



# 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 (\$500.00 + \$20.00 ACRE)<sup>1</sup>
- PRELIMINARY PLAT (\$500.00 + \$20.00 ACRE)<sup>1</sup>
- FINAL PLAT (\$500.00 + \$20.00 ACRE)<sup>1</sup>
- REPLAT (\$500.00 + \$20.00 ACRE)<sup>1&3</sup>
- AMENDING OR MINOR PLAT (\$500.00)
- PLAT REINSTATEMENT REQUEST (\$200.00)

#### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$1,000.00 + \$20.00 ACRE)<sup>1&2</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$500.00)<sup>2</sup>

#### OTHER APPLICATION FEES:

- TREE REMOVAL (\$200.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] (\$200.00)<sup>2</sup>
- VARIANCE REQUEST/SPECIAL EXCEPTIONS [COMMERCIAL] (\$1,000.00)<sup>2</sup>

#### ZONING APPLICATION FEES:

- ZONING CHANGE (\$1,000.00 + \$20.00 ACRE)<sup>1&3</sup>
- SPECIFIC USE PERMIT [RESIDENTIAL] (\$200.00 + \$20.00 ACRE)<sup>1,2&3</sup>
- SPECIFIC USE PERMIT [COMMERCIAL] (\$1,000.00 + \$20.00 ACRE)<sup>1,2&3</sup>
- PLANNED DEVELOPMENT DISTRICT (\$1,500.00 + \$20.00 ACRE)<sup>1&3</sup>
- PD DEVELOPMENT PLANS (\$1,500.00 + \$20.00 ACRE)<sup>1&3</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 **\$2,500.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

<sup>3</sup>: AN ADDITIONAL FEE OF **\$150.00** WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

### PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS NW Corner of N. John King Blvd & Park Hills Blvd

SUBDIVISION Boardwalk Development Addition

LOT Part of 1 BLOCK A

GENERAL LOCATION

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

CURRENT ZONING PD - 71/SH205 By-Pass Overlay

CURRENT USE Vacant

PROPOSED ZONING No change

PROPOSED USE Restaurant W/Drive thru, retail

ACREAGE 2.5

LOTS [CURRENT] 1

LOTS [PROPOSED] 2

- 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 Subtle Grounds LLC

APPLICANT Greenlight Studio LLC

CONTACT PERSON Mike Wurster

CONTACT PERSON Tyler Adams

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

### NOTARY VERIFICATION [REQUIRED]

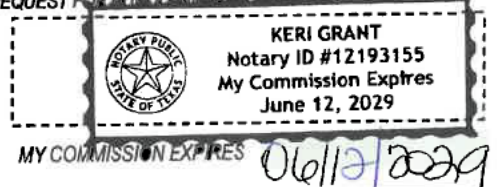
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Wurster [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ Man TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF May, 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 15th DAY OF May, 2026

