTING & POLES



# FRONT ELEVATION TEXAS SOCIAL \_ 205 ROCKWALL TX \_ CONCEPT DESIGN

THIS DRAWING IS FOR PRELIMINARY REFERENCE PURPOSES ONLY \_ NOT TO BE USED FOR PERMITTING OR CONSTRUCTION

SCALE \_ 3/32" = 1'-0" @ 24"x36" FORMAT



**01** TEXAS SOCIAL — ROCKWALL, TX  
 CONCEPT FLOOR PLAN — LEVEL 01 — 19,570 GSF + 1,500 GSF MAINTENANCE  
 SCALE: 3/32" = 1'-0" © 24'x36" PRINT

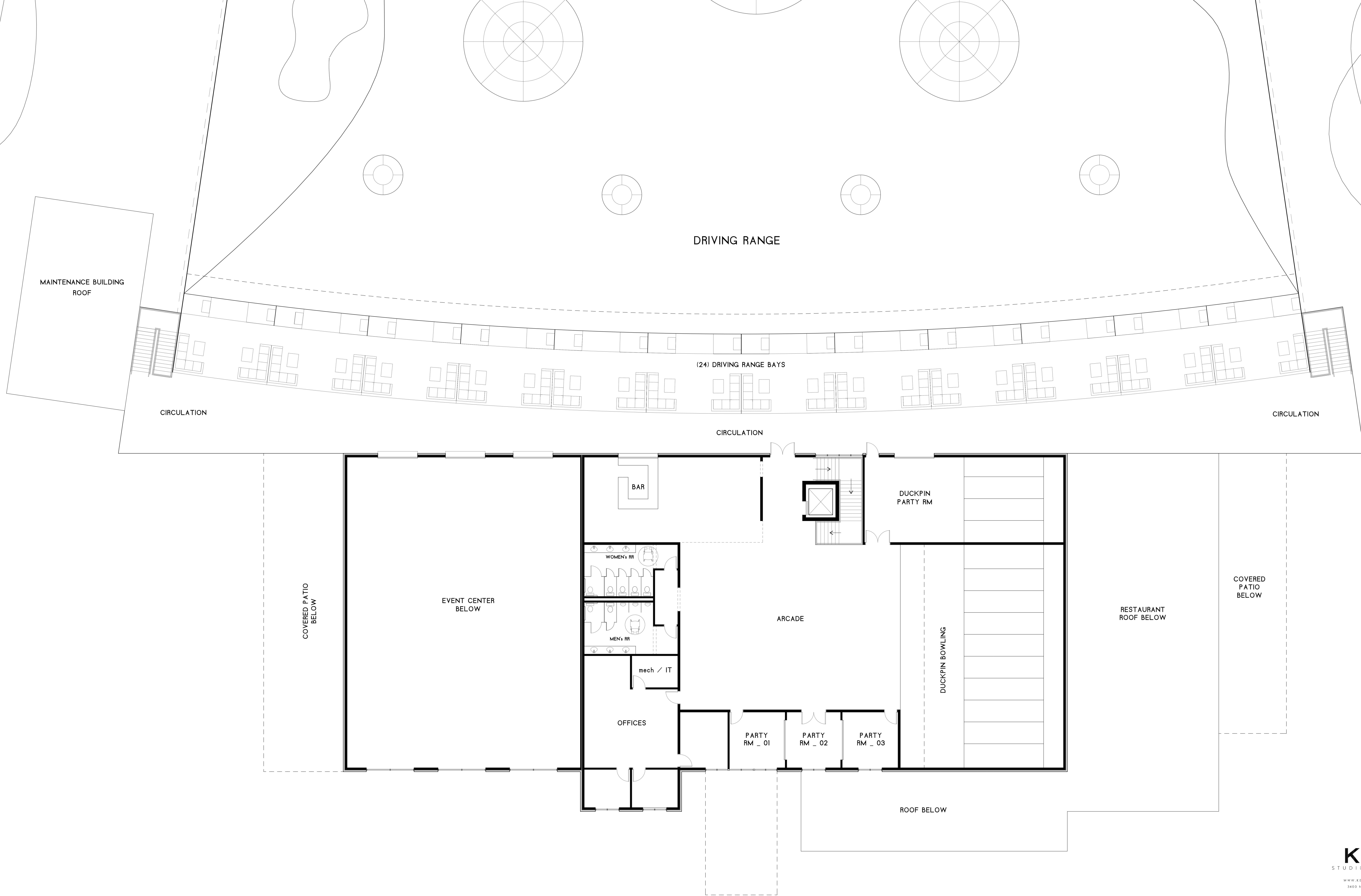


**PARKING DATA** \*Includes 1st & 2nd Levels

	RATIO	SQUARE FOOTAGE	REQ'D PARKING
EVENT CENTER	1/100sf	4,606 SF	46
RESTAURANT   BAR	1/100sf	7,387 sf	74
KITCHEN		4,462 sf	
Includes Receiving			
DRIVING BAYS   RANGE	1/250sf	11,386 sf	46
DRIVING BAY CIRCULATION (Exterior)		5,550 sf	
LOBBY	1/250sf	612 sf	3
OFFICE	1/300sf	1,088 sf	4
OUTDOOR PATIOS		1,851 sf	
RESTROOMS   CIRCULATION		2,335 sf	
MINI-GOLF (36 HOLES)	1/Hole		36
MAINTENANCE   SHOP	1/250sf	1,500 sf	6
STORAGE   MECHANICAL RM.		509 sf	
Includes Fire Riser Rooms			
ARCADE   BOWLING	1/250sf	5,413 sf	22
PARTY ROOMS	1/100sf	1,127 sf	11
<b>TOTAL</b>			<b>248 SPACES</b>

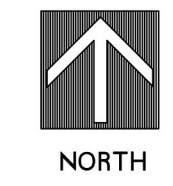
\*Reference civil site plan for provided spaces





01

TEXAS SOCIAL — ROCKWALL, TX  
 CONCEPT FLOOR PLAN — LEVEL 02 — 10,000 GSF  
 SCALE: 3/32" = 1'-0" @ 24"x36" PRINT



**KILLIAN**  
 STUDIO OF ARCHITECTURE  
 WWW.KILLIAN.COM | TEL 214.427.3452  
 3400 N CENTRAL EXPY | STUDIO 110.307  
 RICHARDSON, TX 75080

CITY OF ROCKWALL PROJECT #:  
 Z2026-017

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING *ORDINANCE NO. 25-34* AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR *OUTDOOR COMMERCIAL AMUSEMENT/RECREATION* AND A *STRUCTURE EXCEEDING 60-FEET IN HEIGHT IN A COMMERCIAL (C) DISTRICT* FOR A *GOLF DRIVING RANGE* ON A 39.525-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK A, ROCKWALL HOSPITAL ADDITION AND TRACT 18 OF THE J. D. MCFARLAND SURVEY, ABSTRACT NO. 145, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, a request has been made by Anthony Winkler of Calabrese & Winkler Holdings on behalf of David Naylor of Rayburn Electric for the approval of a Specific Use Permit (SUP) for *Outdoor Commercial Amusement/Recreation* and a *Structure Exceeding 60-Feet in Height in a Commercial (C) District* for a *Golf Driving Range* on a 39.525-acre parcel of land, zoned Commercial (C) District, being identified as Lot 1, Block A, Rockwall Hospital Addition and Tract 18 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, generally located at the northwest corner of the intersection of Sids Road and S. Goliad Street [*SH-205*], and being more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that *Ordinance No. 25-34 (S-365)* and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

**SECTION 1.** That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 25-34 (S-365)*.

**SECTION 2.** That the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *Golf Driving Range* with *Outdoor Commercial Amusement/Recreation* and a *Structure Exceeding 60-Feet in Height in a Commercial (C) District* as stipulated by Article 04, *Permissible Uses*, and Article 05, *District Development Standards*, of

the Unified Development Code [*Ordinance No. 20-02*] on the *Subject Property*; and

**SECTION 3.** That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Subsection 01.01, *Land Use Schedule*, and Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, and Subsection 04.01, *General Commercial District Standards*, and Subsection 04.05, *Commercial (C) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall -- as heretofore amended and may be amended in the future -- and with the following conditions:

### 3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Golf Driving Range* and *Outdoor Commercial Amusement/Recreation* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The development and operation of a *Golf Driving Range* and *Outdoor Commercial Amusement/Recreation* shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.
- 2) The maximum height of the netting and support structures shall not exceed 200-feet and shall generally conform to *Exhibit 'C'* of this ordinance.

### 3.2 COMPLIANCE

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

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

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

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

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

**SECTION 7.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

**SECTION 8.** That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 1<sup>ST</sup> DAY OF JUNE, 2026.**

\_\_\_\_\_  
Tim McCallum, *Mayor*

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: May 18, 2026

2<sup>nd</sup> Reading: June 1, 2026

**Exhibit 'A':**  
*Legal Description*

**BEING** that certain tract of land situated in the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas and being all that certain tract of land conveyed to Howell MTN R.E., LLC, by Special Warranty Deed recorded in Instrument Number 2018000041248, Official Public Records, Rockwall County, Texas, and being a portion of Lot 1, Block A, Rockwall Hospital Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Page 133, Map Records, Rockwall County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron rod with "Stovall Assoc" yellow cap found for the most southerly corner of said Howell tract, same being the most southerly corner of said Lot 1, same being in the northeasterly line of that certain tract of land conveyed to Rockwall ISD, by deed recorded in Volume 2221, Page 295, Deed Records, Rockwall County, Texas, same being the west corner of that certain tract of land conveyed to Two Raider Ventures, LLC, by deed recorded in Instrument Number 2019000015332, said Official Public Records;

**THENCE** North 45 deg. 50 min. 39 sec. West, along the common line of said Howell tract and said Rockwall ISD tract, a distance of 239.17 feet to a 1/2-inch iron rod with "Peiser & Mankin SURV" red plastic cap set (hereinafter referred to as 1/2-inch iron rod set) for the most westerly corner of said Lot 1;

**THENCE** North 45 deg. 50 min. 24 sec. West, continuing along the common line of said Howell tract and said Rockwall ISD tract, passing the north corner of said Rockwall ISD tract, same being the east corner of a Drainage ROW/Open Space/Natural Area to the City of Rockwall per plat recorded in Cabinet G, Slide 23, aforesaid Map Records, and continuing along the common line of said Howell tract and said Drainage ROW, passing the north corner of said Drainage ROW, same being the east corner of Flagstone Estates, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 26, Map Records, and continuing along the common line of said Howell tract and said Flagstone Estates, a total distance of 1018.06 feet to a 1/2 inch iron rod with illegible yellow cap found for the west corner of said Howell tract, same being the south corner of Lot 13, Rockwall Business Park East Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 20220000015606, Official Public Records, Rockwall County, Texas;

**THENCE** North 44 deg. 02 min. 25 sec. East, along the common line of said Howell tract and said Lot 13, passing the east corner of said Lot 13, same being the south corner of Lot 14, said Rockwall Business Park East, and continuing along the common line of said Howell tract and said Lot 14, passing the east corner of said Lot 14, same being the south corner of Lot 1, Block C, Rockwall Business Park East, Phase Three, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet B, Slide 291, said Map Records, Rockwall County, Texas, and continuing along the common line of said Howell tract and said Lot 1, Block C, a total distance of 981.14 feet to a 1/2 inch iron rod set for the north corner of said Howell tract, same being the west corner of Lot 1, Block A, Roadside Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 20220000006522, said Official Public Records, Rockwall County, Texas;

**THENCE** along the common line of said Howell tract and said Lot 1 as follows:  
South 46 deg. 18 min. 59 sec. East, a distance of 355.86 feet to a 1/2-inch iron rod set for corner, same being the south corner of said Lot 1;  
North 13 deg. 30 min. 14 sec. East, a distance of 387.20 feet to a 1/2-inch iron rod set for the most easterly north corner of said Howell tract, same being the west corner of that certain tract of land conveyed to State of Texas, by deed recorded in Volume 31, Page 510, said Deed Records;

**THENCE** South 46 deg. 00 min. 37 sec. East, along the common line of said Howell tract and said State of Texas tract, a distance of 528.19 feet to a 1/2-inch iron rod set for corner, same being in the southeasterly right-of-way line of State Highway 205 (variable width right-of-way);

**THENCE** South 31 deg. 03 min. 19 sec. East, along the common line of said Howell tract and said State Highway 205, a distance of 476.76 feet to a 1/2-inch iron rod set for corner;

**Exhibit 'A':**  
*Legal Description*

**THENCE** South 43 deg. 46 min. 25 sec. West, continuing along the common line of said Howell tract and said State Highway 205, a distance of 10.43 feet to a 1/2-inch iron rod set for corner, same being the north corner of aforesaid Lot 1, Block A;

**THENCE** South 31 deg. 10 min. 20 sec. East, continuing along the common line of said Howell tract and said State Highway 205, a distance of 363.02 feet to a 1/2-inch iron rod set for an east corner of said Howell tract, same being the north end of a corner clip in the intersection of said State Highway 205 and Sids Road (variable width right-of-way);

**THENCE** South 06 deg. 30 min. 28 sec. West, along the common line of said Howell tract and said corner clip, a distance of 48.02 feet, to a 1/2-inch iron rod set for the south end of said corner clip;

**THENCE** along the common line of said Howell tract and said Sids Road as follows:

South 43 deg. 47 min. 29 sec. West, a distance of 226.50 feet to a 1/2-inch iron rod with pink "TXDOT" plastic cap found for angle point;

South 34 deg. 42 min. 42 sec. West, a distance of 336.99 feet to a 60D nail found;

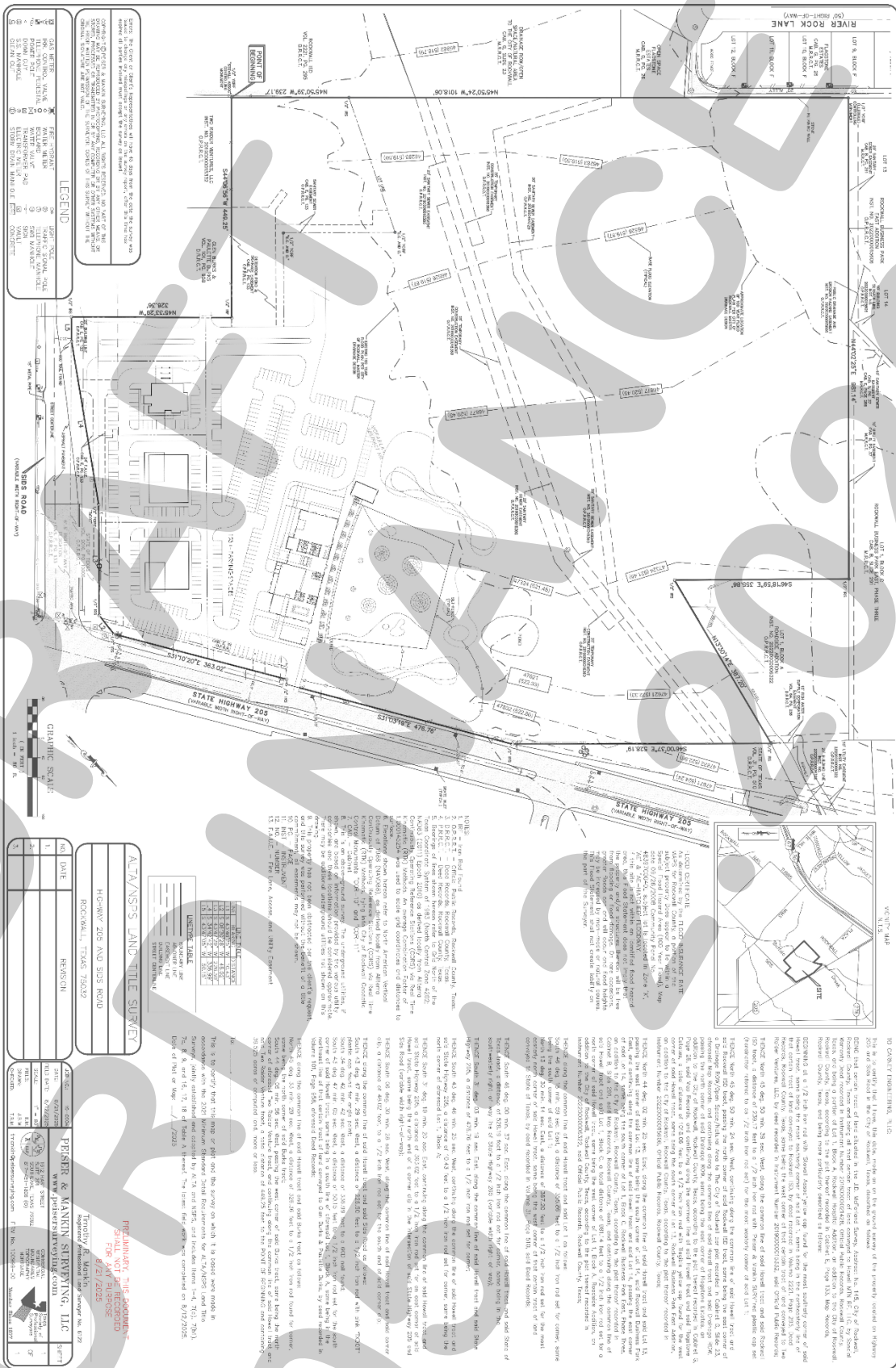
South 43 deg. 47 min. 05 sec. West, a distance of 50.15 feet to a 1/2-inch iron rod set for the south corner of said Howell tract, same being in a south line of aforesaid Lot 1, Block A, same being in the northeast line of that certain tract of land conveyed to Glen Burks & Paulette Burks, by deed recorded in Volume 101, Page 958, aforesaid Deed Records;

**THENCE** along the common line of said Howell tract and said Burks tract as follows:

North 45 deg. 33 min. 29 sec. West, a distance of 326.36 feet to a 1/2-inch iron rod found for corner, same being the north corner of said Burks tract;

South 44 deg. 06 min. 56 sec. West, passing the west corner of said Burks tract, same being the north corner of aforesaid Two Raider Ventures tract, and continuing along the common line of said Howell tract and said Two Raider Ventures tract, a total distance of 449.25 feet to the **POINT OF BEGINNING** and containing 39.525 acres of computed land, more or less.

