



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

## PLATTING APPLICATION FEES:

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

## SITE PLAN APPLICATION FEES:

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

## ZONING APPLICATION FEES:

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

## OTHER APPLICATION FEES:

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

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2686 S Goliad St (SH205)

SUBDIVISION Estep Subdivision

LOT 1 BLOCK A

GENERAL LOCATION 615 feet south of Sids Rd

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

CURRENT ZONING PD-44

CURRENT USE Commercial

PROPOSED ZONING

PROPOSED USE Recreation Facility

ACREAGE 1.571

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

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

☐ OWNER Rayburn County Electric Coop.

☐ APPLICANT R-Delta Engineers Inc

CONTACT PERSON Stephen Geiger

CONTACT PERSON Frank A Polma, P.E.

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:

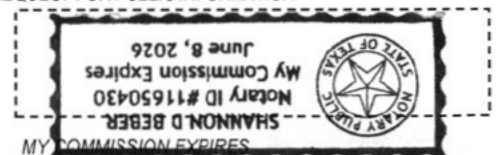
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 331.42 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 26<sup>th</sup> DAY OF December, 2024. BY SIGNING 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 26<sup>th</sup> DAY OF December, 2024

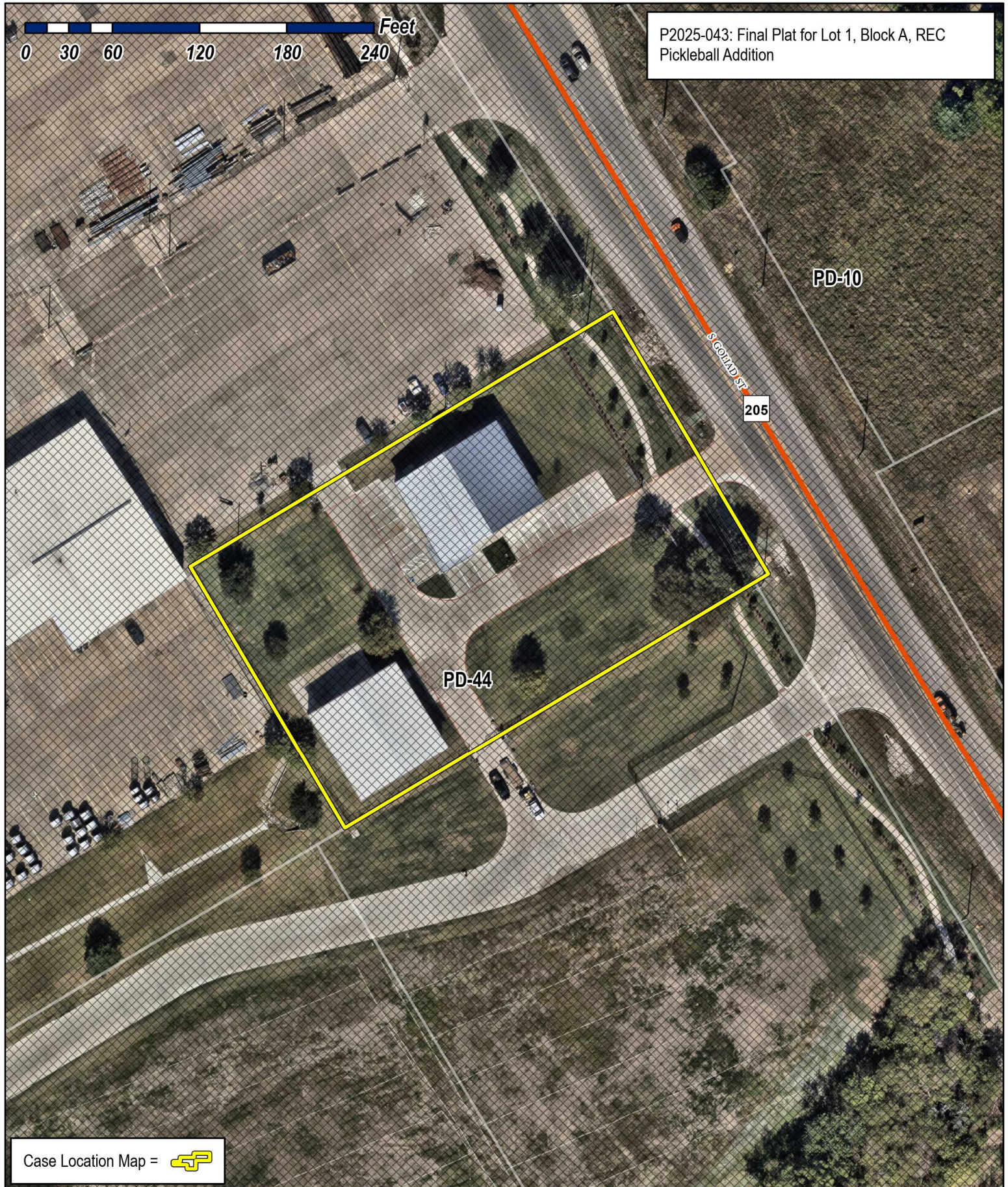
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Shannon Dawn Beber