OWNER'S SIGNATURE


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





SP2026-018: Site Plan for a Restaurant with Drive Through



Case Location Map = 

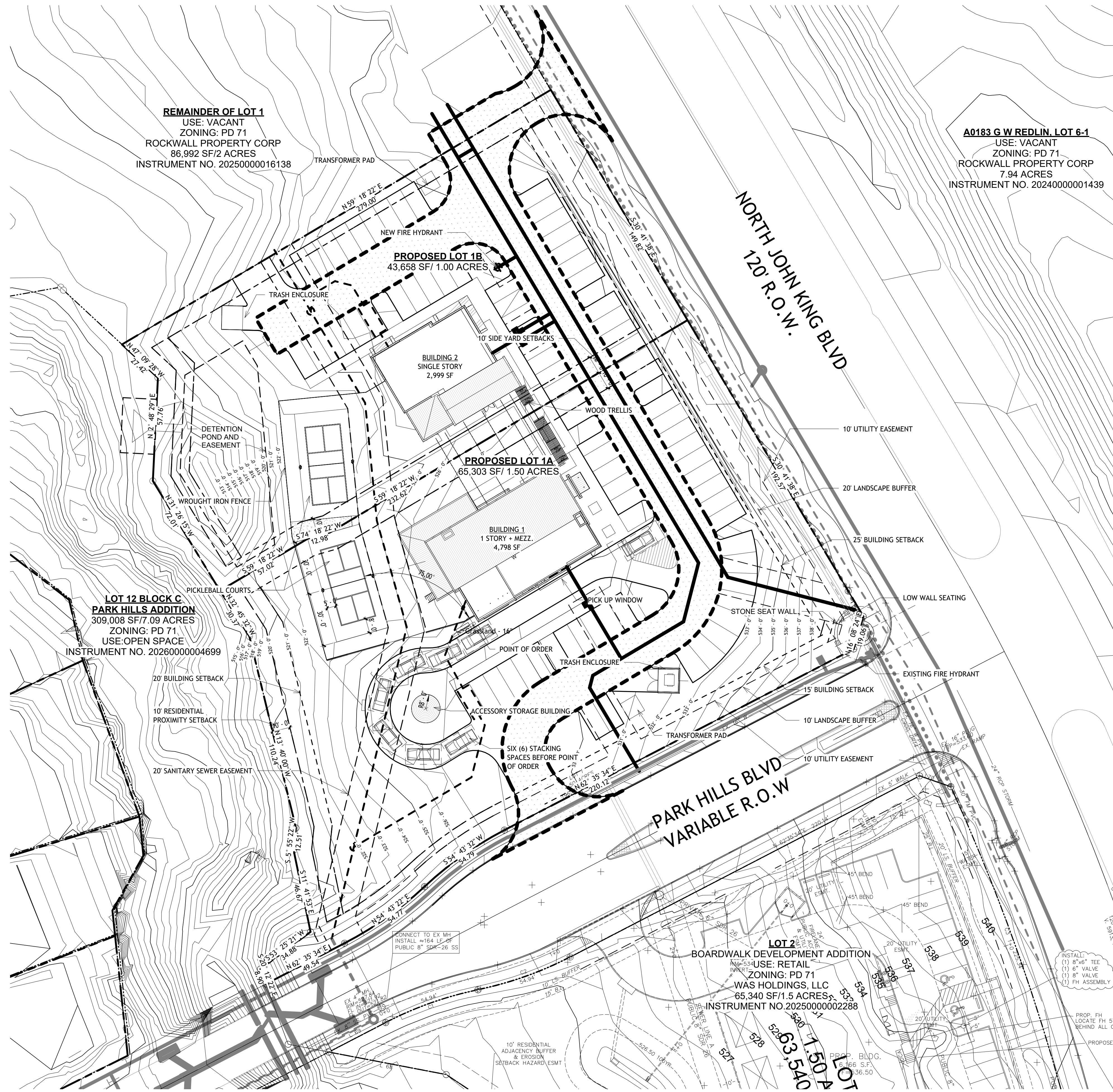


# City of Rockwall

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.





**Site Information**

Lot	Proposed Part of Existing Lot 1
Subdivided:	Proposed Lot 1A and 1B Block A Lot "1A" - 65,076 SF / 1.49 Acres Lot "1B" - 43,884 SF / 1.01 Acres
Total Parcel Size:	108,960 SF / 2.5 Acres
Remaining Parcel:	87,060 SF / 2.0 Acres
Current Zoning:	Planned Development 71
Proposed Zoning:	No Change
Proposed Use:	Pickleball Court as Accessory Use
Max Height:	60'
Front Yard Setback:	25'
Side Yard Setback:	10'
Back Yard Setback:	20'
Max Lot Coverage:	60%
Max Floor Area Ratio:	4:1

- SITE PLAN GENERAL NOTES**
- ALL WORK MUST MEET CITY 2023 STANDARDS OF DESIGN AND CONSTRUCTION.
  - RETAINING WALLS OVER 3' MUST BE ENGINEERED.
  - ALL RETAINING WALLS OVER 18" MUST BE ROCK OR STONE FACED.
  - ALL UTILITIES MUST BE UNDERGROUND.
  - ALL PROPOSED UTILITIES SHOWN ARE CONCEPTUAL IN NATURE.
  - NO ABOVE GROUND STORAGE TANKS OR OUTSIDE STORAGE PERMITTED.

- DRAINAGE NOTES**
- ADJACENT STREETWAYS AS-BUILT FLOWS SHALL BE MAINTAINED.
  - PROPERTY OWNER RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF DETENTION/DRAINAGE SYSTEMS.

- WATER AND WASTEWATER NOTES**
- ANY UTILITY CONNECTION MADE UNDERNEATH AN EXISTING ROADWAY MUST BE BORED.
  - ALL UTILITY CROSSINGS MUST BE DRY BORE AND STEEL ENCASED.
  - NO TREES SHALL BE WITHIN 10' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS 10" IN DIAMETER OR LARGER.
  - NO TREES TO BE WITHIN 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.

**A0183 G W REDLIN, LOT 6-1**  
 USE: VACANT  
 ZONING: PD 71  
 ROCKWALL PROPERTY CORP  
 7.94 ACRES  
 INSTRUMENT NO. 2024000001439

**REMAINDER OF LOT 1**  
 USE: VACANT  
 ZONING: PD 71  
 ROCKWALL PROPERTY CORP  
 86,992 SF/2 ACRES  
 INSTRUMENT NO. 20250000016138

**PROPOSED LOT 1B**  
 43,658 SF/ 1.00 ACRES

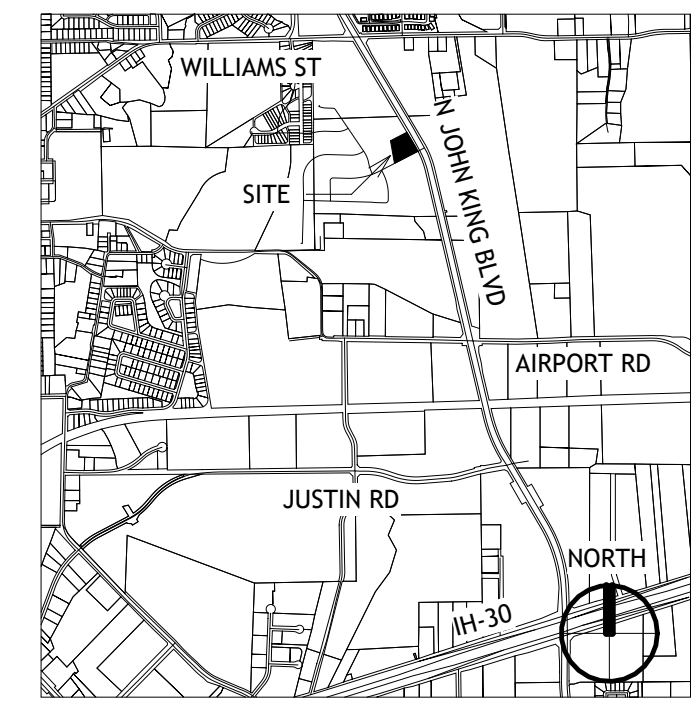
**PROPOSED LOT 1A**  
 65,303 SF/ 1.50 ACRES

