



DEVELOPMENT APPLICATION

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

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 **960 Sids Rd, Rockwall, TX 75032**

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION **Sids Rd west of the SH205 intersection**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **Commercial**

CURRENT USE **N/A**

PROPOSED ZONING **Heavy Commercial**

PROPOSED USE **TBD**

ACREAGE **1.50**

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 **Stephen Geiger**

APPLICANT

CONTACT PERSON

CONTACT PERSON

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

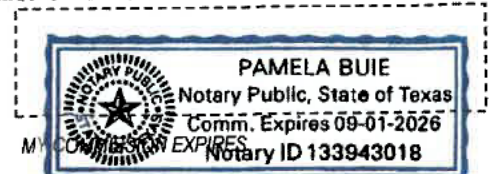
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Stephen Geiger [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 222.5 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 8 DAY OF April 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 8 DAY OF April 2026

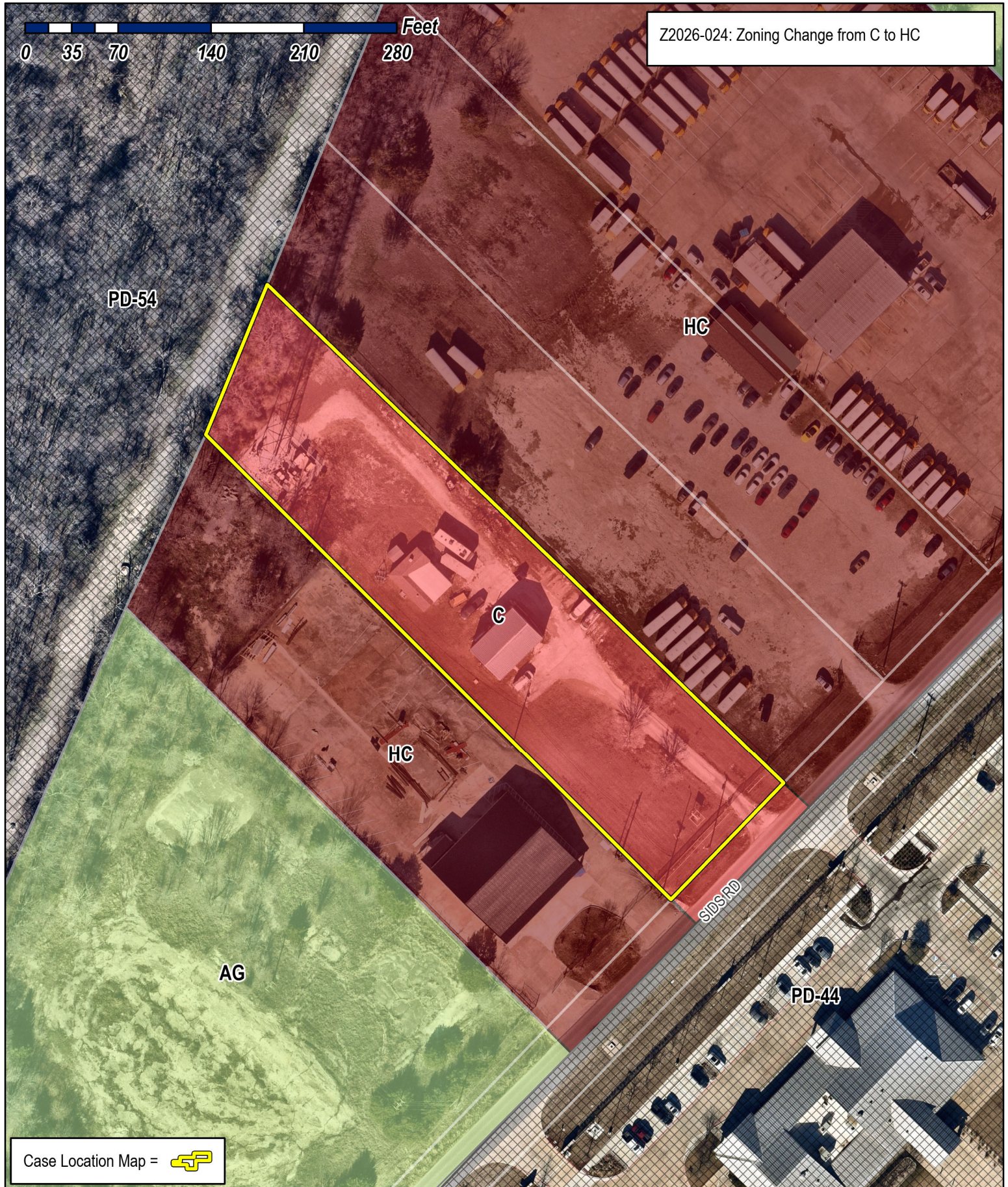
OWNER'S SIGNATURE


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Z2026-024: Zoning Change from C to HC



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.

