



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

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

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

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

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
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- PLAT REINSTATEMENT REQUEST (\$100.00)

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NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **960 Sids Rd, Rockwall, TX 75032**

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION **Sids Rd west of the SH205 intersection**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **Commercial**

CURRENT USE **N/A**

PROPOSED ZONING **Heavy Commercial**

PROPOSED USE **TBD**

ACREAGE **1.50**

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 **Stephen Geiger**

APPLICANT

CONTACT PERSON

CONTACT PERSON

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

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

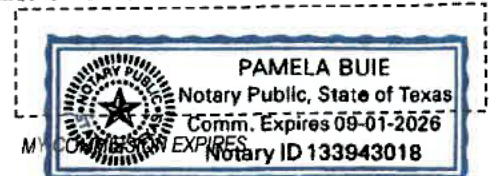
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 222.5 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 8 DAY OF April 2026 BY SIGNING THIS APPLICATION, 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 8 DAY OF April 2026

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Handwritten Signature]



4/7/2026

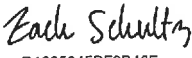
Rockwall Planning and Zoning Commission
385 South Goliad St
Rockwall, TX 75087

RE: Request for property Rezoning

This letter serves as a formal request for a zoning classification change for the property located at 960 Sids Road, Rockwall, Texas 75032. The property is currently zoned as Commercial; however, Rayburn Electric, the property owner, respectfully requests that the zoning designation be amended to Heavy Commercial.

Reclassifying this property to Heavy Commercial would align its zoning with that of the adjacent property at 950 Sids Road, which is also owned by Rayburn Electric. This change would promote consistency in land use across both parcels.

For any questions or concerns please contact Zach Schultz at zschultz@rayburnelectric.com.

Signed by:

D1065845BF8B40F...

BEING a 1.500-acre tract of land situated in the J.D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, and being a portion of that called 15.020-acre tract of land as described in the CONTRACT OF SALE AND PURCHASE between Leonard D. Fostel and the Veterans' Land Board of Texas, recorded in Volume 71, at Page 592 of the Deed Records of Rockwall County, Texas, and being all of that called 1.50-acre tract of land as described in a Warranty Deed from W. H. Way and Buddy R. Haldeman to Eddie Kelley, dated May 1, 1985 and being recorded in Volume 225, at Page 414 of the Deed Records of Rockwall County, Texas, same now standing in the name of Rodd Hanna's Air Performance Heating and Air Conditioning, Inc. described in Warranty Deed with Vendor's Lien from Terry McKinney and wife, Deborah McKinney, dated June 24, 1999 and being recorded in Volume 1661, at Page 79 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 2-inch aluminum disc stamped "R-DELTA ENGINEERS | FIRM #10155000" recovered in the Northwest margin of Sids Road (a called 40-foot Right-of-Way), said disc being East corner of a called 1.500-acre tract of land as described in a Warranty Deed from Eagle Ready Mix Concrete, Inc. to Farris Concrete Company, dated July 7, 1994 and being recorded in Volume 919, at Page 105 of the Real Property Records of Rockwall County, Texas, the South corner of said 1.50-acre Kelley tract, being the **POINT OF BEGINNING** and having grid coordinates of:

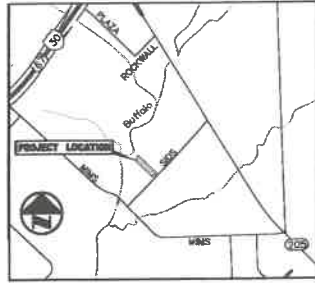
X = 2,598,412.69 feet,
Y = 7,015,163.81 feet;

THENCE N 45°20'13" W with the northeast line of said 1.500-acre tract a distance of 510.01 feet to 1/2-inch steel rod found for corner at the North corner of said 1.500-acre Farris Concrete Company tract;

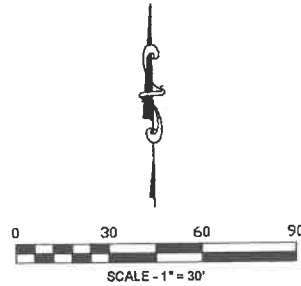
THENCE N 24°04'55" E with the northwest line of the called 15.020-acre tract a distance of 131.08 feet to a 5/8-inch steel rod with a pink cap stamped "R-DELTA ENGINEERS | FIRM #10155000" set for corner;

THENCE S 45°20'13" E with the northeast line of said 1.50-acre Kelly tract a distance of 554.76 feet to a 5/8-inch steel rod with a pink cap stamped "R-DELTA ENGINEERS | FIRM #10155000" set in the northwest margin of Sids Road;

THENCE S 44°03'02" W with the northwest margin of Sids Road a distance of 122.72 feet to the **POINT OF BEGINNING** and containing 65,331 square feet or 1.500 acres of land.



VICINITY MAP
NOT TO SCALE



- LEGEND**
- = Point Of Beginning
 - = Right-of-Way
 - PG. = Page
 - NO. = Number
 - VOL. = Volume
 - DOC NO. = Document Number
 - O.P.R.R.C.T. = Official Public Records of Rockwall County, Texas
 - R.P.R.R.C.T. = Real Property Records of Rockwall County, Texas
 - D.R.R.C.T. = Deed Records of Rockwall County, Texas
 - P.R.R.C.T. = Plat Records of Rockwall County, Texas
 - SF = Square Feet
 - SRF = Steel Rod Found
 - RDS = 5/8-Inch Steel Rod Set with Pink Cap Stamped "R-DELTA ENGINEERS | FIRM #10155000"
 - RDR = 2-Inch Aluminum Disc Recovered Stamped "R-DELTA ENGINEERS | FIRM #10155000"
 - CMP = Corrugated Metal Pipe
 - = Chain Link Fence
 - = Wrought Iron Fence
 - ▨ = Asphalt
 - = Unimproved
 - - - = Easement (as noted)
 - = Floodplain Boundary
 - = Overhead Electric
 - = Power Pole
 - = Power Pole with Light Fixture
 - = Guy Anchor
 - = Telephone Pedestal
 - = Fiber Cable Marker
 - = Electric Meter
 - = Water Meter
 - = AT&T Vault
 - = Air Conditioning Unit
 - = Bollard
 - = Covered Awning
 - = Concrete
 - = Special Flood Hazard Area: Zone AE

Notes:
The coordinates shown hereon are reported on the North Central Zone of the Texas Coordinate System of 1983's projection grid. The bearings shown hereon reference the grid Y-axis of the North Central Zone as the basis for north. All distances are reported on the surface by applying the published TxDOT county-wide grid to surface combined factor for Rockwall County is 1.000146135. R-Delta Engineers used the AllTerra Real-time Kinematic (RTK) Network to obtain the grid coordinates to which this survey is related.

CALLED 52.375 ACRES
ROCKWALL HALL PARKWAY LOTS, L.P.
VOL. 4126, PG. 46
O.P.R.R.C.T.

20' SEWER EASEMENT
CITY OF ROCKWALL
VOL. 168, PG. 432
D.R.R.C.T.

10' UTILITY EASEMENT
CABINET B, SLIDE 294
P.R.R.C.T.

N 24°04'55" E 131.08'

ZONE AE

COMMUNICATION TOWER
APPROXIMATE HEIGHT: 208'

TOWER EQUIPMENT

(10k)(10k)(10m)(10m)
LOCATION OF
50X50 LEASE SITE
CROWN CASTLE TOWERS 05 LLC
DOC NO. 2015000004389
(INCLUDES ACCESS FROM SIDS ROAD)

12X12 WOOD SHED

(10k)(10k)(10m)(10m)
THE CURRENT ACCESS TO CROWN
CASTLE TOWERS 05, LLC'S LEASE SITE
AS ALLOWED BY THE LEASE DOCUMENT
IS BY THE ASPHALT DRIVEWAY AND THE
GRAVEL PATH.

LOT 2
BLOCK A

LOT 1
BLOCK A

BROWN & BROWN SUBDIVISION
CABINET B, SLIDE 294
P.R.R.C.T.

CALLED 1.500 ACRES
FARRIS CONCRETE COMPANY
VOL. 819, PG. 105
R.P.R.R.C.T.

NOW STANDING IN THE NAME OF:
TRI-TEX CONSTRUCTION, INC.
DOC NO. 2022000026632
O.P.R.R.C.T.

CALLED 1.50 ACRES
RODD HANNA'S AIR
PERFORMANCE HEATING AND
AIR CONDITIONING, INC.
VOL. 1681, PG. 79
O.P.R.R.C.T.

(10)
10' UTILITY EASEMENT
TXU ELECTRIC COMPANY
VOL. 1921, PG. 133
O.P.R.R.C.T.

P.O.B.
X = 2,598,412.69
Y = 7,015,163.81

DESCRIPTION OF PROPERTY SURVEYED:

BEING a 1,500-acre tract of land situated in the J.D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, and being a portion of that called 15,020-acre tract of land as described in the CONTRACT OF SALE AND PURCHASE between Leonard D. Fostel and the Veterans' Land Board of Texas, recorded in Volume 71, at Page 592 of the Deed Records of Rockwall County, Texas, and being all of that called 1.50-acre tract of land as described in a Warranty Deed from W. H. Way and Buddy R. Haldeman to Eddie Kelley, dated May 1, 1985 and being recorded in Volume 225, at Page 414 of the Deed Records of Rockwall County, Texas, same now standing in the name of Rodd Hanna's Air Performance Heating and Air Conditioning, Inc. described in Warranty Deed with Vendor's Lien from Terry McKinney and wife, Deborah McKinney, dated June 24, 1999 and being recorded in Volume 1681, at Page 79 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

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THENCE N 45°20'13" W with the northeast line of said 1,500-acre tract a distance of 510.01 feet to 1/2-inch steel rod found for corner at the North corner of said 1,500-acre Ferris Concrete Company tract;

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SURVEYOR'S COMMENTS ON SCHEDULE B ITEMS FOR COMMITMENT No. R251530R-1 EFFECTIVE DECEMBER 3, 2025					
Item	Document Description	Executed Date	Volume	Page	Surveyor's Comments
10g	Easement and/or Right-of-Way to Kaufman - VanZandt Soil Conservation District	June 26, 1954	51	110	Easement does affect the subject property but cannot be shown graphically.
10h	Easement and/or Right-of-Way to RCH Water Supply Corporation	September 26, 1961	64	316	Does not affect the subject property and is not shown graphically.
10i	Easement and/or Right-of-Way to Texas Power & Light Company	March 26, 1954	203	99	Does not affect the subject property and is not shown graphically.
10j	Easement and/or Right-of-Way to TXU Electric Company, a Texas corporation	June 14, 2000	1921	1388	Does affect the subject property and is shown graphically.
10k	Leasehold Estate created by that certain Memorandum of Lease and Option, executed by and between Rodd Hanna's Air Performance Heating and Air Conditioning, Inc., as Lessor, and Cook Inlet/VoiceStream, PCS, LLC, as Lessee	October 8, 1999	1758	93	Does affect the subject property and is shown graphically.
10l	Leasehold Estate created by that certain Assignment and Assumption of Ground Lease, executed by and between Cook Inlet/VoiceStream PCS, LLC, as Lessor, and Trinity Wireless Towers, Inc., as Lessee	May 2, 2000	1889	255	Does affect the subject property and is shown graphically.
10m	Leasehold Estate created by that certain Assignment and Assumption of Site Lease, executed by and between Trinity Wireless Towers, Inc., as Lessor, and Crown Castle Towers 05, LLC, as Lessee	September 26, 1961	4440	49	Does affect the subject property and is shown graphically.
10n	Leasehold Estate created by that certain Memorandum of First Amendment to Site Lease with Option, executed by and between Rodd Hanna's Air Performance Heating and Air Conditioning, Inc., as Lessor, and Crown Castle Towers 05, LLC, as Lessee	March 23, 2015	Clark's File No. 201500004399		Does affect the subject property and is shown graphically.

SURVEYOR'S CERTIFICATION

To: RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC.
TITLE RESOURCES GUARANTEE COMPANY

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, 2, 3, 4, 7a, 8, 9, 13, and 18 of the Table A thereof. The fieldwork was completed on September 26th, 2025.

According to surveyor's interpretation of information shown on the specific national flood insurance program (NFIP) "Flood Insurance Rate Map" (FIRM), referred to elsewhere on this survey, some portions of this property appear to be within a "special flood hazard area (SFHA) inundated by 100-year flood" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or The Federal Emergency Management Agency.

The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as part of the "NFIP".

The line indicated hereon depicts the approximate graphical location of the floodplain boundary for a "Special Flood Hazard Area Inundated By 100-Year Flood" Zone AE according to the surveyor's interpretation of the floodplain boundary graphically depicted on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Map Number 48397C0040L, Effective date September 26, 2008. (The approximate graphical location of the floodplain boundary shown on this survey has not been field verified or confirmed by current in-field surveys, and the actual location of the floodplain boundary may vary from the approximate location shown hereon).

Signed on this the 18th day of December, 2025.



Wayne C. Terry, RPLS No. 4184

ALTA/NSPS LAND TITLE SURVEY
of a
1,500-ACRE TRACT
J. D. MCFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

rdelta ENGINEERS
618 Main Street
Garland, TX 75040
Ph: (972) 644-0200
www.rdelta.com
TYPE No. F-1515
TDS No. 10/2022

ENGINEERS, LAND PLANNERS AND LAND SURVEYORS

DRAWN BY: CSW	CHECKED BY: WST	SCALE: 1"=30'	SHEET: 1 OF 1
DATE: DECEMBER 2025			RDE Proj. No. 3473-25



DEVELOPMENT APPLICATION

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

PLANNING & ZONING CASE NO.

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PROPOSED USE **TBD**

ACREAGE **1.50**

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LOTS [PROPOSED]

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APPLICANT

CONTACT PERSON

CONTACT PERSON

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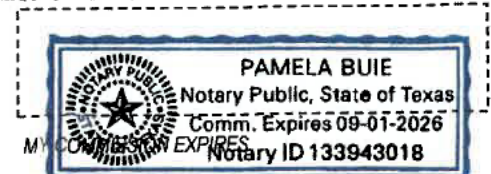
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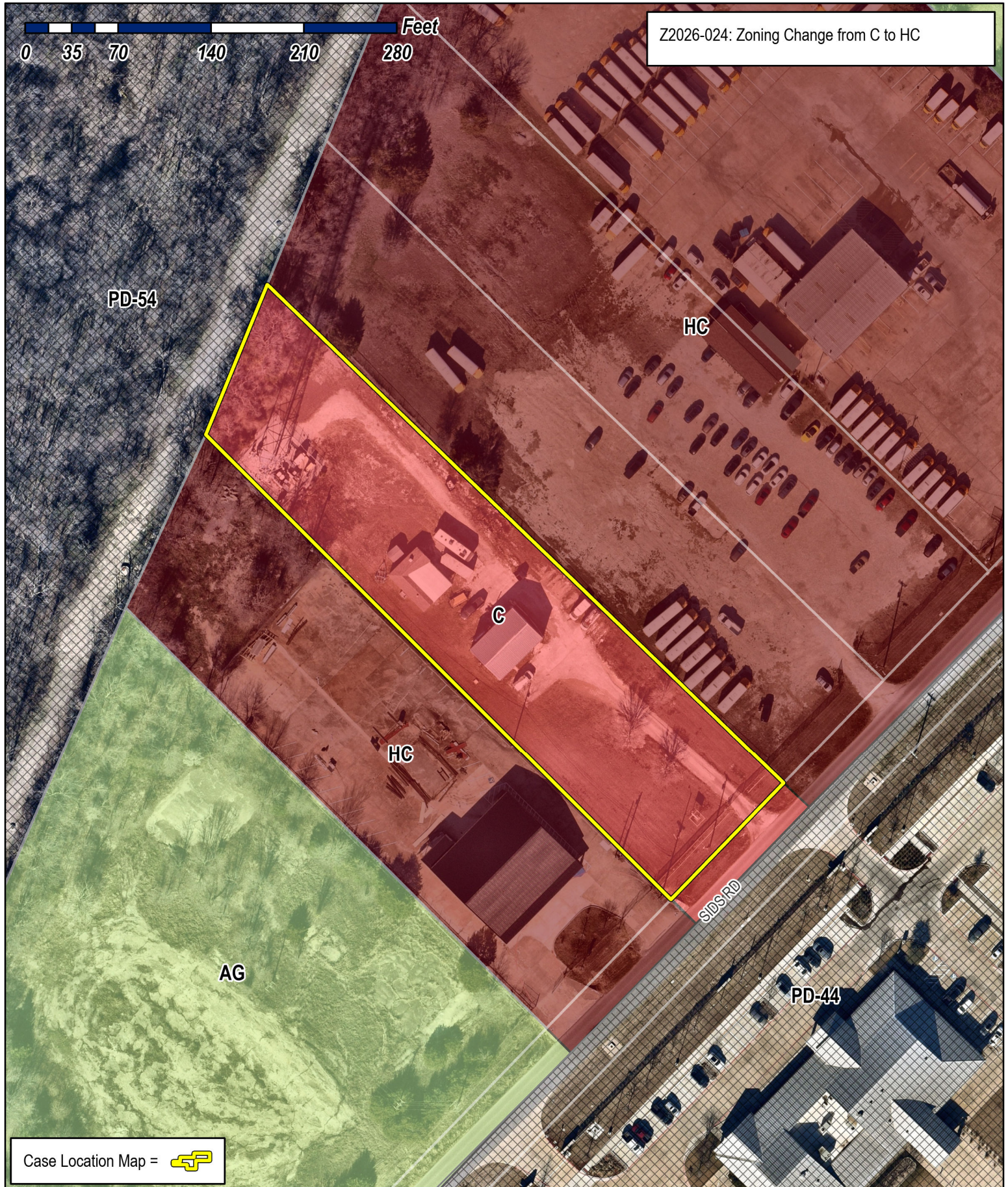
OWNER'S SIGNATURE


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Z2026-024: Zoning Change from C to HC



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.