**LOT 12 BLOCK C PARK HILLS ADDITION**  
 309,008 SF/7.09 ACRES  
 ZONING: PD 71  
 USE: OPEN SPACE  
 INSTRUMENT NO. 20260000004699

**LOT 2 BOARDWALK DEVELOPMENT ADDITION**  
 USE: RETAIL  
 ZONING: PD 71  
 WAS HOLDINGS, LLC  
 65,340 SF/1.5 ACRES  
 INSTRUMENT NO. 20250000002288

**Area Schedule (Gross SF)**

Building	Name	Area
1	Ground Floor	3945 SF
1	Mezzanine	853 SF
2	Tenant A	2190 SF
2	Tenant B	815 SF
		3005 SF



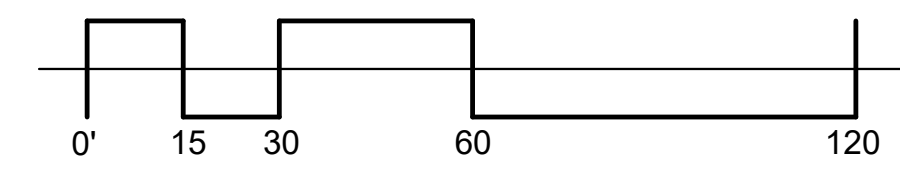
**GREENLIGHT**  
 STUDIO, LLC  
 www.greenlightcompany.com

**Applicant:**  
 Greenlight Studio LLC  
 100 N. Cottonwood Drive  
 Suite 104  
 Richardson, Texas 75080  
 v: 214.810.4535

**Owner:**  
 Subtle Grounds LLC  
 1300 MacArthur Place  
 Rockwall, Texas 75087

**Site Data Summary Table**

General Site Data	
Zoning	PD-72
Existing Use	Vacant
Proposed Land Use	Restaurant over 2200 SF with Drive-thru
Lot Area Combined (SF)	108,961
Lot Area Combined (Acreage)	2.50
Lot 1A	65303.05
Lot 1B	43658.20
Building 1 Footprint	3,945
Building 2 Footprint	2,999
Building 1 Total Area	4798
Building 2 Total Area	2999
Total Building Area	7,797
Maximum Building Height (# Stories)	2
Maximum Building Height (Feet)	60'
Front Yard Setback	15'
Side Yard Setback	10'
Rear Yard Setback	20'
Maximum Lot Coverage	60%
Provided Lot Coverage	6%
Maximum FAR	4:1
Provided FAR	0
<b>Parking</b>	
Required	
Building 1 - 1:100 SF	47
Building 2 - 1:100SF	29
Outdoor Seating (1/4 seats)	6
Total Parking Required	82
Total Parking Provided	82
Accessible Parking Required	3
Accessible Parking Provided	3
<b>Landscaping Area</b>	
Open Space Required	
Required area per zoning	N/A
Total Open Space Provided	
Other Landscape area within the lot	
Total Landscape Area	55,679
Impervious Area	
Building Area	7,797
Sidewalks, Pavement, and other Impervious Flatwork	41,885
Other Impervious Area (Pickleball Courts)	3,600
Total Impervious Area	53,282
Total Landscape Area, Impervious Area, Permeable Area	108,961
Total Area for Outdoor Storage	None



**1** Site Plan  
 1" = 30'-0"

**G101**  
 Site Plan

**Harvest Park**  
 N. John King Blvd  
 Rockwall, Texas 75087

Portion of Lot 1, Block A 108,960 SF/2.5 Acres  
 Boardwalk Development Addition  
 City of Rockwall, County of Rockwall, Texas  
 George W. Redlin Survey, A 183

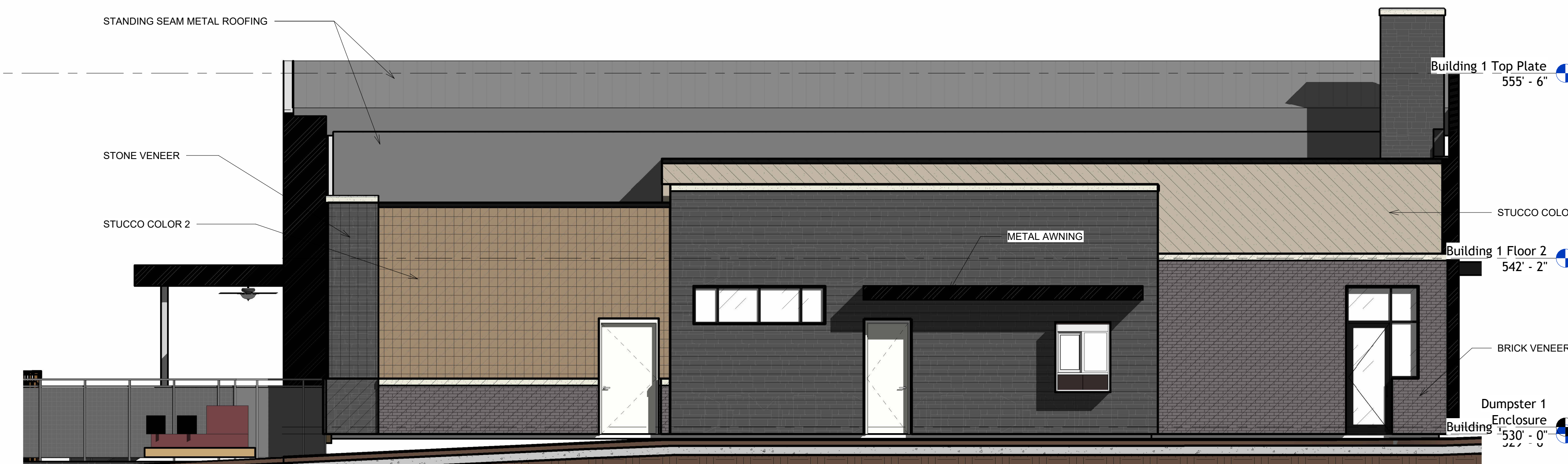
Prepared May 15, 2026



④ Building 1 West Elevation - Color  
3/16" = 1'-0"



