



# 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 1765 T.L. Townsend Drive

SUBDIVISION N/A - Prop ID 10233

LOT Tract 1 BLOCK N/A

GENERAL LOCATION NE Corner of Townsend Drive and Highway 276

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

CURRENT ZONING LI

CURRENT USE Vacant

PROPOSED ZONING LI - SUP

PROPOSED USE Heavy Auto Repair

ACREAGE .9

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 Max Realty Holdings, LLC

APPLICANT Greenlight Studio, LLC

CONTACT PERSON Michael Grose

CONTACT PERSON Tyler Adams

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

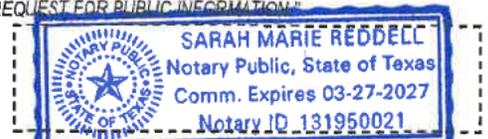
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Grose [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 13<sup>th</sup> DAY OF February, 2020

OWNER'S SIGNATURE

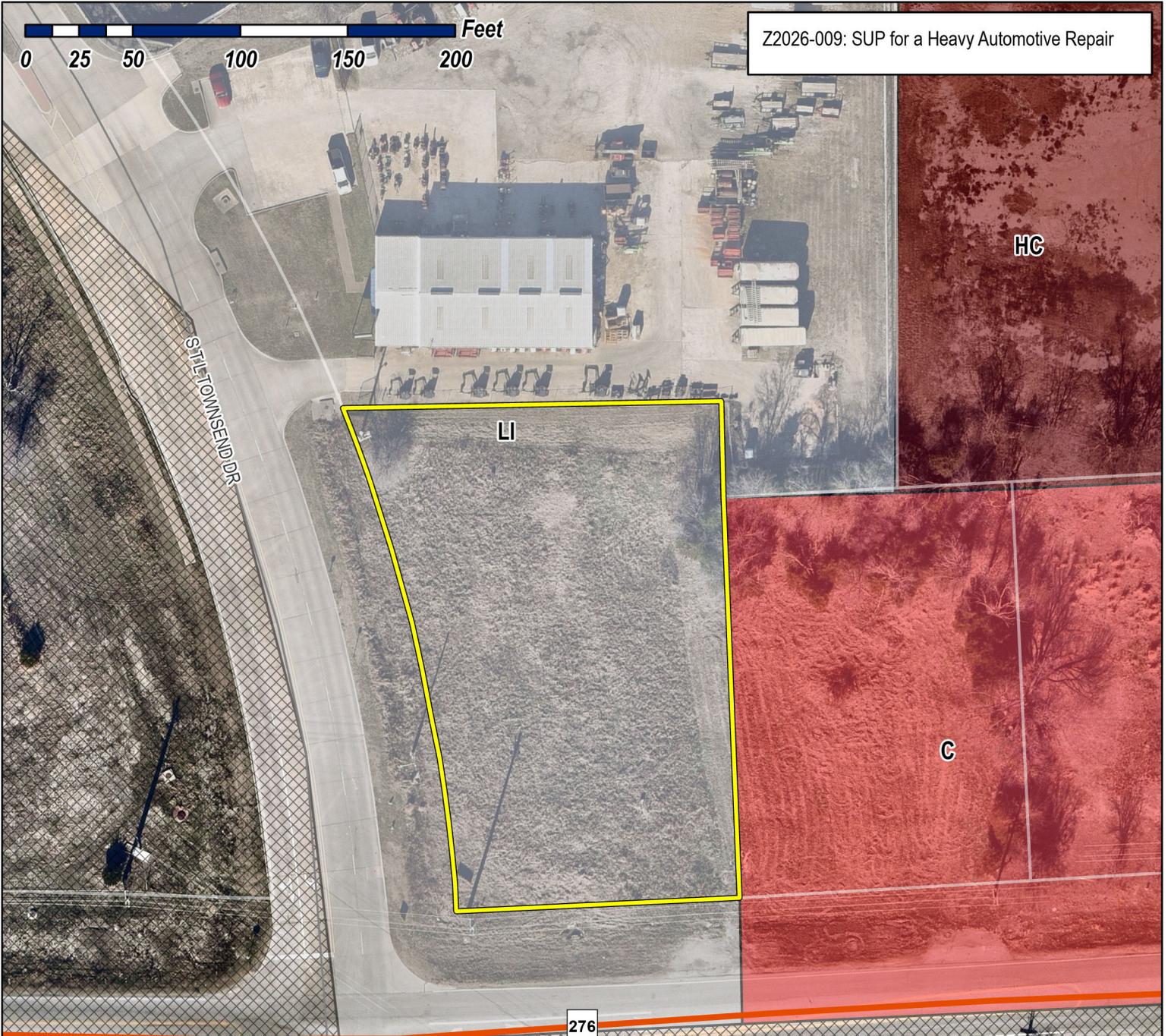
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES



Z2026-009: SUP for a Heavy Automotive Repair



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.