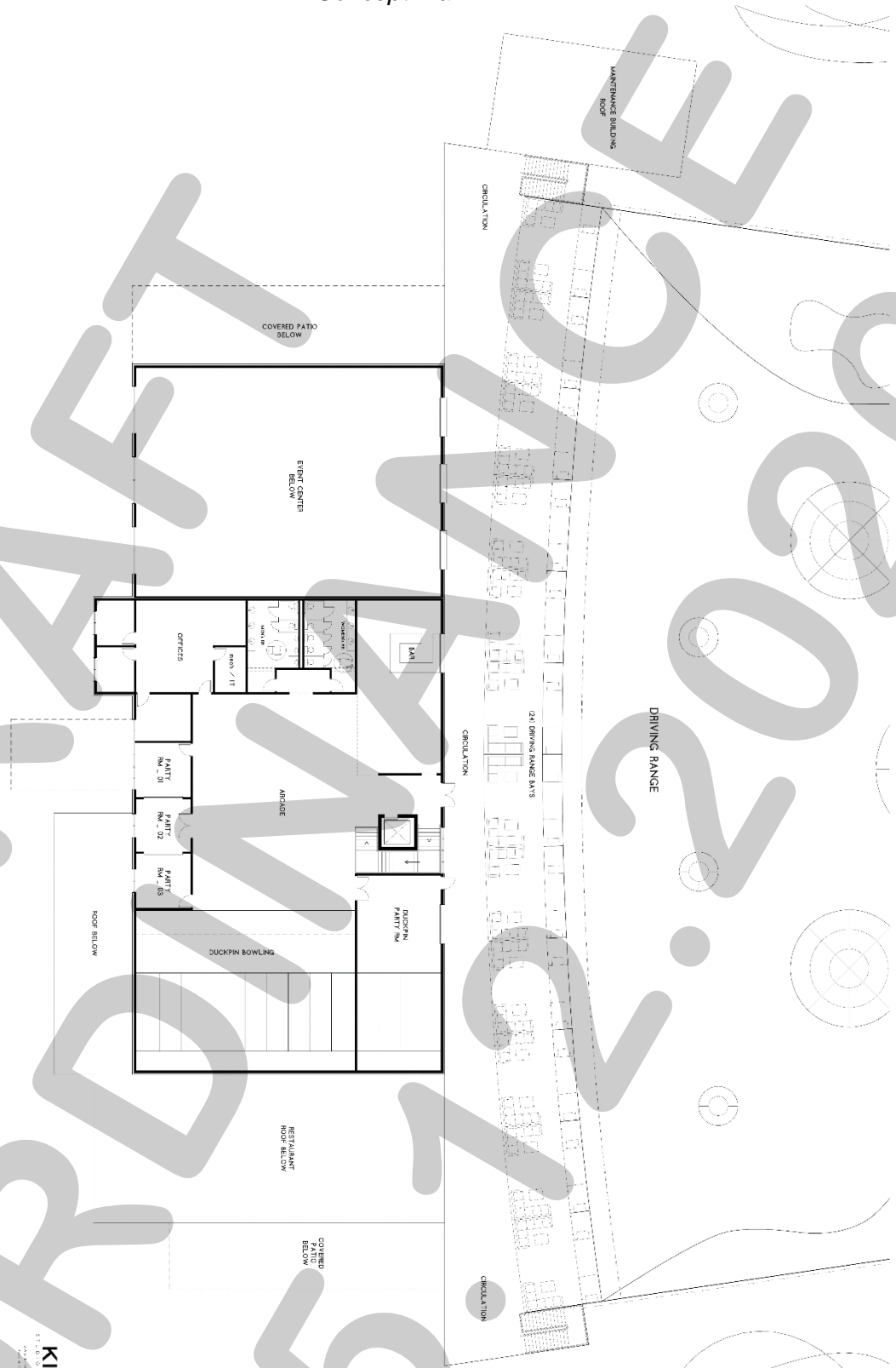
# Exhibit 'B': Concept Plan





**Exhibit 'B':  
Concept Plan**

**01** TEXAS SOCIAL ROCKWALL, TX  
CONCEPT FLOOR PLAN LEVEL 02 10,000 GSF



CITY OF ROCKWALL PROJECT #  
Z2026-017



**Exhibit 'C':  
Golf Netting Height**



TEXAS SOCIAL \_ 205 ROCKWALL TX \_ CONCEPT DESIGN  
FRONT ELEVATION  
THIS DRAWING IS FOR PRELIMINARY REFERENCE PURPOSES ONLY, AND IS NOT TO BE USED FOR PERMITTING OR CONSTRUCTION

SCALE: 3/32" = 1'-0" @ 24" x 36" DRAWING

**KILLIAN**  
ARCHITECTS  
1111 WEST GARDEN STREET, SUITE 100  
DALLAS, TEXAS 75201  
TEL: 214.635.1111 | WWW.KILLIANARCHITECTS.COM  
2026-017-001 | 2026-017-002 | 2026-017-003  
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# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Mayor and City Council  
**DATE:** May 18, 2025  
**APPLICANT:** Anthony Winkler; *Calabrese & Winkler Holdings*  
**CASE NUMBER:** Z2026-017; *Specific Use Permit (SUP) for Texas Social*

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### **SUMMARY**

Hold a public hearing to discuss and consider a request by Anthony Winkler of Calabrese & Winkler Holdings on behalf of David Naylor of Rayburn Electric for the approval of a Specific Use Permit (SUP) for *Outdoor Commercial Amusement/Recreation* and a *Structure Exceeding 60-Feet in Height in a Commercial (C) District* for a *Golf Driving Range* on a 39.525-acre parcel of land identified as Lot 1, Block A, Rockwall Hospital Addition and Tract 18 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the northwest corner of the intersection of Sids Road and S. Goliad Street [*SH-205*], and take any action necessary.

### **BACKGROUND**

The subject property was annexed by the City Council on May 19, 1986 by *Ordinance No. 86-37 [Case No. A1986-005]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On January 16, 2001, the City Council approved a zoning change [*Case No. PZ2000-117-01*] changing the zoning of the property from an Agricultural (AG) District to a Commercial (C) District. On February 3, 2020, the City Council approved a preliminary plat [*Case No. P2020-005*] for the subject property. No other changes have occurred to the subject property since annexation.

### **PURPOSE**

On April 17, 2026, the applicant -- *Anthony Winkler of Calabrese & Winkler Holdings* -- submitted an application requesting a Specific Use Permit (SUP) to establish an *Outdoor Commercial Amusement/Recreation* land use and a *Structure Exceeding 60-Feet in Height in a Commercial (C) District* for the purpose of constructing a *Golf Driving Range* and *Family Entertainment Center*.

### **ADJACENT LAND USES AND ACCESS**

The subject property is generally located at the northwest corner of the intersection of Sids Road and S. Goliad Street [*SH-205*]. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 2.7624-acre parcel of land (*i.e. Lot 1, Block A, Roadside Addition*) developed with commercial land uses. Beyond this is a 6.036-acre parcel of land (*Lot 1, Block C, Rockwall Business Park East Addition*) developed with a *Mini-Warehouse Facility (i.e. The Vault Self Storage)*. Following this is a 1.6764-acre parcel of land (*i.e. Lot 1, Block B, Rockwall Business Park East Phase 2 Addition*) developed with a multi-tenant retail building and *Carwash Facility (i.e. Hacienda Car Wash)*. All of these properties are zoned Commercial (C) District. North of this is the intersection of E. Ralph Hall Parkway and S. Goliad Street [*SH-205*]. These streets are identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) [*E. Ralph Hall Parkway*] and a P6D (*i.e. principal, six [6] lane, divided roadway*) [*SH-205*] on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

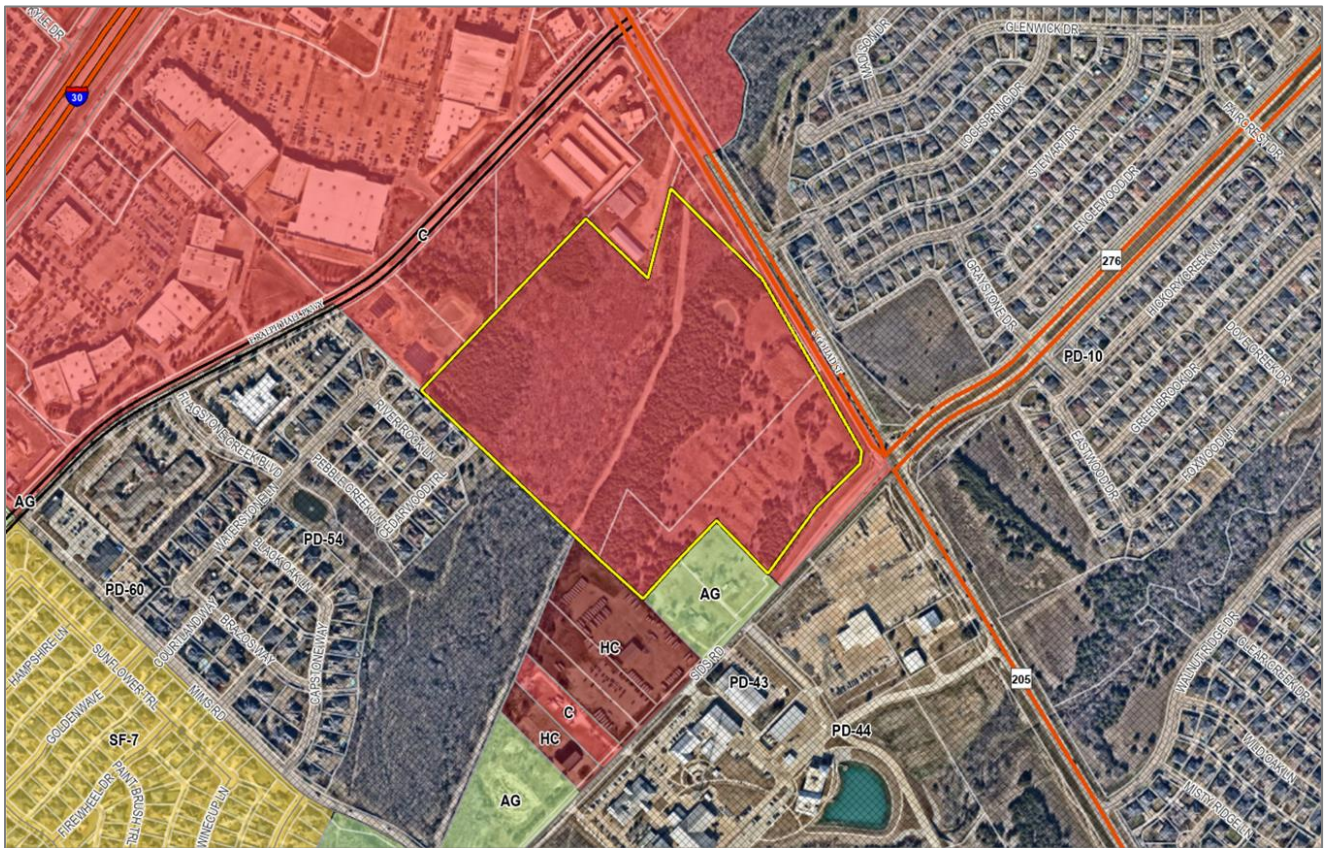
South: Directly south of the subject property are two (2) vacant tracts of land (*i.e. Tracts 5 & 11 of the J. D. McFarland Survey, Abstract No. 145*) developed with single-family homes, zoned Agricultural (AG) District. Beyond this is Sids

Road, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is a 2.00-acre parcel of land (*i.e. Lot 2, Block A, Pott Shrigley Addition*) developed with an *Office Building*, zoned Planned Development District 43 (PD-43) for Commercial (C) District land uses. South of this is Planned Development District 44 (PD-44), which it comprised of the Rayburn Electric Cooperative corporate campus.

East: Directly east of the subject property is the intersection of Sids Road and S. Goliad Street [SH-205], which are identified as a *Minor Collector* [Sids Road] and a P6D (*i.e. principal, six [6] lane, divided roadway*) [SH-205] on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) vacant tracts of land (*i.e. Tract 1-3 of the J. Cadle Survey, Abstract No. 65 & Tract 2-2 of the W. H. Barnes Survey, Abstract No. 26*) zoned Planned Development District 10 (PD-10) for General Retail (GR) District land uses. Following this is the Meadowcreek Estates Subdivision, which consists of 584 residential lots and is zoned Planned Development District 10 (PD-10) for single-family land uses.

West: Directly west of the subject property is a vacant 20.562-acre parcel of land that serves as open space for the Flagstone Estates Subdivision. Beyond this the Flagstone Estates Subdivision, which consists of 81 single-family residential homes and is zoned Planned Development District 54 (PD-54) for Single-Family 10 (SF-10) District land uses. Following this is Mims Road, which is identified as a M4U (*i.e. major collector, four [4] land, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP  
YELLOW: SUBJECT PROPERTY



## CHARACTERISTICS OF THE REQUEST

The applicant has submitted a concept plan for an entertainment venue that will consist of *Outdoor Commercial Amusement, Indoor Commercial Amusement, Restaurants, Banquet Facility/Event Hall*, and a *Golf Driving Range*. The concept plan shows that the facility will incorporate a restaurant consisting of 7,387 SF, an event space consisting of 4,606 SF, an arcade/bowling consisting of 5,413 SF, an *Outdoor Commercial Amusement/Recreation space (i.e. Mini-Golf)*, and a *Golf Driving Range* with of open-air driving bays. The approximated parking required for the proposed facility will be 248 parking spaces. Based on the proposed concept plan, the proposed facility will be two (2) stories in height and incorporate 193 parking spaces. This represents a deficit of 55 parking spaces; however, staff should note that -- *if approved* -- there is space on site to incorporate additional parking during the site plan process. Staff should also note, that an approval of the requested Specific Use Permit (SUP) does not approve any exceptions or variances to the requirements of the Unified Development Code (UDC). In addition, the *Golf Driving Range* will be enclosed using nets that will be supported with poles that will stand 200-feet in height.

## CONFORMANCE WITH THE CITY'S CODES

According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) the *Restaurant and Banquet Facility/Event Hall* land uses are permitted *by-right* within the Commercial (C) District; however, the *Golf Driving Range and Outdoor Commercial Amusement/Recreation* require a Specific Use Permit (SUP) within the Commercial (C) District. The Unified Development Code (UDC) does not stipulate any *Conditional Land Use Standards* for the *Golf Driving Range*, and the purpose of the Specific Use Permit (SUP) requirement for the *Golf Driving Range* land use is to acknowledge that this land use may not be appropriate in all locations of the City. According to the *Conditional Use Standards* for the *Outdoor Commercial Amusement/Recreation* land use, it shall be located a minimum of 300-feet from and residential zoned or used property. In this case, the applicant appears to be within 300-feet of the Meadowcreek Estates Subdivision; however, the proposed *Golf Driving Range* will be separated from the Meadowcreek Estates Subdivision by future six (6) lane roadway (*i.e. SH-205/S. Goliad Street*), and the closest house to the proposed land use appears to be more than 300-feet from the proposed facility. In addition to the land use standards, Article 05, *District Development Standards*, of the Unified Development Code (UDC) stipulates a maximum building height of 60-feet in the Commercial (C) District; however, the code goes on to grant the City Council the ability to increase the building height up to 240-feet through a Specific Use Permit (SUP). In this case, the proposed poles supporting the nets for the *Golf Driving Range* will be 200-feet in total height.

## OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the *Southwest Residential District*. The *Southwest Residential District* "...contains a mixture of land uses that include existing medium and low density residential, heavy commercial/retail land uses (*i.e. National Drive, Sids Road, and Mims Road*), and commercial land uses." *Strategy #2* in the *Southwest Residential District* indicates that the properties

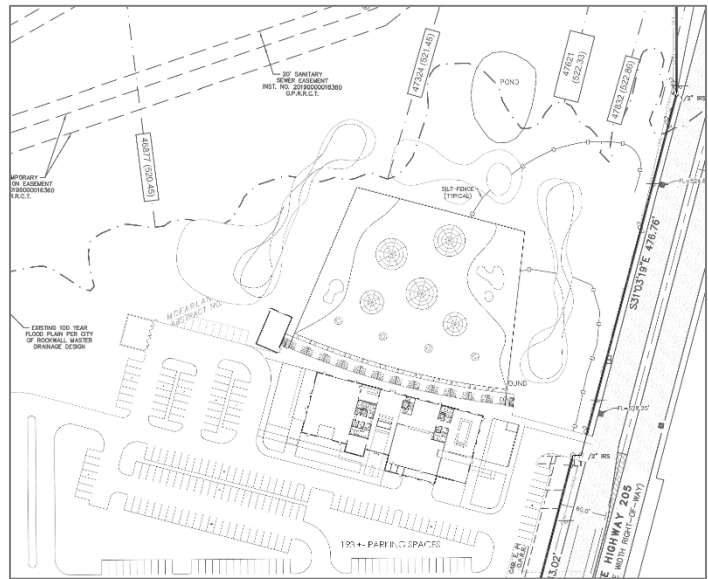


FIGURE 1: CONCEPT PLAN FOR THE FACILITY



FIGURE 2: CONCEPT BUILDING ELEVATIONS

surrounding Sids Road and Mims Road contain some of the only land in the City for *Commercial/Industrial* land uses and that "...these areas should be protected from the encroachment of incompatible land uses." In this case, the applicant is proposing a Specific Use Permit (SUP) for an *Outdoor Commercial Amusement/Recreation* land use on a commercially zoned property that is surrounded by properties with Commercial (C) District, Heavy Commercial (HC) District, and General Retail (GR) District zoning. In addition, according to Goal #1, *Creating Distinctive Destinations*, of Chapter 09, *Non-Residential*, of the OURHometown Vision 2040 Comprehensive Plan, "(a)ll non-residential developments should create distinctive destinations that further a sense of place and will attract people to the community." In this case, the applicant is proposing a multi-use entertainment venue that incorporates uses that are not currently within the City of Rockwall. Based on this, the applicant's proposal appears to conform with the goals and policies of the Comprehensive Plan.

## **STAFF ANALYSIS**

The Specific Use Permit (SUP) request submitted by the applicant is the fourth time this request has been made, but it is the first request on the subject property. On September 5, 2023, the City Council approved a Specific Use Permit (SUP) [*Ordinance No. 25-34; S-365*] for a *Golf Driving Range* [*Case No. Z2025-024*] for a different property located at the terminus of Fit Sport Life Boulevard. As part of this SUP approval an exception to the maximum building height was approved, and a condition of approval was added to the ordinance to enable the increased height. In this case, the applicant is making the same request on the subject property. Given the change in location, the applicant's concept plan varies from the previously approved Specific Use Permit (SUP); however, the same land uses and amenities are being provided.

All that being said, the location, access, and surrounding land uses appear to be appropriate for a regional entertainment venue. Staff should point out that in other cities, land uses -- *similar to what the applicant is proposing* -- have proven to be regional destination centers (*e.g. Top Golf, Drive-Shack, etc.*). Based on this, the applicant's request does conform to the types of land uses indicated for the subject property by the OURHometown Vision 2040 Comprehensive Plan. In addition, the subject property is located in an area of the City that is primarily surrounded by commercial and heavy commercial land uses. Taking this into consideration, a request for a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

## **NOTIFICATIONS**

On April 21, 2026, staff mailed 94 notices to property owners and occupants within 500-feet of the subject property. 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). Staff also notified the Flagstone Estates, Meadowcreek Estates, and the Hickory Ridge Homeowner's Associations (HOAs), which were the only HOAs within 1,500-feet of the subject property participating in the Neighborhood Notification Program. At the time this report was drafted, staff had received 11 notices in opposition and three (3) notices in favor of the applicant's request.