① Building 1 East Elevation - Color  
3/16" = 1'-0"



③ Building 1 South Elevation - Color  
3/16" = 1'-0"



② Building 1 North Elevation - Color  
3/16" = 1'-0"

Building 1 Façade Materials Takeoff		
Material	SF	Percent
<b>North Elevation</b>		
<i>Primary Materials</i>		
Stucco Color 1	465.07	30.75%
Stucco Color 2	264.71	17.50%
Stone Veneer	393.63	26.03%
Brick Veneer	337.45	22.31%
<i>Secondary Materials</i>		
Metal Panel	51.45	3.40%
Total	1512.31	100.00%
Total Stucco Coverage		48.26%
<b>East Elevation</b>		
<i>Primary Materials</i>		
Stucco Color 1	120.75	12.81%
Stucco Color 2	238.32	25.27%
Stone Veneer	253.51	26.89%
Brick Veneer	210.1	22.28%
<i>Secondary Materials</i>		
Metal Panel	120.23	12.75%
Total	942.91	100.00%
Total Stucco Coverage		38.08%
<b>South Elevation</b>		
<i>Primary Materials</i>		
Stucco Color 1	205.63	15.09%
Stucco Color 2	293.33	21.53%
Stone Veneer	558.04	40.96%
Brick Veneer	305.48	22.42%
<i>Secondary Materials</i>		
Metal Panel		0.00%
Total	1362.48	100.00%
Total Stucco Coverage		36.62%
<b>West Elevation</b>		
<i>Primary Materials</i>		
Stucco Color 1	247.45	32.31%
Stucco Color 2	0	0.00%
Stone Veneer	306.4	40.00%
Brick Veneer	164.84	21.52%
<i>Secondary Materials</i>		
Metal Panel	47.29	6.17%
Total	765.98	100.00%
Total Stucco Coverage		32.31%

# GREENLIGHT

STUDIO, LLC  
www.greenlightcompany

**Applicant:**

Greenlight Studio LLC  
100 N. Cottonwood Drive  
Suite 104  
Richardson, Texas 75080  
P: 214.810.4535

**Owner:**

Subtle Grounds LLC  
1309 Marlene Place  
Rockwall, Texas 75087

## G311 Color Elevations Building 1

### Harvest Park

N. John King Blvd  
Rockwall, Texas 75087

Portion of Lot 1, Block A 108,960 SF/2.5 Acres  
Boardwalk Development Addition  
City of Rockwall, County of Rockwall, Texas  
George W. Redlin Survey, A 183

Prepared May 15, 2026



4 Building 2 West Elevation - Color  
3/16" = 1'-0"



1 Building 2 East Elevation - Color  
3/16" = 1'-0"



2 Building 2 North Elevation - Color  
3/16" = 1'-0"



3 Building 2 South Elevation - Color  
3/16" = 1'-0"

Building 2 Façade Materials Takeoff		
Material	SF	Percent
<b>North Elevation</b>		
<i>Primary Materials</i>		
Stucco Color 1	0	0.00%
Stucco Color 2	125.97	12.78%
Stone Veneer	255.25	25.90%
Brick Veneer	604.26	61.32%
<i>Secondary Materials</i>		
Metal Panel	0	0.00%
Total	985.48	100.00%
Total Stucco Coverage		12.78%
<b>East Elevation</b>		
<i>Primary Materials</i>		
Stucco Color 1	175.47	21.27%
Stucco Color 2	0	0.00%
Stone Veneer	281.39	34.11%
Brick Veneer	286.68	34.76%
<i>Secondary Materials</i>		
Metal Panel	81.29	9.86%
Total	824.83	100.00%
Total Stucco Coverage		21.27%
<b>South Elevation</b>		
<i>Primary Materials</i>		
Stucco Color 1	306.55	44.08%
Stucco Color 2	0	0.00%
Stone Veneer	281.62	40.10%
Brick Veneer	68.16	9.71%
<i>Secondary Materials</i>		
Metal Panel	42.98	6.12%
Total	702.31	100.00%
Total Stucco Coverage		44.08%
<b>West Elevation</b>		
<i>Primary Materials</i>		
Stucco Color 1	173.02	20.17%
Stucco Color 2	0	0.00%
Stone Veneer	333.94	38.93%
Brick Veneer	269.55	31.43%
<i>Secondary Materials</i>		
Metal Panel	81.2	9.47%
Total	857.71	100.00%
Total Stucco Coverage		20.17%

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100 N. Cottonwood Drive  
Suite 104  
Richardson, Texas 75080  
v: 214.810.4535

**Owner:**

Subtle Grounds LLC  
1309 Maravine Place  
Rockwall, Texas 75087

## G312 Building 2 Color Elevations

### Harvest Park

N. John King Blvd  
Rockwall, Texas 75087

Portion of Lot 1, Block A 108,960 SF/2.5 Acres  
Boardwalk Development Addition  
City of Rockwall, County of Rockwall, Texas  
George W. Redlin Survey, A 183

