



## 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)<sup>1</sup>
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- ☐ REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$250.00 + \$20.00 ACRE)<sup>1</sup>
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- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1 & 2</sup>
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)<sup>2</sup>

### NOTES:

<sup>1</sup> IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

<sup>2</sup> A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2651 Sunset Ridge Drive, Rockwall, TX 75032

SUBDIVISION Harbor District

LOT 7 BLOCK A

GENERAL LOCATION Interstate 30 and Sunset Ridge Drive

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

CURRENT ZONING PD-32

CURRENT USE N/A

PROPOSED ZONING PD-32

PROPOSED USE Restaurant

ACREAGE 0.9

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

- ☐ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER

CONTACT PERSON Elias Pope

ADDRESS 2010 Greenville Ave  
Suite D

CITY, STATE & ZIP Dallas, TX 75206

PHONE 732-887-9699

E-MAIL elias@unco.com

☒ APPLICANT

CONTACT PERSON

ADDRESS 825 Watters Creek Blvd.  
Suite M300

CITY, STATE & ZIP Allen, TX 75013

PHONE 817-889-5050

E-MAIL cslow@tnpinc.com

Teague, Nall and Perkins, Inc.

Cameron Slown

825 Watters Creek Blvd.

Suite M300

Allen, TX 75013

817-889-5050

cslow@tnpinc.com

## NOTARY VERIFICATION [REQUIRED]

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

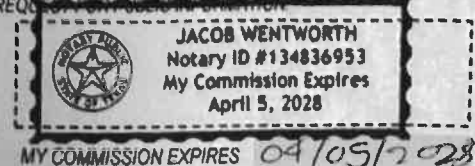
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION. ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$20 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF 05 2023. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF 05 2023

OWNER'S SIGNATURE

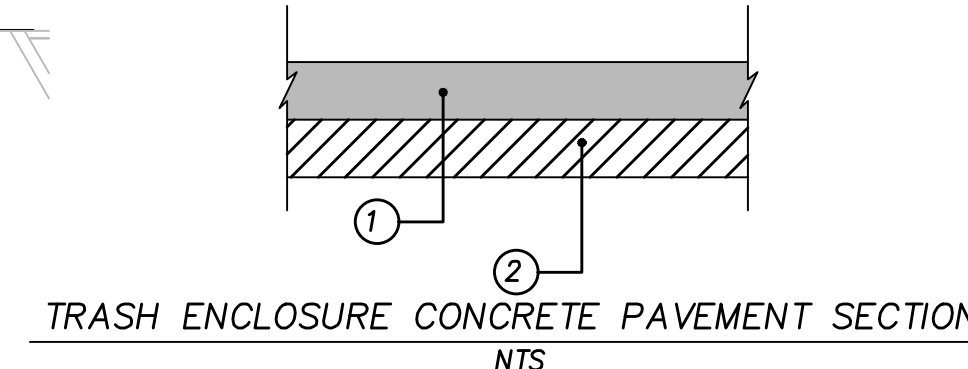
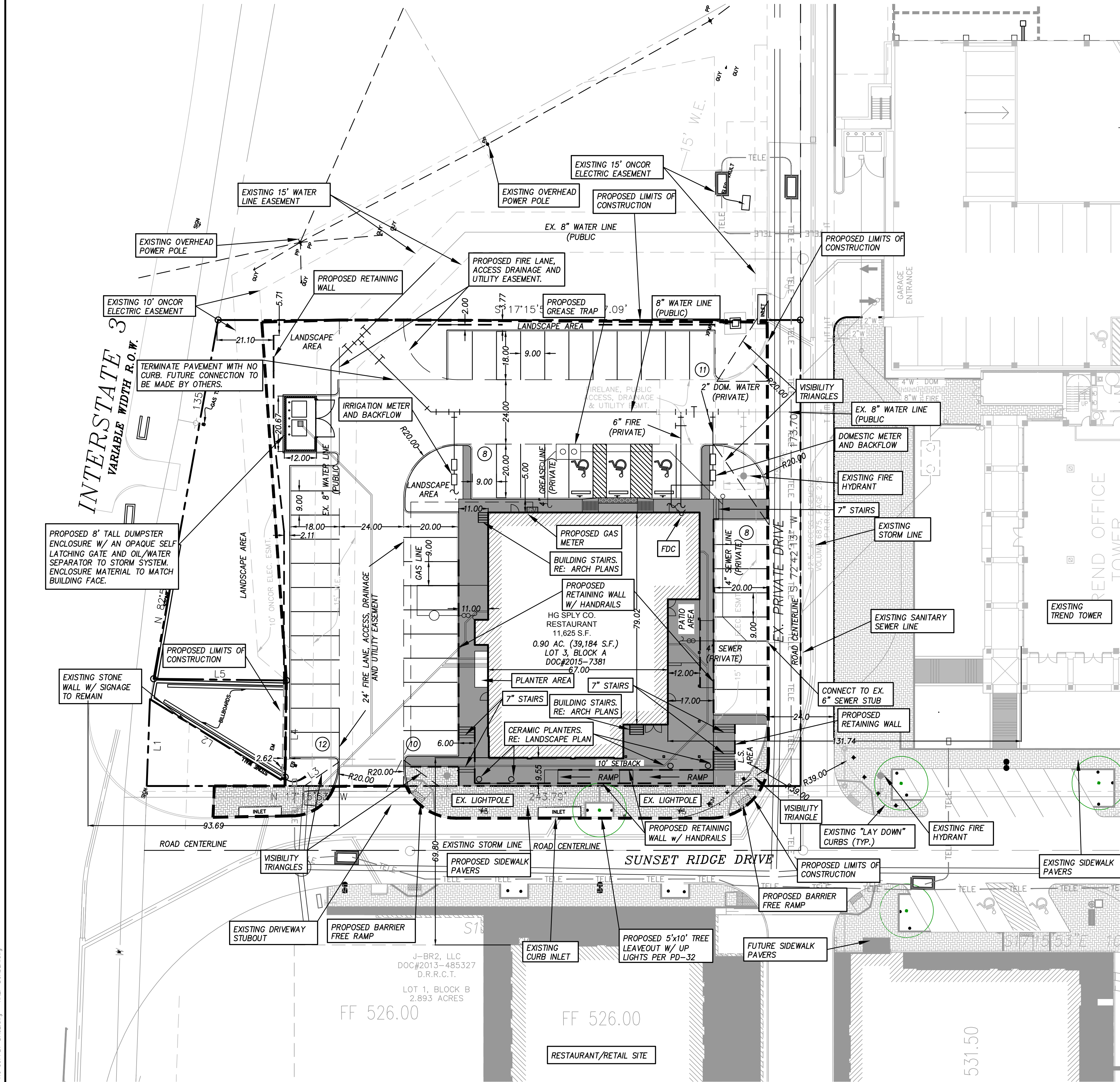
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]  
Notary Public

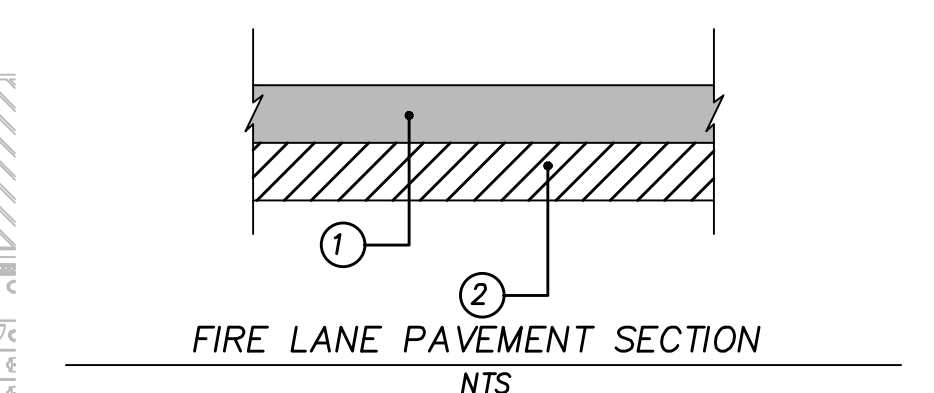




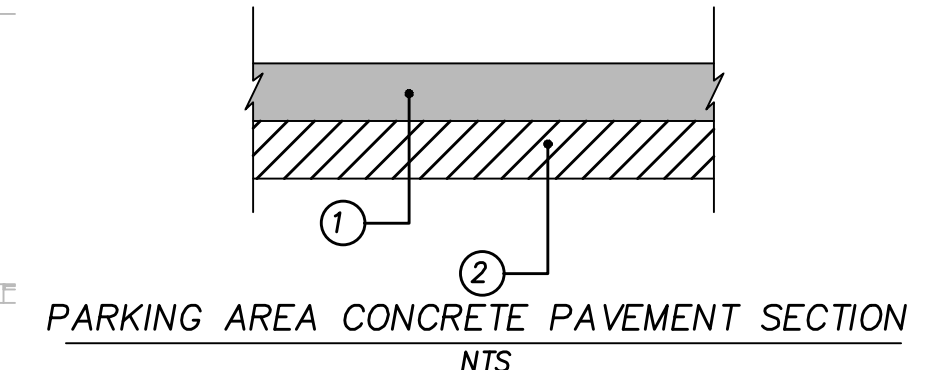
Drawing: P:\00\_FCCony\Projects\6-Commercial\Harbor District - HG Supply\1-DRAWINGS\1F-DESIGN-CURRENT\04 - HG SUPPLY - SITE PLAN.dwg at May 16, 2025-7:39am by cslwn  
LAYOUT: C1.04 SITE PLAN Xrefs: HG SUPPLY-BASE.dwg - XREF-BORDER.dwg



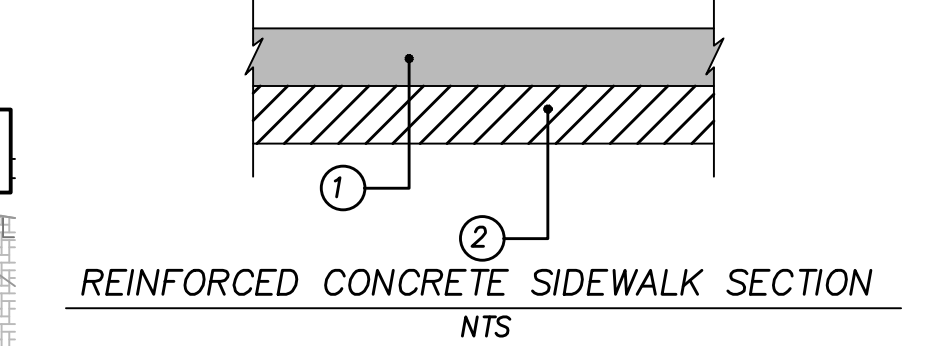
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- 8" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 8" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 5% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.



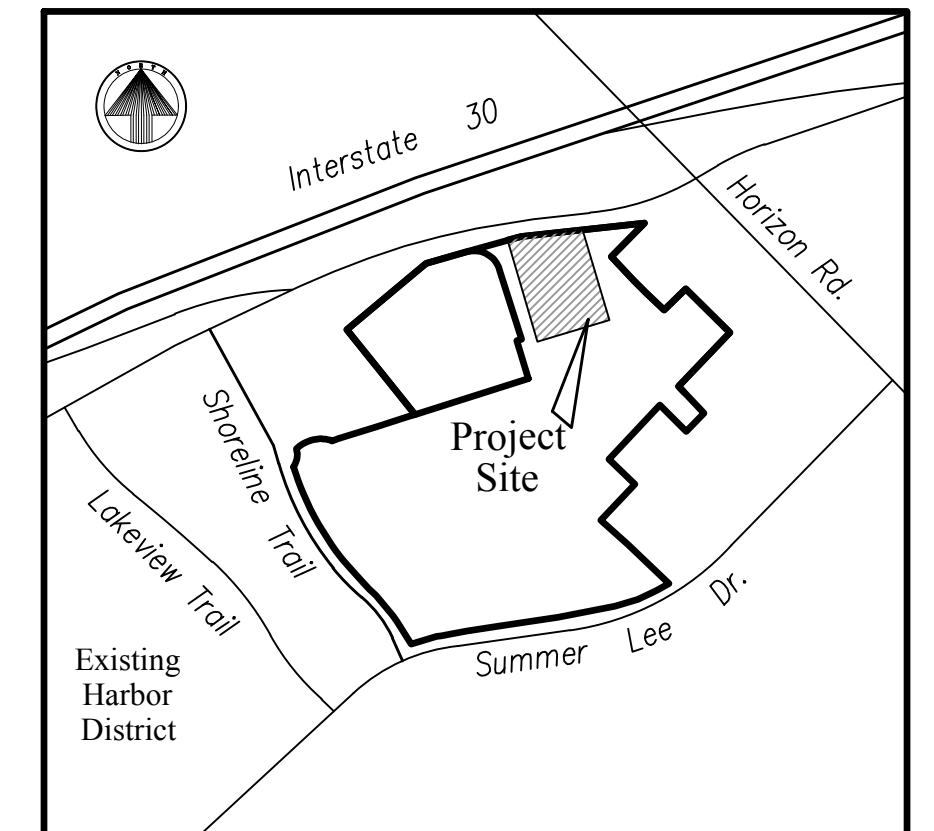
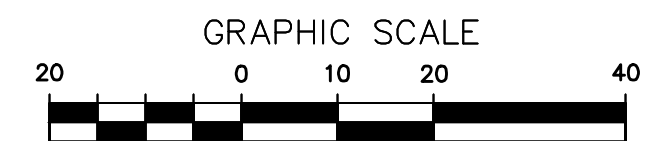
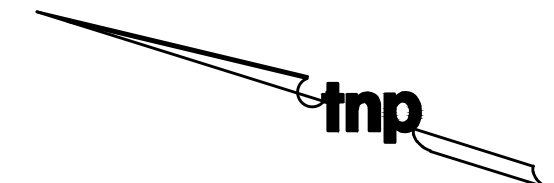
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- 4"-3,000 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. EXPANSION JOINTS TO BE PROVIDED EVERY 40'. 1" DEEP SAW JOINTS TO BE CUT INTO SIDEWALK EVERY 5'. (5.5 SACK MIX MIN.)
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### LOCATION MAP

NOTE:  
- DUMPSTER ENCLOSURE MATERIAL AND FINISH TO MATCH THAT OF THE RESTAURANT EXTERIOR.

### SITE INFORMATION

LAND AREA:	0.90 ACRES (39,184 S.F.)
CURRENT ZONING:	PD-32
EXISTING USE:	UNUSED
PROPOSED USE:	RESTAURANT
BUILDING AREA:	6,800 S.F.
BUILDING TO LOT COVERAGE:	6,800/39,184=17.4% -> 17.4%
RESTAURANT SPACE:	11,625 S.F.
BUILDING HEIGHT:	38 FEET
BUILDING REQUIRED PARKING:	116 SPACES (SEE BREAKDOWN BELOW)
BUILDING PARKING PROVIDED:	116 TOTAL (*67 TREND TOWER GARAGE, 49 PARKING LOT) (INCLUDES 3 HANDICAP SPACES)
IMPERVIOUS AREA:	30,505 S.F.
LANDSCAPE AREA REQUIRED:	0 S.F.
LANDSCAPE AREA PROVIDED:	8,679 S.F.