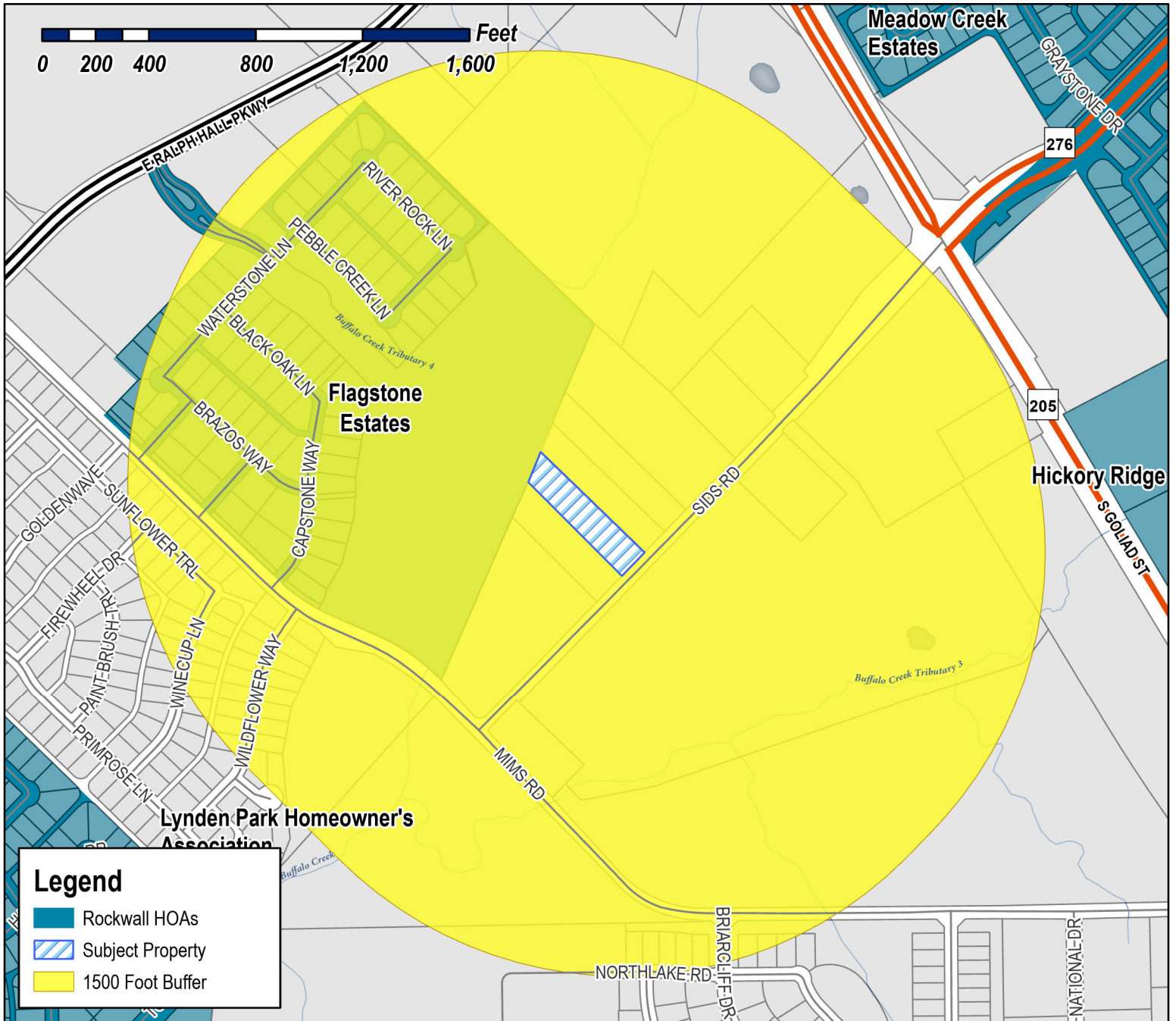




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Case Number: Z2026-024
Case Name: Zoning Change from C to HC
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: NE of Sids Road and Mims Road



Date Saved: 4/17/2026

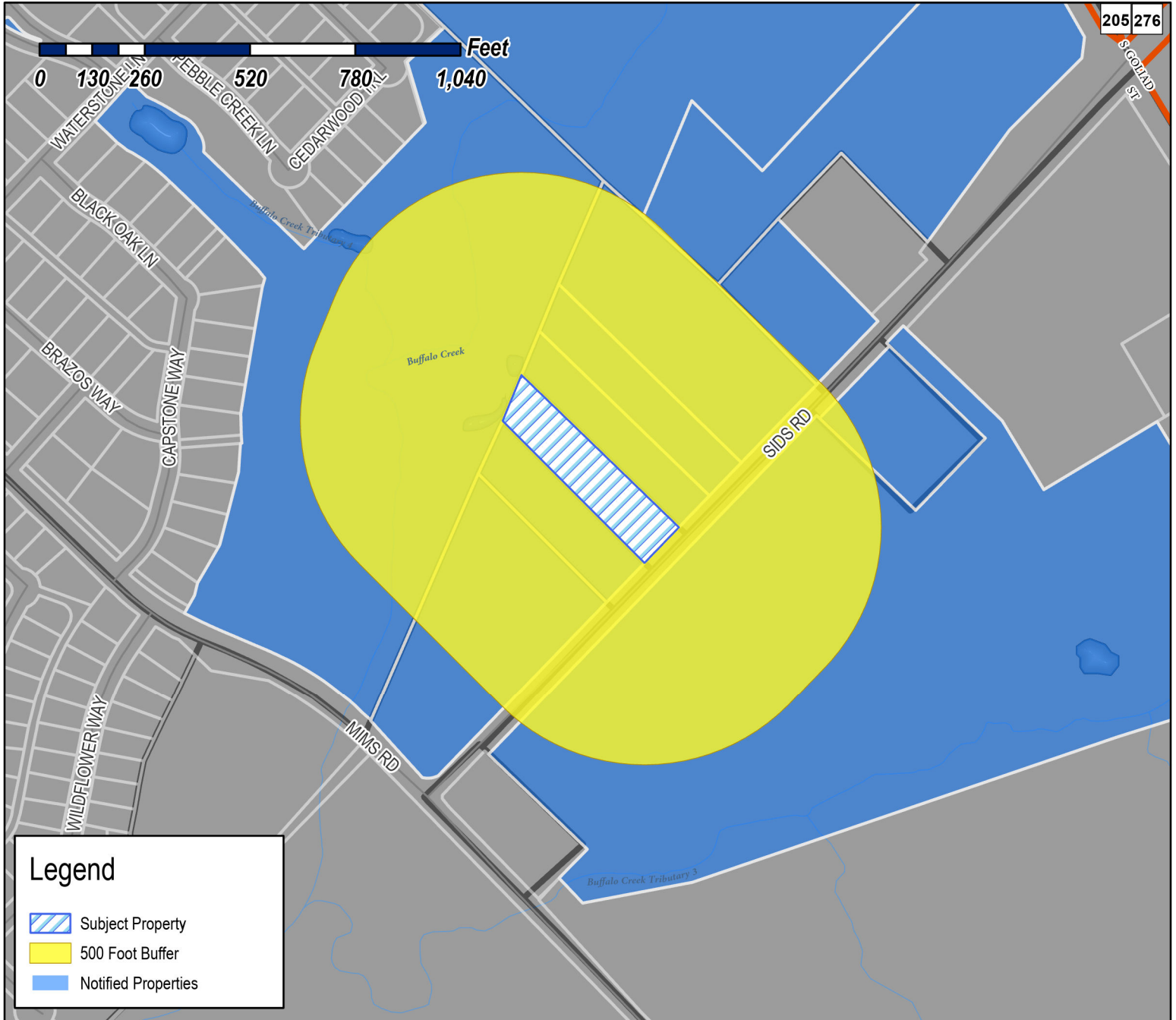
For Questions on this Case Call (972) 771-7745



City of Rockwall

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

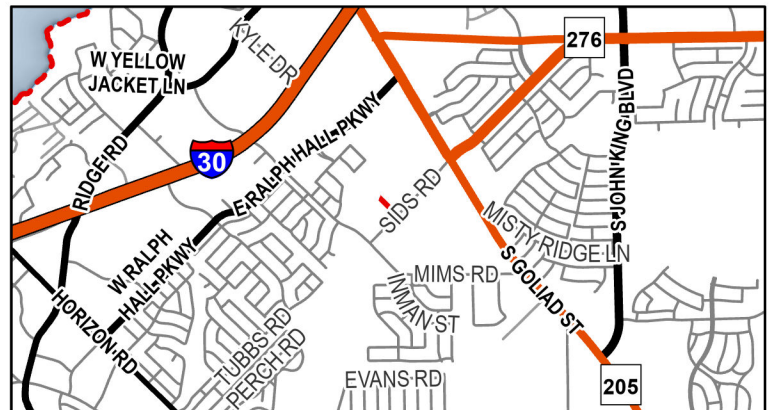
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Case Name: Zoning Change from C to HC
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: NE of Sids Road and Mims Road

Date Saved: 4/17/2026

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



ROCKWALL ISD
1050 WILLIAMS ST
ROCKWALL, TX 75087

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

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

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

JS CONSTRUCTION GROUP ROCKWALL INC
9091 FM 2728
TERRELL, TX 75161

RESIDENT
950 SIDS RD
ROCKWALL, TX 75087

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

RESIDENT
955 SIDS RD
ROCKWALL, TX 75087

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

RAYBURN COUNTY ELECTRIC COOPERATIVE INC
PO BOX 37
Plano, TX 75074

4/7/2026

Rockwall Planning and Zoning Commission
385 South Goliad St
Rockwall, TX 75087

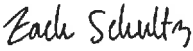
RE: Request for property Rezoning

This letter serves as a formal request for a zoning classification change for the property located at 960 Sids Road, Rockwall, Texas 75032. The property is currently zoned as Commercial; however, Rayburn Electric, the property owner, respectfully requests that the zoning designation be amended to Heavy Commercial.

Reclassifying this property to Heavy Commercial would align its zoning with that of the adjacent property at 950 Sids Road, which is also owned by Rayburn Electric. This change would promote consistency in land use across both parcels.

For any questions or concerns please contact Zach Schultz at zschultz@rayburnelectric.com.

Signed by:


D1065845BF8B40F...

BEING a 1.500-acre tract of land situated in the J.D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, and being a portion of that called 15.020-acre tract of land as described in the CONTRACT OF SALE AND PURCHASE between Leonard D. Fostel and the Veterans' Land Board of Texas, recorded in Volume 71, at Page 592 of the Deed Records of Rockwall County, Texas, and being all of that called 1.50-acre tract of land as described in a Warranty Deed from W. H. Way and Buddy R. Haldeman to Eddie Kelley, dated May 1, 1985 and being recorded in Volume 225, at Page 414 of the Deed Records of Rockwall County, Texas, same now standing in the name of Rodd Hanna's Air Performance Heating and Air Conditioning, Inc. described in Warranty Deed with Vendor's Lien from Terry McKinney and wife, Deborah McKinney, dated June 24, 1999 and being recorded in Volume 1661, at Page 79 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 2-inch aluminum disc stamped "R-DELTA ENGINEERS | FIRM #10155000" recovered in the Northwest margin of Sids Road (a called 40-foot Right-of-Way), said disc being East corner of a called 1.500-acre tract of land as described in a Warranty Deed from Eagle Ready Mix Concrete, Inc. to Farris Concrete Company, dated July 7, 1994 and being recorded in Volume 919, at Page 105 of the Real Property Records of Rockwall County, Texas, the South corner of said 1.50-acre Kelley tract, being the **POINT OF BEGINNING** and having grid coordinates of:

X = 2,598,412.69 feet,
Y = 7,015,163.81 feet;

THENCE N 45°20'13" W with the northeast line of said 1.500-acre tract a distance of 510.01 feet to 1/2-inch steel rod found for corner at the North corner of said 1.500-acre Farris Concrete Company tract;

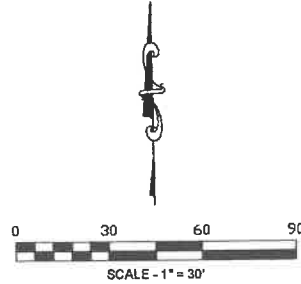
THENCE N 24°04'55" E with the northwest line of the called 15.020-acre tract a distance of 131.08 feet to a 5/8-inch steel rod with a pink cap stamped "R-DELTA ENGINEERS | FIRM #10155000" set for corner;

THENCE S 45°20'13" E with the northeast line of said 1.50-acre Kelly tract a distance of 554.76 feet to a 5/8-inch steel rod with a pink cap stamped "R-DELTA ENGINEERS | FIRM #10155000" set in the northwest margin of Sids Road;

THENCE S 44°03'02" W with the northwest margin of Sids Road a distance of 122.72 feet to the **POINT OF BEGINNING** and containing 65,331 square feet or 1.500 acres of land.



VICINITY MAP
NOT TO SCALE



- LEGEND**
- = Point Of Beginning
 - = Right-of-Way
 - PG. = Page
 - NO. = Number
 - VOL. = Volume
 - DOC NO. = Document Number
 - O.P.R.R.C.T. = Official Public Records of Rockwall County, Texas
 - R.P.R.R.C.T. = Real Property Records of Rockwall County, Texas
 - D.R.R.C.T. = Deed Records of Rockwall County, Texas
 - P.R.R.C.T. = Plat Records of Rockwall County, Texas
 - SF = Square Feet
 - SRF = Steel Rod Found
 - RDS = 5/8-Inch Steel Rod Set with Pink Cap Stamped "R-DELTA ENGINEERS | FIRM #10155000"
 - RDR = 2-Inch Aluminum Disc Recovered Stamped "R-DELTA ENGINEERS | FIRM #10155000"
 - CMP = Corrugated Metal Pipe
 - = Chain Link Fence
 - = Wrought Iron Fence
 - ▨ = Asphalt
 - = Unimproved
 - - - = Easement (as noted)
 - = Floodplain Boundary
 - = Overhead Electric
 - = Power Pole
 - = Power Pole with Light Fixture
 - = Guy Anchor
 - = Telephone Pedestal
 - = Fiber Cable Marker
 - = Electric Meter
 - = Water Meter
 - = AT&T Vault
 - = Air Conditioning Unit
 - = Bollard
 - = Covered Awning
 - = Concrete
 - = Special Flood Hazard Area: Zone AE

Notes:
The coordinates shown hereon are reported on the North Central Zone of the Texas Coordinate System of 1983's projection grid. The bearings shown hereon reference the grid Y-axis of the North Central Zone as the basis for north. All distances are reported on the surface by applying the published TxDOT county-wide grid to surface combined factor for Rockwall County is 1.000146135. R-Delta Engineers used the AllTerra Real-time Kinematic (RTK) Network to obtain the grid coordinates to which this survey is related.

CALLED 52.375 ACRES
ROCKWALL HALL PARKWAY LOTS, L.P.
VOL. 4126, PG. 46
O.P.R.R.C.T.

20' SEWER EASEMENT
CITY OF ROCKWALL
VOL. 168, PG. 432
D.R.R.C.T.

10' UTILITY EASEMENT
CABINET B, SLIDE 294
P.R.R.C.T.

N 24°04'55" E 131.08'

1/2-INCH STEEL ROD FOUND

ZONE AE

COMMUNICATION TOWER
APPROXIMATE HEIGHT: 208'

GATE

TOWER EQUIPMENT

(10k)(10k)(10m)(10m)
LOCATION OF
50X50 LEASE SITE
CROWN CASTLE TOWERS 05 LLC
DOC NO. 2015000004389
(INCLUDES ACCESS FROM SIDS ROAD)

12X12 WOOD SHED

65,331 SF
OR
1.500 ACRES

SINGLE STORY
CONCRETE FOUNDATION
WOOD BUILDING

SINGLE STORY
CONCRETE FOUNDATION
METAL BUILDING

CALLED 1.500 ACRES
FARRIS CONCRETE COMPANY
VOL. 819, PG. 105
R.P.R.C.T.
NOW STANDING IN THE NAME OF:
TRI-TEX CONSTRUCTION, INC.
DOC NO. 2022000026632
O.P.R.R.C.T.

(10k)(10k)(10m)(10m)
THE CURRENT ACCESS TO CROWN
CASTLE TOWERS 05, LLC'S LEASE SITE
AS ALLOWED BY THE LEASE DOCUMENT
IS BY THE ASPHALT DRIVEWAY AND THE
GRAVEL PATH.

LOT 2
BLOCK A

LOT 1
BLOCK A

BROWN & BROWN SUBDIVISION
CABINET B, SLIDE 294
P.R.R.C.T.

5' UTILITY EASEMENT
CABINET B, SLIDE 294
P.R.R.C.T.

15' ROAD EASEMENT
CABINET B, SLIDE 294
P.R.R.C.T.

CALLED 1.50 ACRES
RODD HANNA'S AIR
PERFORMANCE HEATING AND
AIR CONDITIONING, INC.
VOL. 1681, PG. 79
O.P.R.R.C.T.

(10)
10' UTILITY EASEMENT
TXU ELECTRIC COMPANY
VOL. 1921, PG. 133
O.P.R.R.C.T.

11' SIGN WITH
CONCRETE
FOUNDATION

DRIVEWAY ENCLOSES
ON PROPERTY

P.O.B.
X = 2,598,412.69
Y = 7,015,163.81

S 44°03'02" W 122.72'
SIDS ROAD
(40' RIGHT-OF-WAY)

DESCRIPTION OF PROPERTY SURVEYED:

BEING a 1,500-acre tract of land situated in the J.D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, and being a portion of that called 15,020-acre tract of land as described in the CONTRACT OF SALE AND PURCHASE between Leonard D. Fostel and the Veterans' Land Board of Texas, recorded in Volume 71, at Page 592 of the Deed Records of Rockwall County, Texas, and being all of that called 1.50-acre tract of land as described in a Warranty Deed from W. H. Way and Buddy R. Haldeman to Eddie Kelley, dated May 1, 1985 and being recorded in Volume 225, at Page 414 of the Deed Records of Rockwall County, Texas, same now standing in the name of Rodd Hanna's Air Performance Heating and Air Conditioning, Inc. described in Warranty Deed with Vendor's Lien from Terry McKinney and wife, Deborah McKinney, dated June 24, 1999 and being recorded in Volume 1861, at Page 79 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

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X = 2,598,412.69 feet,
Y = 7,015,163.81 feet;

THENCE N 45°20'13" W with the northeast line of said 1,500-acre tract a distance of 510.01 feet to 1/2-inch steel rod found for corner at the North corner of said 1,500-acre Ferris Concrete Company tract;

THENCE N 24°04'55" E with the northwest line of the called 15,020-acre tract a distance of 131.08 feet to a 5/8-inch steel rod with a pink cap stamped "R-DELTA ENGINEERS | FIRM #10155000" set;

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THENCE S 44°03'02" W with the northwest margin of Sids Road a distance of 122.72 feet to the POINT OF BEGINNING and containing 65,331 square feet or 1.500 acres of land.

SURVEYOR'S COMMENTS ON SCHEDULE B ITEMS FOR COMMITMENT No. R251530R-1 EFFECTIVE DECEMBER 3, 2025					
Item	Document Description	Executed Date	Volume	Page	Surveyor's Comments
10g	Easement and/or Right-of-Way to Kaufman - VanZandt Soil Conservation District	June 26, 1954	51	110	Easement does affect the subject property but cannot be shown graphically.
10h	Easement and/or Right-of-Way to RCH Water Supply Corporation	September 26, 1961	64	316	Does not affect the subject property and is not shown graphically.
10i	Easement and/or Right-of-Way to Texas Power & Light Company	March 26, 1954	203	99	Does not affect the subject property and is not shown graphically.
10j	Easement and/or Right-of-Way to TXU Electric Company, a Texas corporation	June 14, 2000	1921	1388	Does affect the subject property and is shown graphically.
10k	Leasehold Estate created by that certain Memorandum of Lease and Option, executed by and between Rodd Hanna's Air Performance Heating and Air Conditioning, Inc., as Lessor, and Cook Inlet/VoiceStream, PCS, LLC, as Lessee	October 5, 1999	1758	93	Does affect the subject property and is shown graphically.
10l	Leasehold Estate created by that certain Assignment and Assumption of Ground Lease, executed by and between Cook Inlet/VoiceStream PCS, LLC, as Lessor, and Trinity Wireless Towers, Inc., as Lessee	May 2, 2000	1889	255	Does affect the subject property and is shown graphically.
10m	Leasehold Estate created by that certain Assignment and Assumption of Site Lease, executed by and between Trinity Wireless Towers, Inc., as Lessor, and Crown Castle Towers 05, LLC, as Lessee	September 26, 1961	4440	49	Does affect the subject property and is shown graphically.
10n	Leasehold Estate created by that certain Memorandum of First Amendment to Site Lease with Option, executed by and between Rodd Hanna's Air Performance Heating and Air Conditioning, Inc., as Lessor, and Crown Castle Towers 05, LLC, as Lessee	March 23, 2015	Clark's File No. 201500004399		Does affect the subject property and is shown graphically.

SURVEYOR'S CERTIFICATION

To: RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC.
TITLE RESOURCES GUARANTEE COMPANY

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, 2, 3, 4, 7a, 8, 9, 13, and 18 of the Table A thereof. The fieldwork was completed on September 26th, 2025.

According to surveyor's interpretation of information shown on the specific national flood insurance program (NFIP) "Flood Insurance Rate Map" (FIRM), referred to elsewhere on this survey, some portions of this property appear to be within a "special flood hazard area (SFHA) inundated by 100-year flood" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or The Federal Emergency Management Agency.

The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as part of the "NFIP".

The line indicated hereon depicts the approximate graphical location of the floodplain boundary for a "Special Flood Hazard Area Inundated By 100-Year Flood" Zone AE according to the surveyor's interpretation of the floodplain boundary graphically depicted on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Map Number 48397C0040L, Effective date September 26, 2008. (The approximate graphical location of the floodplain boundary shown on this survey has not been field verified or confirmed by current in-field surveys, and the actual location of the floodplain boundary may vary from the approximate location shown hereon).

Signed on this the 18th day of December, 2025.



