



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



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
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 - 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)
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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 **1313 Gideon Way Rockwall, Texas 75087**

SUBDIVISION **Gideon Grove - North** LOT **6** BLOCK **2**

GENERAL LOCATION **N. John King Blvd & E. Quail Run rd.**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	CURRENT USE
PROPOSED ZONING	PROPOSED USE
ACREAGE	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 **Chad & Cindy Shirley**

APPLICANT

CONTACT PERSON **Chad Shirley**

CONTACT PERSON

ADDRESS **1313 Gideon Way**

ADDRESS

CITY, STATE & ZIP **Rockwall, Texas 75087**

CITY, STATE & ZIP

PHONE **469-215-6171**

PHONE

E-MAIL **chad@shirleymasonry.com**

E-MAIL

NOTARY VERIFICATION [REQUIRED]

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

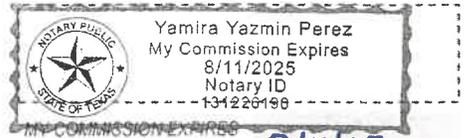
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18 DAY OF October, 2024 BY SIGNING THIS APPLICATION. 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 18 DAY OF October, 2024.

OWNER'S SIGNATURE

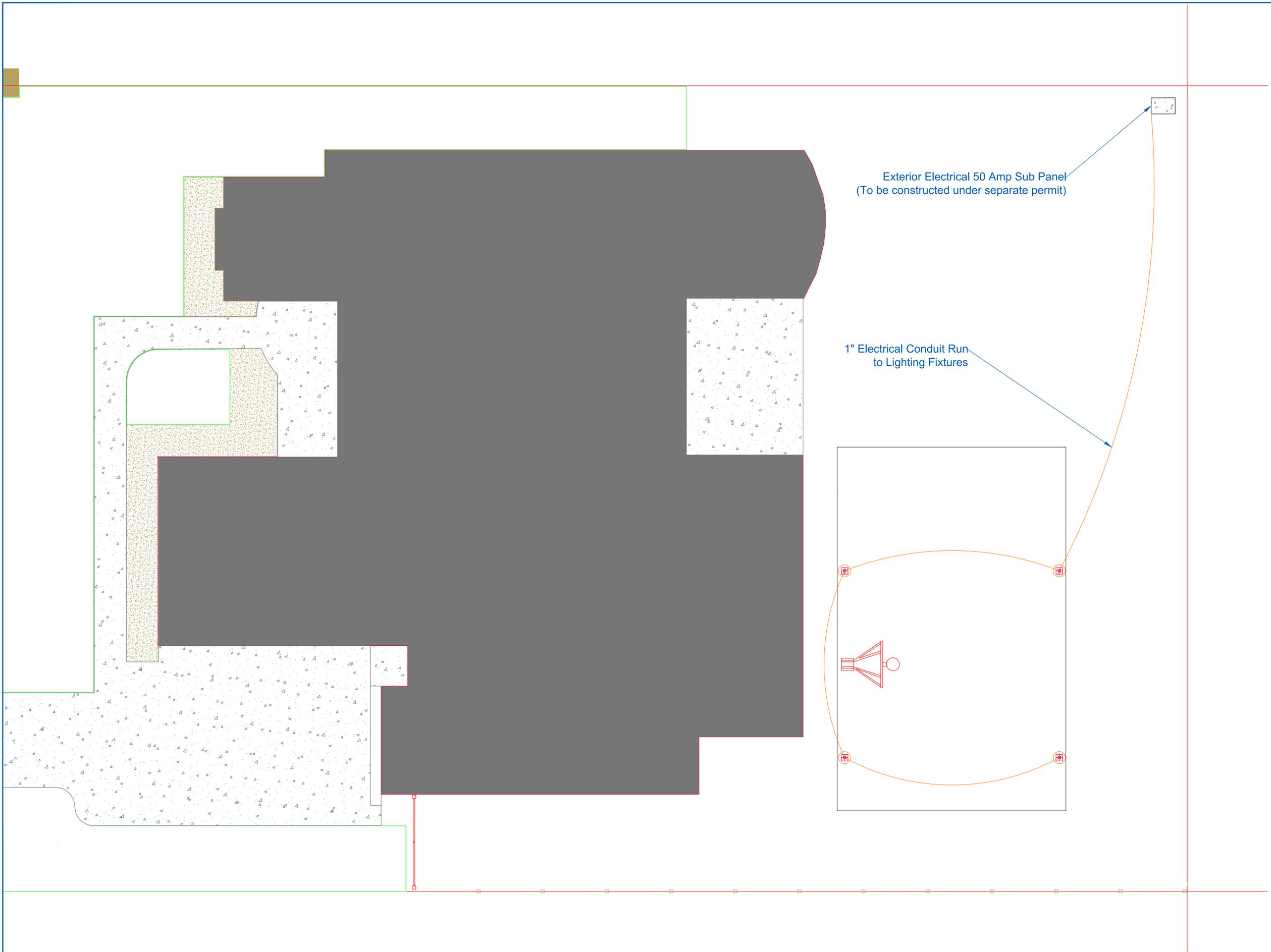
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]
Yamira Perez



8/11/25

Notes:



Exterior Electrical 50 Amp Sub Panel
(To be constructed under separate permit)

1" Electrical Conduit Run
to Lighting Fixtures

REV:	DESCRIPTION:	BY:	DATE:

STATUS:

CLIENT: Owner Builder
Chad & Cindy Shirley

SITE: Chad & Cindy Shirley Residence
1313 Gideon Way Rockwall, TX 75087
Subdivision: Gideon Grove North - Bock 2 - Lot 6

TITLE: Electrical Location Plan

SCALE AT A1:	DATE:	DRAWN:	CHECKED:
$\frac{3}{16}'' = 1'$	10/18/2024		
PROJECT NO:	DRAWING NO:	REVISION:	
	A-0.03		



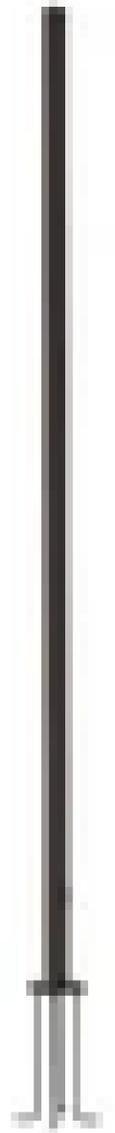
Mega Slam XL – Basketball Hoop
Maximum Backboard Height: 12.8 ft
Powder Coat Finish - Mat Black
Backboard: Glass



Standard Grey Concrete - Broom Finish



Light Fixture to be Mat Black to Match
Light Pole & Basketball Hoop



4" x 4" x 18' Light Pole
Powder Coat Finish - Mat Black

Chad & Cindy Shirley
1313 Gideon Way Rockwall, TX 75087
469-215-6171
chad@shirleymasonry.com

Project Name:

Case #



Product Details

SKU: MLLG-LED-SBHO2-150-50 **Web ID:** 1762

150 Watt shoebox - parking lot fixture produces 24000 lumens at 160 lumens/watt and has durable die-cast aluminum housing that is powder coated with strong anti-corrosion performance for years of maintenance-free lighting.

Available in both Type 3 and Type 5 these are perfect for use in a parking lot. Our 150w LED parking lot light has an optional photocell sensor that allows for further energy savings. It comes with a No dimmable driver at 100V-277V or 277V-480V Optional Voltage LED Driver Color Temperature is: 4000K or 5000K. The fixture comes equipped with built-in 10 kVa surge protection for the power supply. The fixture comes in a dark bronze finish.

This shoebox fixture can be pole post or wall mounted using the following brackets: Wall or Yoke or Arm or Slip Fitter. All brackets are sold separately. It is also IP65 Wet location rated high impact rating of IK08 and can operate in temperatures ranging from -22 F to 113 F.

Options

4000K Color Temperature (Special Order)

277-480V Driver (Special Order)

Product Specifications

Watts:	150	Beam Angle:	Type 5 Standard, Type 3 Optional
Lumens:	24000	Optics:	Polycarbonate Lens
Lumens/Watt:	160	Frequency:	50-60Hz
Replaces:	400 Watt Metal Halide	Power Factor:	> .92
Color Temp:	4000K 5000K	THD:	< 15%
CRI:	70+	Housing:	Die-Cast Aluminum
IP Rating:	IP65	Fixture Color:	Bronze
IK Rating:	IK08	Mount:	Wall Yoke Arm Slip Fitter
Voltage:	100V-277V 277V-480V Optional	EPA Rating:	1.52
Surge Protection:	6kV line-line, 10kV line-earth	Dimensions:	15.63 in L X 11.25 in W X 3.22 in H
Operating Temp:	-22 degF to +113 degF	Cord Length:	5 Feet
Rated Life:	244,000 (L70) hours	Weight:	9.48 lbs
Dimmable:	No	Warranty:	10 years (100-277V) - 5 years (277-480V)

Product Options

Mounting Select an Option Straight Arm Slip Fitter Yoke-Wall	Photocell Photocell Kit	Motion Sensor Motion Sensor (dims to 10%)	Controller Remote Control
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547092

18 Foot Square Steel Light Pole,
4 Inch Wide, 11 Gauge



Job: _____
 Job Site: _____ State: _____ Client Name: _____
 Notes: _____ Approvals: _____ Date: _____

Pole Top Options: A removable pole cap is provided if the pole is drilled for attaching light fixtures. The drill pattern and drill orientation needs to be provided by the customer unless Energy Light fixtures are used for the project. If tenon option is selected, a steel tenon will be provided.

A 2 3/8 inch diameter tenon with 4 inch length is standard; however, the customer needs to confirm the appropriate tenon size required for the project.

Pole Shaft: 4 inch square 11 gauge commercial grade steel with minimum yield strength of 50,000 psi.

Handhole: 3" X 5" size reinforced handhole is located at 18 inches from the base. A ground lug with set screw is located near the handhole opening for proper grounding of the pole.

Finish: Commercial grade, super durable powder coat finish. Dark Bronze is standard color. Black, White, Gray colors are available with additional surcharge.

Anchor Bolts: A set of 4 galvanized steel anchor bolts is provided with each pole assembly. Each anchor bolt includes 2 nuts and 2 washers. Top portion of the anchor bolt is threaded for securing and leveling the pole with the provided nuts and washers. An actual size paper anchor bolt template is provided.

Bolt Circle: 8-1/2" (Bolt Circle Range 8"-11")

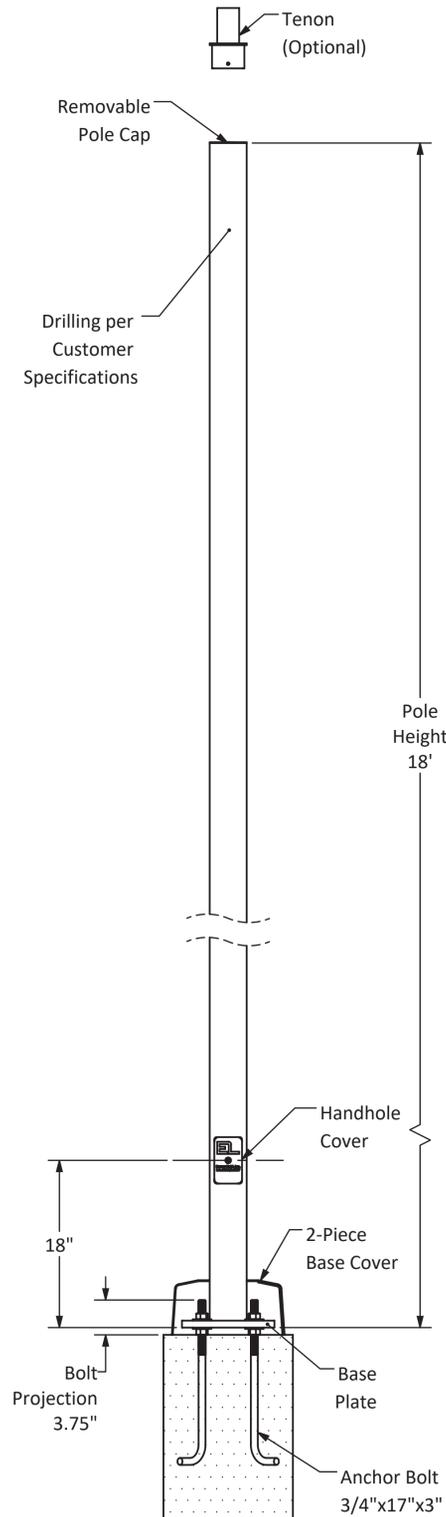
Base Cover: Two-piece ABS plastic base cover is provided.

Other Options: The following options are available:

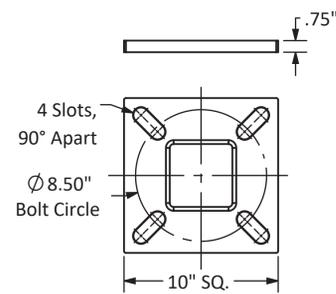
Vibration dampener, custom tenon sizes, custom colors, custom pole heights, additional handholes.

Warranty: 1 Year.

Foundation design: Foundation should be designed by an engineer familiar with local soil and wind conditions as well as local code where the pole(s) will be installed.



Maximum EPA with 1.3 Gust Factor (ft ²)					Pole Weight (lbs)
110 mph	120 mph	130 mph	140 mph	150 mph	
7.9	5.7	4.0	2.4	1.3	125



Base Plate

Disclaimer: All dimensions and specifications are subject to change without any notice. Energy Light, Inc. is not responsible for any claims arising from improper loading (what is attached to the light pole), improper use, incorrect foundation design and/or installation.

Mega Slam XL – Basketball Hoop

DIMENSIONS

Maximum System Height (top of backboard):
12.8 ft
Adjustable Rim Height: 5.5 ft - 10 ft
Total System Weight: 875 lbs
Total Width: 72"
Depth (overhang) at 10 ft: 60"
Depth (overhang) at 7.5 ft: 71"
Depth (overhang) at 5 ft: 70"

Anchor Kit and Padding are Included

PLAYABILITY

BackBoard

72" x 42"
72"-wide regulation pro-style backboard
½-inch regulation pro-style tempered glass
Clear-view backboard design (clearer than competition H-frame style)

180° PRO RIM™

Directional Flex® Technology in full 180° (comes standard)
18" Diameter
25.3" Depth (from backboard)
1100 lbs of Torque

ADJUSTABILITY

Adjustable Height

Adjusts to any height between 5.5 ft -10 ft

Overhang Distance

At 10 ft = 60"
At 7.5ft = 71"
At 5 ft = 70"

Lift Assist

2 double spring loaded cylinders

Adjustable Crank

Easy-turn handle is removable

RIGIDITY

5-Gauge Steel

Thickest in industry

12" X 8" main pole

Monster-sized for every game

Direct-connect rim

Attaches directly to lower extension arm

Total Weight

875 lbs

Support gussets

14

DURABILITY

Duplex Coating System

Hot dip zinc galvanization + powder coated steel.

Stainless Steel Hardware

Rust protection on nuts and bolts (anchor bolts are galvanized).

Advanced Arm Assembly

Support bolt fits in reinforced main pole.

Perimeter Backboard Support

2" steel perimeter frame

Glass Protection Frame

2" diecast aluminum backboard frame

SAFETY

180 Pro Rim™

Directional Flex® Technology flexes any direction 180° with player

HideAway Net®

Recessed net attachment system to rim

Stop Pin

Insert stop pin to limit height to 7.5 feet

2" Thick Padding

Custom-fitted for pole and base

1" Backboard Pad

Protects heads for play underneath



Shirley Residence | Outdoor: Basketball

1313 Gideon Way Rockwall, TX 75087

Date: 9/27/2024



DRK Enterprises LLC / LED Lighting Supply
1 Chestnut Street, 4M
Nashua, NH 03060
(888) 423-3191
www.ledlightingsupply.com

This Lighting Plan Analysis ("Lighting Design") provided by the DRK Enterprises LLC / LED Lighting Supply ("DRK") represent an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been field verified by DRK and therefore actual measured results may vary from the actual field conditions. DRK recommends that design parameters and other information be field verified to reduce variation. DRK neither warranties, either implied or stated with regard to actual measured light levels as compared to those illustrated by the Lighting Design. DRK neither warranties, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design intent as compliant with any applicable regulatory code requirements with the exception of those specifically stated on drawings created and submitted by DRK. The Lighting design is issued, in whole or in part, as advisory documents for informational purposes and is not intended for construction nor as being part of a project's construction documentation package. Replacing fixtures in this lighting design with other fixtures voids the results provided within the lighting plan. This lighting plan represents the photometric output of the fixtures specified within this plan.

The bottom left of the lighting plan is position (x,y) of 0,0

For each fixture:

x represents the distance on the horizontal axis from this bottom left corner. The more right you go, the higher the number.

y represents the distance on the vertical axis from the bottom left corner. The higher you go, the larger the number. z represents mounting height, or the distance above the ground.

Tilt represents the angle down, towards the surface. Orientation is the angle relative to the mounting position.

Once a fixture is mounted on the pole at height z, the installer will rotate the fixture to a location on the field (orientation) and then tilt the fixture so the beam of light lights up a specific location on that field.

Ref No:

Luminaire Schedule					
Symbol	Qty	Label	Arrangement	LLF	Total Lamp Lumens
•	4	MLLG-LED-SBHO2-150-5-T3-BS	Single	1.000	14763

Luminaire Location Summary		
Label	Z	Tilt
MLLG-LED-SBHO2-150-5-T3-BS	18'	0

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Court_Planar	Fc	22.00	26.2	14.3	1.54	1.83

LED LIGHTING SUPPLY
150 Watt LED Shoebox Area Light | 24000 Lumens | 10 Year Warranty | 5000K

[View Product Page](#)



Product Details

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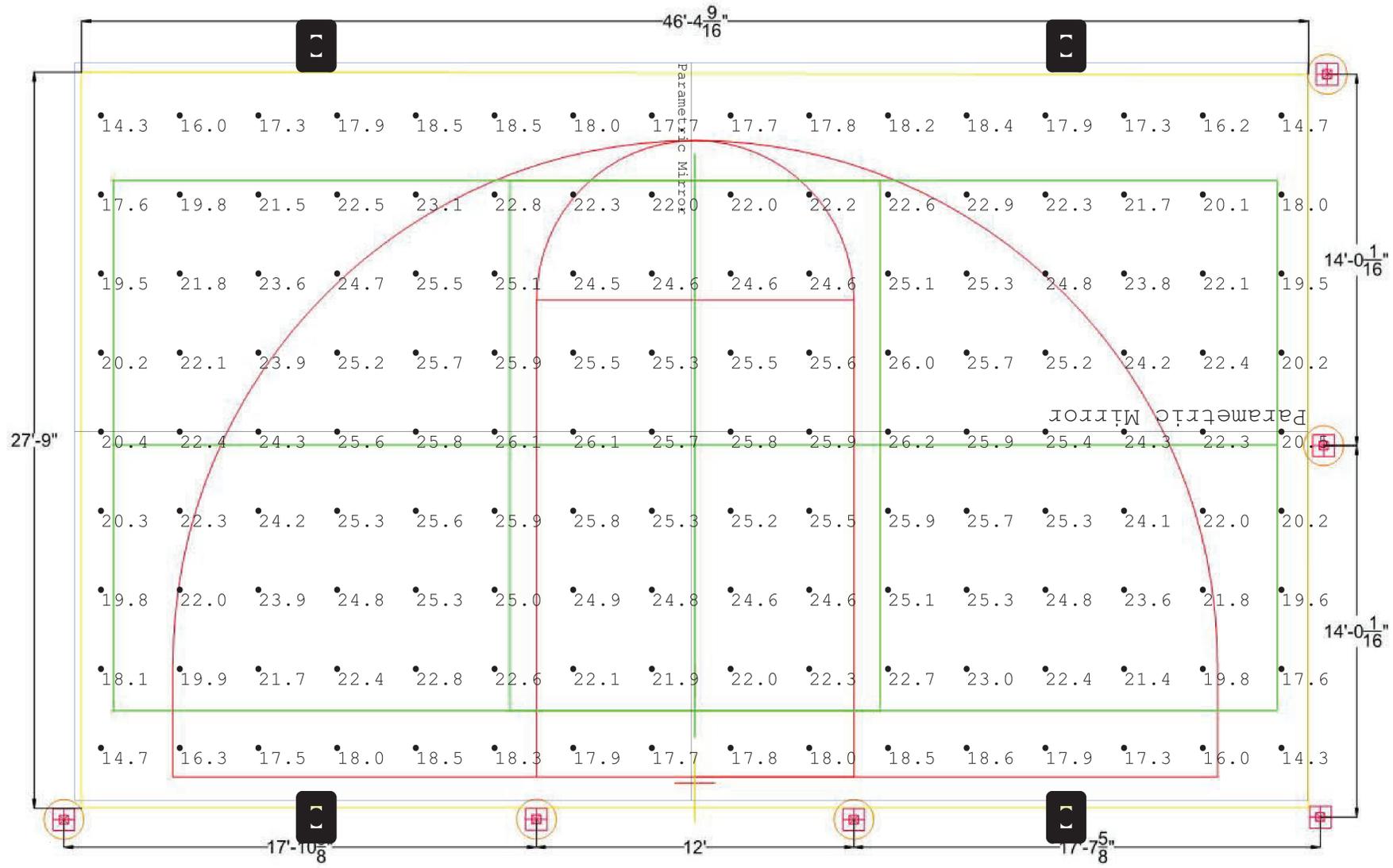
Aram Maranian
Lighting Specialist

978-788-8073

amaranian@ledlightingsupply.com

ledlightingsupply.com

[Get A Lighting Plan Or Quote](#)



REV.	DESCRIPTION
PL	

CLIENT:



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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<input checked="" type="checkbox"/> OWNER	Chad & Cindy Shirley	<input type="checkbox"/> APPLICANT	
CONTACT PERSON	Chad Shirley	CONTACT PERSON	
ADDRESS	1313 Gideon Way	ADDRESS	
CITY, STATE & ZIP	Rockwall, Texas 75087	CITY, STATE & ZIP	
PHONE	469-215-6171	PHONE	
E-MAIL	chad@shirleymasonry.com	E-MAIL	

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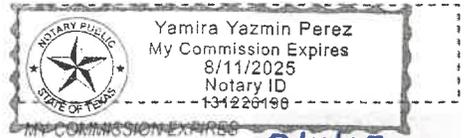
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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Yamira Perez
Yamira Perez



8/11/25



Z2024-052: Specific Use Permit (SUP) for a Basketball Court at 1313 Gideon Way

GIDEON WAY



PD-77

Case Location Map = 



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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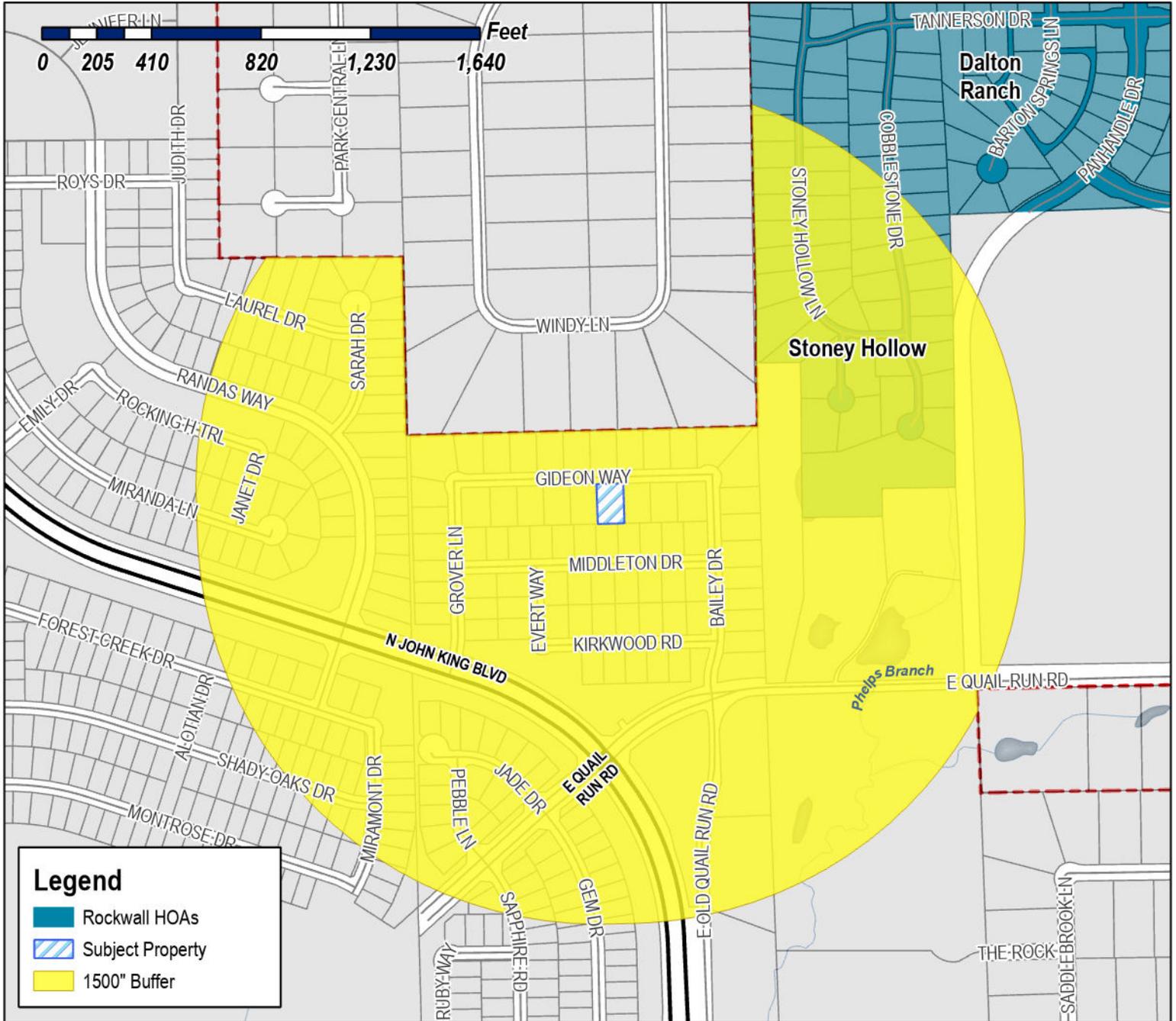




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Case Number: Z2024-052
Case Name: Specific Use Permit (SUP) for a Basketball Court
Case Type: Zoning
Zoning: Planned Development District 77 (PD-77)
Case Address: 1313 Gideon Way

Date Saved: 10/21/2024
 For Questions on this Case Call (972) 771-7745

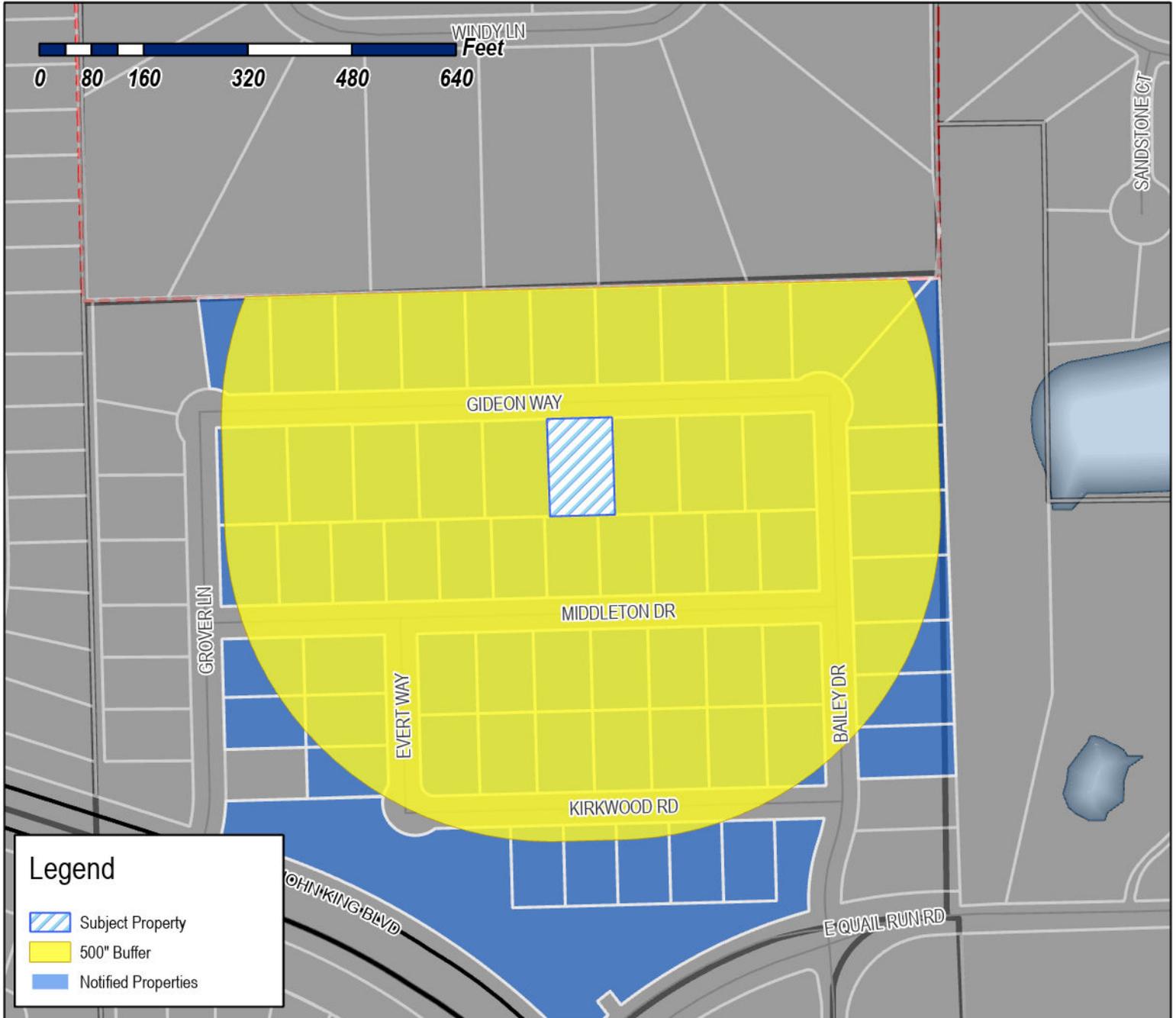




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GIDEON GROVE HOMEOWNERS ASSOCIATION
INC
1024 S GREENVILLE AVE #230
ALLEN, TX 75002

HOPKINS RICHARD L III
10330 COUNTRY CLUB DR
DALLAS, TX 75218

HUSAIN SYED SAMAR AND SURAYA SAMAR
1204 MIDDLETON DRIVE
ROCKWALL, TX 75087

BOBBITT CARL E AND PRUDENCE D
1206 GIDEON WAY
ROCKWALL, TX 75087

2021 R S HERRERA REVOCABLE TRUST
RICKY DON HERRERA AND STEPHANIE MICHELLE
HERRERA- TRUSTEES
1207 GIDEON WAY
ROCKWALL, TX 75087