PARKING REQUIREMENT BREAKDOWN:  
RESTAURANT SPACE AT 1 SPACE/100 S.F. --> 11,625/100 = 116 SPACES  
\* TREND TOWER PARKING REQUIREMENT:  
OFFICE SPACE AT 1 SPACE/300 S.F. --> 107,129/300 = 357 SPACES  
TREND TOWER PARKING GARAGE CURRENTLY PROVIDES 441 PARKING SPACES SO PER THE SHARED PARKING AGREEMENT, A PORTION OF THIS PARKING MAY BE USED BY LOT 3 BLOCK A, THEREFORE 67 PARKING STALLS FROM THE TREND TOWER PARKING GARAGE WILL BE AVAILABLE FOR USE ON LOT 3 BLOCK A.

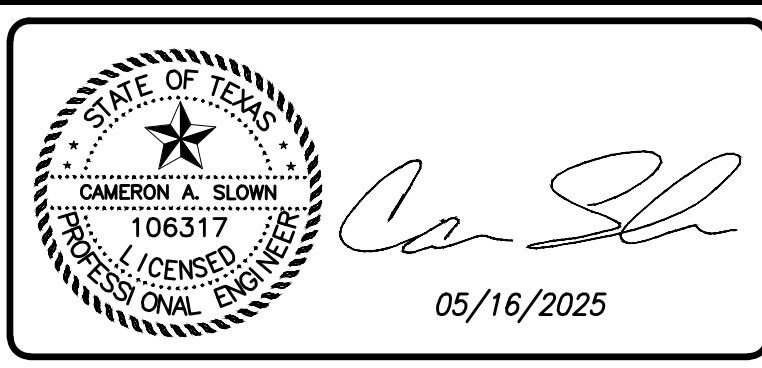
APPROVED:  
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by the Planning and Zoning Commission of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_, 2025.  
Witness our hands this \_\_\_\_ day of \_\_\_\_, 2025.  
\_\_\_\_\_  
Planning & Zoning Commission, Chairman  
\_\_\_\_\_  
Director of Planning & Zoning

CASE NUMBER: SP2025-005

no.	revision	by	date



**teague nall and perkins, inc**  
825 Walters Creek Blvd., Suite M300  
Allen, Texas 75013  
214.461.9867 ph 214.461.9864 fx  
www.tnpinc.com  
TBPE: F-230; TBPLS: 10011600, 10011601, 10194381



scale  
when bar is  
1 inch long  
horiz  
1"=20'  
vert  
N/A  
May 2025

**8020 HOSPITALITY, LLC.**  
2008 GREENVILLE AVE.  
DALLAS, TX 75206

**City of RockWall, Texas**  
Improvements for  
**HG SPLY, CO. RESTAURANT**  
**SITE PLAN**

tnp project  
HSP21134  
sheet  
**C1.04**



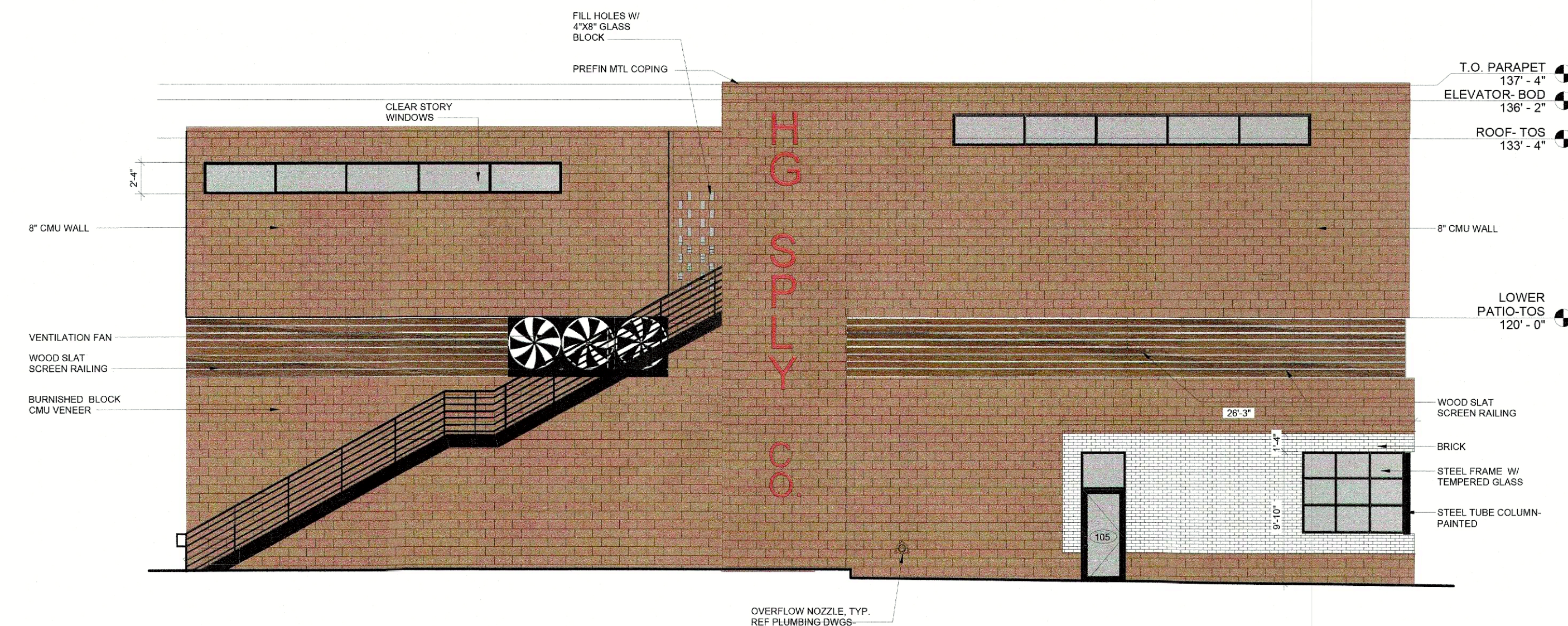
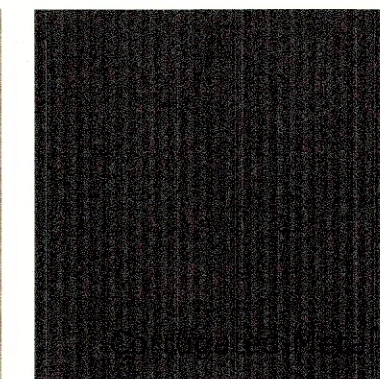
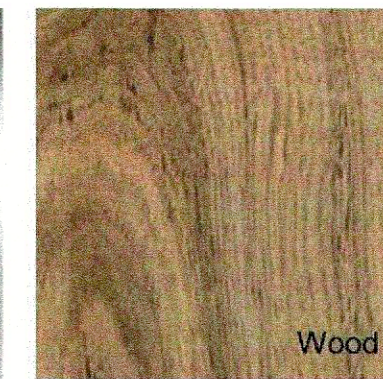


SW7008  
Alabaster

Paint Colors

SW 6871  
Positive Red

SW 6258  
Tricorn Black



NORTH ELEVATION

1/8" = 1'-0"

TOTAL BUILDING WALL HARD SURFACE= 2,371 SF  
TOTAL BURNISHED BLOCK = 1395 SF=58.8%  
TOTAL GLAZED TILE = 539 SF= 22.8%  
TOTAL WOOD SCREEN = 335 SF= 14.1%  
TOTAL METAL PANELS = NA  
TOTAL PTD WALLS = 102 SF= 4.3%



WEST ELEVATION

1/8" = 1'-0"

TOTAL BUILDING WALL HARD SURFACE: 1557 SF  
TOTAL BURNISHED BLOCK: 890 SF 57.2%  
TOTAL GLAZED TILE: 231 SF 14.8%  
TOTAL WOOD SCREEN: 388 SF 25%  
TOTAL METAL PANELS: 48 SF 3%  
TOTAL PTD WALLS: - SF

EAST ELEVATION

1/8" = 1'-0"

TOTAL ELEVATION WALL HARD SURFACE: 2,292 SF  
TOTAL BURNISHED BLOCK: 1,172 SF 51.1%  
TOTAL GLAZED TILE: 531.5 SF 23.2%  
TOTAL WOOD SCREEN: 465.5 SF 20.3%  
TOTAL PTD WALLS: 123 SF 5.4%



SOUTH ELEVATION

1/8" = 1'-0"

TOTAL BUILDING WALL HARD SURFACE: 1,971 SF  
TOTAL BURNISHED BLOCK: 955 SF 48.5%  
TOTAL GLAZED TILE: 376 SF 19.1%  
TOTAL WOOD SCREEN: 459 SF 23.3%  
TOTAL METAL PANELS: 129 SF 6.5%  
TOTAL PTD WALLS: 52 SF 2.6%

APPROVED:  
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas  
was approved by the Planning and Zoning Commission of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_, 2025.  
Witness our hands this \_\_\_\_ day of \_\_\_\_, 2025.

Planning & Zoning Commission, Chairman Director of Planning & Zoning

CASE NUMBER: SP2025-005

REVISIONS :

ELEVATIONS

HG SPLY  
2651 SUNSET RIDGE DR.  
ROCKWALL, TX 75032

P101





# 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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CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]

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## PROPERTY INFORMATION [PLEASE PRINT]

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LOT 7 BLOCK A

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

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PROPOSED ZONING PD-32

PROPOSED USE Restaurant

ACREAGE 0.9

LOTS [CURRENT]

1

LOTS [PROPOSED]

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☐ OWNER

CONTACT PERSON Elias Pope

ADDRESS 2010 Greenville Ave  
Suite D

CITY, STATE & ZIP Dallas, TX 75206

PHONE 732-887-9699

E-MAIL elias@unco.com

☒ APPLICANT

CONTACT PERSON

ADDRESS 825 Watters Creek Blvd.  
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## NOTARY VERIFICATION [REQUIRED]

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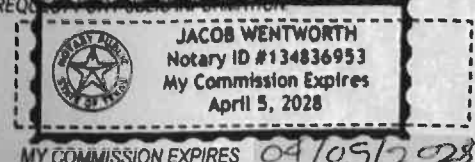
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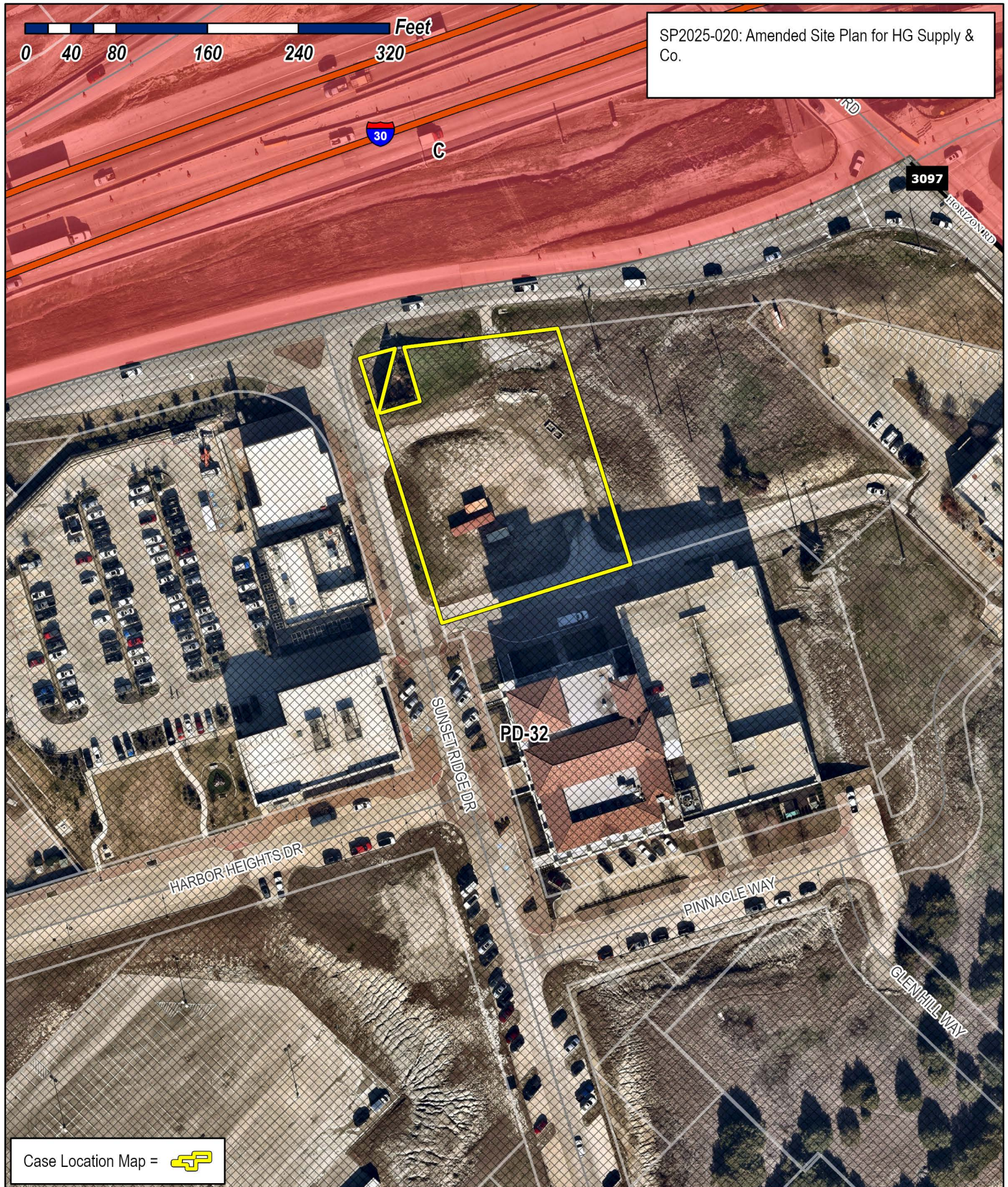
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Jacob Wentworth




MY COMMISSION EXPIRES 04/05/2028





SP2025-020: Amended Site Plan for HG Supply & Co.