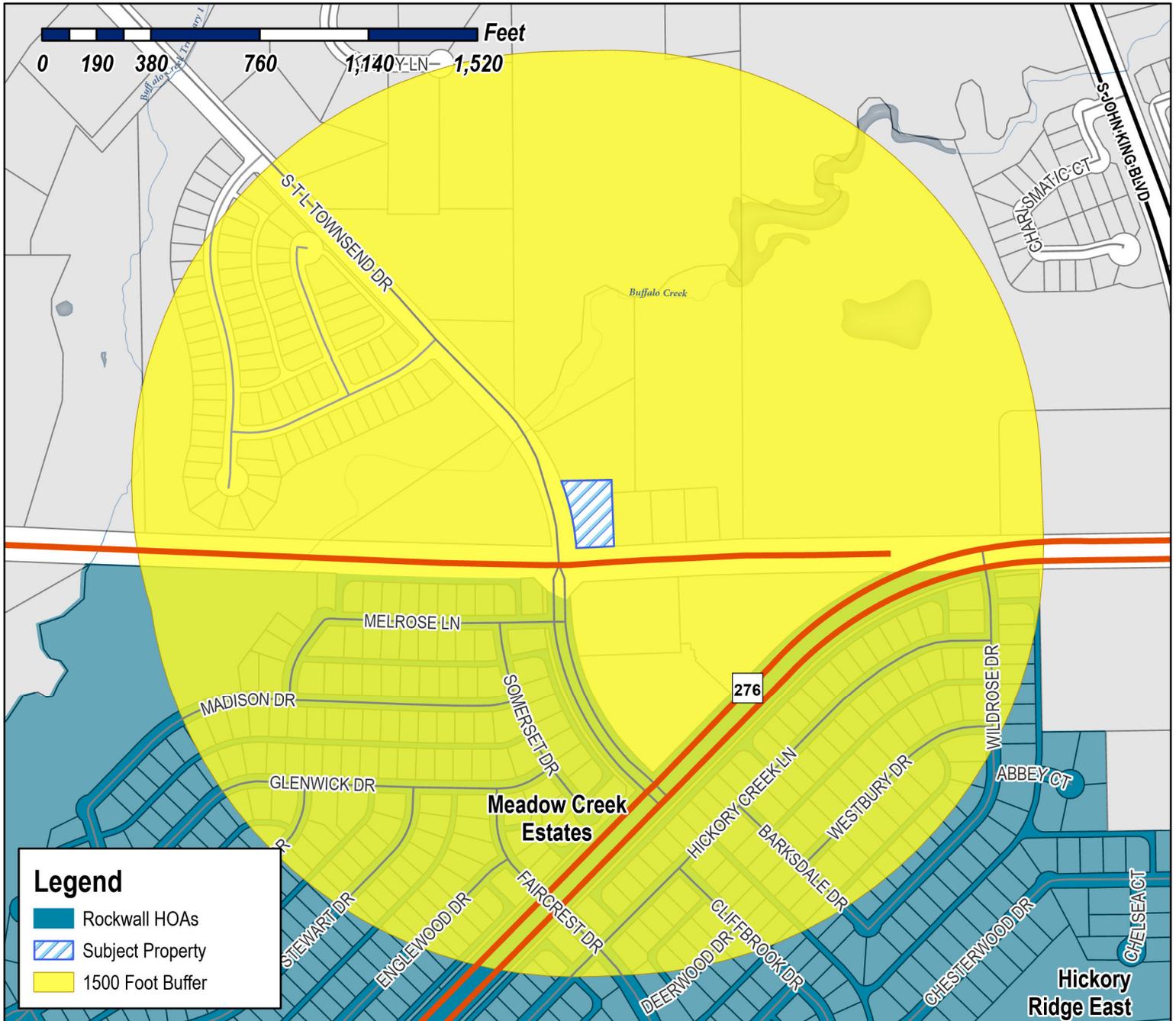




# City of Rockwall

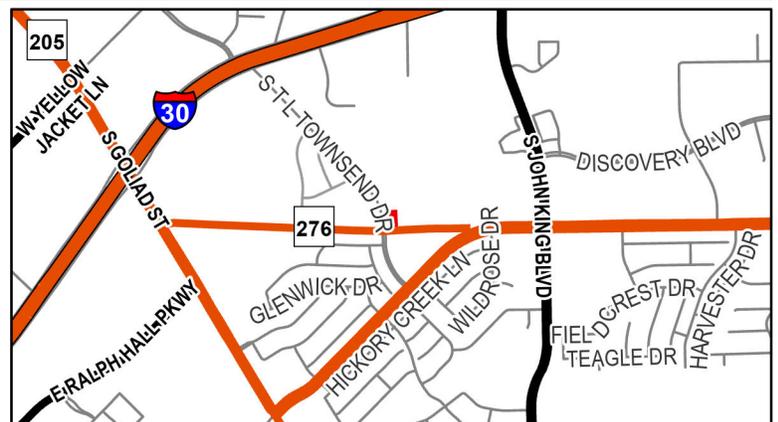
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**Case Number:** Z2026-009  
**Case Name:** SUP for a Heavy Automotive Repair  
**Case Type:** Zoning  
**Zoning:** Light Industrial (LI) District  
**Case Address:** NE Corner of TL Townsend and Highway 276

**Date Saved:** 2/13/2026  
 For Questions on this Case Call (972) 771-7745