EDDINGS JACKIE AND CAROLYN
1208 MIDDLETON DRIVE
ROCKWALL, TX 75087

HOOKS JARRED AND BETHANY
1210 GIDEON WAY
ROCKWALL, TX 75087

PAGE JACOB STEWART AND JESSIE ANN
1211 GIDEON WAY
ROCKWALL, TX 75087

THOMAS BARBARA AND ISAAC
1212 MIDDLETON DRIVE
ROCKWALL, TX 75087

CONWAY DENNETT EUGENE AND MARY
1214 GIDEON WAY
ROCKWALL, TX 75087

DRAPER CASEY & LINDSAY JUNE
1215 GIDEON WAY
ROCKWALL, TX 75087

CURTIS JEREL & NATALIE LANEER
1302 MIDDLETON DRIVE
ROCKWALL, TX 75087

GAGA TESFAYE &
ZEWDNESH SINKE
1303 MIDDLETON DR
ROCKWALL, TX 75087

GUMM BRIAN KEVIN AND PENNY DIANE
1304 GIDEON WAY
ROCKWALL, TX 75087

HUNTER MICHELLE ZERBE AND
TRACY GIL HUNTER
1304 KIRKWOOD ROAD
ROCKWALL, TX 75087

SAFAR JOHN A
1305 GIDEON WAY
ROCKWALL, TX 75087

MERZ ANDREW ALBERT AND AMANDA JAYNE
1306 MIDDLETON DRIVE
ROCKWALL, TX 75087

VIER DAVID
1307 MIDDLETON DRIVE
ROCKWALL, TX 75087

PONCE EDUARDO AND ODETT A
1308 GIDEON WAY
ROCKWALL, TX 75087

VALENCIA BRANDON AND AMANDA
1308 KIRKWOOD ROAD
ROCKWALL, TX 75087

MOSCHELLA ANTHONY CHARLES AND ASHLEY
EASLEY
1309 GIDEON WAY
ROCKWALL, TX 75087

SMITH SAMUEL CURTIS & CHRISTEN
SWEARENGIN
1309 KIRKWOOD RD
ROCKWALL, TX 75087

GOOCH GARY QUINN AND DANIELLE M
1310 MIDDLETON DRIVE
ROCKWALL, TX 75087

ABU BAKR BILAL & NADIA BILAL
1311 MIDDLETON DRIVE
ROCKWALL, TX 75087

ADAMSON KEVIN E AND BECKY B
1312 GIDEON WAY
ROCKWALL, TX 75087

DURAN KATIE LANE & MARCO ANTONIO
1312 KIRKWOOD RD
ROCKWALL, TX 75087

SHIRLEY CHAD & CINDY
1313 GIDEON WAY
ROCKWALL, TX 75087

WOLFGRAM FAMILY LIVING TRUST
MARK WOLFGRAM AND TIFFANY WOLFGRAM -
TRUSTEES
1313 KIRKWOOD ROAD
ROCKWALL, TX 75087

ROBERTS MICAH D
1314 MIDDLETON DR
ROCKWALL, TX 75087

STOCK EDWARD J AND KAREN G
1315 MIDDLETON DRIVE
ROCKWALL, TX 75087

IBRAHIM SUHA AND
BRANDON PHILLIP ALBUS
1316 GIDEON WAY
ROCKWALL, TX 75087

CLEMENT MICHAEL BRENT AND ANDREA
KRISTINA
1316 KIRKWOOD RD
ROCKWALL, TX 75087

UZAMERE IJEOMA AND EFOSA
1317 GIDEON WAY
ROCKWALL, TX 75087

PETTY STEPHEN E AND SHIRLENE L
1317 KIRKWOOD ROAD
ROCKWALL, TX 75087

RYAN RICKIE B II AND TAMARA D
1318 MIDDLETON DRIVE
ROCKWALL, TX 75087

FARRELL SALLY A AND JOHN T
1319 MIDDLETON DRIVE
ROCKWALL, TX 75087

GROVE JOSEPH ROBERT & SUSAN
1320 GIDEON WAY
ROCKWALL, TX 75087

FARRELL ERIN ELIZABETH AND TIMOTHY DANIEL
1320 KIRKWOOD ROAD
ROCKWALL, TX 75087

STAGGERS ENID AND ALVIN
1321 GIDEON WAY
ROCKWALL, TX 75087

RUTTER KENT DOUGLAS AND MARIA ELENA
1321 KIRKWOOD ROAD
ROCKWALL, TX 75087

ANDERSON DAVID WILLIAM AND NANETTE
LOUISE
1322 MIDDLETON DRIVE
ROCKWALL, TX 75087

JORDAN RAYSHAWN AND LANDRIA
1323 MIDDLETON DRIVE
ROCKWALL, TX 75087

ARMSTRONG JAMES BRYAN & LAUREN MYKEL
1324 GIDEON WAY
ROCKWALL, TX 75087

BOLES GEORGE AND JANET
1324 KIRKWOOD ROAD
ROCKWALL, TX 75087

CLINGER KEVIN AND CRYSTAL
1325 GIDEON WAY
ROCKWALL, TX 75087

KANDIMALLA RAHUL
1325 KIRKWOOD
ROCKWALL, TX 75087

KURIAN PAMELA AND CHERIAN
1326 MIDDLETON DRIVE
ROCKWALL, TX 75087

SMALLWOOD GENE R AND SHIRLEY J
1327 MIDDLETON DR
ROCKWALL, TX 75087

COMER DAVID W AND GWENDOLYN L
1328 GIDEON WAY
ROCKWALL, TX 75087

LAMPI MATTHEW OLAVI AND LISA CHARMAGNE
1328 KIRKWOOD RD
ROCKWALL, TX 75087

SCHULTZ THOMAS & LORI
1330 MIDDLETON DRIVE
ROCKWALL, TX 75087

APPIAH-OWUSA NANA AND
BERNICE KUSI
14400 THE LAKES BLVD BUILDING C SUITE 200
PFLUGERVILLE, TX 78660

PATEL ANAM & AANCHAL MALHOTRA
2005 EVERT WAY
ROCKWALL, TX 75087

SCHAR ROY
2008 GROVER LANE
ROCKWALL, TX 75087

FLORES ADRIAN JR AND GABRIELA S
2009 EVERT WAY
ROCKWALL, TX 75087

DEAPEN RICHARD AND ALICIA
2010 BAILEY DRIVE
ROCKWALL, TX 75087

APPIAH-OWUSA NANA AND
2012 GROVER LANE
ROCKWALL, TX 75087

MORICO JOSEPH EMILIO JR AND JENNIFER M
2013 EVERT WAY
ROCKWALL, TX 75087

HARRIS ALBERT G AND JENNIFER O
2014 BAILEY DRIVE
ROCKWALL, TX 75087

WIMPEE JAKE M AND REBECCA K
2018 BAILEY DRIVE
ROCKWALL, TX 75087

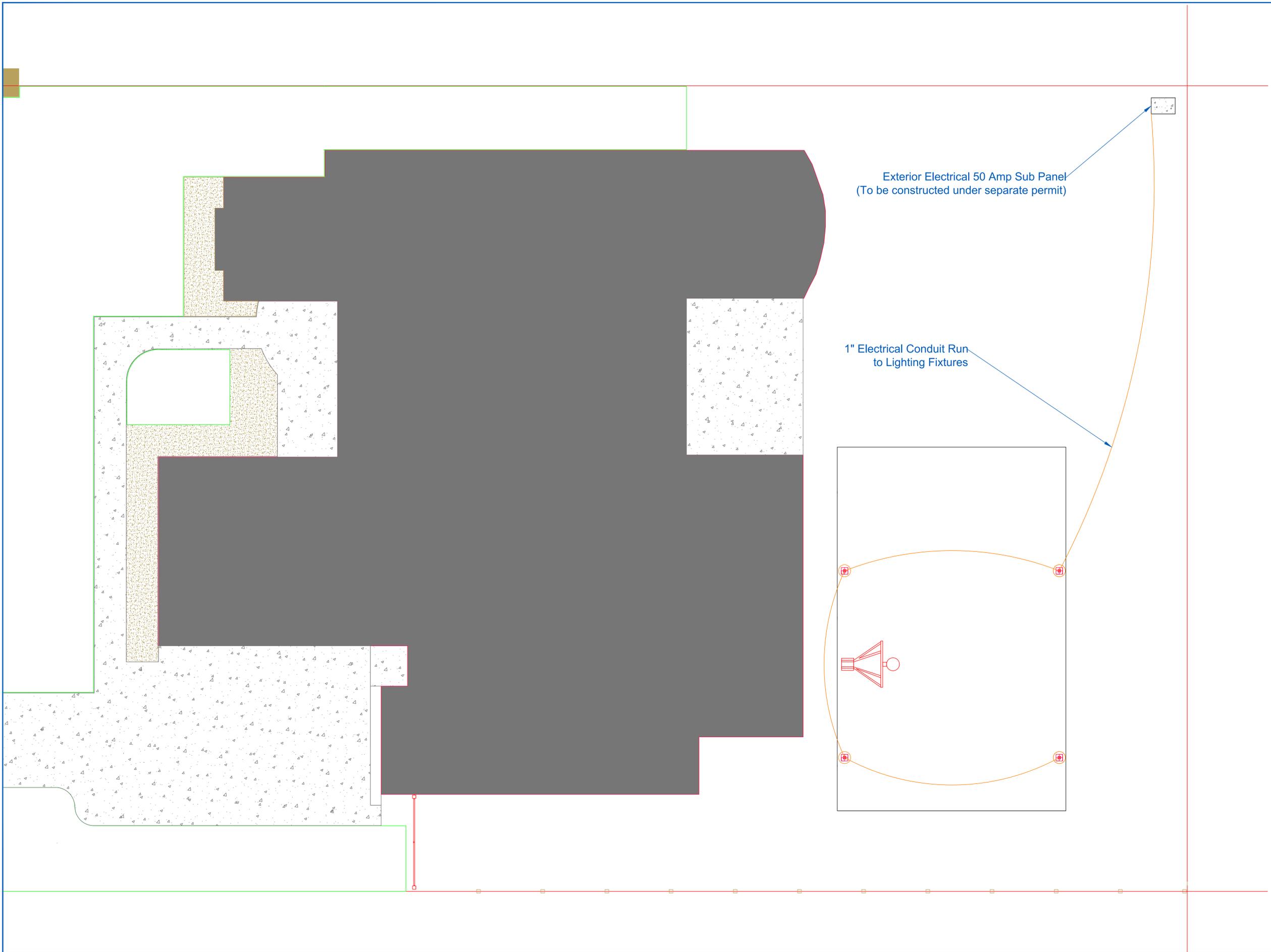
DONHAM SCOTT C & KRISTEN
2104 BAILEY DRIVE
ROCKWALL, TX 75087

SUNANTA BURKE REVOCABLE TRUST
2108 BAILEY DR
ROCKWALL, TX 75087

MURPHY MICHAEL AND JENNISE
2112 BAILEY DRIVE
ROCKWALL, TX 75087

HANSEN MILES & REBECCA
2116 BAILEY DRIVE
ROCKWALL, TX 75087

Notes:



Exterior Electrical 50 Amp Sub Panel
(To be constructed under separate permit)

1" Electrical Conduit Run
to Lighting Fixtures

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			

CLIENT: Owner Builder
Chad & Cindy Shirley

SITE: Chad & Cindy Shirley Residence
1313 Gideon Way Rockwall, TX 75087
Subdivision: Gideon Grove North - Bock 2 - Lot 6

TITLE: Electrical Location Plan

SCALE AT A1:	DATE:	DRAWN:	CHECKED:
$\frac{3}{16}'' = 1'$	10/18/2024		
PROJECT NO:	DRAWING NO:	REVISION:	
	A-0.03		



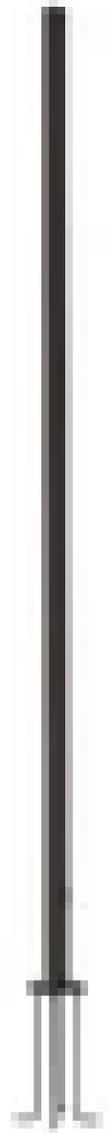
Mega Slam XL – Basketball Hoop
Maximum Backboard Height: 12.8 ft
Powder Coat Finish - Mat Black
Backboard: Glass



Standard Grey Concrete - Broom Finish



Light Fixture to be Mat Black to Match
Light Pole & Basketball Hoop



4" x 4" x 18' Light Pole
Powder Coat Finish - Mat Black

Chad & Cindy Shirley
1313 Gideon Way Rockwall, TX 75087
469-215-6171
chad@shirleymasonry.com

Project Name:

Case #



Product Details

SKU: MLLG-LED-SBHO2-150-50 **Web ID:** 1762

150 Watt shoebox - parking lot fixture produces 24000 lumens at 160 lumens/watt and has durable die-cast aluminum housing that is powder coated with strong anti-corrosion performance for years of maintenance-free lighting.

Available in both Type 3 and Type 5 these are perfect for use in a parking lot. Our 150w LED parking lot light has an optional photocell sensor that allows for further energy savings. It comes with a No dimmable driver at 100V-277V or 277V-480V Optional Voltage LED Driver Color Temperature is: 4000K or 5000K. The fixture comes equipped with built-in 10 kVa surge protection for the power supply. The fixture comes in a dark bronze finish.

This shoebox fixture can be pole post or wall mounted using the following brackets: Wall or Yoke or Arm or Slip Fitter. All brackets are sold separately. It is also IP65 Wet location rated high impact rating of IK08 and can operate in temperatures ranging from -22 F to 113 F.

Options

4000K Color Temperature (Special Order)

277-480V Driver (Special Order)

Product Specifications

Watts:	150	Beam Angle:	Type 5 Standard, Type 3 Optional
Lumens:	24000	Optics:	Polycarbonate Lens
Lumens/Watt:	160	Frequency:	50-60Hz
Replaces:	400 Watt Metal Halide	Power Factor:	> .92
Color Temp:	4000K 5000K	THD:	< 15%
CRI:	70+	Housing:	Die-Cast Aluminum
IP Rating:	IP65	Fixture Color:	Bronze
IK Rating:	IK08	Mount:	Wall Yoke Arm Slip Fitter
Voltage:	100V-277V 277V-480V Optional	EPA Rating:	1.52
Surge Protection:	6kV line-line, 10kV line-earth	Dimensions:	15.63 in L X 11.25 in W X 3.22 in H
Operating Temp:	-22 degF to +113 degF	Cord Length:	5 Feet
Rated Life:	244,000 (L70) hours	Weight:	9.48 lbs
Dimmable:	No	Warranty:	10 years (100-277V) - 5 years (277-480V)

Product Options

Mounting Select an Option Straight Arm Slip Fitter Yoke-Wall	Photocell Photocell Kit	Motion Sensor Motion Sensor (dims to 10%)	Controller Remote Control
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547092

18 Foot Square Steel Light Pole,
4 Inch Wide, 11 Gauge



Job: _____
 Job Site: _____ State: _____ Client Name: _____
 Notes: _____ Approvals: _____ Date: _____

Pole Top Options: A removable pole cap is provided if the pole is drilled for attaching light fixtures. The drill pattern and drill orientation needs to be provided by the customer unless Energy Light fixtures are used for the project. If tenon option is selected, a steel tenon will be provided.

A 2 3/8 inch diameter tenon with 4 inch length is standard; however, the customer needs to confirm the appropriate tenon size required for the project.

Pole Shaft: 4 inch square 11 gauge commercial grade steel with minimum yield strength of 50,000 psi.

Handhole: 3" X 5" size reinforced handhole is located at 18 inches from the base. A ground lug with set screw is located near the handhole opening for proper grounding of the pole.

Finish: Commercial grade, super durable powder coat finish. Dark Bronze is standard color. Black, White, Gray colors are available with additional surcharge.

Anchor Bolts: A set of 4 galvanized steel anchor bolts is provided with each pole assembly. Each anchor bolt includes 2 nuts and 2 washers. Top portion of the anchor bolt is threaded for securing and leveling the pole with the provided nuts and washers. An actual size paper anchor bolt template is provided.

Bolt Circle: 8-1/2" (Bolt Circle Range 8"-11")

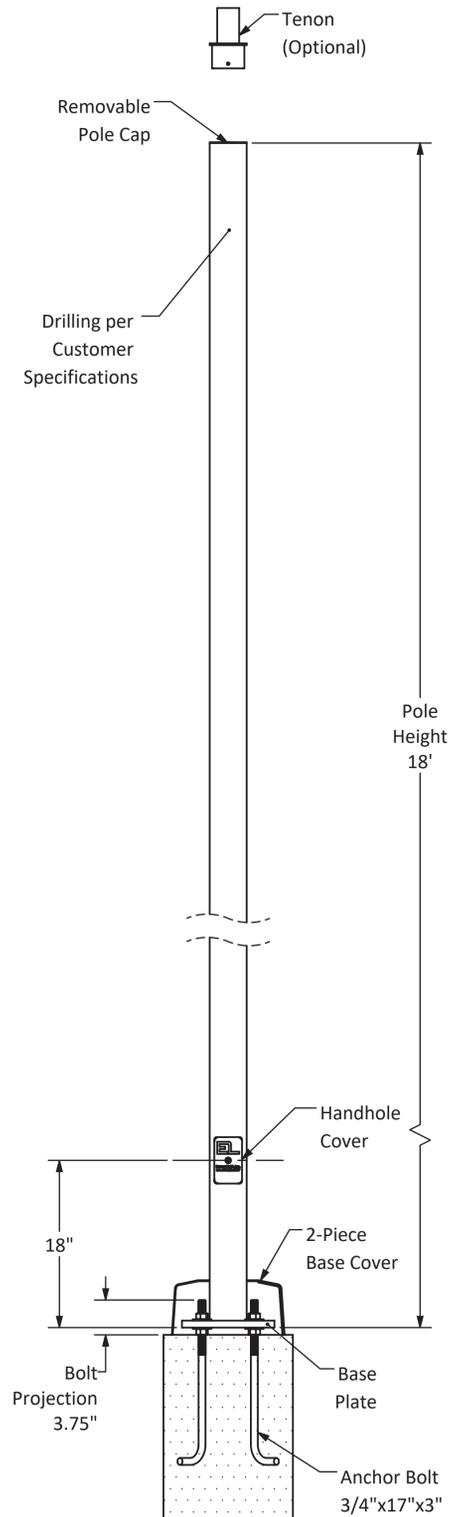
Base Cover: Two-piece ABS plastic base cover is provided.

Other Options: The following options are available:

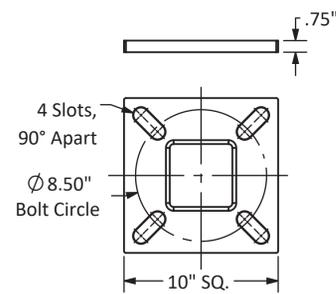
Vibration dampener, custom tenon sizes, custom colors, custom pole heights, additional handholes.

Warranty: 1 Year.

Foundation design: Foundation should be designed by an engineer familiar with local soil and wind conditions as well as local code where the pole(s) will be installed.



Maximum EPA with 1.3 Gust Factor (ft ²)					Pole Weight (lbs)
110 mph	120 mph	130 mph	140 mph	150 mph	
7.9	5.7	4.0	2.4	1.3	125



Disclaimer: All dimensions and specifications are subject to change without any notice. Energy Light, Inc. is not responsible for any claims arising from improper loading (what is attached to the light pole), improper use, incorrect foundation design and/or installation.

Mega Slam XL – Basketball Hoop

DIMENSIONS

Maximum System Height (top of backboard):
12.8 ft
Adjustable Rim Height: 5.5 ft - 10 ft
Total System Weight: 875 lbs
Total Width: 72"
Depth (overhang) at 10 ft: 60"
Depth (overhang) at 7.5 ft: 71"
Depth (overhang) at 5 ft: 70"

Anchor Kit and Padding are Included

PLAYABILITY

BackBoard

72" x 42"
72"-wide regulation pro-style backboard
½-inch regulation pro-style tempered glass
Clear-view backboard design (clearer than competition H-frame style)

180° PRO RIM™

Directional Flex® Technology in full 180° (comes standard)
18" Diameter
25.3" Depth (from backboard)
1100 lbs of Torque

ADJUSTABILITY

Adjustable Height

Adjusts to any height between 5.5 ft -10 ft

Overhang Distance

At 10 ft = 60"
At 7.5ft = 71"
At 5 ft = 70"

Lift Assist

2 double spring loaded cylinders

Adjustable Crank

Easy-turn handle is removable

RIGIDITY

5-Gauge Steel

Thickest in industry

12" X 8" main pole

Monster-sized for every game

Direct-connect rim

Attaches directly to lower extension arm

Total Weight

875 lbs

Support gussets

14

DURABILITY

Duplex Coating System

Hot dip zinc galvanization + powder coated steel.

Stainless Steel Hardware

Rust protection on nuts and bolts (anchor bolts are galvanized).

Advanced Arm Assembly

Support bolt fits in reinforced main pole.

Perimeter Backboard Support

2" steel perimeter frame

Glass Protection Frame

2" diecast aluminum backboard frame

SAFETY

180 Pro Rim™

Directional Flex® Technology flexes any direction 180° with player

HideAway Net®

Recessed net attachment system to rim

Stop Pin

Insert stop pin to limit height to 7.5 feet

2" Thick Padding

Custom-fitted for pole and base

1" Backboard Pad

Protects heads for play underneath



Shirley Residence | Outdoor: Basketball

1313 Gideon Way Rockwall, TX 75087

Date: 9/27/2024



DRK Enterprises LLC / LED Lighting Supply
1 Chestnut Street, 4M
Nashua, NH 03060
(888) 423-3191
www.ledlightingsupply.com

This Lighting Plan Analysis ("Lighting Design") provided by the DRK Enterprises LLC / LED Lighting Supply ("DRK") represent an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been field verified by DRK and therefore actual measured results may vary from the actual field conditions. DRK recommends that design parameters and other information be field verified to reduce variation. DRK neither warranties, either implied or stated with regard to actual measured light levels as compared to those illustrated by the Lighting Design. DRK neither warranties, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design intent as compliant with any applicable regulatory code requirements with the exception of those specifically stated on drawings created and submitted by DRK. The Lighting design is issued, in whole or in part, as advisory documents for informational purposes and is not intended for construction nor as being part of a project's construction documentation package. Replacing fixtures in this lighting design with other fixtures voids the results provided within the lighting plan. This lighting plan represents the photometric output of the fixtures specified within this plan.

The bottom left of the lighting plan is position (x,y) of 0,0

For each fixture:

x represents the distance on the horizontal axis from this bottom left corner. The more right you go, the higher the number.

y represents the distance on the vertical axis from the bottom left corner. The higher you go, the larger the number. z represents mounting height, or the distance above the ground.

Tilt represents the angle down, towards the surface. Orientation is the angle relative to the mounting position.

Once a fixture is mounted on the pole at height z, the installer will rotate the fixture to a location on the field (orientation) and then tilt the fixture so the beam of light lights up a specific location on that field.

Ref No:

Luminaire Schedule					
Symbol	Qty	Label	Arrangement	LLF	Total Lamp Lumens
•	4	MLLG-LED-SBHO2-150-5-T3-BS	Single	1.000	14763

Luminaire Location Summary		
Label	Z	Tilt
MLLG-LED-SBHO2-150-5-T3-BS	18'	0

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Court_Planar	Fc	22.00	26.2	14.3	1.54	1.83

LED LIGHTING SUPPLY
150 Watt LED Shoebox Area Light | 24000 Lumens | 10 Year Warranty | 5000K

[View Product Page](#)



Product Details

SKU: MLLG-LED-SBHO2-150-50 Web ID: 1762

150 Watt shoebox - parking lot fixture produces 24000 lumens at 160 lumens/watt and has durable die-cast aluminum housing that is powder coated with strong anti-corrosion performance for years of maintenance-free lighting.

Available in both Type 3 and Type 5 these are perfect for use in a parking lot. Our 150w LED parking lot light has an optional photocell sensor that allows for further energy savings. It comes with a No dimmable driver at 100V-277V or 277V-480V Optional Voltage LED Driver Color Temperature is: 4000K or 5000K. The fixture comes equipped with built-in 10 kVa surge protection for the power supply. The fixture comes in a dark bronze finish.

This shoebox fixture can be pole post or wall mounted using the following brackets: Wall or Yoke or Arm or Slip Fitter. All brackets are sold separately. It is also IP65 Wet location rated high impact rating of IK08 and can operate in temperatures ranging from -22 F to 113 F.

Options

- 4000K Color Temperature (Special Order)
- 277-480V Driver (Special Order)

Product Specifications

Watts:	150	Beam Angle:	Type 5 Standard, Type 3 Optional
Lumens:	24000	Optics:	Polycarbonate Lens
Lumens/Watt:	160	Frequency:	50-60Hz
Replaces:	400 Watt Metal Halide	Power Factor:	> .92
Color Temp:	4000K 5000K	THD:	< 15%
CRi:	70+	Housing:	Die-Cast Aluminum
IP Rating:	IP65	Fixture Color:	Bronze
IK Rating:	IK08	Mount:	Wall Yoke Arm Slip Fitter
Voltage:	100V-277V 277V-480V Optional	EPA Rating:	1.52
Surge Protection:	6kV line-line, 10kV line-earth	Dimensions:	15.63 in L X 11.25 in W X 3.22 in H
Operating Temp:	-22°F to +113°F	Cord Length:	5 Feet
Rated Life:	244,000 (L70) hours	Weight:	9.48 lbs
Dimmable:	No	Warranty:	10 years (100-277V) - 5 years (277-480V)



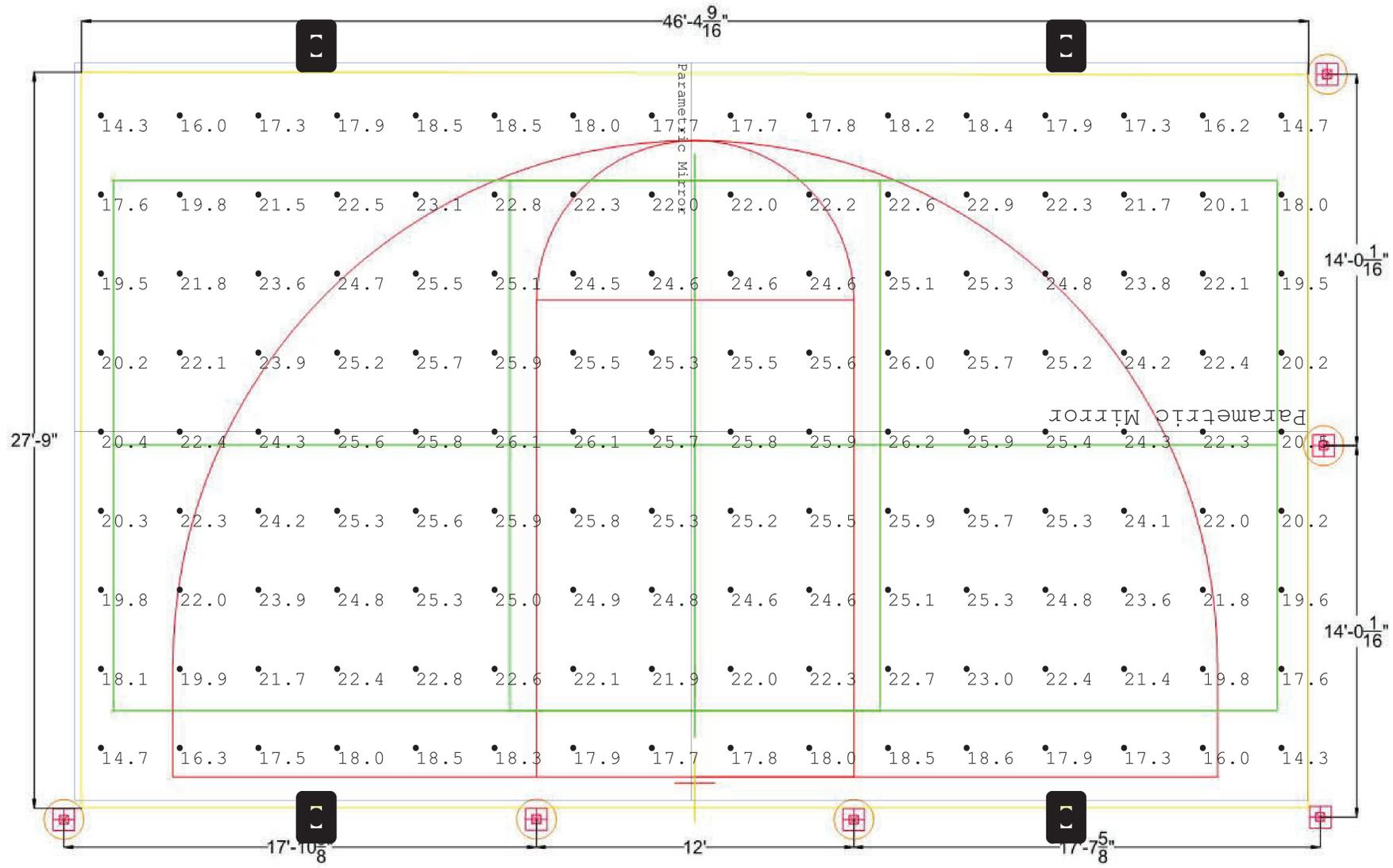
Aram Maranian
Lighting Specialist

978-788-8073

amaranian@ledlightingsupply.com

ledlightingsupply.com

[Get A Lighting Plan Or Quote](#)



REV.	DESCRIPTION
PL	

CLIENT:

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 10/24/2024

PROJECT NUMBER: Z2024-052
PROJECT NAME: SUP for a Basketball Court
SITE ADDRESS/LOCATIONS: 1313 GIDEON WAY

CASE CAPTION: Hold a public hearing to discuss and consider a request by Chad and Cindy Shirley for the approval of a Specific Use Permit (SUP) for a Private Sports Court with Standalone or Dedicated Lighting on a 0.3444-acre parcel of land identified as Lot 6, Block 2, Gideon Grove Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses, addressed as 1313 Gideon Way, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Bethany Ross	10/23/2024	Approved w/ Comments

10/23/2024: Z2024-052; Specific Use Permit (SUP) for a Basketball Court at 1313 Gideon Way
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Specific Use Permit (SUP) for a Private Sports Court with Standalone or Dedicated Lighting on a 0.3444-acre parcel of land identified as Lot 6, Block 2, Gideon Grove Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses, and addressed as 1313 Gideon Way.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.

M.3 For reference, include the case number (Z2024-052) in the lower right-hand corner of all pages on future submittals.

I.4 The subject property is zoned Planned Development District 77 (PD-77) for Single Family 10 (SF-10) District land uses.

I.5 According to Subsection 02.02.B.21, A Private Sports Court with Standalone or Dedicated Lighting is defined as “(a) designated area within a residential or commercial property, that is independent of the primary structure, and is intended for sports and recreational activities. These courts are typically owned and maintained by individual homeowners, residential communities, or commercial establishments. They provide space for activities such as basketball, tennis, volleyball, or other sports, offering residents, guests, members, or patrons a convenient and private location to engage in physical exercise and leisure pursuits.”

M.6 Based on the submitted materials, staff has included the following Operational Conditions in the Specific Use Permit (SUP) ordinance:

(1) The Private Sports Court with Standalone or Dedicated Lighting shall maintain conformance to the approved site plan depicted in Exhibits ‘B’ of the Specific Use Permit (SUP) ordinance.

(2) Exterior lights placed or erected on the Private Sports Court with Standalone or Dedicated Lighting shall not exceed a maximum height of 18-feet, the lights shall be directed downward, and shall not exceed a measured light intensity of 0.2 of one foot-candle at any property line. In addition, the lights shall be of the shielded type luminaries and installed so as to not to produce harsh, bright light or direct illumination across the property line from a visible source of illumination so as not to create a traffic hazard or public nuisance.

(3) The light standards shall be directed downward, and shall be partially or fully cut-off at the light source.

M.7 Please provide a photometric plan for the entire property. The allowable maximum light intensity measured at the property line of a residentially zoned lot shall be 0.2 of one foot-candle. (Subsection 03.03, Article 07, Unified Development Code).

I.8 According to the Land Use Charts of the Unified Development Code (UDC), a Sports Court with Standalone or Dedicated Lighting is permitted by Specific Use Permit (SUP) in Single-Family 10 (SF-10) District.

M.9 Please review the attached Draft Ordinance prior to the October 29, 2024 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than November 5, 2024.

I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on November 5, 2024; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the November 12, 2024 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on October 29, 2024.

I.11 The projected City Council meeting dates for this case will be November 18, 2024 [1st Reading] and December 2, 2024 [2nd Reading].

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	10/23/2024	Approved w/ Comments

10/23/2024: 1. Current grading must be maintained. Drainage may not be directed to adjacent properties.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	10/24/2024	Approved w/ Comments

10/24/2024: * IF APPROVED A BUILDING & ELECTRICAL PERMIT WILL BE RERQUIRED.

* MUST BE SETBACK A MINIMUM OF 10 FEET FROM ANY PROPERTY LINE

* LOCATED BEHIND THE PRIMARY STRUCTURE

* LIGHT POLE CAN BE A MAXIMUM OF 14 FEET IN HEIGHT WITH LIGHT STANDARDS FULLY CUTOFF AND SHEILDED AND DIRECTED DOWNWARD TOWARD THE SURFACE OF THE COURT

* LIGHT GLARE NOT TO EXCEED .02 FC AT THE PROPERTY LINE

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/22/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/21/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	10/21/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/22/2024	Approved

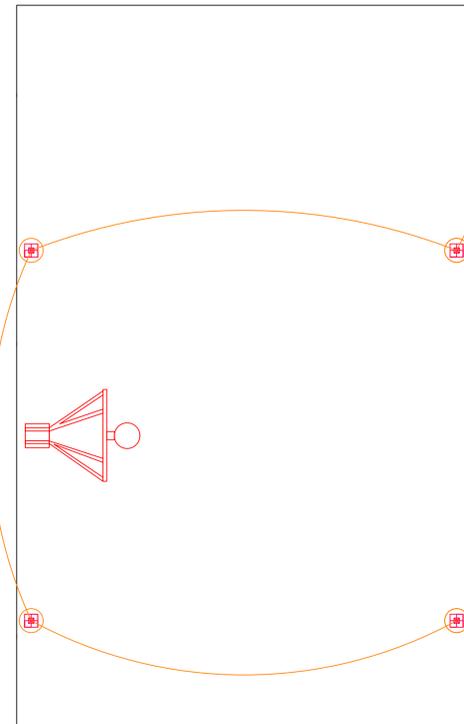
No Comments

Notes:

Exterior Electrical 50 Amp Sub Panel
(To be constructed under separate permit)

Current grading must be maintained. Drainage
may not be directed to adjacent properties.

1" Electrical Conduit Run
to Lighting Fixtures



REV:	DESCRIPTION:	BY:	DATE:

STATUS:

CLIENT: Owner Builder
Chad & Cindy Shirley

SITE: Chad & Cindy Shirley Residence
1313 Gideon Way Rockwall, TX 75087
Subdivision: Gideon Grove North - Bock 2 - Lot 6

TITLE: Electrical Location Plan

SCALE AT A1: $\frac{3}{16}'' = 1'$	DATE: 10/18/2024	DRAWN:	CHECKED:
PROJECT NO:	DRAWING NO: A-0.03	REVISION:	



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 **1313 Gideon Way Rockwall, Texas 75087**

SUBDIVISION **Gideon Grove - North** LOT **6** BLOCK **2**

GENERAL LOCATION **N. John King Blvd & E. Quail Run rd.**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____ CURRENT USE _____

PROPOSED ZONING _____ PROPOSED USE _____

ACREAGE _____ 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 **Chad & Cindy Shirley**

APPLICANT _____

CONTACT PERSON **Chad Shirley**

CONTACT PERSON _____

ADDRESS **1313 Gideon Way**

ADDRESS _____

CITY, STATE & ZIP **Rockwall, Texas 75087**

CITY, STATE & ZIP _____

PHONE **469-215-6171**

PHONE _____

E-MAIL **chad@shirleymasonry.com**

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

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

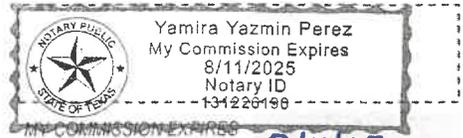
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18 DAY OF October, 2024 BY SIGNING THIS APPLICATION. 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 18 DAY OF October, 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]
Yamira Perez



8/11/25



Z2024-052: Specific Use Permit (SUP) for a Basketball Court at 1313 Gideon Way

GIDEON WAY



PD-77

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.