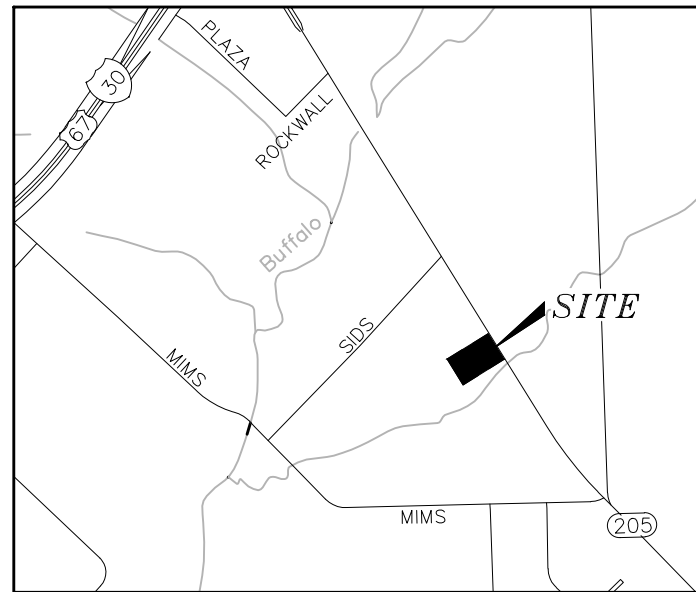
# City of Rockwall

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







## VICINITY MAP

NOT TO SCALE

### LEGEND

- B.L. - Building Line  
CC# - Instrument Number  
CM - Controlling Monument  
R.O.W. - Right-of-Way  
P.O.B. - Point of Beginning  
RDS - 5/8-inch steel rod set with a pink cap stamped "R-DELTA | FIRM 10155000"  
RDR - 5/8-inch steel rod recovered with a pink cap stamped "R-DELTA | FIRM 10155000"  
SRF - Steel rod found  
VOL. - Volume  
PG. - Page

P.R.R.C.T. Map Records of Rockwall County, Texas  
O.P.R.R.C.T. Official Public Records of Rockwall County, Texas  
D.R.R.C.T. Deed Records of Rockwall County, Texas  
R.R.C.T. Records of Rockwall County, Texas

### NOTES

- Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
- Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City does not constitute and representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
- Drainage and Detention Easements. Property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane Improvements.
- Street Appurtenances. All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homewoner's Association (HOA).
- The Bearings and Coordinates reported hereon are based on the Texas Coordinate System of 1983, North Central Zone (Zone 4202) as tied to City of Rockwall published control station COR-11.

All reported distances are surface distances. To obtain distances on the projection grid multiply the reported distances by the average combined factor of 0.999853886 as published by TxDOT for Rockwall County, Texas.