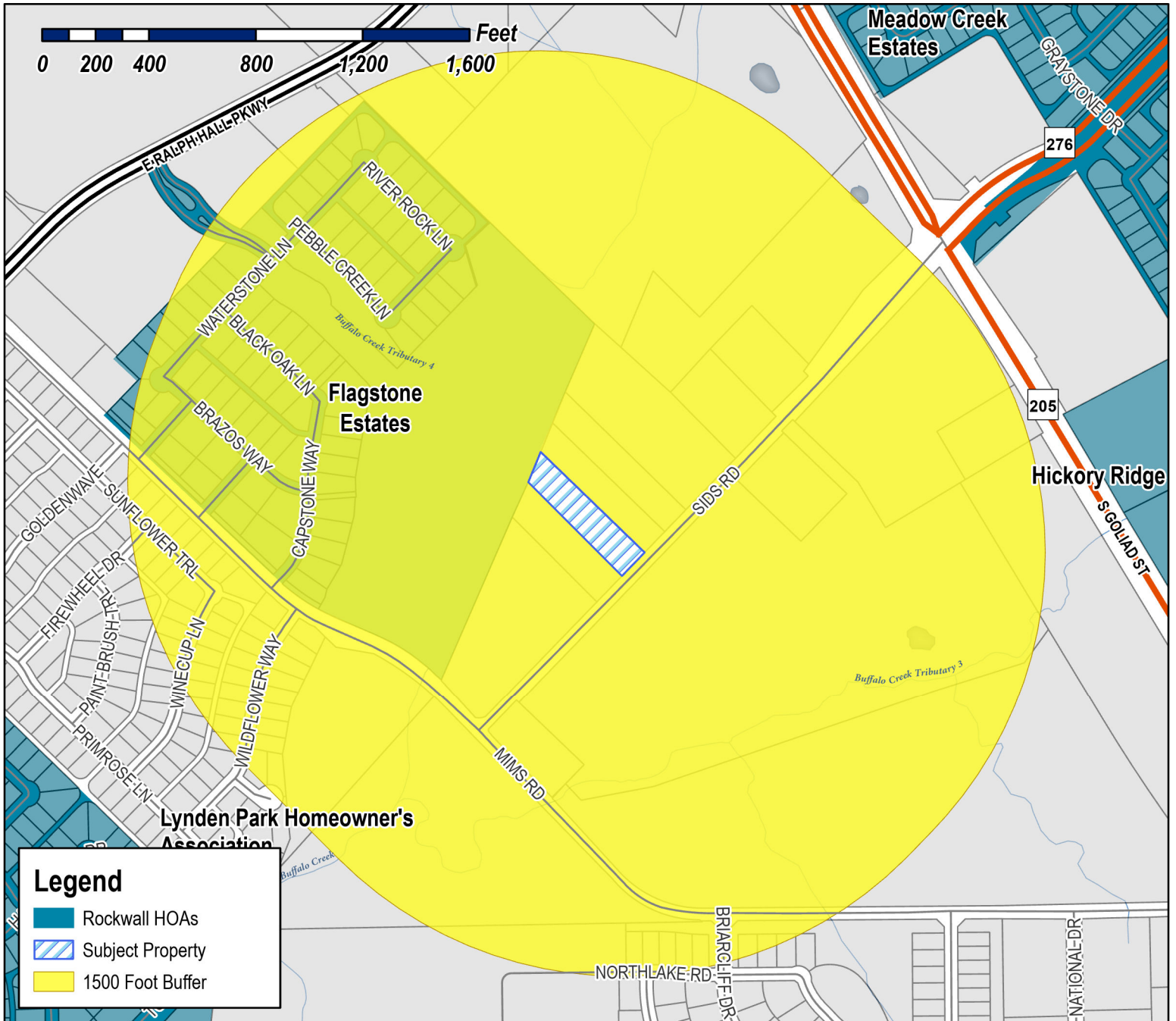




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Case Number: Z2026-024
Case Name: Zoning Change from C to HC