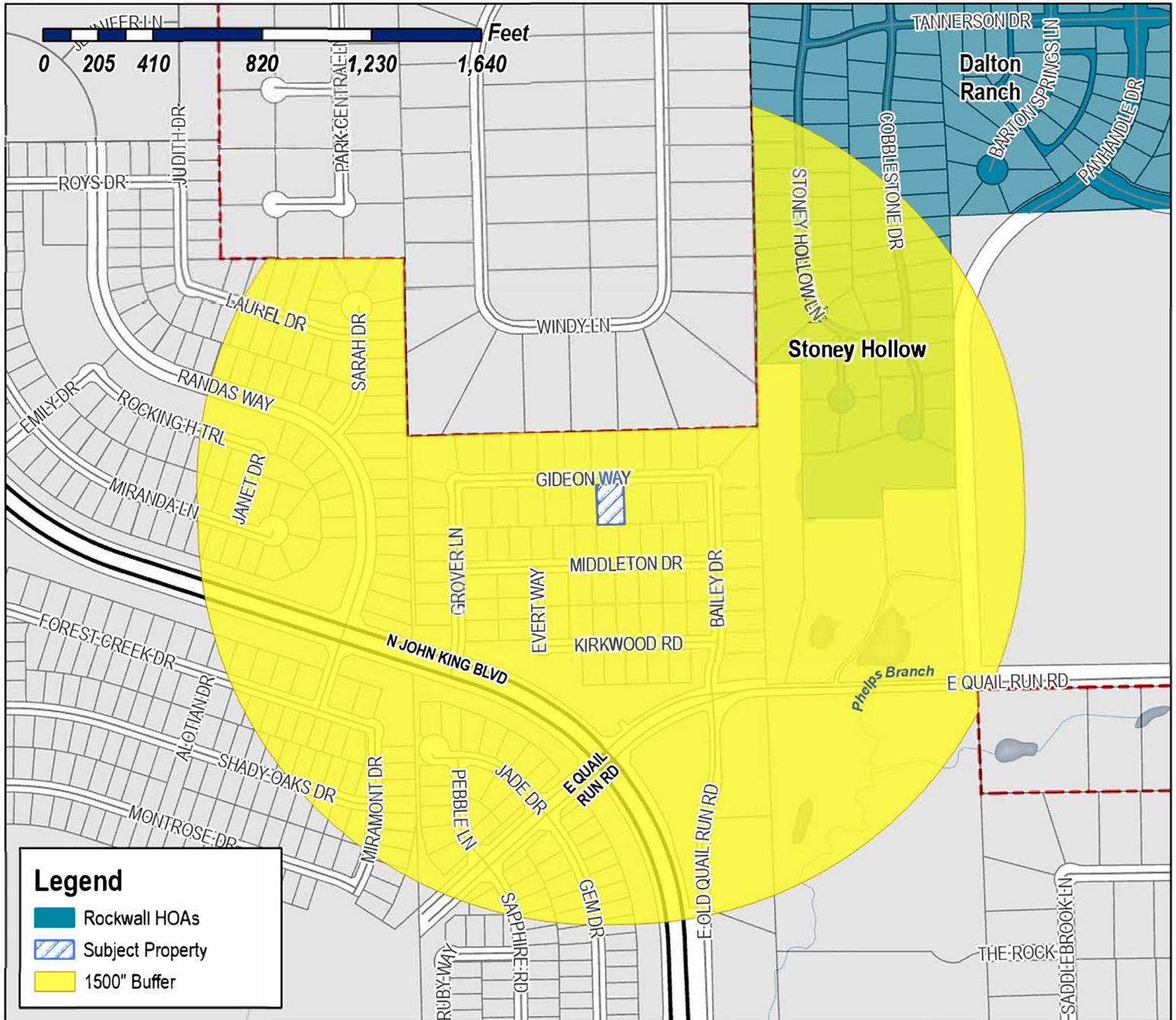




City of Rockwall

Planning & Zoning Department
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Case Number: Z2024-052
Case Name: Specific Use Permit (SUP) for a Private Sports Court
Case Type: Zoning
Zoning: Planned Development District 77 (PD-77)
Case Address: 1313 Gideon Way

Date Saved: 10/21/2024
 For Questions on this Case Call (972) 771-7745



Ross, Bethany

From: Zavala, Melanie
Sent: Wednesday, October 23, 2024 2:26 PM
Cc: Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2024-052]
Attachments: Public Notice (P&Z) (10.22.2024).pdf; HOA Map (10.23.2024).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *Friday, October 25, 2024*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, November 12, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, November 18, 2024 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2024-052: SUP for Private Sports Court

Hold a public hearing to discuss and consider a request by Chad and Cindy Shirley for the approval of a *Specific Use Permit (SUP)* for a *Private Sports Court with Standalone or Dedicated Lighting* on a 0.3444-acre parcel of land identified as Lot 6, Block 2, Gideon Grove Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses, addressed as 1313 Gideon Way, and take any action necessary.

Thank you,

Melanie Zavala

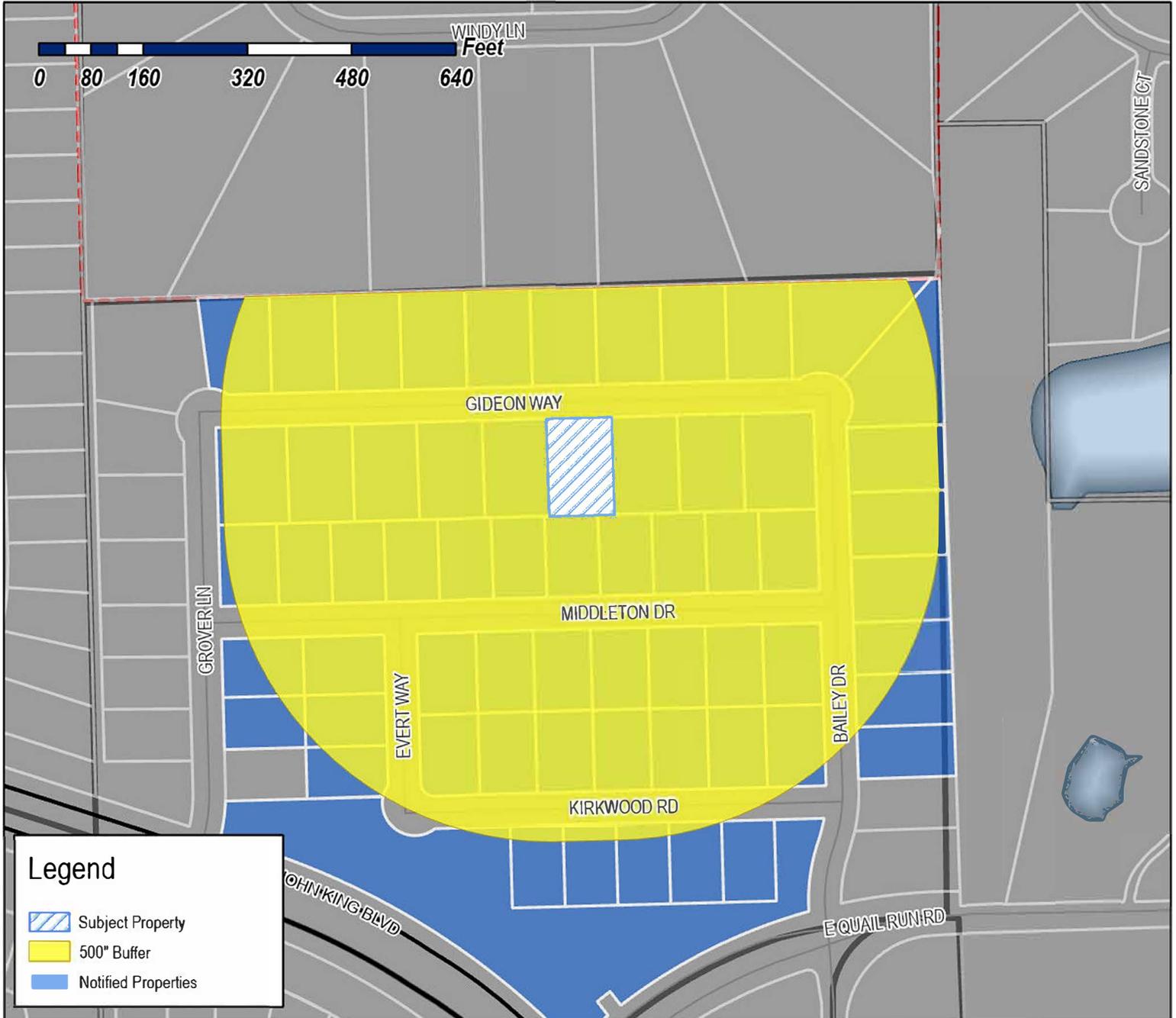
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](#)
972-771-7745 Ext. 6568



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2024-052
Case Name: Specific Use Permit (SUP) for a Private Sports Court
Case Type: Zoning
Zoning: Planned Development District 77 (PD-77)
Case Address: 1313 Gideon Way

Date Saved: 10/21/2024

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



GIDEON GROVE HOMEOWNERS ASSOCIATION
INC
1024 S GREENVILLE AVE #230
ALLEN, TX 75002

HOPKINS RICHARD L III
10330 COUNTRY CLUB DR
DALLAS, TX 75218

HUSAIN SYED SAMAR AND SURAYA SAMAR
1204 MIDDLETON DRIVE
ROCKWALL, TX 75087

BOBBITT CARL E AND PRUDENCE D
1206 GIDEON WAY
ROCKWALL, TX 75087

2021 R S HERRERA REVOCABLE TRUST
RICKY DON HERRERA AND STEPHANIE MICHELLE
HERRERA- TRUSTEES
1207 GIDEON WAY
ROCKWALL, TX 75087

EDDINGS JACKIE AND CAROLYN
1208 MIDDLETON DRIVE
ROCKWALL, TX 75087

HOOKS JARRED AND BETHANY
1210 GIDEON WAY
ROCKWALL, TX 75087

PAGE JACOB STEWART AND JESSIE ANN
1211 GIDEON WAY
ROCKWALL, TX 75087

THOMAS BARBARA AND ISAAC
1212 MIDDLETON DRIVE
ROCKWALL, TX 75087

CONWAY DENNETT EUGENE AND MARY
1214 GIDEON WAY
ROCKWALL, TX 75087

DRAPER CASEY & LINDSAY JUNE
1215 GIDEON WAY
ROCKWALL, TX 75087

CURTIS JEREL & NATALIE LANEER
1302 MIDDLETON DRIVE
ROCKWALL, TX 75087

GAGA TEFAYE &
ZEWDNESH SINKE
1303 MIDDLETON DR
ROCKWALL, TX 75087

GUMM BRIAN KEVIN AND PENNY DIANE
1304 GIDEON WAY
ROCKWALL, TX 75087

HUNTER MICHELLE ZERBE AND
TRACY GIL HUNTER
1304 KIRKWOOD ROAD
ROCKWALL, TX 75087

SAFAR JOHN A
1305 GIDEON WAY
ROCKWALL, TX 75087

MERZ ANDREW ALBERT AND AMANDA JAYNE
1306 MIDDLETON DRIVE
ROCKWALL, TX 75087

VIER DAVID
1307 MIDDLETON DRIVE
ROCKWALL, TX 75087

PONCE EDUARDO AND ODETT A
1308 GIDEON WAY
ROCKWALL, TX 75087

VALENCIA BRANDON AND AMANDA
1308 KIRKWOOD ROAD
ROCKWALL, TX 75087

MOSCHELLA ANTHONY CHARLES AND ASHLEY
EASLEY
1309 GIDEON WAY
ROCKWALL, TX 75087

SMITH SAMUEL CURTIS & CHRISTEN
SWEARENGIN
1309 KIRKWOOD RD
ROCKWALL, TX 75087

GOOCH GARY QUINN AND DANIELLE M
1310 MIDDLETON DRIVE
ROCKWALL, TX 75087

ABU BAKR BILAL & NADIA BILAL
1311 MIDDLETON DRIVE
ROCKWALL, TX 75087

ADAMSON KEVIN E AND BECKY B
1312 GIDEON WAY
ROCKWALL, TX 75087

DURAN KATIE LANE & MARCO ANTONIO
1312 KIRKWOOD RD
ROCKWALL, TX 75087

SHIRLEY CHAD & CINDY
1313 GIDEON WAY
ROCKWALL, TX 75087

WOLFGRAM FAMILY LIVING TRUST
MARK WOLFGRAM AND TIFFANY WOLFGRAM -
TRUSTEES
1313 KIRKWOOD ROAD
ROCKWALL, TX 75087

ROBERTS MICAH D
1314 MIDDLETON DR
ROCKWALL, TX 75087

STOCK EDWARD J AND KAREN G
1315 MIDDLETON DRIVE
ROCKWALL, TX 75087

IBRAHIM SUHA AND
BRANDON PHILLIP ALBUS
1316 GIDEON WAY
ROCKWALL, TX 75087

CLEMENT MICHAEL BRENT AND ANDREA
KRISTINA
1316 KIRKWOOD RD
ROCKWALL, TX 75087

UZAMERE IJEOMA AND EFOSA
1317 GIDEON WAY
ROCKWALL, TX 75087

PETTY STEPHEN E AND SHIRLENE L
1317 KIRKWOOD ROAD
ROCKWALL, TX 75087

RYAN RICKIE B II AND TAMARA D
1318 MIDDLETON DRIVE
ROCKWALL, TX 75087

FARRELL SALLY A AND JOHN T
1319 MIDDLETON DRIVE
ROCKWALL, TX 75087

GROVE JOSEPH ROBERT & SUSAN
1320 GIDEON WAY
ROCKWALL, TX 75087

FARRELL ERIN ELIZABETH AND TIMOTHY DANIEL
1320 KIRKWOOD ROAD
ROCKWALL, TX 75087

STAGGERS ENID AND ALVIN
1321 GIDEON WAY
ROCKWALL, TX 75087

RUTTER KENT DOUGLAS AND MARIA ELENA
1321 KIRKWOOD ROAD
ROCKWALL, TX 75087

ANDERSON DAVID WILLIAM AND NANETTE
LOUISE
1322 MIDDLETON DRIVE
ROCKWALL, TX 75087

JORDAN RAYSHAWN AND LANDRIA
1323 MIDDLETON DRIVE
ROCKWALL, TX 75087

ARMSTRONG JAMES BRYAN & LAUREN MYKEL
1324 GIDEON WAY
ROCKWALL, TX 75087

BOLES GEORGE AND JANET
1324 KIRKWOOD ROAD
ROCKWALL, TX 75087

CLINGER KEVIN AND CRYSTAL
1325 GIDEON WAY
ROCKWALL, TX 75087

KANDIMALLA RAHUL
1325 KIRKWOOD
ROCKWALL, TX 75087

KURIAN PAMELA AND CHERIAN
1326 MIDDLETON DRIVE
ROCKWALL, TX 75087

SMALLWOOD GENE R AND SHIRLEY J
1327 MIDDLETON DR
ROCKWALL, TX 75087

COMER DAVID W AND GWENDOLYN L
1328 GIDEON WAY
ROCKWALL, TX 75087

LAMPI MATTHEW OLAVI AND LISA CHARMAGNE
1328 KIRKWOOD RD
ROCKWALL, TX 75087

SCHULTZ THOMAS & LORI
1330 MIDDLETON DRIVE
ROCKWALL, TX 75087

APPIAH-OWUSA NANA AND
BERNICE KUSI
14400 THE LAKES BLVD BUILDING C SUITE 200
PFLUGERVILLE, TX 78660

PATEL ANAM & AANCHAL MALHOTRA
2005 EVERT WAY
ROCKWALL, TX 75087

SCHAR ROY
2008 GROVER LANE
ROCKWALL, TX 75087

FLORES ADRIAN JR AND GABRIELA S
2009 EVERT WAY
ROCKWALL, TX 75087

DEAPEN RICHARD AND ALICIA
2010 BAILEY DRIVE
ROCKWALL, TX 75087

APPIAH-OWUSA NANA AND
2012 GROVER LANE
ROCKWALL, TX 75087

MORICO JOSEPH EMILIO JR AND JENNIFER M
2013 EVERT WAY
ROCKWALL, TX 75087

HARRIS ALBERT G AND JENNIFER O
2014 BAILEY DRIVE
ROCKWALL, TX 75087

WIMPEE JAKE M AND REBECCA K
2018 BAILEY DRIVE
ROCKWALL, TX 75087

DONHAM SCOTT C & KRISTEN
2104 BAILEY DRIVE
ROCKWALL, TX 75087

SUNANTA BURKE REVOCABLE TRUST
2108 BAILEY DR
ROCKWALL, TX 75087

MURPHY MICHAEL AND JENNISE
2112 BAILEY DRIVE
ROCKWALL, TX 75087

HANSEN MILES & REBECCA
2116 BAILEY DRIVE
ROCKWALL, TX 75087

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2024-052: Specific Use Permit for a Private Sports Court

Hold a public hearing to discuss and consider a request by Chad and Cindy Shirley for the approval of a *Specific Use Permit (SUP)* for a *Private Sports Court with Standalone or Dedicated Lighting* on a 0.3444-acre parcel of land identified as Lot 6, Block 2, Gideon Grove Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses, addressed as 1313 Gideon Way, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, November 12, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, November 18, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Bethany Ross
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, November 18, 2024 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

Case No. Z2024-052: Specific Use Permit for a Private Sports Court

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

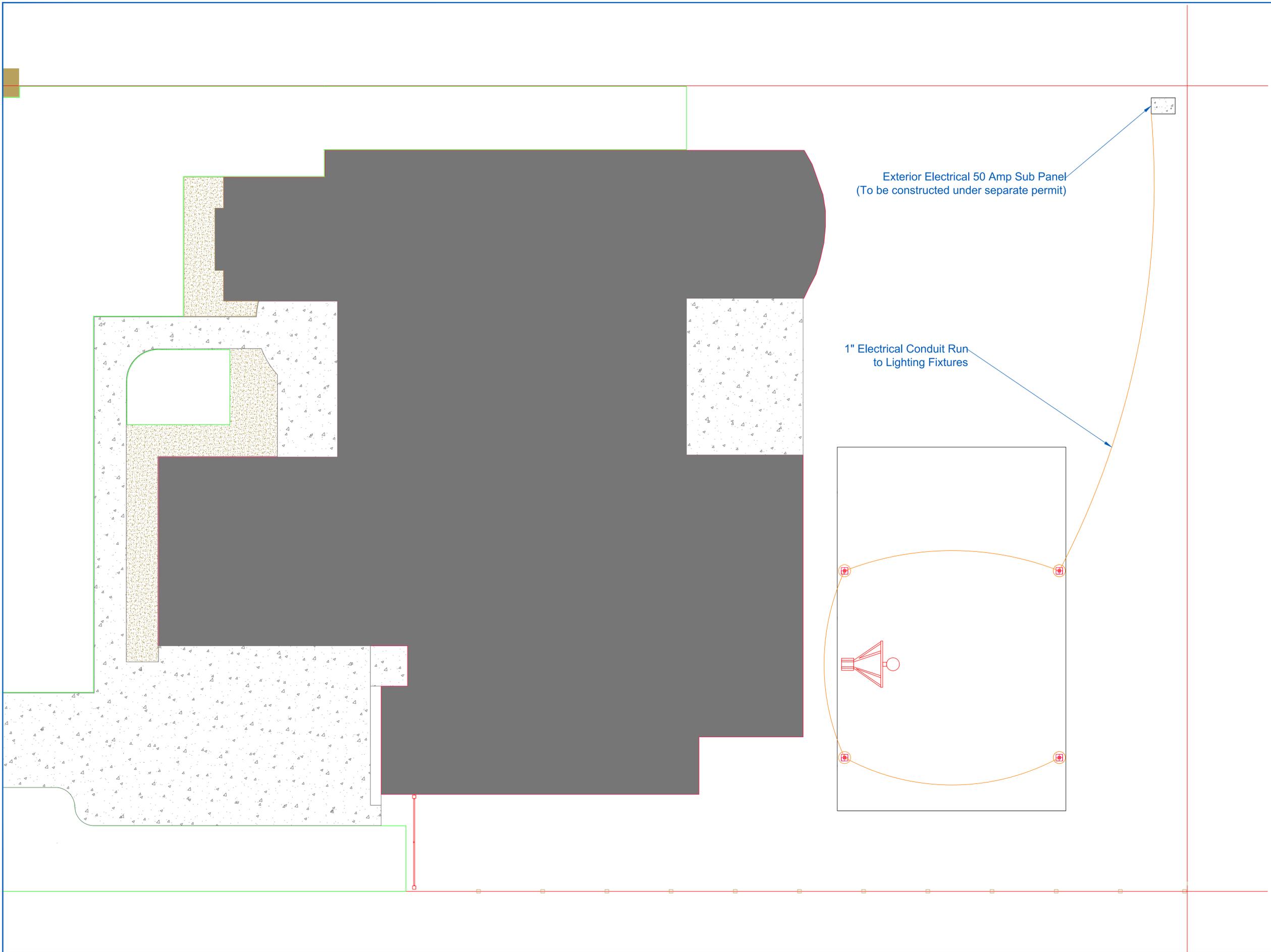
Four horizontal grey bars for providing reasons for support or opposition.

Name: _____
Address: _____

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Notes:



Exterior Electrical 50 Amp Sub Panel
(To be constructed under separate permit)

1" Electrical Conduit Run
to Lighting Fixtures

REV:	DESCRIPTION:	BY:	DATE:

STATUS:

CLIENT: Owner Builder
Chad & Cindy Shirley

SITE: Chad & Cindy Shirley Residence
1313 Gideon Way Rockwall, TX 75087
Subdivision: Gideon Grove North - Bock 2 - Lot 6

TITLE: Electrical Location Plan

SCALE AT A1:	DATE:	DRAWN:	CHECKED:
$\frac{3}{16}'' = 1'$	10/18/2024		
PROJECT NO:	DRAWING NO:	REVISION:	
	A-0.03		



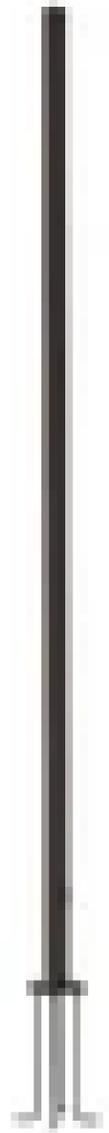
Mega Slam XL – Basketball Hoop
Maximum Backboard Height: 12.8 ft
Powder Coat Finish - Mat Black
Backboard: Glass



Standard Grey Concrete - Broom Finish



Light Fixture to be Mat Black to Match
Light Pole & Basketball Hoop



4" x 4" x 18' Light Pole
Powder Coat Finish - Mat Black

Chad & Cindy Shirley
1313 Gideon Way Rockwall, TX 75087
469-215-6171
chad@shirleymasonry.com

Project Name:

Case #



Product Details

SKU: MLLG-LED-SBHO2-150-50 **Web ID:** 1762

150 Watt shoebox - parking lot fixture produces 24000 lumens at 160 lumens/watt and has durable die-cast aluminum housing that is powder coated with strong anti-corrosion performance for years of maintenance-free lighting.

Available in both Type 3 and Type 5 these are perfect for use in a parking lot. Our 150w LED parking lot light has an optional photocell sensor that allows for further energy savings. It comes with a No dimmable driver at 100V-277V or 277V-480V Optional Voltage LED Driver Color Temperature is: 4000K or 5000K. The fixture comes equipped with built-in 10 kVa surge protection for the power supply. The fixture comes in a dark bronze finish.

This shoebox fixture can be pole post or wall mounted using the following brackets: Wall or Yoke or Arm or Slip Fitter. All brackets are sold separately. It is also IP65 Wet location rated high impact rating of IK08 and can operate in temperatures ranging from -22 F to 113 F.

Options

4000K Color Temperature (Special Order)

277-480V Driver (Special Order)

Product Specifications

Watts:	150	Beam Angle:	Type 5 Standard, Type 3 Optional
Lumens:	24000	Optics:	Polycarbonate Lens
Lumens/Watt:	160	Frequency:	50-60Hz
Replaces:	400 Watt Metal Halide	Power Factor:	> .92
Color Temp:	4000K 5000K	THD:	< 15%
CRI:	70+	Housing:	Die-Cast Aluminum
IP Rating:	IP65	Fixture Color:	Bronze
IK Rating:	IK08	Mount:	Wall Yoke Arm Slip Fitter
Voltage:	100V-277V 277V-480V Optional	EPA Rating:	1.52
Surge Protection:	6kV line-line, 10kV line-earth	Dimensions:	15.63 in L X 11.25 in W X 3.22 in H
Operating Temp:	-22 degF to +113 degF	Cord Length:	5 Feet
Rated Life:	244,000 (L70) hours	Weight:	9.48 lbs
Dimmable:	No	Warranty:	10 years (100-277V) - 5 years (277-480V)

Product Options

Mounting Select an Option Straight Arm Slip Fitter Yoke-Wall	Photocell Photocell Kit	Motion Sensor Motion Sensor (dims to 10%)	Controller Remote Control
---	-----------------------------------	---	-------------------------------------



Product enhancements may result in specification changes without notice. Contact us for the latest information

547092

18 Foot Square Steel Light Pole,
4 Inch Wide, 11 Gauge



Job: _____
 Job Site: _____ State: _____ Client Name: _____
 Notes: _____ Approvals: _____ Date: _____

Pole Top Options: A removable pole cap is provided if the pole is drilled for attaching light fixtures. The drill pattern and drill orientation needs to be provided by the customer unless Energy Light fixtures are used for the project. If tenon option is selected, a steel tenon will be provided.

A 2 3/8 inch diameter tenon with 4 inch length is standard; however, the customer needs to confirm the appropriate tenon size required for the project.

Pole Shaft: 4 inch square 11 gauge commercial grade steel with minimum yield strength of 50,000 psi.

Handhole: 3" X 5" size reinforced handhole is located at 18 inches from the base. A ground lug with set screw is located near the handhole opening for proper grounding of the pole.

Finish: Commercial grade, super durable powder coat finish. Dark Bronze is standard color. Black, White, Gray colors are available with additional surcharge.

Anchor Bolts: A set of 4 galvanized steel anchor bolts is provided with each pole assembly. Each anchor bolt includes 2 nuts and 2 washers. Top portion of the anchor bolt is threaded for securing and leveling the pole with the provided nuts and washers. An actual size paper anchor bolt template is provided.

Bolt Circle: 8-1/2" (Bolt Circle Range 8"-11")

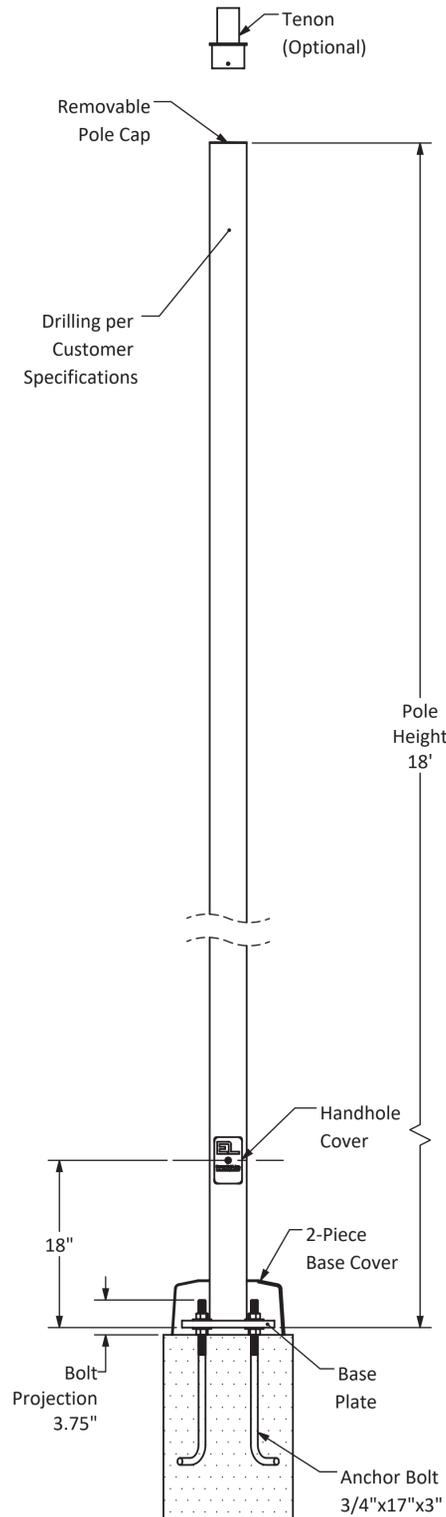
Base Cover: Two-piece ABS plastic base cover is provided.

Other Options: The following options are available:

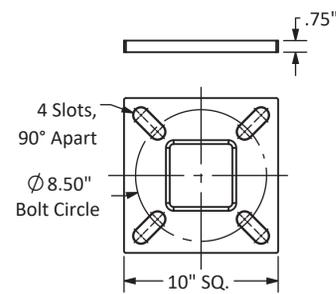
Vibration dampener, custom tenon sizes, custom colors, custom pole heights, additional handholes.

Warranty: 1 Year.

Foundation design: Foundation should be designed by an engineer familiar with local soil and wind conditions as well as local code where the pole(s) will be installed.



Maximum EPA with 1.3 Gust Factor (ft ²)					Pole Weight (lbs)
110 mph	120 mph	130 mph	140 mph	150 mph	
7.9	5.7	4.0	2.4	1.3	125



Base Plate

Disclaimer: All dimensions and specifications are subject to change without any notice. Energy Light, Inc. is not responsible for any claims arising from improper loading (what is attached to the light pole), improper use, incorrect foundation design and/or installation.

Mega Slam XL – Basketball Hoop

DIMENSIONS

Maximum System Height (top of backboard):
12.8 ft
Adjustable Rim Height: 5.5 ft - 10 ft
Total System Weight: 875 lbs
Total Width: 72"
Depth (overhang) at 10 ft: 60"
Depth (overhang) at 7.5 ft: 71"
Depth (overhang) at 5 ft: 70"

Anchor Kit and Padding are Included

PLAYABILITY

BackBoard

72" x 42"
72"-wide regulation pro-style backboard
½-inch regulation pro-style tempered glass
Clear-view backboard design (clearer than competition H-frame style)

180° PRO RIM™

Directional Flex® Technology in full 180° (comes standard)
18" Diameter
25.3" Depth (from backboard)
1100 lbs of Torque

ADJUSTABILITY

Adjustable Height

Adjusts to any height between 5.5 ft -10 ft

Overhang Distance

At 10 ft = 60"
At 7.5ft = 71"
At 5 ft = 70"

Lift Assist

2 double spring loaded cylinders

Adjustable Crank

Easy-turn handle is removable

RIGIDITY

5-Gauge Steel

Thickest in industry

12" X 8" main pole

Monster-sized for every game

Direct-connect rim

Attaches directly to lower extension arm

Total Weight

875 lbs

Support gussets

14

DURABILITY

Duplex Coating System

Hot dip zinc galvanization + powder coated steel.

Stainless Steel Hardware

Rust protection on nuts and bolts (anchor bolts are galvanized).

Advanced Arm Assembly

Support bolt fits in reinforced main pole.

Perimeter Backboard Support

2" steel perimeter frame

Glass Protection Frame

2" diecast aluminum backboard frame

SAFETY

180 Pro Rim™

Directional Flex® Technology flexes any direction 180° with player

HideAway Net®

Recessed net attachment system to rim

Stop Pin

Insert stop pin to limit height to 7.5 feet

2" Thick Padding

Custom-fitted for pole and base

1" Backboard Pad

Protects heads for play underneath



Shirley Residence | Outdoor: Basketball

1313 Gideon Way Rockwall, TX 75087

Date: 9/27/2024



DRK Enterprises LLC / LED Lighting Supply
1 Chestnut Street, 4M
Nashua, NH 03060
(888) 423-3191
www.ledlightingsupply.com

This Lighting Plan Analysis ("Lighting Design") provided by the DRK Enterprises LLC / LED Lighting Supply ("DRK") represent an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been field verified by DRK and therefore actual measured results may vary from the actual field conditions. DRK recommends that design parameters and other information be field verified to reduce variation. DRK neither warranties, either implied or stated with regard to actual measured light levels as compared to those illustrated by the Lighting Design. DRK neither warranties, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design intent as compliant with any applicable regulatory code requirements with the exception of those specifically stated on drawings created and submitted by DRK. The Lighting design is issued, in whole or in part, as advisory documents for informational purposes and is not intended for construction nor as being part of a project's construction documentation package. Replacing fixtures in this lighting design with other fixtures voids the results provided within the lighting plan. This lighting plan represents the photometric output of the fixtures specified within this plan.

The bottom left of the lighting plan is position (x,y) of 0,0

For each fixture:

x represents the distance on the horizontal axis from this bottom left corner. The more right you go, the higher the number.

y represents the distance on the vertical axis from the bottom left corner. The higher you go, the larger the number. z represents mounting height, or the distance above the ground.

Tilt represents the angle down, towards the surface. Orientation is the angle relative to the mounting position.

Once a fixture is mounted on the pole at height z, the installer will rotate the fixture to a location on the field (orientation) and then tilt the fixture so the beam of light lights up a specific location on that field.

Ref No:

Luminaire Schedule					
Symbol	Qty	Label	Arrangement	LLF	Total Lamp Lumens
•	4	MLLG-LED-SBHO2-150-5-T3-BS	Single	1.000	14763

Luminaire Location Summary		
Label	Z	Tilt
MLLG-LED-SBHO2-150-5-T3-BS	18'	0

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Court_Planar	Fc	22.00	26.2	14.3	1.54	1.83

LED LIGHTING SUPPLY
 150 Watt LED Shoebox Area Light | 24000 Lumens | 10 Year Warranty | 5000K

[View Product Page](#)



Product Details

SKU: MLLG-LED-SBHO2-150-50 Web ID: 1762

150 Watt shoebox - parking lot fixture produces 24000 lumens at 160 lumens/watt and has durable die-cast aluminum housing that is powder coated with strong anti-corrosion performance for years of maintenance-free lighting.

