



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

~~1111~~ 4571 Hwy 267 Rockwall TX

SUBDIVISION

LOT

1

BLOCK

A

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

AG

CURRENT USE

Nursery

PROPOSED ZONING

Light Industrial

PROPOSED USE

Nursery

ACREAGE

9.94

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

Ronald Hawkins

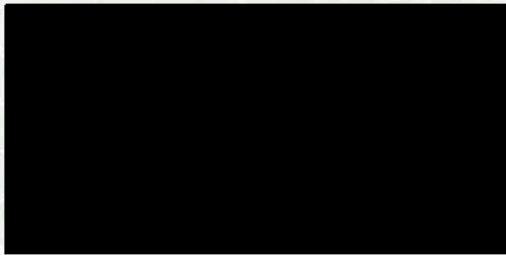
APPLICANT

CONTACT PERSON

-

CONTACT PERSON

ADDRESS



ADDRESS

CITY, STATE & ZIP

PHONE

E-MAIL

CITY, STATE & ZIP

PHONE

E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ronald Hawkins [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 \$ 350.00 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."

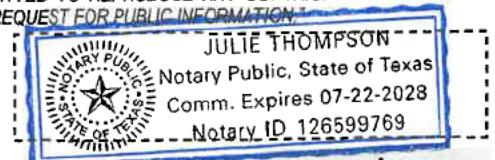
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF April, 2026

OWNER'S SIGNATURE

Ronald Hawkins

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Julie Thompson



MY COMMISSION EXPIRES

7/22/2028

Feet

276

Z2026-021:Zoning Change from AG to LI

0 115 230 460 690 920



AG

GUMBO DR

LI

AG

Case Location Map = 

PD-76



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.