Prepared May 15, 2026

# GREENLIGHT

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[www.greenlightcompany.com](http://www.greenlightcompany.com)

**Applicant:**

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100 N. Cottonwood Drive  
Suite 104  
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P: 214.910.4555

**Owner:**

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1309 Maravine Place  
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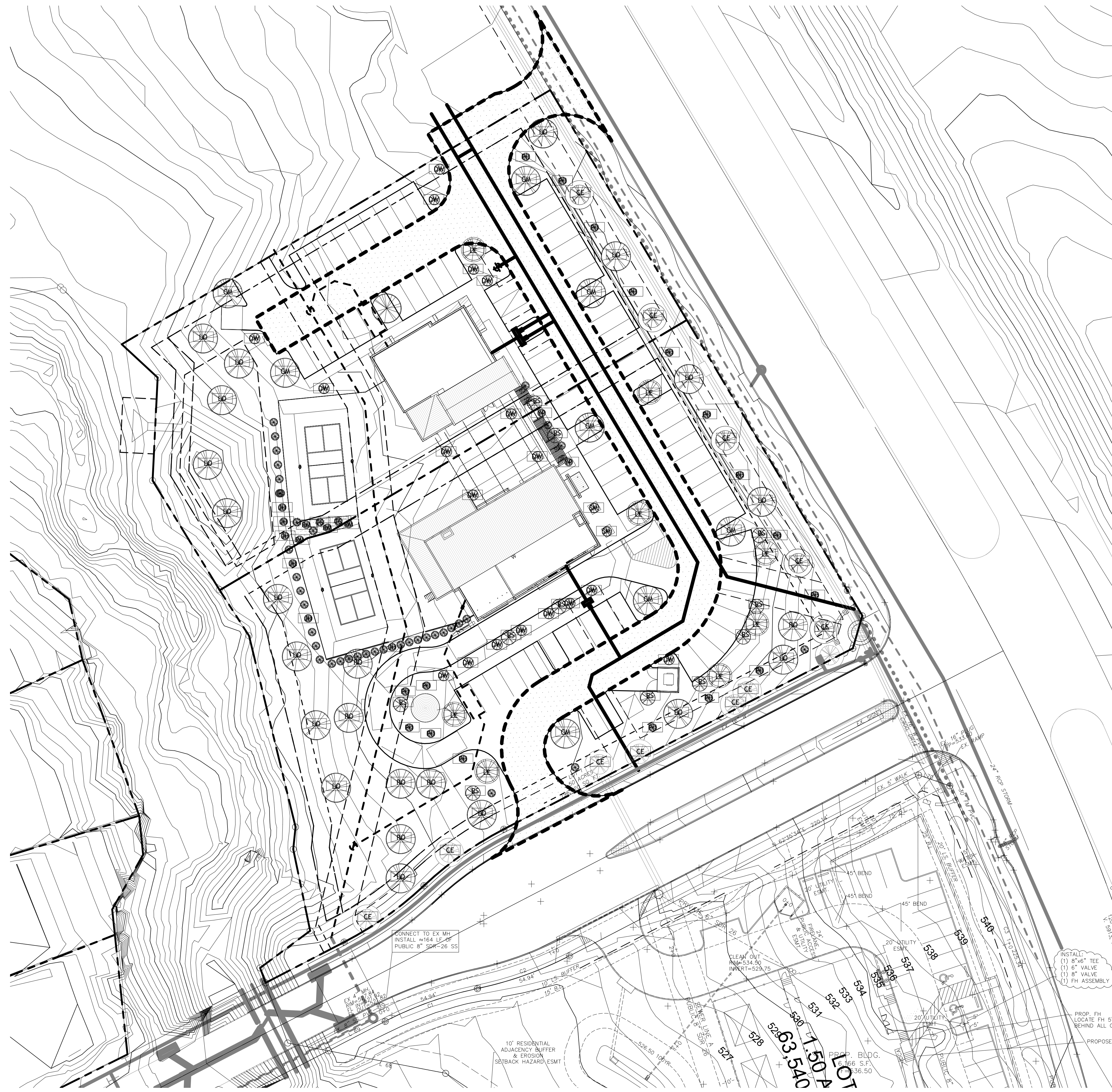
## G303 Color Renderings

### Harvest Park

N. John King Blvd  
Rockwall, Texas 75087

Portion of Lot 1, Block A 108,960 SF/2.5 Acres  
Boardwalk Development Addition  
City of Rockwall, County of Rockwall, Texas  
George W. Redlin Survey, A 183