Case Location Map = 



# City of Rockwall

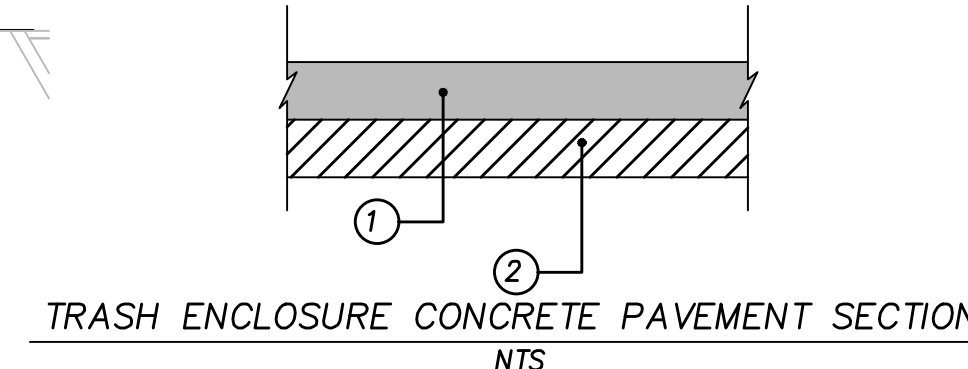
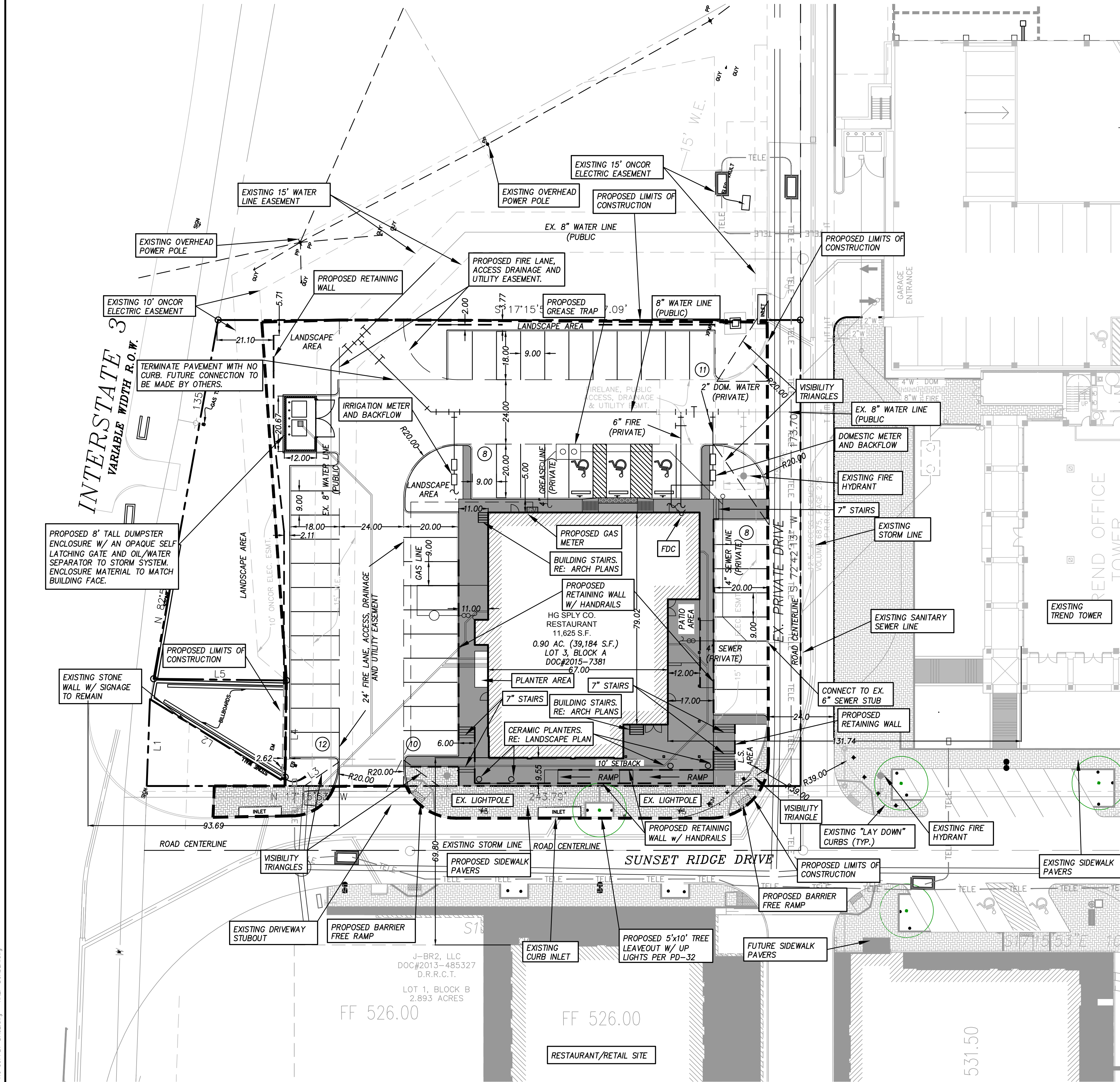
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

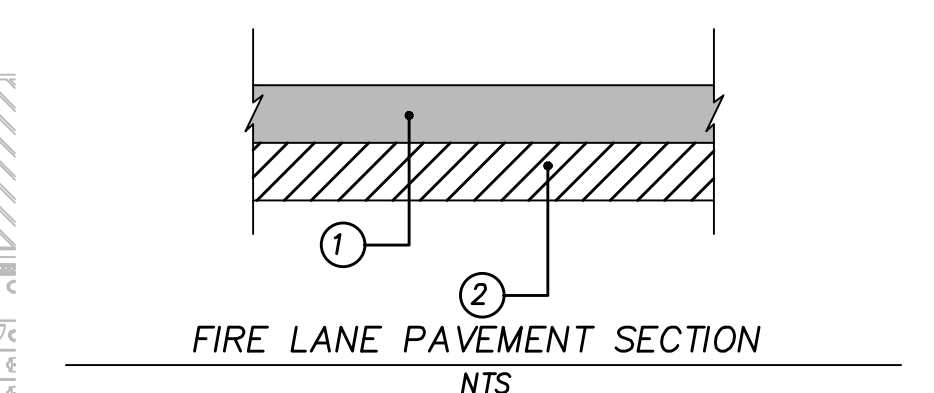




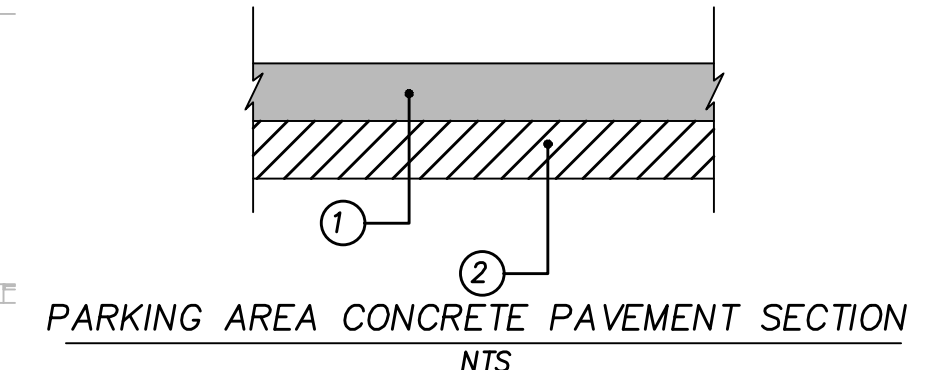
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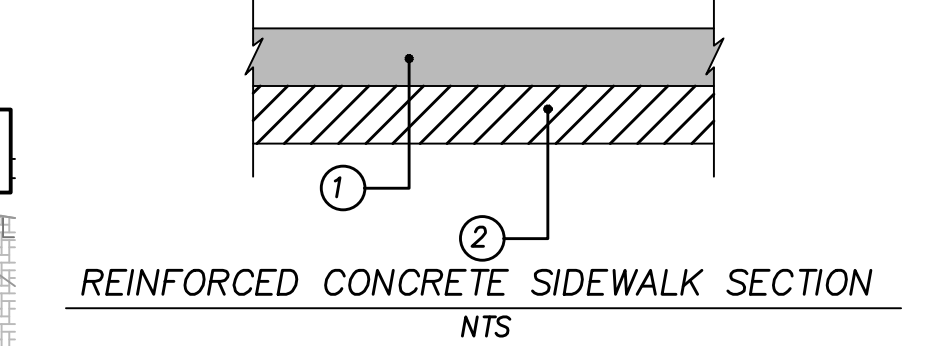
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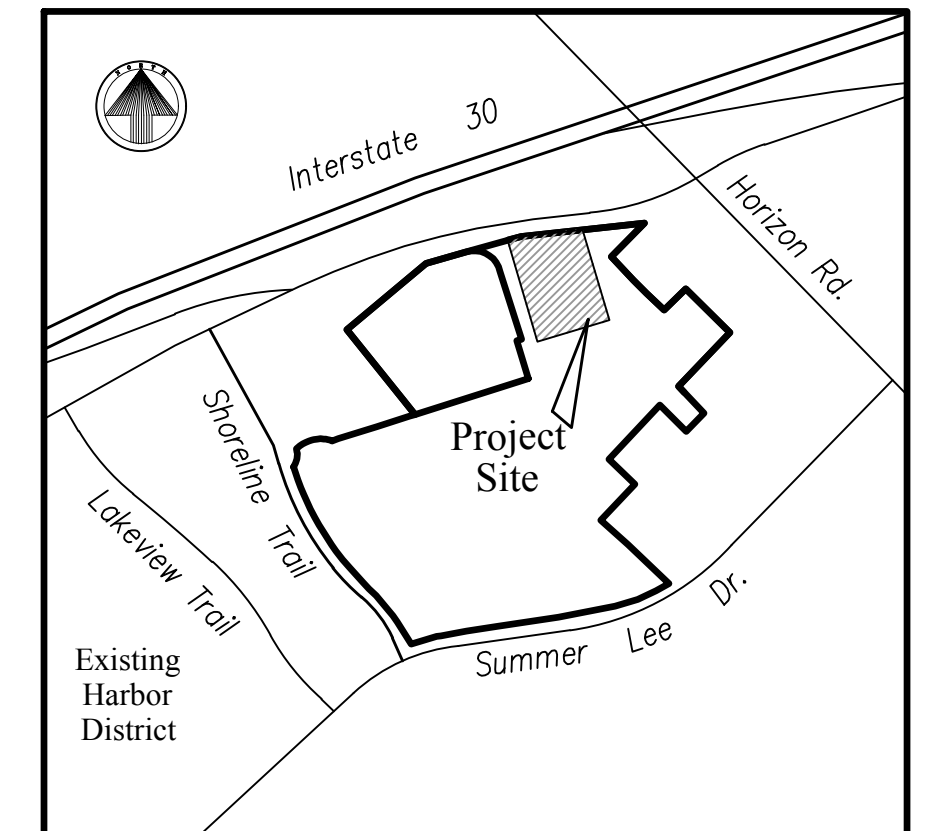
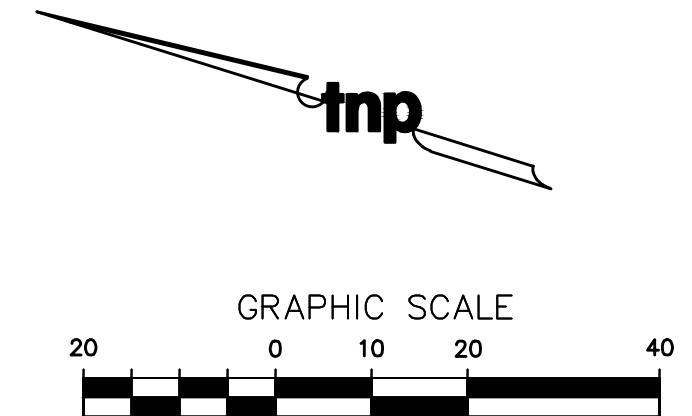
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### LOCATION MAP

NOTE:  
- DUMPSTER ENCLOSURE MATERIAL AND FINISH TO MATCH THAT OF THE RESTAURANT EXTERIOR.

### SITE INFORMATION

LAND AREA:	0.90 ACRES (39,184 S.F.)
CURRENT ZONING:	PD-32
EXISTING USE:	UNUSED
PROPOSED USE:	RESTAURANT
BUILDING AREA:	6,800 S.F.
BUILDING TO LOT COVERAGE:	6,800/39,184=17.4% -> 17.4%
RESTAURANT SPACE:	11,625 S.F.
BUILDING HEIGHT:	38 FEET
BUILDING REQUIRED PARKING:	116 SPACES (SEE BREAKDOWN BELOW)
BUILDING PARKING PROVIDED:	116 TOTAL (*67 TREND TOWER GARAGE, 49 PARKING LOT) (INCLUDES 3 HANDICAP SPACES)
IMPERVIOUS AREA:	30,505 S.F.
LANDSCAPE AREA REQUIRED:	0 S.F.
LANDSCAPE AREA PROVIDED:	8,679 S.F.

PARKING REQUIREMENT BREAKDOWN:  
RESTAURANT SPACE AT 1 SPACE/100 S.F. --> 11,625/100 = 116 SPACES  
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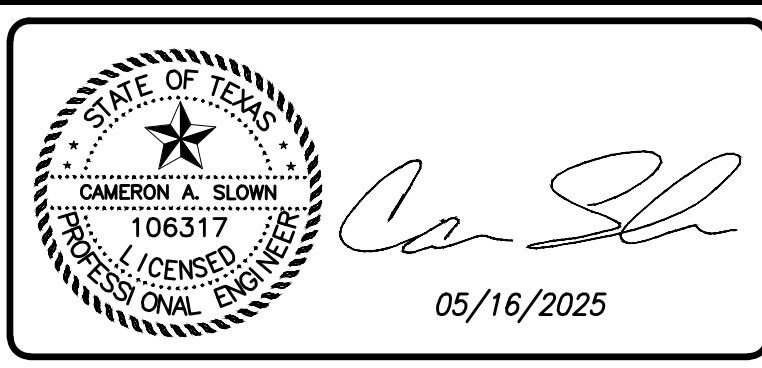
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CASE NUMBER: SP2025-005

no.	revision	by	date



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214.461.9867 ph 214.461.9864 fx  
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**8020 HOSPITALITY, LLC.**  
2008 GREENVILLE AVE.  
DALLAS, TX 75206