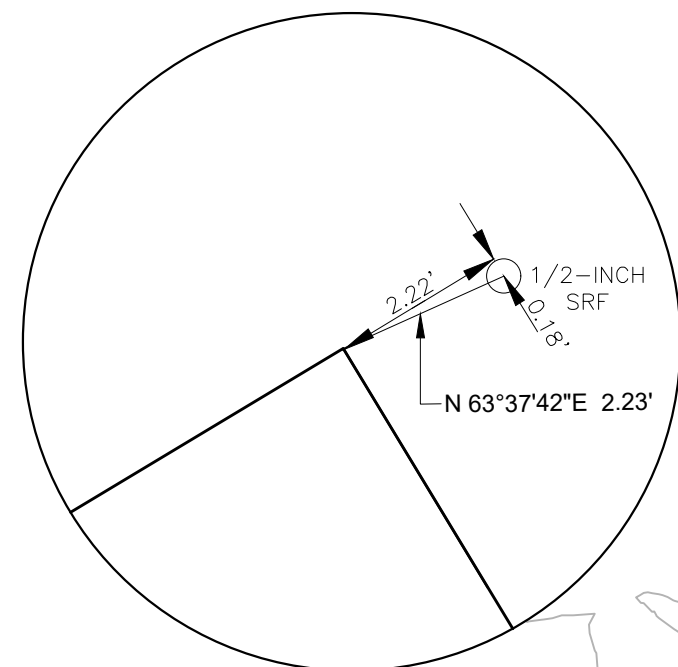
The convergence or mapping angle at the P.O.B. is 1°07'20"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 30°59'30" E	20.00'
L2	N 59°00'30" E	30.91'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	30.00'	90°00'00"	47.13'	S 14°00'30" W	42.43'
C2	30.00'	90°00'00"	47.13'	S 75°59'30" E	42.43'

### AREA SUMMARY REPORT:

LOT 1, BLOCK A 68,420 SQ FT 1.571 ACRES  
R.O.W. DEDICATION 2,091 SQ FT 0.048 ACRES  
PARTS: 70,511 SQ FT 1.619 ACRES  
BOUNDARY: 70,511 SQ FT 1.619 ACRES



## DETAIL "A"

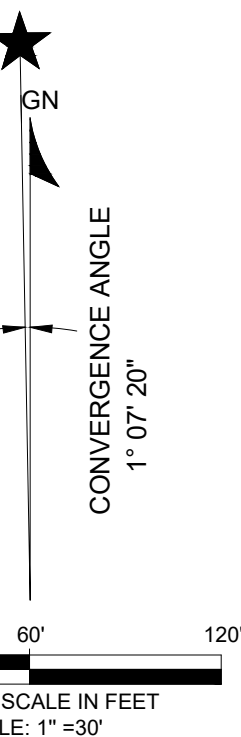
NOT TO SCALE

RDR  
X = 2,599,583.66 feet  
Y = 7,015,713.88 feet

CALLED 8.868 ACRES  
LOT 1, BLOCK 1  
HELWIG ADDITION REPLAT  
CABINET D, SLIDE 107  
P.R.R.C.T.

CURRENTLY STANDING  
IN THE NAME OF  
RAYBURN COUNTRY ELECTRIC  
COOPERATIVE, INC.  
CC# 2024000006145  
O.P.R.R.C.T.

20' SANITARY SEWER  
EASEMENT  
CC# 20210000023485  
O.P.R.R.C.T.



CALLED 8.868 ACRES  
LOT 1, BLOCK 1  
HELWIG ADDITION REPLAT  
CABINET D, SLIDE 107  
P.R.R.C.T.

CURRENTLY STANDING  
IN THE NAME OF  
RAYBURN COUNTRY ELECTRIC  
COOPERATIVE, INC.  
CC# 2024000006145  
O.P.R.R.C.T.

