CASE COVER SHEET

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

PLANNING & ZONING CASE NO. SP2025-024

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

On July 15, 2025, the Planning and Zoning Commission approved a motion to approve the site plan by a vote of 7-0.

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

(1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans; and,
(2) Any construction resulting from the approval of this Site Plan 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.

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]
- ☐ 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	Glen Hill Way				
SUBDIVISION	Harbor Hills Addition	LOT	3	BLOCK	A
GENERAL LOCATION	Parcel on Glen Hill Way north adjacent of 2930 South Ridge Road				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-32 Residential as amended	CURRENT USE	Vacant		
PROPOSED ZONING	Unchanged	PROPOSED USE	Single Family Attachd		
ACREAGE	.87	LOTS [CURRENT]	1	LOTS [PROPOSED]	12

☐ ***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	ZAPA Investments LLC	☐ APPLICANT	Greenlight Studio
CONTACT PERSON	Matt Zahm	CONTACT PERSON	Tyler Adams
ADDRESS	201 W Kaufman St	ADDRESS	100 N. Cottonwood Drive
			Suite 104
CITY, STATE & ZIP	Richardson, Texas 75081	CITY, STATE & ZIP	Richardson, Texas 75080
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Matt Zahm [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 $ 270.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF June, 20 25 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 11th DAY OF June, 20 25.

OWNER'S SIGNATURE Matt D. Zahm

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jan Leckie

MY COMMISSION EXPIRES

JAN LECKIE
Notary ID #131568490
My Commission Expires
May 15, 2026

CHECKLIST FOR SITE PLAN SUBMITTALS

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

CASE NUMBER:		**REVIEWED BY:**	
OVERLAY DISTRICT:		**REVIEW DATE:**	

1.1 GENERAL INFORMATION FOR ALL PLANS SUBMITTED

Requirements	✓= OK	N/A	Comments	UDC Reference
Items Necessary for Site Plan Review:				*Per Application*
✓ Site Plan	☑	☐		§03.04, of Art. 11
✓ Landscape Plan	☑	☐		-
✓ Treescape Plan	☑	☐		-
✓ Photometric Plan	☑	☐		-
✓ Building Elevations	☑	☐		-
Building Material Sample Board and Color Rendering of Building Elevations	☑	☐	If required the sample board should detail all building materials, with each material clearly labeled and indicating manufacturer info, color, etc. Check with Planning Staff to see which is appropriate for the submitted project.	§03.04.A, of Art. 11
Submittal Requirements	☑	☐	Four (4) large (24" x 36") **folded** copies and one (1) PDF digital copy of each plan is required at the time of submittal.	§03.04.A, of Art. 11
Is the property properly platted?	☑	☐	Indicate if the property has been properly platted.	-
Title Block (Project Name, Legal Description and/or Address)	☑	☐	The title block is to be located in the lower right-hand corner of all sheets and contain the project name, street address, and/or the lot and block designation.	§03.04.A, of Art. 11
Case Number	☑	☐	The case number should be placed in the lower right-hand corner below the title block of all sheets.	§03.04.A, of Art. 11
Owners (Name, Address, and Phone Number)	☑	☐	The owners name, address, and phone number are required to be in the lower right-hand corner left of the title block.	§03.04.A, of Art. 11
Developer (Name, Address, and Phone Number)	☑	☐	The name, address, and phone number of the person or company that prepared the plans are required in the lower right-hand corner left of the title block.	§03.04.A, of Art. 11
North Point	☑	☐	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.	§03.04.A, of Art. 11
Numeric and Graphic Scale	☑	☐	The recommended engineering scales are 1" = 20', 1" = 40', etc. ... with a maximum of 1" = 100'.	§03.04.A, of Art. 11
Vicinity Map	☑	☐	The vicinity map should locate the site relative to the nearest major roadways in a one-half mile radius.	§03.04.A, of Art. 11
Signature Block	☑	☐	Standard signature block with signature space for the Planning & Zoning Chairman and Planning Director.	§03.04.A, of Art. 11
Date	☑	☐	The date that the plans were prepared is required on all submittals.	§03.04.A, of Art. 11
Proposed Land Use:			Indicate the proposed use for this site. Additionally, indicate the proposed use for all structures.	§03.04.A, of Art. 11
✓Commercial	☑	☐	Land Uses Permitted in the RO, NS, GR, C, DT, RC & Designated Planned Development District Ordinances.	-
✓Industrial	☐	☐	Land Uses Permitted in the RT, LI, HI & Designated Planned Development District Ordinances.	-