**City of RockWall, Texas**  
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**HG SPLY, CO. RESTAURANT**  
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tnp project  
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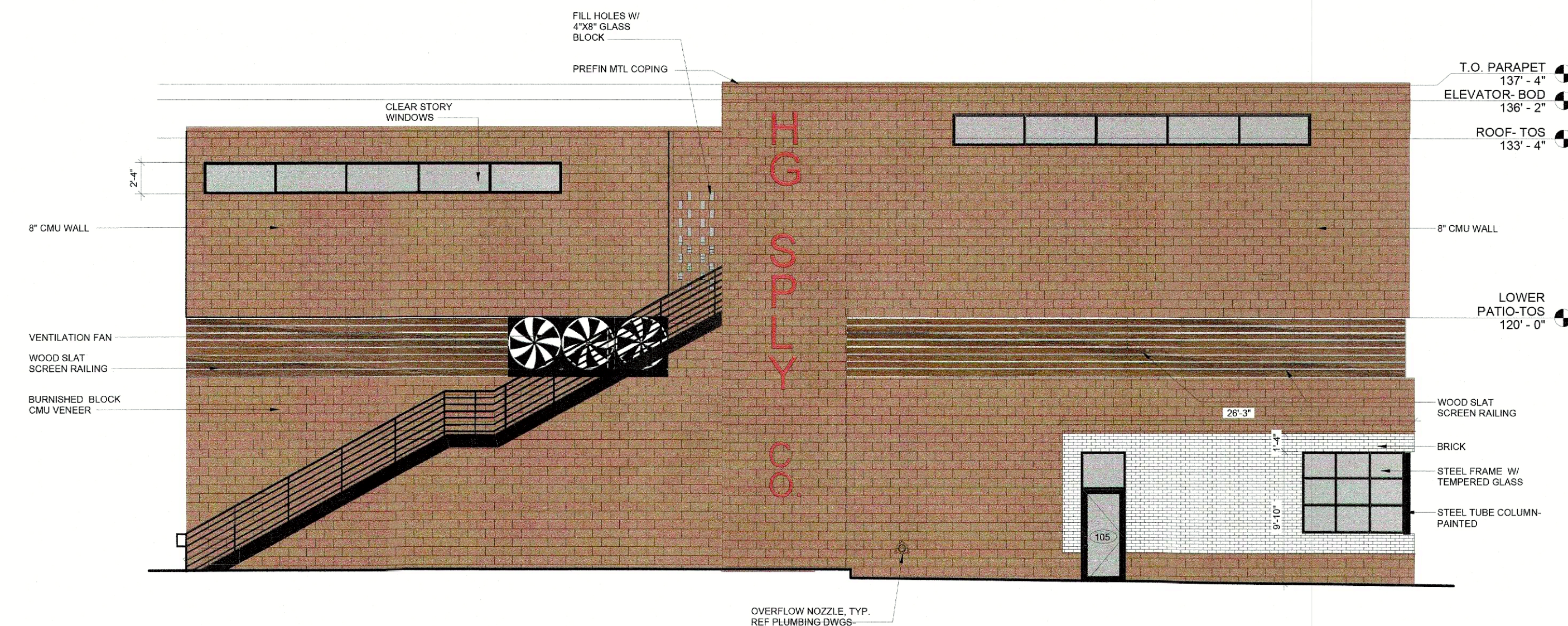
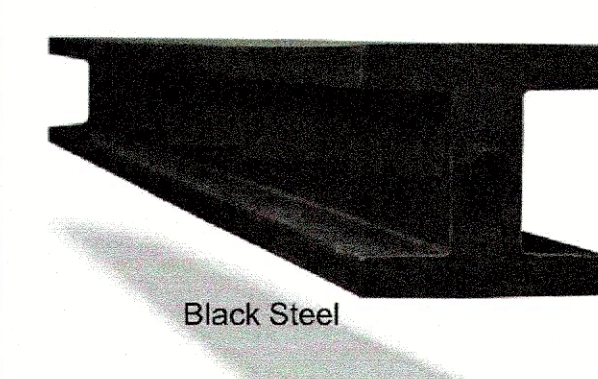
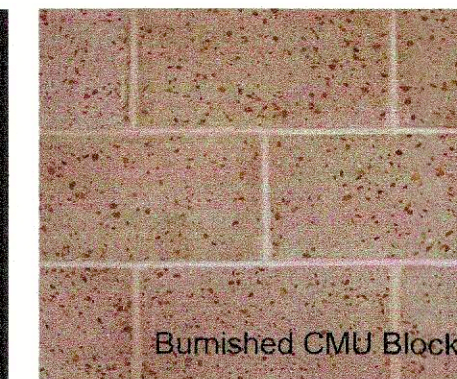
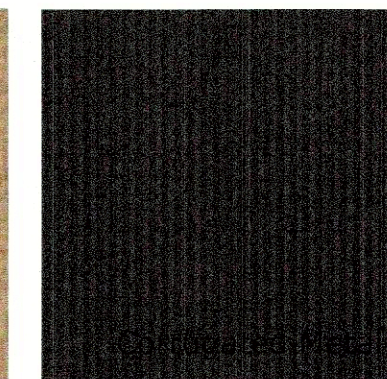
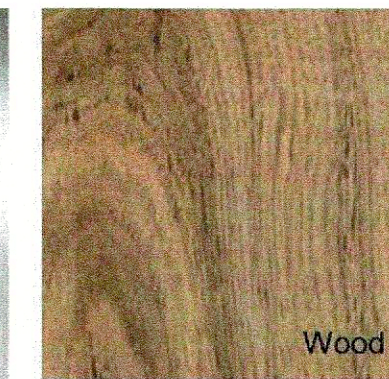


SW7008  
Alabaster

Paint Colors

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Tricorn Black



NORTH ELEVATION

1/8" = 1'-0"

TOTAL BUILDING WALL HARD SURFACE= 2,371 SF  
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Planning & Zoning Commission, Chairman Director of Planning & Zoning

CASE NUMBER: SP2025-005

REVISIONS :

ELEVATIONS

HG SPLY  
2651 SUNSET RIDGE DR.  
ROCKWALL, TX 75032

P101



# PROJECT COMMENTS



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

DATE: 5/22/2025

PROJECT NUMBER: SP2025-020  
PROJECT NAME: Amended Site Plan for HG Supply  
SITE ADDRESS/LOCATIONS: 2651 SUNSET RIDGE DR

CASE CAPTION: Discuss and consider a request by Cameron Slown of Teague, Nall, and Perkins, Inc. on behalf of Elias Pope for the approval of an Amended Site Plan for a Restaurant Without a Drive-Through on a 0.90-acre parcel of land identified as Lot 5, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32) [Ordinance No. 17-22], situated within the IH-30 Overlay (IH-30 OV) District, generally located at the southeast corner of the intersection of the IH-30 Frontage Road and Sunset Ridge Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	05/22/2025	Approved w/ Comments

05/22/2025: SP2025-020; Site Plan for HG Supply

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Cameron Slown of Teague, Nall, and Perkins, Inc. on behalf of Elias Pope for the approval of an Amended Site Plan for a Restaurant Without a Drive-Through on a 0.90-acre parcel of land identified as Lot 5, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32) [Ordinance No. 17-22], situated within the IH-30 Overlay (IH-30 OV) District, and generally located at the southeast corner of the intersection of the IH-30 Frontage Road and Sunset Ridge Drive.

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](mailto:bross@rockwall.com).

M.3 For reference, include the case number (SP2025-020) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

M.4 The current site plan shows a parking deficiency of 37 parking spaces. The applicant will need to work with the adjacent property owner to determine if a shared parking agreement can be facilitated. This will require a variance from the Planning and Zoning Commission.

I.5 Please note that failure to address all comments provided by staff by 3:00 PM on May 20, 2025 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.6 Please note the scheduled meetings for this case:

(1) Planning & Zoning meeting/public hearing meeting will be held on May 27, 2025.

I.7 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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ENGINEERING	Madelyn Price	05/22/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	05/22/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/20/2025	Needs Review
05/20/2025: For buildings 30 feet or more in height, the fire lane shall have a minimum interior turning radius of 30 feet.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/19/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	05/19/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/19/2025	Approved w/ Comments
05/19/2025: Landscape plans submittal?			



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY  
PLANNING & ZONING CASE NO.

**NOTE:** THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]

### PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE)<sup>1</sup>
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- ☐ REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$250.00 + \$20.00 ACRE)<sup>1</sup>
- ☒ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1, 2</sup>
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)<sup>2</sup>

### NOTES:

<sup>1</sup> IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

<sup>2</sup> A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2651 Sunset Ridge Drive, Rockwall, TX 75032

SUBDIVISION Harbor District

LOT 7 BLOCK A

GENERAL LOCATION Interstate 30 and Sunset Ridge Drive

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

CURRENT ZONING PD-32

CURRENT USE N/A

PROPOSED ZONING PD-32

PROPOSED USE Restaurant

ACREAGE 0.9

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

- ☐ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER

CONTACT PERSON Elias Pope

ADDRESS 2010 Greenville Ave  
Suite D

CITY, STATE & ZIP Dallas, TX 75206

PHONE 732-887-9699

E-MAIL elias@unco.com

☒ APPLICANT

CONTACT PERSON

ADDRESS

CITY, STATE & ZIP

PHONE

E-MAIL

Teague, Nall and Perkins, Inc.

Cameron Slown

825 Watters Creek Blvd.

Suite M300

Allen, TX 75013

817-889-5050

cslow@tnpinc.com

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Elias Pope [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 \$20 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF 05 2023. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF 05 2023

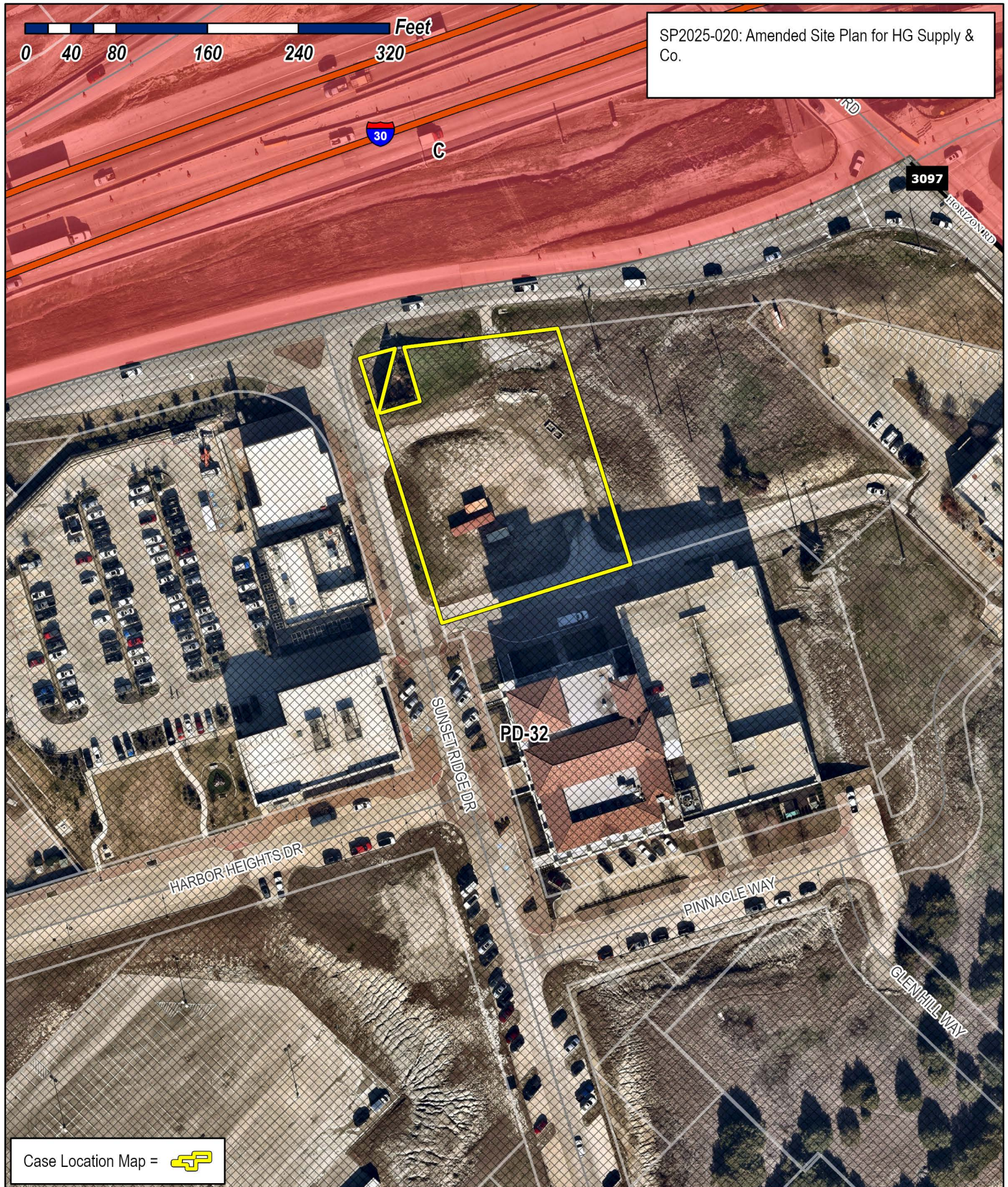
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]  
Notary Public







SP2025-020: Amended Site Plan for HG Supply & Co.

Case Location Map = 



# City of Rockwall

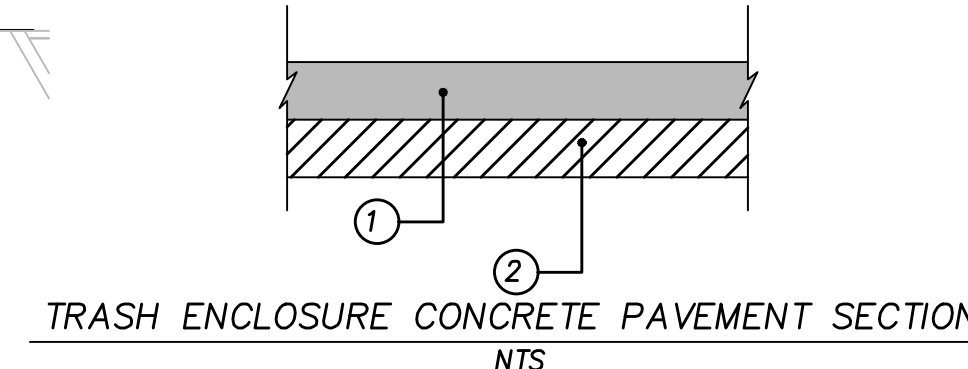
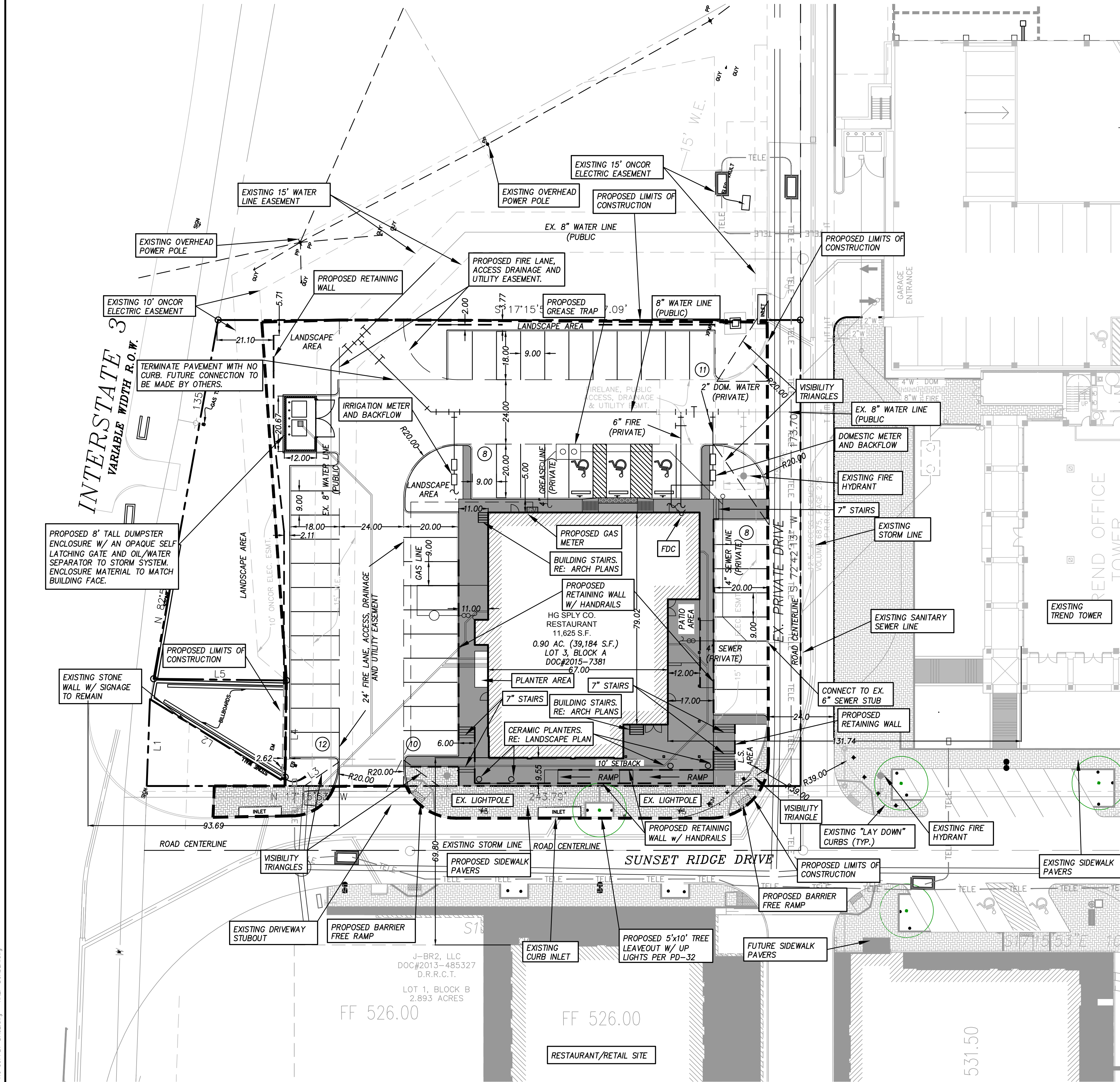
Planning & Zoning Department  
385 S. Goliad Street  
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(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

