



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 930 Whitmore Drive, Rockwall, TX 75087

SUBDIVISION Whitmore Manufacturing Addition LOT 2 BLOCK A

GENERAL LOCATION Between Intersection Justin Rd and TL Townsend Dr and Justin Rd and Industrial Blvd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Light Industrial

CURRENT USE Light Industrial

PROPOSED ZONING Light Industrial

PROPOSED USE

ACREAGE 15.306

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 Whitmore

☒ APPLICANT Whitmore

CONTACT PERSON John Davis II

CONTACT PERSON John Davis II

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 John Davis II [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF December, 2025

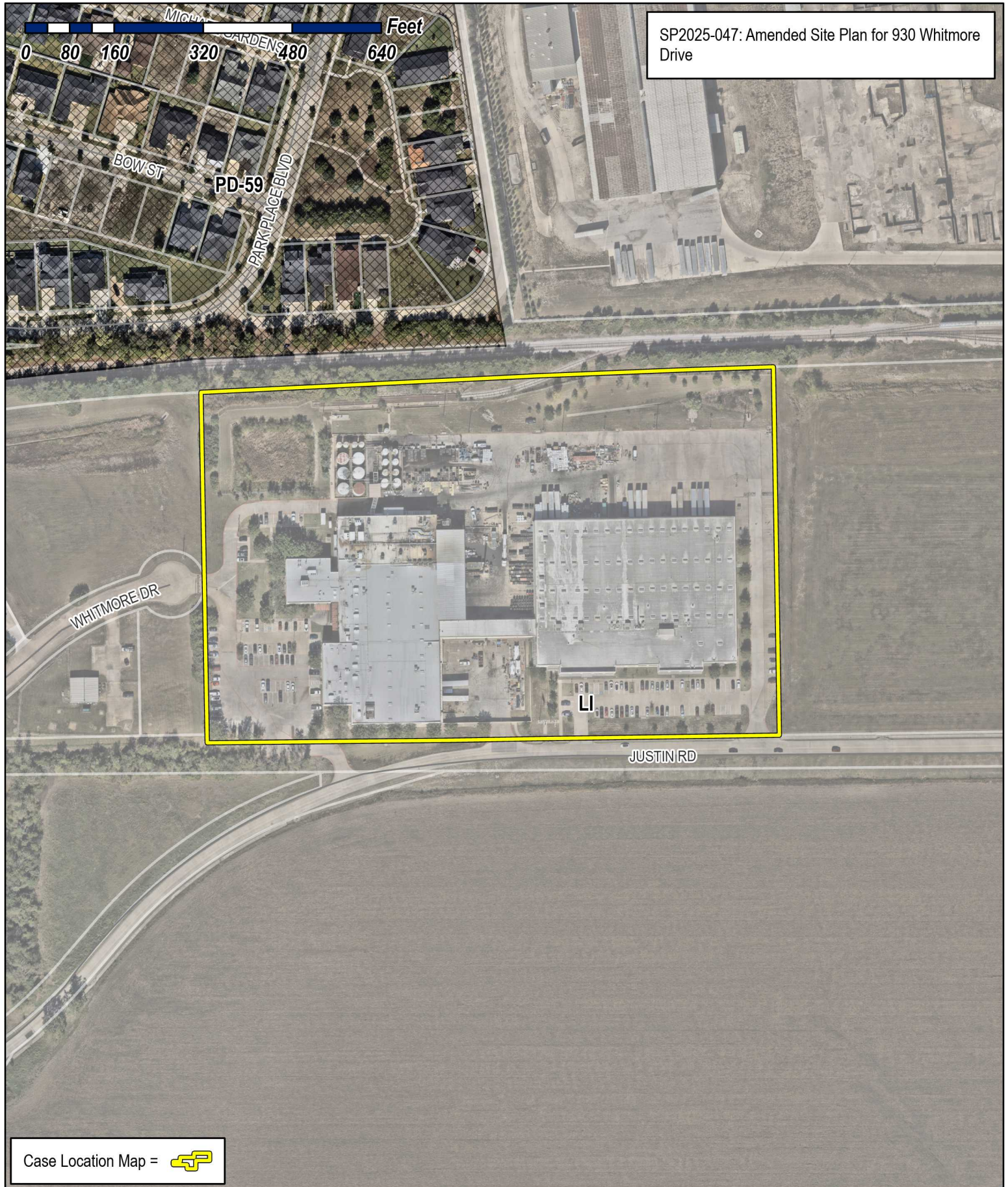
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