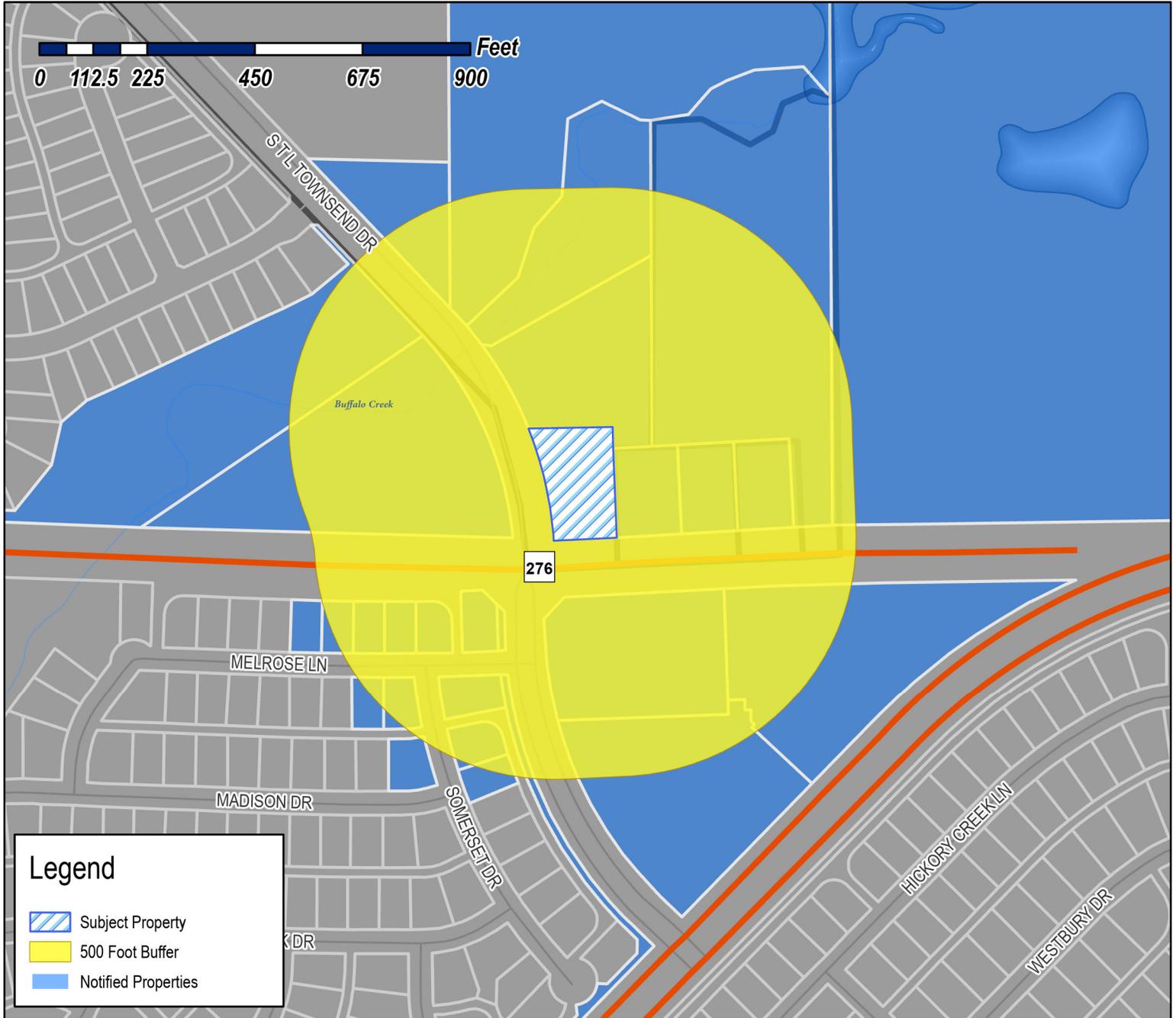




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**Legend**

-  Subject Property
-  500 Foot Buffer
-  Notified Properties

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**Case Type:** Zoning  
**Zoning:** Light Industrial (LI) District  
**Case Address:** NE Corner of TL Townsend and Highway 276