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.

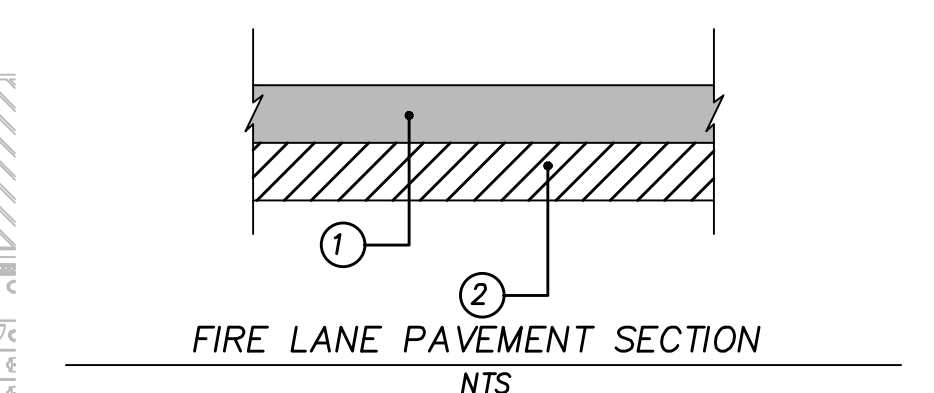




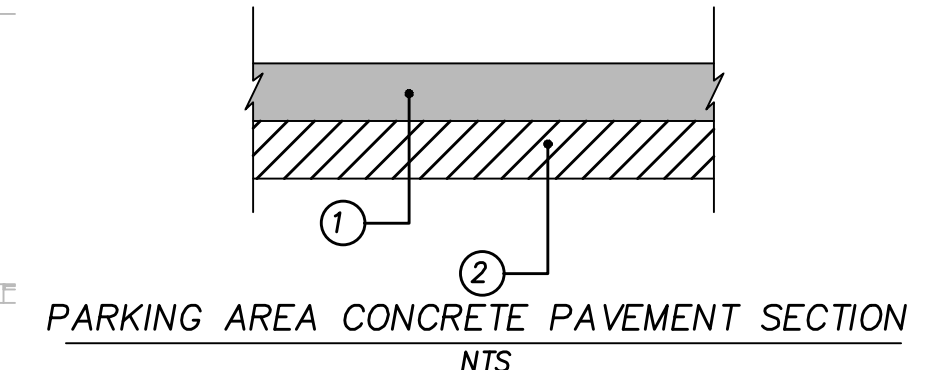
Drawing: P:\00\_FCCony\Projects\6-Commercial\Harbor District - HG Supply\1-DRAWINGS\1F-DESIGN-CURRENT\04 - HG SUPPLY - SITE PLAN.dwg at May 16, 2025-7:39am by cslwn  
LAYOUT: C1.04 SITE PLAN Xrefs: HG SUPPLY-BASE.dwg - XREF-BORDER.dwg



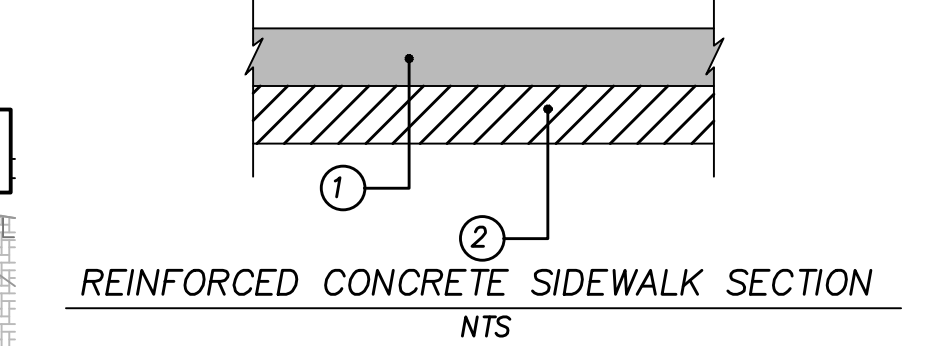
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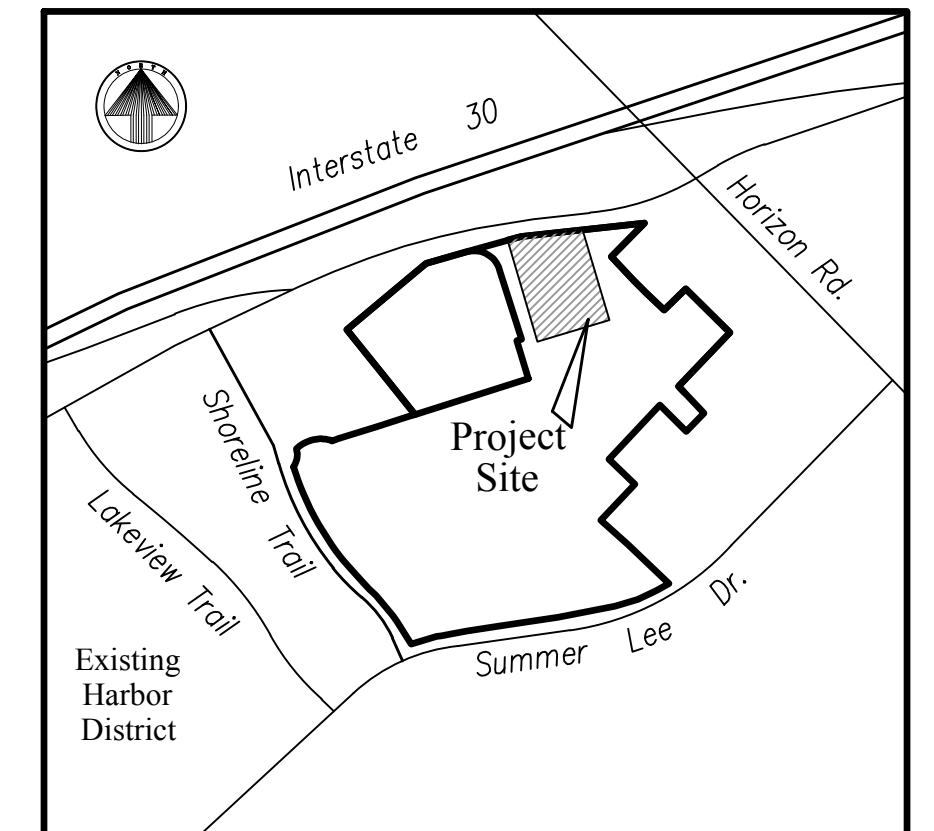
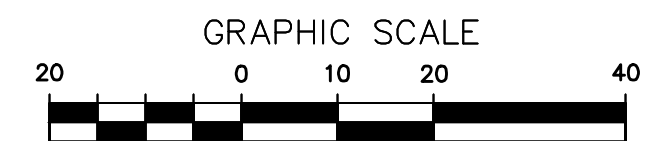
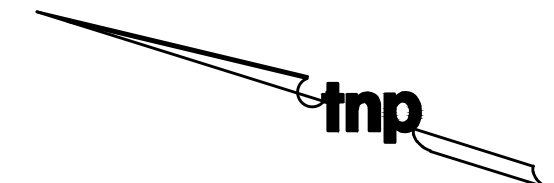
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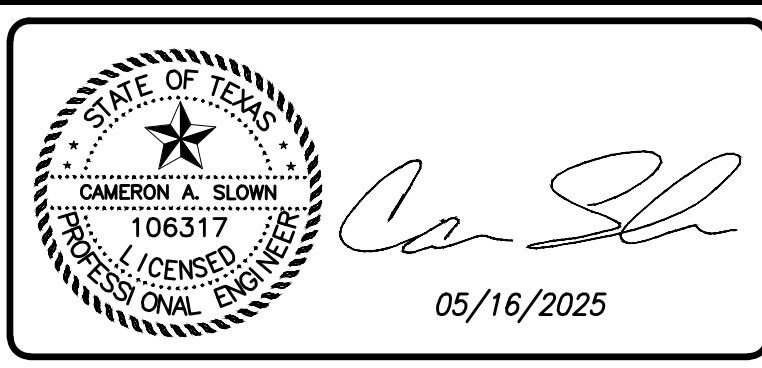
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\_\_\_\_\_  
Planning & Zoning Commission, Chairman  
\_\_\_\_\_  
Director of Planning & Zoning

CASE NUMBER: SP2025-005

no.	revision	by	date



**teague nall and perkins, inc**  
825 Walters Creek Blvd., Suite M300  
Allen, Texas 75013  
214.461.9867 ph 214.461.9864 fx  
www.tnppinc.com  
TBPE: F-230; TBPLS: 10011600, 10011601, 10194381



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**8020 HOSPITALITY, LLC.**  
2008 GREENVILLE AVE.  
DALLAS, TX 75206

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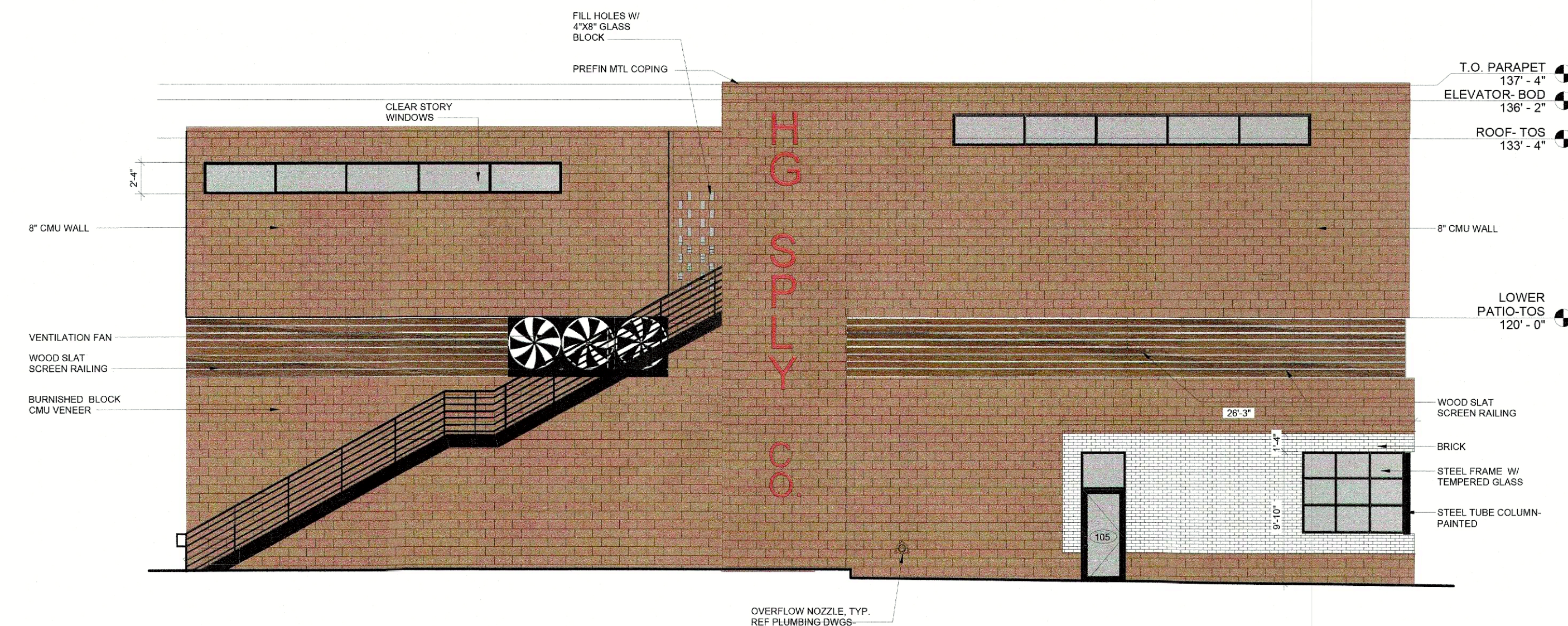
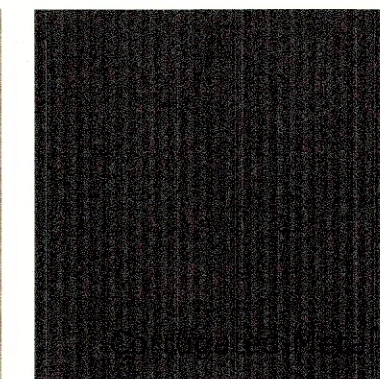
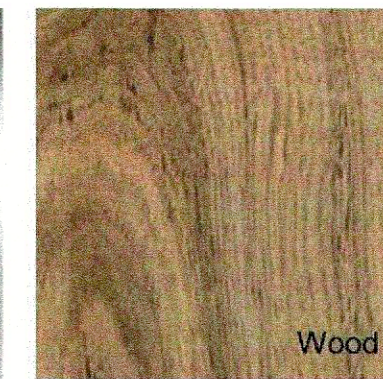


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TOTAL PTD WALLS: 52 SF 2.6%

APPROVED:  
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas  
was approved by the Planning and Zoning Commission of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_, 2025.  
Witness our hands this \_\_\_\_ day of \_\_\_\_, 2025.