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: NE of Sids Road and Mims Road



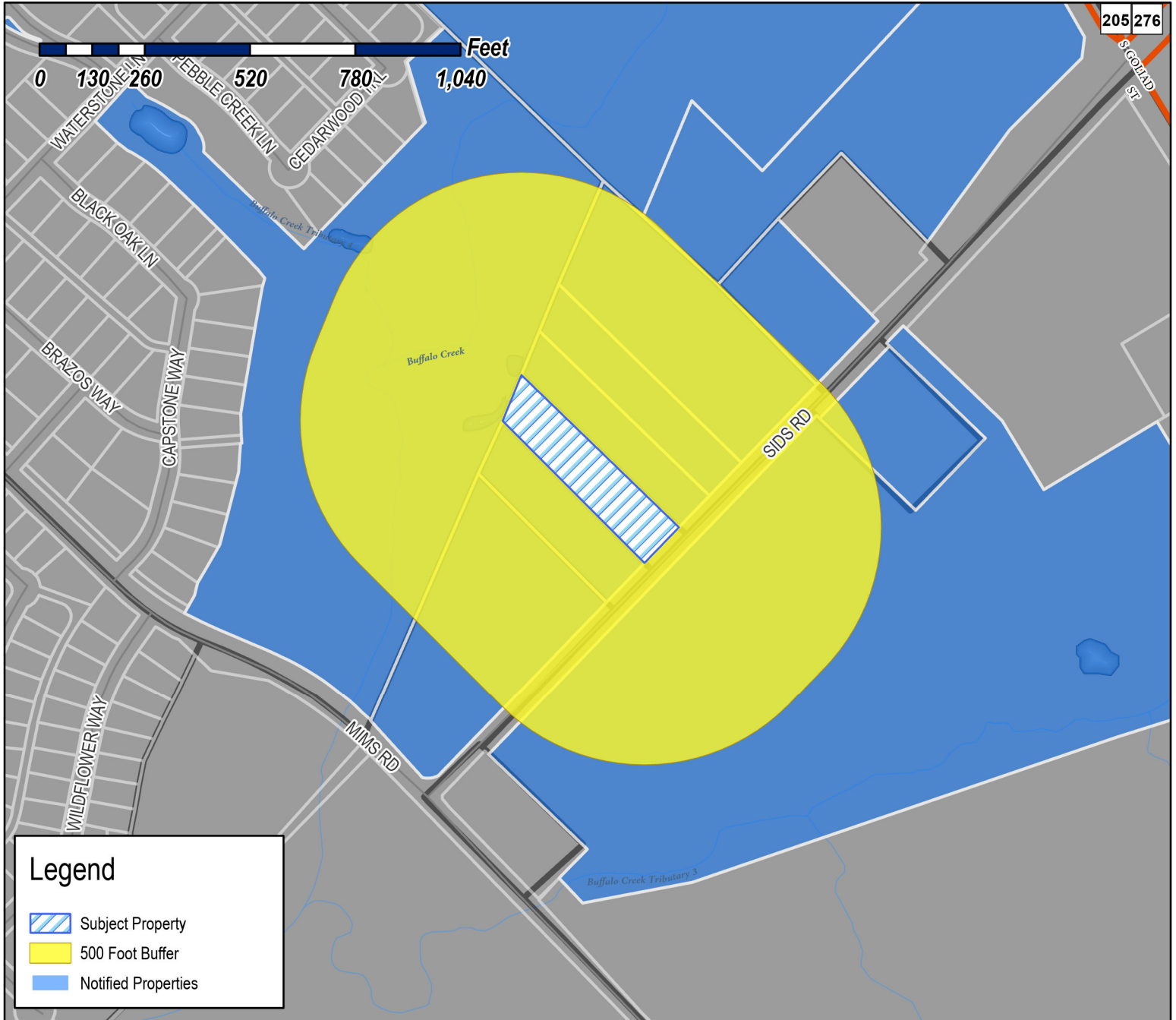
Date Saved: 4/17/2026
 For Questions on this Case Call (972) 771-7745