2.1 SITE PLAN: MISCELLANEOUS AND DENSITY & DIMENSIONAL INFORMATION

Requirements	✓= OK	N/A	Comments	UDC Reference
Total Lot or Site Area (Acreage and Square Footage)	☐	☐	If the site is part of a larger tract include a key map showing the entire tract of land and the location of the site being planned.	§03.04.B, of Art. 11

Perimeter Dimensions of the Site	☑	☐	Indicate the perimeter dimensions of the site in feet.	§03.04.B, of Art. 11
Buildings (Square Footage)	☑	☐	Indicate the location and total square footage of all existing and planned buildings on the site.	§03.04.B, of Art. 11
Perimeter Dimensions of all Buildings	☑	☐	Indicate the wall lengths of all buildings on the site.	§03.04.B, of Art. 11
Distance Between Buildings	☑	☐	Indicate the distance between all existing and planned buildings located on the site.	§03.04.B, of Art. 11
Distance Between Buildings and Property Lines	☑	☐	Indicate the distance between all property lines and existing and planned buildings located on the site.	§03.04.B, of Art. 11
Indicate all Property Lines	☑	☐	Indicate all existing property lines. If the site plan requires a platting case that will alter the property lines show the proposed changes in a different line weight.	§03.04.B, of Art. 11
Indicate all Building Setbacks	☑	☐	Indicate all building setbacks adjacent to right-of-way.	§03.04.B, of Art. 11
Indicate all Easements	☑	☐	Additionally, indicate all utilities both existing and proposed.	§03.04.B, of Art. 11
Indicate all Drive/Turning Radii	☑	☐		§03.04.B, of Art. 11
Indicate all Drive Widths	☑	☐		§03.04.B, of Art. 11
Indicate all Fire Lanes	☑	☐	Indicate and label the widths of all fire lanes existing and proposed for the site.	§03.04.B, of Art. 11
Indicate location of all Fire Hydrants	☑	☐		§03.04.B, of Art. 11
Indicate all Sidewalks	☑	☐	Indicate and label the widths of all sidewalks existing and proposed for the site.	§03.04.B, of Art. 11
Adjacent Street Right-Of-Way	☑	☐	Reference the City's Master Transportation Plan for right-of-way information.	§03.04.B, of Art. 11
Label all Adjacent Street Name	☑	☐	Label all adjacent existing and proposed street names.	§03.04.B, of Art. 11
Adjacent Street Centerlines	☑	☐	Indicate the street centerline for all existing and proposed streets.	§03.04.B, of Art. 11
Median Breaks in Adjacent Streets	☐	☑		§03.04.B, of Art. 11