Planning & Zoning Commission, Chairman Director of Planning & Zoning

CASE NUMBER: SP2025-005

REVISIONS :

ELEVATIONS

HG SPLY  
2651 SUNSET RIDGE DR.  
ROCKWALL, TX 75032

P101





## CITY OF ROCKWALL

### PLANNING AND ZONING COMMISSION MEMORANDUM

#### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Planning and Zoning Commission  
**FROM:** Bethany Ross, *Senior Planner*  
**DATE:** June 24, 2025  
**SUBJECT:** SP2025-020; *Amended Site Plan for HG Supply*

---

The applicant, -- *Cameron Slown of Teague, Nall and Perkins* --, is requesting the approval of an *Amended Site Plan* for a *Restaurant with 2,000 SF or more without Drive-Through or Drive-In*. On March 6, 2017, the City Council approved a replat [Case No. P2017-011] establishing the subject property as Lot 5, Block A, Harbor District Addition. On April 19, 2021, the Planning and Zoning Commission approved a site plan [Case No. SP2021-005] for a *Restaurant with 2,000 SF or more without Drive-Through or Drive-In* on the subject property. On February 25, 2025, the Planning and Zoning Commission approved a resubmittal of the same site plan [Case No. SP2025-005] because the expiration of the site plan approved in 2021. In addition to the site plan, the Planning and Zoning Commission approved the previously requested variances to the [1] materials and masonry composition requirements and [2] joint use parking within the Trend Tower of 18 parking spaces within Trend Tower which are leased by the City of Rockwall.

On May 16, 2025, the applicant submitted an amended site plan for the purpose of updating the building elevations. In conjunction with this request was a replat [Case No. P2025-017] for the purpose of establishing new easements associated with the development. In regards to the amended site plan; specifically, the applicant has enclosed the original outdoor patios and added a pitched roof to the west elevation. By enclosing the patios, the total square footage of the building from 6,800 SF to 11,625 SF, which requires the applicant to provide an additional 34 parking spaces. The applicant determined that the additional 34 parking spaces cannot be accommodated on the subject property. To address this issue, the applicant agreed to construct a public parking lot on a city owned property (*i.e. Tract 41-8, of the E. Teal Survey, Abstract No. 207*) located just east of the subject property. As a condition of approval, the applicant shall be required to construct the parking lot in accordance with the agreement before the issuance of a Certificate of Occupancy (CO). In addition, staff took the proposed building elevations back to the Architectural Review Board (ARB) on May 27, 2025; the Architecture Review Board (ARB) recommended approval of the Site Plan by a vote of 4-0, with Board Members Mase, Miller, and McAngus absent. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the June 24, 2025 Planning and Zoning Commission meeting.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST (SELECT ONLY ONE BOX)

### PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE)<sup>1</sup>
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- ☐ REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$250.00 + \$20.00 ACRE)<sup>1</sup>
- ☒ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1,2</sup>
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)<sup>2</sup>

### NOTES:

<sup>1</sup> IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup> A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT

## PROPERTY INFORMATION (PLEASE PRINT)

ADDRESS 2651 Sunset Ridge Drive, Rockwall, TX 75032

SUBDIVISION Harbor District

LOT 7 BLOCK A

GENERAL LOCATION Interstate 30 and Sunset Ridge Drive

## ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING PD-32

CURRENT USE N/A

PROPOSED ZONING PD-32

PROPOSED USE Restaurant

ACREAGE 0.9

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

☐ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

## OWNER/APPLICANT/AGENT INFORMATION (PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED)

☐ OWNER

☒ APPLICANT

Teague, Nall and Perkins, Inc.

CONTACT PERSON Elias Pope

CONTACT PERSON Cameron Slown

ADDRESS 2010 Greenville Ave  
Suite D

ADDRESS 825 Watters Creek Blvd.  
Suite M300

CITY, STATE & ZIP Dallas, TX 75206

CITY, STATE & ZIP Allen, TX 75013

PHONE

PHONE

E-MAIL

E-MAIL

## NOTARY VERIFICATION (REQUIRED)

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

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION. ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT. AND THE APPLICATION FEE OF \$\_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF 05, 2020

OWNER'S SIGNATURE

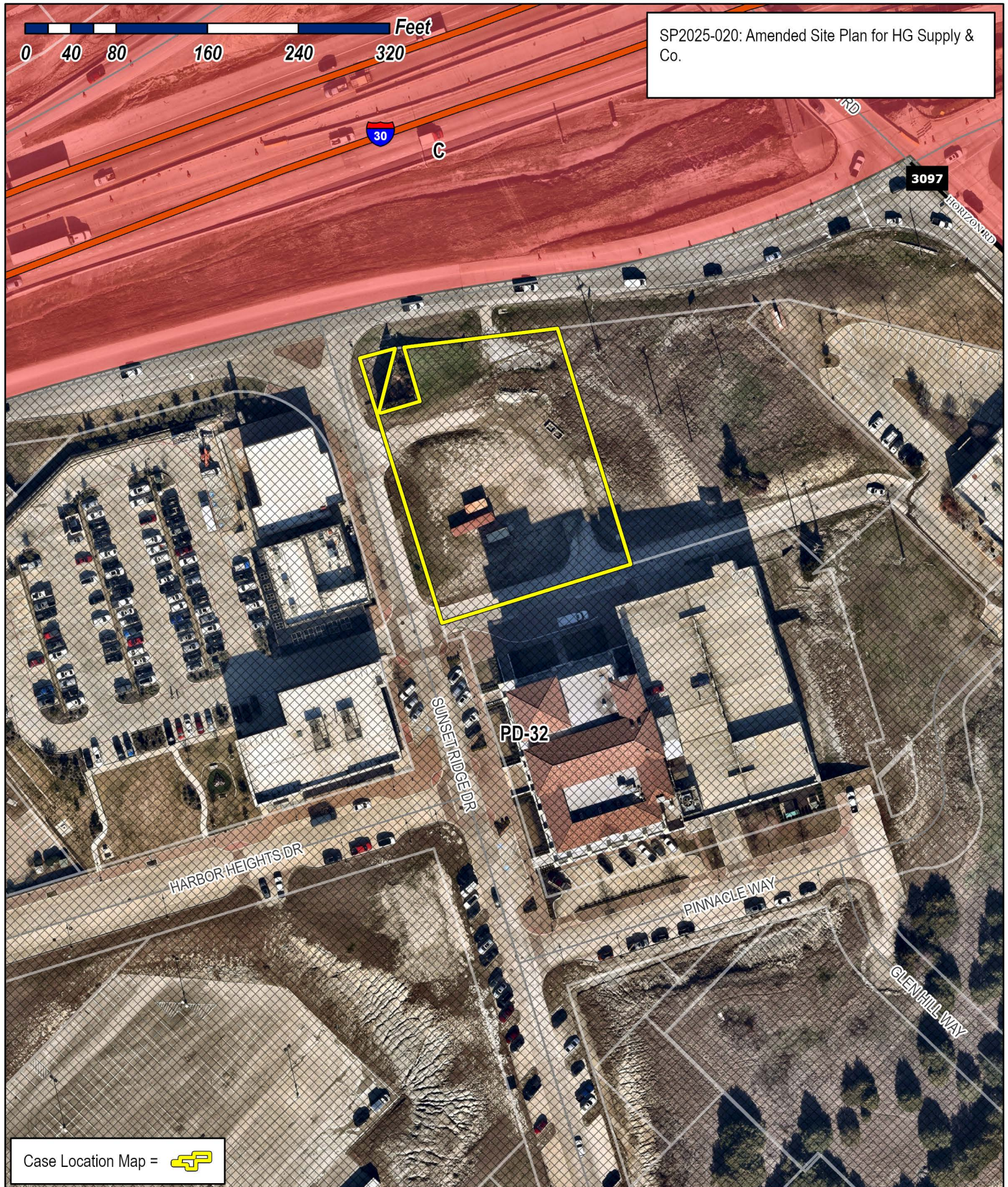
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Jacob Wentworth



MY COMMISSION EXPIRES 04/05/2028





Case Location Map = 



## City of Rockwall

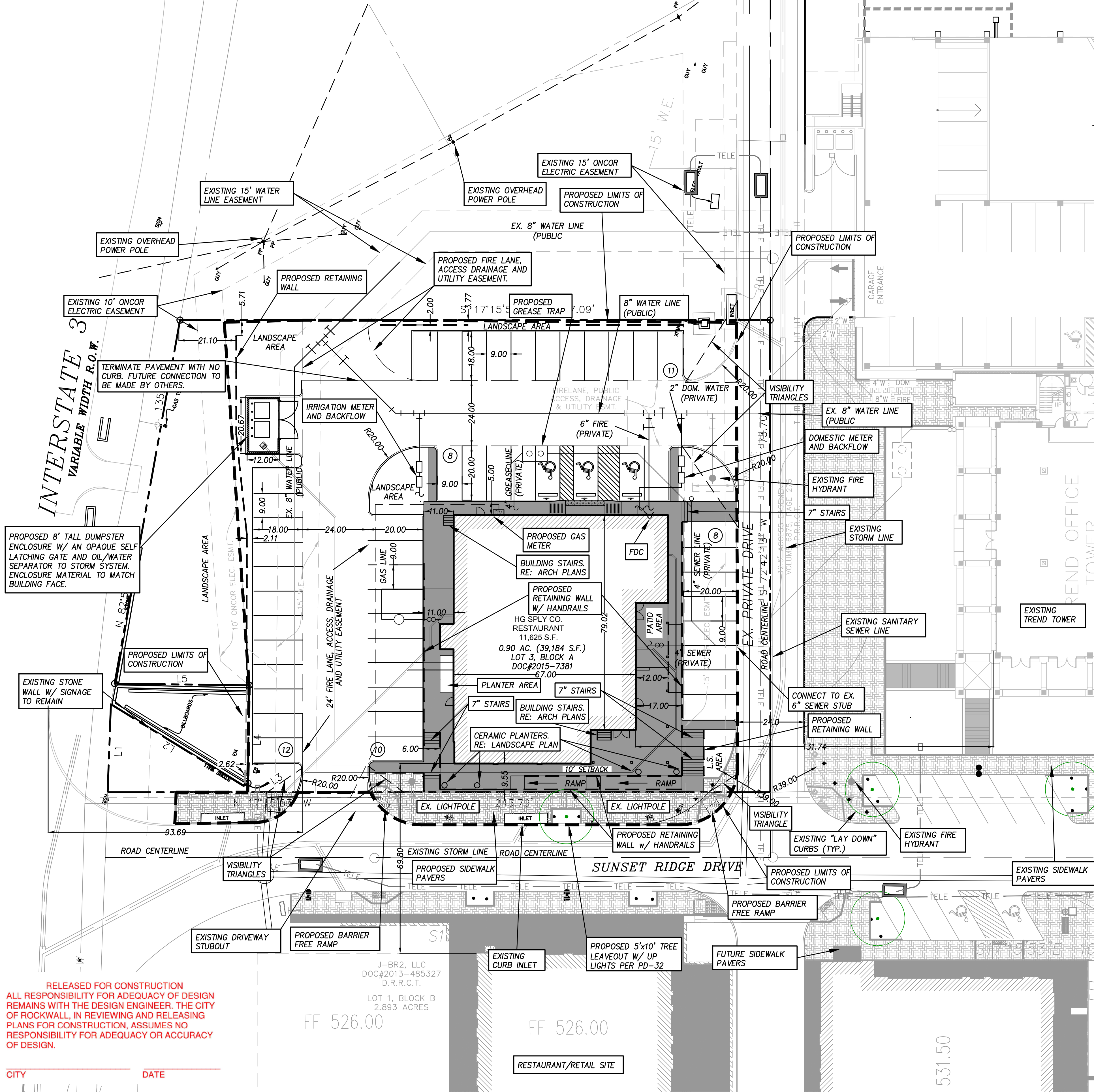
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

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.





Drawing: P:\00\_FCC\Projects\6-Commercial\Harbor District - HG Supply\1-DRAWINGS\1F-DESIGN-CURRENT\04 - SITE PLAN.dwg at Jun 17, 2025-2:45pm by cslown  
LAYOUT: C1.04 SITE PLAN Xrefs: HG SUPPLY-BASE.dwg - XREF - BORDER.dwg



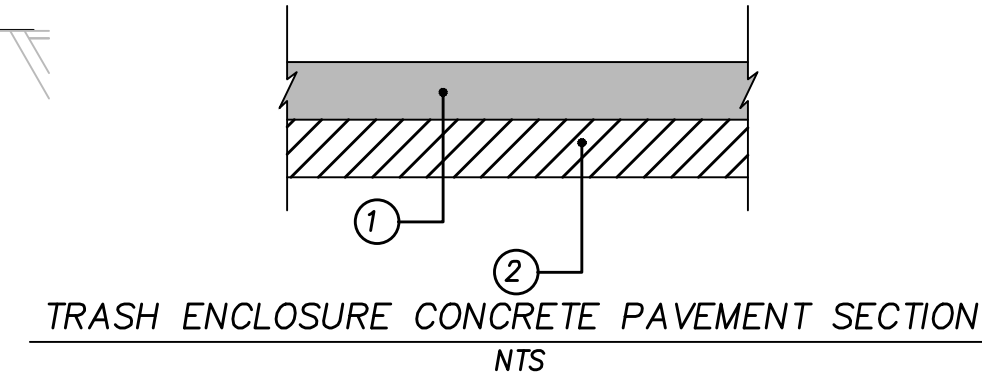
RELEASED FOR CONSTRUCTION  
ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN  
REMAINS WITH THE DESIGN ENGINEER. THE CITY  
OF ROCKWALL, IN REVIEWING AND RELEASING  
PLANS FOR CONSTRUCTION, ASSUMES NO  
RESPONSIBILITY FOR ADEQUACY OR ACCURACY  
OF DESIGN.