KAREN PORTER
Notary ID #133883341
My Commission Expires
July 28, 2026

MY COMMISSION EXPIRES 07/28/2026



SP2025-047: Amended Site Plan for 930 Whitmore Drive

Case Location Map = 

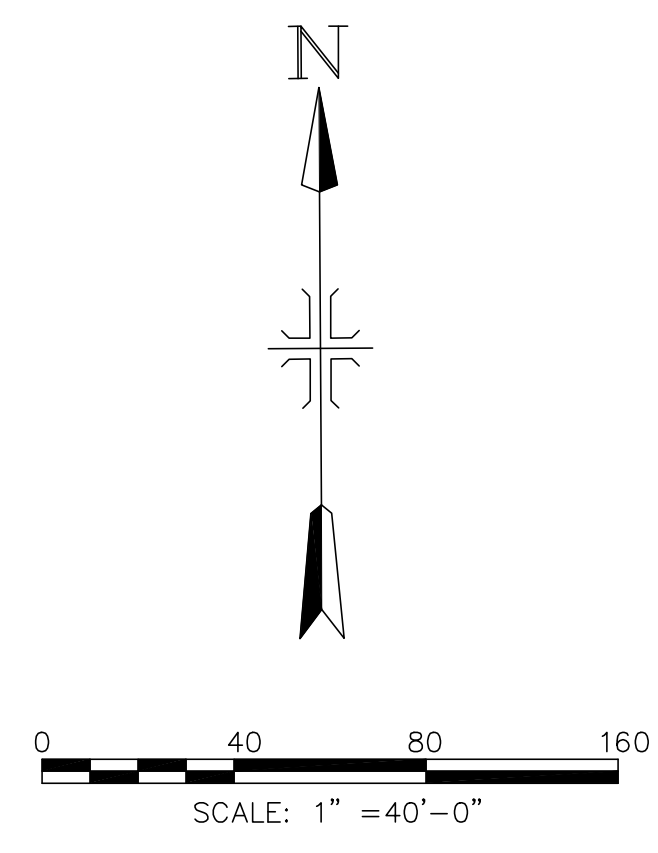


City of Rockwall

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.





MUNICIPAL INDUSTRIAL PARK

WHITMORE DRIVE

MUNICIPAL INDUSTRIAL PARK

WHITMORE
MANUFACTURING
ADDITION
LOT 2 BLOCK A
15.306 ACRES

EXISTING BUILDING

Existing parking lot

EXISTING BUILDING

Existing parking lot

18" storm drain pipe
connected with roof drains

Storm drain box
top=577.5
inv=575.7

Dumpster

24' wide
fire lane

CMU wall

Existing parking lot

JUSTIN ROAD
(RIGHT OF WAY VARIES)

CMU wall

Storm drain box
top=575.6
inv=570.7

Fire hydrant

Fire hydrant

Fire hydrant

Fire hydrant

Storm drain pipe

Ramp

Know what's below
Call before you dig.
CALL 811
UTILITY NOTIFICATION CENTER
www.Texas811.com

3444 CORNERSTONE LANE
MIDLOTHIAN, TX 76065
469-383-4994
TX FIRM F-24436

ISSUE REVISIONS		WHITMORE MAINTENANCE EQUIPMENT BUILDING 930 WHITMORE DRIVE, ROCKWALL, TX			
NO.	DATE	DESCRIPTION	STATE	COUNTY	PROJECT NUMBER
			TEXAS	ROCKWALL	41MH