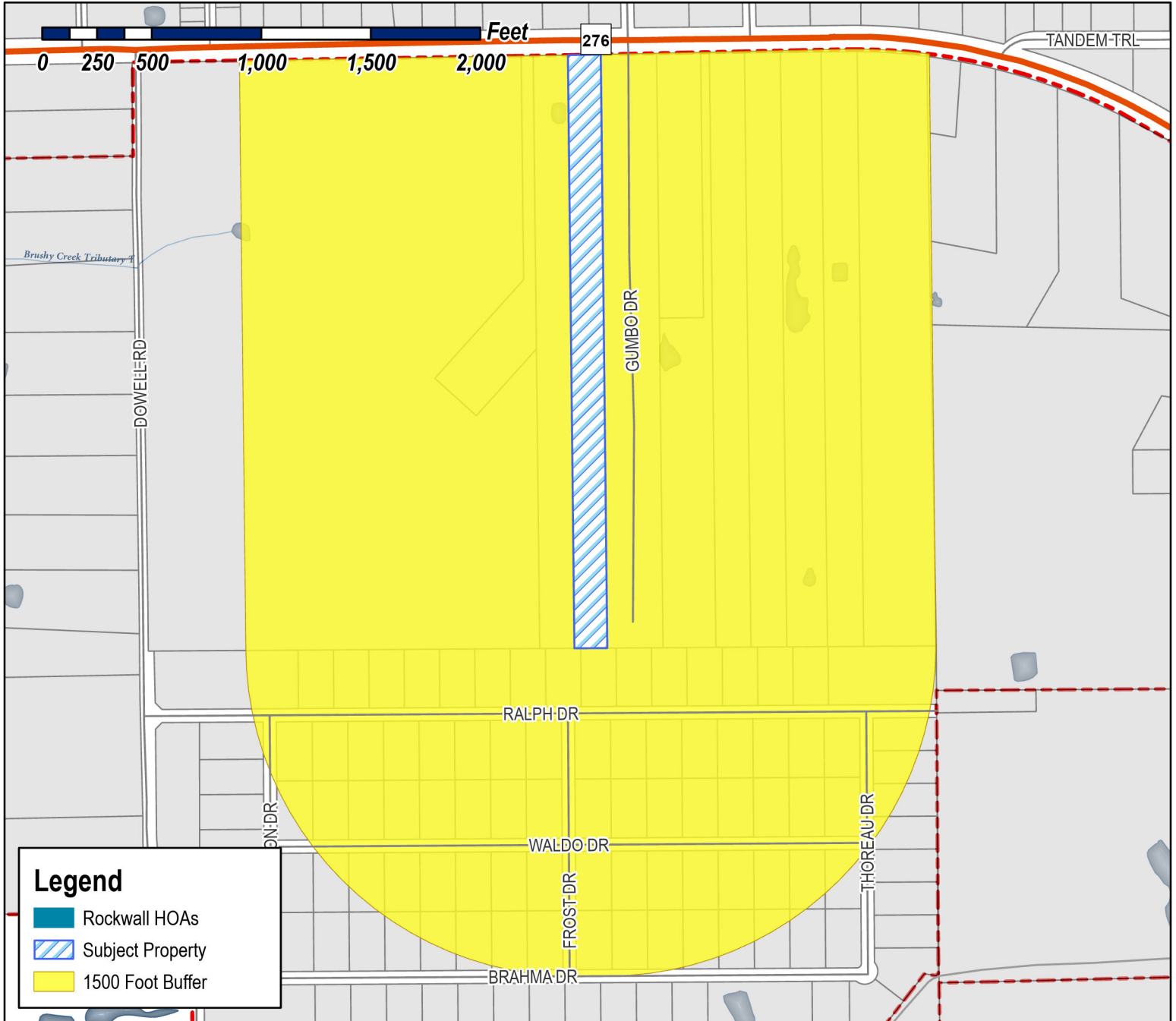




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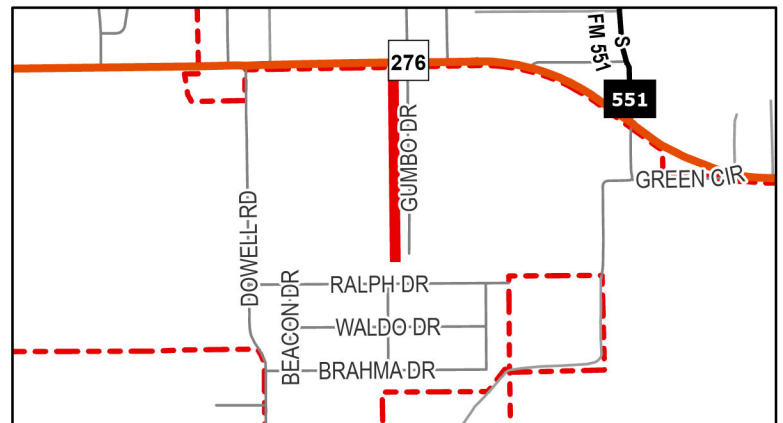
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Legend

- Rockwall HOAs
- Subject Property
- 1500 Foot Buffer

Case Number: Z2026-021
Case Name: Zoning Change from AG to LI
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 4571 Hwy 276