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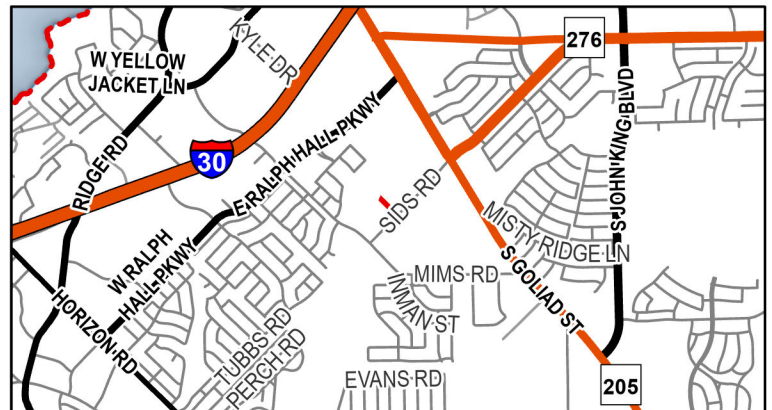
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For Questions on this Case Call: (972) 771-7745



ROCKWALL ISD
1050 WILLIAMS ST
ROCKWALL, TX 75087

JG SRYGLEY HOLDINGS, LLC
111 PIATT COURT
FATE, TX 75087

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

ROCKWALL I S D
801 E WASHINGTON ST
ROCKWALL, TX 75087

JS CONSTRUCTION GROUP ROCKWALL INC
9091 FM 2728
TERRELL, TX 75161

RESIDENT
950 SIDS RD
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC COOPERATIVE
INC
950 SIDS RD
ROCKWALL, TX 75032

RESIDENT
955 SIDS RD
ROCKWALL, TX 75087

RESIDENT
960 SIDS RD
ROCKWALL, TX 75087

RESIDENT
965 SIDS RD
ROCKWALL, TX 75087

RESIDENT
981 SIDS RD
ROCKWALL, TX 75087

RESIDENT
992 SIDS RD
ROCKWALL, TX 75087

RESIDENT
995 SIDS RD
ROCKWALL, TX 75087

RAYBURN COUNTY ELECTRIC COOPERATIVE INC
PO BOX 37
Plano, TX 75074

4/7/2026

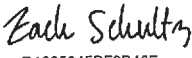
Rockwall Planning and Zoning Commission
385 South Goliad St
Rockwall, TX 75087

RE: Request for property Rezoning

This letter serves as a formal request for a zoning classification change for the property located at 960 Sids Road, Rockwall, Texas 75032. The property is currently zoned as Commercial; however, Rayburn Electric, the property owner, respectfully requests that the zoning designation be amended to Heavy Commercial.

Reclassifying this property to Heavy Commercial would align its zoning with that of the adjacent property at 950 Sids Road, which is also owned by Rayburn Electric. This change would promote consistency in land use across both parcels.

For any questions or concerns please contact Zach Schultz at zschultz@rayburnelectric.com.

Signed by:

D1065845BF8B40F...