Wayne C. Terry, RPLS No. 4184

ALTA/NSPS LAND TITLE SURVEY
of a
1,500-ACRE TRACT
J. D. MCFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

	618 Main Street Garland, TX 75042 Ph: (972) 644-0200 www.rdelta.com TYPE No. F-1515 TPLS No. 1000000	ENGINEERS, LAND PLANNERS AND LAND SURVEYORS	DRAWN BY: CSW CHECKED BY: WST SCALE: 1"=30' SHEET: 1 OF 1
	DATE: DECEMBER 2025 RDE Proj. No. 3473-25		

PROJECT COMMENTS



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

DATE: 4/23/2026

PROJECT NUMBER: Z2026-024
PROJECT NAME: Zoning Change from C to HC
SITE ADDRESS/LOCATIONS: 960 Sids

CASE CAPTION: Hold a public hearing to discuss and consider a request by Stephen Geiger for the approval of a Zoning Change from a Commercial (C) District to a Heavy Commercial (HC) District for a 1.50-acre tract of land identified as Tract 8-02 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 960 Sids Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	04/23/2026	Approved w/ Comments

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

- I.1 This request is for the approval of approval of a Zoning Change from a Commercial (C) District to a Heavy Commercial (HC) District for a 1.50-acre tract of land identified as Tract 8-02 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 960 Sids Road.
- 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 (Z2026-024) in the lower right-hand corner of all pages on future submittals.
- I.4 According to the Land Use Plan contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the Southwest Residential District and is designated for Commercial/Industrial and Commercial/Retail land uses on the Future Land Use Plan. Given that the proposed zoning change is part of the large Corporate Campus (i.e. Rayburn Electric Cooperative) it appears to be in conformance with the Commercial/Industrial designation as outlined in the Southwest Residential District. In addition, according to the District Strategies for the Southwest Residential District, "(t)he areas around Sids Road, National Drive, and Mims Road are some of the only areas in the City that are designated for Commercial/Industrial land uses. As a result, these areas should be protected from the encroachment of incompatible land uses (i.e. residential land uses -- higher density or otherwise). This should protect the businesses that currently exist in these areas." Since the proposed zoning change is associated with an existing Corporate Campus (i.e. Rayburn Electric Cooperative), the applicant's request appears to meet the intent of the District Strategies.
- I.5 Please note that regardless of the submitted request -- if this zoning case is approved -- any development on the subject property will be required to adhere to all applicable requirements of the Unified Development Code (UDC) for a property that is zoned Heavy Commercial (HC) District.
- M.6 Ordinances. Please review the attached Draft Ordinance prior to the April 28, 2026 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than May 5, 2026.
- I.7 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.8 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.9 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.10 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: 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.
- 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.

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.

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.)
- There is an existing 6" water line located along Sids available for use.
- 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.
- Sids must be paved (min. 24' curb and gutter)

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 w/ Comments

04/20/2026: This lots address is an even number on the odd side of the road. At some point (in the near future) it will need to be readdressed to 961 Side Rd, or merged with an adjacent address, depending on a future site plan.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/20/2026	Approved

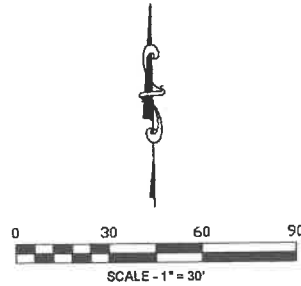
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/20/2026	Approved

No Comments



VICINITY MAP
NOT TO SCALE



LEGEND

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○	= Power Pole with Light Fixture
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○	= Telephone Pedestal
○	= Fiber Cable Marker
○	= Electric Meter
○	= Water Meter
○	= AT&T Vault
○	= Air Conditioning Unit
○	= BOLLARD
□	= Covered Awning
□	= Concrete
■	= Special Flood Hazard Area: Zone AE

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The coordinates shown hereon are reported on the North Central Zone of the Texas Coordinate System of 1983's projection grid. The bearings shown hereon reference the grid Y-axis of the North Central Zone as the basis for north. All distances are reported on the surface by applying the published TxDOT county-wide grid to surface combined factor for Rockwall County is 1.000146135. R-Delta Engineers used the AllTerra Real-time Kinematic (RTK) Network to obtain the grid coordinates to which this survey is related.

CALLED 52.375 ACRES
ROCKWALL HALL PARKWAY LOTS, L.P.
VOL. 4126, PG. 46
O.P.R.R.C.T.

20' SEWER EASEMENT
CITY OF ROCKWALL
VOL. 168, PG. 432
D.R.R.C.T.

10' UTILITY EASEMENT
CABINET B, SLIDE 294
P.R.R.C.T.

1/2-INCH STEEL
ROD FOUND

COMMUNICATION TOWER
APPROXIMATE HEIGHT: 208'

TOWER EQUIPMENT

(10k)(10k)(10m)(10m)
LOCATION OF
50X50 LEASE SITE
CROWN CASTLE TOWERS 05 LLC
DOC NO. 2015000004389
(INCLUDES ACCESS FROM SIDS ROAD)

12X17
WOOD SHED

(10k)(10k)(10m)(10m)
THE CURRENT ACCESS TO CROWN
CASTLE TOWERS 05, LLC'S LEASE SITE
AS ALLOWED BY THE LEASE DOCUMENT
IS BY THE ASPHALT DRIVEWAY AND THE
GRAVEL PATH.

LOT 2
BLOCK A

LOT 1
BLOCK A

BROWN & BROWN SUBDIVISION
CABINET B, SLIDE 294
P.R.R.C.T.

CALLED 1.500 ACRES
FARRIS CONCRETE COMPANY
VOL. 819, PG. 105
R.P.R.R.C.T.
NOW STANDING IN THE NAME OF:
TRI-TEX CONSTRUCTION, INC.
DOC NO. 20220000026632
O.P.R.R.C.T.

CALLED 1.50 ACRES
RODD HANNA'S AIR
PERFORMANCE HEATING AND
AIR CONDITIONING, INC.
VOL. 1681, PG. 79
O.P.R.R.C.T.

(10)
10' UTILITY EASEMENT
TXU ELECTRIC COMPANY
VOL. 1921, PG. 133
O.P.R.R.C.T.

11' SIGN WITH
CONCRETE
FOUNDATION

CALLED 15.020 ACRES
CONTRACT OF SALE AND PURCHASE
LEONARD D. FOSTEL
VOL. 71, PG. 592
D.R.R.C.T.

DRIVEWAY ENCROACHES
ON PROPERTY

P.O.B.
X = 2,589,412.66
Y = 7,015,163.81

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.
- 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.

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.

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.)
- There is an existing 6" water line located along Sids available for use.
- 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 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.
- Sids must be paved (min. 24' curb and gutter)

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.



DEVELOPMENT APPLICATION

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

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **960 Sids Rd, Rockwall, TX 75032**

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION **Sids Rd west of the SH205 intersection**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **Commercial**

CURRENT USE **N/A**

PROPOSED ZONING **Heavy Commercial**

PROPOSED USE **TBD**

ACREAGE **1.50**

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 **Stephen Geiger**

APPLICANT

CONTACT PERSON

CONTACT PERSON

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

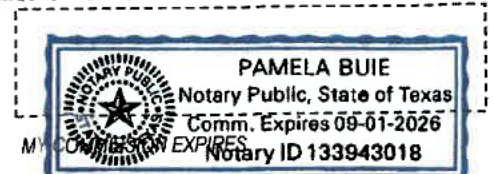
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Stephen Geiger [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 222.5 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 8 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 8 DAY OF April 2026

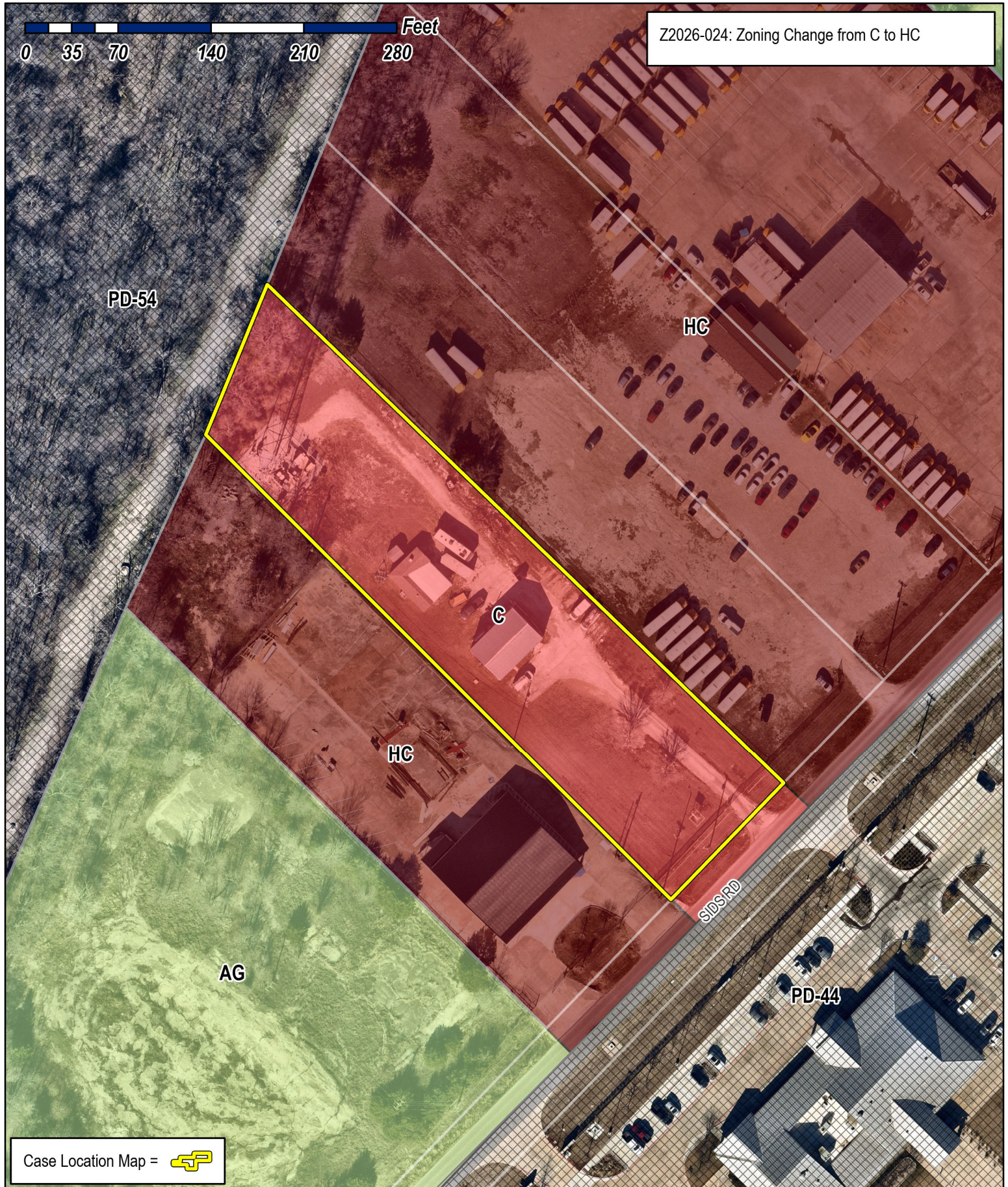
OWNER'S SIGNATURE


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Z2026-024: Zoning Change from C to HC



Case Location Map = 



City of Rockwall

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

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

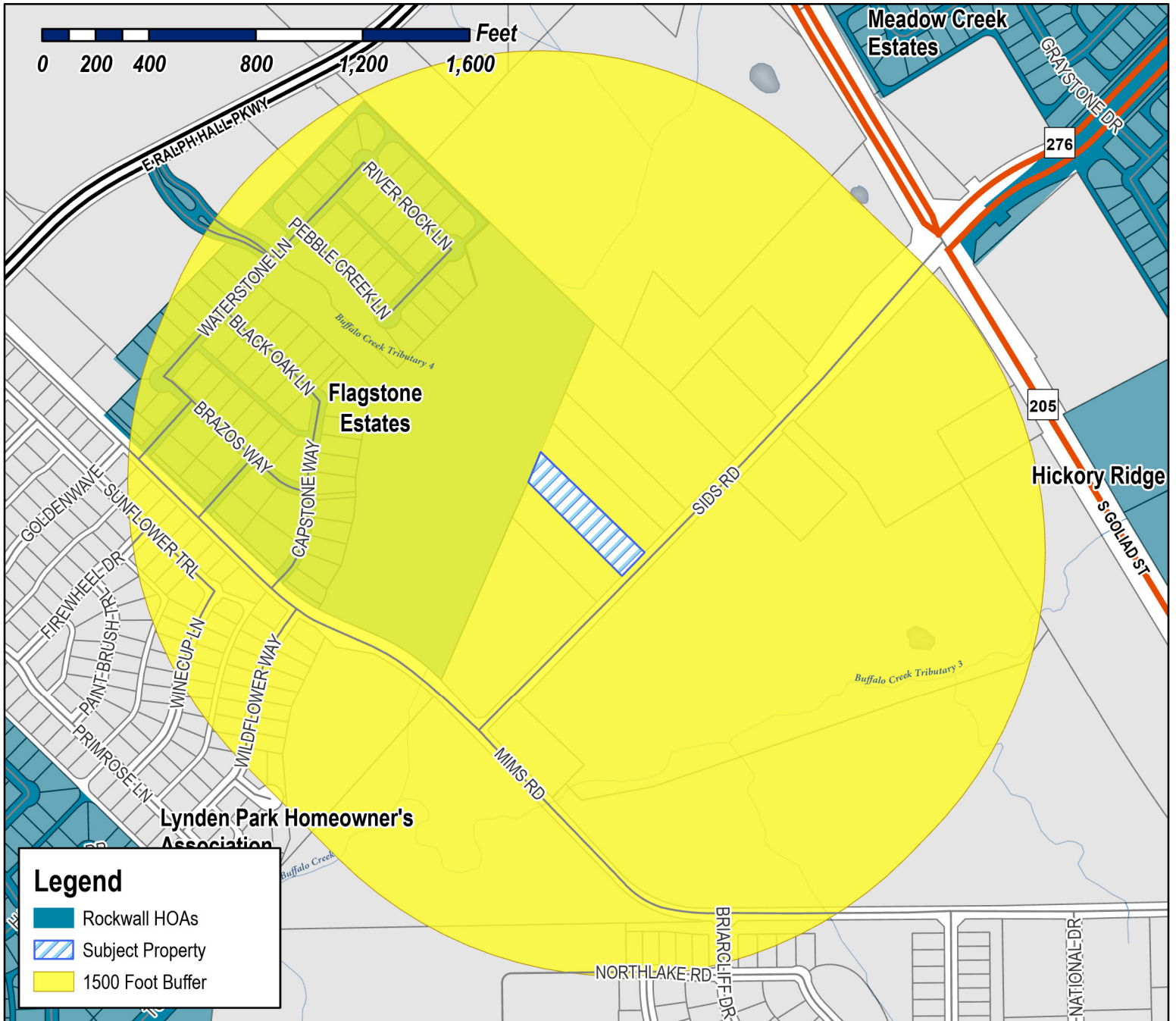




City of Rockwall

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Case Number: Z2026-024
Case Name: Zoning Change from C to HC
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: NE of Sids Road and Mims Road



Date Saved: 4/17/2026

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

From: [Zavala, Melanie](#)
Cc: [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)
Subject: Neighborhood Notification Program [Z2026-024]
Date: Wednesday, April 22, 2026 9:18:09 AM
Attachments: [Public Notice \(04.20.2026\).pdf](#)
[HOA Map \(04.17.2026\).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 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>.

-
Z2026-024: Zoning Change from C to HC

Hold a public hearing to discuss and consider a request by Stephen Geiger for the approval of a [Zoning Change](#) from a Commercial (C) District to a Heavy Commercial (HC) District for a 1.50-acre tract of land identified as Tract 8-02 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 960 Sids Road, and take any action necessary.

Thank you,

Melanie Zavala

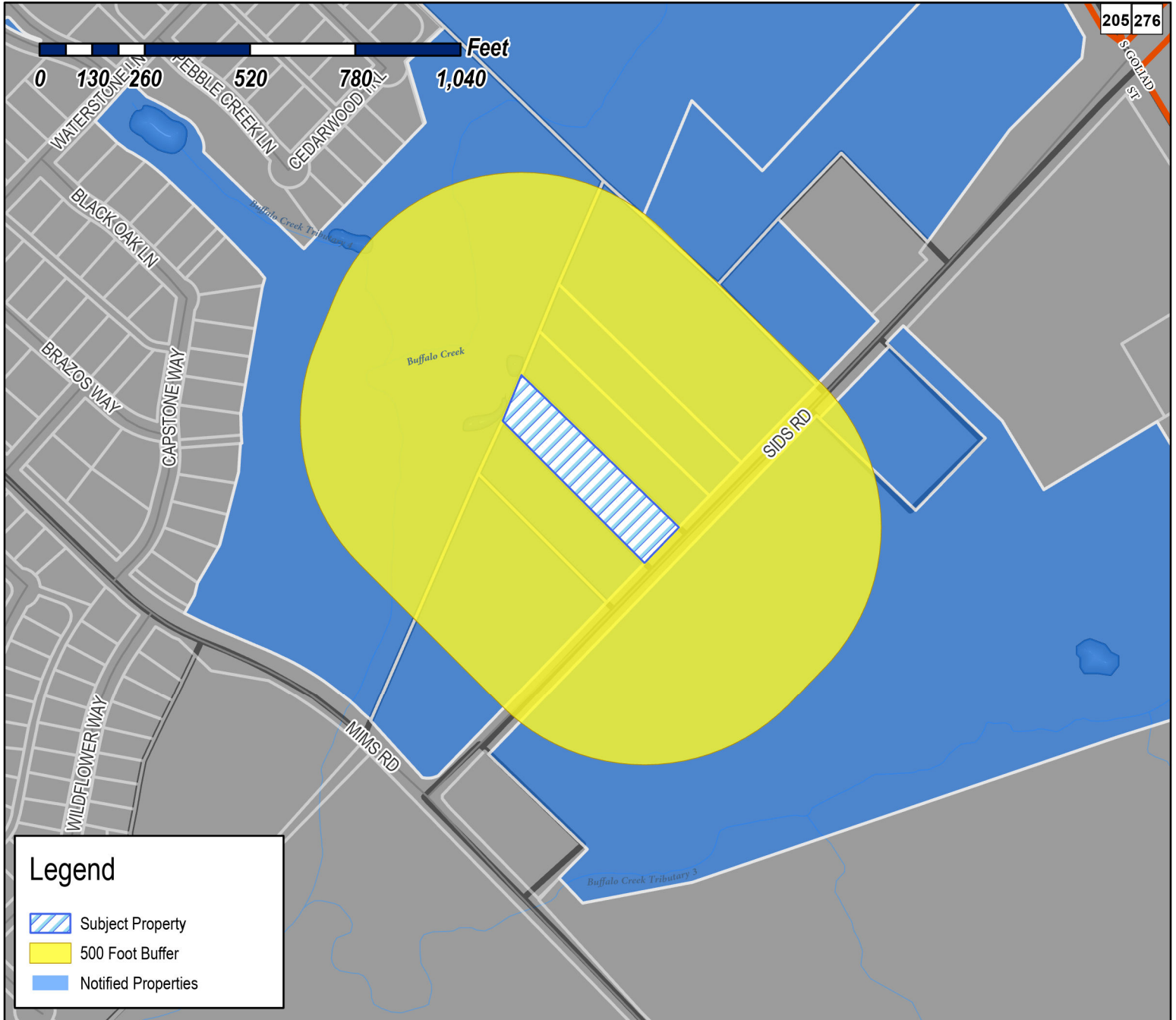
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](#)
972-771-7745 Ext. 6568



City of Rockwall

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

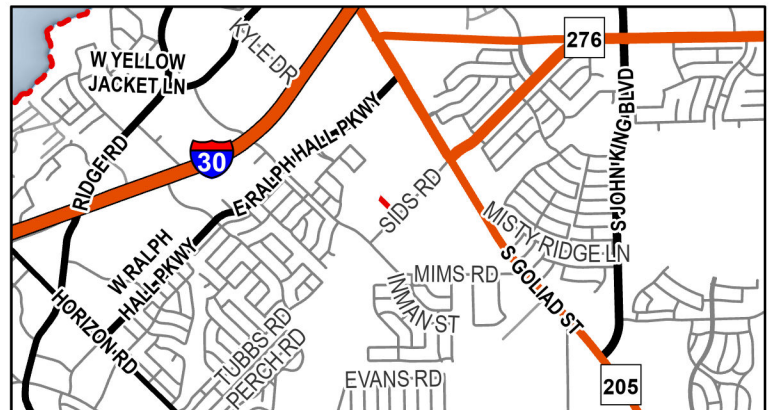
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Case Number: Z2026-024
Case Name: Zoning Change from C to HC
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: NE of Sids Road and Mims Road

Date Saved: 4/17/2026

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



ROCKWALL ISD
1050 WILLIAMS ST
ROCKWALL, TX 75087

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

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

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

JS CONSTRUCTION GROUP ROCKWALL INC
9091 FM 2728
TERRELL, TX 75161

RESIDENT
950 SIDS RD
ROCKWALL, TX 75087

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

RESIDENT
955 SIDS RD
ROCKWALL, TX 75087

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

RAYBURN COUNTY ELECTRIC COOPERATIVE INC
PO BOX 37
Plano, TX 75074

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:

Z2026-024: Zoning Change from C to HC

Hold a public hearing to discuss and consider a request by Stephen Geiger for the approval of a Zoning Change from a Commercial (C) District to a Heavy Commercial (HC) District for a 1.50-acre tract of land identified as Tract 8-02 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 960 Sids Road, 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. 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. Z2026-024: Zoning Change from C to HC

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 the response.