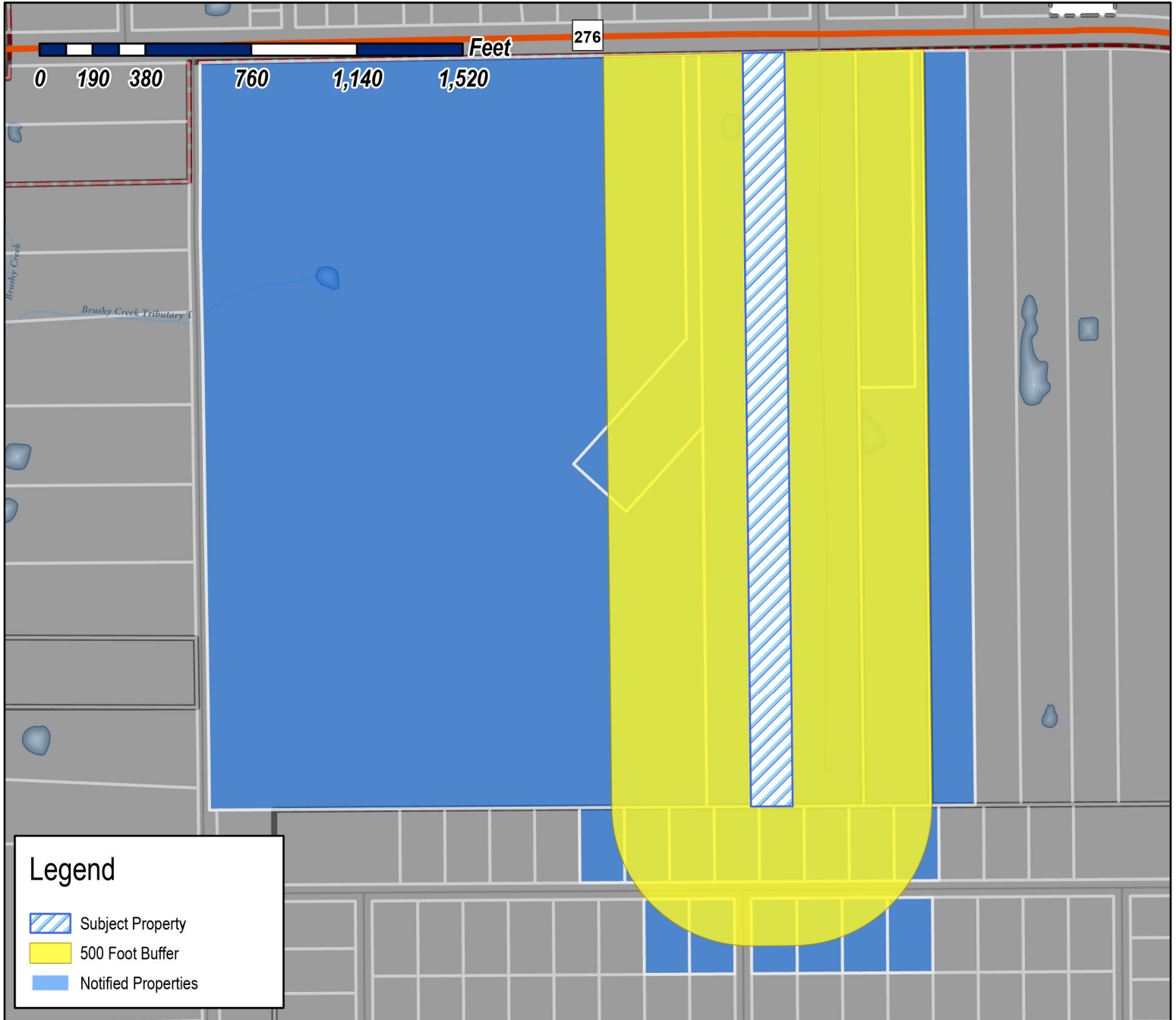
Date Saved: 4/16/2026
 For Questions on this Case Call (972) 771-7745



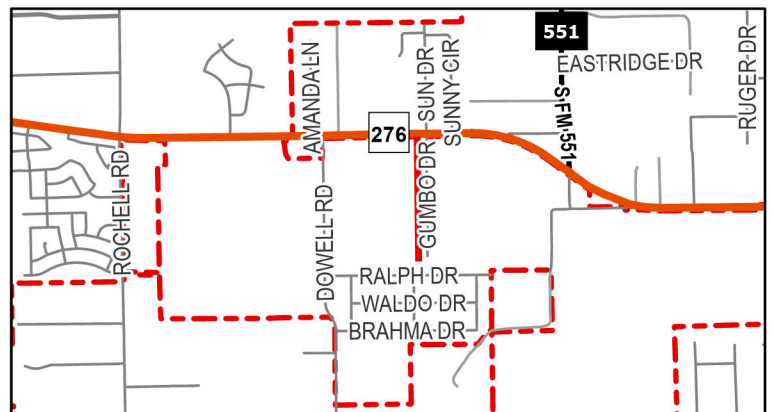
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Case Address: 4571 Hwy 276