**Date Saved:** 2/13/2026  
 For Questions on this Case Call: (972) 771-7745



HOYOS JOEL  
11214 GARLAND RD  
DALLAS, TX 75218

SRP SUB, LLC  
1131 W WARNER RD STE 102  
SCOTTSDALE, AZ 85284

VALK TRUST THE  
JAMES VALK SR AND CAROLYN C TRUSTEES  
1158 CHISHOLM RIDGE DR  
ROCKWALL, TX 75032

RESIDENT  
1415 HWY276  
ROCKWALL, TX 75087

RESIDENT  
1425 HWY276  
ROCKWALL, TX 75087

327 HOLDINGS LTD  
1500 COUNTY ROAD 303  
TERRELL, TX 75160

HAILE TADESSE T &  
TSEGU T HAKIM  
1524 MELROSE LN  
ROCKWALL, TX 75032

JENKINS PHILLIP & PEARLIE M  
1530 MELROSE LN  
ROCKWALL, TX 75032

LOYD AMANDA &  
SUSAN LOYD & PAUL LOYD  
1536 MELROSE LN  
ROCKWALL, TX 75032

RESIDENT  
1542 MELROSE LN  
ROCKWALL, TX 75087

SCOTT MONTE K & APRIL E  
1542 MADISON DR  
ROCKWALL, TX 75032

BYRD BLAIR S & GAYLA D  
1543 MELROSE LN  
ROCKWALL, TX 75032

CORTEZ LIDIA G  
1548 Melrose Ln  
Rockwall, TX 75032

WAKO GIZAW L & TSIYON E  
1549 MELROSE LN  
ROCKWALL, TX 75032

ZAREMBA MICHAEL J  
1554 MELROSE LN  
ROCKWALL, TX 75032

MOTA SAMUEL  
1557 Trowbridge Cir  
Rockwall, TX 75032

CURRIN CONSTRUCTION GROUP LLC  
1604 VISTA COURT  
MCCLENDON CHISHOLM, TX 75032

RESIDENT  
1611 HWY276  
ROCKWALL, TX 75087

RESIDENT  
1615 T L TOWNSEND DR  
ROCKWALL, TX 75087

RESIDENT  
1650 S JOHN KING  
ROCKWALL, TX 75087

RESIDENT  
1725 T L TOWNSEND  
ROCKWALL, TX 75087

MEADOWCREEK ESTATES HOMEOWNERS ASSOC  
INC  
1800 Preston Park Blvd Ste 101  
Plano, TX 75093