## **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the applicant's request for a Specific Use Permit (SUP) allowing *Outdoor Commercial Amusement/Recreation* and a *Structure to Exceed 60-Feet in a Commercial (C) District* for the purpose of establishing a *Golf Driving Range* and *Family Entertainment Center*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the *Operational Conditions* contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - (a) The development and operation of a *Golf Driving Range* and *Outdoor Commercial Amusement/Recreation* shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
  - (b) The maximum height of the netting and support structures shall not exceed 200-feet and shall generally conform to *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
- (2) Any construction resulting from the approval of this *Specific Use Permit (SUP)* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of

Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

**PLANNING AND ZONING COMMISSION**

On May 12, 2026, the Planning and Zoning Commission approved a motion to approve the Specific Use Permit (SUP) by a vote of 3-2, with Commissioners Conway and Roth dissenting, Commissioner Brock absent, and Commissioner Hagaman recusing himself.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

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

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

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

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

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

### NOTES:

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

NW Corner of Hwy 205 & Sids Road, Rockwall, TX 75087

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

NW corner of Hwy 205 & Sids Road, Rockwall, TX -- approx. 9 acres

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

CURRENT ZONING

C2

CURRENT USE

Vacant / Agricultural

PROPOSED ZONING

SUP

PROPOSED USE

Outdoor Entertainment Venue / 200' Tall Driving Range Poles

ACREAGE

9

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

OWNER

APPLICANT

CONTACT PERSON

Rayburn Electric (Land Owner)

*David Naylor*

CONTACT PERSON

Anthony Winkler / Calabrese & Winkler Holdings

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 David Naylor [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

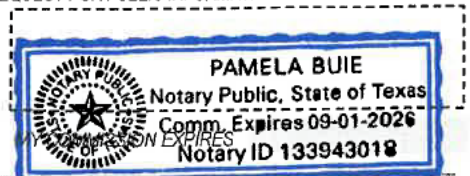
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 335.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14 DAY OF April 2026 BY SIGNING THIS APPLICATION, 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."

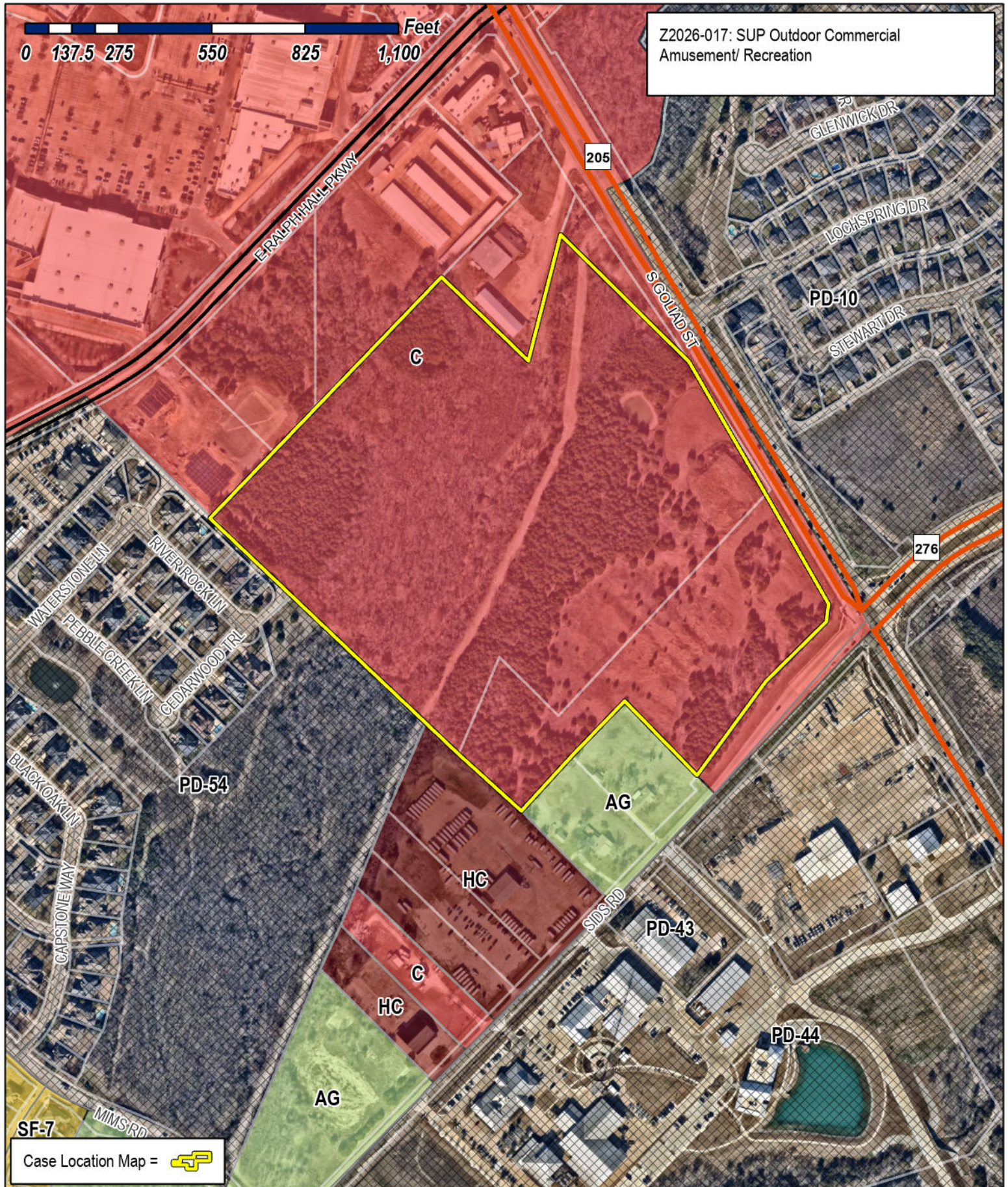
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF April 2026

OWNER'S SIGNATURE


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*P. Buie*





Z2026-017: SUP Outdoor Commercial Amusement/ Recreation

Case Location Map = 



# City of Rockwall

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

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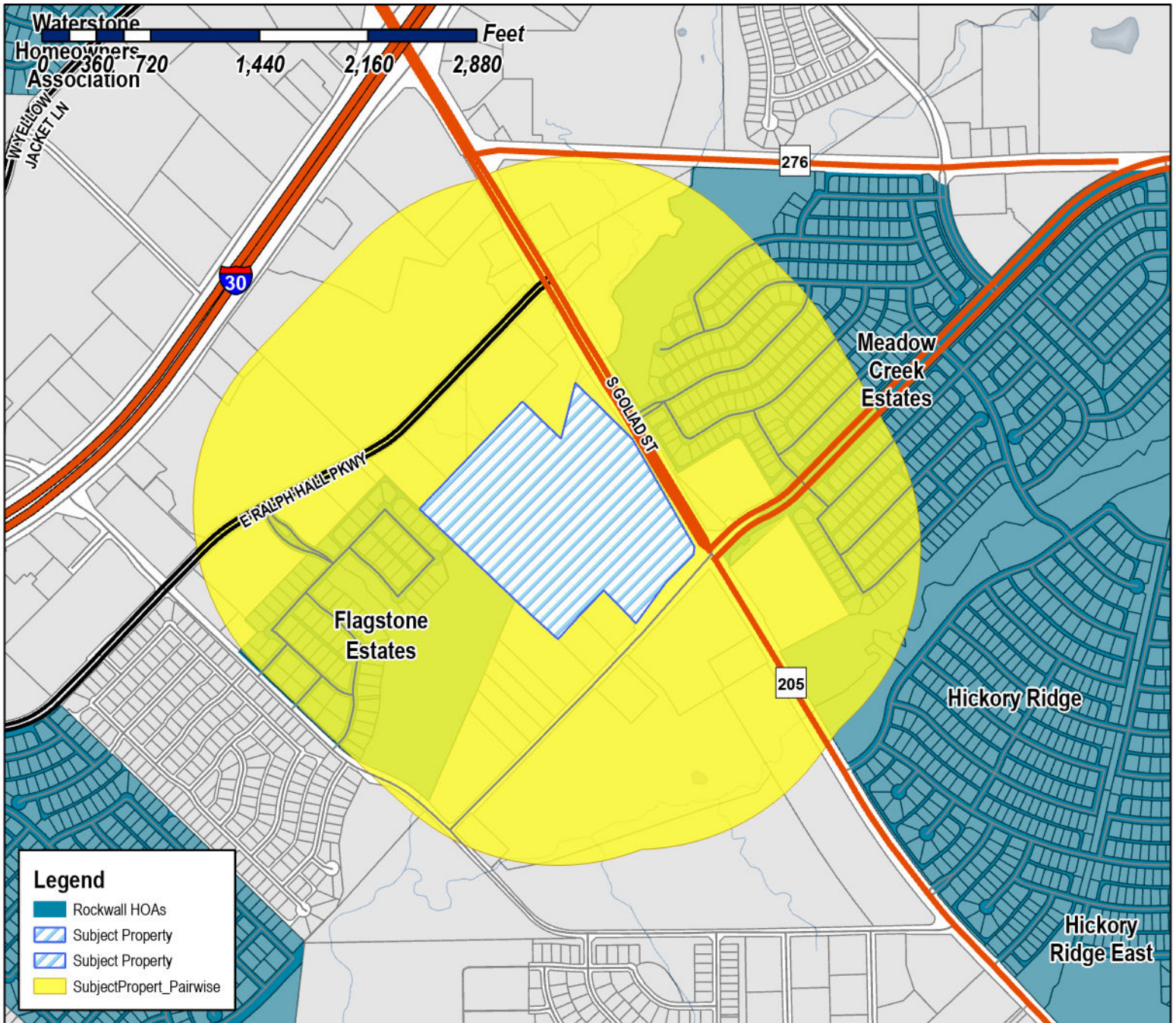




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**Case Number:** Z2026-017  
**Case Name:** SUP for Outdoor Commercial Amusement/Recreation  
**Case Type:** Zoning  
**Zoning:** Commercial (C) District  
**Case Address:** NW Corner of Sids and SH 205



**Date Saved:** 4/21/2026  
 For Questions on this Case Call (972) 771-7745

**From:** [Zavala, Melanie](#)  
**Cc:** [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)  
**Subject:** Neighborhood Notification Program [Z2026-017]  
**Date:** Wednesday, April 22, 2026 9:01:34 AM  
**Attachments:** [Public Notice \(04.21.2026\).pdf](#)  
[HOA Map \(04.21.2026\).pdf](#)

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HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [Friday, April 24, 2026](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, May 12, 2026 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, May 18, 2026 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

-  
Z2026-017: SUP for Outdoor Commercial Amusement/ Recreation

Hold a public hearing to discuss and consider a request by Anthony Winkler of Calabrese & Winkler Holdings on behalf of David Naylor of Rayburn Electric for the approval of a [Specific Use Permit \(SUP\)](#) for Outdoor Commercial Amusement/Recreation and a Structure Exceeding 60-Feet in Height in a Commercial (C) District for a Golf Driving Range on a 39.525-acre parcel of land identified as Lot 1, Block A, Rockwall Hospital Addition and Tract 18 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the northwest corner of the intersection of Sids Road and S. Goliad Street [SH-205], and take any action necessary.

Thank you,

*Melanie Zavala*

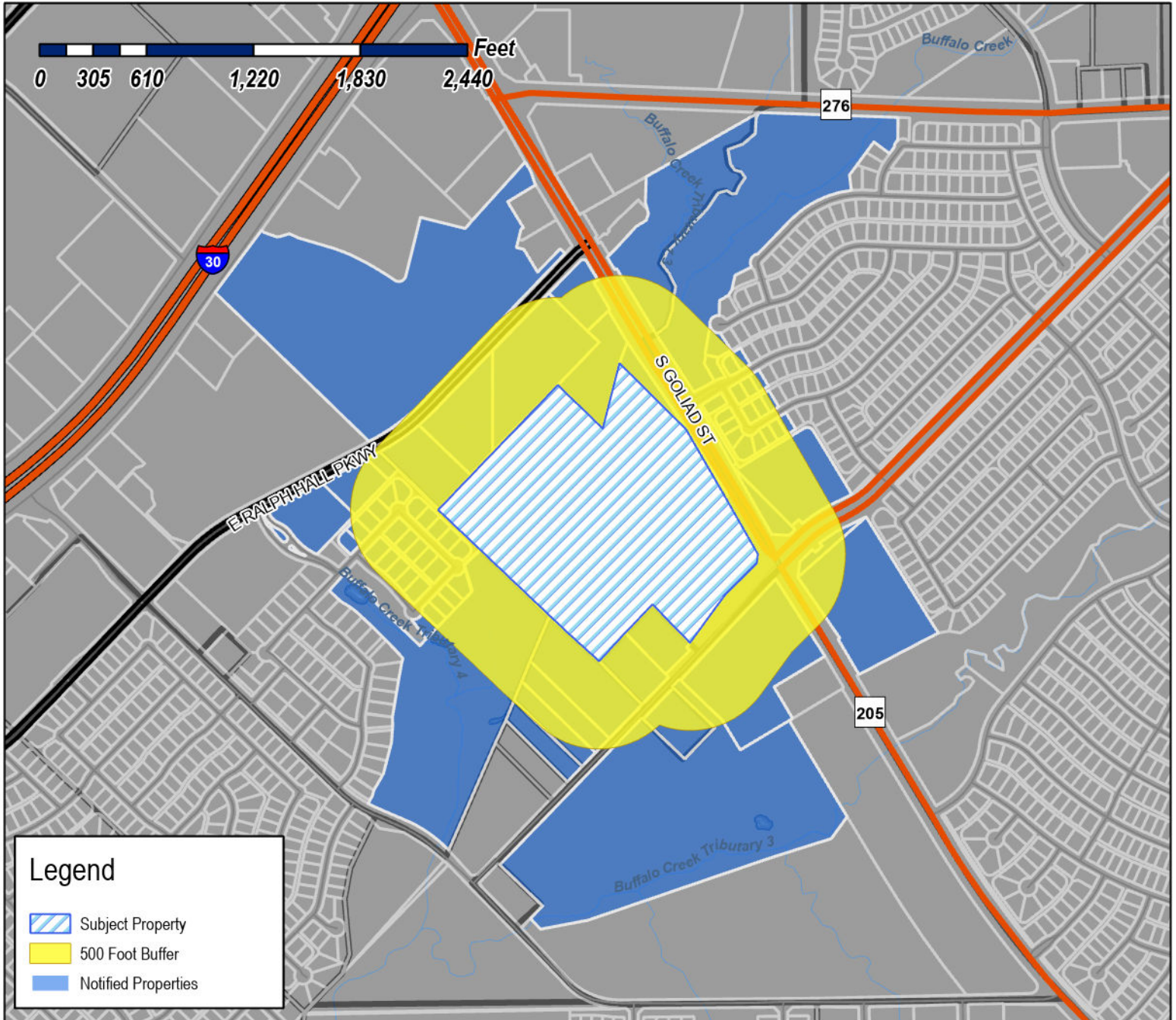
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087  
[Planning & Zoning Rockwall](#)  
972-771-7745 Ext. 6568



# City of Rockwall

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

-  Subject Property
-  500 Foot Buffer
-  Notified Properties

**Case Number:** Z2026-017  
**Case Name:** SUP for Outdoor Commercial Amusement/Recreation  
**Case Type:** Zoning  
**Zoning:** Commercial (C) District  
**Case Address:** NW Corner of Sids and SH 205

**Date Saved:** 4/21/2026  
 For Questions on this Case Call: (972) 771-7745



CRUZ ALBERTO  
10 SIESTA CIR  
HEATH, TX 75032

RESIDENT  
1005 SIDS RD  
ROCKWALL, TX 75087

OM RENTALS LLC  
C/O NOEL F BRYANT  
101 EAGLE PASS COVE  
LITTLE ROCK, AR 72211

ROCKWALL ISD  
1050 WILLIAMS ST  
ROCKWALL, TX 75087

ROCKWALL ISD  
1050 WILLIAMS ST  
ROCKWALL, TX 75087

SERVIGNA FERNANDO &  
MIGLIA VILLOBOS  
10625 MATADOR DR  
MCKINNEY, TX 75070

JG SRYGLEY HOLDINGS, LLC  
111 PIATT COURT  
FATE, TX 75087

LA VIGNE CHRISTEN AND JUSTIN CHRISTOPHER  
11320 81ST AVENUE NORTHEAST  
KIRKLAND, WA 98034

CTO23 ROCKWALL LLC  
1140 N Williamson Blvd Ste 140  
Daytona Beach, FL 32114

HPA TEXAS SUB 2017-1 LLC  
120 S RIVERSIDE PLZ STE 2000  
CHICAGO, IL 60606

RESIDENT  
1280 E RAPLPH HALL PKWY  
ROCKWALL, TX 75087

WOODS WILLIAM M & MILDRED R  
1351 STEWART DR  
ROCKWALL, TX 75032

RESIDENT  
1361 STEWART DR  
ROCKWALL, TX 75087

SAJEEV JULIE AND SAJEEV RAJAN  
1367 STEWART DR  
ROCKWALL, TX 75032

MCNEILL MARGARET JOANNE AND  
LESLIE RENAY HOWARD  
1373 STEWART DRIVE  
ROCKWALL, TX 75032

WARD DAVID AND SAMANTHA  
1377 STEWART DRIVE  
ROCKWALL, TX 75032

PITT EMERIC & KHADIJA  
1379 GLENWICK DR  
ROCKWALL, TX 75032

CONFIDENTIAL  
1380 LOCHSPRING DRIVE  
ROCKWALL, TX 75032

ORTIZ JAIME AND  
ARELI NAVARRO  
1383 STEWART DRIVE  
ROCKWALL, TX 75032

GUTIERREZ EFREN  
1385 LOCHSPRING DR  
ROCKWALL, TX 75032

RESIDENT  
1386 STEWART DR  
ROCKWALL, TX 75087

ERANA ABEBE REGASSA AND  
FIKERTE MEBERAT KIDANE  
1389 STEWART DRIVE  
ROCKWALL, TX 75032

RESIDENT  
1390 LOCHSPRING DR  
ROCKWALL, TX 75087

RESIDENT  
1391 LOCHSPRING DR  
ROCKWALL, TX 75087

RESIDENT  
1392 STEWART DR  
ROCKWALL, TX 75087

RESIDENT  
1395 STEWART DR  
ROCKWALL, TX 75087

STARK ERIK ROMAN  
1396 LOCHSPRING DR  
ROCKWALL, TX 75032

RESIDENT  
1397 LOCHSPRING DR  
ROCKWALL, TX 75087

RESIDENT  
1398 STEWART DR  
ROCKWALL, TX 75087

RESIDENT  
1401 STEWART DR  
ROCKWALL, TX 75087

RESIDENT  
1430 MADISON DR  
ROCKWALL, TX 75087

DALLAS EAST  
ATTN; JIM VAUDAGNA  
1445 W SAN CARLOS ST  
SAN JOSE, CA 95126

DALLAS EAST  
ATTN; JIM VAUDAGNA  
1445 W SAN CARLOS ST  
SAN JOSE, CA 95126

BURKS GLEN  
1612 AMESBURY LN  
ROCKWALL, TX 75087

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

CITY OF ROCKWALL  
205 W RUSK ST  
ROCKWALL, TX 75087

CUI WEI  
23078 ASPEN KNOLL DR  
DIAMOND BAR, CA 91765

RESIDENT  
2400 S GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
2410 S GOLIAD  
ROCKWALL, TX 75087