Date Saved: 4/16/2026

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

ONCOR ELECTRIC DELIVERY COMPANY
PO BOX 139100
DALLAS, TX 75313

SORRELLS ROBERT
8731 REXFORD DR
DALLAS, TX 75209

BOBALIK STEVE A
4521 STATE HIGHWAY 276
ROCKWALL, TX 75032

HAWKINS RONALD & JENIREE
4571 State Highway 276
Rockwall, TX 75032

ROMO DIANE
4695 STATE HIGHWAY 276
ROCKWALL, TX 75032

VALK PROPERTIES VII LLC
1450 T L Townsend Dr Ste A1
Rockwall, TX 75032

COMMERCIAL CONSTRUCTION SPECIALTIES LP
10961 LAKESIDE DRIVE
QUINLAN, TX 75474

SUMEER HOMES INC
2404 Texas Dr Ste 103
Irving, TX 75062

RESIDENT
4507 HWY276
ROCKWALL, TX 75087

RESIDENT
HWY276
ROCKWALL, TX 75087

RESIDENT
3290 HWY276
ROCKWALL, TX 75087

RESIDENT
4649 HWY276
ROCKWALL, TX 75087

RESIDENT
4649 HWY276
ROCKWALL, TX 75087

RESIDENT
114 GUMBO
ROCKWALL, TX 75087

RESIDENT
4503 RALPH DR
ROCKWALL, TX 75087

RESIDENT
4518 RALPH DR
ROCKWALL, TX 75087

RESIDENT
4476 RALPH DR
ROCKWALL, TX 75087

RESIDENT
4488 RALPH DR
ROCKWALL, TX 75087

RESIDENT
4452 RALPH DR
ROCKWALL, TX 75087

RESIDENT
4530 RALPH DR
ROCKWALL, TX 75087

RESIDENT
4542 RALPH DR
ROCKWALL, TX 75087

RESIDENT
4506 RALPH DR
ROCKWALL, TX 75087

RESIDENT
4464 RALPH DR
ROCKWALL, TX 75087

RESIDENT
4473 RALPH DR
ROCKWALL, TX 75087

RESIDENT
4485 RALPH DR
ROCKWALL, TX 75087

RESIDENT
4539 RALPH DR
ROCKWALL, TX 75087

RESIDENT
4527 RALPH DR
ROCKWALL, TX 75087

RESIDENT
4515 RALPH DR
ROCKWALL, TX 75087

Ron Hawkins
4571 SH-276, Rockwall, TX 75032
rjhawk6@aol.com
972-670-4293
04/16/26

Planning & Zoning Department
City of Rockwall
385 S. Goliad Street
Rockwall, TX 75087

RE: Zoning Change Request – AG to Light Industrial (LI)

Dear Planning & Zoning Commission,

I am requesting a zoning change for my property located at 4571 SH-276, Rockwall, TX 75032 from Agricultural (AG) to Light Industrial (LI).

I believe this request is appropriate for the area and aligns with the continued growth and development of the City of Rockwall.

Thank you for your time and consideration. Please let me know if any additional information is needed.

Sincerely,
Ron Hawkins



OWNER'S DEDICATION

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 LOT 1, BLOCK A, RONALD HAWKINS subdivision 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 LOT 1, BLOCK A, RONALD HAWKINS subdivision 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:

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove 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 of their respective system on any of these easement strips; and any 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 either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. 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.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer 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.
6. 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 exactions 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.

Ronald Hawkins, Owner STATE OF TEXAS COUNTY OF ROCKWALL
Jeniree Hawkins, Owner STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Ronald Hawkins, 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 upon my hand and seal of office this ____ day of _____, 2026.