CITY \_\_\_\_\_ DATE \_\_\_\_\_

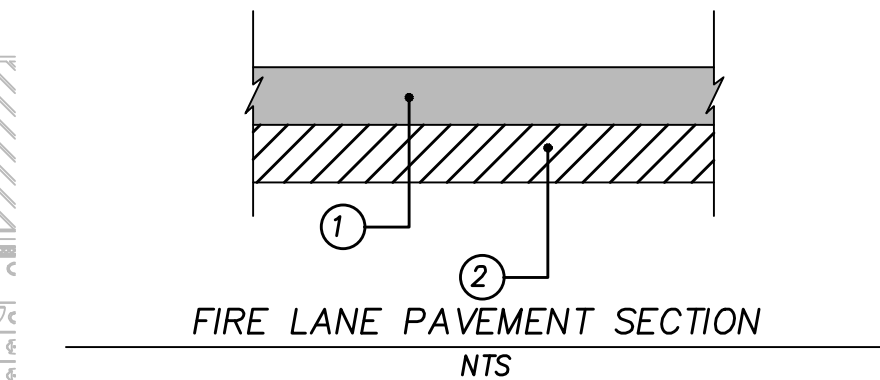
FF 526.00

FF 526.00

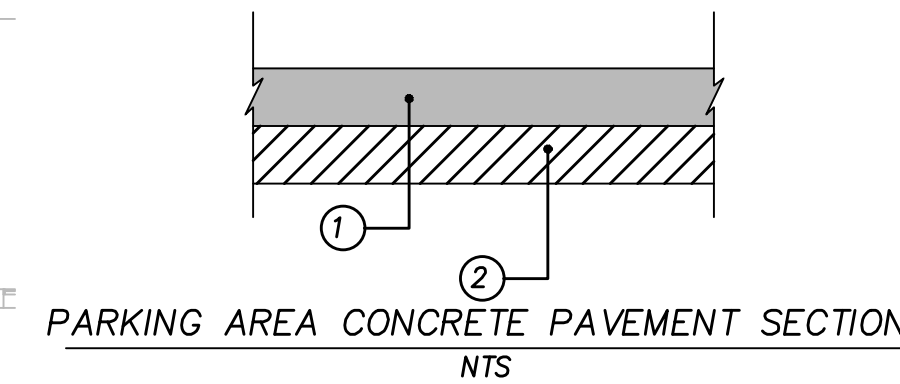
RESTAURANT/RETAIL SITE



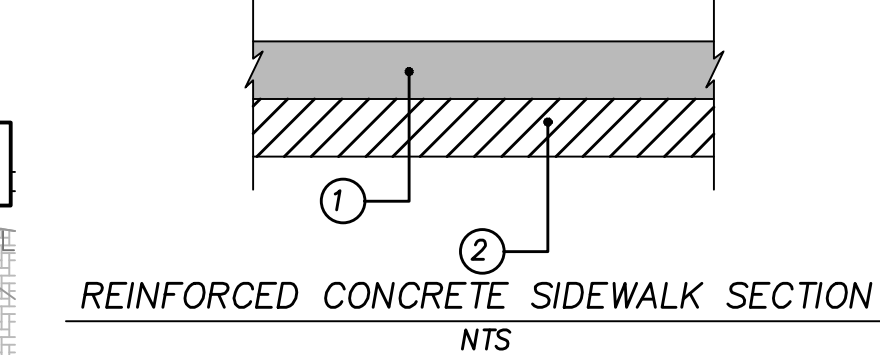
1. 8"-4,000 PSI CONCRETE PAVEMENT WITH NO. 4 BARS 18" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
2. 8" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 8" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 5% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.



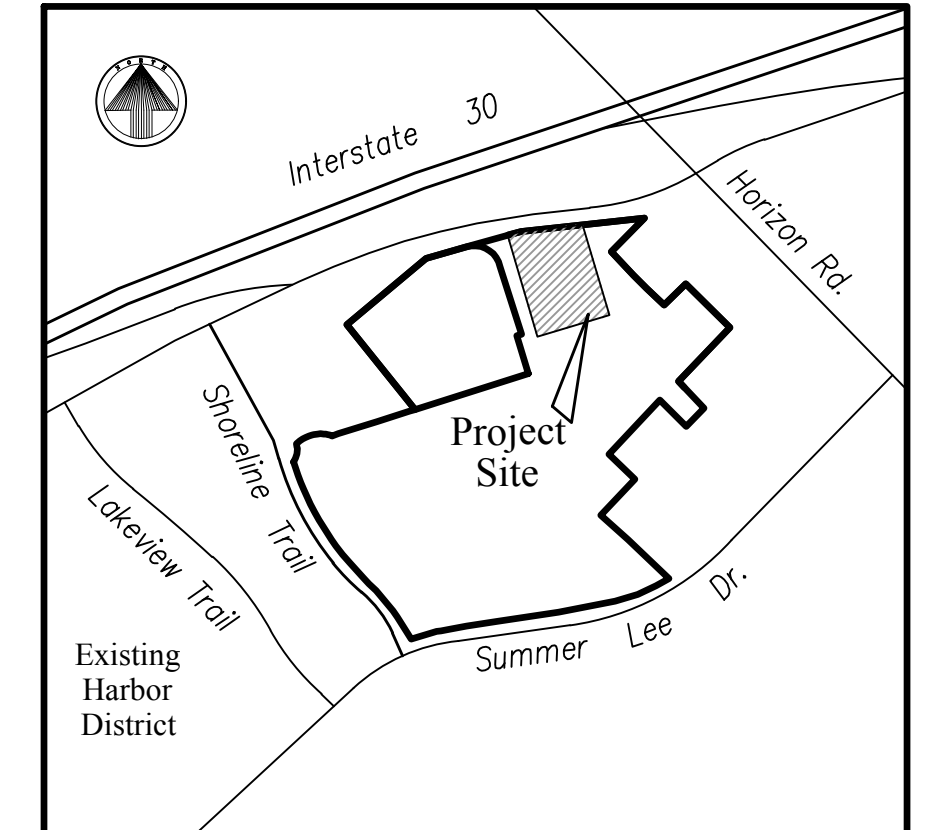
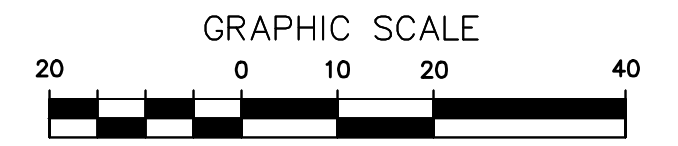
1. 6"-4,000 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
2. 8" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 8" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 5% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.



1. 5"-3,600 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
2. 8" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 8" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 5% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.



1. 4"-3,000 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. EXPANSION JOINTS TO BE PROVIDED EVERY 40'. 1" DEEP SAW JOINTS TO BE CUT INTO SIDEWALK EVERY 5'. (5.5 SACK MIX MIN.)
2. 8" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 8" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 5% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.



## LOCATION MAP

NOTE:

- DUMPSTER ENCLOSURE MATERIAL AND FINISH TO MATCH THAT OF THE RESTAURANT EXTERIOR.

## SITE INFORMATION

LAND AREA:	0.90 ACRES (39,184 S.F.)
CURRENT ZONING:	PD-32
EXISTING USE:	UNUSED
PROPOSED USE:	RESTAURANT
BUILDING AREA:	6,800 S.F.
BUILDING TO LOT COVERAGE:	6,800/39,184=17.4% -> 17.4%
RESTAURANT SPACE:	11,625 S.F.
BUILDING HEIGHT:	38 FEET
BUILDING REQUIRED PARKING:	86 SPACES (SEE BREAKDOWN BELOW)
BUILDING PARKING PROVIDED:	83 TOTAL (*34 OFFSITE PARKING LOT, 49 ONSITE PARKING LOT) (INCLUDES 3 HANDICAP SPACES)
IMPERVIOUS AREA:	30,505 S.F.
LANDSCAPE AREA REQUIRED:	0 S.F.
LANDSCAPE AREA PROVIDED:	8,679 S.F.

PARKING REQUIREMENT BREAKDOWN:

RESTAURANT SPACE AT 1 SPACE/100 S.F. --> 8,600/100 = 86 SPACES

\* OFFSITE PARKING NOTE:  
OFFSITE PARKING WILL BE PROVIDED ON THE 0.432 ACRE CITY OF ROCKWALL PROPERTY ADJACENT TO THE TREND TOWER SITE.

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by the Planning and Zoning Commission of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Witness our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

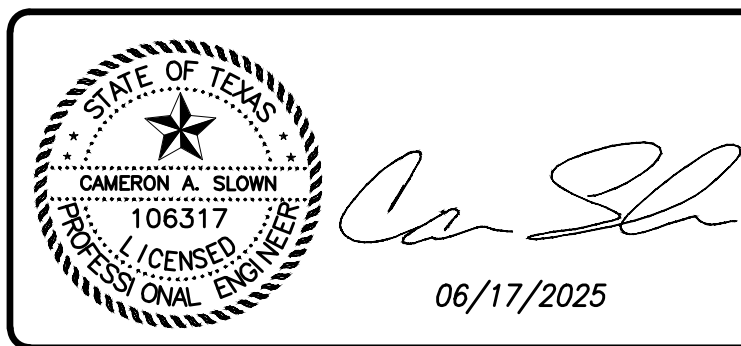
Planning & Zoning Commission, Chairman

Director of Planning & Zoning

CASE NUMBER: SP2025-020  
FOR CONSTRUCTION



teague nall and perkins, inc  
825 Walters Creek Blvd., Suite M300  
Allen, Texas 75013  
214.461.9867 ph 214.461.9864 fx  
www.tnpinc.com  
TBPE: F-230; TBPLS: 10011600, 10011601, 10194381



scale  
when bar is  
1 inch long  
horiz  
1"=20'  
vert  
N/A  
June 2025

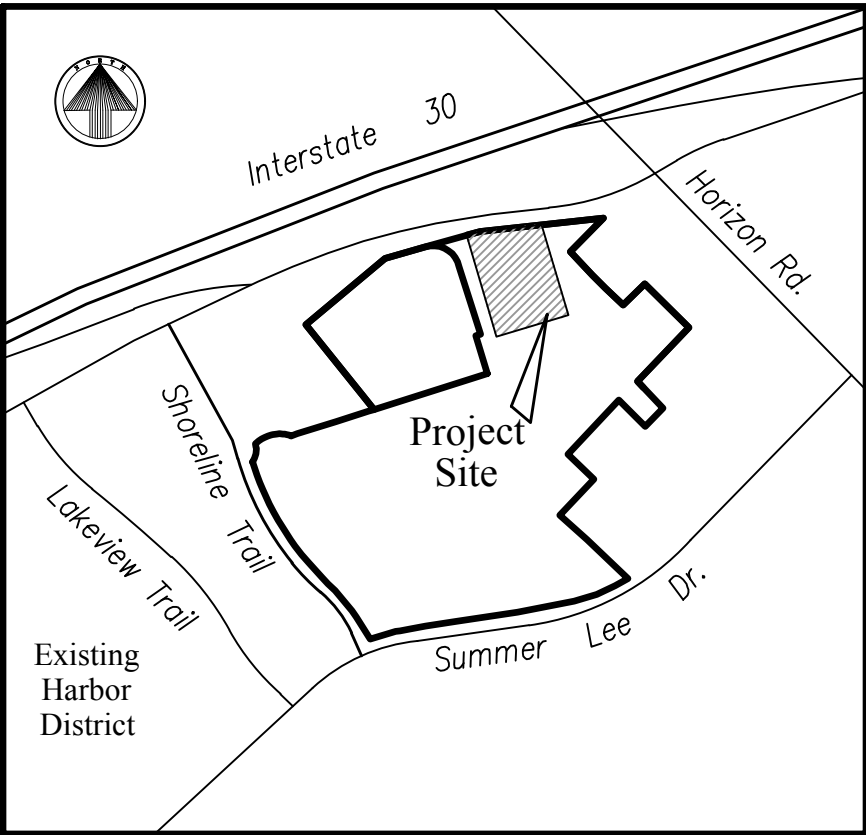
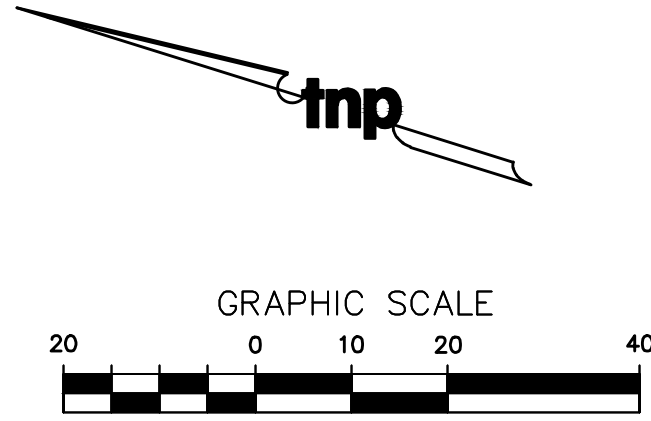
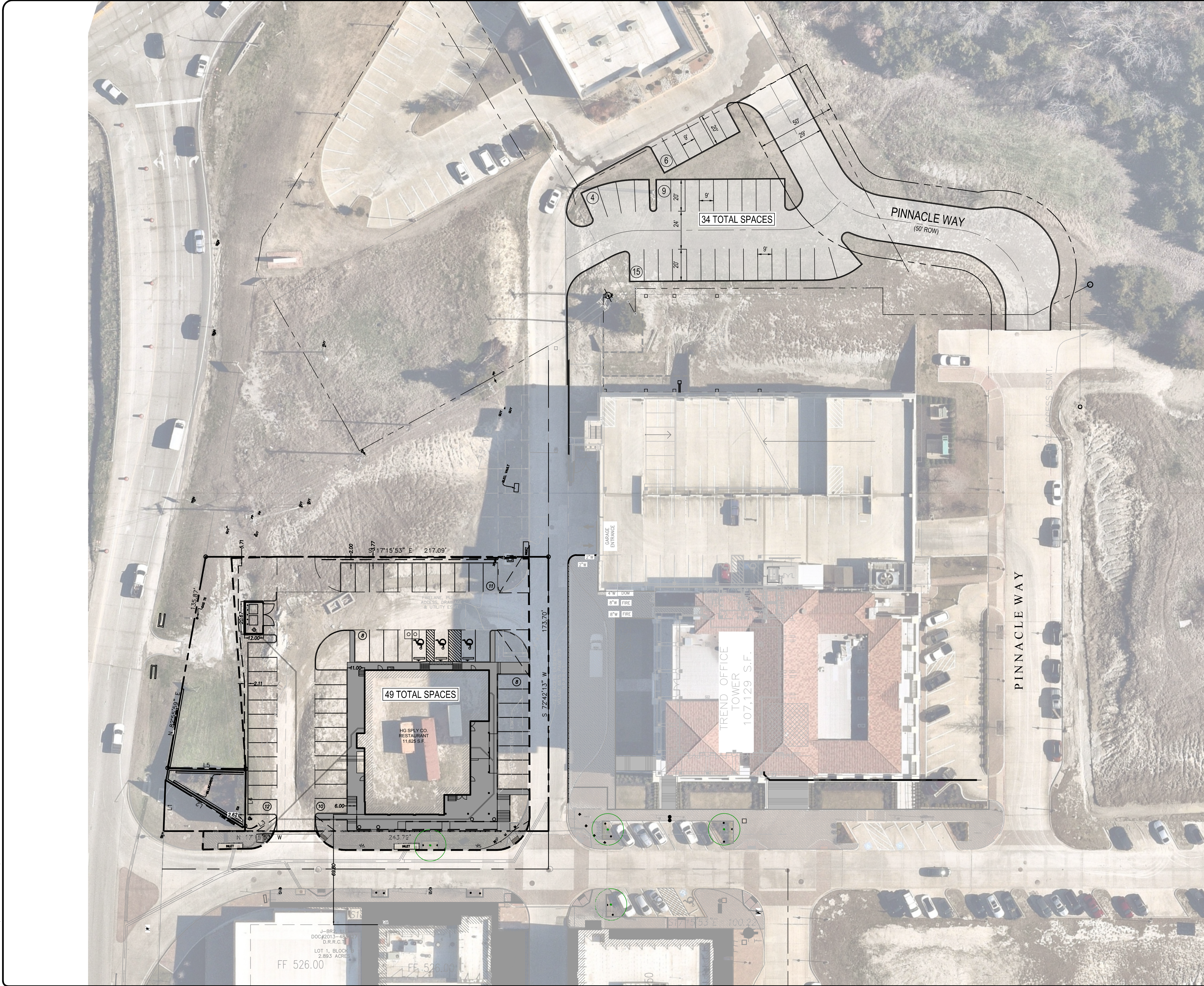
8020 HOSPITALITY, LLC.  
2008 GREENVILLE AVE.  
DALLAS, TX 75206