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

4/7/2026

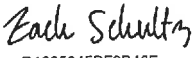
Rockwall Planning and Zoning Commission
385 South Goliad St
Rockwall, TX 75087

RE: Request for property Rezoning

This letter serves as a formal request for a zoning classification change for the property located at 960 Sids Road, Rockwall, Texas 75032. The property is currently zoned as Commercial; however, Rayburn Electric, the property owner, respectfully requests that the zoning designation be amended to Heavy Commercial.

Reclassifying this property to Heavy Commercial would align its zoning with that of the adjacent property at 950 Sids Road, which is also owned by Rayburn Electric. This change would promote consistency in land use across both parcels.

For any questions or concerns please contact Zach Schultz at zschultz@rayburnelectric.com.

Signed by:

D1065845BF8B40F...

BEING a 1.500-acre tract of land situated in the J.D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, and being a portion of that called 15.020-acre tract of land as described in the CONTRACT OF SALE AND PURCHASE between Leonard D. Fostel and the Veterans' Land Board of Texas, recorded in Volume 71, at Page 592 of the Deed Records of Rockwall County, Texas, and being all of that called 1.50-acre tract of land as described in a Warranty Deed from W. H. Way and Buddy R. Haldeman to Eddie Kelley, dated May 1, 1985 and being recorded in Volume 225, at Page 414 of the Deed Records of Rockwall County, Texas, same now standing in the name of Rodd Hanna's Air Performance Heating and Air Conditioning, Inc. described in Warranty Deed with Vendor's Lien from Terry McKinney and wife, Deborah McKinney, dated June 24, 1999 and being recorded in Volume 1661, at Page 79 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 2-inch aluminum disc stamped "R-DELTA ENGINEERS | FIRM #10155000" recovered in the Northwest margin of Sids Road (a called 40-foot Right-of-Way), said disc being East corner of a called 1.500-acre tract of land as described in a Warranty Deed from Eagle Ready Mix Concrete, Inc. to Farris Concrete Company, dated July 7, 1994 and being recorded in Volume 919, at Page 105 of the Real Property Records of Rockwall County, Texas, the South corner of said 1.50-acre Kelley tract, being the **POINT OF BEGINNING** and having grid coordinates of:

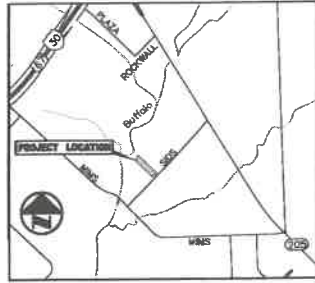
X = 2,598,412.69 feet,
Y = 7,015,163.81 feet;

THENCE N 45°20'13" W with the northeast line of said 1.500-acre tract a distance of 510.01 feet to 1/2-inch steel rod found for corner at the North corner of said 1.500-acre Farris Concrete Company tract;

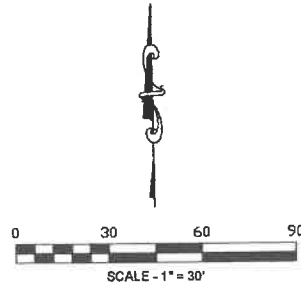
THENCE N 24°04'55" E with the northwest line of the called 15.020-acre tract a distance of 131.08 feet to a 5/8-inch steel rod with a pink cap stamped "R-DELTA ENGINEERS | FIRM #10155000" set for corner;

THENCE S 45°20'13" E with the northeast line of said 1.50-acre Kelly tract a distance of 554.76 feet to a 5/8-inch steel rod with a pink cap stamped "R-DELTA ENGINEERS | FIRM #10155000" set in the northwest margin of Sids Road;

THENCE S 44°03'02" W with the northwest margin of Sids Road a distance of 122.72 feet to the **POINT OF BEGINNING** and containing 65,331 square feet or 1.500 acres of land.



VICINITY MAP
NOT TO SCALE



- LEGEND**
- = Point Of Beginning
 - = Right-of-Way
 - PG. = Page
 - NO. = Number
 - VOL. = Volume
 - DOC NO. = Document Number
 - O.P.R.R.C.T. = Official Public Records of Rockwall County, Texas
 - R.P.R.R.C.T. = Real Property Records of Rockwall County, Texas
 - D.R.R.C.T. = Deed Records of Rockwall County, Texas
 - P.R.R.C.T. = Plat Records of Rockwall County, Texas
 - SF = Square Feet
 - SRF = Steel Rod Found
 - RDS = 5/8-Inch Steel Rod Set with Pink Cap Stamped "R-DELTA ENGINEERS | FIRM #10155000"
 - RDR = 2-Inch Aluminum Disc Recovered Stamped "R-DELTA ENGINEERS | FIRM #10155000"
 - CMP = Corrugated Metal Pipe
 - = Chain Link Fence
 - = Wrot Iron Fence
 - ▨ = Asphalt
 - = Unimproved
 - - - = Easement (as noted)
 - = Floodplain Boundary
 - = Overhead Electric
 - = Power Pole
 - = Power Pole with Light Fixture
 - = Guy Anchor
 - = Telephone Pedestal
 - = Fiber Cable Marker
 - = Electric Meter
 - = Water Meter
 - = AT&T Vault
 - = Air Conditioning Unit
 - = Bollard
 - = Covered Awning
 - = Concrete
 - = Special Flood Hazard Area: Zone AE

Notes:
The coordinates shown hereon are reported on the North Central Zone of the Texas Coordinate System of 1983's projection grid. The bearings shown hereon reference the grid Y-axis of the North Central Zone as the basis for north. All distances are reported on the surface by applying the published TxDOT county-wide grid to surface combined factor for Rockwall County is 1.000146135. R-Delta Engineers used the AllTerra Real-time Kinematic (RTK) Network to obtain the grid coordinates to which this survey is related.

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20' SEWER EASEMENT
CITY OF ROCKWALL
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10' UTILITY EASEMENT
CABINET B, SLIDE 294
P.R.R.C.T.

N 24°04'55" E 131.08'

10' UTILITY EASEMENT
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COMMUNICATION TOWER
APPROXIMATE HEIGHT: 208'

TOWER EQUIPMENT

(10k)(10k)(10m)(10m)
LOCATION OF
50X50 LEASE SITE
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DOC NO. 2015000004389
(INCLUDES ACCESS FROM SIDS ROAD)

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CASTLE TOWERS 05, LLC'S LEASE SITE
AS ALLOWED BY THE LEASE DOCUMENT
IS BY THE ASPHALT DRIVEWAY AND THE
GRAVEL PATH.

LOT 2
BLOCK A

LOT 1
BLOCK A

BROWN & BROWN SUBDIVISION
CABINET B, SLIDE 294
P.R.R.C.T.

CALLED 1.500 ACRES
FARRIS CONCRETE COMPANY
VOL. 819, PG. 105
R.P.R.R.C.T.

NOW STANDING IN THE NAME OF:
TRI-TEX CONSTRUCTION, INC.
DOC NO. 2022000026832
O.P.R.R.C.T.

CALLED 1.50 ACRES
RODD HANNA'S AIR
PERFORMANCE HEATING AND
AIR CONDITIONING, INC.
VOL. 1681, PG. 79
O.P.R.R.C.T.

(10)
10' UTILITY EASEMENT
TXU ELECTRIC COMPANY
VOL. 1921, PG. 133
O.P.R.R.C.T.

11' SIGN WITH
CONCRETE
FOUNDATION

DRIVEWAY ENCLOSES
ON PROPERTY

P.O.B.
X = 2,598,412.69
Y = 7,015,163.81

15' ROAD EASEMENT
CABINET B, SLIDE 294
P.R.R.C.T.

5' UTILITY EASEMENT
CABINET B, SLIDE 294
P.R.R.C.T.

18-INCH CMP

S 44°03'02" W 122.72'
SIDS ROAD
(40' RIGHT-OF-WAY)

DESCRIPTION OF PROPERTY SURVEYED:

BEING a 1,500-acre tract of land situated in the J.D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, and being a portion of that called 15,020-acre tract of land as described in the CONTRACT OF SALE AND PURCHASE between Leonard D. Fostel and the Veterans' Land Board of Texas, recorded in Volume 71, at Page 592 of the Deed Records of Rockwall County, Texas, and being all of that called 1.50-acre tract of land as described in a Warranty Deed from W. H. Way and Buddy R. Haldeman to Eddie Kelley, dated May 1, 1985 and being recorded in Volume 225, at Page 414 of the Deed Records of Rockwall County, Texas, same now standing in the name of Rodd Hanna's Air Performance Heating and Air Conditioning, Inc. described in Warranty Deed with Vendor's Lien from Terry McKinney and wife, Deborah McKinney, dated June 24, 1999 and being recorded in Volume 1681, at Page 79 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 2-inch aluminum disc stamped "R-DELTA ENGINEERS | FIRM #10155000" recovered in the Northwest margin of Sids Road (a called 40-foot Right-of-Way), said disc being East corner of a called 1,500-acre tract of land as described in a Warranty Deed from Eagle Ready Mix Concrete, Inc. to Ferris Concrete Company, dated July 7, 1994 and being recorded in Volume 819, at Page 105 of the Real Property Records of Rockwall County, Texas, the South corner of said 1.50-acre Kelly tract, being the POINT OF BEGINNING and having grid coordinates of:
X = 2,598,412.69 feet;
Y = 7,015,163.81 feet;

THENCE N 45°20'13" W with the northeast line of said 1,500-acre tract a distance of 510.01 feet to 1/2-inch steel rod found for corner at the North corner of said 1,500-acre Ferris Concrete Company tract;

THENCE N 24°04'55" E with the northwest line of the called 15,020-acre tract a distance of 131.08 feet to a 5/8-inch steel rod with a pink cap stamped "R-DELTA ENGINEERS | FIRM #10155000" set;

THENCE S 45°20'13" E with the northeast line of said 1.50-acre Kelly tract a distance of 554.76 feet to a 5/8-inch steel rod with a pink cap stamped "R-DELTA ENGINEERS | FIRM #10155000" set in the northwest margin of Sids Road;

THENCE S 44°03'02" W with the northwest margin of Sids Road a distance of 122.72 feet to the POINT OF BEGINNING and containing 65,331 square feet or 1.500 acres of land.

SURVEYOR'S COMMENTS ON SCHEDULE B ITEMS FOR COMMITMENT No. R251530R-1 EFFECTIVE DECEMBER 3, 2025					
Item	Document Description	Executed Date	Volume	Page	Surveyor's Comments
10g	Easement and/or Right-of-Way to Kaufman - VanZandt Soil Conservation District	June 26, 1954	51	110	Easement does affect the subject property but cannot be shown graphically.
10h	Easement and/or Right-of-Way to RCH Water Supply Corporation	September 26, 1961	64	316	Does not affect the subject property and is not shown graphically.
10i	Easement and/or Right-of-Way to Texas Power & Light Company	March 26, 1954	203	99	Does not affect the subject property and is not shown graphically.
10j	Easement and/or Right-of-Way to TXU Electric Company, a Texas corporation	June 14, 2000	1921	1388	Does affect the subject property and is shown graphically.
10k	Leasehold Estate created by that certain Memorandum of Lease and Option, executed by and between Rodd Hanna's Air Performance Heating and Air Conditioning, Inc., as Lessor, and Cook Inlet/VoiceStream, PCS, LLC, as Lessee	October 5, 1999	1758	93	Does affect the subject property and is shown graphically.
10l	Leasehold Estate created by that certain Assignment and Assumption of Ground Lease, executed by and between Cook Inlet/VoiceStream PCS, LLC, as Lessor, and Trinity Wireless Towers, Inc., as Lessee	May 2, 2000	1889	255	Does affect the subject property and is shown graphically.
10m	Leasehold Estate created by that certain Assignment and Assumption of Site Lease, executed by and between Trinity Wireless Towers, Inc., as Lessor, and Crown Castle Towers 05, LLC, as Lessee	September 26, 1961	4440	49	Does affect the subject property and is shown graphically.
10n	Leasehold Estate created by that certain Memorandum of First Amendment to Site Lease with Option, executed by and between Rodd Hanna's Air Performance Heating and Air Conditioning, Inc., as Lessor, and Crown Castle Towers 05, LLC, as Lessee	March 23, 2015	Clark's File No. 201500004399		Does affect the subject property and is shown graphically.

SURVEYOR'S CERTIFICATION

To: RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC.
TITLE RESOURCES GUARANTEE COMPANY

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, 2, 3, 4, 7a, 8, 9, 13, and 18 of the Table A thereof. The fieldwork was completed on September 26th, 2025.

According to surveyor's interpretation of information shown on the specific national flood insurance program (NFIP) "Flood Insurance Rate Map" (FIRM), referred to elsewhere on this survey, some portions of this property appear to be within a "special flood hazard area (SFHA) inundated by 100-year flood" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or The Federal Emergency Management Agency.

The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as part of the "NFIP".

The line indicated hereon depicts the approximate graphical location of the floodplain boundary for a "Special Flood Hazard Area Inundated By 100-Year Flood" Zone AE according to the surveyor's interpretation of the floodplain boundary graphically depicted on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Map Number 48397C0040L, Effective date September 26, 2008. (The approximate graphical location of the floodplain boundary shown on this survey has not been field verified or confirmed by current in-field surveys, and the actual location of the floodplain boundary may vary from the approximate location shown hereon).

Signed on this the 18th day of December, 2025.



Wayne C. Terry, RPLS No. 4184

ALTA/NSPS LAND TITLE SURVEY
of a
1,500-ACRE TRACT
J. D. MCFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

	618 Main Street Garland, TX 75040 Ph: (972) 644-0200 www.rdelta.com TYPE No. F-1515 TPLS No. 1000000	ENGINEERS, LAND PLANNERS AND LAND SURVEYORS	DRAWN BY: CSW CHECKED BY: WST SCALE: 1"=30' SHEET: 1 OF 1
	DATE: DECEMBER 2025 RDE Proj. No. 3473-25		

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM A COMMERCIAL (C) DISTRICT TO A HEAVY COMMERCIAL (HC) DISTRICT FOR AN 1.50-ACRE TRACT OF LAND IDENTIFIED AS TRACT 8-02 OF THE J. D. MCFARLAND SURVEY, ABSTRACT NO. 145, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* AND *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Stephen Geiger for the approval of a *Zoning Change* from a Commercial (C) District to a Heavy Commercial (HC) District for a 1.50-acre identified as Tract 8-02 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, and more fully described and depicted in *Exhibit 'A'* and *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from a Commercial (C) District to a Heavy Commercial (HC) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Heavy Commercial (HC) District* as stipulated in Subsection 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*; and, Subsection 04.01, *General Commercial District Standards*, and Subsection 04.06, *Heavy Commercial (HC) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the

zoning described herein;

SECTION 4. 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 5. 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 6. 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 7. 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 1ST DAY OF JUNE, 2026.

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: May 18, 2026

2nd Reading: June 1, 2026

Exhibit 'A'
Legal Description

BEING a 1.500-acre tract of land situated in the J.D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, and being a portion of that called 15.020-acre tract of land as described in the CONTRACT OF SALE AND PURCHASE between Leonard D. Fostel and the Veterans' Land Board of Texas, recorded in Volume 71, at Page 592 of the Deed Records of Rockwall County, Texas, and being all of that called 1.50-acre tract of land as described in a Warranty Deed from W. H. Way and Buddy R. Haldeman to Eddie Kelley, dated May 1, 1985 and being recorded in Volume 225, at Page 414 of the Deed Records of Rockwall County, Texas, same now standing in the name of Rod Hanna's Air Performance Heating and Air Conditioning, Inc., described in Warranty Deed with Vendor's Lien from Terry McKinney and wife, Deborah McKinney, dated June 24, 1999 and being recorded in Volume 1661, at Page 79 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 2-inch aluminum disc stamped "R-DELTA ENGINEERS | FIRM #10155000" recovered in the Northwest margin of Sids Road (a called 40-foot Right-of-Way), said disc being East corner of a called 1.500-acre tract of land as described in a Warranty Deed from Eagle Ready Mix Concrete, Inc. to Farris Concrete Company dated July 7, 1994 and being recorded in Volume 919, at Page 105 of the Real Property Records of Rockwall County, Texas, the South corner of said 1.50-acre Kelley tract, being the **POINT OF BEGINNING** and having grid coordinates of:

X = 2,598,412.69 feet,
Y = 7,015163.81 feet;

THENCE N 45°20'13" W with the northeast line of said 1.500-acre tract a distance of 510.01 feet to 1/2-inch steel rod found for corner at the North corner of said 1.500-acre Farris Concrete Company tract;

THENCE N 24°04'55" E with the northwest line of the called 15.020-acre tract a distance of 131.08 feet to a 5/8-inch steel rod with a pink cap stamped "R-DELTA ENGINEERS | FIRM #10155000" set for corner;

THENCE S 45°20'13" E with the northeast line of said 1.50-acre Kelley tract a distance of 554.76 feet to a 5/8-inch steel rod with a pink cap stamped "R-DELTA ENGINEERS | FIRM #10155000" set in the northwest margin of Sids Road;

THENCE S 44°03'02" W with the northwest margin of Sids Road a distance of 122.72 feet to the **POINT OF BEGINNING** and containing 65,331 square feet or 1.500 acres of land.



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, 2026
APPLICANT: Stephen Geiger
CASE NUMBER: Z2026-024; *Zoning Change (C to HC)*

SUMMARY

Hold a public hearing to discuss and consider a request by Stephen Geiger for the approval of a Zoning Change from a Commercial (C) District to a Heavy Commercial (HC) District for a 1.50-acre tract of land identified as Tract 8-02 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 960 Sids Road, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall 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. According to the Rockwall Central Appraisal District (RCAD), existing on the subject property is a 702 SF *office building*, an 80 SF storage building, and a 350 SF canopy, all of which were constructed in 1986. On April 6, 1998, the City Council approved a zoning change [*Case No. PZ1998-004-01*] changing the zoning of the property from an Agricultural (AG) District to a Commercial (C) District. No other changes have occurred to the subject property since annexation.