Available in both Type 3 and Type 5 these are perfect for use in a parking lot. Our 150w LED parking lot light has an optional photocell sensor that allows for further energy savings. It comes with a No dimmable driver at 100V-277V or 277V-480V Optional Voltage LED Driver Color Temperature is: 4000K or 5000K. The fixture comes equipped with built-in 10 kVa surge protection for the power supply. The fixture comes in a dark bronze finish.

This shoebox fixture can be pole post or wall mounted using the following brackets: Wall or Yoke or Arm or Slip Fitter. All brackets are sold separately. It is also IP65 Wet location rated high impact rating of IK08 and can operate in temperatures ranging from -22 F to 113 F.

Options

- 4000K Color Temperature (Special Order)
- 277-480V Driver (Special Order)

Product Specifications

Watts:	150	Beam Angle:	Type 5 Standard, Type 3 Optional
Lumens:	24000	Optics:	Polycarbonate Lens
Lumens/Watt:	160	Frequency:	50-60Hz
Replaces:	400 Watt Metal Halide	Power Factor:	> .92
Color Temp:	4000K 5000K	THD:	< 15%
CRi:	70+	Housing:	Die-Cast Aluminum
IP Rating:	IP65	Fixture Color:	Bronze
IK Rating:	IK08	Mount:	Wall Yoke Arm Slip Fitter
Voltage:	100V-277V 277V-480V Optional	EPA Rating:	1.52
Surge Protection:	6kV line-line, 10kV line-earth	Dimensions:	15.63 in L X 11.25 in W X 3.22 in H
Operating Temp:	-22°F to +113°F	Cord Length:	5 Feet
Rated Life:	244,000 (L70) hours	Weight:	9.48 lbs
Dimmable:	No	Warranty:	10 years (100-277V) - 5 years (277-480V)



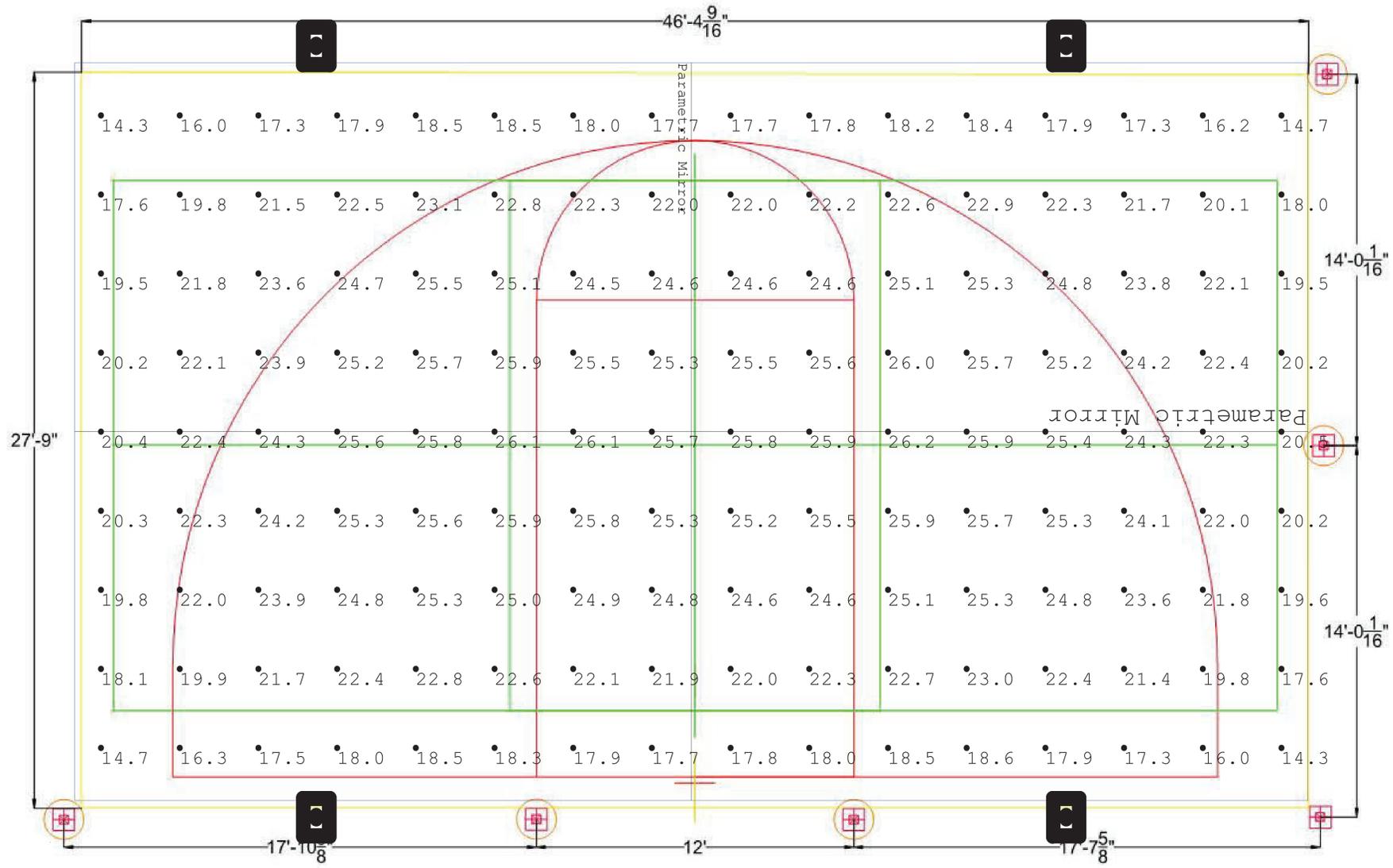
Aram Maranian
Lighting Specialist

978-788-8073

amaranian@ledlightingsupply.com

ledlightingsupply.com

[Get A Lighting Plan Or Quote](#)



REV.	DESCRIPTION
PL	

CLIENT:

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 77 (PD-77) [ORDINANCE NO. 15-20] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A PRIVATE SPORTS COURT WITH STANDALONE OR DEDICATED LIGHTING ON A 0.3444-ACRE PARCEL OF LAND IDENTIFIED AS LOT 6, BLOCK 2, GIDEON GROVE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Chad and Cindy Shirley for the approval of a Specific Use Permit (SUP) for a Private Sports Court with Standalone or Dedicated Lighting on a 0.3444-acre parcel of land identified as Lot 6, Block 2, Gideon Grove Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses, addressed as 1313 Gideon Way, and more fully described and depicted in Exhibit 'A' of this ordinance, which hereinafter shall be referred to as the Subject Property and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 77 (PD-77) [Ordinance No. 15-20] and the Unified Development Code (UDC) [Ordinance No. 20-02] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That Planned Development District 77 (PD-77) [Ordinance No. 15-20] and the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended so as to grant a Specific Use Permit allowing for the establishment of a Private Sports Court with Standalone or Dedicated Lighting in a Single Family 10 (SF-10) District as stipulated by, Article 04, Permissible Uses, and Article 05, District Development Standards, of the Unified Development Code [Ordinance No. 20-02] on the Subject Property; and

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Private Sports Court with Standalone or Dedicated Lighting* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- (1) The *Private Sports Court with Standalone or Dedicated Lighting* shall maintain conformance to the approved site plan depicted in *Exhibits 'B'* of this ordinance.
- (2) Exterior lights placed or erected on the *Private Sports Court with Standalone or Dedicated Lighting* shall not exceed a maximum height of 18-feet, the lights shall be directed downward, and shall not exceed a measured light intensity of 0.2 of one foot-candle at any property line. In addition, the lights shall be of the shielded type luminaries and installed so as to not produce harsh, bright light or direct illumination across the property line from a visible source of illumination so as not to create a traffic hazard or public nuisance.
- (3) The light standards shall be directed downward, and shall be partially or fully cut-off at the light source.

2.2. COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- (1) Upon obtaining a building permit, should the property owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein;

SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of

the Unified Development Code (UDC) of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable; and

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect;

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 2ND DAY OF DECEMBER, 2024.**

Trace Johannessen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: November 18, 2024

2nd Reading: December 2, 2024

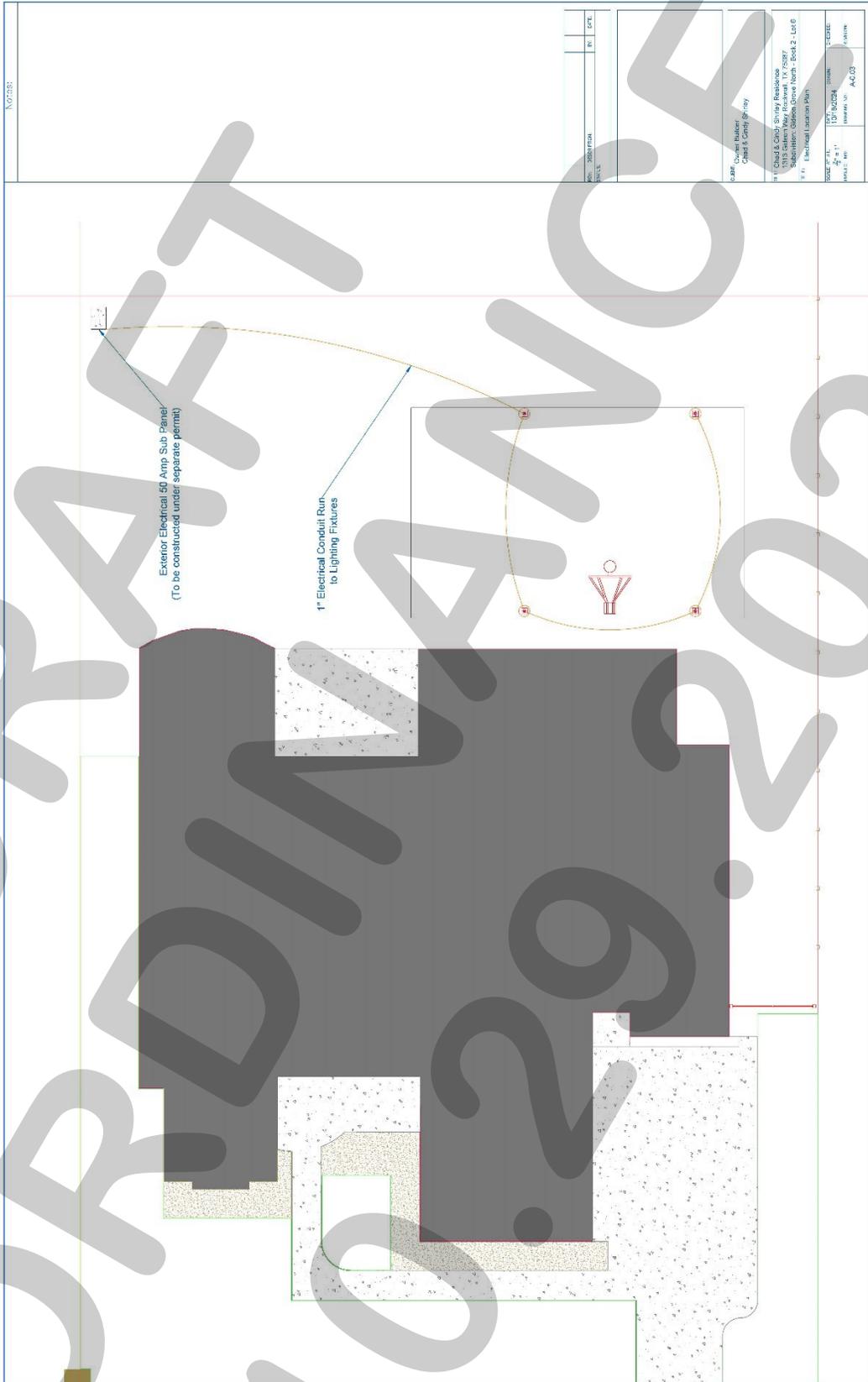
Exhibit 'A'
Location Map

Address: 1313 Gideon Way

Legal Description: Lot 6, Block 2, Gideon Grove Addition



Exhibit 'B'
Site Plan





CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission

DATE: November 12, 2024

APPLICANT: Chad and Cindy Shirley

CASE NUMBER: Z2024-052; *Specific Use Permit (SUP) for a Private Sports Court with Standalone or Dedicated Lighting*

SUMMARY

Hold a public hearing to discuss and consider a request by Chad and Cindy Shirley for the approval of a Specific Use Permit (SUP) for a *Private Sports Court with Standalone or Dedicated Lighting* on a 0.3444-acre parcel of land identified as Lot 6, Block 2, Gideon Grove Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses, addressed as 1313 Gideon Way, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on March 16, 1998 by *Ordinance No. 73-43 [Case No. A1973-005]*. At the time of annexation, the property was zoned Agricultural (AG) District. On July 6, 2015, the City Council approved a zoning change [*Case No. Z2015-014*] from Agricultural (AG) District to Planned Development District 77 (PD-77) [*Ordinance No. 15-20*]. On July 17, 2017 the City Council approved a preliminary plat [*Case No. P2017-032*] and a site plan [*Case No. SP2017-020*] for Gideon Grove North Subdivision. On July 16, 2018, the City Council approved a final plat [*Case No. P2018-021*] establishing the subject property as Lot 6, Block 2, Gideon Grove Addition. On March 2, 2020, the City Council approved an amending plat [*Case No. P2020-008*] for Gideon Grove North Subdivision for the purpose of correcting a scrivener error on the original final plat. According to the Rockwall Central Appraisal District (RCAD), there is a 4,248 SF single-family home situated on the subject property that was constructed in 2021.

PURPOSE

The applicant -- *Chad and Cindy Shirley* -- are requesting the approval of a Specific Use Permit (SUP) to allow the construction of a *Private Sports Court with Standalone or Dedicated Lighting*.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1313 Gideon Way. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Gideon Way, which is identified as a R2 (*i.e. residential, two (2) lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.344-acre parcel of land (*i.e. 1312 Gideon Way*), which is zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses and is developed with a 3,699 SF residential home. Beyond this is the corporate limits of the City of Rockwall. Following this are several unincorporated lots developed with single-family homes.

South: Directly south of the subject property are four (4) parcels of land (*i.e. 1311 & 1314 Middleton Drive, 1309 & 1312 Kirkwood Drive*) that make up the remainder of the Gideon Grove North Addition. All of these properties are developed with single-family homes and zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses. Beyond this is a 2.5411-acre parcel of open space (*i.e. Lot 12X, Block 3, Gideon Grove North*), which is zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses. South of this parcel is E Quail Run Road, which is identified as a A4D (*i.e. principal arterial, four [4] lane, divided*

roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property are four (4) parcels of land (i.e. 1317, 1321, 1325 Gideon Way and 2112 Bailey Drive) that make up the remainder of the Gideon Grove North Addition. All of these properties are developed with single-family homes and zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses. Beyond this is a 3.87-acre tract of land (i.e. Tract 14-5, Abstract No. 88, of the J.M. Glass Survey) that is zoned Agricultural (AG) District and developed with a single-family home. Following this is a 4.085-acre tract of land (i.e. Tract 14-2, Abstract No. 88, of the J.M. Glass Survey) that is zoned Agricultural (AG) District and developed with a single-family home. East of this is a 2.247-acre tract of land (i.e. Tract 14-4, Abstract No. 88, of the J.M. Glass Survey) that is zoned Agricultural (AG) District and developed with a single-family home. Beyond this is a 76.5770-acre tract of land (i.e. Lots 1 & 2, Block A, Rockwall ISD Addition) that is zoned Planned Development District 94 (PD-94) for limited Neighborhood Services (NS) District land uses, and developed with a 150,170 SF Public School (i.e. the 9th Grade Center North).

West: Directly west of the subject property are six (6) parcels of land (i.e. 1207, 1211, 1215, 1305, 1309 Gideon Way and 2109 Grove Lane), with single-family homes situated on them. These properties make up the remainder of the Gideon Grove North Addition. Beyond this is Saddle Star Estates, Phase 1 Addition, which is zoned Planned Development 79 District (PD-79), and consists of 66 residential lots.

CHARACTERISTICS OF THE REQUEST

The applicant is requesting the approval of a Specific Use Permit (SUP) to allow the construction of a *Private Sports Court with Dedicated or Standalone Lighting*. The applicant has submitted an application, concept plan, and photometric plan proposing to construct a 45' 2" X 28' 6" (or 1287.25 SF) *Private Sports Court with Standalone or Dedicated Lighting* on the subject property. The proposed structure will be situated on a concrete pad. The applicant has also indicated that there will be four (4), 14-foot light poles with a *LED Shoebox Area Light* mounted to each pole. Each of the light standards will be directed downward toward the middle of the *Sports Court*; however, the applicant's submitted materials do not show that the lights will be shielded. Staff has included a *Condition of Approval* that the light standards incorporate shields to prevent a glare issue with adjacent properties.

CONFORMANCE WITH THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines a *Private Sports Court with Standalone or Dedicated Lighting* as "(a) designated area within a residential or commercial property, that is independent of the primary structure, and is intended for sports and recreational activities. These courts are typically owned and maintained by individual homeowners, residential communities, or commercial establishments. They provide space for activities such as basketball, tennis, volleyball, or other sports, offering residents, guests, members, or patrons a convenient and private location to engage in physical exercise and leisure pursuits." According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Private Sports Court with Standalone or Dedicated Lighting* requires a Specific Use Permit (SUP) in a Single-Family 10 (SF-10) District.

According to the *Conditional Use Standards* contained in Article 04, *Permissible Uses* of the Unified Development Code (UDC), a *Private Sports Court with Standalone or Dedicated Lighting* "...shall be situated behind the primary structure, not be situated within any easements, and be setback a minimum of ten (10) feet from all property lines." In this case, the applicant has submitted a site plan showing that the *Private Sports Court* will be situated in the rear property, behind the existing six (6) foot wood privacy fence, and be setback more than ten (10) feet from the side and rear property lines.

According to Section 10-491, *Exterior Grounds*, Article XII, *Property Maintenance Code*, of the Municipal Code of Ordinances, "(e)xterior lights placed or erected on private property shall be directed down and shall be of an indirect, diffused, or shielded type luminaries and so installed as not to produce harsh, bright light or direct illumination across the property line from a visible source of illumination so as not to create a traffic hazard or a public nuisance." The applicant has indicated that there will be lighting installed with the proposed *Private Sports Court with Standalone or Dedicated Lighting* and has provided a photometric plan that shows general conformance to the *Property Maintenance Code* contained in the Municipal Code of Ordinances.

STAFF ANALYSIS

In this case, the applicant has stated that the proposed *Private Sports Court with Standalone or Dedicated Lighting* is primarily intended to be used as a basketball court; however, since this structure will incorporate lighting, the SUP for a *Private Sports Court with Standalone or Dedicated Lighting* is required. Additionally, the SUP for a *Private Sports Court with Standalone or Dedicated Lighting* allows for operational conditions including lighting standards. The applicant has indicated that there will be lighting installed with the proposed *Private Sports Court with Standalone or Dedicated Lighting* and has provided a photometric plan that shows conformance to the property maintenance code, as mentioned earlier. Staff has provided an operational condition that requires the exterior lights to not exceed a maximum height of 14-feet and be placed or erected in a manner that is directed down and incorporate a shielded type of luminaire. In addition, the light shall be installed so as to not produce harsh, bright light or direct illumination across the property line from a visible source of illumination so as not to create a traffic hazard or public nuisance. With this being said, the Specific Use Permit (SUP) allows the Planning and Zoning Commission and City Council the ability review the full context of a request and grants them the discretion to approve or deny the request on a *case-by-case* basis.

When reviewing the location of the proposed structure, it does not appear to have a negative effect on the adjacent properties; however, when reviewing a *Private Sports Court with Standalone or Dedicated Lighting*, other aspects of the request need to be reviewed such as nuisances like noise and lighting. Staff should note that two (2) other *Private Sports Courts* do already exist in the subdivision (*i.e. at 1215 & 1325 Gideon Way*), one (1) without lighting and one (1) with lighting that was not approved with a Specific Use Permit (SUP) (*staff is currently working to address the lighting issue with the property owner of 1325 Gideon Way*). Both of these *Sports Courts* appear to incorporate pickleball/tennis courts and basketball courts, and are built closer than ten (10) feet to the property lines. With this being said, the approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On October 19, 2024, staff mailed 64 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Stoney Hollow Homeowner's Association (HOA), which is the only HOA's or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff has received one (1) notice back in opposition of the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP), then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - a) The Private Sports Court with Standalone or Dedicated Lighting shall maintain conformance to the approved site plan depicted in *Exhibits 'B'* of the Specific Use Permit (SUP) ordinance.
 - b) Exterior lights placed or erected on the *Private Sports Court with Standalone or Dedicated Lighting* shall not exceed a maximum height of 14-feet, the lights shall be directed downward, and shall not exceed a measured light intensity of 0.2 of one foot-candle at any property line. In addition, the lights shall be of the shielded type luminaries and installed so as to not produce harsh, bright light or direct illumination across the property line from a visible source of illumination so as not to create a traffic hazard or public nuisance.
 - c) The light standards shall be directed downward, and shall be partially or fully cut-off at the light source with a shield.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of

Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



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 **1313 Gideon Way Rockwall, Texas 75087**

SUBDIVISION **Gideon Grove - North** LOT **6** BLOCK **2**

GENERAL LOCATION **N. John King Blvd & E. Quail Run rd.**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	CURRENT USE
PROPOSED ZONING	PROPOSED USE
ACREAGE	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 **Chad & Cindy Shirley**

APPLICANT

CONTACT PERSON **Chad Shirley**

CONTACT PERSON

ADDRESS **1313 Gideon Way**

ADDRESS

CITY, STATE & ZIP **Rockwall, Texas 75087**

CITY, STATE & ZIP

PHONE **469-215-6171**

PHONE

E-MAIL **chad@shirleymasonry.com**

E-MAIL

NOTARY VERIFICATION [REQUIRED]

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

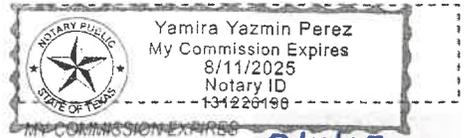
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18 DAY OF October, 2024 BY SIGNING THIS APPLICATION. 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 18 DAY OF October, 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Yamira Perez
Yamira Perez



8/11/25



Z2024-052: Specific Use Permit (SUP) for a Basketball Court at 1313 Gideon Way

GIDEON WAY



PD-77

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.

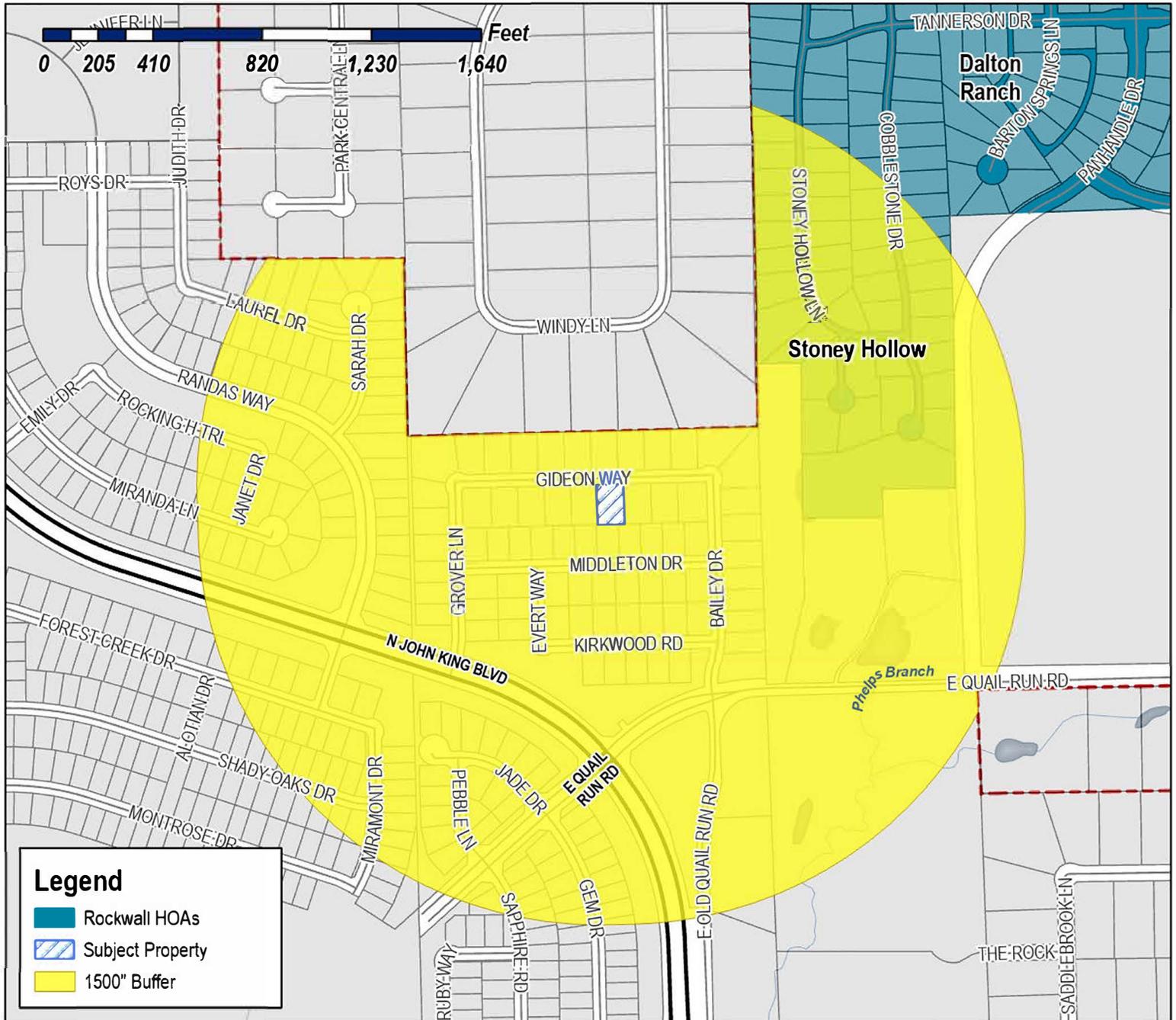




City of Rockwall

Planning & Zoning Department
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Case Number: Z2024-052
Case Name: Specific Use Permit (SUP) for a Private Sports Court
Case Type: Zoning
Zoning: Planned Development District 77 (PD-77)
Case Address: 1313 Gideon Way

Date Saved: 10/21/2024
 For Questions on this Case Call (972) 771-7745



Ross, Bethany

From: Zavala, Melanie
Sent: Wednesday, October 23, 2024 2:26 PM
Cc: Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2024-052]
Attachments: Public Notice (P&Z) (10.22.2024).pdf; HOA Map (10.23.2024).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *Friday, October 25, 2024*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, November 12, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, November 18, 2024 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2024-052: SUP for Private Sports Court

Hold a public hearing to discuss and consider a request by Chad and Cindy Shirley for the approval of a *Specific Use Permit (SUP)* for a *Private Sports Court with Standalone or Dedicated Lighting* on a 0.3444-acre parcel of land identified as Lot 6, Block 2, Gideon Grove Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses, addressed as 1313 Gideon Way, and take any action necessary.

Thank you,

Melanie Zavala

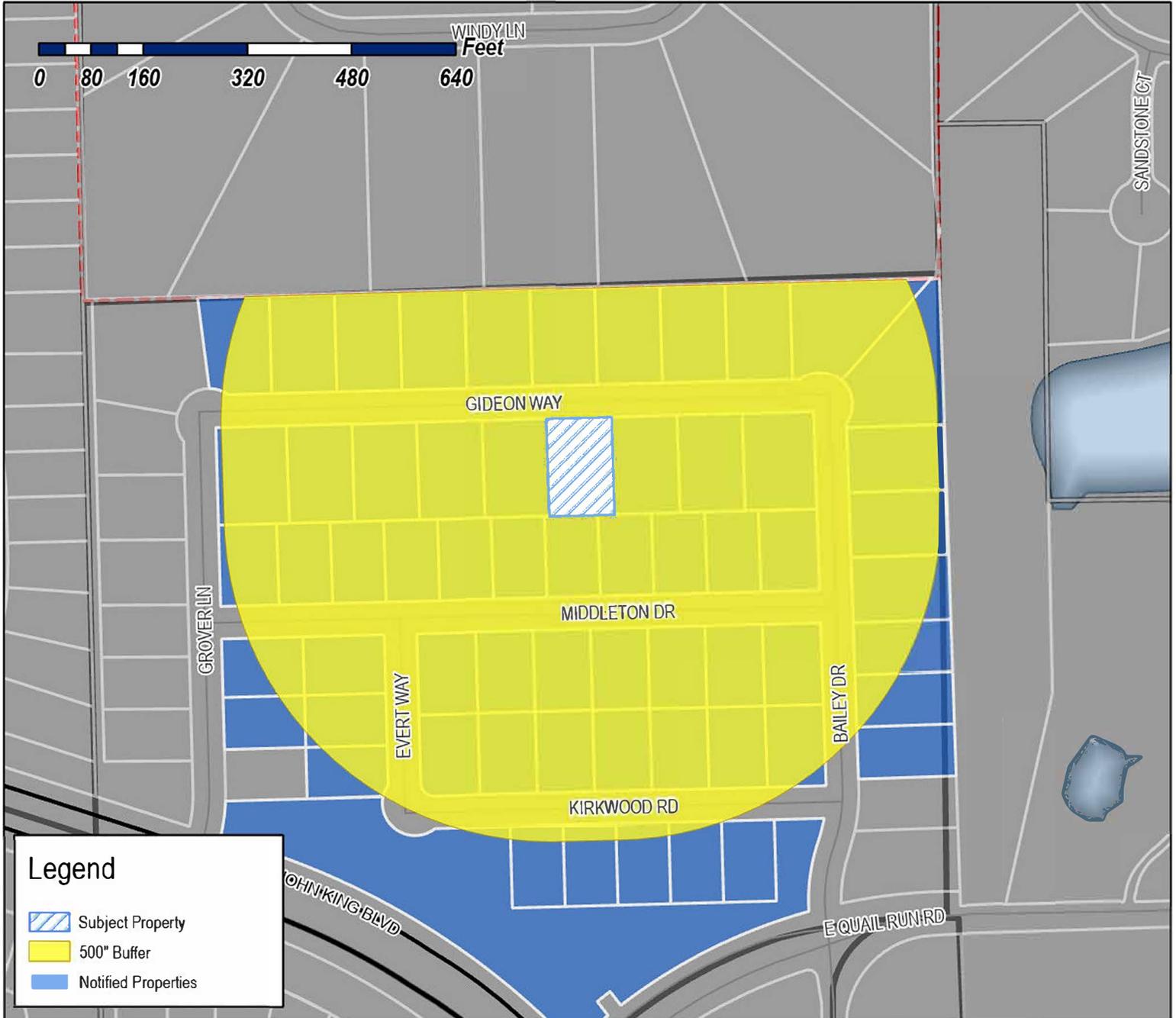
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](#)
972-771-7745 Ext. 6568



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.