Prepared May 15, 2026



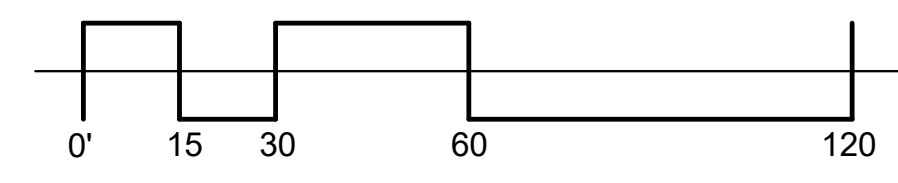
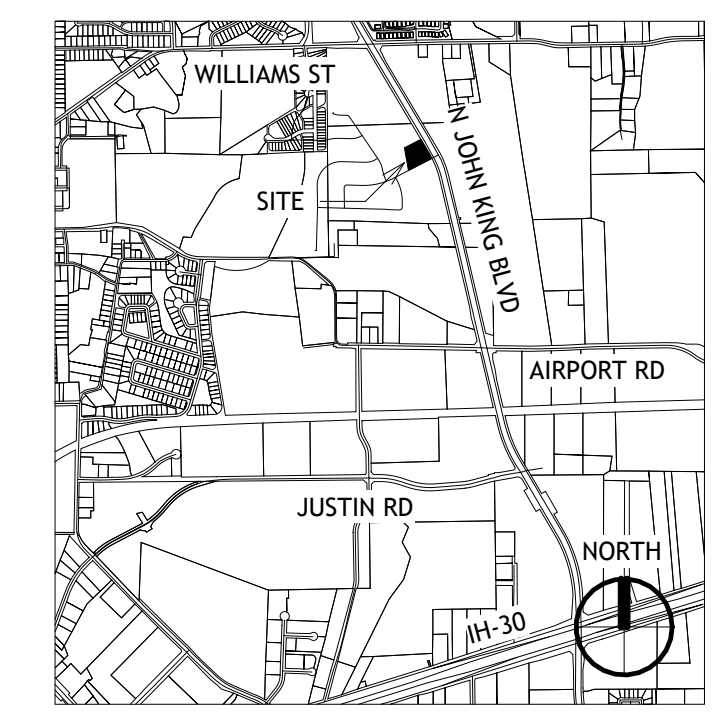
**Site Data Summary Table**

General Site Data	
Zoning	PD-72
Existing Use	Vacant
Proposed Land Use	Restaurant over 2200 SF with Drive-thru
	Restaurant without Drive-thru
Lot Area Combined (SF)	108,961
Lot Area Combined (Acreage)	2.50
Lot 1A	65303.05
Lot 1B	43658.20
Building 1 Footprint	3,945
Building 2 Footprint	2,999
Building 1 Total Area	4798
Building 2 Total Area	2999
Total Building Area	7,797
Maximum Building Height (# Stories)	2
Maximum Building Height (Feet)	60'
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Maximum FAR	4:1
Provided FAR	0

Parking	
Required	
Building 1 - 1:100 SF	47
Building 2 - 1:100SF	29
Outdoor Seating (1/4 seats)	6
Total Parking Required	82
Total Parking Provided	82
Accessible Parking Required	3
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Landscaping Area	
Open Space Required	
Required area per zoning	N/A
Total Open Space Provided	
Other Landscape area within the lot	
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Impervious Area	
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Sidewalks, Pavement, and other Impervious Flatwork	41,885
Other Impervious Area (Pickleball Courts)	3,600
Total Impervious Area	53,282
Total Landscape Area, Impervious Area, Permeable Area	108,961
Total Area for Outdoor Storage	None

Planting Schedule			
Type Mark	Common Name	Scientific Name	Count
CE	Cedar Elm	Ulmus crassifolia	13
CM	Caddo Maple	Acer saccharum	9
DW	Desert Willow	Chilopsis linearis	18
JH	Japanese Holly	Ilex crenata	36
LE	Lacebark elm	Ulmus parvifolia	8
LO	Live Oak	Quercus fusiformis	17
PH	Possumhaw Holly	Ilex decidua	20
RM	Rosemary	Salvia rosmarinus	4
RO	Red Oak	Quercus buckleyi	6
RS	<varies>	<varies>	11
SM	Shantung Maple	Acer truncatum	2
TS	Texas Sage	Leucophyllum frutescens	4
YP	Yaupon Holly	Ilex vomitoria Aiton	5



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**Owner:**  
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1300 Maravine Place  
Rockwall, Texas 75087

**G103**  
Conceptual Landscape Plan

**Harvest Park**  
N. John King Blvd  
Rockwall, Texas 75087

Portion of Lot 1, Block A 108,960 SF/2.5 Acres  
Boardwalk Development Addition  
City of Rockwall, County of Rockwall, Texas  
George W. Redlin Survey, A 183

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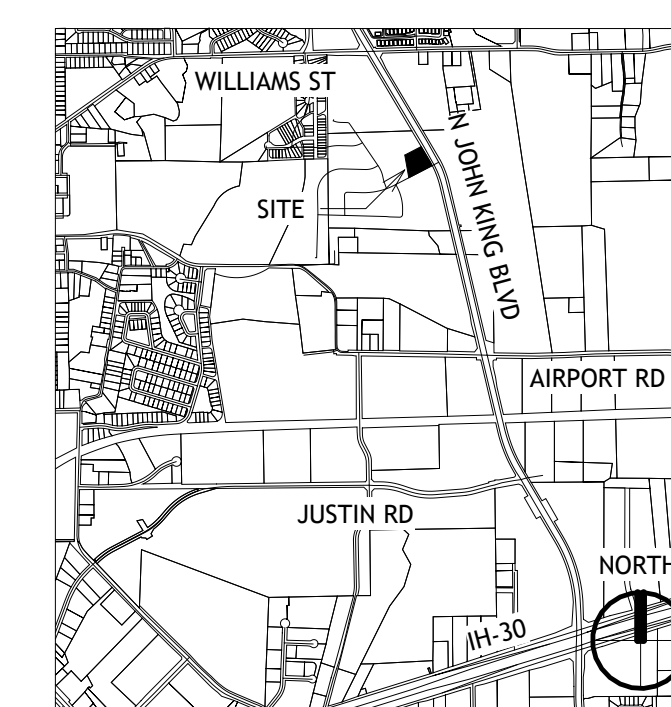
**1** Conceptual Landscape Plan  
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**Site Data Summary Table**