PURPOSE

On April 17, 2026, the applicant -- *Stephen Geiger* -- submitted an application requesting to change the zoning of the subject property from a Commercial (C) District to a Heavy Commercial (HC) District.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 960 Sids Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are three (3) tracts of land (*i.e. 965, 967, & 981 Sids Road*) that serve as bus storage for the Rockwall Independent School District (RISD), and are zoned Heavy Commercial (HC) District. Beyond this are two (2) vacant tracts of land (*i.e. Lot 1, Block A, Rockwall Hospital Addition; Tract 18 of the J. D. McFarland Survey, Abstract No. 145*) zoned Commercial (C) District.

South: Directly south of the subject property is a 1.50-acre parcel of land (*i.e. Lot 1, Block A, Rayburn Electric Cooperative Office Addition*) developed with an *Office Building*, zoned Heavy Commercial (HC) District. Beyond this is a vacant five (5) acre tract of land (*i.e. Tract 8-1 of the J. D. McFarland Survey, Abstract No. 145*) 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.

East: Directly east of the subject property is Sids Road, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 31.380-acre parcel of land (*i.e. Lot 1, Block A, REC Campus Addition*) developed with office buildings, zoned Planned Development District 44 (PD-44) for Heavy Commercial (HC) District land uses.

West: Directly west of the subject property is 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



CONFORMANCE TO THE CITY’S CODES

According to Subsection 04.06, *Heavy Commercial (HC) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(t)he Heavy Commercial (HC) District is the proper zoning classification for commercial establishments that may involve uses that would not be suitable in the other commercial zoning districts. Included in this district are commercial uses that involve large volumes of commercial truck traffic, outside operations, outside storage of materials and equipment, excessive noise from heavy service operations, and/or any other possibly adverse operations. The Heavy Commercial (HC) District is commercial in nature, but has some aspects that are similar to industrial land uses. The zoning district allows noise, traffic, litter, late night hours, outside storage of materials and equipment, and other influences that could be harmful if directly adjacent to residential areas, and will require adequate buffering and other mitigating factors if such an adjacency exists.” In this case, the applicant has stated that the request to rezone subject property is to provide consistent zoning with the adjacent tracts of land. According to Article 05, *District Development Standards*, of the Unified Development Code (UDC), the following is a summary of the density and dimensional requirements of the Heavy Commercial (HC) District:

TABLE 1: HEAVY COMMERCIAL (HC) DISTRICT STANDARDS

MINIMUM LOT AREA	12,500 SF
MINIMUM LOT WIDTH	100'
MINIMUM LOT DEPTH	125'
MINIMUM FRONT YARD SETBACK ⁽¹⁾	25'

MINIMUM SIDE YARD SETBACK ⁽²⁾	15'
MINIMUM REAR YARD SETBACK ⁽²⁾	20'
MINIMUM BETWEEN BUILDINGS ⁽²⁾	20'
MAXIMUM BUILDING HEIGHT ⁽³⁾	60'
MAXIMUM LOT COVERAGE	60.00%
MINIMUM LANDSCAPING	15.00%

GENERAL NOTES:

- 1: FROM FUTURE RIGHT-OF-WAY AS SHOWN ON THE ADOPTED MASTER THOROUGHFARE PLAN OR AS ACTUALLY EXISTS, WHICHEVER IS GREATER.
- 2: NOT TO EXCEED 50-FEET.
- 3: BUILDING HEIGHT MAY BE INCREASED UP TO 240-FEET IF APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.

If this zoning change is approved and when the subject property is developed, the development will be required to conform to all the requirements of the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, and any other applicable local, state or federal requirements.

CONFORMANCE WITH 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 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 to change the zoning from a Commercial (C) District to a Heavy Commercial (HC) District, which is consistent with the surrounding properties on both sides of Sids Road. Based on this the applicant's proposal appears to conform with the goals and policies of the Comprehensive Plan.

INFRASTRUCTURE

Based on the proposed request, the Engineering Department will provide additional comments at the time of site plan if the zoning change is approved. In addition, when the subject property is developed, their portion of Sids Road must be constructed in conformance with the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. All water and sewer infrastructure must be installed per the Master Water and Sewer Plan, and detention shall be required.

STAFF ANALYSIS

The proposed zoning change is consistent with the Unified Development Code (UDC), and conforms to the OURHometown Vision 2040 Comprehensive Plan; however, the applicant's proposed request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On April 21, 2026, staff mailed 14 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Flagstone Estates Homeowner's Association (HOA), which is the only HOA within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received any returned notices with regard to the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to rezone the subject property from a Commercial (C) District to a Heavy Commercial (HC) District, then staff would propose the following conditions of approval:

- (1) Any construction resulting from the approval of this Zoning Change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **960 Sids Rd, Rockwall, TX 75032**

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION **Sids Rd west of the SH205 intersection**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **Commercial**

CURRENT USE **N/A**

PROPOSED ZONING **Heavy Commercial**

PROPOSED USE **TBD**

ACREAGE **1.50**

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 **Stephen Geiger**

APPLICANT

CONTACT PERSON

ADDRESS

CITY, STATE & ZIP

PHONE

E-MAIL

CONTACT PERSON

ADDRESS

CITY, STATE & ZIP

PHONE

E-MAIL

NOTARY VERIFICATION [REQUIRED]

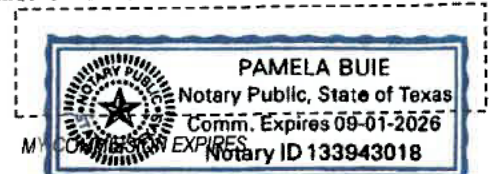
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Stephen Geiger [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 222.5 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 8 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 8 DAY OF April 2026

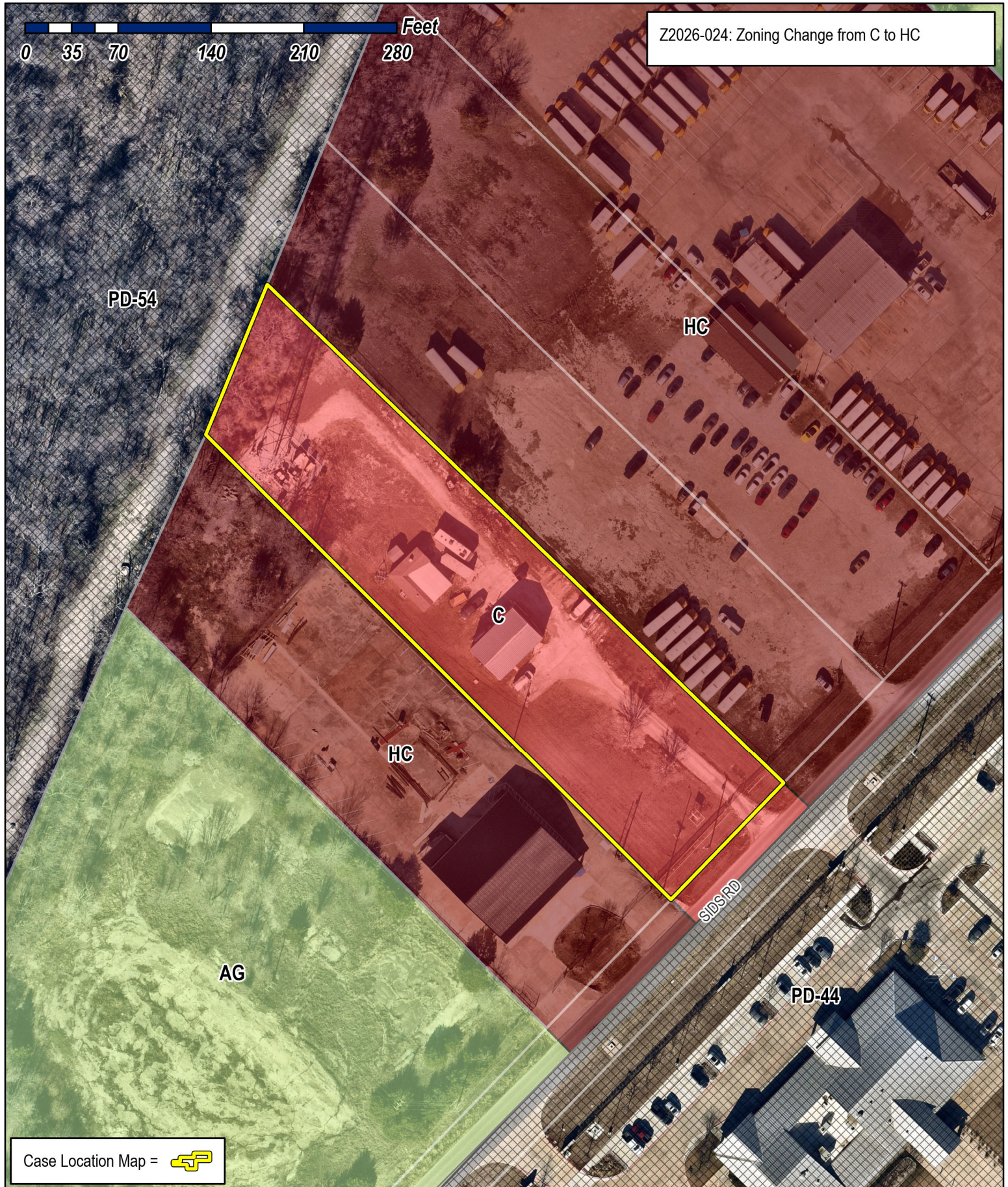
OWNER'S SIGNATURE


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Z2026-024: Zoning Change from C to HC



Case Location Map = 



City of Rockwall

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

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

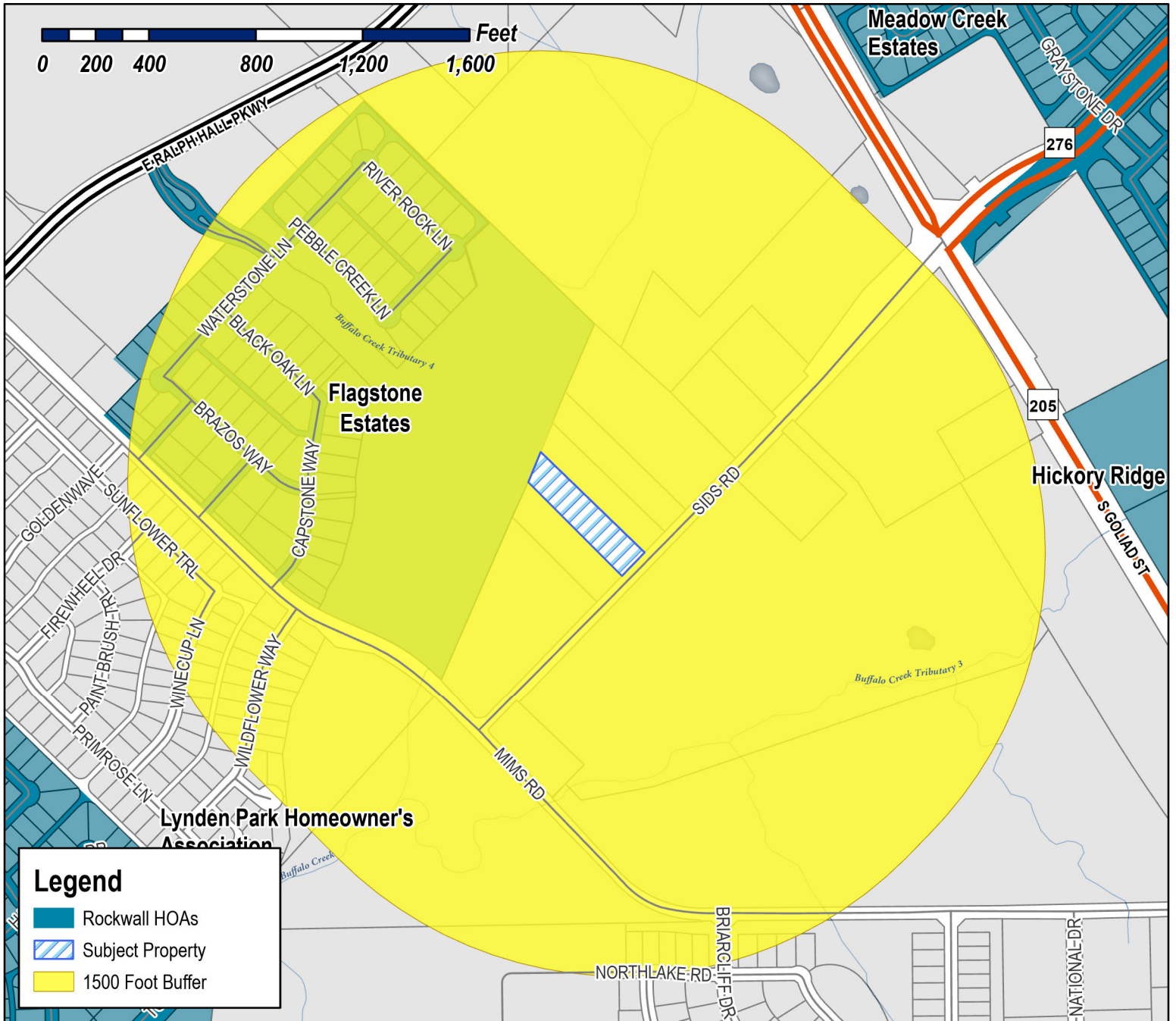




City of Rockwall

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

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Case Number: Z2026-024
Case Name: Zoning Change from C to HC
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: NE of Sids Road and Mims Road



Date Saved: 4/17/2026
 For Questions on this Case Call (972) 771-7745

From: [Zavala, Melanie](#)
Cc: [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)
Subject: Neighborhood Notification Program [Z2026-024]
Date: Wednesday, April 22, 2026 9:18:09 AM
Attachments: [Public Notice \(04.20.2026\).pdf](#)
[HOA Map \(04.17.2026\).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 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>.

-
Z2026-024: Zoning Change from C to HC

Hold a public hearing to discuss and consider a request by Stephen Geiger for the approval of a [Zoning Change](#) from a Commercial (C) District to a Heavy Commercial (HC) District for a 1.50-acre tract of land identified as Tract 8-02 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 960 Sids Road, and take any action necessary.

Thank you,

Melanie Zavala

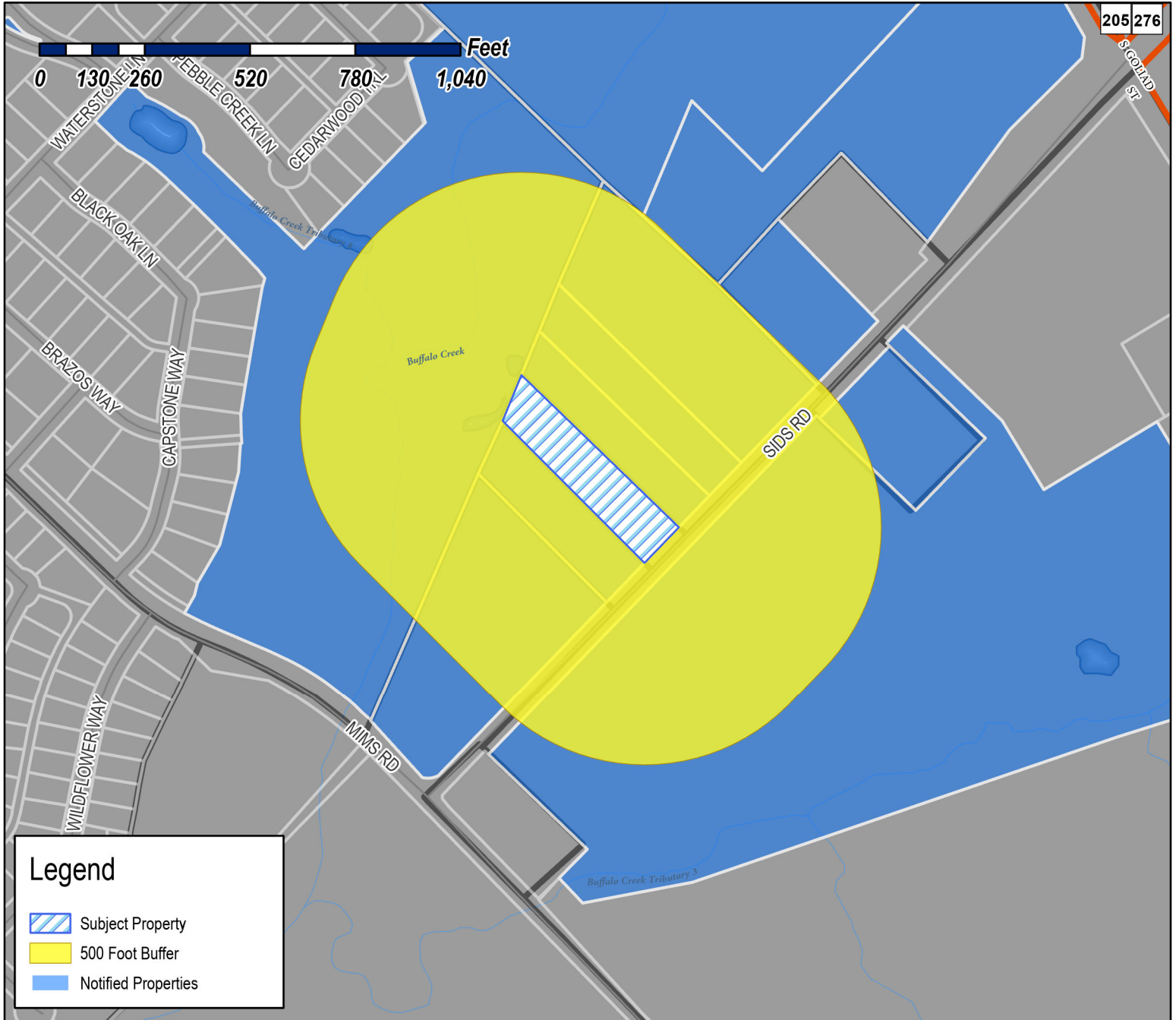
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](#)
972-771-7745 Ext. 6568



City of Rockwall

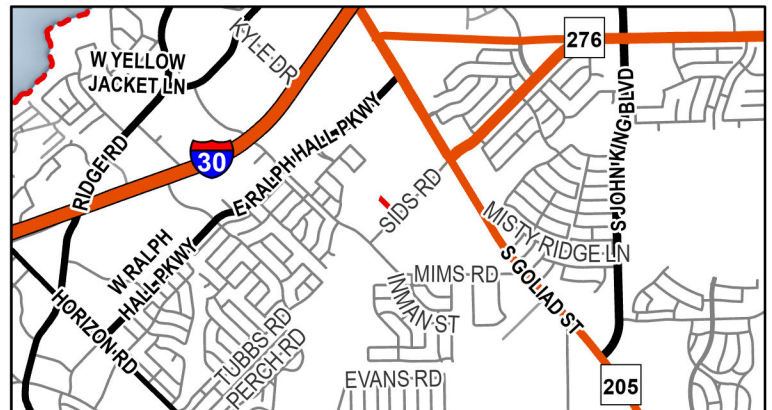
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2026-024
Case Name: Zoning Change from C to HC
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: NE of Sids Road and Mims Road

Date Saved: 4/17/2026
 For Questions on this Case Call: (972) 771-7745



ROCKWALL ISD
1050 WILLIAMS ST
ROCKWALL, TX 75087

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

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

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

JS CONSTRUCTION GROUP ROCKWALL INC
9091 FM 2728
TERRELL, TX 75161

RESIDENT
950 SIDS RD
ROCKWALL, TX 75087

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

RESIDENT
955 SIDS RD
ROCKWALL, TX 75087

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

RAYBURN COUNTY ELECTRIC COOPERATIVE INC
PO BOX 37
Plano, TX 75074

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:

Z2026-024: Zoning Change from C to HC

Hold a public hearing to discuss and consider a request by Stephen Geiger for the approval of a Zoning Change from a Commercial (C) District to a Heavy Commercial (HC) District for a 1.50-acre tract of land identified as Tract 8-02 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 960 Sids Road, 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. 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. Z2026-024: Zoning Change from C to HC

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

4/7/2026

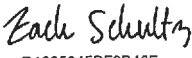
Rockwall Planning and Zoning Commission
385 South Goliad St
Rockwall, TX 75087

RE: Request for property Rezoning

This letter serves as a formal request for a zoning classification change for the property located at 960 Sids Road, Rockwall, Texas 75032. The property is currently zoned as Commercial; however, Rayburn Electric, the property owner, respectfully requests that the zoning designation be amended to Heavy Commercial.

