



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 206 E Washington St.

SUBDIVISION _____

LOT

213

BLOCK

5

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____

CURRENT USE

music & office

PROPOSED ZONING _____

PROPOSED USE

Add Recording Studio

ACREAGE

.012

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

Kevin Lefere

☒ APPLICANT

Randy Lee Aragon

CONTACT PERSON

klefere@zanatas.com

CONTACT PERSON

Randy Lee Aragon

ADDRESS

ADDRESS

206 E Washington

CITY, STATE & ZIP

CITY, STATE & ZIP

Rockwall, TX, 75087

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

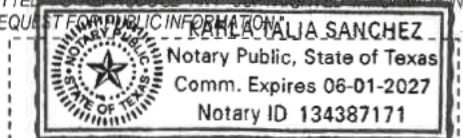
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kevin Lefere [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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."

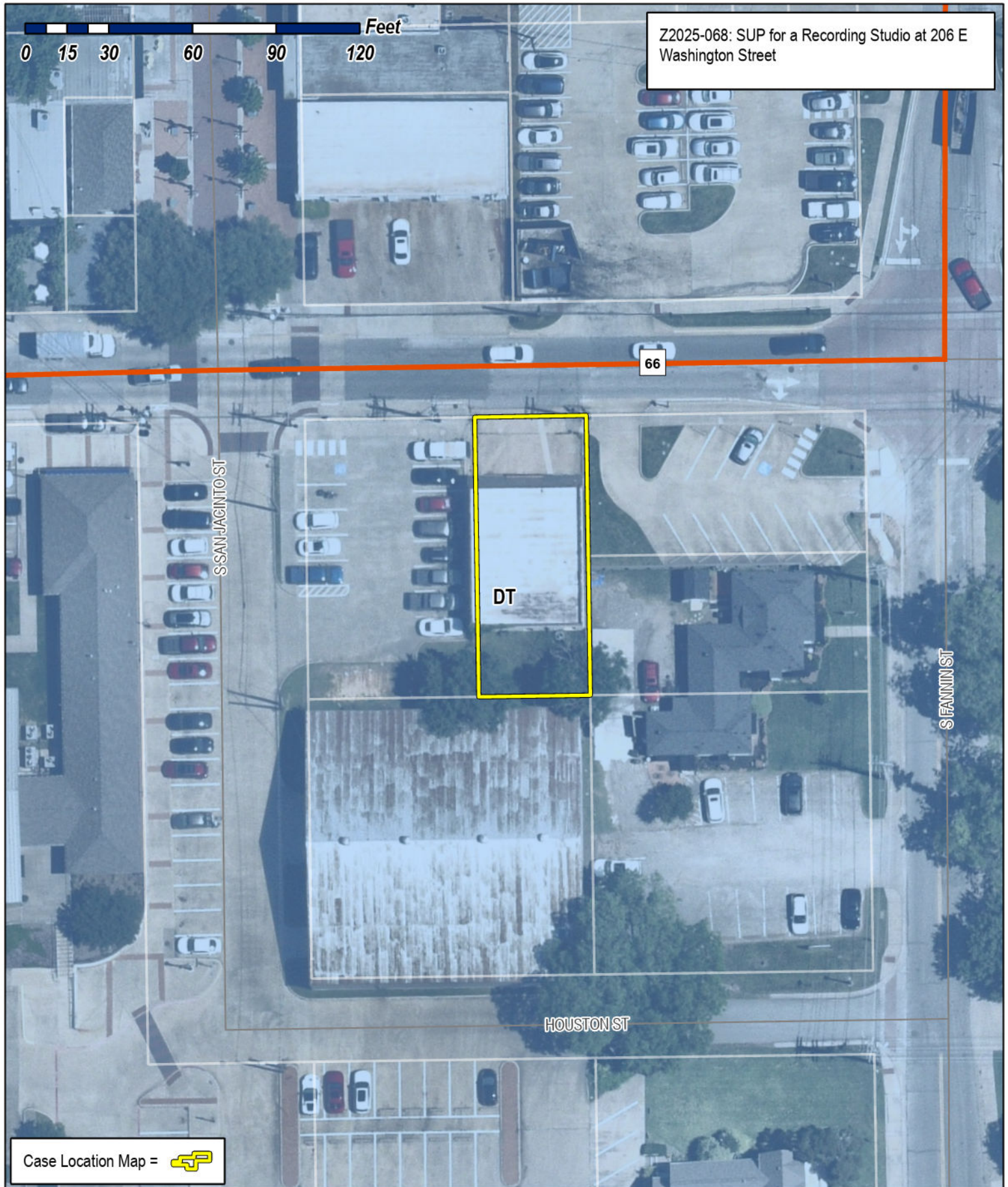
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th DAY OF October, 2025

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 6-1-27



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.