2.2 SITE PLAN: PARKING INFORMATION

Requirements	✓= OK	N/A	Comments	UDC Reference
Dimension of a Typical Parking Space	☑	☐	See the comment section in *Adequate Parking and Maneuvering* below.	§05.03, of Art. 06
Parking Table	☑	☐	Provide parking table indicating the total number of required parking spaces by use, the total number of required handicapped parking spaces and the total parking provided.	§05.01, of Art. 06
Handicap Parking Spaces Shown	☐	☑		§05.04, of Art. 06
Adequate Parking	☑	☐	*Reference Table 3 of Article VI.*	Table 5, Art. 06
Adequate Parking and Maneuvering	☑	☐	All parking spaces and aisle dimensions shall conform to the off-street parking requirements in section 2.19 of the City's Standards of Design and Construction *(Check w/ the Engineering Department)*.	§05.03.C, of Art. 06
Adequate Loading Area	☐	☑	Loading spaces shall be a minimum of 12 feet in width, 65 feet in length, and 14 feet in height except as may otherwise be approved by the city engineer *(Art. VI 6.5 Loading Requirements)*.	§06.04, of Art. 06
Adequate Loading Maneuvering	☐	☑	It is also the purpose of this Article to require allocation of sufficient off-street/on-site loading facilities by businesses and industry to ensure that the loading and unloading of vehicles will not interfere with traffic flow or block roadways or fire lanes.	§01.02, of Art. 06
Type and Depth of Paving Material	☑	☐	Indicate the type and depth of the paving material and provide a detail or cut-sheet. All required parking and loading areas shall be constructed of concrete, but may have a surface treatment of brick, stone or other similar material.	§03.02, of Art. 06

2.3 SITE PLAN: SIGNAGE

Requirements	✓= OK	N/A	Comments	UDC Reference
NOTE: *All signage shall conform to Chapter 32 of the Rockwall Municipal Code of Ordinance, unless otherwise specified in an Overlay District or Planned Development District with specific signage requirements.*				

Proposed or Existing Signage	☐	☐	Indicate the location and type of all proposed and/or existing signage on the site plan. Additionally, provide a detail or cut-sheet showing the elevations, lighting and dimensions of the proposed signage.	§06.02.F, of Art. 05

2.4 SITE PLAN: SCREENING

Requirements	✓= OK	N/A	Comments	UDC Reference
Indicate the Type and Location of any Existing and/or Proposed Fences	☑	☐	Label the height and type of fence proposed or existing.	§08.02.F, of Art. 08
Utility Equipment Screening (Pad or Ground Mounted)	☑	☐	Pad mounted utility equipment, and air conditioning units, shall be screened from horizontal view from any adjacent public street and from any adjacent property. Utility equipment and air conditioning units shall be screened utilizing plantings, berms, or walls matching the main structure.	§01.05.C, of Art. 05
Utility Equipment Screening (Roof Mounted)	☐	☑	All buildings must be designed such that no roof mounted mechanical equipment, HVAC, or satellite dishes shall be visible from any direction.	§01.05.C, of Art. 05
Above Ground Storage Tanks	☐	☑	Aboveground storage tanks shall be screened utilizing walls matching the main structure. Screening plans for above ground storage tanks shall generally conform to the diagram below (i.e. incorporate primary screening – screening wall -- and secondary screening) and be approved by the Planning and Zoning Commission in conjunction with a site plan.	§01.05.D, of Art. 05
Dumpster Screening	☐	☑	Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. Dumpster storage should be located to the rear of the buildings with proper access. Trash dumpster shall not be located in any required parking space and shall allow proper access by service trucks. The minimum enclosure area shall be 12'x10'. A minimum of 6" bollards will be required at potential impact zones and the pad site shall be paved to city standards.	§01.05.B, of Art. 05
Outside Storage	☐	☑		
Off-Street Loading Dock Screening	☐	☑	Off-street loading docks must be screened from all public streets and any residential district that abuts or is directly across a public street or alley from the lot. The screening must be at least six feet in height and may be provided by using a masonry fence, berms, plantings or a combination of the above.	§01.05.A, of Art. 05
Residential Adjacency Standards	☐	☑	The director may require wing walls, landscape screens, changes in building orientation, and/or other architectural elements to minimize the impact of uses adjacent to residential property within 150 feet (also reference *Art. VIII 5.2*).	§01.06, of Art. 05