Reclassifying this property to Heavy Commercial would align its zoning with that of the adjacent property at 950 Sids Road, which is also owned by Rayburn Electric. This change would promote consistency in land use across both parcels.

For any questions or concerns please contact Zach Schultz at zschultz@rayburnelectric.com.

Signed by:

D1065845BF8B40F...

BEING a 1.500-acre tract of land situated in the J.D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, and being a portion of that called 15.020-acre tract of land as described in the CONTRACT OF SALE AND PURCHASE between Leonard D. Fostel and the Veterans' Land Board of Texas, recorded in Volume 71, at Page 592 of the Deed Records of Rockwall County, Texas, and being all of that called 1.50-acre tract of land as described in a Warranty Deed from W. H. Way and Buddy R. Haldeman to Eddie Kelley, dated May 1, 1985 and being recorded in Volume 225, at Page 414 of the Deed Records of Rockwall County, Texas, same now standing in the name of Rodd Hanna's Air Performance Heating and Air Conditioning, Inc. described in Warranty Deed with Vendor's Lien from Terry McKinney and wife, Deborah McKinney, dated June 24, 1999 and being recorded in Volume 1661, at Page 79 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 2-inch aluminum disc stamped "R-DELTA ENGINEERS | FIRM #10155000" recovered in the Northwest margin of Sids Road (a called 40-foot Right-of-Way), said disc being East corner of a called 1.500-acre tract of land as described in a Warranty Deed from Eagle Ready Mix Concrete, Inc. to Farris Concrete Company, dated July 7, 1994 and being recorded in Volume 919, at Page 105 of the Real Property Records of Rockwall County, Texas, the South corner of said 1.50-acre Kelley tract, being the **POINT OF BEGINNING** and having grid coordinates of:

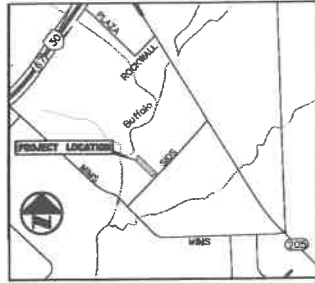
X = 2,598,412.69 feet,
Y = 7,015,163.81 feet;

THENCE N 45°20'13" W with the northeast line of said 1.500-acre tract a distance of 510.01 feet to 1/2-inch steel rod found for corner at the North corner of said 1.500-acre Farris Concrete Company tract;

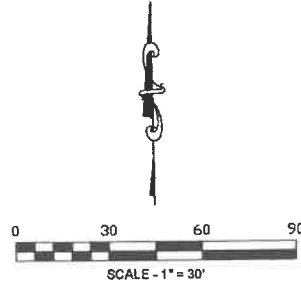
THENCE N 24°04'55" E with the northwest line of the called 15.020-acre tract a distance of 131.08 feet to a 5/8-inch steel rod with a pink cap stamped "R-DELTA ENGINEERS | FIRM #10155000" set for corner;

THENCE S 45°20'13" E with the northeast line of said 1.50-acre Kelly tract a distance of 554.76 feet to a 5/8-inch steel rod with a pink cap stamped "R-DELTA ENGINEERS | FIRM #10155000" set in the northwest margin of Sids Road;

THENCE S 44°03'02" W with the northwest margin of Sids Road a distance of 122.72 feet to the **POINT OF BEGINNING** and containing 65,331 square feet or 1.500 acres of land.



VICINITY MAP
NOT TO SCALE



- LEGEND**
- = Point Of Beginning
 - = Right-of-Way
 - PG. = Page
 - NO. = Number
 - VOL. = Volume
 - DOC NO. = Document Number
 - O.P.R.R.C.T. = Official Public Records of Rockwall County, Texas
 - R.P.R.R.C.T. = Real Property Records of Rockwall County, Texas
 - D.R.R.C.T. = Deed Records of Rockwall County, Texas
 - P.R.R.C.T. = Plat Records of Rockwall County, Texas
 - SF = Square Feet
 - SRF = Steel Rod Found
 - RDS = 5/8-Inch Steel Rod Set with Pink Cap Stamped "R-DELTA ENGINEERS | FIRM #10155000"
 - RDR = 2-Inch Aluminum Disc Recovered Stamped "R-DELTA ENGINEERS | FIRM #10155000"
 - CMP = Corrugated Metal Pipe
 - = Chain Link Fence
 - = Wrought Iron Fence
 - ▨ = Asphalt
 - = Unimproved
 - - - = Easement (as noted)
 - = Floodplain Boundary
 - = Overhead Electric
 - = Power Pole
 - = Power Pole with Light Fixture
 - = Guy Anchor
 - = Telephone Pedestal
 - = Fiber Cable Marker
 - = Electric Meter
 - = Water Meter
 - = AT&T Vault
 - = Air Conditioning Unit
 - = Bollard
 - = Covered Awning
 - = Concrete
 - = Special Flood Hazard Area: Zone AE

Notes:
The coordinates shown hereon are reported on the North Central Zone of the Texas Coordinate System of 1983's projection grid. The bearings shown hereon reference the grid Y-axis of the North Central Zone as the basis for north. All distances are reported on the surface by applying the published TxDOT county-wide grid to surface combined factor for Rockwall County is 1.000146135. R-Delta Engineers used the AllTerra Real-time Kinematic (RTK) Network to obtain the grid coordinates to which this survey is related.

CALLED 52.375 ACRES
ROCKWALL HALL PARKWAY LOTS, L.P.
VOL. 4126, PG. 46
O.P.R.R.C.T.

20' SEWER EASEMENT
CITY OF ROCKWALL
VOL. 168, PG. 432
D.R.R.C.T.

10' UTILITY EASEMENT
CABINET B, SLIDE 294
P.R.R.C.T.

N 24°04'55" E 131.08'

ZONE AE

COMMUNICATION TOWER
APPROXIMATE HEIGHT: 208'

(10k)(10)(10m)(10m)
THE CURRENT ACCESS TO CROWN
CASTLE TOWERS 05, LLC'S LEASE SITE
AS ALLOWED BY THE LEASE DOCUMENT
IS BY THE ASPHALT DRIVEWAY AND THE
GRAVEL PATH.

TOWER EQUIPMENT

(10k)(10)(10m)(10m)
LOCATION OF
50X50 LEASE SITE
CROWN CASTLE TOWERS 05 LLC
DOC NO. 2015000004389
(INCLUDES ACCESS FROM SIDS ROAD)

12X12
WOOD SHED

65,331 SF
OR
1.500 ACRES

SINGLE STORY
CONCRETE FOUNDATION
WOOD BUILDING

SINGLE STORY
CONCRETE FOUNDATION
METAL BUILDING

CALLED 1.500 ACRES
FARRIS CONCRETE COMPANY
VOL. 819, PG. 105
R.P.R.R.C.T.

NOW STANDING IN THE NAME OF:
TRI-TEX CONSTRUCTION, INC.
DOC NO. 2022000026832
O.P.R.R.C.T.

CALLED 1.50 ACRES
RODD HANNA'S AIR
PERFORMANCE HEATING AND
AIR CONDITIONING, INC.
VOL. 1681, PG. 79
O.P.R.R.C.T.

(10)
10' UTILITY EASEMENT
TXU ELECTRIC COMPANY
VOL. 1921, PG. 133
O.P.R.R.C.T.

11' SIGN WITH
CONCRETE
FOUNDATION

DRIVEWAY ENCLOSES
ON PROPERTY

P.O.B.
X = 2,598,412.69
Y = 7,015,163.81

LOT 1
BLOCK A

BROWN & BROWN SUBDIVISION
CABINET B, SLIDE 294
P.R.R.C.T.

5' UTILITY EASEMENT
CABINET B, SLIDE 294
P.R.R.C.T.

15' ROAD EASEMENT
CABINET B, SLIDE 294
P.R.R.C.T.

S 44°03'02" W 122.72'
SIDS ROAD
(40' RIGHT-OF-WAY)

DESCRIPTION OF PROPERTY SURVEYED:

BEING a 1.500-acre tract of land situated in the J.D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, and being a portion of that called 15.020-acre tract of land as described in the CONTRACT OF SALE AND PURCHASE between Leonard D. Fostel and the Veterans' Land Board of Texas, recorded in Volume 71, at Page 592 of the Deed Records of Rockwall County, Texas, and being all of that called 1.50-acre tract of land as described in a Warranty Deed from W. H. Way and Buddy R. Haldeman to Eddie Kelley, dated May 1, 1985 and being recorded in Volume 225, at Page 414 of the Deed Records of Rockwall County, Texas, same now standing in the name of Rodd Hanna's Air Performance Heating and Air Conditioning, Inc. described in Warranty Deed with Vendor's Lien from Terry McKinney and wife, Deborah McKinney, dated June 24, 1999 and being recorded in Volume 1681, at Page 79 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 2-inch aluminum disc stamped "R-DELTA ENGINEERS | FIRM #10155000" recovered in the Northwest margin of Sids Road (a called 40-foot Right-of-Way), said disc being East corner of a called 1.500-acre tract of land as described in a Warranty Deed from Eagle Ready Mix Concrete, Inc. to Ferris Concrete Company, dated July 7, 1994 and being recorded in Volume 819, at Page 105 of the Real Property Records of Rockwall County, Texas, the South corner of said 1.50-acre Kelly tract, being the POINT OF BEGINNING and having grid coordinates of:
X = 2,598,412.69 feet;
Y = 7,015,163.81 feet;

THENCE N 45°20'13" W with the northeast line of said 1.500-acre tract a distance of 510.01 feet to 1/2-inch steel rod found for corner at the North corner of said 1.500-acre Ferris Concrete Company tract;

THENCE N 24°04'55" E with the northwest line of the called 15.020-acre tract a distance of 131.08 feet to a 5/8-inch steel rod with a pink cap stamped "R-DELTA ENGINEERS | FIRM #10155000" set;

THENCE S 45°20'13" E with the northeast line of said 1.50-acre Kelly tract a distance of 554.76 feet to a 5/8-inch steel rod with a pink cap stamped "R-DELTA ENGINEERS | FIRM #10155000" set in the northwest margin of Sids Road;

THENCE S 44°03'02" W with the northwest margin of Sids Road a distance of 122.72 feet to the POINT OF BEGINNING and containing 65,331 square feet or 1.500 acres of land.

SURVEYOR'S COMMENTS ON SCHEDULE B ITEMS FOR COMMITMENT No. R251530R-1 EFFECTIVE DECEMBER 3, 2025					
Item	Document Description	Executed Date	Volume	Page	Surveyor's Comments
10g	Easement and/or Right-of-Way to Kaufman - VanZandt Soil Conservation District	June 26, 1954	51	110	Easement does affect the subject property but cannot be shown graphically.
10h	Easement and/or Right-of-Way to RCH Water Supply Corporation	September 26, 1961	64	316	Does not affect the subject property and is not shown graphically.
10i	Easement and/or Right-of-Way to Texas Power & Light Company	March 26, 1954	203	99	Does not affect the subject property and is not shown graphically.
10j	Easement and/or Right-of-Way to TXU Electric Company, a Texas corporation	June 14, 2000	1921	1388	Does affect the subject property and is shown graphically.
10k	Leasehold Estate created by that certain Memorandum of Lease and Option, executed by and between Rodd Hanna's Air Performance Heating and Air Conditioning, Inc., as Lessor, and Cook Inlet/VoiceStream, PCS, LLC, as Lessee	October 5, 1999	1758	93	Does affect the subject property and is shown graphically.
10l	Leasehold Estate created by that certain Assignment and Assumption of Ground Lease, executed by and between Cook Inlet/VoiceStream PCS, LLC, as Lessor, and Trinity Wireless Towers, Inc., as Lessee	May 2, 2000	1889	255	Does affect the subject property and is shown graphically.
10m	Leasehold Estate created by that certain Assignment and Assumption of Site Lease, executed by and between Trinity Wireless Towers, Inc., as Lessor, and Crown Castle Towers 05, LLC, as Lessee	September 26, 1961	4440	49	Does affect the subject property and is shown graphically.
10n	Leasehold Estate created by that certain Memorandum of First Amendment to Site Lease with Option, executed by and between Rodd Hanna's Air Performance Heating and Air Conditioning, Inc., as Lessor, and Crown Castle Towers 05, LLC, as Lessee	March 23, 2015	Clark's File No. 201500004399		Does affect the subject property and is shown graphically.

SURVEYOR'S CERTIFICATION

To: RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC.
TITLE RESOURCES GUARANTEE COMPANY

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, 2, 3, 4, 7a, 8, 9, 13, and 18 of the Table A thereof. The fieldwork was completed on September 26th, 2025.

According to surveyor's interpretation of information shown on the specific national flood insurance program (NFIP) "Flood Insurance Rate Map" (FIRM), referred to elsewhere on this survey, some portions of this property appear to be within a "special flood hazard area (SFHA) inundated by 100-year flood" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or The Federal Emergency Management Agency.

The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as part of the "NFIP".

The line indicated hereon depicts the approximate graphical location of the floodplain boundary for a "Special Flood Hazard Area Inundated By 100-Year Flood" Zone AE according to the surveyor's interpretation of the floodplain boundary graphically depicted on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Map Number 48397C0040L, Effective date September 26, 2008. (The approximate graphical location of the floodplain boundary shown on this survey has not been field verified or confirmed by current in-field surveys, and the actual location of the floodplain boundary may vary from the approximate location shown hereon).

Signed on this the 18th day of December, 2025.



Wayne C. Terry, RPLS No. 4184

ALTA/NSPS LAND TITLE SURVEY
of a
1.500-ACRE TRACT
J. D. MCFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

	618 Main Street Garland, TX 75042 Ph: (972) 644-0200 www.rdelta.com TYPE No. F-1515 TPLS No. 1000000	ENGINEERS, LAND PLANNERS AND LAND SURVEYORS	DRAWN BY: CSW CHECKED BY: WST SCALE: 1"=30' SHEET: 1 OF 1
	DATE: DECEMBER 2025 RDE Proj. No. 3473-25		

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM A COMMERCIAL (C) DISTRICT TO A HEAVY COMMERCIAL (HC) DISTRICT FOR AN 1.50-ACRE TRACT OF LAND IDENTIFIED AS TRACT 8-02 OF THE J. D. MCFARLAND SURVEY, ABSTRACT NO. 145, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* AND *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Stephen Geiger for the approval of a *Zoning Change* from a Commercial (C) District to a Heavy Commercial (HC) District for a 1.50-acre identified as Tract 8-02 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, and more fully described and depicted in *Exhibit 'A'* and *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from a Commercial (C) District to a Heavy Commercial (HC) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Heavy Commercial (HC) District* as stipulated in Subsection 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*; and, Subsection 04.01, *General Commercial District Standards*, and Subsection 04.06, *Heavy Commercial (HC) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the

zoning described herein;

SECTION 4. 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 5. 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 6. 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 7. 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 1ST DAY OF JUNE, 2026.

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: May 18, 2026

2nd Reading: June 1, 2026

Exhibit 'A'
Legal Description

BEING a 1.500-acre tract of land situated in the J.D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, and being a portion of that called 15.020-acre tract of land as described in the CONTRACT OF SALE AND PURCHASE between Leonard D. Fostel and the Veterans' Land Board of Texas, recorded in Volume 71, at Page 592 of the Deed Records of Rockwall County, Texas, and being all of that called 1.50-acre tract of land as described in a Warranty Deed from W. H. Way and Buddy R. Haldeman to Eddie Kelley, dated May 1, 1985 and being recorded in Volume 225, at Page 414 of the Deed Records of Rockwall County, Texas, same now standing in the name of Rod Hanna's Air Performance Heating and Air Conditioning, Inc., described in Warranty Deed with Vendor's Lien from Terry McKinney and wife, Deborah McKinney, dated June 24, 1999 and being recorded in Volume 1661, at Page 79 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 2-inch aluminum disc stamped "R-DELTA ENGINEERS | FIRM #10155000" recovered in the Northwest margin of Sids Road (a called 40-foot Right-of-Way), said disc being East corner of a called 1.500-acre tract of land as described in a Warranty Deed from Eagle Ready Mix Concrete, Inc. to Farris Concrete Company dated July 7, 1994 and being recorded in Volume 919, at Page 105 of the Real Property Records of Rockwall County, Texas, the South corner of said 1.50-acre Kelley tract, being the **POINT OF BEGINNING** and having grid coordinates of:

X = 2,598,412.69 feet,
Y = 7,015163.81 feet;

THENCE N 45°20'13" W with the northeast line of said 1.500-acre tract a distance of 510.01 feet to 1/2-inch steel rod found for corner at the North corner of said 1.500-acre Farris Concrete Company tract;

THENCE N 24°04'55" E with the northwest line of the called 15.020-acre tract a distance of 131.08 feet to a 5/8-inch steel rod with a pink cap stamped "R-DELTA ENGINEERS | FIRM #10155000" set for corner;

THENCE S 45°20'13" E with the northeast line of said 1.50-acre Kelley tract a distance of 554.76 feet to a 5/8-inch steel rod with a pink cap stamped "R-DELTA ENGINEERS | FIRM #10155000" set in the northwest margin of Sids Road;

THENCE S 44°03'02" W with the northwest margin of Sids Road a distance of 122.72 feet to the **POINT OF BEGINNING** and containing 65,331 square feet or 1.500 acres of land.



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: May 18, 2026
APPLICANT: Stephen Geiger
CASE NUMBER: Z2026-024; *Zoning Change (C to HC)*

SUMMARY

Hold a public hearing to discuss and consider a request by Stephen Geiger for the approval of a Zoning Change from a Commercial (C) District to a Heavy Commercial (HC) District for a 1.50-acre tract of land identified as Tract 8-02 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 960 Sids Road, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall 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. According to the Rockwall Central Appraisal District (RCAD), existing on the subject property is a 702 SF *office building*, an 80 SF storage building, and a 350 SF canopy, all of which were constructed in 1986. On April 6, 1998, the City Council approved a zoning change [*Case No. PZ1998-004-01*] changing the zoning of the property from an Agricultural (AG) District to a Commercial (C) District. No other changes have occurred to the subject property since annexation.

PURPOSE

On April 17, 2026, the applicant -- *Stephen Geiger* -- submitted an application requesting to change the zoning of the subject property from a Commercial (C) District to a Heavy Commercial (HC) District.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 960 Sids Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are three (3) tracts of land (*i.e. 965, 967, & 981 Sids Road*) that serve as bus storage for the Rockwall Independent School District (RISD), and are zoned Heavy Commercial (HC) District. Beyond this are two (2) vacant tracts of land (*i.e. Lot 1, Block A, Rockwall Hospital Addition; Tract 18 of the J. D. McFarland Survey, Abstract No. 145*) zoned Commercial (C) District.

South: Directly south of the subject property is a 1.50-acre parcel of land (*i.e. Lot 1, Block A, Rayburn Electric Cooperative Office Addition*) developed with an *Office Building*, zoned Heavy Commercial (HC) District. Beyond this is a vacant five (5) acre tract of land (*i.e. Tract 8-1 of the J. D. McFarland Survey, Abstract No. 145*) 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.

East: Directly east of the subject property is Sids Road, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 31.380-acre parcel of land (*i.e. Lot 1, Block A, REC Campus Addition*) developed with office buildings, zoned Planned Development District 44 (PD-44) for Heavy Commercial (HC) District land uses.