Case Number: Z2024-052
Case Name: Specific Use Permit (SUP) for a Private Sports Court
Case Type: Zoning
Zoning: Planned Development District 77 (PD-77)
Case Address: 1313 Gideon Way

Date Saved: 10/21/2024

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



GIDEON GROVE HOMEOWNERS ASSOCIATION
INC
1024 S GREENVILLE AVE #230
ALLEN, TX 75002

HOPKINS RICHARD L III
10330 COUNTRY CLUB DR
DALLAS, TX 75218

HUSAIN SYED SAMAR AND SURAYA SAMAR
1204 MIDDLETON DRIVE
ROCKWALL, TX 75087

BOBBITT CARL E AND PRUDENCE D
1206 GIDEON WAY
ROCKWALL, TX 75087

2021 R S HERRERA REVOCABLE TRUST
RICKY DON HERRERA AND STEPHANIE MICHELLE
HERRERA- TRUSTEES
1207 GIDEON WAY
ROCKWALL, TX 75087

EDDINGS JACKIE AND CAROLYN
1208 MIDDLETON DRIVE
ROCKWALL, TX 75087

HOOKS JARRED AND BETHANY
1210 GIDEON WAY
ROCKWALL, TX 75087

PAGE JACOB STEWART AND JESSIE ANN
1211 GIDEON WAY
ROCKWALL, TX 75087

THOMAS BARBARA AND ISAAC
1212 MIDDLETON DRIVE
ROCKWALL, TX 75087

CONWAY DENNETT EUGENE AND MARY
1214 GIDEON WAY
ROCKWALL, TX 75087

DRAPER CASEY & LINDSAY JUNE
1215 GIDEON WAY
ROCKWALL, TX 75087

CURTIS JEREL & NATALIE LANEER
1302 MIDDLETON DRIVE
ROCKWALL, TX 75087

GAGA TEFAYE &
ZEWDNESH SINKE
1303 MIDDLETON DR
ROCKWALL, TX 75087

GUMM BRIAN KEVIN AND PENNY DIANE
1304 GIDEON WAY
ROCKWALL, TX 75087

HUNTER MICHELLE ZERBE AND
TRACY GIL HUNTER
1304 KIRKWOOD ROAD
ROCKWALL, TX 75087

SAFAR JOHN A
1305 GIDEON WAY
ROCKWALL, TX 75087

MERZ ANDREW ALBERT AND AMANDA JAYNE
1306 MIDDLETON DRIVE
ROCKWALL, TX 75087

VIER DAVID
1307 MIDDLETON DRIVE
ROCKWALL, TX 75087

PONCE EDUARDO AND ODETT A
1308 GIDEON WAY
ROCKWALL, TX 75087

VALENCIA BRANDON AND AMANDA
1308 KIRKWOOD ROAD
ROCKWALL, TX 75087

MOSCHELLA ANTHONY CHARLES AND ASHLEY
EASLEY
1309 GIDEON WAY
ROCKWALL, TX 75087

SMITH SAMUEL CURTIS & CHRISTEN
SWEARENGIN
1309 KIRKWOOD RD
ROCKWALL, TX 75087

GOOCH GARY QUINN AND DANIELLE M
1310 MIDDLETON DRIVE
ROCKWALL, TX 75087

ABU BAKR BILAL & NADIA BILAL
1311 MIDDLETON DRIVE
ROCKWALL, TX 75087

ADAMSON KEVIN E AND BECKY B
1312 GIDEON WAY
ROCKWALL, TX 75087

DURAN KATIE LANE & MARCO ANTONIO
1312 KIRKWOOD RD
ROCKWALL, TX 75087

SHIRLEY CHAD & CINDY
1313 GIDEON WAY
ROCKWALL, TX 75087

WOLFGRAM FAMILY LIVING TRUST
MARK WOLFGRAM AND TIFFANY WOLFGRAM -
TRUSTEES
1313 KIRKWOOD ROAD
ROCKWALL, TX 75087

ROBERTS MICAH D
1314 MIDDLETON DR
ROCKWALL, TX 75087

STOCK EDWARD J AND KAREN G
1315 MIDDLETON DRIVE
ROCKWALL, TX 75087

IBRAHIM SUHA AND
BRANDON PHILLIP ALBUS
1316 GIDEON WAY
ROCKWALL, TX 75087

CLEMENT MICHAEL BRENT AND ANDREA
KRISTINA
1316 KIRKWOOD RD
ROCKWALL, TX 75087

UZAMERE IJEOMA AND EFOSA
1317 GIDEON WAY
ROCKWALL, TX 75087

PETTY STEPHEN E AND SHIRLENE L
1317 KIRKWOOD ROAD
ROCKWALL, TX 75087

RYAN RICKIE B II AND TAMARA D
1318 MIDDLETON DRIVE
ROCKWALL, TX 75087

FARRELL SALLY A AND JOHN T
1319 MIDDLETON DRIVE
ROCKWALL, TX 75087

GROVE JOSEPH ROBERT & SUSAN
1320 GIDEON WAY
ROCKWALL, TX 75087

FARRELL ERIN ELIZABETH AND TIMOTHY DANIEL
1320 KIRKWOOD ROAD
ROCKWALL, TX 75087

STAGGERS ENID AND ALVIN
1321 GIDEON WAY
ROCKWALL, TX 75087

RUTTER KENT DOUGLAS AND MARIA ELENA
1321 KIRKWOOD ROAD
ROCKWALL, TX 75087

ANDERSON DAVID WILLIAM AND NANETTE
LOUISE
1322 MIDDLETON DRIVE
ROCKWALL, TX 75087

JORDAN RAYSHAWN AND LANDRIA
1323 MIDDLETON DRIVE
ROCKWALL, TX 75087

ARMSTRONG JAMES BRYAN & LAUREN MYKEL
1324 GIDEON WAY
ROCKWALL, TX 75087

BOLES GEORGE AND JANET
1324 KIRKWOOD ROAD
ROCKWALL, TX 75087

CLINGER KEVIN AND CRYSTAL
1325 GIDEON WAY
ROCKWALL, TX 75087

KANDIMALLA RAHUL
1325 KIRKWOOD
ROCKWALL, TX 75087

KURIAN PAMELA AND CHERIAN
1326 MIDDLETON DRIVE
ROCKWALL, TX 75087

SMALLWOOD GENE R AND SHIRLEY J
1327 MIDDLETON DR
ROCKWALL, TX 75087

COMER DAVID W AND GWENDOLYN L
1328 GIDEON WAY
ROCKWALL, TX 75087

LAMPI MATTHEW OLAVI AND LISA CHARMAGNE
1328 KIRKWOOD RD
ROCKWALL, TX 75087

SCHULTZ THOMAS & LORI
1330 MIDDLETON DRIVE
ROCKWALL, TX 75087

APPIAH-OWUSA NANA AND
BERNICE KUSI
14400 THE LAKES BLVD BUILDING C SUITE 200
PFLUGERVILLE, TX 78660

PATEL ANAM & AANCHAL MALHOTRA
2005 EVERT WAY
ROCKWALL, TX 75087

SCHAR ROY
2008 GROVER LANE
ROCKWALL, TX 75087

FLORES ADRIAN JR AND GABRIELA S
2009 EVERT WAY
ROCKWALL, TX 75087

DEAPEN RICHARD AND ALICIA
2010 BAILEY DRIVE
ROCKWALL, TX 75087

APPIAH-OWUSA NANA AND
2012 GROVER LANE
ROCKWALL, TX 75087

MORICO JOSEPH EMILIO JR AND JENNIFER M
2013 EVERT WAY
ROCKWALL, TX 75087

HARRIS ALBERT G AND JENNIFER O
2014 BAILEY DRIVE
ROCKWALL, TX 75087

WIMPEE JAKE M AND REBECCA K
2018 BAILEY DRIVE
ROCKWALL, TX 75087

DONHAM SCOTT C & KRISTEN
2104 BAILEY DRIVE
ROCKWALL, TX 75087

SUNANTA BURKE REVOCABLE TRUST
2108 BAILEY DR
ROCKWALL, TX 75087

MURPHY MICHAEL AND JENNISE
2112 BAILEY DRIVE
ROCKWALL, TX 75087

HANSEN MILES & REBECCA
2116 BAILEY DRIVE
ROCKWALL, TX 75087

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2024-052: Specific Use Permit for a Private Sports Court

Hold a public hearing to discuss and consider a request by Chad and Cindy Shirley for the approval of a *Specific Use Permit (SUP)* for a *Private Sports Court with Standalone or Dedicated Lighting* on a 0.3444-acre parcel of land identified as Lot 6, Block 2, Gideon Grove Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses, addressed as 1313 Gideon Way, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, November 12, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, November 18, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Bethany Ross
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, November 18, 2024 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

Case No. Z2024-052: Specific Use Permit for a Private Sports Court

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Ross, Bethany

From: Dave Comer <twocomers69@gmail.com>
Sent: Monday, October 28, 2024 5:39 PM
To: Planning
Subject: case no. Z2024-052

Dear Bethany Ross,

In reference to the case number Z2024-052 for a private sports court. I am opposed to the request as there is congestion at that location due to cars on the street. I believe this will add more cars and create a hazard for emergency vehicles trying to enter the neighborhood.

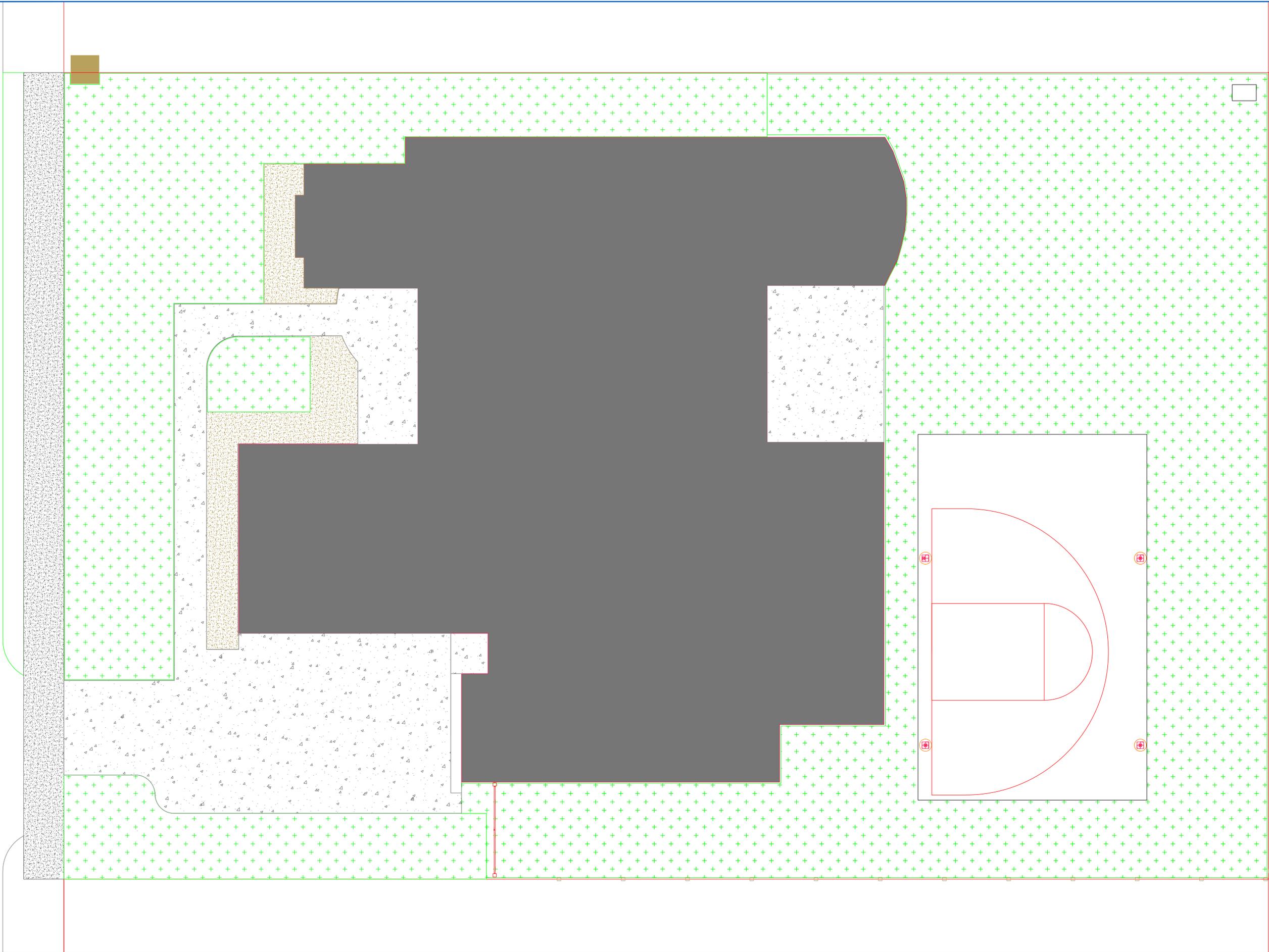
Thank you.

Gwen Comer
1328 Gideon Way
Rockwall Texas 75087

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Notes:



REV.	DESCRIPTION:	BY:	DATE:

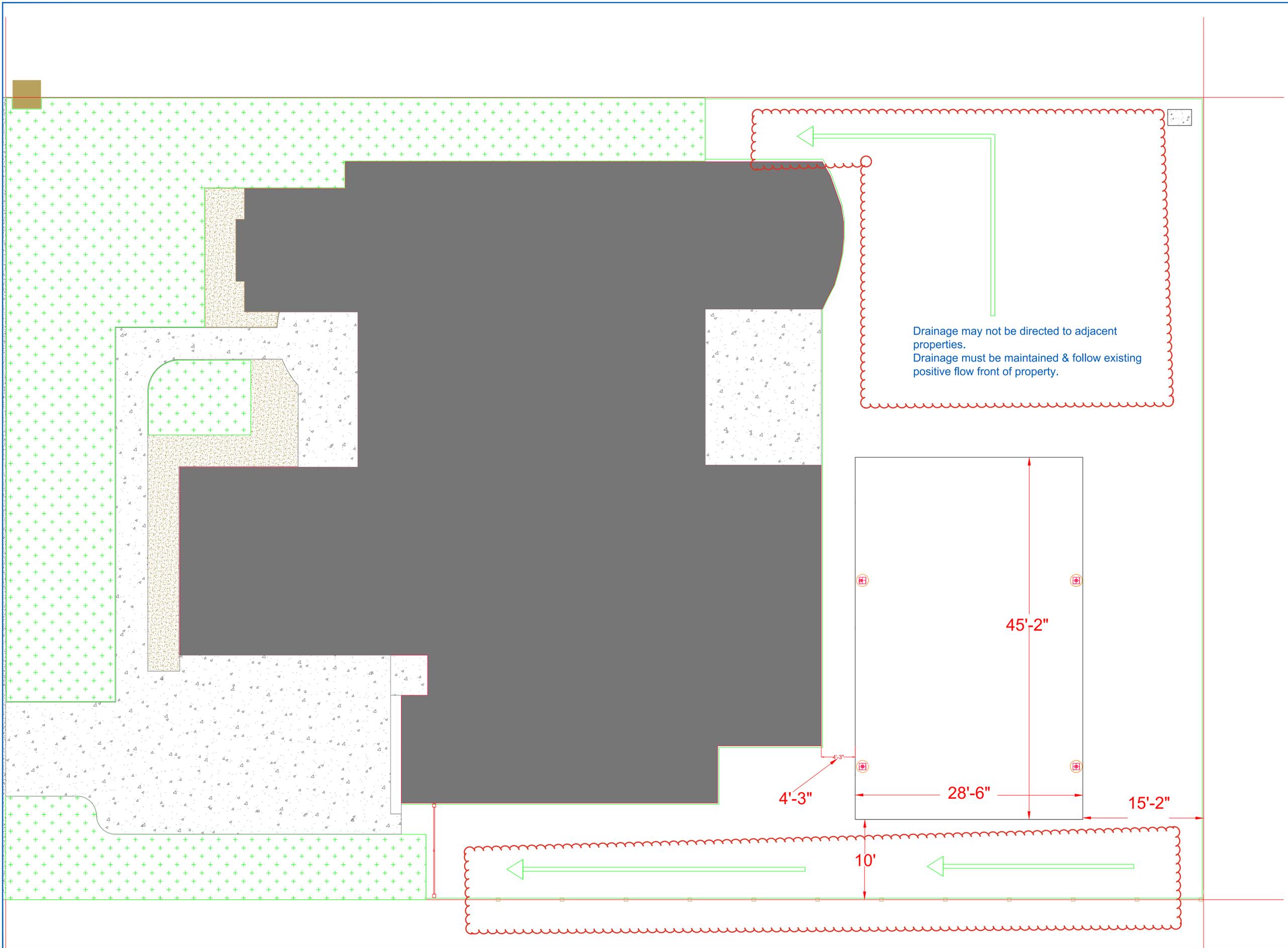
STATUS:

CLIENT: Owner Builder
Chad & Cindy Shirley

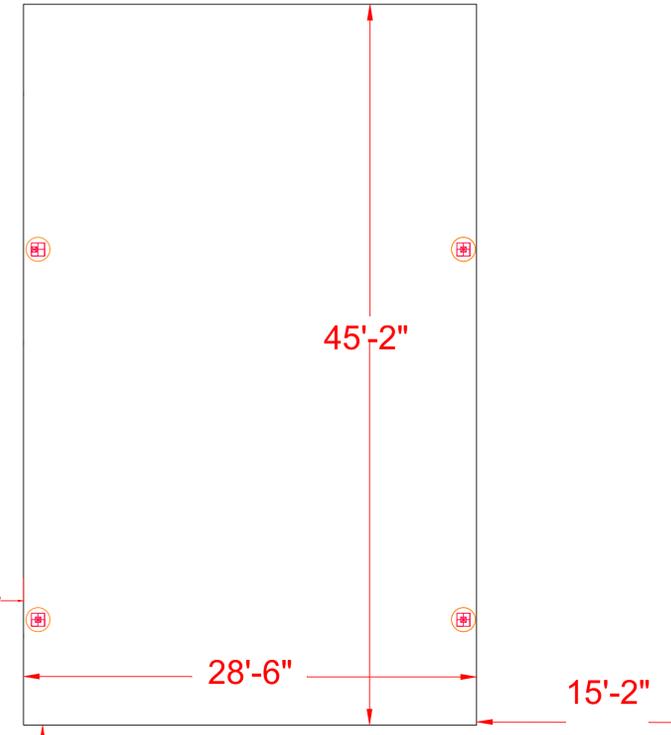
SITE: Chad & Cindy Shirley Residence
1313 Gideon Way Rockwall, TX 75087
Subdivision: Gideon Grove North - Block 2 - Lot 6

TITLE: Overall Site Plan

SCALE AT A1:	DATE:	DRAWN:	CHECKED:
$\frac{3}{16}'' = 1'$	10/18/2024		
PROJECT NO:	DRAWING NO:	REVISION:	
Z2024-052	A-0.01		



Drainage may not be directed to adjacent properties.
 Drainage must be maintained & follow existing positive flow front of property.



4'-3"

10'

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			

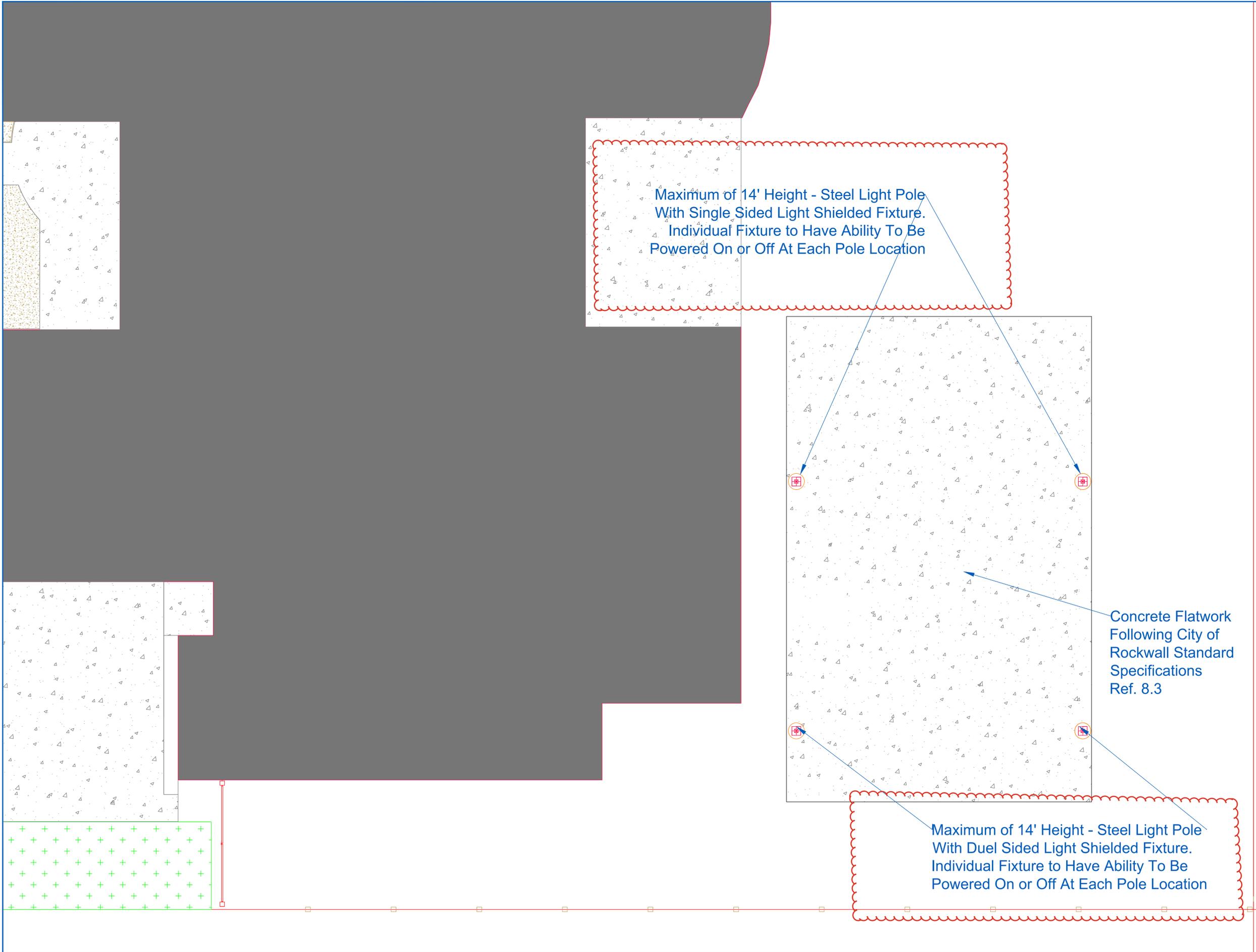
CLIENT:
 Owner Builder
 Chad & Cindy Shirley

SITE:
 Chad & Cindy Shirley Residence
 1313 Gideon Way Rockwall, TX 75087
 Subdivision: Gideon Grove North - Bock 2 - Lot 6

TITLE:
 Dimension Plan

SCALE AT A1: 3/16" = 1'	DATE: 10/18/2024	DRAWN:	CHECKED:
PROJECT NO: Z2024-052	DRAWING NO: A-0.02	REVISION:	

Notes:



REV:	DESCRIPTION:	BY:	DATE:
STATUS:			

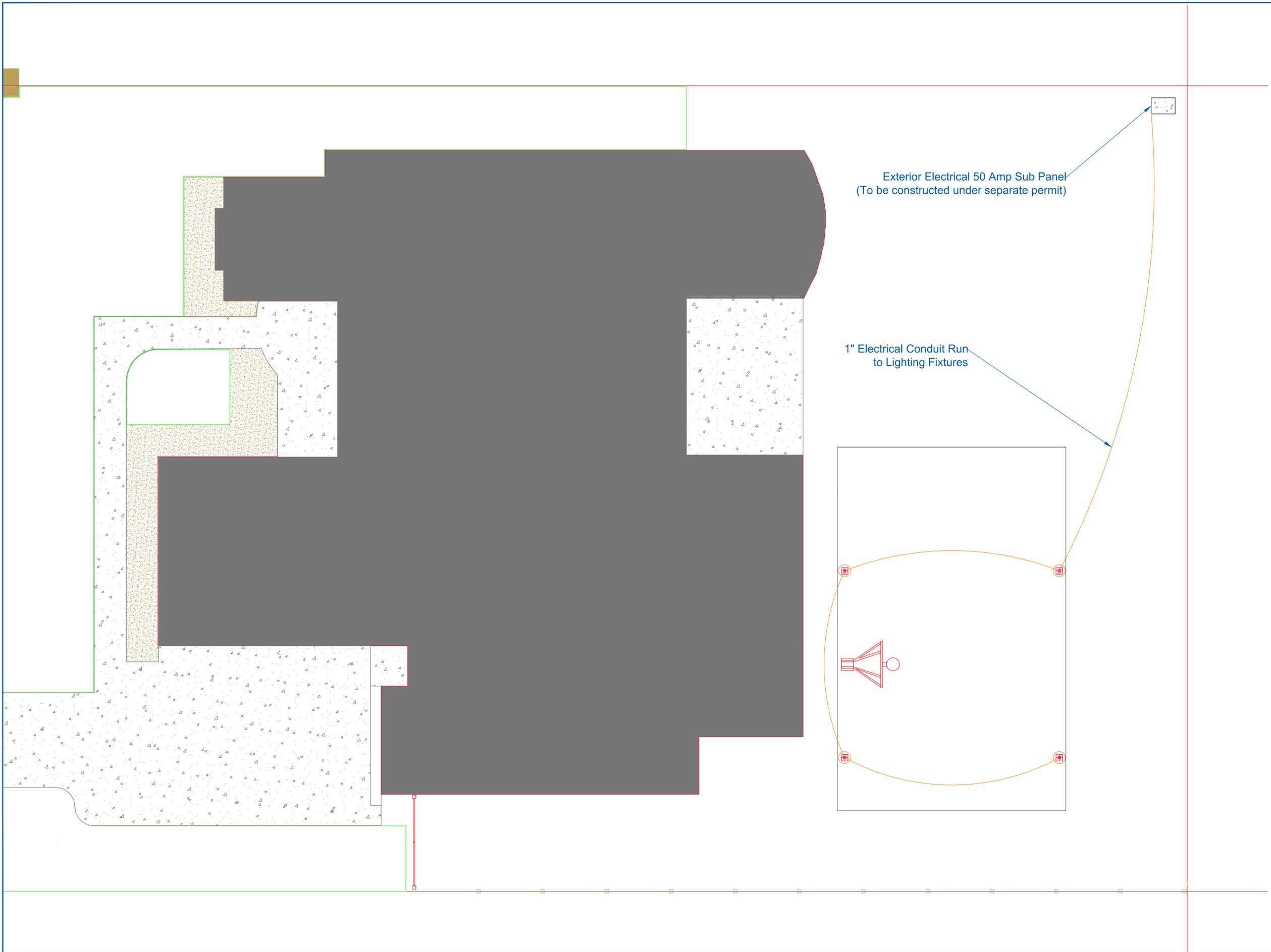
CLIENT:
Owner Builder
Chad & Cindy Shirley

SITE: Chad & Cindy Shirley Residence
1313 Gideon Way Rockwall, TX 75087
Subdivision: Gideon Grove North - Bock 2 - Lot 6

TITLE: Material Location Plan

SCALE AT A1: 1/4" = 1'	DATE: 10/18/2024	DRAWN:	CHECKED:
PROJECT NO: Z2024-052	DRAWING NO: A-0.03	REVISION:	

Notes:



Exterior Electrical 50 Amp Sub Panel
(To be constructed under separate permit)

1" Electrical Conduit Run
to Lighting Fixtures

REV:	DESCRIPTION:	BY:	DATE:

STATUS:

CLIENT: Owner Builder
Chad & Cindy Shirley

SITE: Chad & Cindy Shirley Residence
1313 Gideon Way Rockwall, TX 75087
Subdivision: Gideon Grove North - Bock 2 - Lot 6

TITLE: Electrical Location Plan

SCALE AT A1:	DATE:	DRAWN:	CHECKED:
$\frac{3}{16}'' = 1'$	10/18/2024		
PROJECT NO:	DRAWING NO:	REVISION:	
Z2024-052	A-0.03		

150 Watt LED Shoebox Area Light | 24000 Lumens | 10 Year Warranty | 5000K



Product Details

SKU: MLLG-LED-SBHO2-150-50 **Web ID:** 1762

150 Watt shoebox - parking lot fixture produces 24000 lumens at 160 lumens/watt and has durable die-cast aluminum housing that is powder coated with strong anti-corrosion performance for years of maintenance-free lighting.

Available in both Type 3 and Type 5 these are perfect for use in a parking lot. Our 150w LED parking lot light has an optional photocell sensor that allows for further energy savings. It comes with a No dimmable driver at 100V-277V or 277V-480V Optional Voltage LED Driver Color Temperature is: 4000K or 5000K. The fixture comes equipped with built-in 10 kVa surge protection for the power supply. The fixture comes in a dark bronze finish.

This shoebox fixture can be pole post or wall mounted using the following brackets: Wall or Yoke or Arm or Slip Fitter. All brackets are sold separately. It is also IP65 Wet location rated high impact rating of IK08 and can operate in temperatures ranging from -22 F to 113 F.

Options

4000K Color Temperature (Special Order)

277-480V Driver (Special Order)

Product Specifications

Watts:	150	Beam Angle:	Type 5 Standard, Type 3 Optional
Lumens:	24000	Optics:	Polycarbonate Lens
Lumens/Watt:	160	Frequency:	50-60Hz
Replaces:	400 Watt Metal Halide	Power Factor:	> .92
Color Temp:	4000K 5000K	THD:	< 15%
CRI:	70+	Housing:	Die-Cast Aluminum
IP Rating:	IP65	Fixture Color:	Bronze
IK Rating:	IK08	Mount:	Wall Yoke Arm Slip Fitter
Voltage:	100V-277V 277V-480V Optional	EPA Rating:	1.52
Surge Protection:	6kV line-line, 10kV line-earth	Dimensions:	15.63 in L X 11.25 in W X 3.22 in H
Operating Temp:	-22 degF to +113 degF	Cord Length:	5 Feet
Rated Life:	244,000 (L70) hours	Weight:	9.48 lbs
Dimmable:	No	Warranty:	10 years (100-277V) - 5 years (277-480V)

Product Options

Mounting Select an Option Straight Arm Slip Fitter Yoke-Wall	Photocell Photocell Kit	Motion Sensor Motion Sensor (dims to 10%)	Controller Remote Control
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Product enhancements may result in specification changes without notice. Contact us for the latest information

547092

18 Foot Square Steel Light Pole,
4 Inch Wide, 11 Gauge



Job: _____
 Job Site: _____ State: _____ Client Name: _____
 Notes: _____ Approvals: _____ Date: _____

Pole Top Options: A removable pole cap is provided if the pole is drilled for attaching light fixtures. The drill pattern and drill orientation needs to be provided by the customer unless Energy Light fixtures are used for the project. If tenon option is selected, a steel tenon will be provided.

A 2 3/8 inch diameter tenon with 4 inch length is standard; however, the customer needs to confirm the appropriate tenon size required for the project.

Pole Shaft: 4 inch square 11 gauge commercial grade steel with minimum yield strength of 50,000 psi.

Handhole: 3" X 5" size reinforced handhole is located at 18 inches from the base. A ground lug with set screw is located near the handhole opening for proper grounding of the pole.

Finish: Commercial grade, super durable powder coat finish. Dark Bronze is standard color. Black, White, Gray colors are available with additional surcharge.

Anchor Bolts: A set of 4 galvanized steel anchor bolts is provided with each pole assembly. Each anchor bolt includes 2 nuts and 2 washers. Top portion of the anchor bolt is threaded for securing and leveling the pole with the provided nuts and washers. An actual size paper anchor bolt template is provided.

Bolt Circle: 8-1/2" (Bolt Circle Range 8"-11")

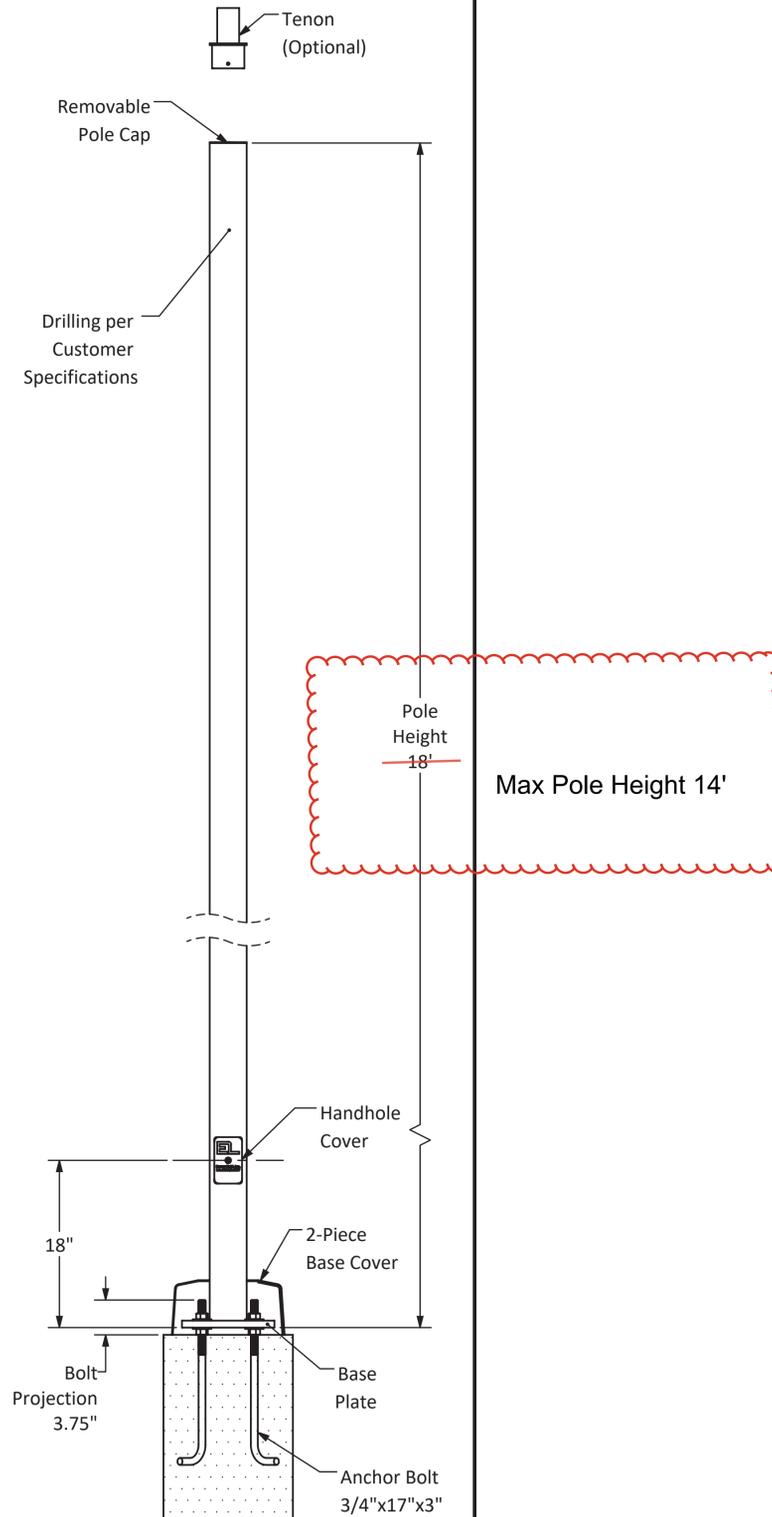
Base Cover: Two-piece ABS plastic base cover is provided.

Other Options: The following options are available:

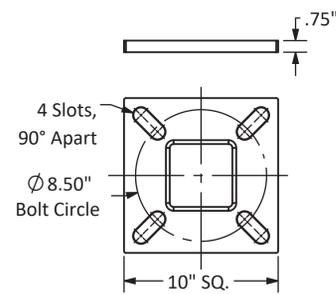
Vibration dampener, custom tenon sizes, custom colors, custom pole heights, additional handholes.

Warranty: 1 Year.

Foundation design: Foundation should be designed by an engineer familiar with local soil and wind conditions as well as local code where the pole(s) will be installed.



Maximum EPA with 1.3 Gust Factor (ft ²)					Pole Weight (lbs)
110 mph	120 mph	130 mph	140 mph	150 mph	
7.9	5.7	4.0	2.4	1.3	125



Base Plate

Disclaimer: All dimensions and specifications are subject to change without any notice. Energy Light, Inc. is not responsible for any claims arising from improper loading (what is attached to the light pole), improper use, incorrect foundation design and/or installation.