BEING a 1.500-acre tract of land situated in the J.D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, and being a portion of that called 15.020-acre tract of land as described in the CONTRACT OF SALE AND PURCHASE between Leonard D. Fostel and the Veterans' Land Board of Texas, recorded in Volume 71, at Page 592 of the Deed Records of Rockwall County, Texas, and being all of that called 1.50-acre tract of land as described in a Warranty Deed from W. H. Way and Buddy R. Haldeman to Eddie Kelley, dated May 1, 1985 and being recorded in Volume 225, at Page 414 of the Deed Records of Rockwall County, Texas, same now standing in the name of Rodd Hanna's Air Performance Heating and Air Conditioning, Inc. described in Warranty Deed with Vendor's Lien from Terry McKinney and wife, Deborah McKinney, dated June 24, 1999 and being recorded in Volume 1661, at Page 79 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 2-inch aluminum disc stamped "R-DELTA ENGINEERS | FIRM #10155000" recovered in the Northwest margin of Sids Road (a called 40-foot Right-of-Way), said disc being East corner of a called 1.500-acre tract of land as described in a Warranty Deed from Eagle Ready Mix Concrete, Inc. to Farris Concrete Company, dated July 7, 1994 and being recorded in Volume 919, at Page 105 of the Real Property Records of Rockwall County, Texas, the South corner of said 1.50-acre Kelley tract, being the **POINT OF BEGINNING** and having grid coordinates of:

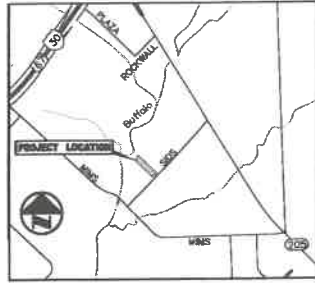
X = 2,598,412.69 feet,
Y = 7,015,163.81 feet;

THENCE N 45°20'13" W with the northeast line of said 1.500-acre tract a distance of 510.01 feet to 1/2-inch steel rod found for corner at the North corner of said 1.500-acre Farris Concrete Company tract;

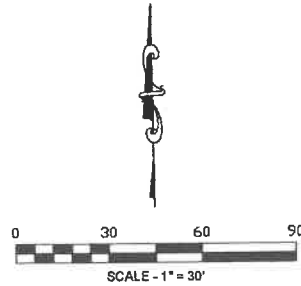
THENCE N 24°04'55" E with the northwest line of the called 15.020-acre tract a distance of 131.08 feet to a 5/8-inch steel rod with a pink cap stamped "R-DELTA ENGINEERS | FIRM #10155000" set for corner;

THENCE S 45°20'13" E with the northeast line of said 1.50-acre Kelly tract a distance of 554.76 feet to a 5/8-inch steel rod with a pink cap stamped "R-DELTA ENGINEERS | FIRM #10155000" set in the northwest margin of Sids Road;

THENCE S 44°03'02" W with the northwest margin of Sids Road a distance of 122.72 feet to the **POINT OF BEGINNING** and containing 65,331 square feet or 1.500 acres of land.



VICINITY MAP
NOT TO SCALE



- LEGEND**
- = Point Of Beginning
 - = Right-of-Way
 - PG. = Page
 - NO. = Number
 - VOL. = Volume
 - DOC NO. = Document Number
 - O.P.R.R.C.T. = Official Public Records of Rockwall County, Texas
 - R.P.R.R.C.T. = Real Property Records of Rockwall County, Texas
 - D.R.R.C.T. = Deed Records of Rockwall County, Texas
 - P.R.R.C.T. = Plat Records of Rockwall County, Texas
 - SF = Square Feet
 - SRF = Steel Rod Found
 - RDS = 5/8-Inch Steel Rod Set with Pink Cap Stamped "R-DELTA ENGINEERS | FIRM #10155000"
 - RDR = 2-Inch Aluminum Disc Recovered Stamped "R-DELTA ENGINEERS | FIRM #10155000"
 - CMP = Corrugated Metal Pipe
 - = Chain Link Fence
 - = Wrought Iron Fence
 - ▨ = Asphalt
 - = Unimproved
 - - - = Easement (as noted)
 - = Floodplain Boundary
 - = Overhead Electric
 - = Power Pole
 - = Power Pole with Light Fixture
 - = Guy Anchor
 - = Telephone Pedestal
 - = Fiber Cable Marker
 - = Electric Meter
 - = Water Meter
 - = AT&T Vault
 - = Air Conditioning Unit
 - = Bollard
 - = Covered Awning
 - = Concrete
 - = Special Flood Hazard Area: Zone AE

Notes:
The coordinates shown hereon are reported on the North Central Zone of the Texas Coordinate System of 1983's projection grid. The bearings shown hereon reference the grid Y-axis of the North Central Zone as the basis for north. All distances are reported on the surface by applying the published TxDOT county-wide grid to surface combined factor for Rockwall County is 1.000146135. R-Delta Engineers used the AllTerra Real-time Kinematic (RTK) Network to obtain the grid coordinates to which this survey is related.