HOPE AMBER  
2495 WATERSTONE LANE  
ROCKWALL, TX 75032

PATEL CHETANKUMAR & MANALI AND  
DHIRAJLAL PATEL  
2501 WATERSTONE LN  
ROCKWALL, TX 75032

LOWE JEFFREY A & YUKO  
2506 CEDARWOOD TRL  
ROCKWALL, TX 75032

BRADY ASHLEY & TERENCE II  
2507 WATERSTONE LN  
ROCKWALL, TX 75032

KAISER RONALD DEAN & KATHY L  
2512 CEDARWOOD TRAIL  
ROCKWALL, TX 75032

LISTER CHRISTY F  
2513 WATERSTONE LANE  
ROCKWALL, TX 75032

MURRAY VALETA DENHAM  
2518 CEDARWOOD TRL  
ROCKWALL, TX 75032

RESIDENT  
2519 WATERSTONE LN  
ROCKWALL, TX 75087

TOWNSEND MARK H AND DAWN N  
2524 CEDARWOOD TRL  
ROCKWALL, TX 75032

WESTER JOHN B AND MARICRIS P  
2530 CEDARWOOD TRAIL  
ROCKWALL, TX 75032

RESIDENT  
2655 S GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
2670 S GOLIAD  
ROCKWALL, TX 75087

ROCKWALL SALONS LLC  
3066 WINDING OAKS CIRCLE  
KAUFMAN, TX 75142

ROCKWALL SALONS LLC  
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KAUFMAN, TX 75142

BOULOS LLC  
3134 MARKET CENTER DR  
ROCKWALL, TX 75087

ROCK TWO M LLC  
3160 HOLBROOK RD  
SPRINTOWN, TX 76082

LO WING FAI AND  
MICKY SHING CHI TSUI  
3220 SLEEPY HOLLOW DR  
PLANO, TX 75093

ROBERTS MARLYN & BARBARA  
323 JULIAN DRIVE  
ROCKWALL, TX 75087

SFR OWNWR 2 LLC  
401 E JACKSON ST STE 3000  
TAMPA, FL 33602

ENTROP AUSTIN C AND AMY B  
4602 TOLER ROAD  
ROWLETT, TX 75089

GREENOAKS PROPERTIES INC  
512 SUNSTONE DR  
IRVING, TX 75060

RM3 SFR A LLC  
600 GALLERIA PKWY SE STE 300  
Dallas, GA 75240

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760 PEBBLE CREEK LN  
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JONES PAMELA S  
776 RIVER ROCK LN  
ROCKWALL, TX 75087

MOYA ELI C III  
778 PEBBLE CREEK LN  
ROCKWALL, TX 75032

RESIDENT  
779 RIVER ROCK LN  
ROCKWALL, TX 75087

RESIDENT  
784 RIVER ROCK LN  
ROCKWALL, TX 75087

CHIVVIS DAVID  
784 PEBBLE CREEK LN  
ROCKWALL, TX 75032

CARTER DAVID W AND JODI I  
785 RIVER ROCK LANE  
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MCCOY NICOLE M  
790 RIVER ROCK LN  
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APRIL MONTEMAYOR LIVING TRUST  
APRIL ELIZABETH MONTEMAYOR - TRUSTEE  
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ZILINSKAS MATTHEW & CAROL  
796 RIVER ROCK LANE  
ROCKWALL, TX 75032

HERVEY MICHAEL AND KATHALEEN  
797 RIVER ROCK LN  
ROCKWALL, TX 75032

ROCKWALL I S D  
801 E WASHINGTON ST  
ROCKWALL, TX 75087

HENDERSON DAVID AND CHERYL  
802 RIVER ROCK LN  
ROCKWALL, TX 75032

COLE DONALD J AND LAUREL J  
803 RIVER ROCK LANE  
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NELSON DAVID & TRACY D  
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ROCKWALL, TX 75087

HERITAGE MONTESSORI ACADEMY OF ALLEN  
LLC  
811 S Central Expy Ste 306  
Richardson, TX 75080

RESIDENT  
860 E RALPH HALL PKWY  
ROCKWALL, TX 75087

205 AND 276 PARTNERS  
8750 N Central Expy Ste 1735  
Dallas, TX 75231

RESIDENT  
880 E RALPH HALL PKWY  
ROCKWALL, TX 75087

STROTHER, CATHY  
8935 CR 589  
NEVADA, TX 75173

RESIDENT  
950 SIDS RD  
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC COOPERATIVE,  
INC  
950 SIDS RD  
ROCKWALL, TX 75032

RESIDENT  
960 SIDS RD  
ROCKWALL, TX 75087

RESIDENT  
965 SIDS RD  
ROCKWALL, TX 75087

RESIDENT  
981 SIDS RD  
ROCKWALL, TX 75087

RESIDENT  
992 SIDS RD  
ROCKWALL, TX 75087

RESIDENT  
995 SIDS RD  
ROCKWALL, TX 75087

BUFFALO COUNTRY PROPERTIES LLC  
P.O. BOX 260288  
PLANO, TX 75026

INTERMED SERVICES MANAGEMENT CO LP  
PO BOX 1279  
SULPHUR SPRINGS, TX 75483

RAYBURN COUNTRY ELECTRIC CORP INC  
PO BOX 37  
ROCKWALL, TX 75087

RESIDENT  
1430 MADISON DR  
ROCKWALL, TX 75087

DALLAS EAST  
ATTN; JIM VAUDAGNA  
1445 W SAN CARLOS ST  
SAN JOSE, CA 95126

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ATTN; JIM VAUDAGNA  
1445 W SAN CARLOS ST  
SAN JOSE, CA 95126

BURKS GLEN  
1612 AMESBURY LN  
ROCKWALL, TX 75087

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

CITY OF ROCKWALL  
205 W RUSK ST  
ROCKWALL, TX 75087

CUI WEI  
23078 ASPEN KNOLL DR  
DIAMOND BAR, CA 91765

RESIDENT  
2400 S GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
2410 S GOLIAD  
ROCKWALL, TX 75087

HOPE AMBER  
2495 WATERSTONE LANE  
ROCKWALL, TX 75032

PATEL CHETANKUMAR & MANALI AND  
DHIRAJLAL PATEL  
2501 WATERSTONE LN  
ROCKWALL, TX 75032

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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:

**Z2026-017: SUP for Outdoor Commercial Amusement/Recreation**

Hold a public hearing to discuss and consider a request by Anthony Winkler of Calabrese & Winkler Holdings on behalf of David Naylor of Rayburn Electric for the approval of a Specific Use Permit (SUP) for Outdoor Commercial Amusement/Recreation and a Structure Exceeding 60-Feet in Height in a Commercial (C) District for a Golf Driving Range on a 39.525-acre parcel of land identified as Lot 1, Block A, Rockwall Hospital Addition and Tract 18 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the northwest corner of the intersection of Sids Road and S. Goliad Street [SH-205], 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, May 12, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 18, 2026 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, May 18, 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. Z2026-017: SUP for Outdoor Commercial Amusement/Recreation**

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: [Grey box]  
Address: [Grey 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

# ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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

CASE NUMBER Z2026-017

**PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.**

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

NAME David Nelson

ADDRESS 808 River Rock Ln, Rockwall, TX, 75032, USA

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

As an original resident who built a on a lot immediately adjacent to the subject property, with the understanding that the wetland flood zone area where the subject property is proposed would not be used for any type of zoned infrastructure. The sole reason we built on this lot in Flagstone Creek Estates was to enjoy the benefits of this designated wetland, which the city fixed maintenance and upkeep of the "Nature Trail" and adjacent wetland designated areas noted on the plats as the responsibility of Flagstone Creek Estates Homeowners Association. (See the county records files, Plats, CCR's, Articles of Incorporation, By-Laws). Additional reasons for the objection would be the sheer amount of damage that would be done to the wetland creek areas. There will be legal challenges at all phases of construction where the use of heavy equipment in the designated wetland and the watershed issues the area already faces with heavy rain events at the Mims/Sids intersection. Huge NO!

**PLEASE CHECK ALL THAT APPLY.**

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

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

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

Case No. Z2026-017: SUP for Outdoor Commercial Amusement/Recreation

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.

I am opposed to having a golf driving range so close to my home. Golf courses greatly increase homeowner's chances of developing Parkinson's Disease and many cancers due to the pesticides & chemicals used on the grass. I have a child that

Name: Erik Stark

Survived lymphoma, lives he

Address: 1396 Lochspring Dr. Rockwall, TX 75032

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

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

**From:** [Jeffrey Lowe](#)  
**To:** [Planning](#)  
**Cc:** [dmacalik@rockwallcountytexas.com](mailto:dmacalik@rockwallcountytexas.com)  
**Subject:** FORMAL OBJECTION: Specific Use Permit (SUP) Case Z2026-017  
**Date:** Thursday, May 7, 2026 3:16:00 AM

---

To the Rockwall Planning and Zoning Commission and City Council,

I am the property owner of 2506 Cedarwood Trail in Flagstone Creek Estates. I am writing to express my **firm opposition** to the proposed development under SUP Z2026-017.

My property is uniquely impacted by this proposal. As a "front row" lot, my home sits directly adjacent to the site where the proposed forest clearing and construction would occur. When we built our home in 2009, we specifically chose this premium lot for its location on the greenbelt. We understood the back acreage to be a 100-year floodplain feeding Buffalo Creek, and we invested in this property with the reasonable expectation that the environmental constraints and Erosion Hazard Setbacks would preclude high-impact development.

The prospect of 60-foot netting and high-intensity spotlights glaring into our home at night is a direct contradiction to the "scenic views and natural character" emphasized in the "Rockwall County Open Space Master Plan." Beyond the aesthetic "eyesore," this project threatens to:

- **Devalue Residential Property:** The transition from a serene greenbelt to a commercial-scale recreation facility will negatively affect home values in Flagstone Creek Estates.
- **Displace Critical Wildlife:** This corridor is a thriving habitat for many including coyotes, bobcats, gray foxes, river otters, and even bald eagles. The "forest destruction" and potential toxic runoff from this project will irrevocably impact this riparian ecosystem.
- **Ignore Established Planning:** City and County master plans prioritize preserving the Buffalo Creek riparian corridor. Approving this SUP would favor short-term development over the city's long-term "Hometown Vision."

#### **Primary Points of Contention:**

- **Visual Blight:** 60-foot netting and light pollution in a previously dark-sky residential area.
- **Environmental Risk:** Development within a FEMA-rated Zone AE (High Risk) 100-year floodplain. Routine breaching of the Buffalo Creek banks makes this site unsuitable for the proposed scale of construction.
- **Infrastructure Stress:** Significant increase in vehicular traffic on residential-access roads.
- **Incompatibility:** The project contradicts the **Our Hometown Vision 2040** designation of this area as a "Southwest Residential District."

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## Policy/Plan/Vision References

### **Exhibit A: Rockwall Parks & Open Space Master Plan (2021–2031)**

- **Context:** The Future Parks & Trails Map (p. 113) designates this greenbelt for conservation and future trail usage, not high-impact structures or netting.

- **Source:** [https://issuu.com/mhsplanning/docs/rockwall\\_parks\\_open\\_space\\_master\\_plan\\_-\\_2021-203](https://issuu.com/mhsplanning/docs/rockwall_parks_open_space_master_plan_-_2021-203)
- **Source:** View attached screenshot from "Our Hometown Vision 2040 Comprehensive Plan|2018 Update" from (<https://rockwall.maps.arcgis.com/apps/webappviewer/index.html?id=e927e42ee0194fb188c3bac677cd29bc>)

#### **Exhibit B: Our Hometown Vision 2040 Comprehensive Plan**

- **Context:** Page 1-30 (PDF slide 50) identifies Flagstone Creek Estates and the Buffalo Creek greenbelt within the "Southwest Residential District." This designation carries limited Commercial/Retail allowances, which the proposed SUP would exceed.
- **Source:** (<https://www.rockwall.com/pz/Planning/Documents/Comprehensive%20Plan.pdf>)

#### **Exhibit C: Rockwall County Open Space Master Plan**

- **Policy Priority (pp. 58–59):** Expressly recommends strategies to "preserve and enhance the riparian corridor along Buffalo Creek."
- **Source:** ([https://www.rockwallosa.org/doc/Rockwall-County-Open-Space-Master-Plan-20151229\\_reduced.pdf](https://www.rockwallosa.org/doc/Rockwall-County-Open-Space-Master-Plan-20151229_reduced.pdf))

#### **Exhibit D: Precedent for Erosion Hazard Setbacks**

- **Reference Case P2025-039:** Recent city codes require strict adherence to erosion setbacks near Buffalo Creek. These areas are historically dedicated as green space to manage drainage and environmental stability.
- **Reference Link:** (<https://www.rockwall.com/pz/Planning/Development%20Case%20Log/2025/P2025-039.pdf>)

Please reply to this email acknowledging receipt.

Regards,

Jeffrey Lowe  
2506 Cedarwood Trl.  
Rockwall, TX. 75032  
(972)-742-7402  
<https://www.rockwallcad.com/property-detail/70641/2026>

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

**From:** [jvaudagna@comcast.net](mailto:jvaudagna@comcast.net)  
**To:** [Planning](#)  
**Cc:** [Lee, Henry](#)  
**Subject:** Nearby Property Owner Comment - SUP Z2026-017 (Texas Social Development)  
**Date:** Monday, April 27, 2026 1:57:07 PM

---

To the Planning and Zoning Commission,

I am the owner/operator of nearby commercial property along Ralph Hall Parkway (The Vault self-storage and associated businesses), and I appreciate the opportunity to review and comment on Case No. Z2026-017.

Having reviewed the submitted materials, I am generally supportive of this project. The proposed Texas Social development appears to be a well-conceived, organized recreational and entertainment use that will bring activity, investment, and positive visibility to this portion of the City. Thoughtful activation of this site—particularly given its natural drainage constraints—seems appropriate and beneficial to the surrounding commercial area.

As the project moves forward, I respectfully offer a few practical considerations to help ensure continued compatibility with nearby businesses:

Careful design and management of ingress and egress to maintain smooth traffic flow and avoid unintended impacts to surrounding commercial access, particularly along Ralph Hall Parkway;

Directional and shielded lighting design to minimize glare onto adjacent properties and preserve the effectiveness of existing security systems;


Consideration of operating characteristics (including peak hours and event activity) to remain consistent with the broader commercial context of the area.

I appreciate the effort that has gone into the planning of this project and look forward to seeing the site improved and brought into productive use. Thank you for your time and consideration.

Sincerely,

Thanks,

Jim Vaudagna  
1445 W San Carlos Street  
San Jose, CA 95126  
408-998-1488



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

PLEASE RETURN THE BELOW FORM

Case No. Z2026-017: SUP for Outdoor Commercial Amusement/Recreation

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.

As a resident and HOA president in the affected area  
I STRONGLY oppose this change due to the proposed use.  
No one in my neighborhood wants to stare at this. Traffic around  
the side streets has gotten bad enough, this will make it worse

Name: Justin Hoppé

Address: 760 Pebble Creek Ln, Rockwall, TX 75032

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.

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CITY OF ROCKWALL • PLANNING AND ZONING DEPARTMENT • 385 S. GOLIAD STREET • ROCKWALL, TEXAS 75087 • P: (972) 771-7745 • E: PLANNING@ROCKWALL.COM

Case No. Z2026-017: SUP for Outdoor Commercial Amusement/Recreation

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.

[Redacted area]

Name:

Stephen Geiger

Address:

950 Sids Rd Rockwall TX 75087

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.

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

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

Your comments must be received by Monday, May 18, 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. Z2026-017: SUP for Outdoor Commercial Amusement/Recreation

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.

Possible cut-through traffic on residential streets.  
Noises and crowd lead to inconvenience, more foot traffic lead to  
Safety concerns

Name: Wei Cui  
Address: 1401 Stewart Dr, Rockwall, TX 75032

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

# ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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

CASE NUMBER Z2026-017

**PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.**

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

NAME Brian Schwartz

ADDRESS 2735 Capstone Way, Rockwall, TX, 75032, USA

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

I am against it because I live in the neighborhood adjacent to the property.

**PLEASE CHECK ALL THAT APPLY.**

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

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

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

# ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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

CASE NUMBER Z2026-017

**PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.**

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

NAME Dawn Townsend

ADDRESS 2524 Cedarwood Trl, Rockwall, TX, 75032, USA

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

We are very concerned about the impending effect of the proposed "amusement facility." Not only does it directly border our neighborhood, it threatens the natural green space/flood zone that drew us to this property. Proceeding with this project would devalue our home, increase traffic on Mims/Sids roads—which are not built to handle such traffic—and create an eyesore of 60'+ netting and nighttime lighting.

**PLEASE CHECK ALL THAT APPLY.**

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

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

# 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:

## Z2026-017: SUP for Outdoor Commercial Amusement/Recreation

Hold a public hearing to discuss and consider a request by Anthony Winkler of Calabrese & Winkler Holdings on behalf of David Naylor of Rayburn Electric for the approval of a Specific Use Permit (SUP) for Outdoor Commercial Amusement/Recreation and a Structure Exceeding 60-Feet in Height in a Commercial (C) District for a Golf Driving Range on a 39.525-acre parcel of land identified as Lot 1, Block A, Rockwall Hospital Addition and Tract 18 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the northwest corner of the intersection of Sids Road and S. Goliad Street [SH-205], 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, May 12, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 18, 2026 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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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. Z2026-017: SUP for Outdoor Commercial Amusement/Recreation

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.

*A top Golf Type of business bring excessiv legit, noise, traffic, industrial kitchen, alcohol consumption, noise, and disrupts the peaceful living of the habitat and communities. Just the industrial kitchen itself will generate enoug garbage and pest issues for everybody around. NO, I do not support.*

Name: **FERNANDO SERVIGNA.**

Address: **OWNER OF 784 RIVER ROLK LN, ROCKWALL, TX, 75032 \***

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

**\* DIRECTLY IMPACTED. — SEE LOCATION IN MAP IN THE BACK**

# ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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

CASE NUMBER Z2026-017

**PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.**

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

NAME Julie Waldo

ADDRESS 2610 Chelsea Ct, Rockwall, TX, 75032, USA

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

The traffic is already horrific at the red light at that particular intersection. Why add more to it?

**PLEASE CHECK ALL THAT APPLY.**

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

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- I saw a zoning sign on the property
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- My neighbors told me about the request
- Other:

# ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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

CASE NUMBER Z2026-017

**PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.**

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

NAME Mike Hervey

ADDRESS 797 River Rock Ln, Rockwall, TX, 75032, USA

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

I do not want to see this built here.

**PLEASE CHECK ALL THAT APPLY.**

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

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- My neighbors told me about the request
- Other:

# ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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

CASE NUMBER Z2026-017

## PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

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

NAME Paulette Hopkins

ADDRESS 2696 Capstone Way, Rockwall, TX, 75032, USA

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

I am a resident of Flagstone Creek Estates, and I strongly oppose the proposed Top Golf development near our neighborhood.

My family chose this community for its quiet and peaceful environment. A large entertainment venue like Top Golf would bring bright lights late at night, loud music, noise from large crowds, and heavy traffic that are not appropriate next to residential homes.

Traffic in this area has already become significantly worse due to ongoing bridge construction toward Rockwall. Adding a high-traffic venue that serves alcohol will only increase congestion and create additional safety concerns for residents and families.

There are many other locations better suited for this type of business that are not directly next to established neighborhoods. I respectfully ask that you do not approve this development at this location.