SHEET NO
C-02

PROJECT ENGINEER
MORRIS H. LAYTON III, PE

CITY/TOWN
CITY OF ROCKWALL

DESIGN BY:
JLS

DRAWN BY:
MHL

REVIEWED BY:
DATE: DECEMBER 12, 2025

EXISTING FEATURES



Existing parking lot

 **Texas 811**

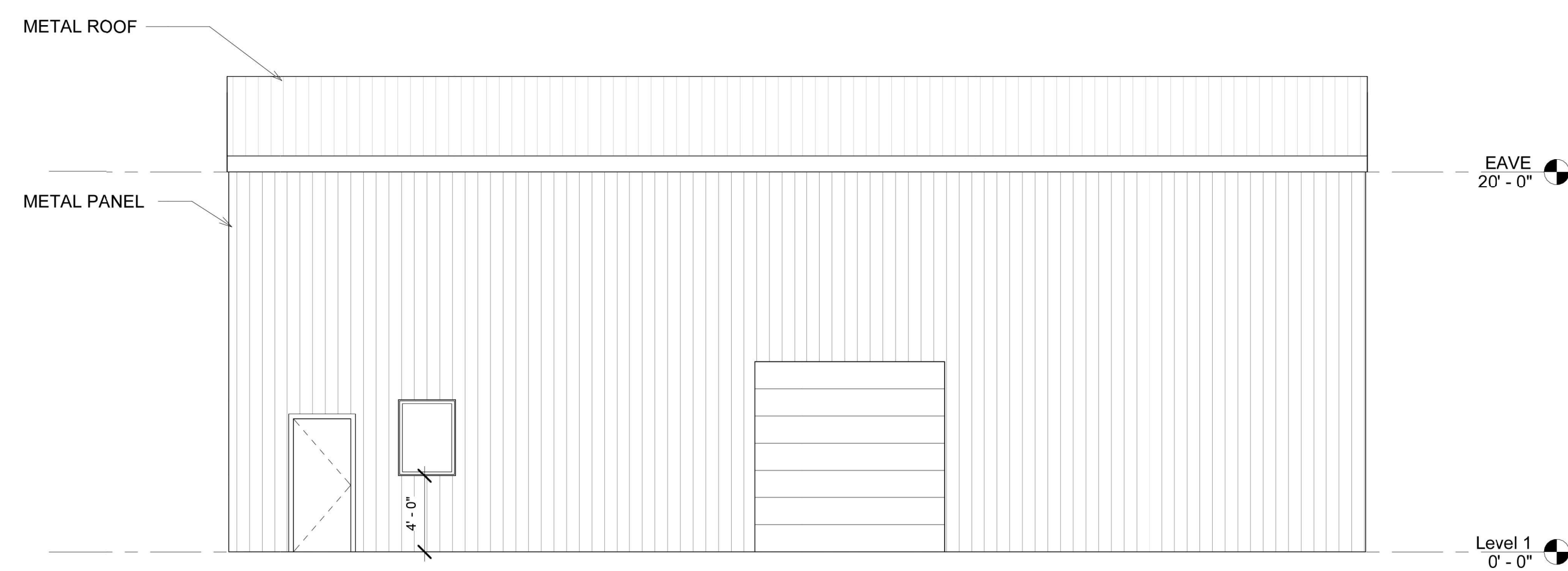
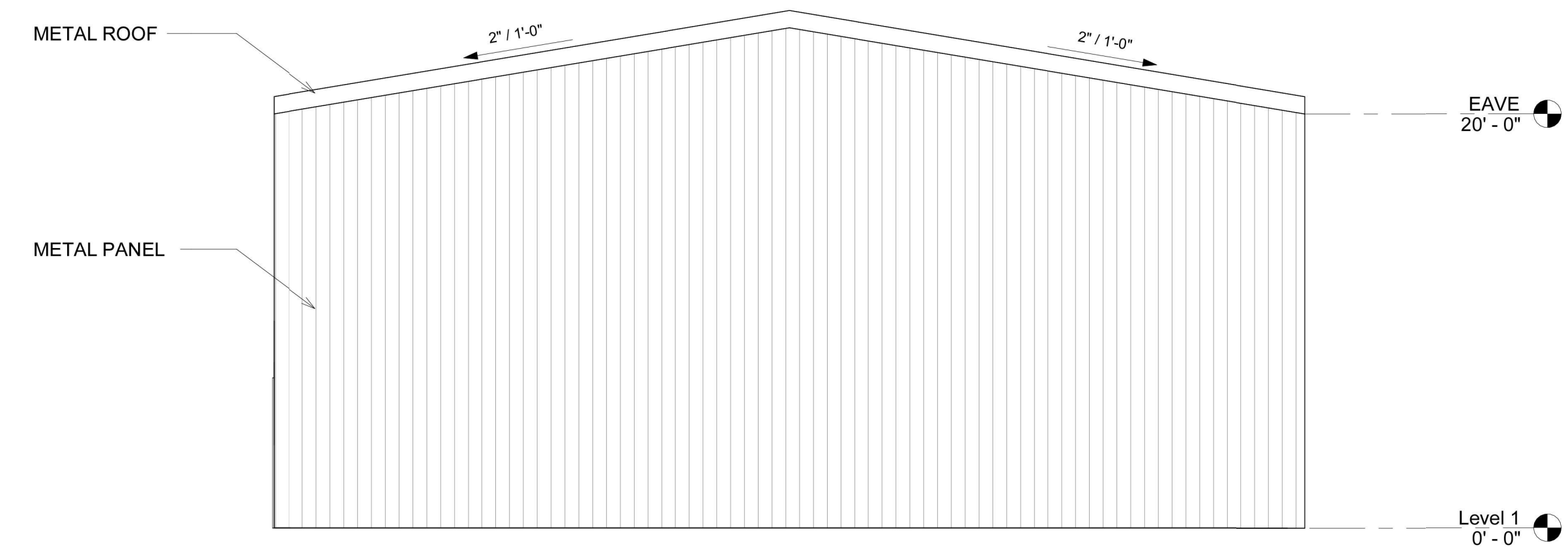
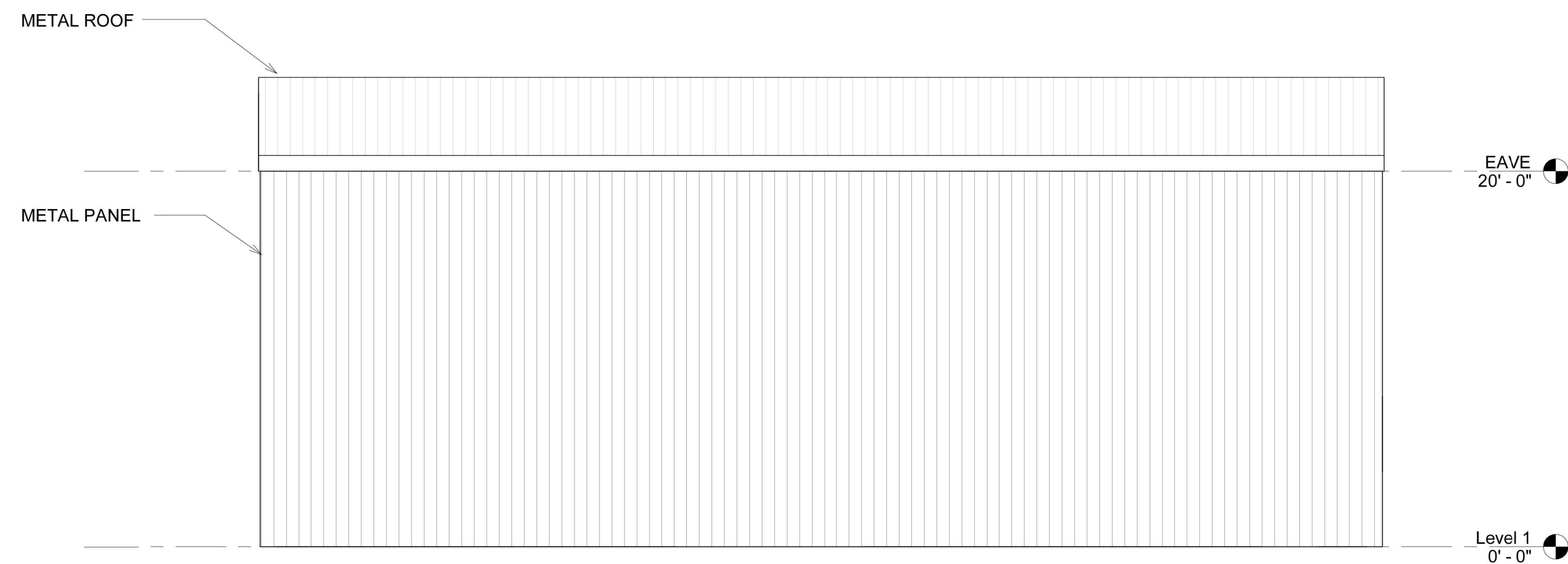
Know what's **below**
Call before you dig.