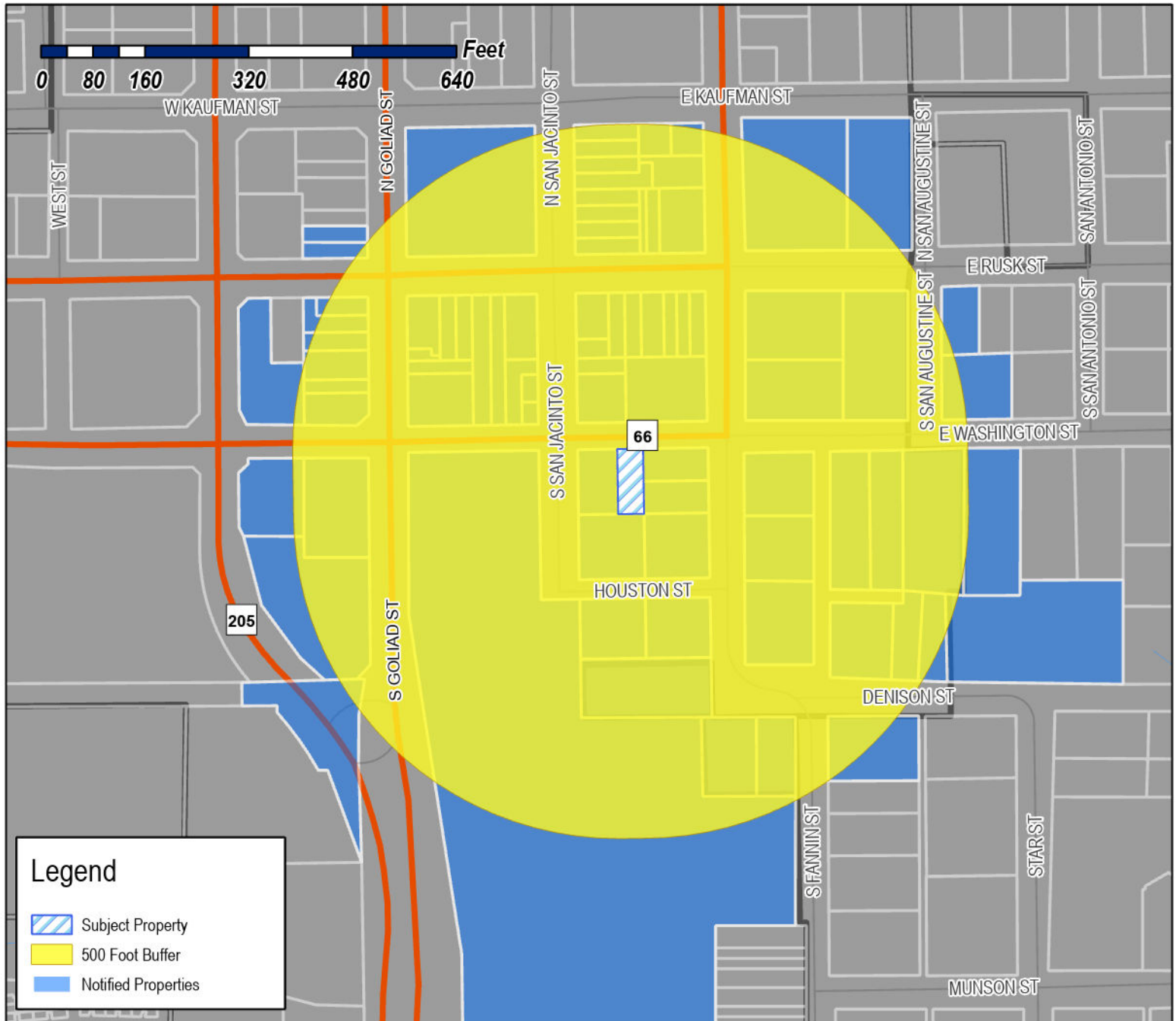




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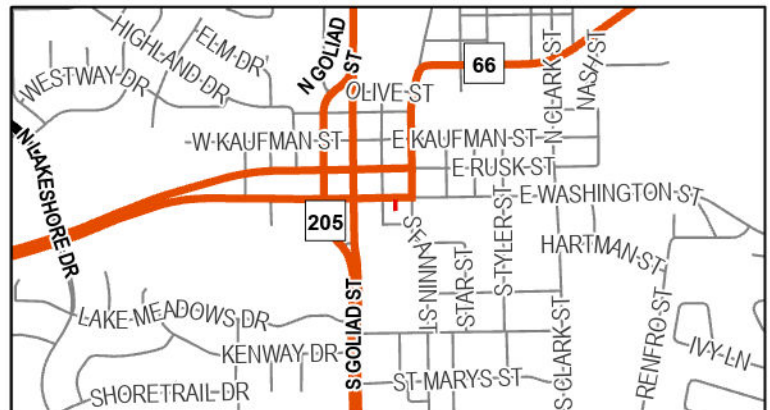
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Case Number: Z2025-068
Case Name: SUP for a Recording Studio
Case Type: Zoning
Zoning: Downtown (DT) District
Case Address: 206 E Washington Street

Date Saved: 10/17/2025

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



RESIDENT
101 E RUSK
ROCKWALL, TX 75087

RESIDENT
101 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
101 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
101 S FANNIN ST
ROCKWALL, TX 75087

LATHAM MARK
1010 RIDGE ROAD COURT
ROCKWALL, TX 75087

RESIDENT
102 E RUSK
ROCKWALL, TX 75087

RESIDENT
102 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
102 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
102 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
103 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
103 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
103 S SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
104 N SAN JACINTO
ROCKWALL, TX 75087

MASONIC LODGE
C/O JERRY FOUST
104 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
105 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
105 W WASHINGTON
ROCKWALL, TX 75087

SKY 306 E WASHINGTON SERIES LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

SKY 101 N GOLIAD SERIES LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

SKY 103 N GOLIAD SERIES LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

SKY 106 E RUSK SERIES LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

SKY 101 S FANNIN SERIES LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

SKY 111-115 S GOLIAD SERIES LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

SKY 2- 109 S GOLIAD SERIES LLC, A SERIES OF
SKY ASSET HOLDINGS 2 LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

SITST 114 E RUSK SERIES LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

RESIDENT
106 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
106 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
106 S SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
107 S GOLIAD
ROCKWALL, TX 75087

GMDR PROPERTIES LLC