Shirley Residence | Outdoor: Basketball

1313 Gideon Way Rockwall, TX 75087

Date: 11/05/2024



DRK Enterprises LLC / LED Lighting Supply
1 Chestnut Street, 4M
Nashua, NH 03060
(888) 423-3191
www.ledlightingsupply.com

This Lighting Plan Analysis ("Lighting Design") provided by the DRK Enterprises LLC / LED Lighting Supply ("DRK") represent an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been field verified by DRK and therefore actual measured results may vary from the actual field conditions. DRK recommends that design parameters and other information be field verified to reduce variation. DRK neither warranties, either implied or stated with regard to actual measured light levels as compared to those illustrated by the Lighting Design. DRK neither warranties, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design intent as compliant with any applicable regulatory code requirements with the exception of those specifically stated on drawings created and submitted by DRK. The Lighting design is issued, in whole or in part, as advisory documents for informational purposes and is not intended for construction nor as being part of a project's construction documentation package. Replacing fixtures in this lighting design with other fixtures voids the results provided within the lighting plan. This lighting plan represents the photometric output of the fixtures specified within this plan.

The bottom left of the lighting plan is position (x,y) of 0,0

For each fixture:

x represents the distance on the horizontal axis from this bottom left corner. The more right you go, the higher the number.

y represents the distance on the vertical axis from the bottom left corner. The higher you go, the larger the number. z represents mounting height, or the distance above the ground.

Tilt represents the angle down, towards the surface. Orientation is the angle relative to the mounting position.

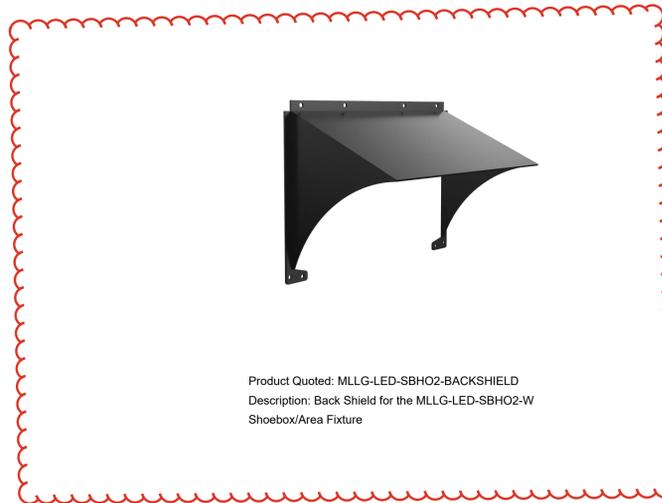
Once a fixture is mounted on the pole at height z, the installer will rotate the fixture to a location on the field (orientation) and then tilt the fixture so the beam of light lights up a specific location on that field.

Ref No: Z2024-052

Luminaire Schedule					
Symbol	Qty	Label	Arrangement	LLF	Total Lamp Lumens
•	4	MLLG-LED-SBHO2-150-5-T3-BS	Single	1.000	14763

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Court_Planar	Fc	22.00	26.2	14.3	1.54	1.83

Luminaire Location Summary		
Label	Z	Tilt
MLLG-LED-SBHO2-150-5-T3-BS	18'	0



Product Quoted: MLLG-LED-SBHO2-BACKSHIELD
Description: Back Shield for the MLLG-LED-SBHO2-W Shoebox/Area Fixture

LED LIGHTING SUPPLY

150 Watt LED Shoebox Area Light | 24000 Lumens | 10 Year Warranty | 5000K

[View Product Page](#)



Product Details

SKU: MLLG-LED-SBHO2-150-50 Web ID: 1762

150 Watt shoebox - parking lot fixture produces 24000 lumens at 160 lumens/watt and has durable die-cast aluminum housing that is powder coated with strong anti-corrosion performance for years of maintenance-free lighting.

Available in both Type 3 and Type 5 these are perfect for use in a parking lot. Our 150w LED parking lot light has an optional photocell sensor that allows for further energy savings. It comes with a No dimmable driver at 100V-277V or 277V-480V Optional Voltage LED Driver Color Temperature is: 4000K or 5000K. The fixture comes equipped with built-in 10 kVa surge protection for the power supply. The fixture comes in a dark bronze finish.

This shoebox fixture can be pole post or wall mounted using the following brackets: Wall or Yoke or Arm or Slip Fitter. All brackets are sold separately. It is also IP65 Wet location rated high impact rating of IK08 and can operate in temperatures ranging from -22 F to 113 F.

Options

4000K Color Temperature (Special Order)

277-480V Driver (Special Order)

Product Specifications

Watts:	150	Beam Angle:	Type 5 Standard, Type 3 Optional
Lumens:	24000	Optics:	Polycarbonate Lens
Lumens/Watt:	160	Frequency:	50-60Hz
Replaces:	400 Watt Metal Halide	Power Factor:	> .92
Color Temp:	4000K 5000K	THD:	< 15%
CRi:	70+	Housing:	Die-Cast Aluminum
IP Rating:	IP65	Fixture Color:	Bronze
IK Rating:	IK08	Mount:	Wall Yoke Arm Slip Fitter
Voltage:	100V-277V 277V-480V Optional	EPA Rating:	1.52
Surge Protection:	6kV line-line, 10kV line-earth	Dimensions:	15.63 in L X 11.25 in W X 3.22 in H
Operating Temp:	-22°F to +113°F	Cord Length:	5 Feet
Rated Life:	244,000 (L70) hours	Weight:	9.48 lbs
Dimmable:	No	Warranty:	10 years (100-277V) - 5 years (277-480V)



Aram Maranian
Lighting Specialist

978-788-8073

amaranian@ledlightingsupply.com

ledlightingsupply.com

[Get A Lighting Plan Or Quote](#)

Mega Slam XL – Basketball Hoop

DIMENSIONS

Maximum System Height (top of backboard):
12.8 ft
Adjustable Rim Height: 5.5 ft - 10 ft
Total System Weight: 875 lbs
Total Width: 72"
Depth (overhang) at 10 ft: 60"
Depth (overhang) at 7.5 ft: 71"
Depth (overhang) at 5 ft: 70"

Anchor Kit and Padding are Included

PLAYABILITY

BackBoard

72" x 42"
72"-wide regulation pro-style backboard
½-inch regulation pro-style tempered glass
Clear-view backboard design (clearer than competition H-frame style)

180° PRO RIM™

Directional Flex® Technology in full 180° (comes standard)
18" Diameter
25.3" Depth (from backboard)
1100 lbs of Torque

ADJUSTABILITY

Adjustable Height

Adjusts to any height between 5.5 ft -10 ft

Overhang Distance

At 10 ft = 60"
At 7.5ft = 71"
At 5 ft = 70"

Lift Assist

2 double spring loaded cylinders

Adjustable Crank

Easy-turn handle is removable

RIGIDITY

5-Gauge Steel

Thickest in industry

12" X 8" main pole

Monster-sized for every game

Direct-connect rim

Attaches directly to lower extension arm

Total Weight

875 lbs

Support gussets

14

DURABILITY

Duplex Coating System

Hot dip zinc galvanization + powder coated steel.

Stainless Steel Hardware

Rust protection on nuts and bolts (anchor bolts are galvanized).

Advanced Arm Assembly

Support bolt fits in reinforced main pole.

Perimeter Backboard Support

2" steel perimeter frame

Glass Protection Frame

2" diecast aluminum backboard frame

SAFETY

180 Pro Rim™

Directional Flex® Technology flexes any direction 180° with player

HideAway Net®

Recessed net attachment system to rim

Stop Pin

Insert stop pin to limit height to 7.5 feet

2" Thick Padding

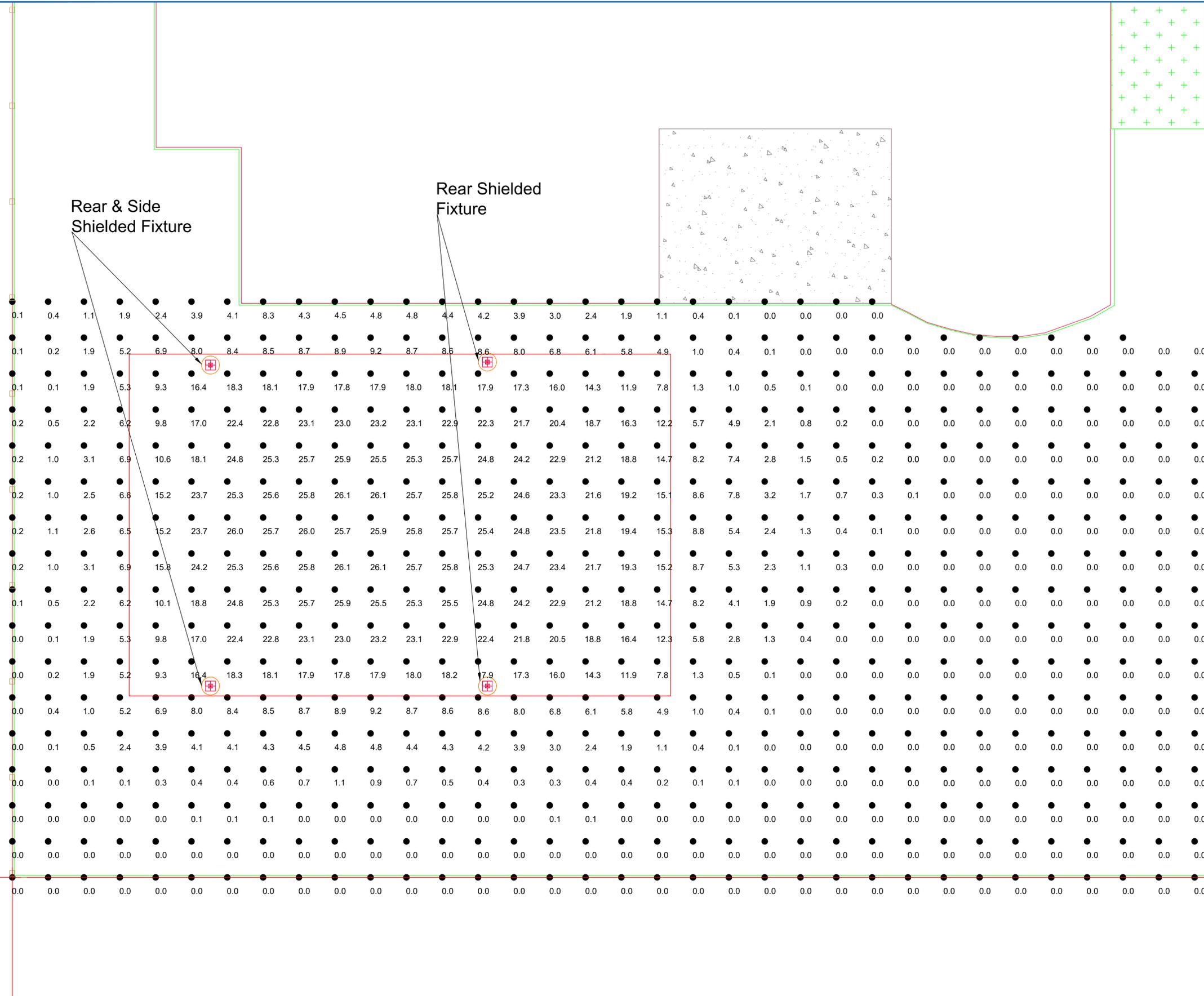
Custom-fitted for pole and base

1" Backboard Pad

Protects heads for play underneath



Notes:



REV:	DESCRIPTION:	BY:	DATE:
STATUS:			

Blank area for notes or additional information.

CLIENT: Owner Builder
Chad & Cindy Shirley

SITE: Chad & Cindy Shirley Residence
1313 Gideon Way Rockwall, TX 75087
Subdivision: Gideon Grove North - Block 2 - Lot 6

TITLE: Photometric Plan

SCALE AT A1: $\frac{3}{16}'' = 1'$	DATE: 11/05/2024	DRAWN:	CHECKED:
PROJECT NO: Z2024-052	DRAWING NO: A-0.5	REVISION: R-1	

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 77 (PD-77) [ORDINANCE NO. 15-20] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A PRIVATE SPORTS COURT WITH STANDALONE OR DEDICATED LIGHTING ON A 0.3444-ACRE PARCEL OF LAND IDENTIFIED AS LOT 6, BLOCK 2, GIDEON GROVE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Chad and Cindy Shirley for the approval of a Specific Use Permit (SUP) for a Private Sports Court with Standalone or Dedicated Lighting on a 0.3444-acre parcel of land identified as Lot 6, Block 2, Gideon Grove Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses, addressed as 1313 Gideon Way, and more fully described and depicted in Exhibit 'A' of this ordinance, which hereinafter shall be referred to as the Subject Property and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 77 (PD-77) [Ordinance No. 15-20] and the Unified Development Code (UDC) [Ordinance No. 20-02] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That Planned Development District 77 (PD-77) [Ordinance No. 15-20] and the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended so as to grant a Specific Use Permit allowing for the establishment of a Private Sports Court with Standalone or Dedicated Lighting in a Single Family 10 (SF-10) District as stipulated by, Article 04, Permissible Uses, and Article 05, District Development Standards, of the Unified Development Code [Ordinance No. 20-02] on the Subject Property; and

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Private Sports Court with Standalone or Dedicated Lighting* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- (1) The *Private Sports Court with Standalone or Dedicated Lighting* shall maintain conformance to the approved site plan depicted in *Exhibits 'B'* of this ordinance.
- (2) Exterior lights placed or erected on the *Private Sports Court with Standalone or Dedicated Lighting* shall not exceed a maximum height of 14-feet, the lights shall be directed downward, and shall not exceed a measured light intensity of 0.2 of one foot-candle at any property line. In addition, the lights shall be of the shielded type luminaries and installed so as to not produce harsh, bright light or direct illumination across the property line from a visible source of illumination so as not to create a traffic hazard or public nuisance.
- (3) The light standards shall be directed downward, and shall be partially or fully cut-off at the light source.

2.2. COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- (1) Upon obtaining a building permit, should the property owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein;

SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of

the Unified Development Code (UDC) of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable; and

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect;

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 2ND DAY OF DECEMBER, 2024.**

Trace Johannessen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: November 18, 2024

2nd Reading: December 2, 2024

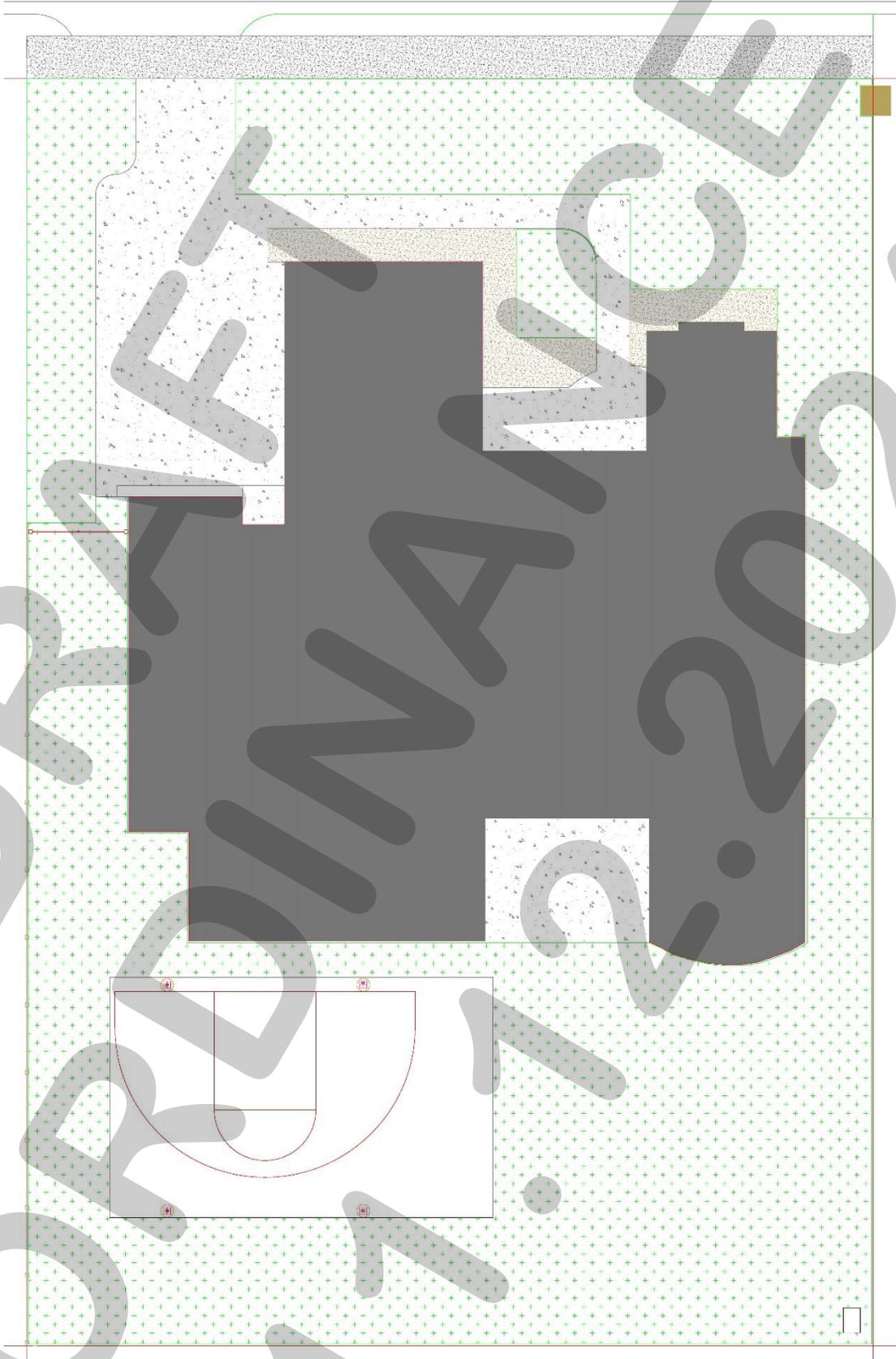
Exhibit 'A'
Location Map

Address: 1313 Gideon Way

Legal Description: Lot 6, Block 2, Gideon Grove Addition



Exhibit 'B'
Site Plan





CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council
DATE: November 18, 2024
APPLICANT: Chad and Cindy Shirley
CASE NUMBER: Z2024-052; *Specific Use Permit (SUP) for a Private Sports Court with Standalone or Dedicated Lighting*

SUMMARY

Hold a public hearing to discuss and consider a request by Chad and Cindy Shirley for the approval of a Specific Use Permit (SUP) for a *Private Sports Court with Standalone or Dedicated Lighting* on a 0.3444-acre parcel of land identified as Lot 6, Block 2, Gideon Grove Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses, addressed as 1313 Gideon Way, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on March 16, 1998 by *Ordinance No. 73-43 [Case No. A1973-005]*. At the time of annexation, the property was zoned Agricultural (AG) District. On July 6, 2015, the City Council approved a zoning change [*Case No. Z2015-014*] from Agricultural (AG) District to Planned Development District 77 (PD-77) [*Ordinance No. 15-20*]. On July 17, 2017 the City Council approved a preliminary plat [*Case No. P2017-032*] and a site plan [*Case No. SP2017-020*] for Gideon Grove North Subdivision. On July 16, 2018, the City Council approved a final plat [*Case No. P2018-021*] establishing the subject property as Lot 6, Block 2, Gideon Grove Addition. On March 2, 2020, the City Council approved an amending plat [*Case No. P2020-008*] for Gideon Grove North Subdivision for the purpose of correcting a scrivener error on the original final plat. According to the Rockwall Central Appraisal District (RCAD), there is a 4,248 SF single-family home situated on the subject property that was constructed in 2021.

PURPOSE

The applicant -- *Chad and Cindy Shirley* -- are requesting the approval of a Specific Use Permit (SUP) to allow the construction of a *Private Sports Court with Standalone or Dedicated Lighting*.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1313 Gideon Way. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Gideon Way, which is identified as a R2 (*i.e. residential, two (2) lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.344-acre parcel of land (*i.e. 1312 Gideon Way*), which is zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses and is developed with a 3,699 SF residential home. Beyond this is the corporate limits of the City of Rockwall. Following this are several unincorporated lots developed with single-family homes.

South: Directly south of the subject property are four (4) parcels of land (*i.e. 1311 & 1314 Middleton Drive, 1309 & 1312 Kirkwood Drive*) that make up the remainder of the Gideon Grove North Addition. All of these properties are developed with single-family homes and zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses. Beyond this is a 2.5411-acre parcel of open space (*i.e. Lot 12X, Block 3, Gideon Grove North*), which is zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses. South of this parcel is E Quail Run Road, which is identified as a A4D (*i.e. principal arterial, four [4] lane, divided*

roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property are four (4) parcels of land (i.e. 1317, 1321, 1325 Gideon Way and 2112 Bailey Drive) that make up the remainder of the Gideon Grove North Addition. All of these properties are developed with single-family homes and zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses. Beyond this is a 3.87-acre tract of land (i.e. Tract 14-5, Abstract No. 88, of the J.M. Glass Survey) that is zoned Agricultural (AG) District and developed with a single-family home. Following this is a 4.085-acre tract of land (i.e. Tract 14-2, Abstract No. 88, of the J.M. Glass Survey) that is zoned Agricultural (AG) District and developed with a single-family home. East of this is a 2.247-acre tract of land (i.e. Tract 14-4, Abstract No. 88, of the J.M. Glass Survey) that is zoned Agricultural (AG) District and developed with a single-family home. Beyond this is a 76.5770-acre tract of land (i.e. Lots 1 & 2, Block A, Rockwall ISD Addition) that is zoned Planned Development District 94 (PD-94) for limited Neighborhood Services (NS) District land uses, and developed with a 150,170 SF Public School (i.e. the 9th Grade Center North).

West: Directly west of the subject property are six (6) parcels of land (i.e. 1207, 1211, 1215, 1305, 1309 Gideon Way and 2109 Grove Lane), with single-family homes situated on them. These properties make up the remainder of the Gideon Grove North Addition. Beyond this is Saddle Star Estates, Phase 1 Addition, which is zoned Planned Development 79 District (PD-79), and consists of 66 residential lots.

CHARACTERISTICS OF THE REQUEST

The applicant is requesting the approval of a Specific Use Permit (SUP) to allow the construction of a *Private Sports Court with Dedicated or Standalone Lighting*. The applicant has submitted an application, concept plan, and photometric plan proposing to construct a 45' 2" X 28' 6" (or 1287.25 SF) *Private Sports Court with Standalone or Dedicated Lighting* on the subject property. The proposed structure will be situated on a concrete pad. The applicant has also indicated that there will be four (4), 14-foot light poles with a *LED Shoebox Area Light* mounted to each pole. Each of the light standards will be directed downward toward the middle of the *Sports Court*; however, the applicant's submitted materials do not show that the lights will be shielded. Staff has included a *Condition of Approval* that the light standards incorporate shields to prevent a glare issue with adjacent properties.

CONFORMANCE WITH THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines a *Private Sports Court with Standalone or Dedicated Lighting* as "(a) designated area within a residential or commercial property, that is independent of the primary structure, and is intended for sports and recreational activities. These courts are typically owned and maintained by individual homeowners, residential communities, or commercial establishments. They provide space for activities such as basketball, tennis, volleyball, or other sports, offering residents, guests, members, or patrons a convenient and private location to engage in physical exercise and leisure pursuits." According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Private Sports Court with Standalone or Dedicated Lighting* requires a Specific Use Permit (SUP) in a Single-Family 10 (SF-10) District.

According to the *Conditional Use Standards* contained in Article 04, *Permissible Uses* of the Unified Development Code (UDC), a *Private Sports Court with Standalone or Dedicated Lighting* "...shall be situated behind the primary structure, not be situated within any easements, and be setback a minimum of ten (10) feet from all property lines." In this case, the applicant has submitted a site plan showing that the *Private Sports Court* will be situated in the rear property, behind the existing six (6) foot wood privacy fence, and be setback more than ten (10) feet from the side and rear property lines.

According to Section 10-491, *Exterior Grounds*, Article XII, *Property Maintenance Code*, of the Municipal Code of Ordinances, "(e)xterior lights placed or erected on private property shall be directed down and shall be of an indirect, diffused, or shielded type luminaries and so installed as not to produce harsh, bright light or direct illumination across the property line from a visible source of illumination so as not to create a traffic hazard or a public nuisance." The applicant has indicated that there will be lighting installed with the proposed *Private Sports Court with Standalone or Dedicated Lighting* and has provided a photometric plan that shows general conformance to the *Property Maintenance Code* contained in the Municipal Code of Ordinances.

STAFF ANALYSIS

In this case, the applicant has stated that the proposed *Private Sports Court with Standalone or Dedicated Lighting* is primarily intended to be used as a basketball court; however, since this structure will incorporate lighting, the SUP for a *Private Sports Court with Standalone or Dedicated Lighting* is required. Additionally, the SUP for a *Private Sports Court with Standalone or Dedicated Lighting* allows for operational conditions including lighting standards. The applicant has indicated that there will be lighting installed with the proposed *Private Sports Court with Standalone or Dedicated Lighting* and has provided a photometric plan that shows conformance to the property maintenance code, as mentioned earlier. Staff has provided an operational condition that requires the exterior lights to not exceed a maximum height of 14-feet and be placed or erected in a manner that is directed down and incorporate a shielded type of luminaire. In addition, the light shall be installed so as to not produce harsh, bright light or direct illumination across the property line from a visible source of illumination so as not to create a traffic hazard or public nuisance. With this being said, the Specific Use Permit (SUP) allows the Planning and Zoning Commission and City Council the ability review the full context of a request and grants them the discretion to approve or deny the request on a *case-by-case* basis.

When reviewing the location of the proposed structure, it does not appear to have a negative effect on the adjacent properties; however, when reviewing a *Private Sports Court with Standalone or Dedicated Lighting*, other aspects of the request need to be reviewed such as nuisances like noise and lighting. Staff should note that two (2) other *Private Sports Courts* do already exist in the subdivision (*i.e. at 1215 & 1325 Gideon Way*), one (1) without lighting and one (1) with lighting that was not approved with a Specific Use Permit (SUP) (*staff is currently working to address the lighting issue with the property owner of 1325 Gideon Way*). Both of these *Sports Courts* appear to incorporate pickleball/tennis courts and basketball courts, and are built closer than ten (10) feet to the property lines. With this being said, the approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On October 19, 2024, staff mailed 64 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Stoney Hollow Homeowner's Association (HOA), which is the only HOA's or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff has received four (4) notices back in opposition of the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request for a Specific Use Permit (SUP), then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - a) The Private Sports Court with Standalone or Dedicated Lighting shall maintain conformance to the approved site plan depicted in *Exhibits 'B'* of the Specific Use Permit (SUP) ordinance.
 - b) Exterior lights placed or erected on the *Private Sports Court with Standalone or Dedicated Lighting* shall not exceed a maximum height of 14-feet, the lights shall be directed downward, and shall not exceed a measured light intensity of 0.2 of one foot-candle at any property line. In addition, the lights shall be of the shielded type luminaries and installed so as to not produce harsh, bright light or direct illumination across the property line from a visible source of illumination so as not to create a traffic hazard or public nuisance.
 - c) The light standards shall be directed downward, and shall be partially or fully cut-off at the light source with a shield.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of

Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMISSION

On November 12, 2024, the Planning and Zoning Commission approved a motion to recommend denial of the Specific Use Permit (SUP) by a vote of 5-0, with commissioners Womble and Hustings absent. According to Subsection 02.03(G), Protest of a Zoning Change, of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC), if a zoning change "...is recommended for denial by the Planning and Zoning Commission, such zoning change or Specific Use Permit (SUP) shall require a super-majority vote (i.e. a three-fourths vote of those members present), with a minimum of four (4) votes in the affirmative required for approval."



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 **1313 Gideon Way Rockwall, Texas 75087**

SUBDIVISION **Gideon Grove - North** LOT **6** BLOCK **2**

GENERAL LOCATION **N. John King Blvd & E. Quail Run rd.**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	CURRENT USE
PROPOSED ZONING	PROPOSED USE
ACREAGE	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 **Chad & Cindy Shirley**

APPLICANT

CONTACT PERSON **Chad Shirley**

CONTACT PERSON

ADDRESS **1313 Gideon Way**

ADDRESS

CITY, STATE & ZIP **Rockwall, Texas 75087**

CITY, STATE & ZIP

PHONE **469-215-6171**

PHONE

E-MAIL **chad@shirleymasonry.com**

E-MAIL

NOTARY VERIFICATION [REQUIRED]

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

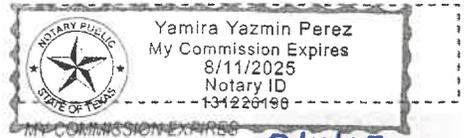
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18 DAY OF October, 2024 BY SIGNING THIS APPLICATION. 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 18 DAY OF October, 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]
Yamira Perez



8/11/25



Z2024-052: Specific Use Permit (SUP) for a Basketball Court at 1313 Gideon Way

GIDEON WAY



PD-77

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.

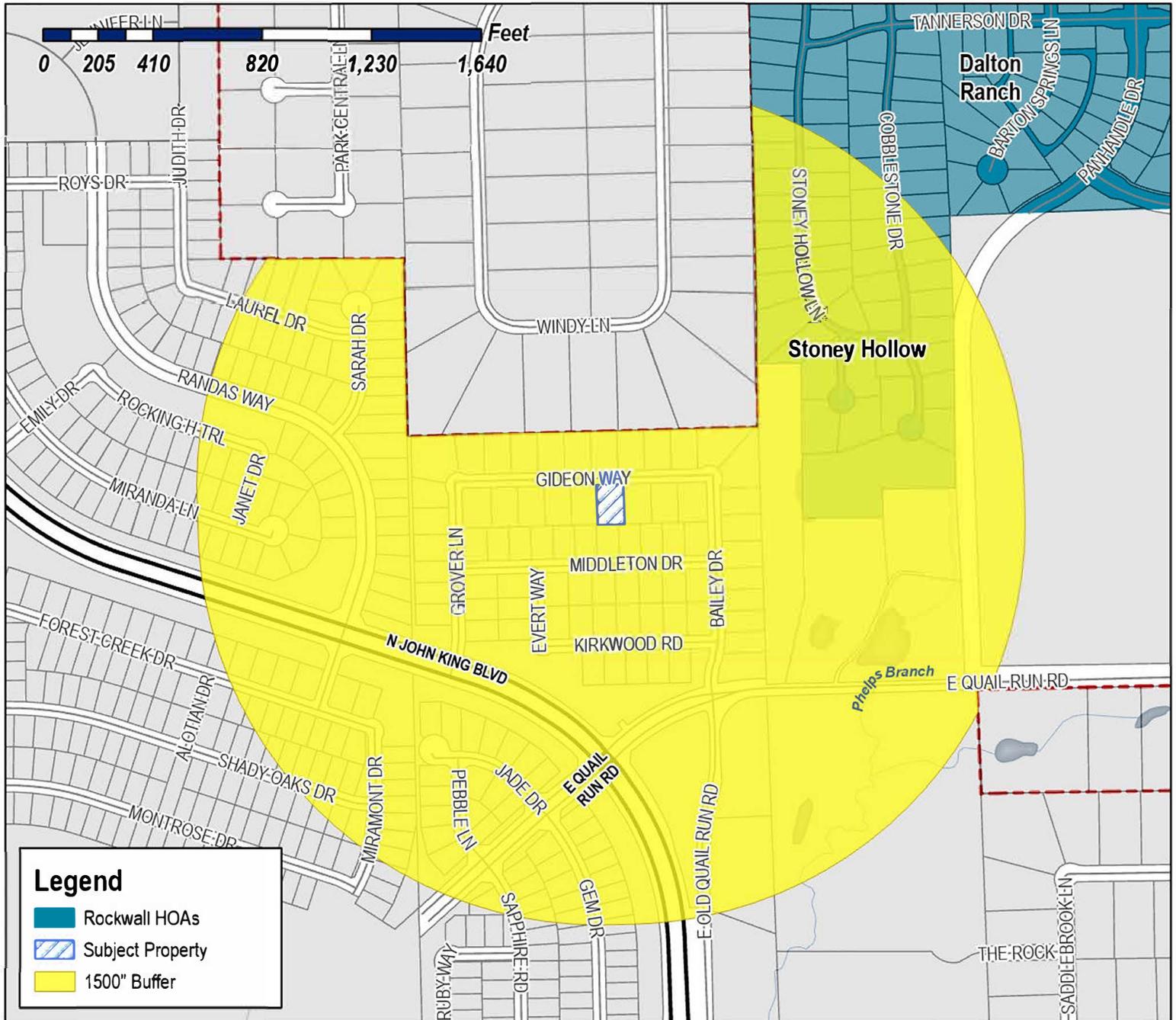




City of Rockwall

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Case Number: Z2024-052
Case Name: Specific Use Permit (SUP) for a Private Sports Court
Case Type: Zoning
Zoning: Planned Development District 77 (PD-77)
Case Address: 1313 Gideon Way

Date Saved: 10/21/2024
 For Questions on this Case Call (972) 771-7745



Ross, Bethany

From: Zavala, Melanie
Sent: Wednesday, October 23, 2024 2:26 PM
Cc: Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2024-052]
Attachments: Public Notice (P&Z) (10.22.2024).pdf; HOA Map (10.23.2024).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *Friday, October 25, 2024*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, November 12, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, November 18, 2024 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2024-052: SUP for Private Sports Court

Hold a public hearing to discuss and consider a request by Chad and Cindy Shirley for the approval of a *Specific Use Permit (SUP)* for a *Private Sports Court with Standalone or Dedicated Lighting* on a 0.3444-acre parcel of land identified as Lot 6, Block 2, Gideon Grove Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses, addressed as 1313 Gideon Way, and take any action necessary.