RESIDENT  
1835 T L TOWNSEND DR  
ROCKWALL, TX 75087

RESIDENT  
1855 TL TOWNSEND DR  
ROCKWALL, TX 75087

GALAXY RANCH SHOPPING CENTER LP  
2101 FIREWHEEL PKWY  
GARLAND, TX 75040

MAX REALTY HOLDINGS LLC  
229 PIONEER CT  
ROCKWALL, TX 75189

MAYSON MERCY  
2362 SOMERSET DR  
ROCKWALL, TX 75032

RESIDENT  
2368 SOMERSET DR  
ROCKWALL, TX 75087

RESIDENT  
2374 SOMERSET DR  
ROCKWALL, TX 75087

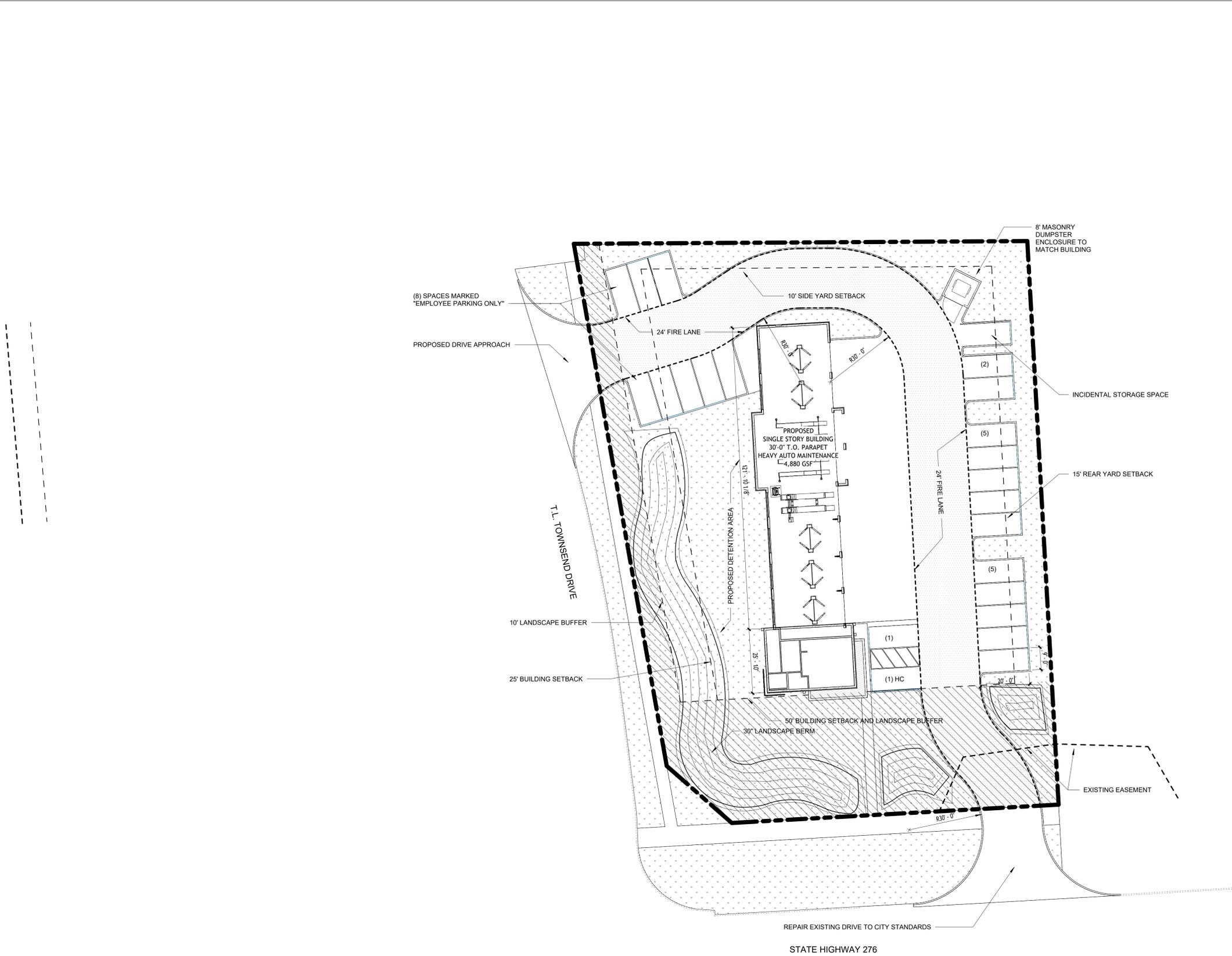
CHERUKURU NANDGOPAL  
909 SUNNYVALE DR  
ROCKWALL, TX 75087

RDMS PROPERTIES LLC- SERIES L (RS)  
A SERIES OF RDMS PROPERTIES  
PO BOX 1569  
ROCKWALL, TX 75087

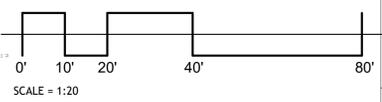
KAMY REAL PROPERTY TRUST  
PO BOX 50593  
DENTON, TX 76206

STAR HUBBARD LLC  
C/O STEADFAST COMPANIES  
PO BOX 530292  
BIRMINGHAM, AL 35253

COLIN-G PROPERTIES LTD  
A TEXAS LIMITED PARTNERSHIP  
PO BOX 847  
ROCKWALL, TX 75087



- SITE PLAN GENERAL NOTES**
1. ALL WORK MUST MEET CITY 2023 STANDARDS OF DESIGN AND CONSTRUCTION.
  2. RETAINING WALLS OVER 3' MUST BE ENGINEERED.
  3. ALL RETAINING WALLS OVER 18" MUST BE ROCK OR STONE FACED.
  4. ALL UTILITIES MUST BE UNDERGROUND.
  5. ALL PROPOSED UTILITIES SHOWN ARE CONCEPTUAL IN NATURE.
  6. NO ABOVE GROUND STORAGE TANKS OR OUTSIDE STORAGE PERMITTED.
- DRAINAGE NOTES**
1. AS-BUILT/EXISTING FLOWS SHALL BE MAINTAINED.
  2. PROPERTY OWNER RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF DETENTION/DRAINAGE SYSTEMS.
- WATER AND WASTEWATER NOTES**
1. ANY UTILITY CONNECTION MADE UNDERNEATH AN EXISTING ROADWAY MUST BE BORED.
  2. ALL UTILITY CROSSINGS MUST BE DRY BORE AND STEEL ENCASED.
  3. NO TREES SHALL BE WITHIN 10' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS 10" IN DIAMETER OR LARGER.
  4. NO TREES TO BE WITHIN 5' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS LESS THAN 10".
  5. NO LANDSCAPE BERMS OR TREE PLANTINGS SHALL BE LOCATED ON TOP OF CITY UTILITIES OR WITHIN EASEMENTS.