CALL 811
UTILITY NOTIFICATION CENTER
www.TEXAS811.com

General contractor must verify all dimension and location of utility in the field.

12/12/2025

WHITMORE MAINTENANCE EQUIPMENT BUILDING 930 WHITMORE DRIVE, ROCKWALL, TX					ISSUE/REVISIONS NO. DATE DESCRIPTION	
SITE PLAN OVERALL						
SHEET NO C-03	PROJECT ENGINEER	STATE	COUNTY	DESIGN BY:	MTH	
	MORRIS H. LAYTON III, PE	TEXAS	ROCKWALL	DRAWN BY:	JLS	
	CITY/TOWN	PROJECT NUMBER	REVIEWED BY:	MHL		



**3444 CORNERSTONE LANE
MIDLOTHIAN, TX 76065
469-383-4994
TX FIRM F-24436**

Jf
— LEVI JAY —
& ASSOCIATES



WHITMORE MAINTENANCE EQUIPMENT BUILDING 930 WHITMORE DRIVE, ROCKWALL, TX					ELEVATIONS					ISSUE/REVISIONS NO. DATE DESCRIPTION		
SHEET NO C-09		PROJECT ENGINEER		STATE		COUNTY		DESIGN BY:			MTH	
		MORRIS H. LAYTON III, PE		TEXAS		ROCKWALL		DRAWN BY:			JLS	
		CITY/TOWN		PROJECT NUMBER		REVIEWED BY:			MHL			
		CITY OF ROCKWALL		41MH		DATE: DECEMBER 12, 2025						

ISSUE/REVISIONS	
NO	DATE DESCRIPTION

[illegible]

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DESIGN BY:	MTH
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DRAWN BY:	JLS
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REVIEWED BY:	MHL
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ELEVATIONS

PROJECT ENGINEER	STATE	COUNTY
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MORRIS H. LAYTON III, PE	TEXAS	ROCKWALL
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CITY/TOWN	PROJECT NUMBER

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STATE	COUNTY
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TEXAS	ROCKWALL
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PROJECT NUMBER

ELEVATIONS

PROJECT ENGINEER	STATE	COUNTY
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H. LAYTON III, PE	TEXAS	ROCKWALL
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CITY/TOWN	PROJECT NUMBER

Exterior Night Photometric Survey Report - Whitmore Mfg. \ Jet-Lube Rockwall, TX 75087

Survey Type Exterior Nighttime Light Level Survey
Location Rockwall, TX 75087

Date: Sat Dec 5th, 2025
ATTN: Morris Layton PE

Project Photometric Survey of Whitmore Mfg. \ Jet-Lube
Customer Levi Jay & Associates Inc.
Attention Morris Layton PE Project Engineer
Location 930 Whitmore Dr. Rockwall, TX 75087
Travel included

Date **SURVEY DATE:** Thurs Dec 4th, 2025
Time 9:00 PM
Phone 469.383.4994 (Morris Cell)
Phone 469.383.4994 (John Davis Cell)
Email morris.layton@levijayassociates.com

Testing: Photometric Survey per City of Rockwall Unified Development Code (UDC)

Unit Used Foot-candles (fc)

Horizontal perimeter readings at 3' high were made at 9:00 PM which is more than 1 hour after sunset and 1 hour before sunrise.

Meter employed was a calibrated Extech LT300 Serial # 160327190 with color & cosine correction and an accuracy rating which meets the requirements of +/- 5 %.

Visibility according to the National Weather Service before and after the survey was 10 nautical miles. (Requirement is 6 miles)

All measurements were taken with full lighting on and no defective bulbs, poles or fixtures were noted.

FINDINGS:

According to sources, Jet-Lube is wanting to build a warehouse in the empty courtyard space located on the East side of the company building at 930 Whitmore. Courtyard readings were taken and none were found excessive for such an industrial on-property reading. The East, West and North side (with an additional railway ROW) are all on Jet-Lube property, so those were not measured. The South side which faces Justin Road was measured and ranged on average from 0.05 fc - 0.28 fc with one South facing spotlight measuring 0.78 fc at the property line.

See attached graphical map in *.jpg format.

Joel-Anthony Gray CIH, CSP, BSEE, CHMM, CHP (pending) 214.912.4691

ScanTech Technical Consulting

Joel-Anthony Gray

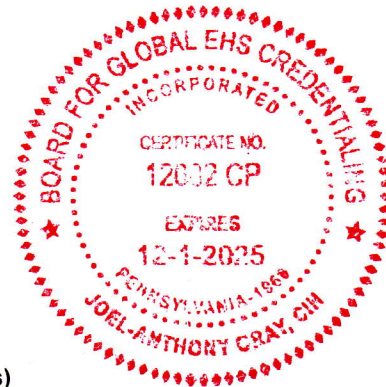
B.S. Electrical Engineering / Specialization Minor in Nanoscience Technology

B.S. Bioengineering & Biomedical Engineering (pending - University of Texas at Dallas)

A.S. Electronic Telecommunications

Certified Industrial Hygienist # 12082 CP ABIH / BGC

Certified Safety Professional # CSP 40131 BCSP (Board of Certified Safety Professionals)



Levi Jay & Associates Inc.
3444 Cornerstone Lane | Midlothian, TX 76065

Surveyor Joel-Anthony Gray: CIH BSEE CSP CHMM

Signed

JAG