Notary Public in and for the State of Texas My Commission Expires: _____

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 _____, 2026.

Mayor of the City of Rockwall Planning and Zoning Chairman
City Secretary City Engineer

KNOW ALL MEN BY THESE PRESENTS:

That I, Tina Y. Hoque, 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.

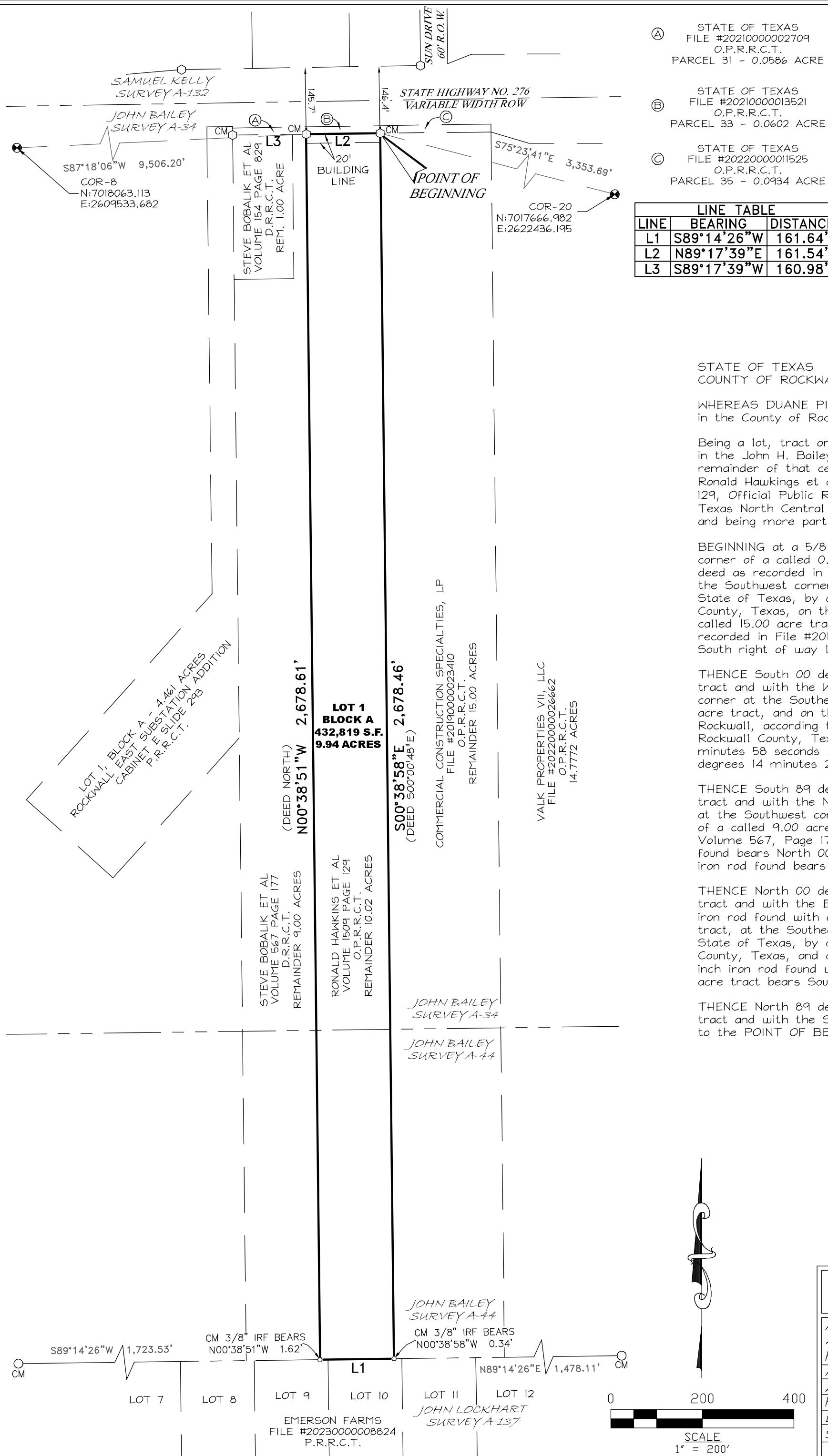
This ____ day of _____, 2026

PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Tina Y. Hoque Registered Professional Land Surveyor No. 6746