**GREENLIGHT**  
STUDIO, LLC  
www.greenlightcompany

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

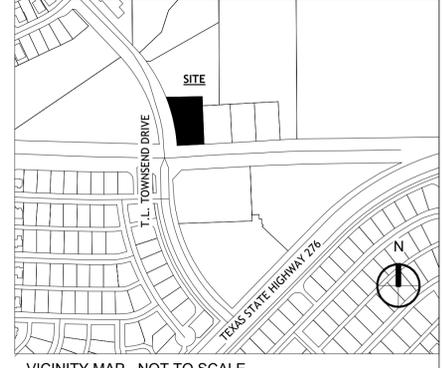
**Owner:**  
Max Realty Holdings LLC  
229 Hanes Court  
Royce City, Texas 75189



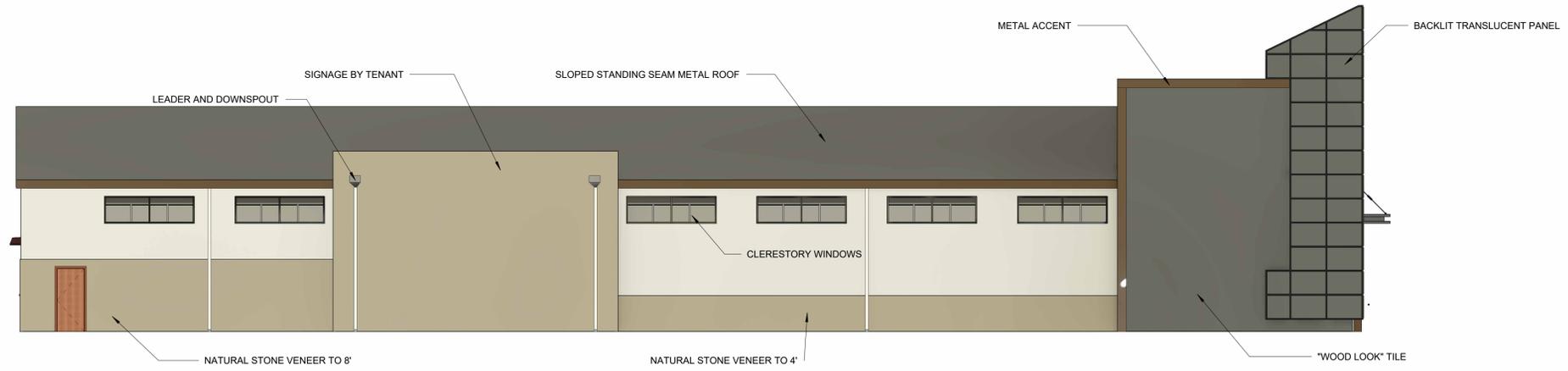
Site Data Summary Table	
General Site Data	
Zoning	LI
Proposed Land Use	Auto Repair, Heavy (SUP)
Lot Area	39,005
Lot Area	0.90
Building Footprint Area (Approximate)	4,880
Area Covered by Canopy	150
Maximum Building Height (# Stories)	1
Maximum Building Height (Feet)	35'
Lot Coverage	13%
Floor Area Ratio	1/8

Parking	
Parking Required 2 per Bay	16
Parking Required Office = 1:300	4
Total Parking required	20
Standard Parking Provided	22
Accessible Parking Required	1
Accessible Parking Provided	1
Total Parking Provided	23

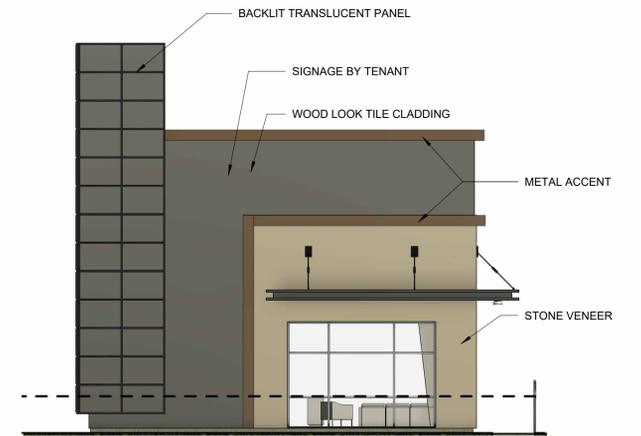
Landscaping Area	
Landscape Buffer Area	9490
Street Yard Landscape Provided	7810
Internal LS Provided	10,228
Total LS Area Provided:	18,419
Other Planting Area	0
Permeable Areas	
Permeable Pavement	0
Other Permeable Area	0
Total permeable Area	18,419
Impervious Area	
Building Area	4,880
Sidewalks, Pavement, and other Impervious Flatwork	15,527
Other Impervious Area (curbs)	179
Total Impervious Area	20,586
Total Landscape Area, Impervious Area, Permeable Area	39,005
Total Area for Outdoor Storage	None