## PLEASE CHECK ALL THAT APPLY.

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

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

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

# 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:

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Rockwall Planning and Zoning Dept.  
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Rockwall, TX 75087

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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. Z2026-017: SUP for Outdoor Commercial Amusement/Recreation

Please place a check mark on the appropriate line below:

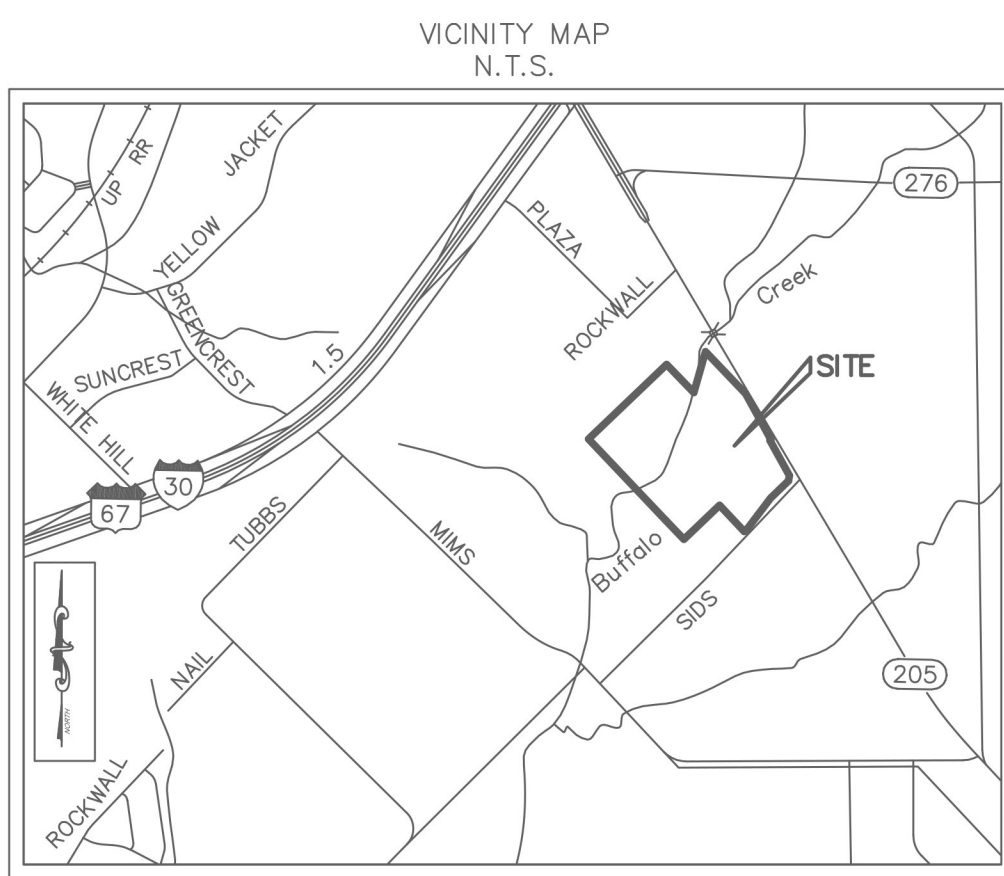
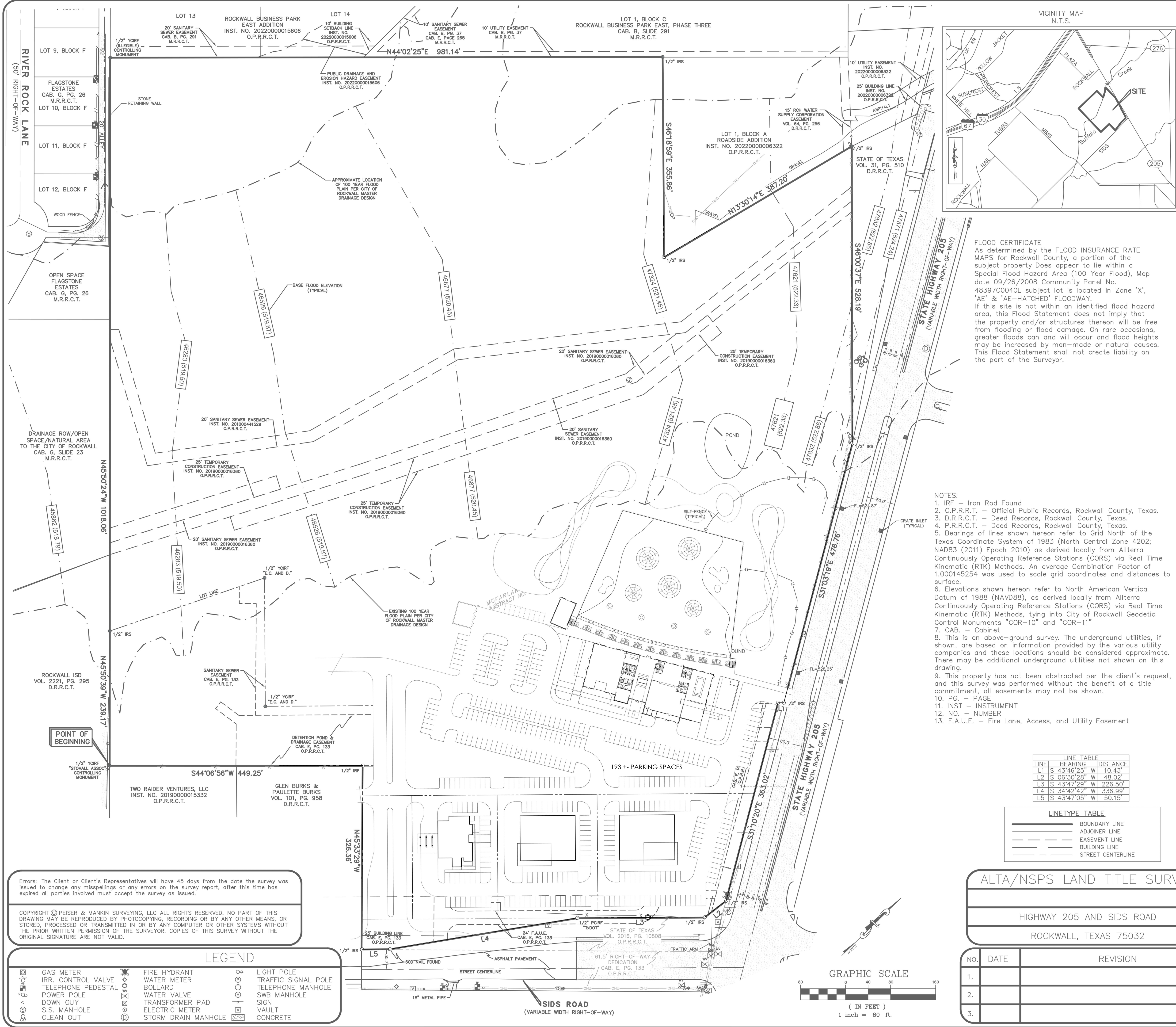
- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Growth to city

Name: Pam Beers  
 Address: 960 Sids Rd - Rockwall TX 75087

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



**FLOOD CERTIFICATE**  
 As determined by the FLOOD INSURANCE RATE MAPS for Rockwall County, a portion of the subject property does appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 09/26/2008 Community Panel No. 48397C0040L subject lot is located in Zone 'X', 'AE' & 'AE-HATCHED' FLOODWAY. If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

- NOTES:**
1. IRF - Iron Rod Found
  2. O.P.R.R.T. - Official Public Records, Rockwall County, Texas.
  3. D.R.R.C.T. - Deed Records, Rockwall County, Texas.
  4. P.R.R.C.T. - Deed Records, Rockwall County, Texas.
  5. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Allterra Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.000145254 was used to scale grid coordinates and distances to surface.
  6. Elevations shown hereon refer to North American Vertical Datum of 1988 (NAVD88), as derived locally from Allterra Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods, tying into City of Rockwall Geodetic Control Monuments "COR-10" and "COR-11"
  7. CAB. - Cabinet
  8. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing.
  9. This property has not been abstracted per the client's request, and this survey was performed without the benefit of a title commitment, all easements may not be shown.
  10. PG. - PAGE
  11. INST. - INSTRUMENT
  12. NO. - NUMBER
  13. F.A.U.E. - Fire Lane, Access, and Utility Easement

LINE	BEARING	DISTANCE
L1	S 43°46'25" W	10.43'
L2	S 06°30'28" W	48.02'
L3	S 43°47'29" W	226.50'
L4	S 34°42'42" W	336.99'
L5	S 43°47'05" W	50.15'

LINE TYPE	DESCRIPTION
—	BOUNDARY LINE
- - -	ADJOINER LINE
- · - · -	EASEMENT LINE
▭	BUILDING LINE
—+—	STREET CENTERLINE

**ALTA/NSPS LAND TITLE SURVEY**  
 HIGHWAY 205 AND SIDS ROAD  
 ROCKWALL, TEXAS 75032

NO.	DATE	REVISION
1.		
2.		
3.		

TO CARNEY ENGINEERING, PLLC:  
 This is to certify that I have, this date, made an on the ground survey of the property located on Highway 205 and Sids Road in the City of Rockwall, Texas, described as follows:

BEING that certain tract of land situated in the J.D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas and being all that certain tract of land conveyed to Howell Mtn RE, LLC, by Special Warranty Deed recorded in Instrument Number 2018000021428, Official Public Records, Rockwall County, Texas, and being a portion of Lot 1, Block A, Rockwall Hospital Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Page 133, Map Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with "Stovall Assoc." yellow cap found for the most southerly corner of said Howell tract, same being the most southerly corner of said Lot 1, same being in the northeasterly line of that certain tract of land conveyed to Rockwall ISD, by deed recorded in Volume 2221, Page 295, Deed Records, Rockwall County, Texas, same being the west corner of that certain tract of land conveyed to Two Raider Ventures, LLC, by deed recorded in Instrument Number 20190000015332, said Official Public Records;

THENCE North 45 deg. 50 min. 39 sec. West, along the common line of said Howell tract and said Rockwall ISD tract, a distance of 239.17 feet to a 1/2 inch iron rod with "Peiser & Mankin SURV" red plastic cap set (hereinafter referred to as 1/2 inch iron rod set) for the most westerly corner of said Lot 1;

THENCE North 45 deg. 50 min. 24 sec. West, continuing along the common line of said Howell tract and said Rockwall ISD tract, passing the north corner of said Rockwall ISD tract, same being the east corner of a Drainage ROW/Open Space/Natural Area to the City of Rockwall per plat recorded in Cabinet G, Slide 23, aforesaid Map Records, and continuing along the common line of said Howell tract and said Drainage ROW, passing the north corner of said Drainage ROW, same being the east corner of Flagstone Estates, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 26, said Map Records, and continuing along the common line of said Howell tract and said Flagstone Estates, a total distance of 1018.06 feet to a 1/2 inch iron rod with illegible yellow cap found for the west corner of said Howell tract, same being the south corner of Lot 13, Rockwall Business Park East Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 20220000015606, Official Public Records, Rockwall County, Texas;

THENCE North 44 deg. 02 min. 25 sec. East, along the common line of said Howell tract and said Lot 13, passing the east corner of said Lot 13, same being the south corner of Lot 14, said Rockwall Business Park East, and continuing along the common line of said Howell tract and said Lot 14, passing the east corner of said Lot 14, same being the south corner of Lot 1, Block C, Rockwall Business Park East, Phase Three, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet B, Slide 291, said Map Records, Rockwall County, Texas, and continuing along the common line of said Howell tract and said Lot 1, Block C, a total distance of 981.14 feet to a 1/2 inch iron rod set for a north corner of said Howell tract, same being the west corner of Lot 1, Block A, Roadside Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 2022000006322, said Official Public Records, Rockwall County, Texas;

THENCE along the common line of said Howell tract and said Lot 1 as follows:  
 South 46 deg. 18 min. 59 sec. East, a distance of 355.86 feet to a 1/2 inch iron rod set for corner, same being the south corner of said Lot 1;

North 13 deg. 30 min. 14 sec. East, a distance of 387.20 feet to a 1/2 inch iron rod set for the most easterly north corner of said Howell tract, same being the west corner of that certain tract of land conveyed to State of Texas, by deed recorded in Volume 31, Page 510, said Deed Records;

THENCE South 46 deg. 00 min. 37 sec. East, along the common line of said Howell tract and said State of Texas tract, a distance of 528.19 feet to a 1/2 inch iron rod set for corner, same being in the southwesterly right-of-way line of State Highway 205 (variable width right-of-way);

THENCE South 31 deg. 03 min. 19 sec. East, along the common line of said Howell tract and said State Highway 205, a distance of 476.76 feet to a 1/2 inch iron rod set for corner;

THENCE South 43 deg. 46 min. 25 sec. West, continuing along the common line of said Howell tract and said State Highway 205, a distance of 10.43 feet to a 1/2 inch iron rod set for corner, same being the north corner of aforesaid Lot 1, Block A;

THENCE South 31 deg. 10 min. 20 sec. East, continuing along the common line of said Howell tract and said State Highway 205, a distance of 363.02 feet to a 1/2 inch iron rod set for an east corner of said Howell tract, same being the north end of a corner clip in the intersection of said State Highway 205 and Sids Road (variable width right-of-way);

THENCE South 06 deg. 30 min. 28 sec. West, along the common line of said Howell tract and said corner clip, a distance of 48.02 feet, to a 1/2 inch iron rod set for the south end of said corner clip;

THENCE along the common line of said Howell tract and said Sids Road as follows:  
 South 43 deg. 47 min. 29 sec. West, a distance of 226.50 feet to a 1/2 inch iron rod with pink "TXDOT" plastic cap found for angle point;  
 South 34 deg. 42 min. 42 sec. West, a distance of 336.99 feet to a 60D nail found;  
 South 43 deg. 47 min. 05 sec. West, a distance of 50.15 feet to a 1/2 inch iron rod set for the south corner of said Howell tract, same being in a south line of aforesaid Lot 1, Block A, same being in the northeast line of that certain tract of land conveyed to Glen Burks & Paulette Burks, by deed recorded in Volume 101, Page 958, aforesaid Deed Records;

THENCE along the common line of said Howell tract and said Burks tract as follows:  
 North 45 deg. 33 min. 29 sec. West, a distance of 326.36 feet to a 1/2 inch iron rod found for corner, same being the north corner of said Burks tract;  
 South 44 deg. 06 min. 56 sec. West, passing the west corner of said Burks tract, same being the north corner of aforesaid Two Raider Venture tract, and continuing along the common line of said Howell tract and said Two Raider Venture tract, a total distance of 449.25 feet to the POINT OF BEGINNING and containing 39.525 acres of computed land, more or less.

To: \_\_\_\_\_

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 7(a), 7(b), 7c, 8, 9, and 16, 17, 18 of Table A thereof. The latest field work was completed on 8/12/2025.  
 Date of Plat or Map: \_\_\_/\_\_\_/2025

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE 8/21/2025**

Timothy R. Mankin  
 Registered Professional Land Surveyor No. 6122

**PEISER & MANKIN SURVEYING, LLC**  
 www.peisersurveying.com

1612 HART STREET  
 SUITE 201  
 SOUTHLAKE, TEXAS 76092  
 817-481-1806 (O)

COMMERCIAL  
 RESIDENTIAL  
 BOUNDARIES  
 TOPOGRAPHY  
 MORTGAGE

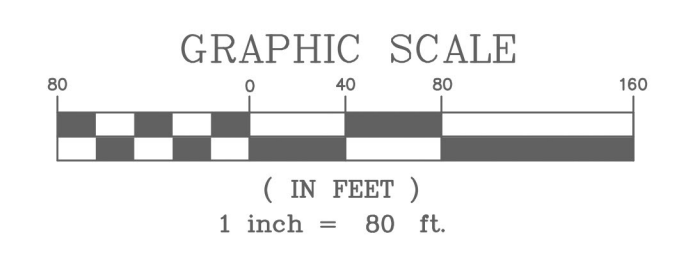
Texas Society of Professional Surveyors  
 Member Since 1977

Errors: The Client or Client's Representatives will have 45 days from the date the survey was issued to change any misspellings or any errors on the survey report, after this time has expired all parties involved must accept the survey as issued.

COPYRIGHT © PEISER & MANKIN SURVEYING, LLC ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS SURVEY WITHOUT THE ORIGINAL SIGNATURE ARE NOT VALID.

**LEGEND**

	GAS METER		FIRE HYDRANT		LIGHT POLE
	IRR. CONTROL VALVE		WATER METER		TRAFFIC SIGNAL POLE
	TELEPHONE PEDESTAL		BOLLARD		TELEPHONE MANHOLE
	POWER POLE		WATER VALVE		SWB MANHOLE
	DOWN GUY		TRANSFORMER PAD		SIGN
	S.S. MANHOLE		ELECTRIC METER		VAULT
	CLEAN OUT		STORM DRAIN MANHOLE		CONCRETE





DRIVING BAYS



MATERIAL SCHEME



INSPIRATION IMAGES



DRIVING RANGE NETTING and STRUCTURAL SUPPORTS BEYOND 200' TALL



MINI-GOLF

30'-0" EL. - TO PARAPET  
35'-0" EL. - TO ROOF  
39'-0" EL. - 2ND FLOOR  
0'-0" EL.