CALLED 52.375 ACRES
ROCKWALL HALL PARKWAY LOTS, L.P.
VOL. 4126, PG. 46
O.P.R.R.C.T.

20' SEWER EASEMENT
CITY OF ROCKWALL
VOL. 168, PG. 432
D.R.R.C.T.

10' UTILITY EASEMENT
CABINET B, SLIDE 294
P.R.R.C.T.

N 24°04'55" E 131.08'

10' UTILITY EASEMENT
CABINET B, SLIDE 294
P.R.R.C.T.

12X12 WOOD SHED

(10k)(10k)(10m)(10m)
LOCATION OF
50X50 LEASE SITE
CROWN CASTLE TOWERS 05 LLC
DOC NO. 2015000004389
(INCLUDES ACCESS FROM SIDS ROAD)

(10k)(10k)(10m)(10m)
THE CURRENT ACCESS TO CROWN
CASTLE TOWERS 05, LLC'S LEASE SITE
AS ALLOWED BY THE LEASE DOCUMENT
IS BY THE ASPHALT DRIVEWAY AND THE
GRAVEL PATH.

LOT 1
BLOCK A

BROWN & BROWN SUBDIVISION
CABINET B, SLIDE 294
P.R.R.C.T.

CALLED 1.500 ACRES
FARRIS CONCRETE COMPANY
VOL. 819, PG. 105
R.P.R.R.C.T.
NOW STANDING IN THE NAME OF:
TRI-TEX CONSTRUCTION, INC.
DOC NO. 2022000026632
O.P.R.R.C.T.

CALLED 1.50 ACRES
RODD HANNA'S AIR
PERFORMANCE HEATING AND
AIR CONDITIONING, INC.
VOL. 1681, PG. 79
O.P.R.R.C.T.

(10)
10' UTILITY EASEMENT
TXU ELECTRIC COMPANY
VOL. 1921, PG. 133
O.P.R.R.C.T.

15' ROAD EASEMENT
CABINET B, SLIDE 294
P.R.R.C.T.

CALLED 15.020 ACRES
CONTRACT OF SALE AND PURCHASE
LEONARD D. FOSTEL
VOL. 71, PG. 592
D.R.R.C.T.

DRIVEWAY ENCLOSES
ON PROPERTY

P.O.B.
X = 2,598,412.69
Y = 7,015,163.81

S 44°03'02" W 122.72'
SIDS ROAD
(40' RIGHT-OF-WAY)

DESCRIPTION OF PROPERTY SURVEYED:

BEING a 1,500-acre tract of land situated in the J.D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, and being a portion of that called 15,020-acre tract of land as described in the CONTRACT OF SALE AND PURCHASE between Leonard D. Fostel and the Veterans' Land Board of Texas, recorded in Volume 71, at Page 592 of the Deed Records of Rockwall County, Texas, and being all of that called 1.50-acre tract of land as described in a Warranty Deed from W. H. Way and Buddy R. Haldeman to Eddie Kelley, dated May 1, 1985 and being recorded in Volume 225, at Page 414 of the Deed Records of Rockwall County, Texas, same now standing in the name of Rodd Hanna's Air Performance Heating and Air Conditioning, Inc. described in Warranty Deed with Vendor's Lien from Terry McKinney and wife, Deborah McKinney, dated June 24, 1999 and being recorded in Volume 1681, at Page 79 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

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Y = 7,015,163.81 feet;

THENCE N 45°20'13" W with the northeast line of said 1,500-acre tract a distance of 510.01 feet to 1/2-inch steel rod found for corner at the North corner of said 1,500-acre Ferris Concrete Company tract;

THENCE N 24°04'55" E with the northwest line of the called 15,020-acre tract a distance of 131.08 feet to a 5/8-inch steel rod with a pink cap stamped "R-DELTA ENGINEERS | FIRM #10155000" set;

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THENCE S 44°03'02" W with the northwest margin of Sids Road a distance of 122.72 feet to the POINT OF BEGINNING and containing 65,331 square feet or 1,500 acres of land.