NOTES:

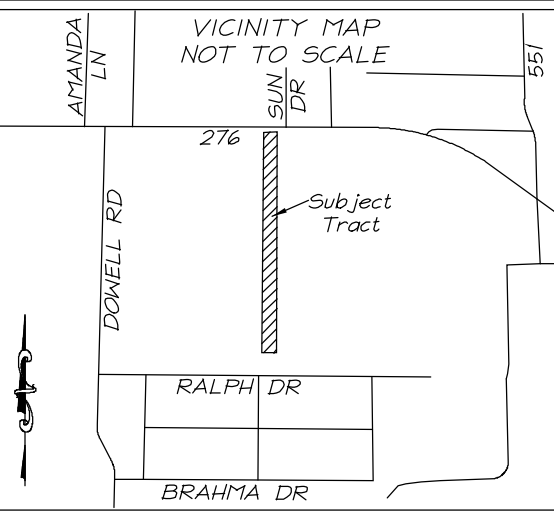
- 1. Bearings based on Texas State Plane Coordinates, Texas North Central Zone 4202 as obtained by GPS observation.
2. Any structure new or existing may not extend across new property lines.
3. The purpose of this plat is to create one platted lot.
4. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale, No Projection.
5. 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 plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
6. The property is shown as being located within Zone X by Flood Insurance Rate Map No. 48397C0045L, dated 09/26/2008. It is shown as not being located in a special flood hazard area inundated by 100-year flood.
7. No easement record search was made by this office concerning this property.
8. Abstract lines shown hereon are approximate in location.
9. This survey was made without the benefit of a current title commitment, and may be subject to record evidence which is not available for consideration at the time of this survey.
10. Subdividers 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.
11. Public Improvement Statement: It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City of Rockwall does not constitute any 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.
12. Drainage and Detention Easements: The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
13. 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.
14. Street Appurtenances: All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).



- A STATE OF TEXAS FILE #2021000002709 O.P.R.R.C.T. PARCEL 31 - 0.0586 ACRE
B STATE OF TEXAS FILE #20210000013521 O.P.R.R.C.T. PARCEL 33 - 0.0602 ACRE
C STATE OF TEXAS FILE #20220000011525 O.P.R.R.C.T. PARCEL 35 - 0.0934 ACRE

LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows: L1 S89°14'26"W 161.64', L2 N89°17'39"E 161.54', L3 S89°17'39"W 160.98'

LEGEND: G1 CONTROLLING MONUMENT O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS. Symbols for 1/2" IRON ROD FOUND, POINT FOR CORNER, 5/8" IRON ROD FOUND WITH PINK CAP (TXDOT).



OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF ROCKWALL

WHEREAS DUANE PIERCY AND JENNIFER PIERCY, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

Being a lot, tract or parcel of land situated in the John H. Bailey Survey, Abstract No. 34 and in the John H. Bailey Survey, Abstract No. 44, Rockwall County, Texas, and being all of the remainder of that certain called 10.02 acre tract of land conveyed from Saiyed Mirza et ux to Ronald Hawkins et al, by Warranty Deed with Vendor's Lien, as recorded in Volume 1509, Page 129, Official Public Records, Rockwall County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found with a pink cap stamped (TXDOT) at the Southeast corner of a called 0.0602 acre tract of land, Parcel 33, conveyed to the State of Texas, by deed as recorded in File #20210000013521, Official Public Records, Rockwall County, Texas, at the Southwest corner of a called 0.0934 acre tract of land, Parcel 35, conveyed conveyed to the State of Texas, by deed as recorded in File #20220000011525, Official Public Records, Rockwall County, Texas, on the East line of said 10.02 acre tract, on the West line of the remainder of a called 15.00 acre tract of land conveyed to Commercial Construction Specialties, LP, by deed as recorded in File #20190000023410, Official Public Records, Rockwall County, Texas, and on the South right of way line of State Highway No. 276, a variable width right of way;