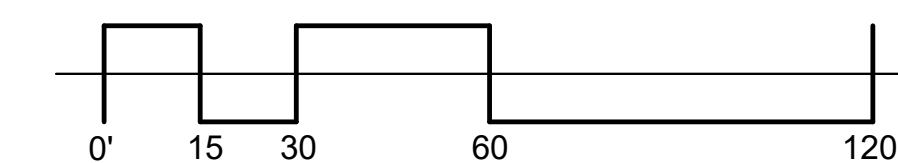
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Maximum FAR	4:1
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VICINITY MAP - NTS



**GREENLIGHT**

STUDIO, LLC  
www.greenlightcompany

**Applicant:**  
Greenlight Studio LLC  
100 N. Cottonwood Drive  
Suite 104  
Richardson, Texas 75080  
P: 214.810.4555

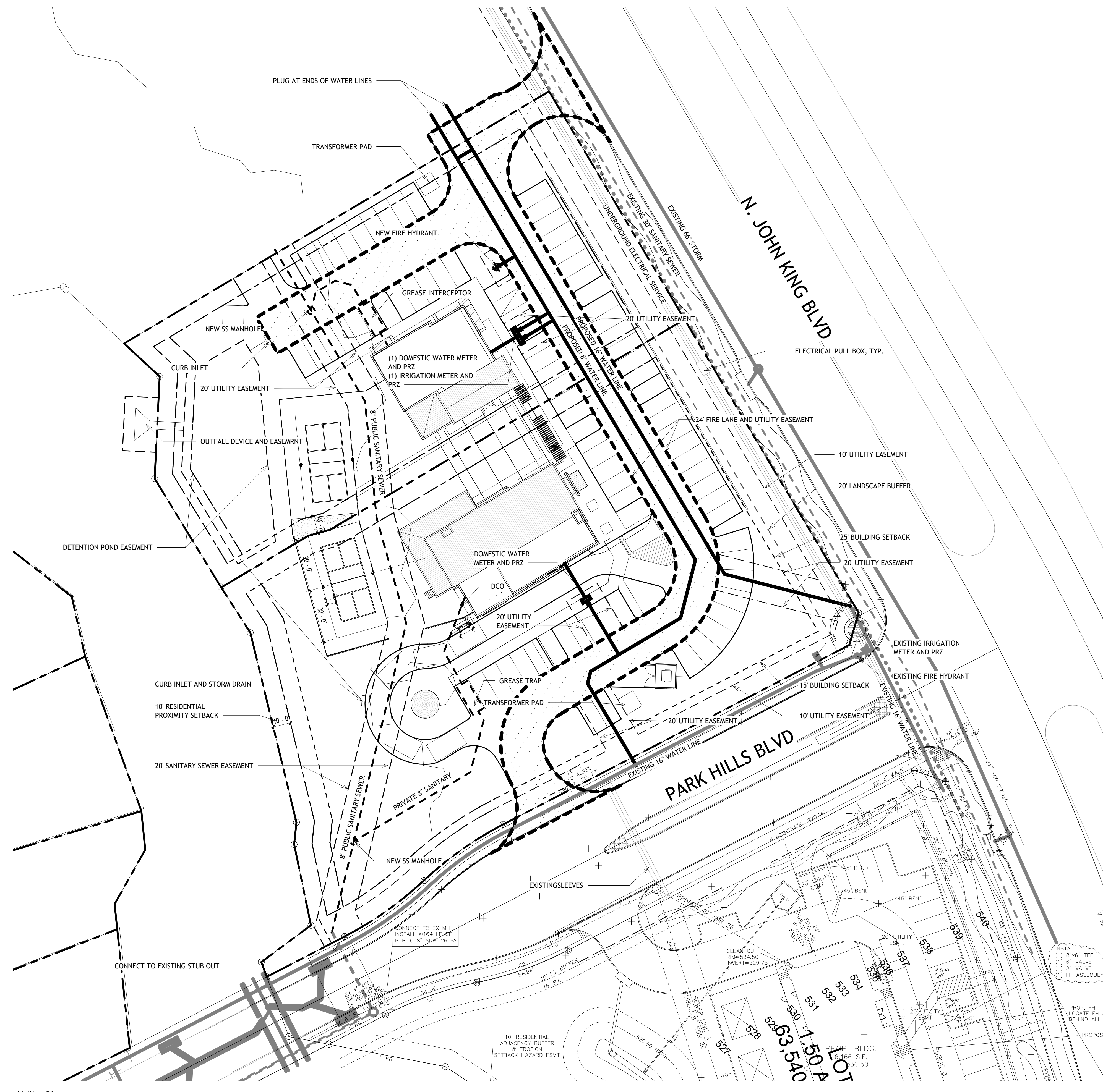
**Owner:**  
Suble Grounds LLC  
1300 Maravine Place  
Rockwall, Texas 75087

**G104  
Photometric Study**

**Harvest Park**  
N. John King Blvd  
Rockwall, Texas 75087

Portion of Lot 1, Block A 108,960 SF/2.5 Acres  
Boardwalk Development Addition  
City of Rockwall, County of Rockwall, Texas  
George W. Redlin Survey, A 183