SURVEYOR'S COMMENTS ON SCHEDULE B ITEMS FOR COMMITMENT No. R251530R-1 EFFECTIVE DECEMBER 3, 2025					
Item	Document Description	Executed Date	Volume	Page	Surveyor's Comments
10g	Easement and/or Right-of-Way to Kaufman - VanZandt Soil Conservation District	June 26, 1954	51	110	Easement does affect the subject property but cannot be shown graphically.
10h	Easement and/or Right-of-Way to RCH Water Supply Corporation	September 26, 1961	64	316	Does not affect the subject property and is not shown graphically.
10i	Easement and/or Right-of-Way to Texas Power & Light Company	March 26, 1954	203	99	Does not affect the subject property and is not shown graphically.
10j	Easement and/or Right-of-Way to TXU Electric Company, a Texas corporation	June 14, 2000	1921	1388	Does affect the subject property and is shown graphically.
10k	Leasehold Estate created by that certain Memorandum of Lease and Option, executed by and between Rodd Hanna's Air Performance Heating and Air Conditioning, Inc., as Lessor, and Cook Inlet/VoiceStream, PCS, LLC, as Lessee	October 8, 1999	1758	93	Does affect the subject property and is shown graphically.
10l	Leasehold Estate created by that certain Assignment and Assumption of Ground Lease, executed by and between Cook Inlet/VoiceStream PCS, LLC, as Lessor, and Trinity Wireless Towers, Inc., as Lessee	May 2, 2000	1889	255	Does affect the subject property and is shown graphically.
10m	Leasehold Estate created by that certain Assignment and Assumption of Site Lease, executed by and between Trinity Wireless Towers, Inc., as Lessor, and Crown Castle Towers 05, LLC, as Lessee	September 26, 1961	4440	49	Does affect the subject property and is shown graphically.
10n	Leasehold Estate created by that certain Memorandum of First Amendment to Site Lease With Option, executed by and between Rodd Hanna's Air Performance Heating and Air Conditioning, Inc., as Lessor, and Crown Castle Towers 05, LLC, as Lessee	March 23, 2015	Clark's File No. 201500004399		Does affect the subject property and is shown graphically.

SURVEYOR'S CERTIFICATION

To: RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC.
TITLE RESOURCES GUARANTEE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7a, 8, 9, 13, and 18 of the Table A thereof. The fieldwork was completed on September 26th, 2025.

According to surveyor's interpretation of information shown on the specific national flood insurance program (NFIP) "Flood Insurance Rate Map" (FIRM), referred to elsewhere on this survey, some portions of this property appear to be within a "special flood hazard area (SFHA) inundated by 100-year flood" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or The Federal Emergency Management Agency.

The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as part of the "NFIP".

The line indicated hereon depicts the approximate graphical location of the floodplain boundary for a "Special Flood Hazard Area Inundated By 100-Year Flood" Zone AE according to the surveyor's interpretation of the floodplain boundary graphically depicted on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Map Number 48397C0040L, Effective date September 26, 2008. (The approximate graphical location of the floodplain boundary shown on this survey has not been field verified or confirmed by current in-field surveys, and the actual location of the floodplain boundary may vary from the approximate location shown hereon).

Signed on this the 18th day of December, 2025.



Wayne C. Terry, RPLS No. 4184

ALTA/NSPS LAND TITLE SURVEY
of a
1,500-ACRE TRACT
J. D. MCFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

rdelta ENGINEERS
618 Main Street
Garland, TX 75040
Ph: (972) 644-0200
www.rdelta.com
TYPE No. F-1515
TDS No. 10/2022

ENGINEERS, LAND PLANNERS AND LAND SURVEYORS

DRAWN BY: CSW	CHECKED BY: WST	SCALE: 1"=30'	SHEET: 1 OF 1
DATE: DECEMBER 2025		RDE Proj. No. 3473-25	