24' FIRELANE EASEMENT  
ABANDONED BY THIS PLAT  
CABINET E, SLIDE 273  
P.R.R.C.T.

20' WATER & UTILITY  
EASEMENT  
(BY THIS PLAT)

LOT 1, BLOCK A  
ESTEP SUBDIVISION  
CABINET E, SLIDE 273  
P.R.R.C.T.  
68,420 SQUARE FEET  
OR  
1.571 ACRES

CURRENTLY STANDING IN  
THE NAME OF  
RAYBURN COUNTRY ELECTRIC  
COOPERATIVE, INC.  
CC# 20230000016762  
O.P.R.R.C.T.

24' FIRELANE & ACCESS  
EASEMENT  
(BY THIS PLAT)

SANITARY SEWER  
EASEMENT  
VOL. 1825, PG. 145  
D.R.R.C.T.

OWNER:  
RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC.  
950 SIDS ROAD  
ROCKWALL, TEXAS 75032  
TEL (469) 402-2100

SURVEYOR:  
R-DELTA ENGINEERS, INC.  
618 MAIN STREET  
GARLAND, TEXAS 75042  
TEL (972) 494-5031

RDE PROJECT No. 3036-22

**rdelta**  
ENGINEERS

618 Main Street  
Garland, TX 75040  
Ph. (972) 494-5031  
Fax (972) 487-2270  
www.rdelta.com  
TBPE No. F-1515  
TBPLS No. 10155000

CALLED 8.4841 ACRES  
VUE ROCKWALL, LLC  
INSTRUMENT NO. 20240000016636  
R.R.C.T.

GOLIAD ST.  
S.H. 205  
(VARIABLE-WIDTH R.O.W.)

10' R.O.W. DEDICATION  
2,091 SQ FT  
OR  
0.048 ACRES

10' R.O.W. DEDICATION  
(BY THIS PLAT)

10' UTILITY EASEMENT  
(ABANDONED BY THIS PLAT)  
CABINET E, SLIDE 273  
P.R.R.C.T.

P.O.B.  
1/2-INCH SRF (CM)  
X = 2,599,980.54 feet  
Y = 7,015,708.34 feet

CALLED 24.96 ACRES  
RAYBURN COUNTRY  
ELECTRIC COOPERATIVE, INC.  
INSTRUMENT NO. 20170000005360  
O.P.R.R.C.T.

## LOT 1, BLOCK A, REC PICKLEBALL ADDITION

BEING A REPLAT OF  
LOT 1, BLOCK A  
ESTEP SUBDIVISION  
SITUATED IN THE  
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ENGINEERS, LAND PLANNERS  
AND LAND SURVEYORS

DRAWN BY: CBW	CHECKED BY: WCT	SCALE: 1"=30'
DATE: MARCH 2025	SHEET NO.: 1 of 2	

OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

WHEREAS, Rayburn Country Electric Cooperative, Inc. is the sole owner of the following described 1.619-acre tract of land in the William H. Barnes Survey, Abstract No. 26, as described in the Special Warranty Deed dated October 4, 2023, from Kip Estep to Rayburn Country Electric Cooperative, Inc., recorded in Instrument No. 20230000016762 of the Official Public Records of Rockwall County, Texas, and being all of Lot 1, Block "A" of the Estep Subdivision, an addition to the City of Rockwall recorded in Cabinet E, Slide 273 of the Map Records of Rockwall County, Texas, said 1.619-acre tract being more particularly described as follows:

BEGINNING at a 1/2-inch steel rod found at the east corner of said Lot 1, Block "A", Estep Subdivision in the southwesterly Right-of-Way line of State Highway (SH) No. 205 (a/k/a Goliad Street) as described in the RIGHT OF WAY DEED dated the 3rd day of October, 1935, from A. L. Moody, the State of Texas filed in Volume 517, at Page 205 of the Deed Records of Rockwall County, Texas (DRRCT), said 1/2-inch steel rod having coordinates of:  
X = 2,599,980.54 feet,  
Y = 7,015,708.34 feet;