3.1 LANDSCAPE PLAN

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data	☑	☐	Provide the same site data information required in Section *2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements* of this checklist.	See Sec. 2.1 of this checklist
Impervious Area vs. Landscape/Open Space Area Provided and Required (As Per Zoning District)	☑	☐	Indicate the applicable zoning district percentage of landscaping required and provided, and the impervious area vs. the amount of landscaping and open spaces required and provided.	§01.01.B, of Art. 05
Landscape Table	☑	☐	Provide a landscape table showing plant materials, quantities, size and spacing for existing and proposed landscaping. Complete description of plant materials shown on the plan, including names, locations, qualities, container or caliper sizes at installation, heights, spread, and spacing requirements should also be listed on the plan.	§05.03.B, of Art. 08
Indicate all Landscaping	☑	☐	Indicate the locations of all existing and proposed landscaping.	§05.03.B, of Art. 08
Location of Water Courses and Significant Drainage Features	☑	☐	Indicate the locations of all existing and/or proposed water courses and the location of any existing and/or proposed significant drainage features.	-
Indicate all Landscape Buffers	☑	☐	Indicate the locations and dimensions of the required landscape buffers.	§05.01, of Art. 08

Acceptable Landscape Materials:				Sec. 04., of Art. 08
✓ Trees allowed in Street Landscape Buffers	☑	☐	Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Bald Cypress, Chinese Pistachio, October Glory Maple, Pecan, Texas Ash, Live Oak, Chinquapin Oak, and Burr Oak (Understory Trees: Texas Redbud, Mexican Plum, Downy Hawthorn, Wax Myrtle, Yaupon, and Deciduous Yaupon)	Appendix C
✓ Trees not allowed in Landscape Buffers	☐	☑	Silver Maple, Box Elder, Mimosa, Catalpa, Hackberry, Sugarberry, Honey Locust, Tulip Tree, Chinaberry, Sycamore, Cottonwood, Willows, American Elm, Siberian Elm, Jerusalem Thorn/Petuma, Bois D'Arc, Flowering Crabapple Tree, Ginko Tree, Peach/Plum, Mulberry, Texas Mountain Laurel, Lilac Chaste Tree, and Pine Tree.	Appendix C
Protected Trees (That Will Remain On-Site)	☐	☑	Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Prior to any construction or land development, the developer shall clearly mark all protected and feature trees with an aluminum tag -- indicating the trees relationship to the treescape plan -- and flag (i.e. bright fluorescent red vinyl tape). In those instances where a protected tree is so close to the construction area that construction equipment could possibly damage the tree, a protective fence shall be required.	§07.01, of Art. 09
Parking Lot Landscaping	☑	☐	Complete description of landscaping and screening to be provided in or near off-street parking and loading areas, including the information as to the amount (in sq. ft.) of landscape area to be provided internal to parking areas, the total square footage included in the parking area, and the number and location of required off-street parking and loading spaces.	§05.03.E, of Art. 08
Location of all Site Amenities	☑	☐	Identify the size, height, location, and material of proposed seating, lighting, planter's sculptures, water features and landscape paving and other public amenities.	-
Identify Visibility Triangles	☑	☐	Identify visibility triangles on all lots for all driveway intersections and public streets.	§01.08, of Art. 05
Landscape Buffer - Street Trees	☑	☐	Large trees (a species which normally reaches a height of 30 feet or more upon maturity) shall be provided in the required street landscape buffer in numbers equal to one (1) tree for every 50 feet of street frontage.	§05.01, of Art. 08
Tree Locations	☑	☐	Trees must be planted at least five (5) feet from water, sewer and storm sewer lines.	§05.03.E, of Art. 08
Irrigation Requirements Note	☑	☐	Provide note indicating irrigation will meet requirements of UDC.	§05.04, of Art. 08
Hydro mulch (or non-sod option)	☑	☐	The developer shall establish grass and maintain the seeded area, including watering, until a "Permanent Stand of Grass" is obtained at which time the project will be accepted by the City. A "Stand of Grass" shall consist of 75% to 80% coverage and a minimum of one-inch (1") in height as determined by the City.	Sec. 4.2, Coverage, Engr Standards of Design and Construction
Rights-of-Way & Landscape Buffers	☑	☐	All landscape buffers and public right-of-way located adjacent to a proposed development shall be improved with grass (i.e. sod -- hydro mulch shall be prohibited in these areas) prior to the issuance of a Certificate of Occupancy (CO).	§05.03.G, of Art. 08