35'-0" EL. - TO PARAPET

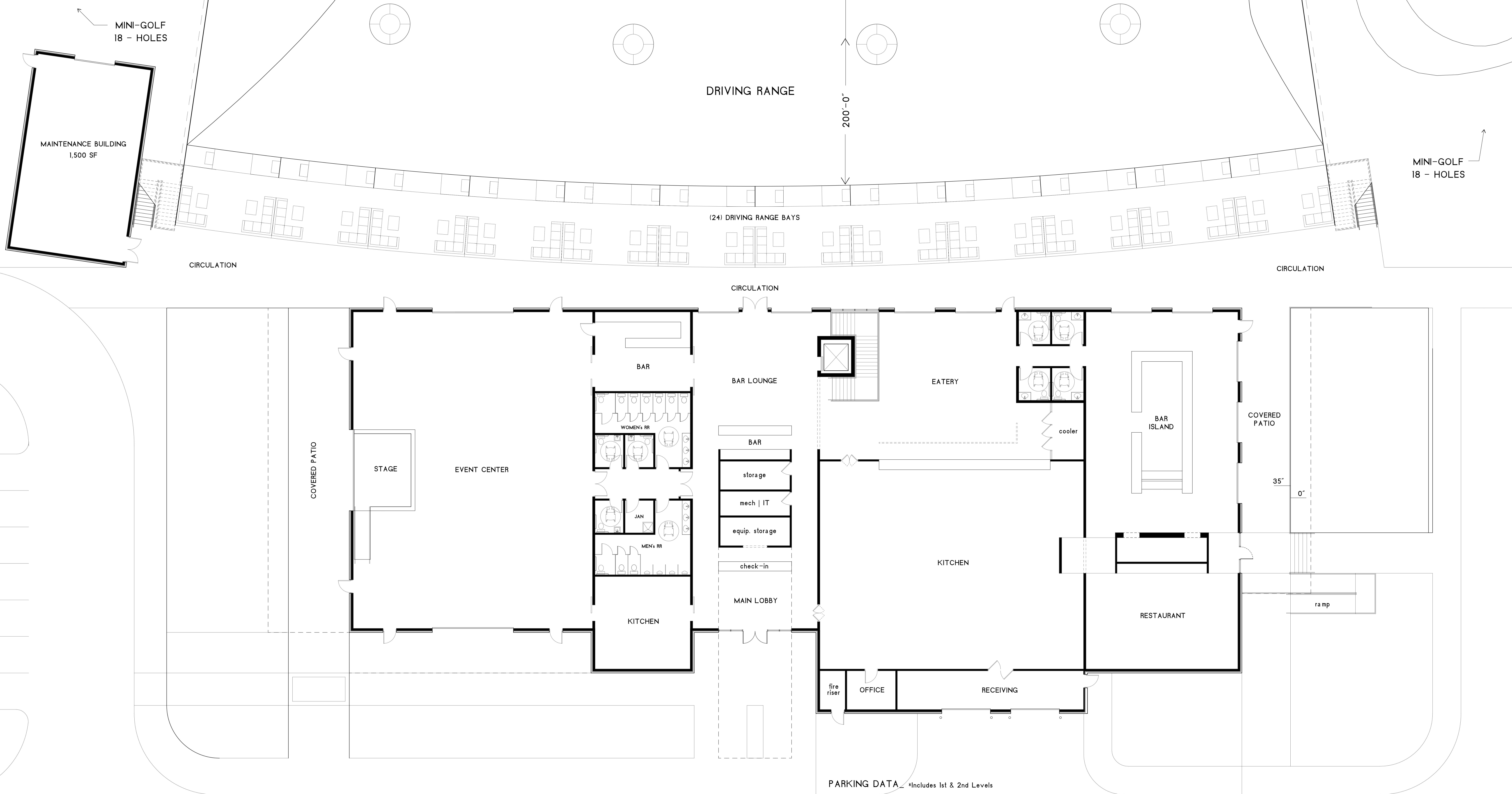
NETTING & POLES



# FRONT ELEVATION TEXAS SOCIAL \_ 205 ROCKWALL TX \_ CONCEPT DESIGN

THIS DRAWING IS FOR PRELIMINARY REFERENCE PURPOSES ONLY \_ NOT TO BE USED FOR PERMITTING OR CONSTRUCTION

SCALE \_ 3/32" = 1'-0" @ 24"x36" FORMAT



**01** TEXAS SOCIAL — ROCKWALL, TX  
 CONCEPT FLOOR PLAN — LEVEL 01 — 19,570 GSF + 1,500 GSF MAINTENANCE  
 SCALE: 3/32" = 1'-0" © 24'x36" PRINT

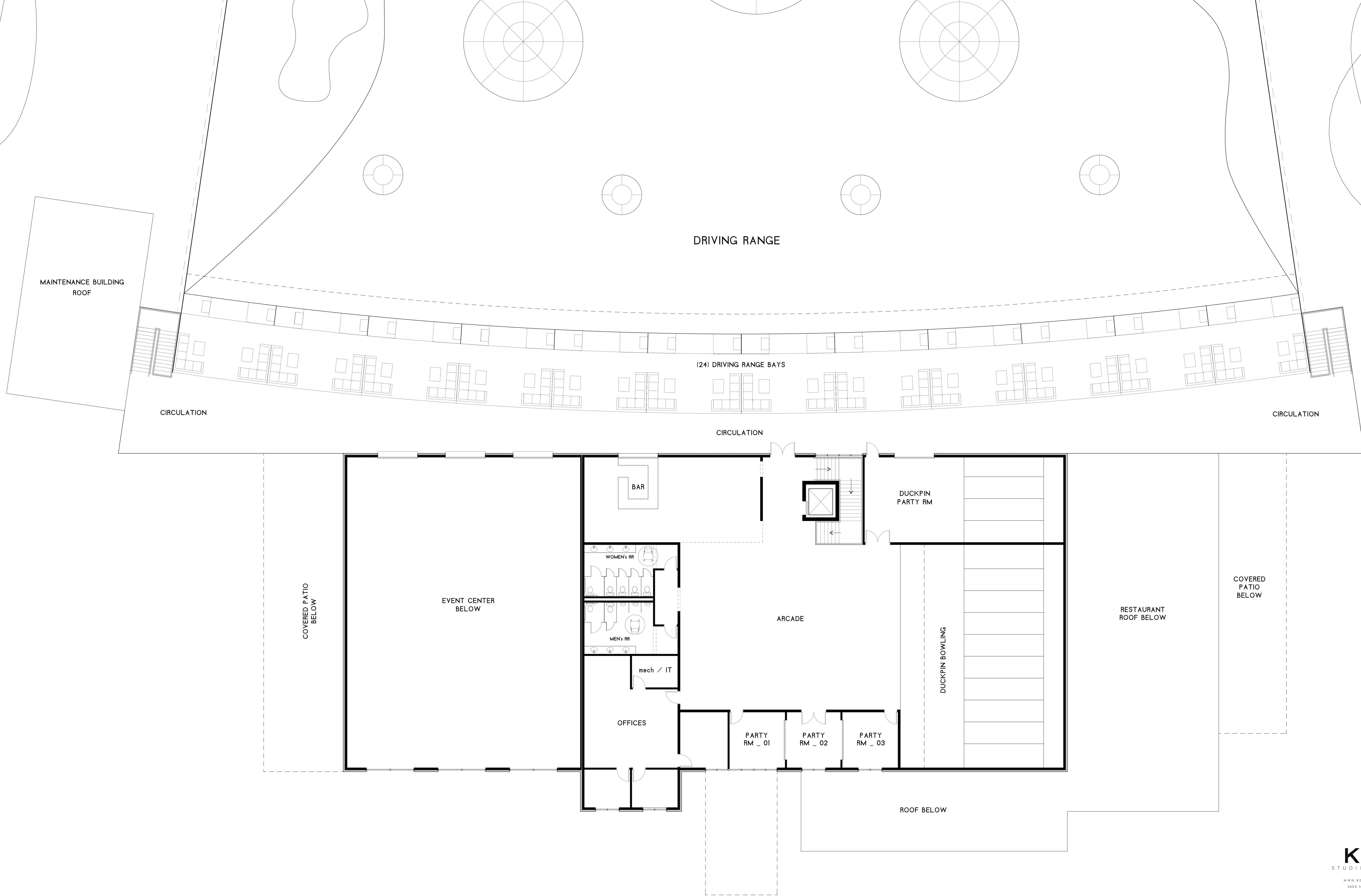


**PARKING DATA** \*Includes 1st & 2nd Levels

	RATIO	SQUARE FOOTAGE	REQ'D PARKING
EVENT CENTER	1/100sf	4,606 SF	46
RESTAURANT   BAR	1/100sf	7,387 sf	74
KITCHEN		4,462 sf	
Includes Receiving			
DRIVING BAYS   RANGE	1/250sf	11,386 sf	46
DRIVING BAY CIRCULATION (Exterior)		5,550 sf	
LOBBY	1/250sf	612 sf	3
OFFICE	1/300sf	1,088 sf	4
OUTDOOR PATIOS		1,851 sf	
RESTROOMS   CIRCULATION		2,335 sf	
MINI-GOLF (36 HOLES)	1/Hole		36
MAINTENANCE   SHOP	1/250sf	1,500 sf	6
STORAGE   MECHANICAL RM.		509 sf	
Includes Fire Riser Rooms			
ARCADE   BOWLING	1/250sf	5,413 sf	22
PARTY ROOMS	1/100sf	1,127 sf	11
<b>TOTAL</b>			<b>248 SPACES</b>

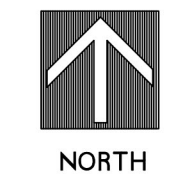
\*Reference civil site plan for provided spaces





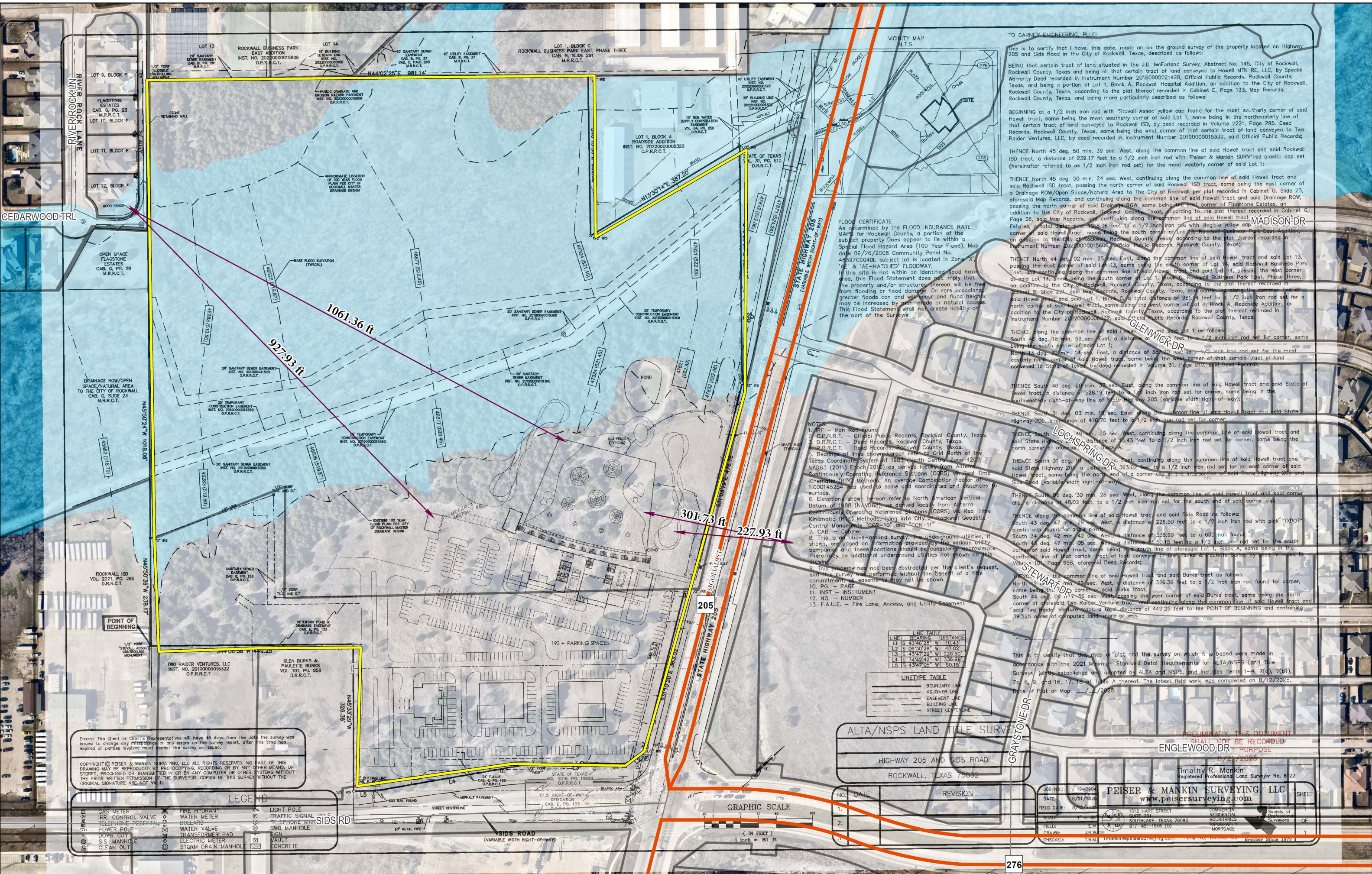
01

TEXAS SOCIAL — ROCKWALL, TX  
 CONCEPT FLOOR PLAN — LEVEL 02 — 10,000 GSF  
 SCALE: 3/32" = 1'-0" @ 24"x36" PRINT



**KILLIAN**  
 STUDIO OF ARCHITECTURE  
 WWW.KILLIAN.COM | TEL 214.427.3452  
 3409 N CENTRAL EXPY | STUDIO 110.307  
 RICHARDSON, TX 75080

CITY OF ROCKWALL PROJECT #:  
 Z2026-017



TO CARNEY ENGINEERING, PLLC:  
 This is to certify that I have, this date, made an on the ground survey of the property located on Highway 205 and Sids Road in the City of Rockwall, Texas, described as follows:  
 BEING that certain tract of land situated in the J.D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas and being all that certain tract of land conveyed to Howell Mtn RE, LLC, by Special Warranty Deed recorded in Instrument Number 2016000021428, Official Public Records, Rockwall County, Texas, and being a portion of Lot 1, Block A, Rockwall Hospital Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Page 133, Map Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with "Stovall Assoc" yellow cap found for the most southerly corner of said Howell tract, same being the most southerly corner of said Lot 1, same being in the northeasterly line of that certain tract of land conveyed to Rockwall ISD, by deed recorded in Volume 221, Page 295, Deed Records, Rockwall County, Texas, same being the west corner of that certain tract of land conveyed to Two Raider Ventures, LLC, by deed recorded in Instrument Number 2019000015332, said Official Public Records;  
 THENCE North 45 deg. 50 min. 39 sec. West, along the common line of said Howell tract and said Rockwall ISD tract, a distance of 239.17 feet to a 1/2 inch iron rod with Peiser & Mankin SURV red plastic cap set (hereinafter referred to as 1/2 inch iron rod set) for the most westerly corner of said Lot 1;

THENCE North 45 deg 50 min. 24 sec. West, continuing along the common line of said Howell tract and said Rockwall ISD tract, passing the north corner of said Rockwall ISD tract, same being the east corner of a Drainage ROW/Open Space/Natural Area to The City of Rockwall per plat recorded in Cabinet G, Slide 23, aforesaid Map Records, and continuing along the common line of said Howell tract and said Drainage ROW, passing the north corner of said Drainage ROW, same being the east corner of Flagstone Estates, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 26, said Map Records, and continuing along the common line of said Howell tract, Estates, a total distance of 1018.06 feet to a 1/2 inch iron rod with illegible yellow cap found for the east corner of said Howell tract, same being the south corner of Lot 13, Rockwall Business Park East Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 2022000015606, Official Public Records, Rockwall County, Texas;

THENCE North 44 deg 02 min. 25 sec. East, along the common line of said Howell tract and said Lot 13, passing the east corner of said Lot 13, same being the south corner of Lot 13, said Rockwall Business Park East Addition, and continuing along the common line of said Howell tract and said Lot 13, passing the east corner of said Lot 14, same being the south corner of Lot 1, Block C, Rockwall Business Park East, Phase Three, an addition to the City of Rockwall, Rockwall County, Texas, and continuing along the common line of said Howell tract and said Lot 1, Block C, a total distance of 981.4 feet to a 1/2 inch iron rod set for a north corner of said Howell tract, same being the west corner of Lot 1, Block A, Roadside Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 2022000006429, said Official Public Records, Rockwall County, Texas;

THENCE along the common line of said Howell tract and said Lot 1 as follows:  
 South 46 deg. 18 min. 59 sec. East, a distance of 33.23 feet to a 1/2 inch iron rod set for corner, same being the south corner of said Lot 1;  
 North 14 deg. 30 min. 14 sec. East, a distance of 397.20 feet to a 1/2 inch iron rod set for the most easterly north corner of said Howell tract, same being the west corner of that certain tract of land conveyed to State of Texas, by deed recorded in Volume 31, Page 510, said Deed Records;

THENCE South 46 deg. 00 min. 37 sec. East, along the common line of said Howell tract and said State of Texas tract, a distance of 528.19 feet to a 1/2 inch iron rod set for corner, same being in the southwesterly right-of-way line of State Highway 205 (variable width right-of-way);  
 THENCE South 31 deg. 03 min. 19 sec. East, along the common line of said Howell tract and said State Highway 205, a distance of 476.76 feet to a 1/2 inch iron rod set for corner;

THENCE South 46 deg. 46 min. 25 sec. East, continuing along the common line of said Howell tract and said State Highway 205, a distance of 10.43 feet to a 1/2 inch iron rod set for corner, same being the north corner of aforesaid Block A;

THENCE South 31 deg. 10 min. 10 sec. East, continuing along the common line of said Howell tract and said State Highway 205, a distance of 363.02 feet to a 1/2 inch iron rod set for an east corner of said Howell tract, same being the north end of a corner clip in the intersection of said State Highway 205 and Sids Road (variable width right-of-way);

THENCE South 05 deg. 30 min. 28 sec. West, along the common line of said Howell tract and said corner clip, a distance of 48.02 feet, to a 1/2 inch iron rod set for the south end of said corner clip;

THENCE along the common line of said Howell tract and said Sids Road as follows:  
 South 43 deg 47 min. 28 sec. West, a distance of 226.50 feet to a 1/2 inch iron rod with pink TXDOT plastic cap found for angle point;  
 South 34 deg. 42 min. 42 sec. West, a distance of 355.99 feet to a 600 nail found;  
 South 44 deg. 47 min. 05 sec. West, a distance of 45.50 feet to a 1/2 inch iron rod set for the south corner of said Howell tract, same being in the south line of aforesaid Lot 1, Block A, same being in the northeasterly line of that certain tract of land conveyed to Glen Burks & Paulette Burks, by deed recorded in Volume 101, Page 958, aforesaid Deed Records;

THENCE along the common line of said Howell tract and said Burks tract as follows:  
 North 45 deg. 02 min. 49 sec. West, a distance of 326.36 feet to a 1/2 inch iron rod found for corner, same being the north corner of said Burks tract;  
 South 44 deg. 01 min. 56 sec. West, passing the west corner of said Burks tract, same being the north corner of aforesaid Two Raider Venture tract, and continuing along the common line of said Howell tract and said Two Raider Venture tract, a total distance of 449.25 feet to the POINT OF BEGINNING and containing 39.525 acres of computed land, more or less.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 7(a), 7(b), 7c, 8, 9, and 16, 17, 18 of Table A thereof. The latest field work was completed on 8/12/2025.  
 Date of Plat or Map: 8/12/2025

FLOOD CERTIFICATE  
 As determined by the FLOOD INSURANCE RATE MAPS for Rockwall County, a portion of the subject property does appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 09/26/2008 Community Panel No. 485970040L subject lot is located in Zone X<sub>1</sub> (AE-HATCHED) FLOODWAY.  
 If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

- NOTES:
1. IR - Iron Rod Found
  2. O.P.R.R.T. - Official Public Records, Rockwall County, Texas.
  3. D.R.R.C.T. - Deed Records, Rockwall County, Texas.
  4. Bearings and line measurements refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Alterra Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.000145254 was used to scale grid coordinates and distances to surface.
  5. Elevations shown herein refer to North American Vertical Datum of 1985 (NAVD83) as derived locally from Alterra Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods, tying into City of Rockwall Geodetic Control Monuments "COR-10" and "COR-11"
  6. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies, and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing.
  7. CAB - Cabinet
  8. This survey has not been abstracted per the client's request, and this survey was performed without the benefit of a title commitment, all easements may not be shown.
  9. PG. - PAGE
  10. INST. - INSTRUMENT
  11. NO. - NUMBER
  12. F.A.U.E. - Fire Lane, Access, and Utility Easement

LINE	BEARING	DISTANCE
L1	S 43°42'28" W	10.43
L2	S 08°50'28" W	48.02
L3	S 43°47'29" W	226.50
L4	S 34°42'42" W	355.99
L5	S 44°47'05" W	45.50

LINE TYPE	DESCRIPTION
---	BOUNDARY LINE
- - -	ADJOINER LINE
---	EASEMENT LINE
---	BUILDING LINE
---	STREET CENTERLINE

ALTA/NSPS LAND TITLE SURVEY  
 HIGHWAY 205 AND SID'S ROAD  
 ROCKWALL, TEXAS 75082

NO.	DATE	REVISION
1.		
2.		