West: Directly west of the subject property is 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



CONFORMANCE TO THE CITY’S CODES

According to Subsection 04.06, *Heavy Commercial (HC) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(t)he Heavy Commercial (HC) District is the proper zoning classification for commercial establishments that may involve uses that would not be suitable in the other commercial zoning districts. Included in this district are commercial uses that involve large volumes of commercial truck traffic, outside operations, outside storage of materials and equipment, excessive noise from heavy service operations, and/or any other possibly adverse operations. The Heavy Commercial (HC) District is commercial in nature, but has some aspects that are similar to industrial land uses. The zoning district allows noise, traffic, litter, late night hours, outside storage of materials and equipment, and other influences that could be harmful if directly adjacent to residential areas, and will require adequate buffering and other mitigating factors if such an adjacency exists.” In this case, the applicant has stated that the request to rezone subject property is to provide consistent zoning with the adjacent tracts of land. According to Article 05, *District Development Standards*, of the Unified Development Code (UDC), the following is a summary of the density and dimensional requirements of the Heavy Commercial (HC) District:

TABLE 1: HEAVY COMMERCIAL (HC) DISTRICT STANDARDS

MINIMUM LOT AREA	12,500 SF
MINIMUM LOT WIDTH	100'
MINIMUM LOT DEPTH	125'
MINIMUM FRONT YARD SETBACK ⁽¹⁾	25'

MINIMUM SIDE YARD SETBACK ⁽²⁾	15'
MINIMUM REAR YARD SETBACK ⁽²⁾	20'
MINIMUM BETWEEN BUILDINGS ⁽²⁾	20'
MAXIMUM BUILDING HEIGHT ⁽³⁾	60'
MAXIMUM LOT COVERAGE	60.00%
MINIMUM LANDSCAPING	15.00%

GENERAL NOTES:

- 1: FROM FUTURE RIGHT-OF-WAY AS SHOWN ON THE ADOPTED MASTER THOROUGHFARE PLAN OR AS ACTUALLY EXISTS, WHICHEVER IS GREATER.
- 2: NOT TO EXCEED 50-FEET.
- 3: BUILDING HEIGHT MAY BE INCREASED UP TO 240-FEET IF APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.

If this zoning change is approved and when the subject property is developed, the development will be required to conform to all the requirements of the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, and any other applicable local, state or federal requirements.

CONFORMANCE WITH 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 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 to change the zoning from a Commercial (C) District to a Heavy Commercial (HC) District, which is consistent with the surrounding properties on both sides of Sids Road. Based on this the applicant's proposal appears to conform with the goals and policies of the Comprehensive Plan.

INFRASTRUCTURE

Based on the proposed request, the Engineering Department will provide additional comments at the time of site plan if the zoning change is approved. In addition, when the subject property is developed, their portion of Sids Road must be constructed in conformance with the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. All water and sewer infrastructure must be installed per the Master Water and Sewer Plan, and detention shall be required.

STAFF ANALYSIS

The proposed zoning change is consistent with the Unified Development Code (UDC), and conforms to the OURHometown Vision 2040 Comprehensive Plan; however, the applicant's proposed request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On April 21, 2026, staff mailed 14 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Flagstone Estates Homeowner's Association (HOA), which is the only HOA within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received one (1) notice in favor of the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request to rezone the subject property from a Commercial (C) District to a Heavy Commercial (HC) District, then staff would propose the following conditions of approval:

- (1) Any construction resulting from the approval of this *Zoning Change* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On May 12, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the zoning change by a vote of 5-0, with Commissioner Brock absent and Commissioner Hagaman recusing himself.



DEVELOPMENT APPLICATION

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

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **960 Sids Rd, Rockwall, TX 75032**

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION **Sids Rd west of the SH205 intersection**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **Commercial**

CURRENT USE **N/A**

PROPOSED ZONING **Heavy Commercial**

PROPOSED USE **TBD**

ACREAGE **1.50**

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 **Stephen Geiger**

APPLICANT

CONTACT PERSON

CONTACT PERSON

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

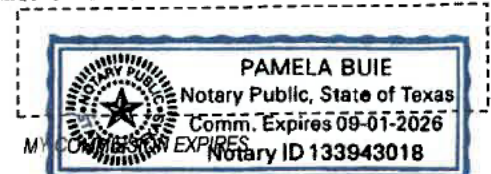
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Stephen Geiger [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 222.5 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 8 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 8 DAY OF April 2026

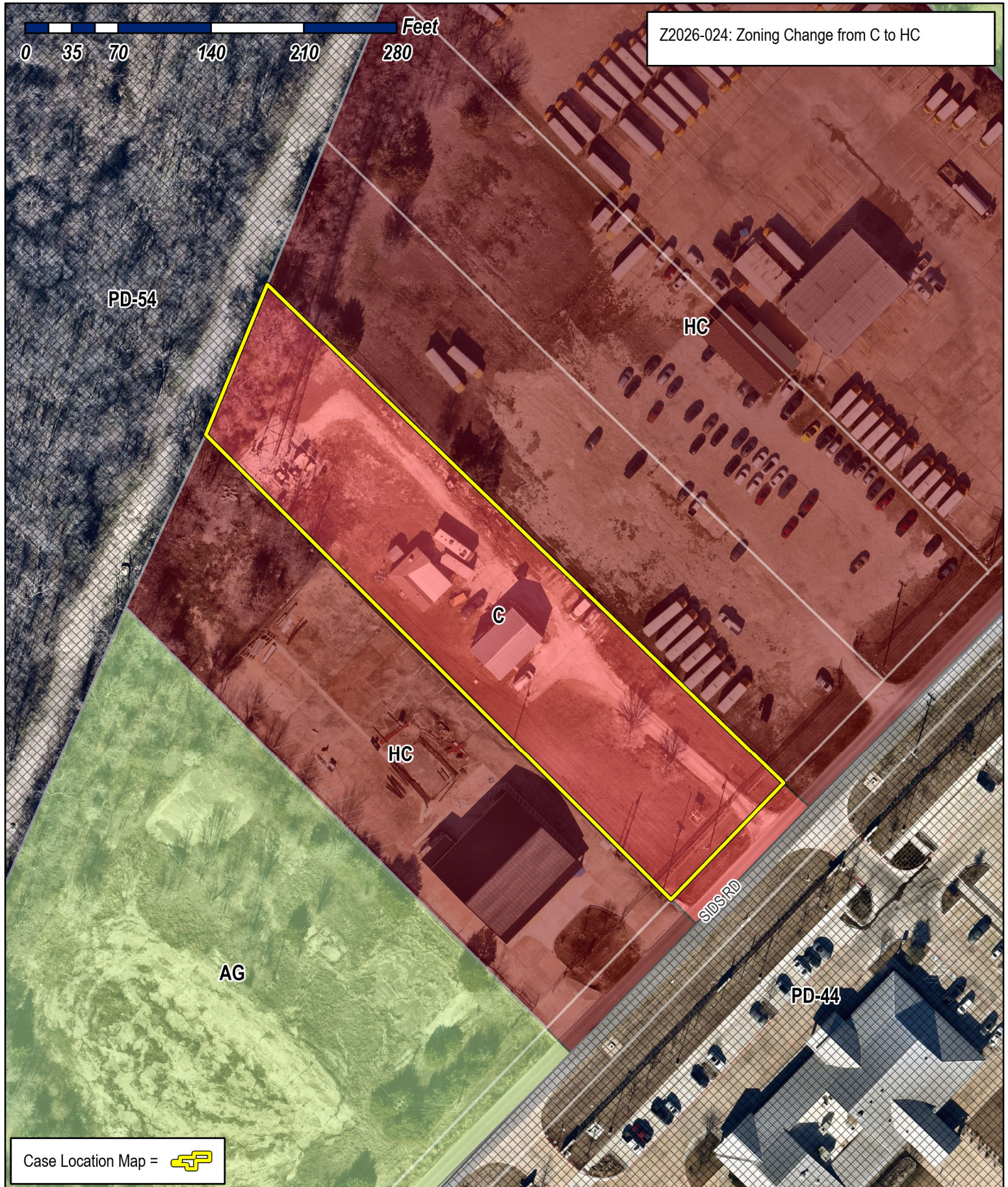
OWNER'S SIGNATURE


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Z2026-024: Zoning Change from C to HC



Case Location Map = 



City of Rockwall

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

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

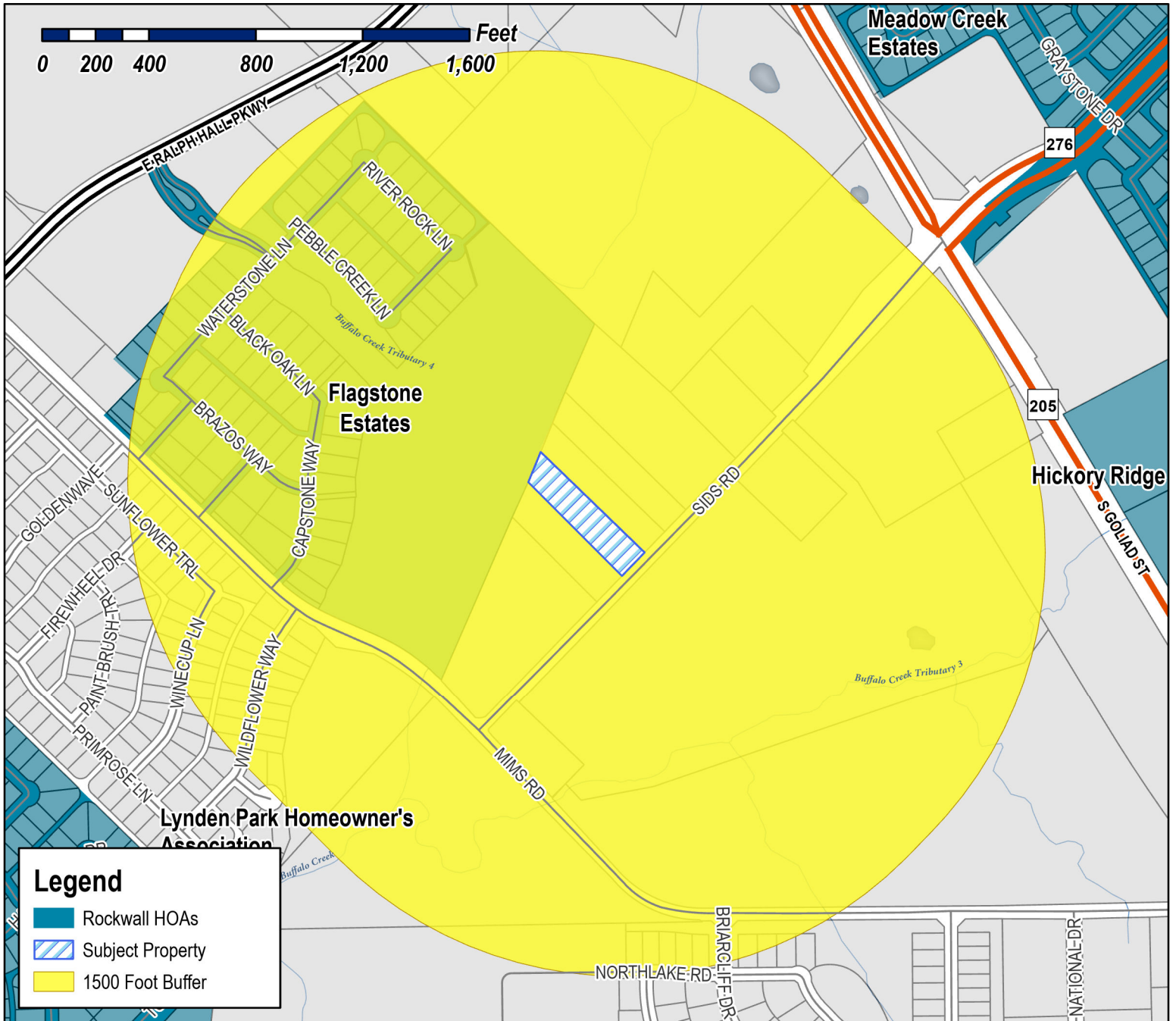




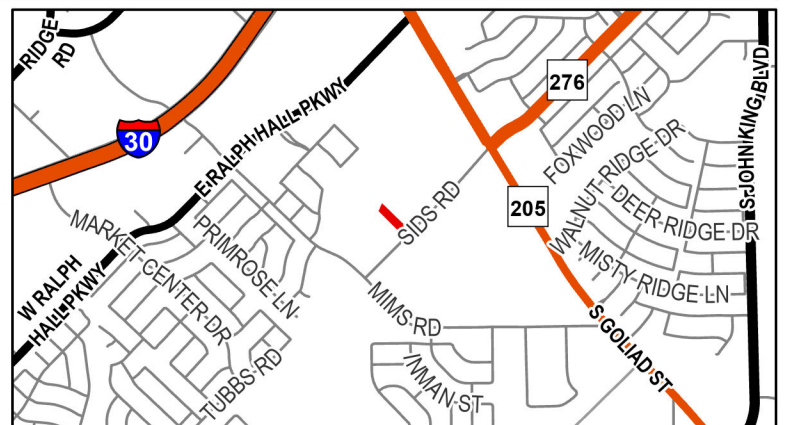
City of Rockwall

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Case Number: Z2026-024
Case Name: Zoning Change from C to HC
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: NE of Sids Road and Mims Road



Date Saved: 4/17/2026
 For Questions on this Case Call (972) 771-7745

From: [Zavala, Melanie](#)
Cc: [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)
Subject: Neighborhood Notification Program [Z2026-024]
Date: Wednesday, April 22, 2026 9:18:09 AM
Attachments: [Public Notice \(04.20.2026\).pdf](#)
[HOA Map \(04.17.2026\).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 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>.

-
Z2026-024: Zoning Change from C to HC

Hold a public hearing to discuss and consider a request by Stephen Geiger for the approval of a [Zoning Change](#) from a Commercial (C) District to a Heavy Commercial (HC) District for a 1.50-acre tract of land identified as Tract 8-02 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 960 Sids Road, and take any action necessary.

Thank you,

Melanie Zavala

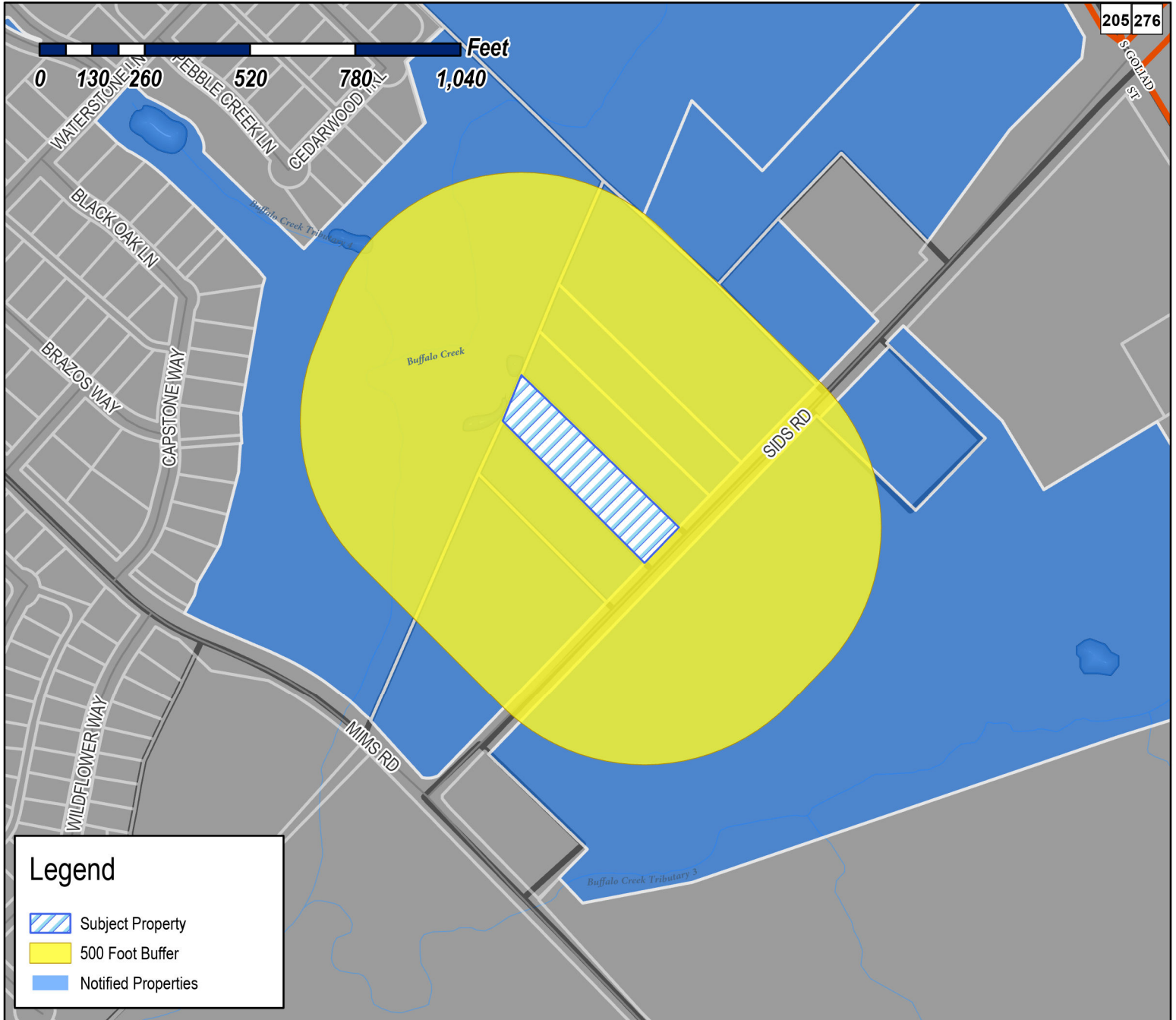
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](#)
972-771-7745 Ext. 6568



City of Rockwall

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

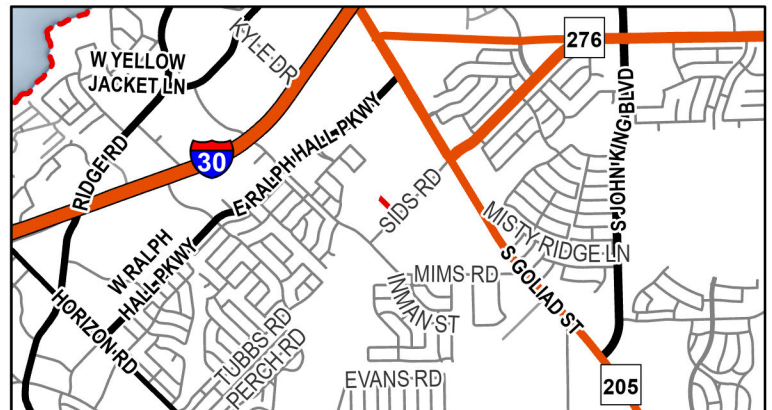
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2026-024
Case Name: Zoning Change from C to HC
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: NE of Sids Road and Mims Road

Date Saved: 4/17/2026

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



ROCKWALL ISD
1050 WILLIAMS ST
ROCKWALL, TX 75087

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

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

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

JS CONSTRUCTION GROUP ROCKWALL INC
9091 FM 2728
TERRELL, TX 75161

RESIDENT
950 SIDS RD
ROCKWALL, TX 75087

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

RESIDENT
955 SIDS RD
ROCKWALL, TX 75087

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

RAYBURN COUNTY ELECTRIC COOPERATIVE INC
PO BOX 37
Plano, TX 75074

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:

Z2026-024: Zoning Change from C to HC

Hold a public hearing to discuss and consider a request by Stephen Geiger for the approval of a Zoning Change from a Commercial (C) District to a Heavy Commercial (HC) District for a 1.50-acre tract of land identified as Tract 8-02 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 960 Sids Road, 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. 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. Z2026-024: Zoning Change from C to HC

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

PUBLIC NOTICE



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

APR 28 2026

RECEIVED

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

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Z2026-024: Zoning Change from C to HC

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Ryan Miller, AICP
Director of Planning & Zoning



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----- PLEASE RETURN THE BELOW FORM -----

Case No. Z2026-024: Zoning Change from C to HC

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 of city

Name: Stephanie Beers/WHITE
Address: 960 Sids Rd 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

4/7/2026

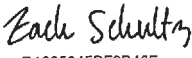
Rockwall Planning and Zoning Commission
385 South Goliad St
Rockwall, TX 75087

RE: Request for property Rezoning

This letter serves as a formal request for a zoning classification change for the property located at 960 Sids Road, Rockwall, Texas 75032. The property is currently zoned as Commercial; however, Rayburn Electric, the property owner, respectfully requests that the zoning designation be amended to Heavy Commercial.