City of RockWall, Texas  
Improvements for  
HG SPLY, CO. RESTAURANT  
SITE PLAN

tnp project  
HSP21134  
sheet  
C1.04



Drawing: P:\00\_FCCony\Projects\6-Commercial\Harbor District - HG Supply\1-DRAWINGS\10-PRESENTATION EXHIBITS\OVERALL PARKING EXHIBIT.dwg at Jun 09, 2025-2:46pm by cslown  
LAYOUT: C1.04 SITE PLAN XREFS: HG SUPPLY-BASE.dwg - XREF-BORDER.dwg



LOCATION MAP

no.	revision	by	date



teague nall and perkins, inc  
825 Walters Creek Blvd., Suite M300  
Allen, Texas 75013  
214.461.9867 ph 214.461.9864 fx  
www.tnpinc.com  
TBPE: F-230; TBPLS: 10011600, 10011601, 10194381

scale  
when bar is  
1 inch long  
horiz  
1"=20'  
vert  
N/A  
June 2025

8020 HOSPITALITY, LLC.  
2008 GREENVILLE AVE.  
DALLAS, TX 75206

City of RockWall, Texas  
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HG SPLY, CO. RESTAURANT  
SITE PLAN

tnp project  
HSP21134  
sheet  
C1.04



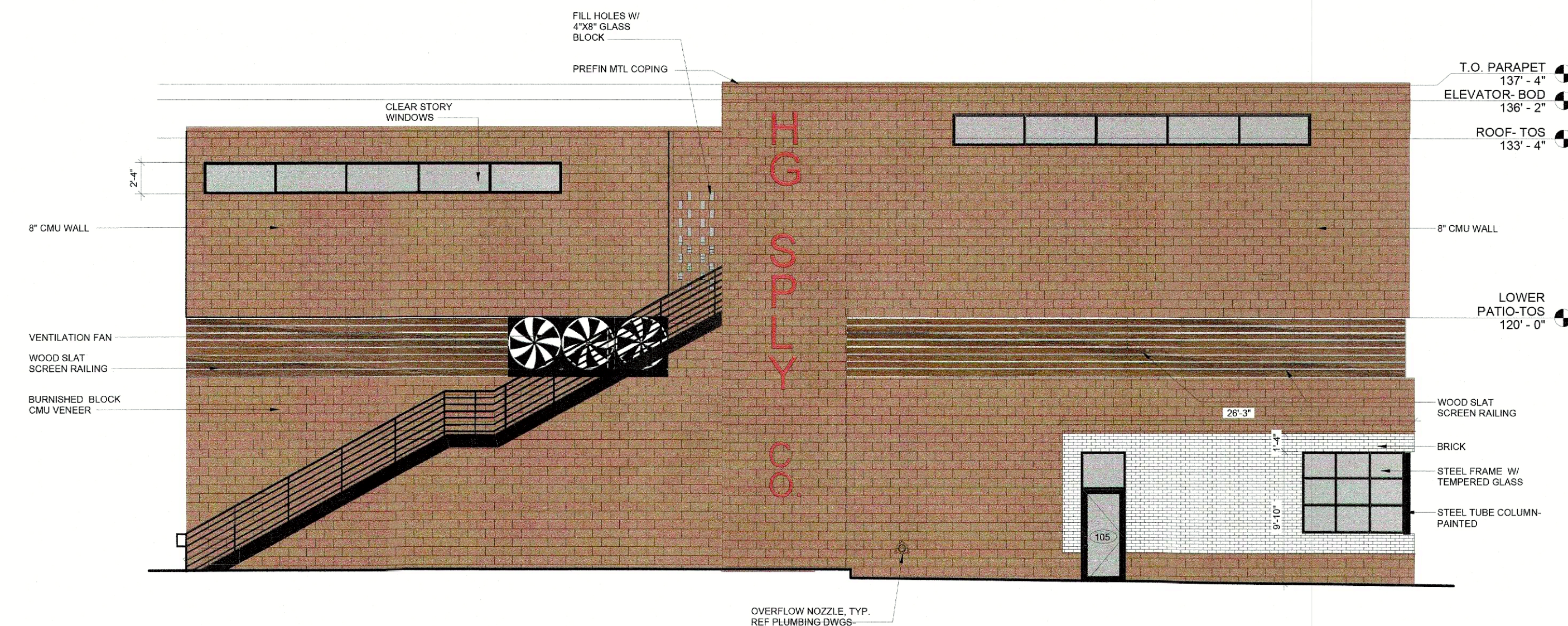
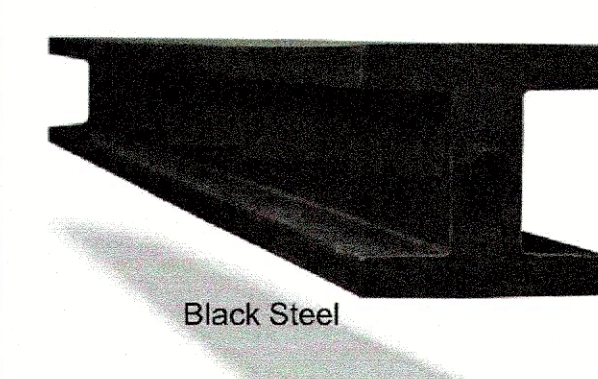
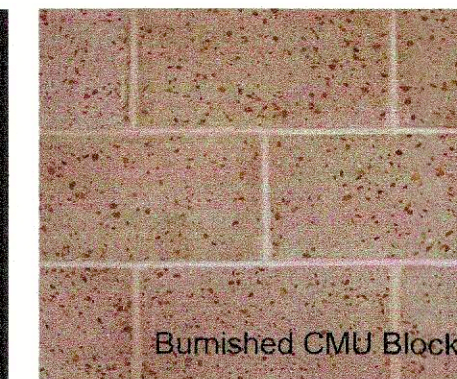
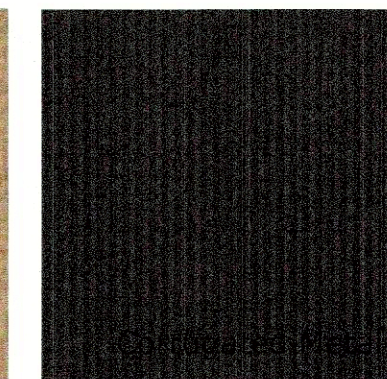
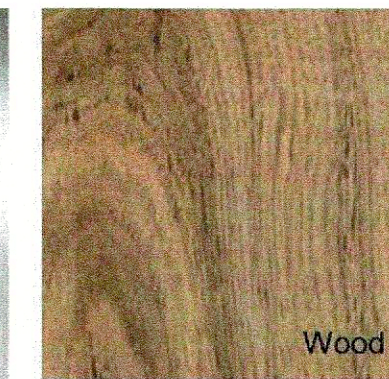


SW7008  
Alabaster

Paint Colors

SW 6871  
Positive Red

SW 6258  
Tricorn Black



NORTH ELEVATION

1

1/8" = 1'-0"

TOTAL BUILDING WALL HARD SURFACE= 2,371 SF  
TOTAL BURNISHED BLOCK = 1395 SF=58.8%  
TOTAL GLAZED TILE = 539 SF= 22.8%  
TOTAL WOOD SCREEN = 335 SF= 14.1%  
TOTAL METAL PANELS = NA  
TOTAL PTD WALLS = 102 SF= 4.3%

EAST ELEVATION

2

1/8" = 1'-0"

TOTAL ELEVATION WALL HARD SURFACE: 2,292 SF  
TOTAL BURNISHED BLOCK: 1,172 SF 51.1%  
TOTAL GLAZED TILE: 531.5 SF 23.2%  
TOTAL WOOD SCREEN: 465.5 SF 20.3%  
TOTAL PTD WALLS: 123 SF 5.4%

PROJECT NO.: 2121  
DATE: 4/22/2025  
DRAWN BY: Author  
SCALE: AS NOTED

REVISIONS:

ELEVATIONS

HG SPLY  
2651 SUNSET RIDGE DR.  
ROCKWALL, TX 75032

P101



WEST ELEVATION

3

1/8" = 1'-0"

TOTAL BUILDING WALL HARD SURFACE: 1557 SF  
TOTAL BURNISHED BLOCK: 890 SF 57.2%  
TOTAL GLAZED TILE: 231 SF 14.8%  
TOTAL WOOD SCREEN: 388 SF 25%  
TOTAL METAL PANELS: 48 SF 3%  
TOTAL PTD WALLS: - SF

SOUTH ELEVATION

4

1/8" = 1'-0"

TOTAL BUILDING WALL HARD SURFACE: 1,971 SF  
TOTAL BURNISHED BLOCK: 955 SF 48.5%  
TOTAL GLAZED TILE: 376 SF 19.1%  
TOTAL WOOD SCREEN: 459 SF 23.3%  
TOTAL METAL PANELS: 129 SF 6.5%  
TOTAL PTD WALLS: 52 SF 2.6%

APPROVED:  
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas  
was approved by the Planning and Zoning Commission of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_, 2025.  
Witness our hands this \_\_\_\_ day of \_\_\_\_, 2025.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

CASE NUMBER: SP2025-005





DATE: June 25, 2025

TO: Cameron Slown  
825 Watters Creek Boulevard  
Suite M300  
Allen, Texas 75013

CC: Elias Pope  
2010 Greenville Avenue  
Suite D  
Dallas, Texas 75206

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

SUBJECT: SP2025-020; *Amended Site Plan for HG Supply*

Elias,

This letter serves to notify you that the above referenced case (*i.e. Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on June 24, 2025. The following is a record of all recommendations, voting records:

Staff Recommendations:

1. The applicant is required to provide an updated photometric plan that meets the requirements of the UDC before the submittal of engineering plans.
2. The applicant is required to provide 34 parking spaces within a city owned property (*i.e. Tract 41-8, of the E Teal Survey, Abstract No. 207*) in accordance with the City agreement before the issuance of the Certificate of Occupancy (CO).

Planning and Zoning Commission

On June 24, 2025, the Planning and Zoning Commission approved a motion to approve the *Amended Site Plan* by a vote of 4-0, with Commissioners Womble, Brock, and Hustings absent.

Should you have any questions or concerns regarding your site plan case, please feel free to contact me at (972) 772-6488.

Sincerely,

Bethany Ross, *Senior Planner*  
City of Rockwall Planning and Zoning Department

**From:** [Cameron Slown](#)  
**To:** [Ross, Bethany](#)  
**Cc:** [Elias Pope](#); [Sameer Patel](#); [Michael Smoldt](#)  
**Subject:** RE: SP2025-020: Project Comments  
**Date:** Tuesday, June 17, 2025 3:30:21 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image354043.png](#)

---

Thank you for confirming.

Have a great day.



**Cameron Slown, PE** | Senior Project Manager, Associate  
972.737.8720 direct | 817.889.5050 mobile

---

**From:** Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)>  
**Sent:** Tuesday, June 17, 2025 3:29 PM  
**To:** Cameron Slown <[cslown@tnpinc.com](mailto:cslown@tnpinc.com)>  
**Cc:** Elias Pope <[elias@unco.com](mailto:elias@unco.com)>; Sameer Patel <[sameer@unco.com](mailto:sameer@unco.com)>; Michael Smoldt <[michael@jonesbaker.com](mailto:michael@jonesbaker.com)>  
**Subject:** [EXTERNAL EMAIL] RE: SP2025-020: Project Comments

***Caution, This email originated from an external source***

Cameron,

This is perfect. Yes, it will be on consent on Tuesday, June 24, 2025.

Thank you,



**Bethany Ross**

Senior Planner | City of Rockwall  
385 S. Goliad St., Rockwall TX 75087  
[Bross@Rockwall.com](mailto:Bross@Rockwall.com) | [Planning and Zoning Website](#)  
972.772.6488

---

**From:** Cameron Slown <[cslown@tnpinc.com](mailto:cslown@tnpinc.com)>  
**Sent:** Tuesday, June 17, 2025 2:50 PM  
**To:** Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)>  
**Cc:** Elias Pope <[elias@unco.com](mailto:elias@unco.com)>; Sameer Patel <[sameer@unco.com](mailto:sameer@unco.com)>; Michael Smoldt <[michael@jonesbaker.com](mailto:michael@jonesbaker.com)>  
**Subject:** RE: SP2025-020: Project Comments

Good afternoon, Bethany.

Please see the attached site plan. Per our conversation, I have updated the parking calculation and have provided a note that the offsite parking will be provided on the city's property and not within the Trend Tower Garage.

If you need anything else, please let me know. Will this be on the consent agenda next Tuesday?

---

**Cameron Slown, PE**





Senior Project Manager, Associate

972.737.8720 direct | 817.889.5050 mobile | 214.461.9867 front desk  
825 Watters Creek Boulevard, Suite M300 | Allen, TX 75013

[cslown@tnpinc.com](mailto:cslown@tnpinc.com)  
[www.tnpinc.com](http://www.tnpinc.com)



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**From:** Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)>  
**Sent:** Friday, May 23, 2025 11:55 AM  
**To:** Cameron Slown <[cslown@tnpinc.com](mailto:cslown@tnpinc.com)>  
**Cc:** Elias Pope <[elias@unco.com](mailto:elias@unco.com)>  
**Subject:** [EXTERNAL EMAIL] SP2025-020: Project Comments

**Caution, This email originated from an external source**

Cameron...

Attached are the project comments for your case.

The meeting schedule for this case is as follows:

Planning and Zoning Work Session: May 27, 2025

Planning and Zoning Commission: June 10, 2025

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](mailto:bross@rockwall.com)

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

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