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ENGINEWOOD-DR PURPOSE 8/21/2025

Timothy R. Mankin  
 Registered Professional Land Surveyor No. 6822

PEISER & MANKIN SURVEYING, LLC  
 www.peisersurveying.com

1612 HART STREET  
 SOUTHLAKE, TEXAS 76092  
 (817) 481-1806 (O)  
 (817) 481-1806 (F)

CONVENTIONAL RESIDENTIAL BOUNDARIES SURVEYING OF MORTGAGE

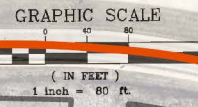
Member Since 1977

Errors: The Client or Client's Representatives will have 45 days from the date the survey was issued to change any misstatements or errors on the survey report, after this time has expired all parties involved must accept the survey as issued.

COPYRIGHT © PEISER & MANKIN SURVEYING, LLC ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS SURVEY WITHOUT THE ORIGINAL SIGNATURE ARE NOT VALID.

LEGEND

○	GAS METER	○	LIGHT POLE
○	IRR. CONTROL VALVE	○	TRAFFIC SIGNAL
○	TELEPHONE pedestal	○	WATER METER
○	POWER POLE	○	BELLARS
○	DOWN GUY	○	WATER VALVE
○	S.S. MANHOLE	○	TRANSFORMER PAD
○	CLEAN OUT	○	ELECTRIC METER
		○	STORM DRAIN MANHOLE
		○	VAULT
		○	CONCRETE



CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING *ORDINANCE NO. 25-34* AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR *OUTDOOR COMMERCIAL AMUSEMENT/RECREATION* AND A *STRUCTURE EXCEEDING 60-FEET IN HEIGHT IN A COMMERCIAL (C) DISTRICT* FOR A *GOLF DRIVING RANGE* ON A 39.525-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK A, ROCKWALL HOSPITAL ADDITION AND TRACT 18 OF THE J. D. MCFARLAND SURVEY, ABSTRACT NO. 145, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, a request has been made by Anthony Winkler of Calabrese & Winkler Holdings on behalf of David Naylor of Rayburn Electric for the approval of a Specific Use Permit (SUP) for *Outdoor Commercial Amusement/Recreation* and a *Structure Exceeding 60-Feet in Height in a Commercial (C) District* for a *Golf Driving Range* on a 39.525-acre parcel of land, zoned Commercial (C) District, being identified as Lot 1, Block A, Rockwall Hospital Addition and Tract 18 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, generally located at the northwest corner of the intersection of Sids Road and S. Goliad Street [*SH-205*], and being more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that *Ordinance No. 25-34 (S-365)* and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

**SECTION 1.** That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 25-34 (S-365)*.

**SECTION 2.** That the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *Golf Driving Range* with *Outdoor Commercial Amusement/Recreation* and a *Structure Exceeding 60-Feet in Height in a Commercial (C) District* as stipulated by Article 04, *Permissible Uses*, and Article 05, *District Development Standards*, of

the Unified Development Code [*Ordinance No. 20-02*] on the *Subject Property*; and

**SECTION 3.** That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Subsection 01.01, *Land Use Schedule*, and Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, and Subsection 04.01, *General Commercial District Standards*, and Subsection 04.05, *Commercial (C) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall -- as heretofore amended and may be amended in the future -- and with the following conditions:

### 3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Golf Driving Range* and *Outdoor Commercial Amusement/Recreation* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The development and operation of a *Golf Driving Range* and *Outdoor Commercial Amusement/Recreation* shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.
- 2) The maximum height of the netting and support structures shall not exceed 200-feet and shall generally conform to *Exhibit 'C'* of this ordinance.

### 3.2 COMPLIANCE

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

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

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

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

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

**SECTION 7.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

**SECTION 8.** That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 1<sup>ST</sup> DAY OF JUNE, 2026.**

\_\_\_\_\_  
Tim McCallum, *Mayor*

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: May 18, 2026

2<sup>nd</sup> Reading: June 1, 2026

**Exhibit 'A':**  
*Legal Description*

**BEING** that certain tract of land situated in the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas and being all that certain tract of land conveyed to Howell MTN R.E., LLC, by Special Warranty Deed recorded in Instrument Number 2018000041248, Official Public Records, Rockwall County, Texas, and being a portion of Lot 1, Block A, Rockwall Hospital Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Page 133, Map Records, Rockwall County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron rod with "Stovall Assoc" yellow cap found for the most southerly corner of said Howell tract, same being the most southerly corner of said Lot 1, same being in the northeasterly line of that certain tract of land conveyed to Rockwall ISD, by deed recorded in Volume 2221, Page 295, Deed Records, Rockwall County, Texas, same being the west corner of that certain tract of land conveyed to Two Raider Ventures, LLC, by deed recorded in Instrument Number 2019000015332, said Official Public Records;

**THENCE** North 45 deg. 50 min. 39 sec. West, along the common line of said Howell tract and said Rockwall ISD tract, a distance of 239.17 feet to a 1/2-inch iron rod with "Peiser & Mankin SURV" red plastic cap set (hereinafter referred to as 1/2-inch iron rod set) for the most westerly corner of said Lot 1;

**THENCE** North 45 deg. 50 min. 24 sec. West, continuing along the common line of said Howell tract and said Rockwall ISD tract, passing the north corner of said Rockwall ISD tract, same being the east corner of a Drainage ROW/Open Space/Natural Area to the City of Rockwall per plat recorded in Cabinet G, Slide 23, aforesaid Map Records, and continuing along the common line of said Howell tract and said Drainage ROW, passing the north corner of said Drainage ROW, same being the east corner of Flagstone Estates, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 26, Map Records, and continuing along the common line of said Howell tract and said Flagstone Estates, a total distance of 1018.06 feet to a 1/2 inch iron rod with illegible yellow cap found for the west corner of said Howell tract, same being the south corner of Lot 13, Rockwall Business Park East Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 20220000015606, Official Public Records, Rockwall County, Texas;

**THENCE** North 44 deg. 02 min. 25 sec. East, along the common line of said Howell tract and said Lot 13, passing the east corner of said Lot 13, same being the south corner of Lot 14, said Rockwall Business Park East, and continuing along the common line of said Howell tract and said Lot 14, passing the east corner of said Lot 14, same being the south corner of Lot 1, Block C, Rockwall Business Park East, Phase Three, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet B, Slide 291, said Map Records, Rockwall County, Texas, and continuing along the common line of said Howell tract and said Lot 1, Block C, a total distance of 981.14 feet to a 1/2 inch iron rod set for the north corner of said Howell tract, same being the west corner of Lot 1, Block A, Roadside Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 20220000006522, said Official Public Records, Rockwall County, Texas;

**THENCE** along the common line of said Howell tract and said Lot 1 as follows:  
South 46 deg. 18 min. 59 sec. East, a distance of 355.86 feet to a 1/2-inch iron rod set for corner, same being the south corner of said Lot 1;  
North 13 deg. 30 min. 14 sec. East, a distance of 387.20 feet to a 1/2-inch iron rod set for the most easterly north corner of said Howell tract, same being the west corner of that certain tract of land conveyed to State of Texas, by deed recorded in Volume 31, Page 510, said Deed Records;

**THENCE** South 46 deg. 00 min. 37 sec. East, along the common line of said Howell tract and said State of Texas tract, a distance of 528.19 feet to a 1/2-inch iron rod set for corner, same being in the southeasterly right-of-way line of State Highway 205 (variable width right-of-way);

**THENCE** South 31 deg. 03 min. 19 sec. East, along the common line of said Howell tract and said State Highway 205, a distance of 476.76 feet to a 1/2-inch iron rod set for corner;

**Exhibit 'A':**  
*Legal Description*

**THENCE** South 43 deg. 46 min. 25 sec. West, continuing along the common line of said Howell tract and said State Highway 205, a distance of 10.43 feet to a 1/2-inch iron rod set for corner, same being the north corner of aforesaid Lot 1, Block A;

**THENCE** South 31 deg. 10 min. 20 sec. East, continuing along the common line of said Howell tract and said State Highway 205, a distance of 363.02 feet to a 1/2-inch iron rod set for an east corner of said Howell tract, same being the north end of a corner clip in the intersection of said State Highway 205 and Sids Road (variable width right-of-way);

**THENCE** South 06 deg. 30 min. 28 sec. West, along the common line of said Howell tract and said corner clip, a distance of 48.02 feet, to a 1/2-inch iron rod set for the south end of said corner clip;

**THENCE** along the common line of said Howell tract and said Sids Road as follows:

South 43 deg. 47 min. 29 sec. West, a distance of 226.50 feet to a 1/2-inch iron rod with pink "TXDOT" plastic cap found for angle point;

South 34 deg. 42 min. 42 sec. West, a distance of 336.99 feet to a 60D nail found;

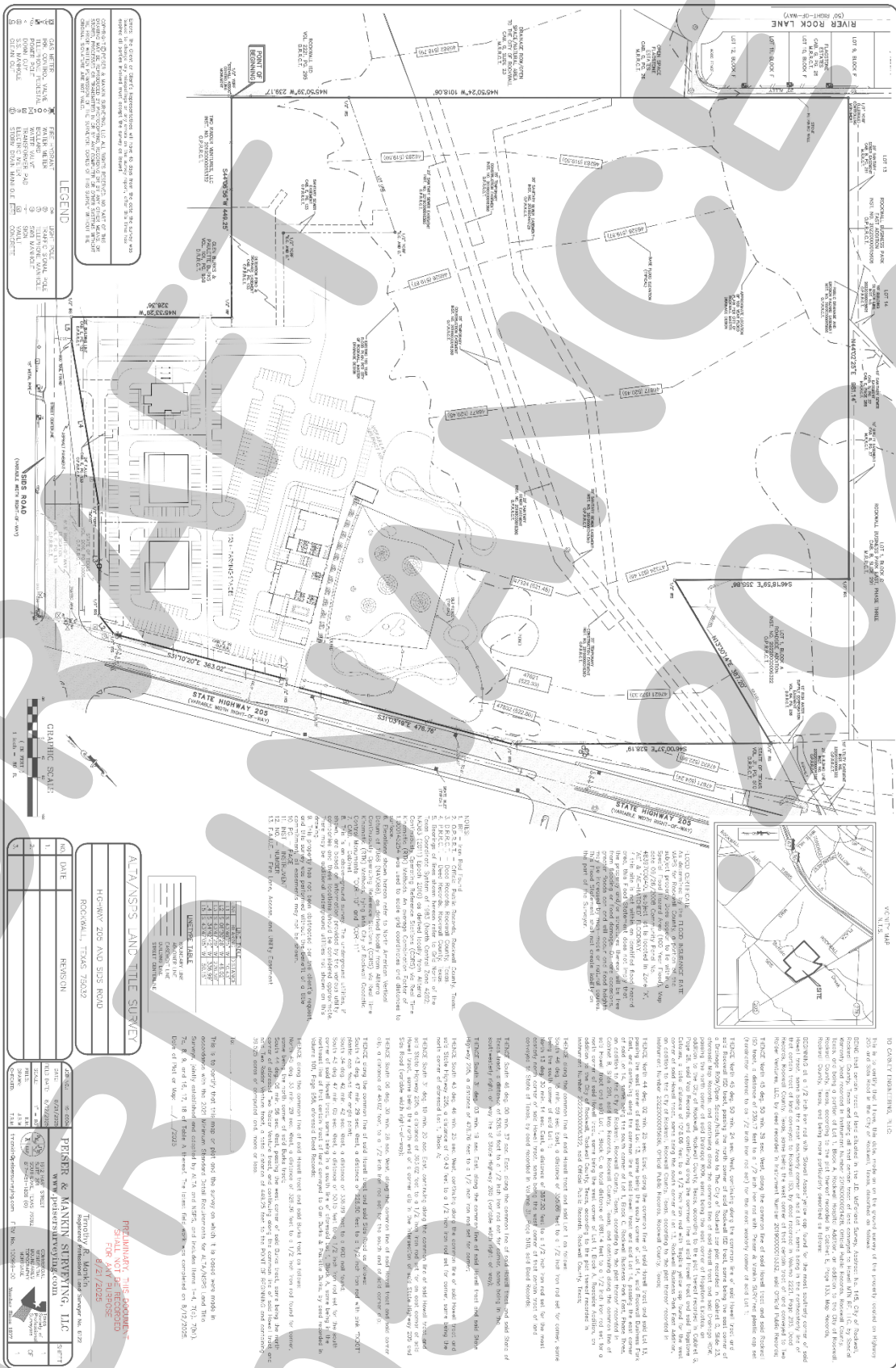
South 43 deg. 47 min. 05 sec. West, a distance of 50.15 feet to a 1/2-inch iron rod set for the south corner of said Howell tract, same being in a south line of aforesaid Lot 1, Block A, same being in the northeast line of that certain tract of land conveyed to Glen Burks & Paulette Burks, by deed recorded in Volume 101, Page 958, aforesaid Deed Records;

**THENCE** along the common line of said Howell tract and said Burks tract as follows:

North 45 deg. 33 min. 29 sec. West, a distance of 326.36 feet to a 1/2-inch iron rod found for corner, same being the north corner of said Burks tract;

South 44 deg. 06 min. 56 sec. West, passing the west corner of said Burks tract, same being the north corner of aforesaid Two Raider Ventures tract, and continuing along the common line of said Howell tract and said Two Raider Ventures tract, a total distance of 449.25 feet to the **POINT OF BEGINNING** and containing 39.525 acres of computed land, more or less.

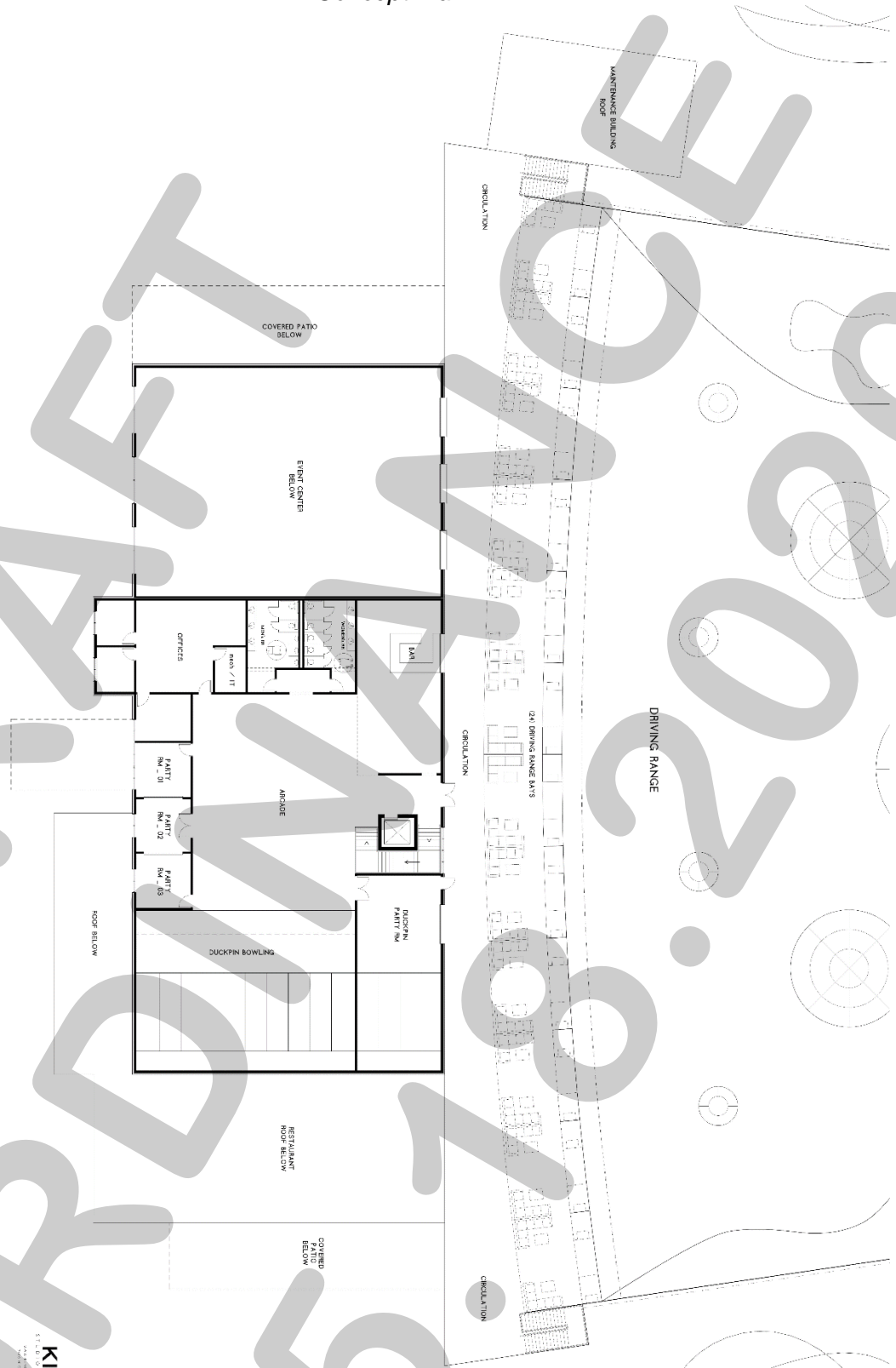
# Exhibit 'B': Concept Plan





**Exhibit 'B':  
Concept Plan**

**01** TEXAS SOCIAL ROCKWALL, TX  
CONCEPT FLOOR PLAN LEVEL 02 10,000 GSF



**KILLIAN**  
ARCHITECTS  
5150 WEST LOOP SOUTH, SUITE 1000  
HOUSTON, TEXAS 77056  
TEL: 281.416.1000  
WWW.KILLIANARCHITECTS.COM

CITY OF ROCKWALL PROJECT #  
Z2026-017

**Exhibit 'C':  
Golf Netting Height**



TEXAS SOCIAL \_ 205 ROCKWALL TX \_ CONCEPT DESIGN  
FRONT ELEVATION  
THIS DRAWING IS FOR PRELIMINARY REFERENCE PURPOSES ONLY, AND IS NOT TO BE USED FOR PERMITTING OR CONSTRUCTION

SCALE: 3/32" = 1'-0" @ 20'-0" DRAWING

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CITY OF ROCKWALL

ORDINANCE NO. 26-18

SPECIFIC USE PERMIT NO. S-397

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING *ORDINANCE NO. 25-34* AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR *OUTDOOR COMMERCIAL AMUSEMENT/RECREATION* AND A *STRUCTURE EXCEEDING 60-FEET IN HEIGHT IN A COMMERCIAL (C) DISTRICT* FOR A *GOLF DRIVING RANGE* ON A 39.525-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK A, ROCKWALL HOSPITAL ADDITION AND TRACT 18 OF THE J. D. MCFARLAND SURVEY, ABSTRACT NO. 145, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, a request has been made by Anthony Winkler of Calabrese & Winkler Holdings on behalf of David Naylor of Rayburn Electric for the approval of a Specific Use Permit (SUP) for *Outdoor Commercial Amusement/Recreation* and a *Structure Exceeding 60-Feet in Height in a Commercial (C) District* for a *Golf Driving Range* on a 39.525-acre parcel of land, zoned Commercial (C) District, being identified as Lot 1, Block A, Rockwall Hospital Addition and Tract 18 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, generally located at the northwest corner of the intersection of Sids Road and S. Goliad Street [*SH-205*], and being more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that *Ordinance No. 25-34 (S-365)* and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

**SECTION 1.** That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 25-34 (S-365)*.

**SECTION 2.** That the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *Golf Driving Range* with *Outdoor Commercial Amusement/Recreation* and a *Structure Exceeding 60-Feet in Height in a Commercial (C) District* as stipulated by Article 04, *Permissible Uses*, and Article 05, *District Development Standards*, of

the Unified Development Code [*Ordinance No. 20-02*] on the *Subject Property*, and

**SECTION 3.** That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Subsection 01.01, *Land Use Schedule*, and Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, and Subsection 04.01, *General Commercial District Standards*, and Subsection 04.05, *Commercial (C) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall -- as heretofore amended and may be amended in the future -- and with the following conditions:

### 3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Golf Driving Range* and *Outdoor Commercial Amusement/Recreation* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The development and operation of a *Golf Driving Range* and *Outdoor Commercial Amusement/Recreation* shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.
- 2) The maximum height of the netting and support structures shall not exceed 150-feet; however, staff may administratively approve an increase in height up to 200-feet if required by the *Engineering Plans*. In addition, the netting and support structures shall generally conform to *Exhibit 'C'* of this ordinance.