107 S SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
108 FANNIN ST
ROCKWALL, TX 75087

RESIDENT
108 SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
108 E RUSK
ROCKWALL, TX 75087

RESIDENT
108 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
108 S SAN JACINTO
ROCKWALL, TX 75087

ASHMOREX2, LLC
108 S SAN JACINTO ST
ROCKWALL, TX 75087

RESIDENT
109 E WASHINGTON
ROCKWALL, TX 75087

112 E RUSK ST LLC
109 ELM CREST DR
ROCKWALL, TX 75087

RESIDENT
109 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
110 E RUSK
ROCKWALL, TX 75087

RESIDENT
110 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
110 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
111 W RUSK
ROCKWALL, TX 75087

RESIDENT
112 E RUSK
ROCKWALL, TX 75087

RESIDENT
112 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
114 E RUSK
ROCKWALL, TX 75087

RESIDENT
114 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
115 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
116 E RUSK
ROCKWALL, TX 75087

RESIDENT
116 N SAN JACINTO
ROCKWALL, TX 75087

HUGHES THOMAS P
1209 S LAKESHORE DR
ROCKWALL, TX 75087

TOVAR JOSE G & FELIPA
1269 S. MUNSON RD
ROYSE CITY, TX 75189

DIVINE PEACE EVANGELICAL LUTHERAN
CHURCH
A TEXAS NON-PROFIT CORPORATION
1346 PLEASANT VALLEY ROAD
GARLAND, TX 75040

GROOVYS BUSINESS PROPERTIES LLC
138 SAWGRASS DR
ROCKWALL, TX 75032

JOHNSON GREGORY DON AND SANDRA
1390 GOLD COAST DR
ROCKWALL, TX 75087

HEFFERNAN MARILYN
1480 BLUEBELL DRIVE
ESTES PARK, CO 80517

HEFFERNAN MARILYN
1480 BLUEBELL DRIVE
ESTES PARK, CO 80517

FOX WILLIAM G & ALISON L
1601 BAY CREST TRL
HEATH, TX 75032

JS2 PROPERTIES LLC
1717 Main St Ste 2950
Dallas, TX 75201

JS2 PROPERTIES LLC
1717 Main St Ste 2950
Dallas, TX 75201

ROBERSON RAY ETUX
201 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
201 E WASHINGTON
ROCKWALL, TX 75087

VS ROWLETT, LLC
202 E RUSH ST
ROCKWALL, TX 75087

RESIDENT
202 E RUSK
ROCKWALL, TX 75087

Z ROCK BUILDING LLC
202 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
202 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
202 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
203 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
203 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
204 E KAUFMAN
ROCKWALL, TX 75087