Thank you,

Melanie Zavala

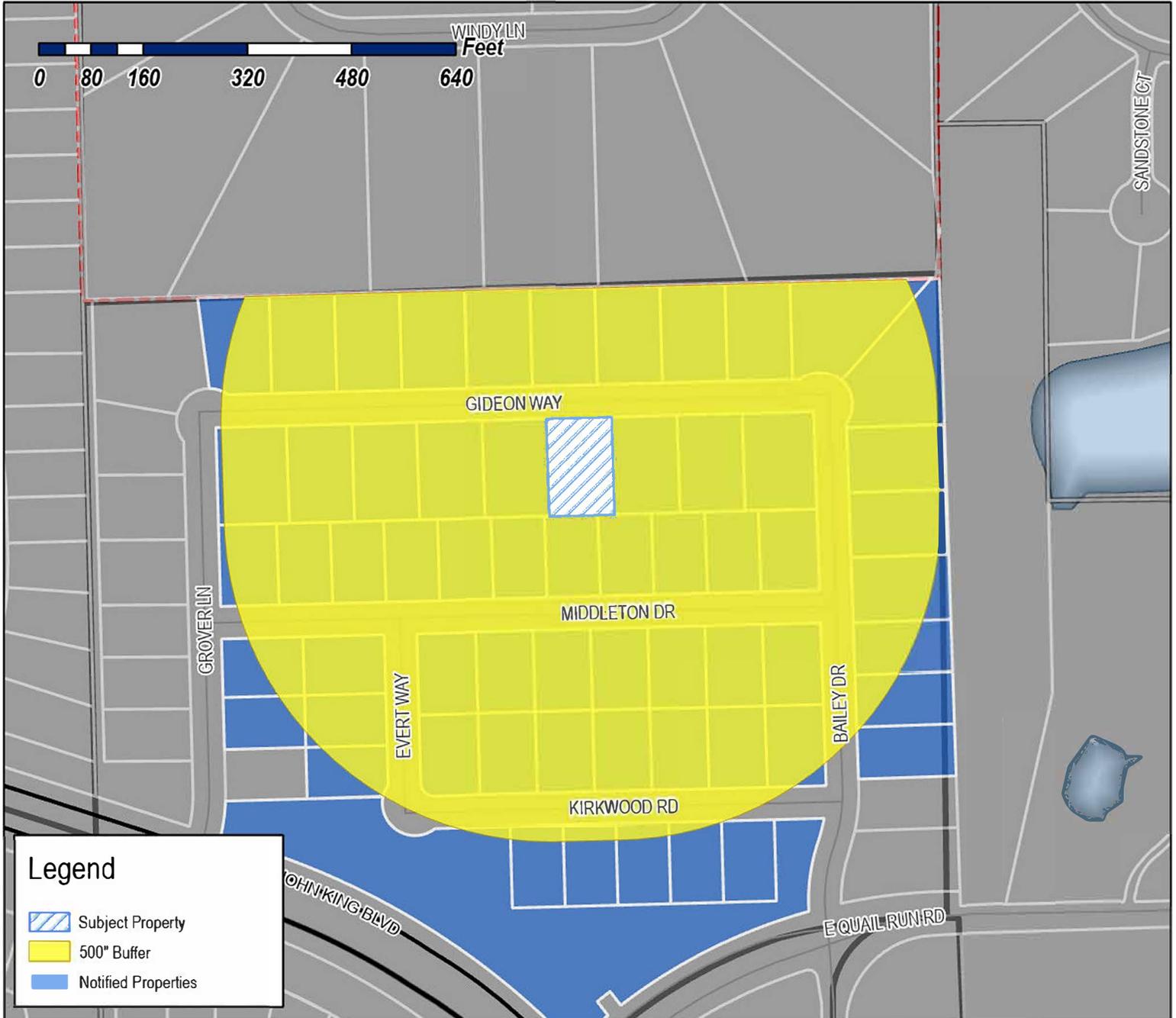
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](#)
972-771-7745 Ext. 6568



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.



Case Number: Z2024-052
Case Name: Specific Use Permit (SUP) for a Private Sports Court
Case Type: Zoning
Zoning: Planned Development District 77 (PD-77)
Case Address: 1313 Gideon Way

Date Saved: 10/21/2024

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



GIDEON GROVE HOMEOWNERS ASSOCIATION
INC
1024 S GREENVILLE AVE #230
ALLEN, TX 75002

HOPKINS RICHARD L III
10330 COUNTRY CLUB DR
DALLAS, TX 75218

HUSAIN SYED SAMAR AND SURAYA SAMAR
1204 MIDDLETON DRIVE
ROCKWALL, TX 75087

BOBBITT CARL E AND PRUDENCE D
1206 GIDEON WAY
ROCKWALL, TX 75087

2021 R S HERRERA REVOCABLE TRUST
RICKY DON HERRERA AND STEPHANIE MICHELLE
HERRERA- TRUSTEES
1207 GIDEON WAY
ROCKWALL, TX 75087

EDDINGS JACKIE AND CAROLYN
1208 MIDDLETON DRIVE
ROCKWALL, TX 75087

HOOKS JARRED AND BETHANY
1210 GIDEON WAY
ROCKWALL, TX 75087

PAGE JACOB STEWART AND JESSIE ANN
1211 GIDEON WAY
ROCKWALL, TX 75087

THOMAS BARBARA AND ISAAC
1212 MIDDLETON DRIVE
ROCKWALL, TX 75087

CONWAY DENNETT EUGENE AND MARY
1214 GIDEON WAY
ROCKWALL, TX 75087

DRAPER CASEY & LINDSAY JUNE
1215 GIDEON WAY
ROCKWALL, TX 75087

CURTIS JEREL & NATALIE LANEER
1302 MIDDLETON DRIVE
ROCKWALL, TX 75087

GAGA TEFAYE &
ZEWDNESH SINKE
1303 MIDDLETON DR
ROCKWALL, TX 75087

GUMM BRIAN KEVIN AND PENNY DIANE
1304 GIDEON WAY
ROCKWALL, TX 75087

HUNTER MICHELLE ZERBE AND
TRACY GIL HUNTER
1304 KIRKWOOD ROAD
ROCKWALL, TX 75087

SAFAR JOHN A
1305 GIDEON WAY
ROCKWALL, TX 75087

MERZ ANDREW ALBERT AND AMANDA JAYNE
1306 MIDDLETON DRIVE
ROCKWALL, TX 75087

VIER DAVID
1307 MIDDLETON DRIVE
ROCKWALL, TX 75087

PONCE EDUARDO AND ODETT A
1308 GIDEON WAY
ROCKWALL, TX 75087

VALENCIA BRANDON AND AMANDA
1308 KIRKWOOD ROAD
ROCKWALL, TX 75087

MOSCHELLA ANTHONY CHARLES AND ASHLEY
EASLEY
1309 GIDEON WAY
ROCKWALL, TX 75087

SMITH SAMUEL CURTIS & CHRISTEN
SWEARENGIN
1309 KIRKWOOD RD
ROCKWALL, TX 75087

GOOCH GARY QUINN AND DANIELLE M
1310 MIDDLETON DRIVE
ROCKWALL, TX 75087

ABU BAKR BILAL & NADIA BILAL
1311 MIDDLETON DRIVE
ROCKWALL, TX 75087

ADAMSON KEVIN E AND BECKY B
1312 GIDEON WAY
ROCKWALL, TX 75087

DURAN KATIE LANE & MARCO ANTONIO
1312 KIRKWOOD RD
ROCKWALL, TX 75087

SHIRLEY CHAD & CINDY
1313 GIDEON WAY
ROCKWALL, TX 75087

WOLFGRAM FAMILY LIVING TRUST
MARK WOLFGRAM AND TIFFANY WOLFGRAM -
TRUSTEES
1313 KIRKWOOD ROAD
ROCKWALL, TX 75087

ROBERTS MICAH D
1314 MIDDLETON DR
ROCKWALL, TX 75087

STOCK EDWARD J AND KAREN G
1315 MIDDLETON DRIVE
ROCKWALL, TX 75087

IBRAHIM SUHA AND
BRANDON PHILLIP ALBUS
1316 GIDEON WAY
ROCKWALL, TX 75087

CLEMENT MICHAEL BRENT AND ANDREA
KRISTINA
1316 KIRKWOOD RD
ROCKWALL, TX 75087

UZAMERE IJEOMA AND EFOSA
1317 GIDEON WAY
ROCKWALL, TX 75087

PETTY STEPHEN E AND SHIRLENE L
1317 KIRKWOOD ROAD
ROCKWALL, TX 75087

RYAN RICKIE B II AND TAMARA D
1318 MIDDLETON DRIVE
ROCKWALL, TX 75087

FARRELL SALLY A AND JOHN T
1319 MIDDLETON DRIVE
ROCKWALL, TX 75087

GROVE JOSEPH ROBERT & SUSAN
1320 GIDEON WAY
ROCKWALL, TX 75087

FARRELL ERIN ELIZABETH AND TIMOTHY DANIEL
1320 KIRKWOOD ROAD
ROCKWALL, TX 75087

STAGGERS ENID AND ALVIN
1321 GIDEON WAY
ROCKWALL, TX 75087

RUTTER KENT DOUGLAS AND MARIA ELENA
1321 KIRKWOOD ROAD
ROCKWALL, TX 75087

ANDERSON DAVID WILLIAM AND NANETTE
LOUISE
1322 MIDDLETON DRIVE
ROCKWALL, TX 75087

JORDAN RAYSHAWN AND LANDRIA
1323 MIDDLETON DRIVE
ROCKWALL, TX 75087

ARMSTRONG JAMES BRYAN & LAUREN MYKEL
1324 GIDEON WAY
ROCKWALL, TX 75087

BOLES GEORGE AND JANET
1324 KIRKWOOD ROAD
ROCKWALL, TX 75087

CLINGER KEVIN AND CRYSTAL
1325 GIDEON WAY
ROCKWALL, TX 75087

KANDIMALLA RAHUL
1325 KIRKWOOD
ROCKWALL, TX 75087

KURIAN PAMELA AND CHERIAN
1326 MIDDLETON DRIVE
ROCKWALL, TX 75087

SMALLWOOD GENE R AND SHIRLEY J
1327 MIDDLETON DR
ROCKWALL, TX 75087

COMER DAVID W AND GWENDOLYN L
1328 GIDEON WAY
ROCKWALL, TX 75087

LAMPI MATTHEW OLAVI AND LISA CHARMAGNE
1328 KIRKWOOD RD
ROCKWALL, TX 75087

SCHULTZ THOMAS & LORI
1330 MIDDLETON DRIVE
ROCKWALL, TX 75087

APPIAH-OWUSA NANA AND
BERNICE KUSI
14400 THE LAKES BLVD BUILDING C SUITE 200
PFLUGERVILLE, TX 78660

PATEL ANAM & AANCHAL MALHOTRA
2005 EVERT WAY
ROCKWALL, TX 75087

SCHAR ROY
2008 GROVER LANE
ROCKWALL, TX 75087

FLORES ADRIAN JR AND GABRIELA S
2009 EVERT WAY
ROCKWALL, TX 75087

DEAPEN RICHARD AND ALICIA
2010 BAILEY DRIVE
ROCKWALL, TX 75087

APPIAH-OWUSA NANA AND
2012 GROVER LANE
ROCKWALL, TX 75087

MORICO JOSEPH EMILIO JR AND JENNIFER M
2013 EVERT WAY
ROCKWALL, TX 75087

HARRIS ALBERT G AND JENNIFER O
2014 BAILEY DRIVE
ROCKWALL, TX 75087

WIMPEE JAKE M AND REBECCA K
2018 BAILEY DRIVE
ROCKWALL, TX 75087

DONHAM SCOTT C & KRISTEN
2104 BAILEY DRIVE
ROCKWALL, TX 75087

SUNANTA BURKE REVOCABLE TRUST
2108 BAILEY DR
ROCKWALL, TX 75087

MURPHY MICHAEL AND JENNISE
2112 BAILEY DRIVE
ROCKWALL, TX 75087

HANSEN MILES & REBECCA
2116 BAILEY DRIVE
ROCKWALL, TX 75087

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2024-052: Specific Use Permit for a Private Sports Court

Hold a public hearing to discuss and consider a request by Chad and Cindy Shirley for the approval of a *Specific Use Permit (SUP)* for a *Private Sports Court with Standalone or Dedicated Lighting* on a 0.3444-acre parcel of land identified as Lot 6, Block 2, Gideon Grove Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses, addressed as 1313 Gideon Way, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, November 12, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, November 18, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Bethany Ross
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, November 18, 2024 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2024-052: Specific Use Permit for a Private Sports Court

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

Four horizontal grey bars for providing reasons for support or opposition.

Name:
Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Ross, Bethany

From: Dave Comer <twocomers69@gmail.com>
Sent: Monday, October 28, 2024 5:39 PM
To: Planning
Subject: case no. Z2024-052

Dear Bethany Ross,

In reference to the case number Z2024-052 for a private sports court. I am opposed to the request as there is congestion at that location due to cars on the street. I believe this will add more cars and create a hazard for emergency vehicles trying to enter the neighborhood.

Thank you.
Gwen Comer
1328 Gideon Way
Rockwall Texas 75087

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: [Ashley Moschella](#)
To: [Planning](#)
Subject: Concerns about Case Number Z2024-052
Date: Tuesday, November 12, 2024 8:37:43 AM

I am writing to express my concern regarding my neighbor's proposed plan to install lighting for a sports court at 1313 Gideon Way. While I respect their right to develop their property, I am worried that the lights may negatively impact our home and quality of life. We are not opposed to their overall plans, but we were unaware that the design would include lighting until receiving the Public Notice mailer.

As our property is immediately adjacent to theirs, I am concerned that bright, high-mounted lights could shine directly into our master bedroom, creating an unwanted disturbance. This light pollution could disrupt our family's sleep and privacy, especially if the lights are used frequently or during late hours.

I kindly ask the committee to consider these issues carefully and to potentially request modifications to the lighting plan. Possible solutions might include limiting the brightness, height, or hours of operation for the lights to balance my neighbor's needs with those of neighboring properties.

Thank you for considering this impact on our neighborhood, and please feel free to reach out if I can provide any further information.

Ashley Moschella

1309 Gideon Way, Rockwall, TX 75087

(504)452-3150

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From: [Micah Roberts](#)
To: [Planning](#)
Subject: Z2024-052
Date: Friday, November 8, 2024 3:22:18 PM
Attachments: [image.png](#)
[image.png](#)
[image.png](#)
[image.png](#)

Hi Bethany,

I received a letter regarding zoning change request Z2024-052 for the property at 1313 Gideon Way. My property shares a backyard fence with the requesting property and I have major concerns with the proposed change. The basketball court and lighting would be approximately 30 feet from my back porch and approximately 40 feet from my bedroom window. Additionally, we are on small lots and this would impact the 5 properties that have connecting backyards to this property. This would have a number of impacts to our properties and hinder our ability to enjoy our limited outdoor space. Please see an outline of my concerns below.

- Intrusive lighting - the 4 proposed light poles are 18' tall and would extend 10' above our 8' fences. The lighting would have no obstruction to the surrounding properties.
- Disruptive noise - if the court is being used during the night, it would be accompanied by an increase of disruptive noise to the neighbors.
- Property value - I am concerned this would impact my properties resale value as the light poles would be directly behind my outdoor seating area and be an eyesore to myself and potential buyers.

View from my outdoor seating area of the proposed court location.



In addition to the items above, this zoning change request conflicts with several items from our HOA agreement. Full Gideon Grove HOA declarations of covenants, conditions, and restrictions can be provided upon request.

1. Item 3.23 - Basketball goals may not be permanently installed on a lot.

3.23 Basketball Goals; Permanent and Portable. Portable basketball goals may be used in unfenced yards and on private driveways in the Property during periods of active play, if the portable goals are removed from sight when not in use. Portable basketball goals must be maintained in good condition and repair, and may not be placed in any right of way. If determined unsightly by the Architectural Reviewer or placed in the right of way, the Association may cause the basketball goals to be removed without liability for damage to said equipment. Basketball goals may not be permanently installed on a Lot.

2. Item 3.29 - Outside lighting fixtures shall be placed so as to illuminate only the yard of the applicable Lot and so as not to affect or reflect into surrounding Dwellings or yards.

3.29 Decorations and Lighting. Unless otherwise permitted by *Section 3.18(vi)*, no decorative appurtenances such as sculptures, birdbaths and birdhouses, fountains, or other decorative embellishments shall be placed on the Dwelling or on the front yard or on any other portion of a Lot which is visible from any street, unless such specific items have been approved in writing by the Architectural Reviewer. Customary seasonal decorations for holidays are permitted without approval by the Architectural Reviewer but shall be removed within thirty (30) days of the applicable holiday. Outside lighting fixtures shall be placed so as to illuminate only the yard of the applicable Lot and so as not to affect or reflect into surrounding Dwellings or yards. No mercury vapor, sodium or halogen light shall be installed on any Lot which is visible from any street unless otherwise approved by the Architectural Reviewer.

3. Item 11.4 - this project has not received approval from the Architectural Reviewer.

11.4 Prohibition of Construction, Alteration and Improvement. No Improvement, or any addition, alteration, improvement, installation, modification, redecoration, or reconstruction thereof may occur unless approved in advance by the Architectural Reviewer. The Architectural Reviewer has the right but not the duty to evaluate every aspect of construction, landscaping, and property use that may adversely affect the general value or appearance of the Property. Notwithstanding the foregoing, each Owner will have the right to modify, alter, repair, decorate, redecorate, or improve the interior of their Dwelling, provided that such action is not visible from any other portion of the Property.

Please let this message serve as my opposition notice to zoning change request Z2024-052. Additionally, please reply with a confirmation that this email was received. Thank you for the help with this matter.

Kind regards,
Micah Roberts
1314 Middleton Drive
Rockwall, TX 75087

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: [Rickie Ryan](#)
To: [Planning](#)
Subject: Z2024-052 Zoning Request
Date: Tuesday, November 12, 2024 4:28:59 PM

Dear Zoning Committee,

I am writing to express my concerns regarding the zoning request Z2024-052 for property 1313 Gideon Way, which is directly behind my residence. The proposed development includes a basketball court that will be situated near my master bedroom window, and I am worried about the potential impact on my property and quality of life.

The lighting for the basketball court is a significant concern, as it will likely shine directly into my window, causing light pollution and disrupting my ability to enjoy my outdoor spaces. Furthermore, I believe that the lighting will also affect multiple neighbors, reducing our overall enjoyment of our properties. The proposed lighting will be intrusive and may also decrease the resale value of my property in the future.

In addition to the lighting concerns, I am also worried about the potential noise disturbance from the basketball court, particularly at night. The noise will likely make it uncomfortable for me to sleep and may also disturb the peace and quiet of the neighborhood.

I would also like to bring to your attention that I do not believe the proposed court has been approved by our Homeowners Association (HOA).

I hope that you will take my concerns into consideration when reviewing the zoning request Z2024-052. If you require any additional information or would like to discuss this matter further, please do not hesitate to contact me at 832 713 3220.

Thank you for your time and attention to this matter.

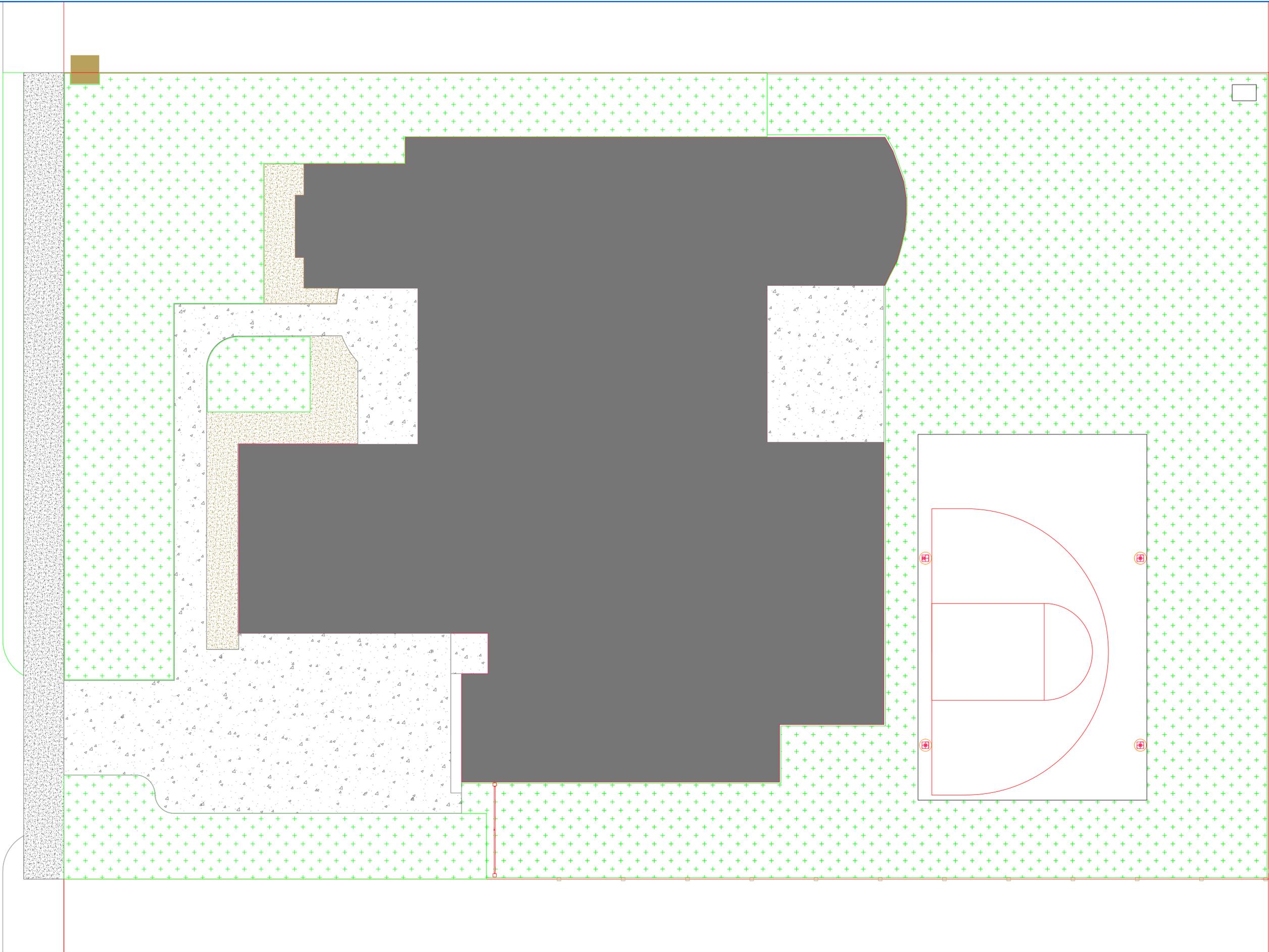
Sincerely,

Rickie Ryan II & Tamara Ryan

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Notes:



REV.	DESCRIPTION:	BY:	DATE:

STATUS:

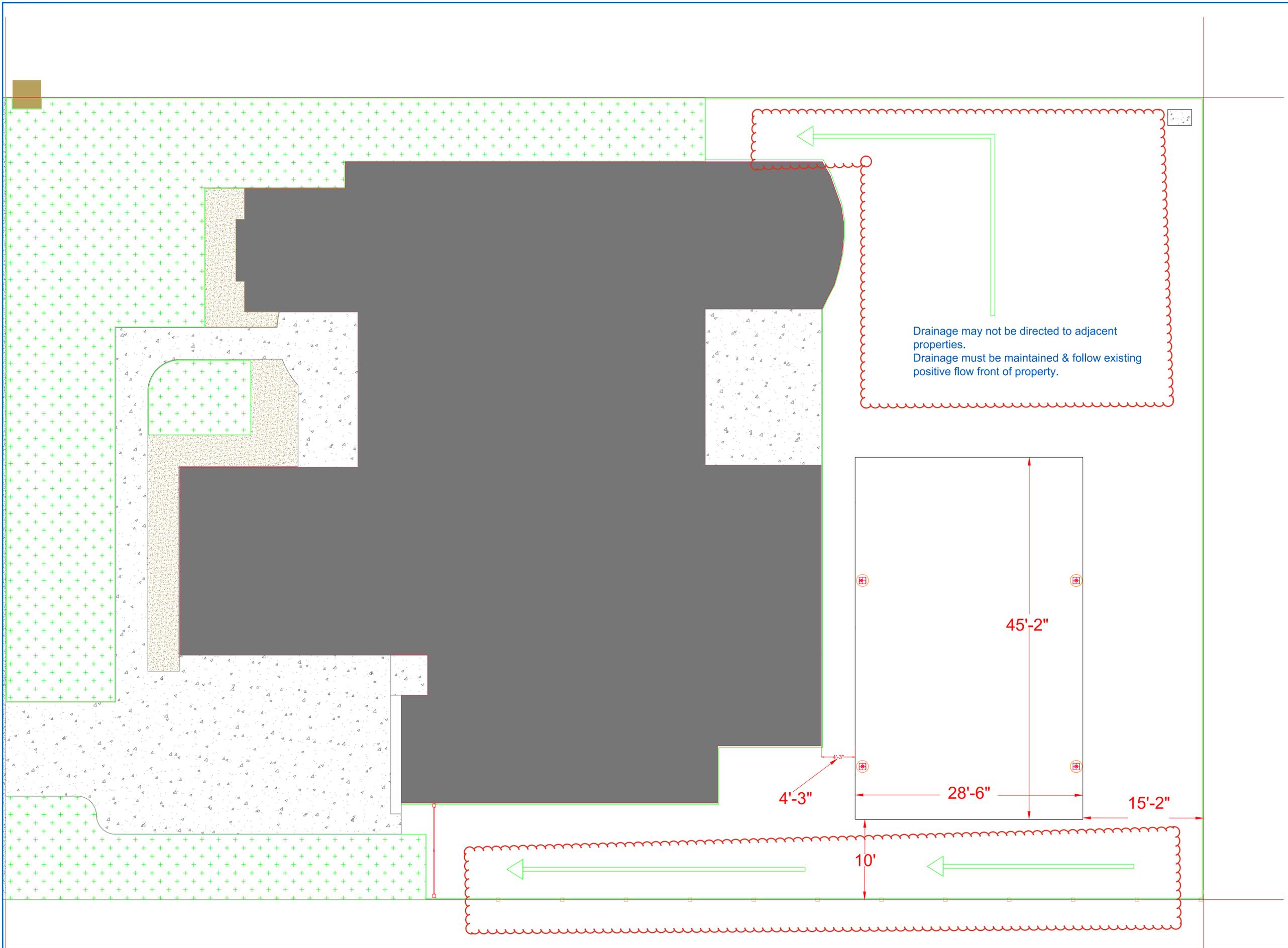
CLIENT: Owner Builder
Chad & Cindy Shirley

SITE: Chad & Cindy Shirley Residence
1313 Gideon Way Rockwall, TX 75087
Subdivision: Gideon Grove North - Block 2 - Lot 6

TITLE: Overall Site Plan

SCALE AT A1:	DATE:	DRAWN:	CHECKED:
$\frac{3}{16}'' = 1'$	10/18/2024		
PROJECT NO:	DRAWING NO:	REVISION:	
Z2024-052	A-0.01		

Notes:



REV.	DESCRIPTION:	BY:	DATE:

STATUS:

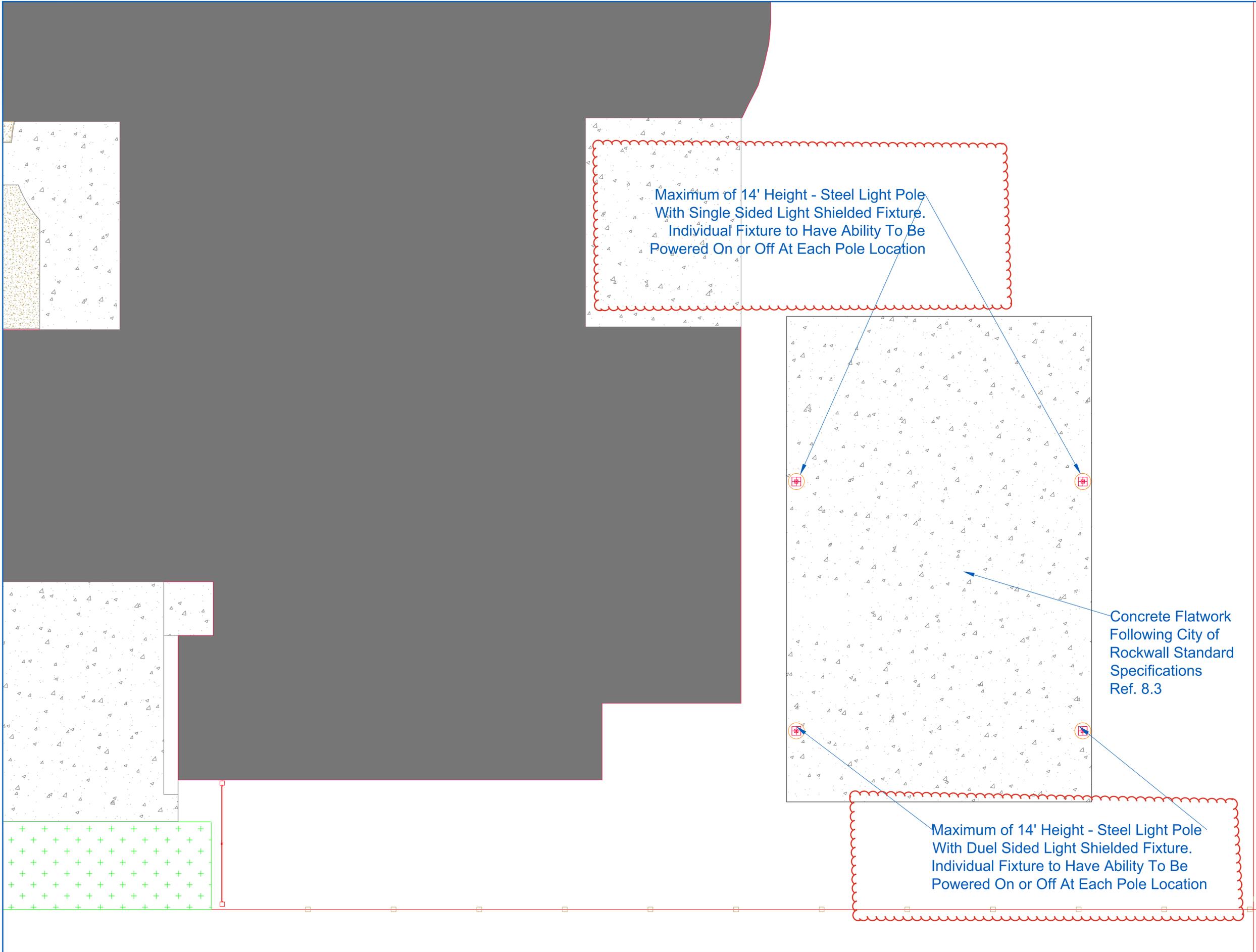
CLIENT:
Owner Builder
Chad & Cindy Shirley

SITE:
Chad & Cindy Shirley Residence
1313 Gideon Way Rockwall, TX 75087
Subdivision: Gideon Grove North - Bock 2 - Lot 6

TITLE:
Dimension Plan

SCALE AT A1:	DATE:	DRAWN:	CHECKED:
$\frac{3}{16}'' = 1'$	10/18/2024		
PROJECT NO:	DRAWING NO:	REVISION:	
Z2024-052	A-0.02		

Notes:



REV.	DESCRIPTION:	BY:	DATE:

STATUS:

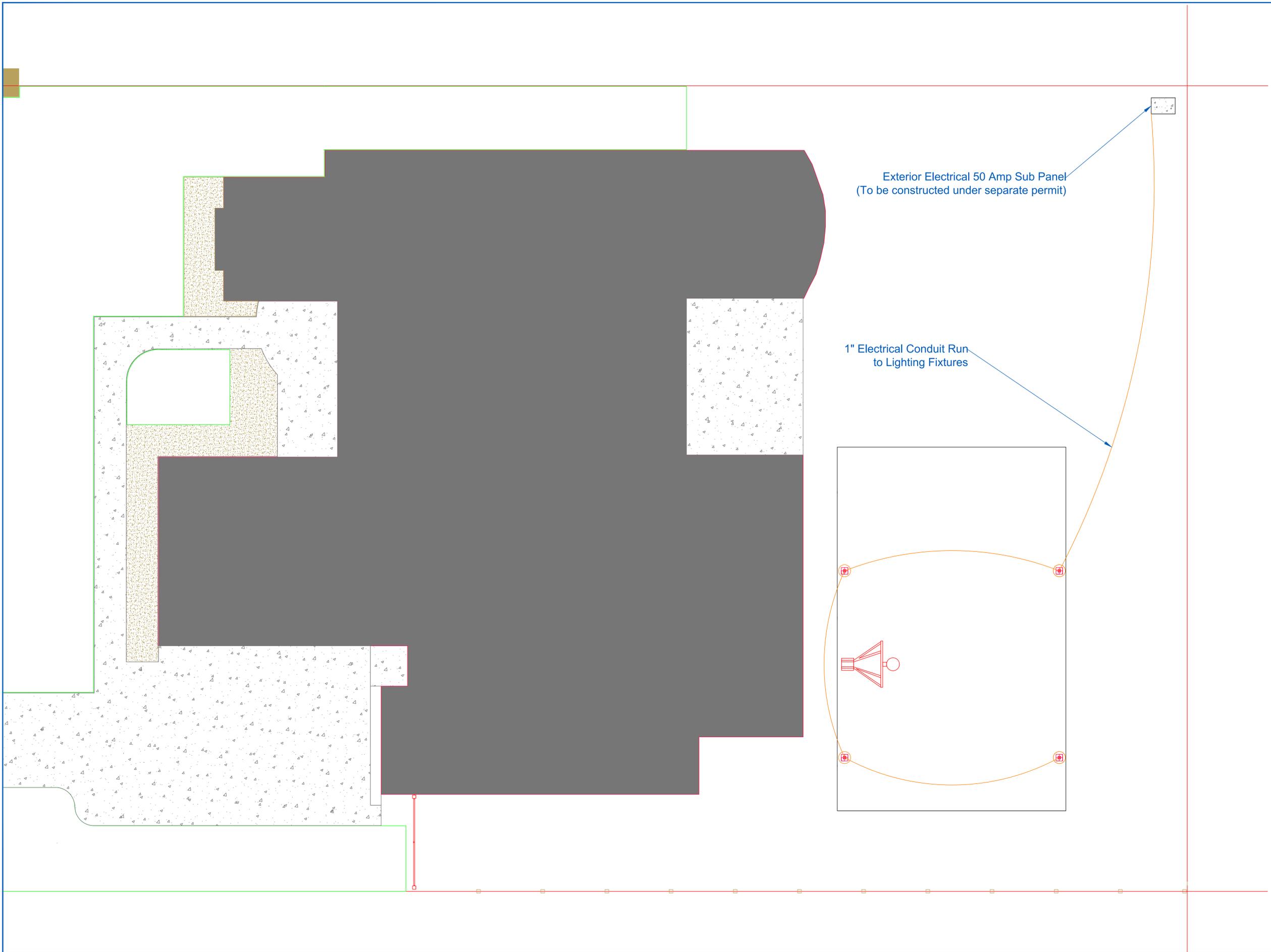
CLIENT: Owner Builder
Chad & Cindy Shirley

SITE: Chad & Cindy Shirley Residence
1313 Gideon Way Rockwall, TX 75087
Subdivision: Gideon Grove North - Bock 2 - Lot 6

TITLE: Material Location Plan

SCALE AT A1:	DATE:	DRAWN:	CHECKED:
1/4" = 1'	10/18/2024		
PROJECT NO:	DRAWING NO:	REVISION:	
Z2024-052	A-0.03		

Notes:



Exterior Electrical 50 Amp Sub Panel
(To be constructed under separate permit)

1" Electrical Conduit Run
to Lighting Fixtures

REV:	DESCRIPTION:	BY:	DATE:

STATUS:

CLIENT: Owner Builder
Chad & Cindy Shirley

SITE: Chad & Cindy Shirley Residence
1313 Gideon Way Rockwall, TX 75087
Subdivision: Gideon Grove North - Bock 2 - Lot 6

TITLE: Electrical Location Plan

SCALE AT A1:	DATE:	DRAWN:	CHECKED:
$\frac{3}{16}'' = 1'$	10/18/2024		
PROJECT NO:	DRAWING NO:	REVISION:	
Z2024-052	A-0.03		

150 Watt LED Shoebox Area Light | 24000 Lumens | 10 Year Warranty | 5000K



Product Details

SKU: MLLG-LED-SBHO2-150-50 **Web ID:** 1762

150 Watt shoebox - parking lot fixture produces 24000 lumens at 160 lumens/watt and has durable die-cast aluminum housing that is powder coated with strong anti-corrosion performance for years of maintenance-free lighting.