Prepared May 15, 2026



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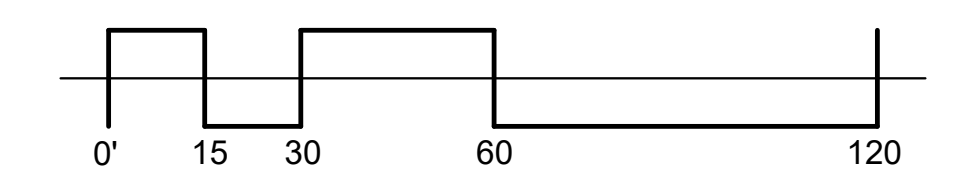
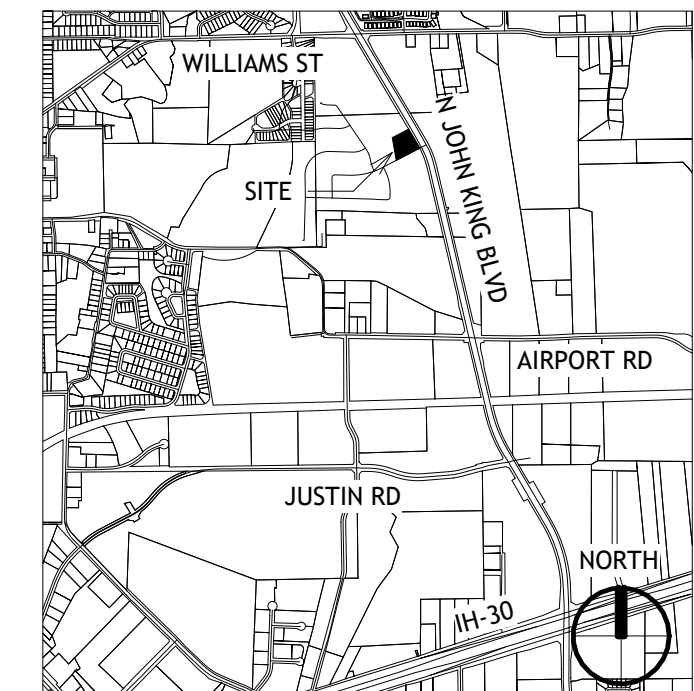
- SITE PLAN GENERAL NOTES**
- ALL WORK MUST MEET CITY 2023 STANDARDS OF DESIGN AND CONSTRUCTION.
  - RETAINING WALLS OVER 3' MUST BE ENGINEERED.
  - ALL RETAINING WALLS OVER 18" MUST BE ROCK OR STONE FACED.
  - ALL UTILITIES MUST BE UNDERGROUND.
  - ALL PROPOSED UTILITIES SHOWN ARE CONCEPTUAL IN NATURE.
  - NO ABOVE GROUND STORAGE TANKS OR OUTSIDE STORAGE PERMITTED.

- DRAINAGE NOTES**
- ADJACENT STREET WAYS AS-BUILT FLOWS SHALL BE MAINTAINED.
  - PROPERTY OWNER RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF DETENTION/DRAINAGE SYSTEMS.

- WATER AND WASTEWATER NOTES**
- ANY UTILITY CONNECTION MADE UNDERNEATH AN EXISTING ROADWAY MUST BE BORED.
  - ALL UTILITY CROSSINGS MUST BE DRY BORE AND STEEL ENCASED.
  - NO TREES SHALL BE WITHIN 10' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS 10" IN DIAMETER OR LARGER.
  - NO TREES TO BE WITHIN 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.

**Site Data Summary Table**

General Site Data	
Zoning	PD-72
Existing Use	Vacant
Proposed Land Use	Restaurant over 2200 SF with Drive-thru
Lot Area Combined (SF)	108,961
Lot Area Combined (Acreage)	2.50
Lot 1A	65303.05
Lot 1B	43658.20
Building 1 Footprint	3,945
Building 2 Footprint	2,999
Building 1 Total Area	4798
Building 2 Total Area	2999
Total Building Area	7,797
Maximum Building Height (# Stories)	2
Maximum Building Height (Feet)	60'
Front Yard Setback	15'
Side Yard Setback	10'
Rear Yard Setback	20'
Maximum Lot Coverage	60%
Provided Lot Coverage	6%
Maximum FAR	4:1
Provided FAR	0
<b>Parking</b>	
Required	
Building 1 - 1:100 SF	47
Building 2 - 1:100SF	29
Outdoor Seating (1/4 seats)	6
Total Parking Required	82
Total Parking Provided	82
Accessible Parking Required	3
Accessible Parking Provided	3
<b>Landscaping Area</b>	
Open Space Required	
Required area per zoning	N/A
Total Open Space Provided	
Other Landscape area within the lot	
Total Landscape Area	55,679
Impervious Area	
Building Area	7,797
Sidewalks, Pavement, and other Impervious Flatwork	41,885
Other Impervious Area (Pickleball Courts)	3,600
Total Impervious Area	53,282
Total Landscape Area, Impervious Area, Permeable Area	108,961
Total Area for Outdoor Storage	None



**GREENLIGHT**  
STUDIO, LLC  
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**Applicant:**  
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100 N. Cottonwood Drive  
Suite 104  
Richardson, Texas 75080  
P: 214.810.4535

**Owner:**  
Subtle Grounds LLC  
1300 Macariva Place  
Rockwall, Texas 75087

**G102**  
**Preliminary Utility Plan**

**Harvest Park**  
N. John King Blvd  
Rockwall, Texas 75087

Portion of Lot 1, Block A 108,960 SF/2.5 Acres  
Boardwalk Development Addition  
City of Rockwall, County of Rockwall, Texas  
George W. Redlin Survey, A 183

Prepared May 15, 2026

**1** Utility Plan  
1" = 30'-0"