WILLESS LADONA
204 S FANNIN ST
ROCKWALL, TX 75087

WILLESS LADONA
204 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
205 S SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
206 E WASHINGTON ST
ROCKWALL, TX 75087

RESIDENT
206 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
206.5 E RUSK
ROCKWALL, TX 75087

HALL J BLAKELEY
207 E RUSK ST
ROCKWALL, TX 75087

GARLAND FRENCH PEAR LLC
C/O STEPHEN HARRY HOEGGER
2082 QUAIL RUN ROAD
WYLIE, TX 75098

PRUITT JAMES PRESTON
209 Stonebridge Dr
Rockwall, TX 75087

RESIDENT
210 HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
210 E RUSK
ROCKWALL, TX 75087

RESIDENT
210 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
212 E RUSK
ROCKWALL, TX 75087

RESIDENT
213 E RUSK
ROCKWALL, TX 75087

TURNER V H
214 E RUSK
ROCKWALL, TX 75087

RESIDENT
216 E RUSK
ROCKWALL, TX 75087

EXODUS 314 INVESTMENTS LLC
221 BLUE HERON LN
HEATH, TX 75032

ROCKWALL MERCANTILE LTD
2255 Ridge Rd Ste 208
Rockwall, TX 75087

RESIDENT
301 DENNISON
ROCKWALL, TX 75087

RESIDENT
302 S FANNIN ST
ROCKWALL, TX 75087

PEOPLES BILLY W
302 S GOLIAD ST
ROCKWALL, TX 75087

TOVAR JUSTINO & ADELINA
303 DENISON ST
ROCKWALL, TX 75087

TOVAR JUSTINO ET UX
303 DENISON ST
ROCKWALL, TX 75087

RESIDENT
303 E RUSK
ROCKWALL, TX 75087

ERUDITE INCORPORATED
305 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
305 S FANNIN ST
ROCKWALL, TX 75087

DEWAYNE CAIN CHILD'S TRUST, DEWAYNE
CAIN-TRUSTEE, AMY DAWN CAIN 2012 L
PAT BEAIRD-TRUSTEE, CHRISTOPHER PAUL CAIN
2012 LONG TERM TRU
305 STONEBRIDGE DRIVE
ROCKWALL, TX 75087

DEWAYNE CAIN CHILD'S TRUST, DEWAYNE
CAIN-TRUSTEE, AMY DAWN CAIN 2012 L
PAT BEAIRD-TRUSTEE, CHRISTOPHER PAUL CAIN
2012 LONG TERM TRU
305 STONEBRIDGE DRIVE
ROCKWALL, TX 75087

TRINITY HARBOR CHURCH
306 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
306 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
306 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
306 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
308 E WASHINGTON
ROCKWALL, TX 75087

GSJ PROPERTIES LLC
308 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
308 S FANNIN ST
ROCKWALL, TX 75087

HUMPHREY GARY B ET UX
310 E WASHINGTON ST
ROCKWALL, TX 75087

RESIDENT
310 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
311 DENISON ST
ROCKWALL, TX 75087