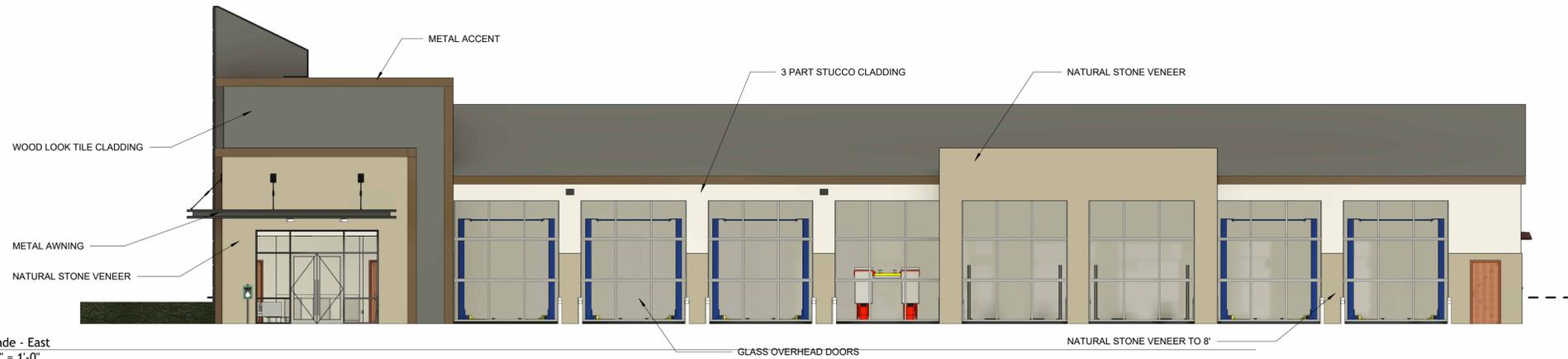
1 Site Plan  
1" = 20'-0"



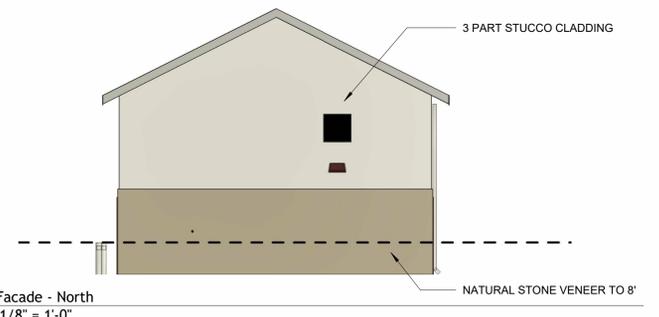
5 Facade - West  
1/8" = 1'-0"



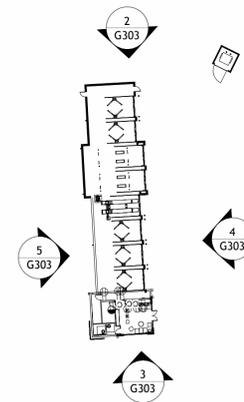
3 Facade - South  
1/8" = 1'-0"



4 Facade - East  
1/8" = 1'-0"



2 Facade - North  
1/8" = 1'-0"



1 Facade Key Plan  
1" = 50'-0"

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City Project No. \_\_\_\_\_  
Facade Plans  
**INTEGRITY 1ST ADDITION  
(PROPOSED)  
BLOCK A, LOT 1**  
.9ACRES  
City of Rockwall, Rockwall County, Texas  
N.M. BALLARD SURVEY, Abstract No. A0024  
Prepared February 13, 2026