THENCE South 00 degrees 38 minutes 58 seconds East, with the East line of said 10.02 acre tract and with the West line of said 15.00 acre tract, a distance of 2,678.46 feet to a point for corner at the Southeast corner of said 10.02 acre tract, at the Southwest corner of said 15.00 acre tract, and on the North line of Lot 10 of Emerson Farms, an addition to the City of Rockwall, according to the plat thereof as recorded in File #20230000008824, Plat Records, Rockwall County, Texas, from which a 3/8 inch iron rod found bears North 00 degrees 38 minutes 58 seconds West, a distance of 0.34 feet and a 1/2 inch iron rod found bears North 89 degrees 14 minutes 26 seconds West, a distance of 1,478.11 feet;

THENCE South 89 degrees 14 minutes 26 seconds West, with the South line of said 10.02 acre tract and with the North line of Emerson Farms, a distance of 161.64 feet to a point for corner at the Southwest corner of said 10.02 acre tract and at the Southeast corner of the remainder of a called 9.00 acre tract of land conveyed to Steve Bobalik et al, by deed as recorded in Volume 567, Page 177, Deed Records, Rockwall County, Texas, from which a 3/8 inch iron rod found bears North 00 degrees 38 minutes 51 seconds West, a distance of 1.62 feet and a 1/2 inch iron rod found bears South 89 degrees 14 minutes 26 seconds West, a distance of 1,723.53 feet;

THENCE North 00 degrees 38 minutes 51 seconds West, with the West line of said 10.02 acre tract and with the East line of said 9.00 acre tract, a distance of 2,678.61 feet to a 5/8 inch iron rod found with a pink cap stamped (TXDOT) at the Southwest corner of said 0.0602 acre tract, at the Southeast corner of a called 0.586 acre tract of land, Parcel 31, conveyed to the State of Texas, by deed as recorded in File #2021000002709, Official Public Records, Rockwall County, Texas, and on the South right of way line of State Highway No. 276, from which a 5/8 inch iron rod found with a pink cap stamped (TXDOT) at the Southwest corner of said 0.586 acre tract bears South 89 degrees 17 minutes 39 seconds West, a distance of 160.98 feet;

THENCE North 89 degrees 17 minutes 39 seconds East, with the South line of said 0.0602 acre tract and with the South right of way line of State Highway No. 276, a distance of 161.54 feet to the POINT OF BEGINNING and CONTAINING 9.94 acres of land.

FINAL PLAT LOT 1, BLOCK A RONALD HAWKINS BEING A FINAL PLAT OF A 9.94 ACRE TRACT OF LAND BEING ONE (1) LOT. 9.94-ACRES OR 432,819 SQUARE FEET SITUATED IN THE J. H. BAILEY SURVEY, ABSTRACT NO. 34 & J. H. BAILEY SURVEY, ABSTRACT NO. 44 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS CASE NO. 20226-

OWNER - RONALD & JENIREE HAWKINS 4571 STATE HIGHWAY 276, ROCKWALL, TX 75032 PHONE NUMBER: 972-670-4293
ADDRESS: 4571 HWY 276 ROCKWALL, TEXAS ACREAGE: 9.94 ACRES ZONING: AG PREPARED: 4/13/2026 BY-LINE JOB NO: 2026-427 SCALE: 1" = 200' TECHNICIAN: TYH
BY-LINE SURVEYING LLC P.O. Box 834 Emory, Tx 75440 Em: (903) 473-5150 Firm No: 10194233 www: bylinesurveying.com Copyright By-Line Surveying LLC. All rights reserved. CASE NO. P2026-