CAFFEY MICHAEL M
311 S FANNIN ST
ROCKWALL, TX 75087

ROBERT COOK ESTATE
C/O ALICIA COOK
3727 N TOWN EAST BLVD APT 77
MESQUITE, TX 75150

RESIDENT
385 S GOLIAD
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

WELCH DAVID T & TERRY E
401 E WASHINGTON STREET
ROCKWALL, TX 75087

RESIDENT
402 E RUSK
ROCKWALL, TX 75087

KILPATRICK KENDRA
402 E WASHINGTON ST
ROCKWALL, TX 75087

SHIPLEY ZACHARY S AND
JASON SHIPLEY
412 RENFRO ST
ROCKWALL, TX 75087

RUTH DIANE RUSSELL TRUST
RUTH DIANE RUSSELL- TRUSTEE
500 WILLIAMS ST
WAXAHACHIE, TX 75165

105 WEST WASHINGTON LLC
502 TERRY LANE
HEATH, TX 75032

SMITH ROBERT & MARY SUE
502 W RUSK ST
ROCKWALL, TX 75087

GRAY PEGGY JO
521 KATHY DR
MESQUITE, TX 75149

ROCKWALL 4 LLC
5818 PORTSMOUTH LANE
DALLAS, TX 75252

HENDRICKS 7 PROPERTIES LLC SERIES 3
5903 VOLUNTEER PLACE
ROCKWALL, TX 75032

HENDRICKS 7 PROPERTIES LLC SERIES1
5903 VOLUNTEER PLACE
ROCKWALL, TX 75032

HENDRICKS 7 PROPERTIES LLC SERIES 2
5903 VOLUNTEER PLACE
ROCKWALL, TX 75032

ODOM JAY
601 N FANNIN ST
ROCKWALL, TX 75087

KING PACIFIC INC
8100 GREENSBORO DR
PLANO, TX 75025

SHIELDS MICHAEL L
811 S ALAMO RD
ROCKWALL, TX 75087

SANCHES MANUEL R AND MARIA DEL CARMEN
SANCHEZ
912 REFLECTION CT
ROCKWALL, TX 75032

SANCHES MANUEL R AND MARIA DEL CARMEN
SANCHEZ
912 REFLECTION CT
ROCKWALL, TX 75032

JO SUNGRAE
960 MIDNIGHT PASS
ROCKWALL, TX 75087

COUNTY OF ROCKWALL
COURTHOUSE
ROCKWALL, TX 75087

ONCOR ELECTRIC DELIVERY COMPANY
PO BOX 139100
DALLAS, TX 75313

CHRIST FOR INDIA
PO BOX 271086
DALLAS, TX 75227

ROCKWALL LIONS CLUB
C/O OLIVER R SPILLER
PO BOX 663
ROCKWALL, TX 75087

COLLIN-G PROPERTIES LTD
PO BOX 847
ROCKWALL, TX 75087

RB's Sound House Recording Studio

Dear Friends, Artists, and Dreamers,

My name is Randy Aragon, I'm a local musician and manager/bartender at The Downing Bottles and Bites. I've recently leased the building at 206 E Washington st.(the old school of rock building) from Kevin Lefere, with hopes of opening a recording studio for local artists that have no way of recording their music.

As of now, I have to drive over an hour back and forth just to find a good studio to record my music, which makes it really difficult when recording and releasing my own music. This is why I decided to lease the building and begin the journey of offering recording services.

This studio will be dedicated to professionally tracking and recording local artists of all ages — one at a time — giving each artist the full attention, focus, and respect their craft deserves. I want to give people in our community a real outlet to express themselves, to release their music to the world, and to grow as artists and as people. Every session is about more than making a song — it's about building community, confidence, connection, and creative freedom.

The room that I would like to make a recording studio is one room that sits in the back right corner of the building and is already completely sound proof due to the School of Rock using it for music lessons. We will offer an affordable way to book a recording session, record your music on top quality equipment, and have it mixed and mastered all in one.

Music has always been more than just sound to me — it's been a lifeline.

There were times in my life when darkness felt heavy, when words couldn't capture the pain or confusion I was carrying. But music did. It became my way to breathe again, to find purpose when things didn't make sense, and to connect with something greater than myself.

That's why I would like to open the Recording Studio — not just as a business, but as a safe space. A place where creativity becomes therapy, where sound becomes healing, and where anyone with a story to tell can walk in and feel understood.

Music saved me, and I believe it can save others too. It has the power to reach the parts of us that words alone can't. Whether you're recording your first song or your hundredth, my hope is that this space gives you the same sense of freedom and hope that music gives me.

I also plan to team up with the Music Directors at the local schools and other music based programs, to offer them a discounted rate for their students who have dreams of making music. There is also the potential for me to donate my time through the studio to local music programs, when they have school projects that require recording services for bands, choirs, and other music related endeavors.

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. Washington Street in the City of Rockwall, being described as follows:
Lot No. East 40' of Lots 2 and 3, Block No. S, City Block No. 510
of Original Town of Rockwall, on addition to the City of Rockwall, Texas, according to the filed plot thereof recorded in Vol 1, at page 555 of the Deed Map Deed Records of Rockwall County, Texas

[Handwritten signatures and initials]
X *[Signature]*
X *[Signature]*