Available in both Type 3 and Type 5 these are perfect for use in a parking lot. Our 150w LED parking lot light has an optional photocell sensor that allows for further energy savings. It comes with a No dimmable driver at 100V-277V or 277V-480V Optional Voltage LED Driver Color Temperature is: 4000K or 5000K. The fixture comes equipped with built-in 10 kVa surge protection for the power supply. The fixture comes in a dark bronze finish.

This shoebox fixture can be pole post or wall mounted using the following brackets: Wall or Yoke or Arm or Slip Fitter. All brackets are sold separately. It is also IP65 Wet location rated high impact rating of IK08 and can operate in temperatures ranging from -22 F to 113 F.

Options

4000K Color Temperature (Special Order)

277-480V Driver (Special Order)

Product Specifications

Watts:	150	Beam Angle:	Type 5 Standard, Type 3 Optional
Lumens:	24000	Optics:	Polycarbonate Lens
Lumens/Watt:	160	Frequency:	50-60Hz
Replaces:	400 Watt Metal Halide	Power Factor:	> .92
Color Temp:	4000K 5000K	THD:	< 15%
CRI:	70+	Housing:	Die-Cast Aluminum
IP Rating:	IP65	Fixture Color:	Bronze
IK Rating:	IK08	Mount:	Wall Yoke Arm Slip Fitter
Voltage:	100V-277V 277V-480V Optional	EPA Rating:	1.52
Surge Protection:	6kV line-line, 10kV line-earth	Dimensions:	15.63 in L X 11.25 in W X 3.22 in H
Operating Temp:	-22 degF to +113 degF	Cord Length:	5 Feet
Rated Life:	244,000 (L70) hours	Weight:	9.48 lbs
Dimmable:	No	Warranty:	10 years (100-277V) - 5 years (277-480V)

Product Options

Mounting Select an Option Straight Arm Slip Fitter Yoke-Wall	Photocell Photocell Kit	Motion Sensor Motion Sensor (dims to 10%)	Controller Remote Control
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Product enhancements may result in specification changes without notice. Contact us for the latest information

547092

18 Foot Square Steel Light Pole,
4 Inch Wide, 11 Gauge



Job: _____
 Job Site: _____ State: _____ Client Name: _____
 Notes: _____ Approvals: _____ Date: _____

Pole Top Options: A removable pole cap is provided if the pole is drilled for attaching light fixtures. The drill pattern and drill orientation needs to be provided by the customer unless Energy Light fixtures are used for the project. If tenon option is selected, a steel tenon will be provided.

A 2 3/8 inch diameter tenon with 4 inch length is standard; however, the customer needs to confirm the appropriate tenon size required for the project.

Pole Shaft: 4 inch square 11 gauge commercial grade steel with minimum yield strength of 50,000 psi.

Handhole: 3" X 5" size reinforced handhole is located at 18 inches from the base. A ground lug with set screw is located near the handhole opening for proper grounding of the pole.

Finish: Commercial grade, super durable powder coat finish. Dark Bronze is standard color. Black, White, Gray colors are available with additional surcharge.

Anchor Bolts: A set of 4 galvanized steel anchor bolts is provided with each pole assembly. Each anchor bolt includes 2 nuts and 2 washers. Top portion of the anchor bolt is threaded for securing and leveling the pole with the provided nuts and washers. An actual size paper anchor bolt template is provided.

Bolt Circle: 8-1/2" (Bolt Circle Range 8"-11")

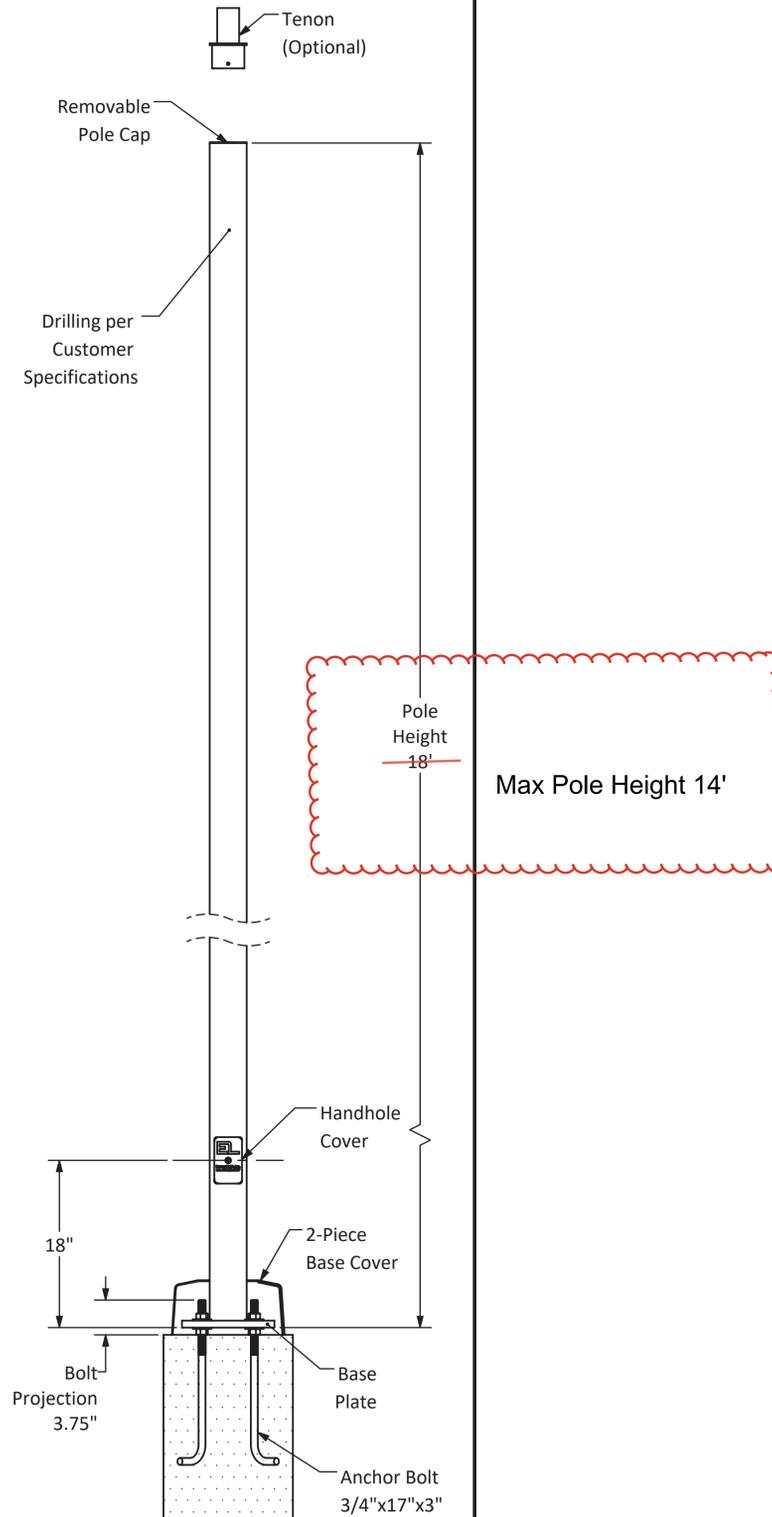
Base Cover: Two-piece ABS plastic base cover is provided.

Other Options: The following options are available:

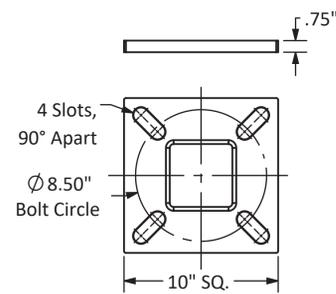
Vibration dampener, custom tenon sizes, custom colors, custom pole heights, additional handholes.

Warranty: 1 Year.

Foundation design: Foundation should be designed by an engineer familiar with local soil and wind conditions as well as local code where the pole(s) will be installed.



Maximum EPA with 1.3 Gust Factor (ft ²)					Pole Weight (lbs)
110 mph	120 mph	130 mph	140 mph	150 mph	
7.9	5.7	4.0	2.4	1.3	125



Base Plate

Disclaimer: All dimensions and specifications are subject to change without any notice. Energy Light, Inc. is not responsible for any claims arising from improper loading (what is attached to the light pole), improper use, incorrect foundation design and/or installation.

Shirley Residence | Outdoor: Basketball

1313 Gideon Way Rockwall, TX 75087

Date: 11/05/2024



DRK Enterprises LLC / LED Lighting Supply
1 Chestnut Street, 4M
Nashua, NH 03060
(888) 423-3191
www.ledlightingsupply.com

This Lighting Plan Analysis ("Lighting Design") provided by the DRK Enterprises LLC / LED Lighting Supply ("DRK") represent an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been field verified by DRK and therefore actual measured results may vary from the actual field conditions. DRK recommends that design parameters and other information be field verified to reduce variation. DRK neither warranties, either implied or stated with regard to actual measured light levels as compared to those illustrated by the Lighting Design. DRK neither warranties, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design intent as compliant with any applicable regulatory code requirements with the exception of those specifically stated on drawings created and submitted by DRK. The Lighting design is issued, in whole or in part, as advisory documents for informational purposes and is not intended for construction nor as being part of a project's construction documentation package. Replacing fixtures in this lighting design with other fixtures voids the results provided within the lighting plan. This lighting plan represents the photometric output of the fixtures specified within this plan.

The bottom left of the lighting plan is position (x,y) of 0,0

For each fixture:

x represents the distance on the horizontal axis from this bottom left corner. The more right you go, the higher the number.

y represents the distance on the vertical axis from the bottom left corner. The higher you go, the larger the number. z represents mounting height, or the distance above the ground.

Tilt represents the angle down, towards the surface. Orientation is the angle relative to the mounting position.

Once a fixture is mounted on the pole at height z, the installer will rotate the fixture to a location on the field (orientation) and then tilt the fixture so the beam of light lights up a specific location on that field.

Ref No: Z2024-052

Luminaire Schedule					
Symbol	Qty	Label	Arrangement	LLF	Total Lamp Lumens
□	4	MLLG-LED-SBHO2-150-5-T3-BS	Single	1.000	14763

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Court_Planar	Fc	22.00	26.2	14.3	1.54	1.83

Luminaire Location Summary		
Label	Z	Tilt
MLLG-LED-SBHO2-150-5-T3-BS	18'	0



Product Quoted: MLLG-LED-SBHO2-BACKSHIELD
Description: Back Shield for the MLLG-LED-SBHO2-W Shoebox/Area Fixture

LED LIGHTING SUPPLY

150 Watt LED Shoebox Area Light | 24000 Lumens | 10 Year Warranty | 5000K

[View Product Page](#)



Product Details

SKU: MLLG-LED-SBHO2-150-50 Web ID: 1762

150 Watt shoebox - parking lot fixture produces 24000 lumens at 160 lumens/watt and has durable die-cast aluminum housing that is powder coated with strong anti-corrosion performance for years of maintenance-free lighting.

Available in both Type 3 and Type 5 these are perfect for use in a parking lot. Our 150w LED parking lot light has an optional photocell sensor that allows for further energy savings. It comes with a No dimmable driver at 100V-277V or 277V-480V Optional Voltage LED Driver Color Temperature is: 4000K or 5000K. The fixture comes equipped with built-in 10 kVa surge protection for the power supply. The fixture comes in a dark bronze finish.

This shoebox fixture can be pole post or wall mounted using the following brackets: Wall or Yoke or Arm or Slip Fitter. All brackets are sold separately. It is also IP65 Wet location rated high impact rating of IK08 and can operate in temperatures ranging from -22 F to 113 F.

Options

4000K Color Temperature (Special Order)

277-480V Driver (Special Order)

Product Specifications

Watts:	150	Beam Angle:	Type 5 Standard, Type 3 Optional
Lumens:	24000	Optics:	Polycarbonate Lens
Lumens/Watt:	160	Frequency:	50-60Hz
Replaces:	400 Watt Metal Halide	Power Factor:	> .92
Color Temp:	4000K 5000K	THD:	< 15%
CRi:	70+	Housing:	Die-Cast Aluminum
IP Rating:	IP65	Fixture Color:	Bronze
IK Rating:	IK08	Mount:	Wall Yoke Arm Slip Fitter
Voltage:	100V-277V 277V-480V Optional	EPA Rating:	1.52
Surge Protection:	6kV line-line, 10kV line-earth	Dimensions:	15.63 in L X 11.25 in W X 3.22 in H
Operating Temp:	-22°F to +113°F	Cord Length:	5 Feet
Rated Life:	244,000 (L70) hours	Weight:	9.48 lbs
Dimmable:	No	Warranty:	10 years (100-277V) - 5 years (277-480V)



Aram Maranian
Lighting Specialist

978-788-8073

amaranian@ledlightingsupply.com

ledlightingsupply.com

[Get A Lighting Plan Or Quote](#)

Mega Slam XL – Basketball Hoop

DIMENSIONS

Maximum System Height (top of backboard):
12.8 ft
Adjustable Rim Height: 5.5 ft - 10 ft
Total System Weight: 875 lbs
Total Width: 72"
Depth (overhang) at 10 ft: 60"
Depth (overhang) at 7.5 ft: 71"
Depth (overhang) at 5 ft: 70"

Anchor Kit and Padding are Included

PLAYABILITY

BackBoard

72" x 42"
72"-wide regulation pro-style backboard
½-inch regulation pro-style tempered glass
Clear-view backboard design (clearer than competition H-frame style)

180° PRO RIM™

Directional Flex® Technology in full 180° (comes standard)
18" Diameter
25.3" Depth (from backboard)
1100 lbs of Torque

ADJUSTABILITY

Adjustable Height

Adjusts to any height between 5.5 ft -10 ft

Overhang Distance

At 10 ft = 60"
At 7.5ft = 71"
At 5 ft = 70"

Lift Assist

2 double spring loaded cylinders

Adjustable Crank

Easy-turn handle is removable

RIGIDITY

5-Gauge Steel

Thickest in industry

12" X 8" main pole

Monster-sized for every game

Direct-connect rim

Attaches directly to lower extension arm

Total Weight

875 lbs

Support gussets

14

DURABILITY

Duplex Coating System

Hot dip zinc galvanization + powder coated steel.

Stainless Steel Hardware

Rust protection on nuts and bolts (anchor bolts are galvanized).

Advanced Arm Assembly

Support bolt fits in reinforced main pole.

Perimeter Backboard Support

2" steel perimeter frame

Glass Protection Frame

2" diecast aluminum backboard frame

SAFETY

180 Pro Rim™

Directional Flex® Technology flexes any direction 180° with player

HideAway Net®

Recessed net attachment system to rim

Stop Pin

Insert stop pin to limit height to 7.5 feet

2" Thick Padding

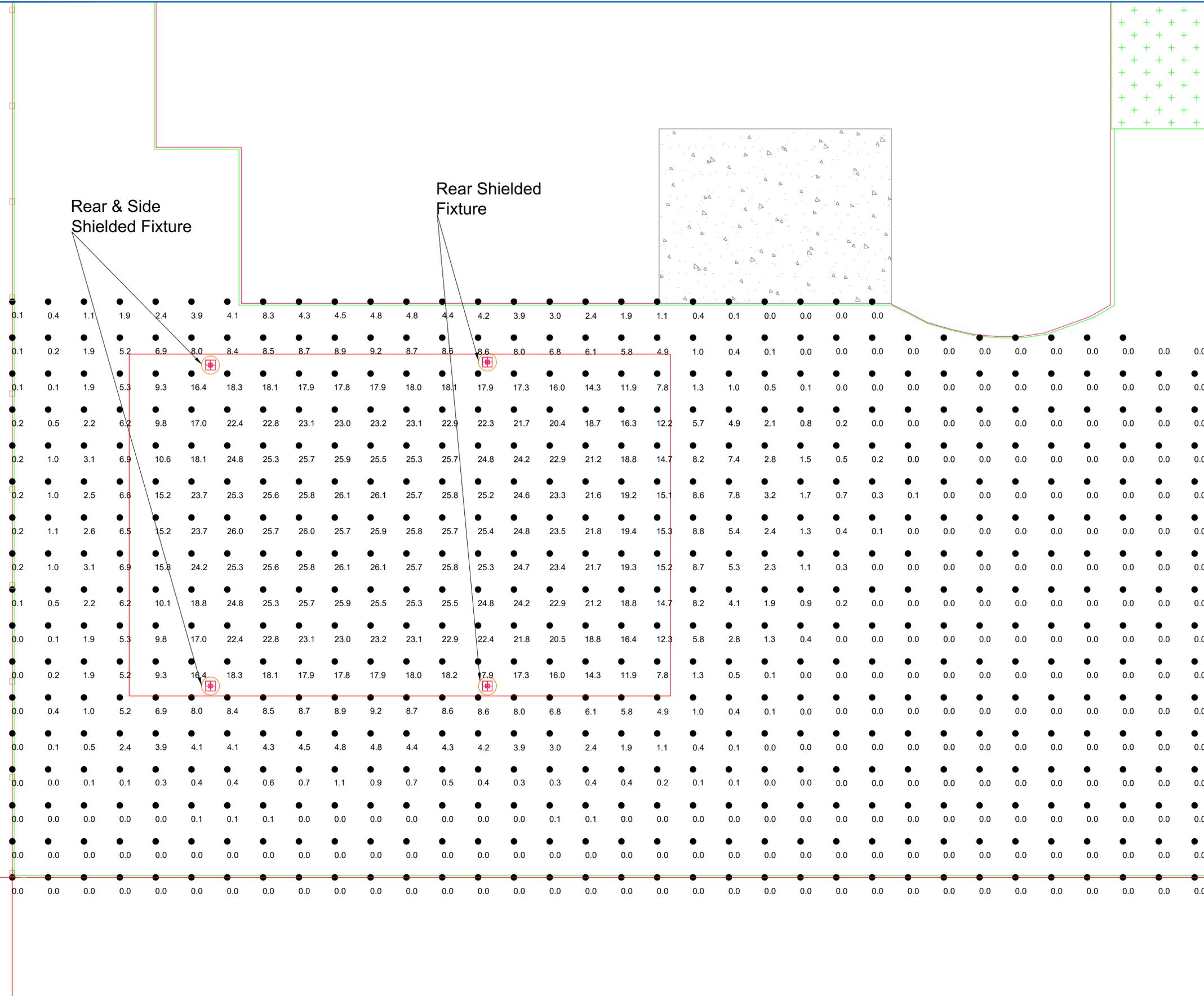
Custom-fitted for pole and base

1" Backboard Pad

Protects heads for play underneath



Notes:



REV:	DESCRIPTION:	BY:	DATE:
STATUS:			

Blank area for notes or additional information.

CLIENT: Owner Builder
Chad & Cindy Shirley

SITE: Chad & Cindy Shirley Residence
1313 Gideon Way Rockwall, TX 75087
Subdivision: Gideon Grove North - Block 2 - Lot 6

TITLE: Photometric Plan

SCALE AT A1: $\frac{3}{16}'' = 1'$	DATE: 11/05/2024	DRAWN:	CHECKED:
PROJECT NO: Z2024-052	DRAWING NO: A-0.5	REVISION: R-1	

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 77 (PD-77) [ORDINANCE NO. 15-20] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A PRIVATE SPORTS COURT WITH STANDALONE OR DEDICATED LIGHTING ON A 0.3444-ACRE PARCEL OF LAND IDENTIFIED AS LOT 6, BLOCK 2, GIDEON GROVE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Chad and Cindy Shirley for the approval of a Specific Use Permit (SUP) for a Private Sports Court with Standalone or Dedicated Lighting on a 0.3444-acre parcel of land identified as Lot 6, Block 2, Gideon Grove Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses, addressed as 1313 Gideon Way, and more fully described and depicted in Exhibit 'A' of this ordinance, which hereinafter shall be referred to as the Subject Property and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 77 (PD-77) [Ordinance No. 15-20] and the Unified Development Code (UDC) [Ordinance No. 20-02] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That Planned Development District 77 (PD-77) [Ordinance No. 15-20] and the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended so as to grant a Specific Use Permit allowing for the establishment of a Private Sports Court with Standalone or Dedicated Lighting in a Single Family 10 (SF-10) District as stipulated by, Article 04, Permissible Uses, and Article 05, District Development Standards, of the Unified Development Code [Ordinance No. 20-02] on the Subject Property; and

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Private Sports Court with Standalone or Dedicated Lighting* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- (1) The *Private Sports Court with Standalone or Dedicated Lighting* shall maintain conformance to the approved site plan depicted in *Exhibits 'B'* of this ordinance.
- (2) Exterior lights placed or erected on the *Private Sports Court with Standalone or Dedicated Lighting* shall not exceed a maximum height of 14-feet, the lights shall be directed downward, and shall not exceed a measured light intensity of 0.2 of one foot-candle at any property line. In addition, the lights shall be of the shielded type luminaries and installed so as to not produce harsh, bright light or direct illumination across the property line from a visible source of illumination so as not to create a traffic hazard or public nuisance.
- (3) The light standards shall be directed downward, and shall be partially or fully cut-off at the light source.

2.2. COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- (1) Upon obtaining a building permit, should the property owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein;

SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of

the Unified Development Code (UDC) of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable; and

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect;

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 2ND DAY OF DECEMBER, 2024.**

Trace Johannessen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: November 18, 2024

2nd Reading: December 2, 2024

Exhibit 'A'
Location Map

Address: 1313 Gideon Way

Legal Description: Lot 6, Block 2, Gideon Grove Addition





November 19, 2024

TO: Chad and Cindy Shirley
1313 Gideon Way
Rockwall, Texas 75087

FROM: Bethany Ross
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: Z20240-052; SUP for a Private Sports Court with Dedicated or Standalone Lighting

Chad and Cindy:

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall was denied by the City Council on November 4, 2024. The following is a record of all voting records:

Planning and Zoning Commission

On November 12, 2024, the Planning and Zoning Commission approved a motion to recommend denial of the Specific Use Permit (SUP) by a vote of 5-0, with Commissioners Womble and Hustings absent.

City Council

On November 18, 2024, the City Council approved a motion to deny the Specific Use Permit (SUP) by a vote of 6-0, with Council Member Jorif abstaining.

According to Subsection 02.05, *City Council Action*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(t)he City Council may deny a request for a zoning change, Specific Use Permit (SUP), or text amendment with or without prejudice. If a request or amendment is denied with prejudice, a new application may not be submitted for the same lot or tract of land -- or any portion thereof -- for a period of one (1) year unless the request is for a more restrictive or less intense land use than the previously denied request ... If a request or amendment is denied without prejudice, no restrictions on resubmitting an application shall apply (i.e. an application for the same request may be filed at the applicant's discretion). A failure to indicate a denial is with or without prejudice in making a motion to deny a request or amendment shall be considered a denial with prejudice." Should you have any questions or concerns regarding the denial of your site plan or the site planning process, please feel free to contact me a (972) 772-6488.

Sincerely,

Bethany Ross, Planner
City of Rockwall Planning and Zoning Department

Exterior Lighting

All exterior lighting must be approved in advance by the Architectural Reviewer. Exterior lighting will be kept to a minimum, but consistent with good security practices. Such illumination shall be designed and installed so as to light only the principal residential structure, landscaping, driveway areas and walkways upon a Lot. Indirect sources and horizontal cut-off fixtures are recommended to reduce glare and provide general ambient light. Soffit or tree lights must be shielded or directed towards vegetation so as to eliminate glare and source visibility.

No exterior light whose direct source is visible from a street or neighboring property or which produces excessive glare to pedestrian or vehicular traffic will be allowed.

Any permitted ground-level light fixtures shall be depressed or screened from public view in a manner approved by the Architectural Reviewer. No outdoor lighting shall be directed towards or focused in the Common Area, buffer zones, greenbelts or dedicated habitat or conservation easements.

Use of other than white or color corrected high intensity lamps and exterior lights will not be allowed. Sodium, mercury vapor, or bare HID yard lights are not allowed.

In the event any Owner receives notice by the Architectural Reviewer that any exterior lighting on the Owner's Lot is objectionable, as determined by the Architectural Reviewer in its sole and exclusive discretion, the Owner of the Lot shall immediately remove any such lighting or shield the same in such a way that it is no longer objectionable to the Architectural Reviewer.

Retaining Walls

Retaining walls must be installed as required by these Design Guidelines to achieve even grades for pools, driveways or house foundations or to prevent storm water drainage to flow onto other Lots. Retaining walls must meet the following additional requirements: (i) all retaining walls must be constructed of such materials and height, and in a manner and location, approved in writing by the Architectural Reviewer; (ii) landscape quality rock or stone shall be permitted but must be substantially similar to the retaining walls originally installed during the initial development of the subdivision; (iii) retaining walls must be constructed in a manner to permit and not interfere with drainage of surface waters as contemplated by the drainage plan approved by the City with respect to the Property; and (iv) no railroad ties, landscape timbers, or wooded retaining walls shall be permitted.

The Association shall be responsible for maintenance and repair of any retaining walls; however, any damage to a retaining wall caused by an Owner or any of its guests or invitees shall be the responsibility of such Owner and the costs incurred by the Association in connection therewith shall be paid by such Owner to the Association on demand.

Mail Boxes

Mail boxes shall be installed in accordance with Applicable Law.

Ross, Bethany

From: Blaire Boyter <bboyter@nmitx.com>
Sent: Friday, November 8, 2024 10:21 AM
To: Planning
Subject: Gideon Grove HOA 1313 Gideon Way
Attachments: Exterior Lighting Language - GG.pdf; Sport Court Language - GG.pdf

I hope this email finds you well. I am writing on behalf of the Gideon Grove Homeowner's Association, specifically regarding a zoning change request submitted by the owners of 1313 Gideon Way. The owners are seeking approval to install a basketball court, which is allowable under our community guidelines. However, they are also requesting the installation of 18-foot lights as part of this project. I would like to clarify that according to the governing documents of our HOA, the installation of lit sport courts is not permitted. Our community's architectural guidelines place specific limitations on the types of exterior lighting allowed to ensure the aesthetic and residential integrity of the neighborhood. As such, the requested lighting exceeds the allowances and would not be approved by the HOA. We would appreciate it if you could take this into consideration during your review process. Please let me know if you need any further documentation or clarification regarding our community's policies, please note that I have also attached the language from our documents that pertains to this submission. We are happy to cooperate and provide additional information as needed. Thank you for your attention to this matter. We trust that the city's review will be in alignment with our community's standards.

Sincerely,



Blaire Boyter
Community Association Manager
[972-359-1548](tel:972-359-1548) Office
CustomerCare@nmitx.com

AAMC® Accredited Association
Management Company

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Ross, Bethany

From: Ross, Bethany
Sent: Wednesday, November 13, 2024 11:56 AM
To: Chad Shirley
Cc: Cindy Shirley
Subject: RE: Z2024-052 Project Comments

Good afternoon Chad,

Please note that at last night's meeting, the Planning and Zoning Commission recommended denial to the City Council. The City Council meeting is on Monday at 6 p.m.

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
[City of Rockwall - Planning & Zoning](#)

From: Ross, Bethany
Sent: Wednesday, November 6, 2024 8:38 AM
To: Chad Shirley <chad@shirleymasonry.com>
Cc: Cindy Shirley <cindy@shirleymasonry.com>
Subject: RE: Z2024-052 Project Comments

Thanks, Chad.

See you on Tuesday.

Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
[City of Rockwall - Planning & Zoning](#)

From: Chad Shirley <chad@shirleymasonry.com>
Sent: Tuesday, November 5, 2024 6:31 PM
To: Ross, Bethany <bross@rockwall.com>
Cc: Cindy Shirley <cindy@shirleymasonry.com>
Subject: RE: Z2024-052 Project Comments

Please see the attached revised SUP package including all applicable comments.
We will be sure to attend the Planning and Zoning Commission: November 12, 2024 as requested to address this SUP request.

If there is anything I have missing, please feel free to reach out to me directly.

Thanks for all your assistance.

Chad Shirley
Managing Partner



Cell: 469-215-6171

Office: 469-778-1994

8020 Heinen Drive Dallas, Texas 75227

Chad@shirleymasonry.com

www.shirleymasonry.com

From: Ross, Bethany <bross@rockwall.com>

Sent: Tuesday, November 5, 2024 12:47 PM

To: Chad Shirley <chad@shirleymasonry.com>

Subject: RE: Z2024-052 Project Comments

Hi Chad and Cindy,

This is a just a friendly reminder that project comments are due today at 3 PM.

Thank you,

Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

bross@rockwall.com

[City of Rockwall - Planning & Zoning](#)

From: Ross, Bethany

Sent: Friday, October 25, 2024 4:45 PM

To: chad@shirleymasonry.com

Subject: Z2024-052 Project Comments

Chad and Cindy,

Attached are the project comments, engineering markups, and draft ordinance for your case.

The meeting schedule for this case is as follows:

Planning and Zoning Work Session: October 29, 2024

Planning and Zoning Commission: November 12, 2024

City Council (1st Reading): November 18, 2024

City Council (2nd Reading): December 2, 2024

Please note that all meetings will be held at 6:00 PM at 385 S. Goliad Street in the City Council Chambers. Please also note that a representative is **required** to be at all meetings. Should you have any questions please let me know.

Bethany Ross

Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
[City of Rockwall - Planning & Zoning](#)

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Playscapes and Sport Courts

Playscapes or any similar recreational facilities may not be constructed on any Lot without the advance written approval of the Architectural Reviewer. The Architectural Reviewer may prohibit the installation of playscapes or similar recreational facilities on any Lot.

Playscapes or any similar recreational facilities must comply with all the following requirements:

- Must be located where the equipment will have minimum impact on adjacent Lots and be screened from public view.

GIDEON GROVE
DESIGN GUIDELINES – PAGE 12

- Must be under ten (10) feet tall.
- Must be kept in a clean, orderly appearance.
- Playscapes or any similar recreational facilities must not be located any closer to a property line than the established building setbacks.
- Trampolines, whether portable or non-portable must be placed no closer than fifteen feet (15') from any property line.
- Playscapes, playground equipment and trampolines are prohibited in the front yard.

If approved, portable playscapes, including but not limited to, non-permanent and/or inflatable slides, moon bounces, water parks and above ground inflatable pools or kiddy pools (collectively "**Portable Playscapes**") must be stored in a screened area, the rear of the Lot, or inside the garage when not in use. In no event, shall any Portable Playscapes be visible from or in the front of any Owner's Lot for any period of time exceeding twelve (12) consecutive hours.

Sport courts are permissible at the sole discretion of the Architectural Reviewer. If allowed, these facilities must be properly sited and screened so as to minimize the visual and audio impact of the facility on adjacent properties. **Sport courts may not be lighted** or enclosed with netting. Tennis courts are not permitted without the prior written approval of the Architectural Reviewer.