### 3.2 COMPLIANCE

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

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

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

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

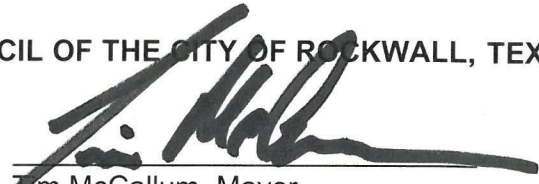
**SECTION 6.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such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

**SECTION 7.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and

applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

**SECTION 8.** That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1<sup>st</sup> DAY OF JUNE, 2026.**

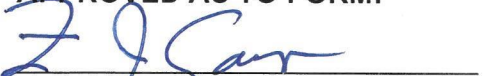
  
\_\_\_\_\_  
Tim McCallum, Mayor

**ATTEST:**

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



**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: May 18, 2026

2<sup>nd</sup> Reading: June 1, 2026

**Exhibit 'A':**  
*Legal Description*

**BEING** that certain tract of land situated in the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas and being all that certain tract of land conveyed to Howell MTN R.E., LLC, by Special Warranty Deed recorded in Instrument Number 2018000041248, Official Public Records, Rockwall County, Texas, and being a portion of Lot 1, Block A, Rockwall Hospital Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Page 133, Map Records, Rockwall County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron rod with "Stovall Assoc" yellow cap found for the most southerly corner of said Howell tract, same being the most southerly corner of said Lot 1, same being in the northeasterly line of that certain tract of land conveyed to Rockwall ISD, by deed recorded in Volume 2221, Page 295, Deed Records, Rockwall County, Texas, same being the west corner of that certain tract of land conveyed to Two Raider Ventures, LLC, by deed recorded in Instrument Number 2019000015332, said Official Public Records;

**THENCE** North 45 deg. 50 min. 39 sec. West, along the common line of said Howell tract and said Rockwall ISD tract, a distance of 239.17 feet to a 1/2-inch iron rod with "Peiser & Mankin SURV" red plastic cap set (hereinafter referred to as 1/2-inch iron rod set) for the most westerly corner of said Lot 1;

**THENCE** North 45 deg. 50 min. 24 sec. West, continuing along the common line of said Howell tract and said Rockwall ISD tract, passing the north corner of said Rockwall ISD tract, same being the east corner of a Drainage ROW/Open Space/Natural Area to the City of Rockwall per plat recorded in Cabinet G, Slide 23, aforesaid Map Records, and continuing along the common line of said Howell tract and said Drainage ROW, passing the north corner of said Drainage ROW, same being the east corner of Flagstone Estates, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 26, Map Records, and continuing along the common line of said Howell tract and said Flagstone Estates, a total distance of 1018.06 feet to a 1/2 inch iron rod with illegible yellow cap found for the west corner of said Howell tract, same being the south corner of Lot 13, Rockwall Business Park East Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 20220000015606, Official Public Records, Rockwall County, Texas;

**THENCE** North 44 deg. 02 min. 25 sec. East, along the common line of said Howell tract and said Lot 13, passing the east corner of said Lot 13, same being the south corner of Lot 14, said Rockwall Business Park East, and continuing along the common line of said Howell tract and said Lot 14, passing the east corner of said Lot 14, same being the south corner of Lot 1, Block C, Rockwall Business Park East, Phase Three, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet B, Slide 291, said Map Records, Rockwall County, Texas, and continuing along the common line of said Howell tract and said Lot 1, Block C, a total distance of 981.14 feet to a 1/2 inch iron rod set for the north corner of said Howell tract, same being the west corner of Lot 1, Block A, Roadside Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 20220000006522, said Official Public Records, Rockwall County, Texas;

**THENCE** along the common line of said Howell tract and said Lot 1 as follows:

South 46 deg. 18 min. 59 sec. East, a distance of 355.86 feet to a 1/2-inch iron rod set for corner, same being the south corner of said Lot 1;

North 13 deg. 30 min. 14 sec. East, a distance of 387.20 feet to a 1/2-inch iron rod set for the most easterly north corner of said Howell tract, same being the west corner of that certain tract of land conveyed to State of Texas, by deed recorded in Volume 31, Page 510, said Deed Records;

**THENCE** South 46 deg. 00 min. 37 sec. East, along the common line of said Howell tract and said State of Texas tract, a distance of 528.19 feet to a 1/2-inch iron rod set for corner, same being in the southeasterly right-of-way line of State Highway 205 (variable width right-of-way);

**THENCE** South 31 deg. 03 min. 19 sec. East, along the common line of said Howell tract and said State Highway 205, a distance of 476.76 feet to a 1/2-inch iron rod set for corner;

**Exhibit 'A':**  
*Legal Description*

**THENCE** South 43 deg. 46 min. 25 sec. West, continuing along the common line of said Howell tract and said State Highway 205, a distance of 10.43 feet to a 1/2-inch iron rod set for corner, same being the north corner of aforesaid Lot 1, Block A;

**THENCE** South 31 deg. 10 min. 20 sec. East, continuing along the common line of said Howell tract and said State Highway 205, a distance of 363.02 feet to a 1/2-inch iron rod set for an east corner of said Howell tract, same being the north end of a corner clip in the intersection of said State Highway 205 and Sids Road (variable width right-of-way);

**THENCE** South 06 deg. 30 min. 28 sec. West, along the common line of said Howell tract and said corner clip, a distance of 48.02 feet, to a 1/2-inch iron rod set for the south end of said corner clip;

**THENCE** along the common line of said Howell tract and said Sids Road as follows:

South 43 deg. 47 min. 29 sec. West, a distance of 226.50 feet to a 1/2-inch iron rod with pink "TXDOT" plastic cap found for angle point;

South 34 deg. 42 min. 42 sec. West, a distance of 336.99 feet to a 60D nail found;

South 43 deg. 47 min. 05 sec. West, a distance of 50.15 feet to a 1/2-inch iron rod set for the south corner of said Howell tract, same being in a south line of aforesaid Lot 1, Block A, same being in the northeast line of that certain tract of land conveyed to Glen Burks & Paulette Burks, by deed recorded in Volume 101, Page 958, aforesaid Deed Records;

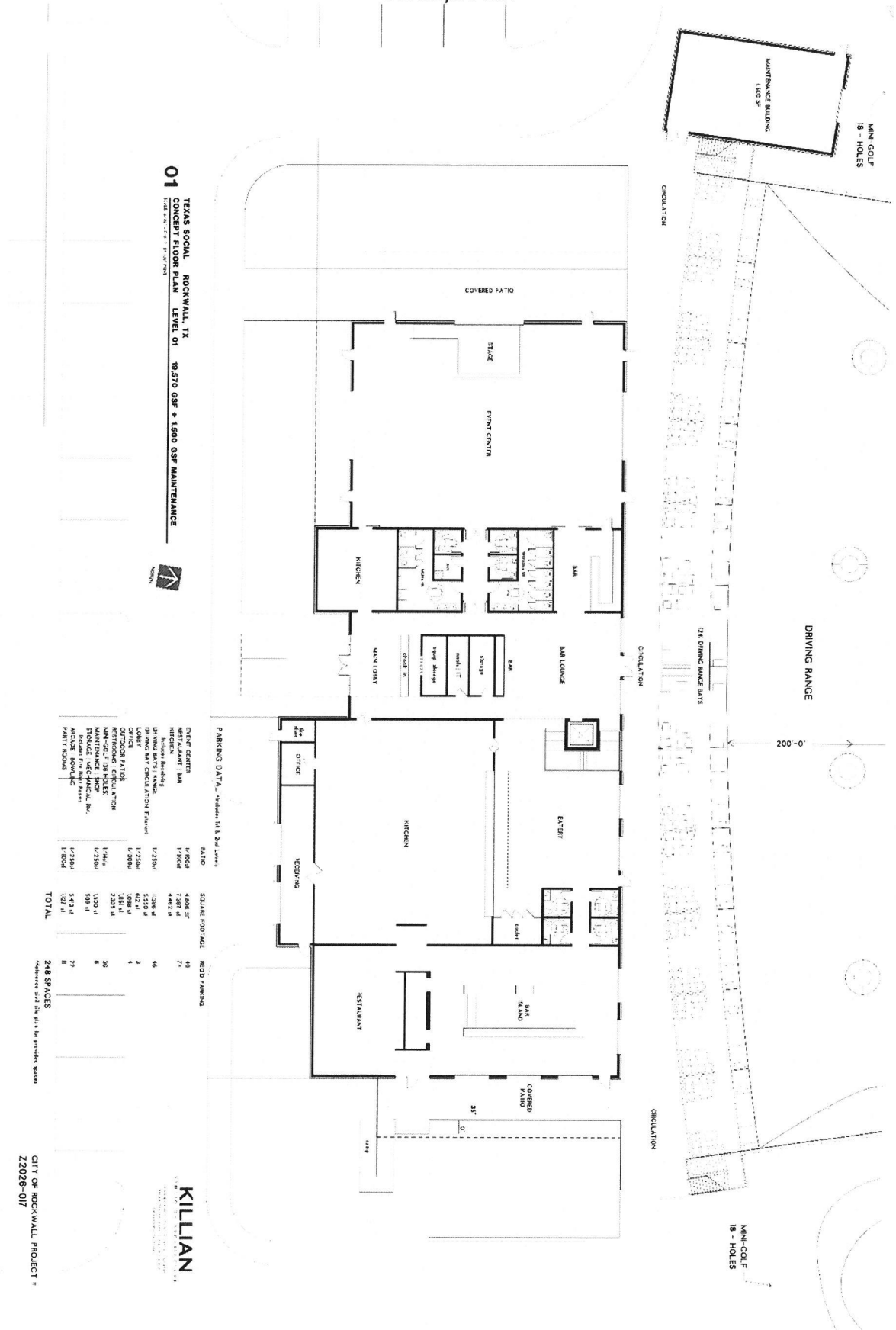
**THENCE** along the common line of said Howell tract and said Burks tract as follows:

North 45 deg. 33 min. 29 sec. West, a distance of 326.36 feet to a 1/2-inch iron rod found for corner, same being the north corner of said Burks tract;

South 44 deg. 06 min. 56 sec. West, passing the west corner of said Burks tract, same being the north corner of aforesaid Two Raider Ventures tract, and continuing along the common line of said Howell tract and said Two Raider Ventures tract, a total distance of 449.25 feet to the **POINT OF BEGINNING** and containing 39.525 acres of computed land, more or less.



# Exhibit 'B': Concept Plan



**01** TEXAS SOCIAL ROCKWALL, TX  
CONCEPT FLOOR PLAN LEVEL 01 18,570 GSF + 1,500 GSF MAINTENANCE

PARKING DATA - 1st, 2nd, 3rd Levels

ROOM	AREA	SQ. FT.	NO. SPACES
EVENT CENTER	1/1850	4,400 SF	48
RESTAURANT BAR	1/1900	7,387 SF	72
KITCHEN	1/1800	4,462 SF	72
DRIVING RANGE	1/2150	4,550 SF	46
DRIVING RANGE BAYS	1/2500	2,000 SF	4
OFFICE	1/2500	2,000 SF	4
OUTDOOR PATIO	1/2500	2,000 SF	4
MAINTENANCE BLDG	1/1500	1,500 SF	8
MAINTENANCE BLDG	1/2150	4,550 SF	46
ACCESSE BLDG	1/2500	2,000 SF	4
MAINT BLDG	1/2500	2,000 SF	4
<b>TOTAL</b>		<b>24,800 SF</b>	<b>248 SPACES</b>

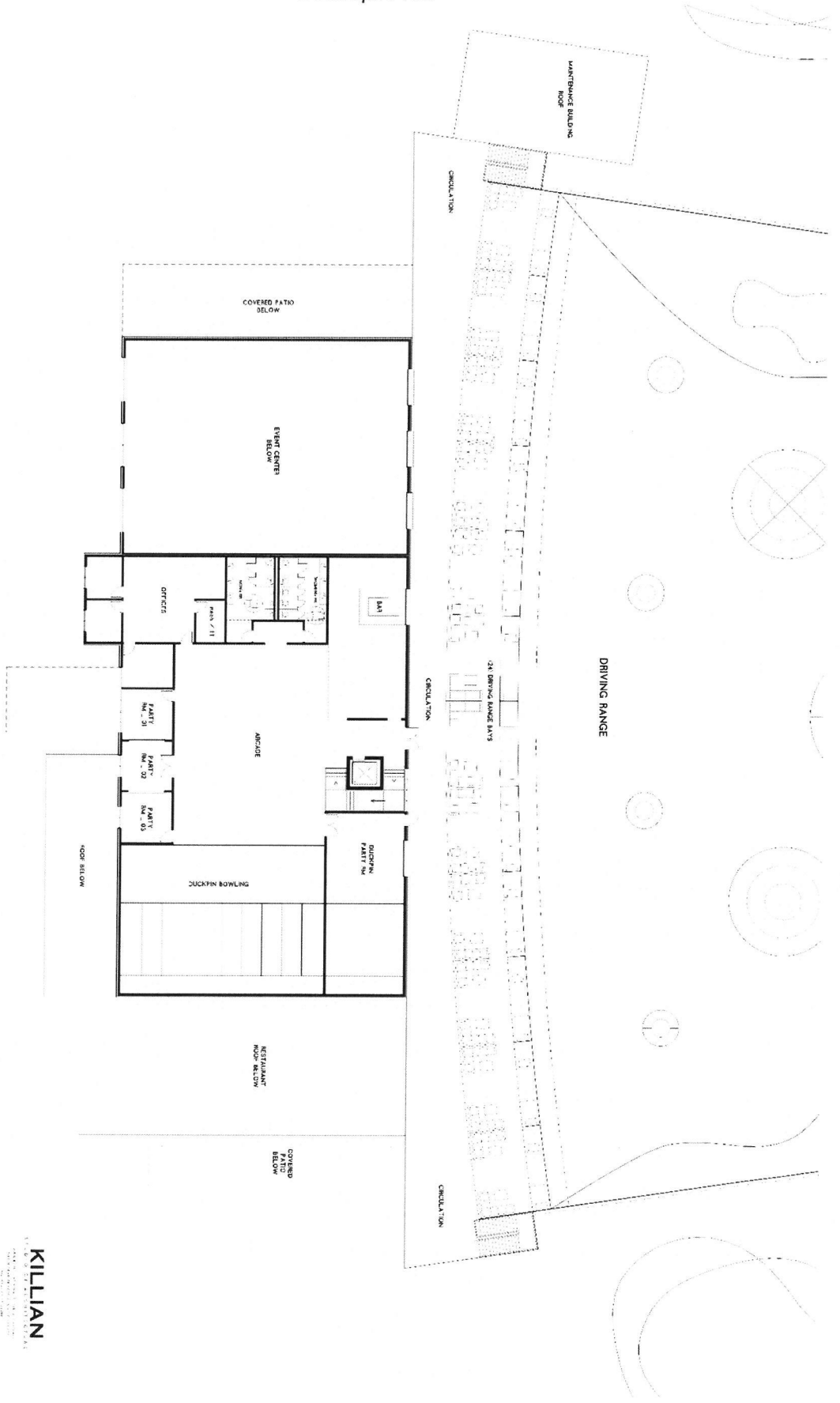
*Reference to the plan is for general space*

**KILLIAN**  
ARCHITECTS

CITY OF ROCKWALL PROJECT #  
Z2026-017

**Exhibit 'B':**  
*Concept Plan*

**01** TEXAS SOCIAL ROCKWALL, TX  
 CONCEPT FLOOR PLAN LEVEL 02 10,000 GSF



CITY OF ROCKWALL PROJECT #:  
 Z2026-017



**Exhibit 'C':  
Golf Netting Height**

**FRONT ELEVATION**  
**TEXAS SOCIAL \_ 205 ROCKWALL TX \_ CONCEPT DESIGN**  
 THE PROPOSED SIGN AND MARKING REFERENCED HEREON SHALL BE NOT TO EXCEED THE PROPOSED SIGN CONSTRUCTION  
 SCALE: 3/32" = 1' @ 24" X 36" SIGNATURE

**KILLIAN**  
 ARCHITECTS  
 10111 W. QUINN AVENUE, SUITE 100  
 ROCKWALL, TEXAS 75087  
 P: 972.961.1313





DATE: June 4, 2026

TO: Anthony Winkler  
Calabrese & Winkler Holdings  
5855 Maple Avenue  
Dallas, TX 75235

CC: David Naylor  
Rayburn Electric  
950 Sids Road  
Rockwall, TX 75032

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

SUBJECT: Z2026-017; *Specific Use Permit (SUP) for Texas Social*

Anthony Winkler:

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall was approved by the City Council on June 1, 2026. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
- (a) The development and operation of a Golf Driving Range and Outdoor Commercial Amusement/Recreation shall generally conform to the Concept Plan depicted in Exhibit 'B' of this ordinance.
  - (b) The maximum height of the netting and support structures shall not exceed 150-feet; however, staff may administratively approve an increase in height up to 200-feet if required by the Engineering Plans. In addition, the netting and support structures shall generally conform to Exhibit 'C' of this ordinance.

Planning and Zoning Commission

On May 12, 2026, the Planning and Zoning Commission approved a motion to approve the Specific Use Permit (SUP) by a vote of 3-2, with Commissioners Conway and Roth dissenting, Commissioner Brock absent, and Commissioner Hagaman recusing himself.

City Council

On May 18, 2026, the City Council approved a motion to approve the SUP by a vote of 5-2, with Council Members Lewis and Campbell dissenting, and with the condition that the maximum pole height cannot exceed 150-feet unless the civil engineering plans determine the poles must be taller, but they cannot exceed 200-feet.

On June 1, 2026, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 6-1, with Commissioner Lewis dissenting.

Included with this letter is a copy of *Ordinance No. 26-18, S-397*, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 772-6434.

Sincerely,



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