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www.greenlight-company

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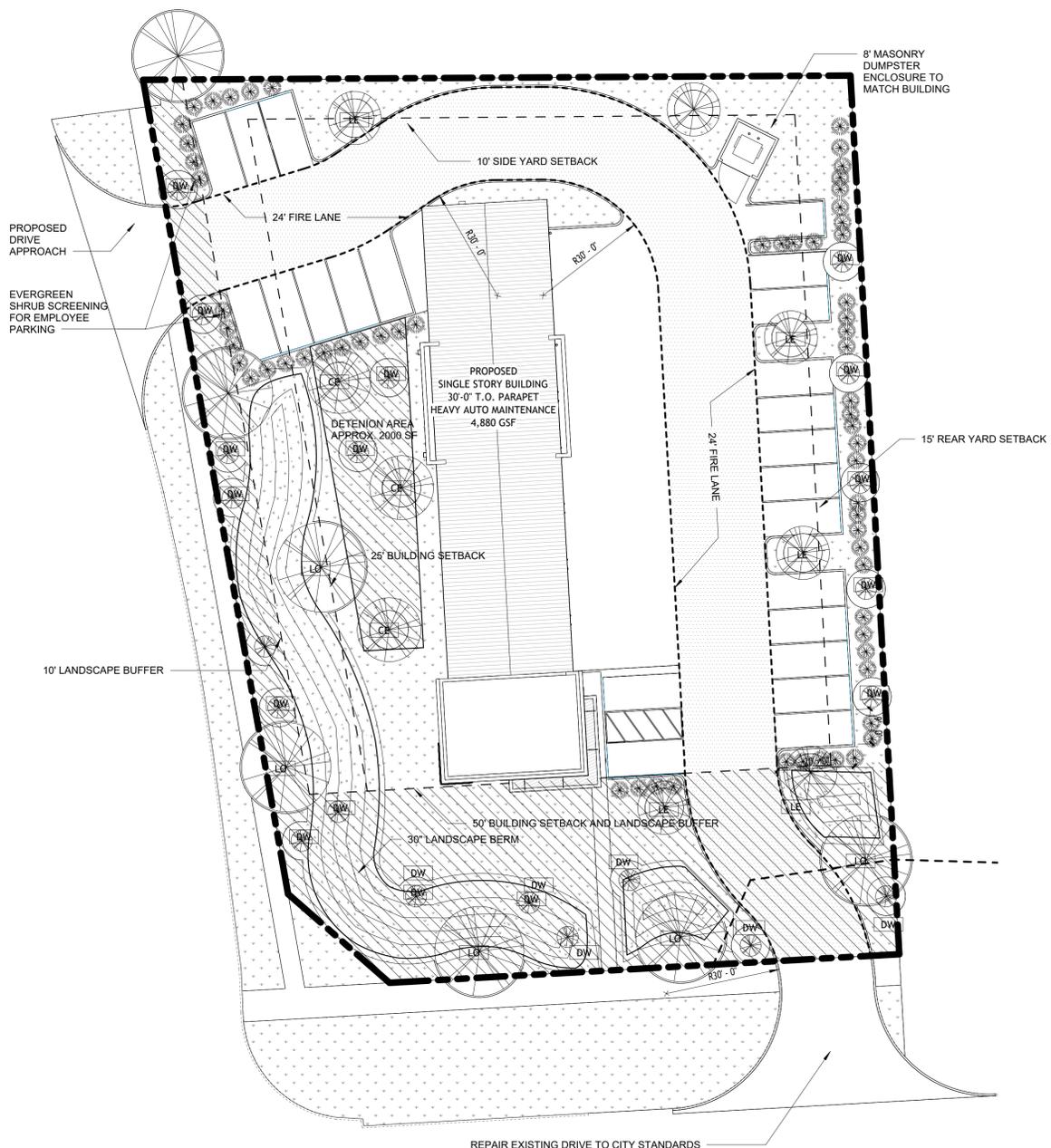
City Project No. \_\_\_\_\_

Color Renderings

**INTEGRITY 1ST ADDITION  
(PROPOSED)  
BLOCK A, LOT 1**

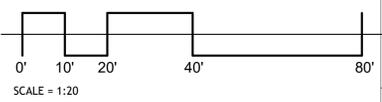
.9ACRES  
City of Rockwall, Rockwall County, Texas  
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Prepared February 13, 2026



Planting Schedule		
Type Mark	Type Comments	Count
	Boxwood	64
CE	Cedar Elm	3
DW	Desert Willow	21
LE	Lacebark Elm	6
LO	Live Oak	7

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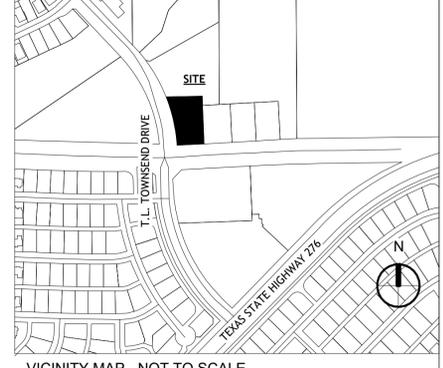


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Total Area for Outdoor Storage	None



City Project No. \_\_\_\_\_

Conceptual Landscape Plan

**INTEGRITY 1ST ADDITION  
(PROPOSED)  
BLOCK A, LOT 1**

.9ACRES  
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