THENCE S 59°00'30" W with the south line of said Lot 1, Block A of Estep Subdivision and with the easternmost north line of a 24.96-acre tract of land described in the Warranty Deed dated March 27, 2017, from Osee Properties, LLC to Rayburn Country Electric Cooperative, Inc., recorded in Instrument No. 20170000005360 of the Official Public Records of Rockwall County, Texas, at a distance of 10.00 feet pass a 5/8-inch steel rod recovered with a pink plastic cap stamped "R-DELTA | FIRM 10155000" (hereafter RDR) marking dedicated Right-of-Way and continue on the same course and additional 327.42 feet for a total distance of 337.42 feet to an RDR for the south corner of said Lot 1, Block A of said Estep Subdivision;

THENCE N 30°59'30" W with the west line of said Lot 1, Block A of Estep Subdivision and the most westerly east line of Lot 1, Block A of Helwig Addition Replat, according to the plat thereof recorded in Cabinet D, on Slide 107 of the Plat Records of Rockwall County, Texas, a distance of 209.14 feet to an RDR for the west corner of said Lot 1, Block 1 of Estep Subdivision and an interior ell corner of Lot 1, Block A Helwig Addition Replat;

THENCE N 59°00'30" E with the north line of said Lot 1, Block A of Estep Subdivision and the most northerly south line of said Lot 1, Block A of Helwig Addition Replat, passing at a distance of 326.89 feet a 5/8-inch steel rod set with a pink plastic cap stamped "R-DELTA | FIRM 10155000" marking a 10-foot Right-of-Way dedication to the City of Rockwall and continuing on the same course an additional distance of 10.00 feet for a total distance of 336.89 to a point for the north corner of said Lot 1, Block A of Estep Subdivision, and in the southwesterly Right-of-Way line of said State Highway (SH) No. 205, from which a 1/2-inch steel rod found bears N 63°37'42"E a distance of 2.23 feet;

THENCE S 31°08'13"E with the east line of said Lot 1, Block A Estep Subdivision and with the southwesterly Right-of-Way line of State Highway (SH) No. 205 a distance of 209.14 feet to the POINT OF BEGINNING and containing 70,511 square feet or 1.619 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

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

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

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

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

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

Rayburn Country Electric Cooperative, Inc.  
Stephen Geiger,

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared Stephen Geiger, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of

\_\_\_\_\_, 2025.

Notary Public for and in the State of Texas

My commission expires: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF DALLAS §

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

FOR REVIEW ONLY

Wayne C. Terry  
Registered Professional Land Surveyor  
Registration No. 4184

STATE OF TEXAS §  
COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared Wayne C. Terry, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of

\_\_\_\_\_, 2025.

Notary Public for and in the State of Texas

My commission expires: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

APPROVED:  
I hereby certify that the above and foregoing subdivision plat being an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas on the \_\_\_\_ day of \_\_\_\_\_, 2025.

Mayor of the City of Rockwall

Planning and Zoning Commission Chairman

City Secretary

City Engineer

**LOT 1, BLOCK A,  
REC PICKLEBALL ADDITION**  
BEING A REPLAT OF  
LOT 1, BLOCK A  
ESTEP SUBDIVISION  
SITUATED IN THE  
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:  
RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC.  
950 SIDS ROAD  
ROCKWALL, TEXAS 75032  
TEL (469) 402-2100

SURVEYOR:  
R-DELTA ENGINEERS, INC.  
618 MAIN STREET  
GARLAND, TEXAS 75042  
TEL (972) 494-5031

RDE PROJECT No. 3036-22

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TBPE No. F-1515  
TBPLS No. 10155000

ENGINEERS, LAND PLANNERS  
AND LAND SURVEYORS

DRAWN BY: CBW	CHECKED BY: WCT	SCALE: 1"=30'
DATE: MARCH 2025	SHEET NO.: 2 of 2	