Reclassifying this property to Heavy Commercial would align its zoning with that of the adjacent property at 950 Sids Road, which is also owned by Rayburn Electric. This change would promote consistency in land use across both parcels.

For any questions or concerns please contact Zach Schultz at zschultz@rayburnelectric.com.

Signed by:

D1065845BF8B40F...

BEING a 1.500-acre tract of land situated in the J.D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, and being a portion of that called 15.020-acre tract of land as described in the CONTRACT OF SALE AND PURCHASE between Leonard D. Fostel and the Veterans' Land Board of Texas, recorded in Volume 71, at Page 592 of the Deed Records of Rockwall County, Texas, and being all of that called 1.50-acre tract of land as described in a Warranty Deed from W. H. Way and Buddy R. Haldeman to Eddie Kelley, dated May 1, 1985 and being recorded in Volume 225, at Page 414 of the Deed Records of Rockwall County, Texas, same now standing in the name of Rodd Hanna's Air Performance Heating and Air Conditioning, Inc. described in Warranty Deed with Vendor's Lien from Terry McKinney and wife, Deborah McKinney, dated June 24, 1999 and being recorded in Volume 1661, at Page 79 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 2-inch aluminum disc stamped "R-DELTA ENGINEERS | FIRM #10155000" recovered in the Northwest margin of Sids Road (a called 40-foot Right-of-Way), said disc being East corner of a called 1.500-acre tract of land as described in a Warranty Deed from Eagle Ready Mix Concrete, Inc. to Farris Concrete Company, dated July 7, 1994 and being recorded in Volume 919, at Page 105 of the Real Property Records of Rockwall County, Texas, the South corner of said 1.50-acre Kelley tract, being the **POINT OF BEGINNING** and having grid coordinates of:

X = 2,598,412.69 feet,
Y = 7,015,163.81 feet;

THENCE N 45°20'13" W with the northeast line of said 1.500-acre tract a distance of 510.01 feet to 1/2-inch steel rod found for corner at the North corner of said 1.500-acre Farris Concrete Company tract;

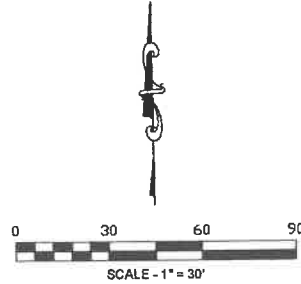
THENCE N 24°04'55" E with the northwest line of the called 15.020-acre tract a distance of 131.08 feet to a 5/8-inch steel rod with a pink cap stamped "R-DELTA ENGINEERS | FIRM #10155000" set for corner;

THENCE S 45°20'13" E with the northeast line of said 1.50-acre Kelly tract a distance of 554.76 feet to a 5/8-inch steel rod with a pink cap stamped "R-DELTA ENGINEERS | FIRM #10155000" set in the northwest margin of Sids Road;

THENCE S 44°03'02" W with the northwest margin of Sids Road a distance of 122.72 feet to the **POINT OF BEGINNING** and containing 65,331 square feet or 1.500 acres of land.



VICINITY MAP
NOT TO SCALE



- LEGEND**
- = Point Of Beginning
 - = Right-of-Way
 - PG. = Page
 - NO. = Number
 - VOL. = Volume
 - DOC NO. = Document Number
 - O.P.R.R.C.T. = Official Public Records of Rockwall County, Texas
 - R.P.R.R.C.T. = Real Property Records of Rockwall County, Texas
 - D.R.R.C.T. = Deed Records of Rockwall County, Texas
 - P.R.R.C.T. = Plat Records of Rockwall County, Texas
 - SF = Square Feet
 - SRF = Steel Rod Found
 - RDS = 5/8-Inch Steel Rod Set with Pink Cap Stamped "R-DELTA ENGINEERS | FIRM #10155000"
 - RDR = 2-Inch Aluminum Disc Recovered Stamped "R-DELTA ENGINEERS | FIRM #10155000"
 - CMP = Corrugated Metal Pipe
 - = Chain Link Fence
 - = Wrought Iron Fence
 - ▨ = Asphalt
 - = Unimproved
 - - - = Easement (as noted)
 - = Floodplain Boundary
 - = Overhead Electric
 - = Power Pole
 - = Power Pole with Light Fixture
 - = Guy Anchor
 - = Telephone Pedestal
 - = Fiber Cable Marker
 - = Electric Meter
 - = Water Meter
 - = AT&T Vault
 - = Air Conditioning Unit
 - = Bollard
 - = Covered Awning
 - = Concrete
 - = Special Flood Hazard Area: Zone AE

Notes:
The coordinates shown hereon are reported on the North Central Zone of the Texas Coordinate System of 1983's projection grid. The bearings shown hereon reference the grid Y-axis of the North Central Zone as the basis for north. All distances are reported on the surface by applying the published TxDOT county-wide grid to surface combined factor for Rockwall County is 1.000146135. R-Delta Engineers used the AllTerra Real-time Kinematic (RTK) Network to obtain the grid coordinates to which this survey is related.

CALLED 52.375 ACRES
ROCKWALL HALL PARKWAY LOTS, L.P.
VOL. 4126, PG. 46
O.P.R.R.C.T.

20' SEWER EASEMENT
CITY OF ROCKWALL
VOL. 168, PG. 432
D.R.R.C.T.

10' UTILITY EASEMENT
CABINET B, SLIDE 294
P.R.R.C.T.

N 24°04'55" E 131.08'

1/2-INCH STEEL ROD FOUND

ZONE AE

COMMUNICATION TOWER
APPROXIMATE HEIGHT: 208'

GATE

TOWER EQUIPMENT

(10k)(10k)(10m)(10m)
LOCATION OF
50X50 LEASE SITE
CROWN CASTLE TOWERS 05 LLC
DOC NO. 2015000004389
(INCLUDES ACCESS FROM SIDS ROAD)

12X12 WOOD SHED

65,331 SF
OR
1.500 ACRES

SINGLE STORY
CONCRETE FOUNDATION
WOOD BUILDING

SINGLE STORY
CONCRETE FOUNDATION
METAL BUILDING

CALLED 1.500 ACRES
FARRIS CONCRETE COMPANY
VOL. 819, PG. 105
R.P.R.R.C.T.
NOW STANDING IN THE NAME OF:
TRI-TEX CONSTRUCTION, INC.
DOC NO. 2022000026632
O.P.R.R.C.T.

(10k)(10k)(10m)(10m)
THE CURRENT ACCESS TO CROWN
CASTLE TOWERS 05, LLC'S LEASE SITE
AS ALLOWED BY THE LEASE DOCUMENT
IS BY THE ASPHALT DRIVEWAY AND THE
GRAVEL PATH.

LOT 2
BLOCK A

LOT 1
BLOCK A

BROWN & BROWN SUBDIVISION
CABINET B, SLIDE 294
P.R.R.C.T.

5' UTILITY EASEMENT
CABINET B, SLIDE 294
P.R.R.C.T.

15' ROAD EASEMENT
CABINET B, SLIDE 294
P.R.R.C.T.

CALLED 1.50 ACRES
RODD HANNA'S AIR
PERFORMANCE HEATING AND
AIR CONDITIONING, INC.
VOL. 1681, PG. 79
O.P.R.R.C.T.

(10)
10' UTILITY EASEMENT
TXU ELECTRIC COMPANY
VOL. 1921, PG. 133
O.P.R.R.C.T.

11' SIGN WITH
CONCRETE
FOUNDATION

18-INCH CMP

GATE

DRIVEWAY ENCLOSES
ON PROPERTY

P.O.B.
X = 2,598,412.69
Y = 7,015,163.81

S 44°03'02" W 122.72'
SIDS ROAD
(40' RIGHT-OF-WAY)

DESCRIPTION OF PROPERTY SURVEYED:

BEING a 1.500-acre tract of land situated in the J.D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, and being a portion of that called 15.020-acre tract of land as described in the CONTRACT OF SALE AND PURCHASE between Leonard D. Fostel and the Veterans' Land Board of Texas, recorded in Volume 71, at Page 592 of the Deed Records of Rockwall County, Texas, and being all of that called 1.50-acre tract of land as described in a Warranty Deed from W. H. Way and Buddy R. Haldeman to Eddie Kelley, dated May 1, 1985 and being recorded in Volume 225, at Page 414 of the Deed Records of Rockwall County, Texas, same now standing in the name of Rodd Hanna's Air Performance Heating and Air Conditioning, Inc. described in Warranty Deed with Vendor's Lien from Terry McKinney and wife, Deborah McKinney, dated June 24, 1999 and being recorded in Volume 1681, at Page 79 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 2-inch aluminum disc stamped "R-DELTA ENGINEERS | FIRM #10155000" recovered in the Northwest margin of Sids Road (a called 40-foot Right-of-Way), said disc being East corner of a called 1.500-acre tract of land as described in a Warranty Deed from Eagle Ready Mix Concrete, Inc. to Ferris Concrete Company, dated July 7, 1994 and being recorded in Volume 819, at Page 105 of the Real Property Records of Rockwall County, Texas, the South corner of said 1.50-acre Kelly tract, being the POINT OF BEGINNING and having grid coordinates of:
X = 2,598,412.69 feet,
Y = 7,015,163.81 feet;

THENCE N 45°20'13" W with the northeast line of said 1.500-acre tract a distance of 510.01 feet to 1/2-inch steel rod found for corner at the North corner of said 1.500-acre Ferris Concrete Company tract;

THENCE N 24°04'55" E with the northwest line of the called 15.020-acre tract a distance of 131.08 feet to a 5/8-inch steel rod with a pink cap stamped "R-DELTA ENGINEERS | FIRM #10155000" set;

THENCE S 45°20'13" E with the northeast line of said 1.50-acre Kelly tract a distance of 554.76 feet to a 5/8-inch steel rod with a pink cap stamped "R-DELTA ENGINEERS | FIRM #10155000" set in the northwest margin of Sids Road;

THENCE S 44°03'02" W with the northwest margin of Sids Road a distance of 122.72 feet to the POINT OF BEGINNING and containing 65,331 square feet or 1.500 acres of land.

SURVEYOR'S COMMENTS ON SCHEDULE B ITEMS FOR COMMITMENT No. R251530R-1 EFFECTIVE DECEMBER 3, 2025					
Item	Document Description	Executed Date	Volume	Page	Surveyor's Comments
10g	Easement and/or Right-of-Way to Kaufman - VanZandt Soil Conservation District	June 26, 1954	51	110	Easement does affect the subject property but cannot be shown graphically.
10h	Easement and/or Right-of-Way to RCH Water Supply Corporation	September 26, 1961	64	316	Does not affect the subject property and is not shown graphically.
10i	Easement and/or Right-of-Way to Texas Power & Light Company	March 26, 1954	203	99	Does not affect the subject property and is not shown graphically.
10j	Easement and/or Right-of-Way to TXU Electric Company, a Texas corporation	June 14, 2000	1921	1388	Does affect the subject property and is shown graphically.
10k	Leasehold Estate created by that certain Memorandum of Lease and Option, executed by and between Rodd Hanna's Air Performance Heating and Air Conditioning, Inc., as Lessor, and Cook Inlet/VoiceStream, PCS, LLC, as Lessee	October 8, 1999	1758	93	Does affect the subject property and is shown graphically.
10l	Leasehold Estate created by that certain Assignment and Assumption of Ground Lease, executed by and between Cook Inlet/VoiceStream PCS, LLC, as Lessor, and Trinity Wireless Towers, Inc., as Lessee	May 2, 2000	1889	255	Does affect the subject property and is shown graphically.
10m	Leasehold Estate created by that certain Assignment and Assumption of Site Lease, executed by and between Trinity Wireless Towers, Inc., as Lessor, and Crown Castle Towers 05, LLC, as Lessee	September 26, 1961	4440	49	Does affect the subject property and is shown graphically.
10n	Leasehold Estate created by that certain Memorandum of First Amendment to Site Lease With Option, executed by and between Rodd Hanna's Air Performance Heating and Air Conditioning, Inc., as Lessor, and Crown Castle Towers 05, LLC, as Lessee	March 23, 2015	Clark's File No. 201500004399		Does affect the subject property and is shown graphically.

SURVEYOR'S CERTIFICATION

To: RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC.
TITLE RESOURCES GUARANTEE COMPANY

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, 2, 3, 4, 7a, 8, 9, 13, and 18 of the Table A thereof. The fieldwork was completed on September 26th, 2025.

According to surveyor's interpretation of information shown on the specific national flood insurance program (NFIP) "Flood Insurance Rate Map" (FIRM), referred to elsewhere on this survey, some portions of this property appear to be within a "special flood hazard area (SFHA) inundated by 100-year flood" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or The Federal Emergency Management Agency.

The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as part of the "NFIP".

The line indicated hereon depicts the approximate graphical location of the floodplain boundary for a "Special Flood Hazard Area Inundated By 100-Year Flood" Zone AE according to the surveyor's interpretation of the floodplain boundary graphically depicted on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Map Number 48397C0040L, Effective date September 26, 2008. (The approximate graphical location of the floodplain boundary shown on this survey has not been field verified or confirmed by current in-field surveys, and the actual location of the floodplain boundary may vary from the approximate location shown hereon).

Signed on this the 18th day of December, 2025.



Wayne C. Terry, RPLS No. 4184

ALTA/NSPS LAND TITLE SURVEY
of a
1.500-ACRE TRACT
J. D. MCFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

rdelta ENGINEERS
618 Main Street
Garland, TX 75040
Ph: (972) 644-0200
www.rdelta.com
TYPE No. F-1515
TDS No. 10/2022

ENGINEERS, LAND PLANNERS AND LAND SURVEYORS

DRAWN BY: CSW	CHECKED BY: WST	SCALE: 1"=30'	SHEET: 1 OF 1
DATE: DECEMBER 2025		RDE Proj. No. 3473-25	

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM A COMMERCIAL (C) DISTRICT TO A HEAVY COMMERCIAL (HC) DISTRICT FOR AN 1.50-ACRE TRACT OF LAND IDENTIFIED AS TRACT 8-02 OF THE J. D. MCFARLAND SURVEY, ABSTRACT NO. 145, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* AND *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Stephen Geiger for the approval of a *Zoning Change* from a Commercial (C) District to a Heavy Commercial (HC) District for a 1.50-acre identified as Tract 8-02 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, and more fully described and depicted in *Exhibit 'A'* and *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from a Commercial (C) District to a Heavy Commercial (HC) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Heavy Commercial (HC) District* as stipulated in Subsection 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*; and, Subsection 04.01, *General Commercial District Standards*, and Subsection 04.06, *Heavy Commercial (HC) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the

zoning described herein;

SECTION 4. 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 5. 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 6. 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 7. 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 1ST DAY OF JUNE, 2026.

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: May 18, 2026

2nd Reading: June 1, 2026

Exhibit 'A'
Legal Description

BEING a 1.500-acre tract of land situated in the J.D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, and being a portion of that called 15.020-acre tract of land as described in the CONTRACT OF SALE AND PURCHASE between Leonard D. Fostel and the Veterans' Land Board of Texas, recorded in Volume 71, at Page 592 of the Deed Records of Rockwall County, Texas, and being all of that called 1.50-acre tract of land as described in a Warranty Deed from W. H. Way and Buddy R. Haldeman to Eddie Kelley, dated May 1, 1985 and being recorded in Volume 225, at Page 414 of the Deed Records of Rockwall County, Texas, same now standing in the name of Rod Hanna's Air Performance Heating and Air Conditioning, Inc., described in Warranty Deed with Vendor's Lien from Terry McKinney and wife, Deborah McKinney, dated June 24, 1999 and being recorded in Volume 1661, at Page 79 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 2-inch aluminum disc stamped "R-DELTA ENGINEERS | FIRM #10155000" recovered in the Northwest margin of Sids Road (a called 40-foot Right-of-Way), said disc being East corner of a called 1.500-acre tract of land as described in a Warranty Deed from Eagle Ready Mix Concrete, Inc. to Farris Concrete Company dated July 7, 1994 and being recorded in Volume 919, at Page 105 of the Real Property Records of Rockwall County, Texas, the South corner of said 1.50-acre Kelley tract, being the **POINT OF BEGINNING** and having grid coordinates of:

X = 2,598,412.69 feet,
Y = 7,015163.81 feet;

THENCE N 45°20'13" W with the northeast line of said 1.500-acre tract a distance of 510.01 feet to 1/2-inch steel rod found for corner at the North corner of said 1.500-acre Farris Concrete Company tract;

THENCE N 24°04'55" E with the northwest line of the called 15.020-acre tract a distance of 131.08 feet to a 5/8-inch steel rod with a pink cap stamped "R-DELTA ENGINEERS | FIRM #10155000" set for corner;

THENCE S 45°20'13" E with the northeast line of said 1.50-acre Kelley tract a distance of 554.76 feet to a 5/8-inch steel rod with a pink cap stamped "R-DELTA ENGINEERS | FIRM #10155000" set in the northwest margin of Sids Road;

THENCE S 44°03'02" W with the northwest margin of Sids Road a distance of 122.72 feet to the **POINT OF BEGINNING** and containing 65,331 square feet or 1.500 acres of land.

CITY OF ROCKWALL

ORDINANCE NO. 26-21

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM A COMMERCIAL (C) DISTRICT TO A HEAVY COMMERCIAL (HC) DISTRICT FOR AN 1.50-ACRE TRACT OF LAND IDENTIFIED AS TRACT 8-02 OF THE J. D. MCFARLAND SURVEY, ABSTRACT NO. 145, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* AND *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Stephen Geiger for the approval of a *Zoning Change* from a Commercial (C) District to a Heavy Commercial (HC) District for a 1.50-acre identified as Tract 8-02 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, and more fully described and depicted in *Exhibit 'A'* and *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from a Commercial (C) District to a Heavy Commercial (HC) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Heavy Commercial (HC) District* as stipulated in Subsection 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*; and, Subsection 04.01, *General Commercial District Standards*, and Subsection 04.06, *Heavy Commercial (HC) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

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zoning described herein;

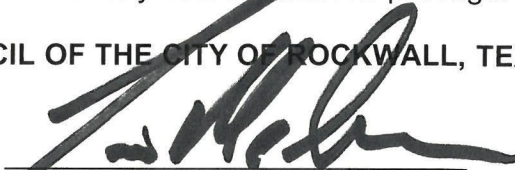
SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. 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 6. 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 7. 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 1st DAY OF JUNE, 2026.



Tim McCallum, Mayor

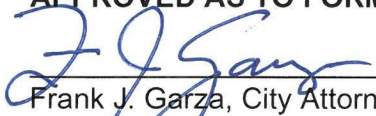
ATTEST:



Kristy Teague, City Secretary



APPROVED AS TO FORM:



Frank J. Garza, City Attorney

1st Reading: May 18, 2026

2nd Reading: June 1, 2026

Exhibit 'A'
Legal Description

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THENCE N 24°04'55" E with the northwest line of the called 15.020-acre tract a distance of 131.08 feet to a 5/8-inch steel rod with a pink cap stamped "R-DELTA ENGINEERS | FIRM #10155000" set for corner;

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THENCE S 44°03'02" W with the northwest margin of Sids Road a distance of 122.72 feet to the **POINT OF BEGINNING** and containing 65,331 square feet or 1.500 acres of land.



DATE: June 4, 2026

TO: Zach Schultz
950 Sids Road
Rockwall, Texas 75032

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

SUBJECT: Z2026-026; *Zoning Change from Commercial (C) District to Heavy Commercial (HC) District*

Zach Schultz:

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) Any construction resulting from the approval of this Zoning Change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On May 12, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the Zoning Change by a vote of 5-0, with Commissioner Brock absent and Commissioner Hagaman recusing himself.

City Council

On May 18, 2026, the City Council approved a motion to approve the zoning change by a vote of 7-0.

On June 1, 2026, the City Council approved a motion to approve the zoning change by a vote of 7-0.

Included with this letter is a copy of *Ordinance No. 26-21*, 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