4.1 TREESCAPE PLAN

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data	☑	☐	Provide the same site data information required in Section *2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements* of this checklist.	See Sec. 2.1 of this checklist
Buildings	☑	☐	Indicate the location of all existing or proposed structures, and/or the building pads as shown on the grading plan.	§03.01.A, of Art. 09
Indicate all Site Elevations, Grades, Major Contours and the Limits of Construction	☑	☐		§03.01.C, of Art. 09

Protected Trees (To Remain On Site)	☑	☐	Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Such trees shall be marked and a drip line of said tress shall be protected prior to and during all construction, including dirt work.	§03.01.E, of Art. 09
Protected Trees (To be Removed from the Site)	☑	☐	Indicate the location of all protected trees (4" or larger) that are to be removed from the site and the proposed locations of all replacement trees.	§03.01.F, of Art. 09
Treescape Table	☐	☑	Provide a table showing the total inches of trees to be removed and the total inches of trees to be replaced.	§03.01.G, of Art. 09

5.1 PHOTOMETRIC AND LIGHTING PLANS

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data Table	☑	☐	Provide the same site data information required in Section *2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements* of this checklist.	See Sec. 2.1 of this checklist -
Indicate Lighting Levels (in Foot Candles [FC])	☑	☐	Show lighting levels in foot-candles (FC) measured throughout the site and extended to all property lines of the subject property.	§03.03, of Art. 07
Adjacent Property with Common Lot Lines:				
✓ Residential Use	☐	☑	The allowable maximum light intensity measured at the property line of a residential property shall be 0.2 of one foot candle.	§03.03.B, of Art. 07
✓ Commercial Use	☐	☑	The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one foot candle. *Subject to requirements in Art. VII 3.3.C.*	§03.03.C, of Art. 07
Under-Canopy Lighting	☑	☐	Under canopy lighting (i.e. fuel stations, drive through lanes and covered parking structures) shall not exceed 35 foot candles (with the exception below).	§03.03.E.1, of Art. 07
Lighting for Motor Vehicle Dealerships	☐	☑	Shall not exceed 0.3 of one foot candle within the front yard of the development. The remainder will comply with the 0.2 of one foot candle.	§03.03.E.2, of Art. 07
Lighting in Parking Areas	☑	☐	The maximum outdoor maintained, computed and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site, with a maximum of 0.2 FC at the property line. (Exceptions: (1) under canopy lighting and (2) motor vehicle dealerships)	§03.03.G, of Art. 07
Building and Pole Mounted Lighting	☑	☐	Indicate the location and type of all exterior lighting, including pole mounted, wall-mounted, signage, etc.	§03.03.E, of Art. 07
Indicate the Mounting Height for all Proposed Light Fixtures	☑	☐	No light pole, base or combination thereof shall exceed 30 feet, unless further restricted within an Overlay District.	§03.03.D of Art. 07
Indicate the Wattage of all Light Sources	☑	☐	Provide lighting cut sheets that indicates the wattage for each exterior lighting fixture. Light sources (e.g. light bulbs) shall be oriented down and toward the center of the site or shielded so as to not be visible from the property line.	§03.03.A, of Art. 07
Proposed Light Fixtures	☑	☐	Provide elevation drawings and/or cut-sheets of proposed light fixtures on/with photometric plan.	§03.03, of Art. 07

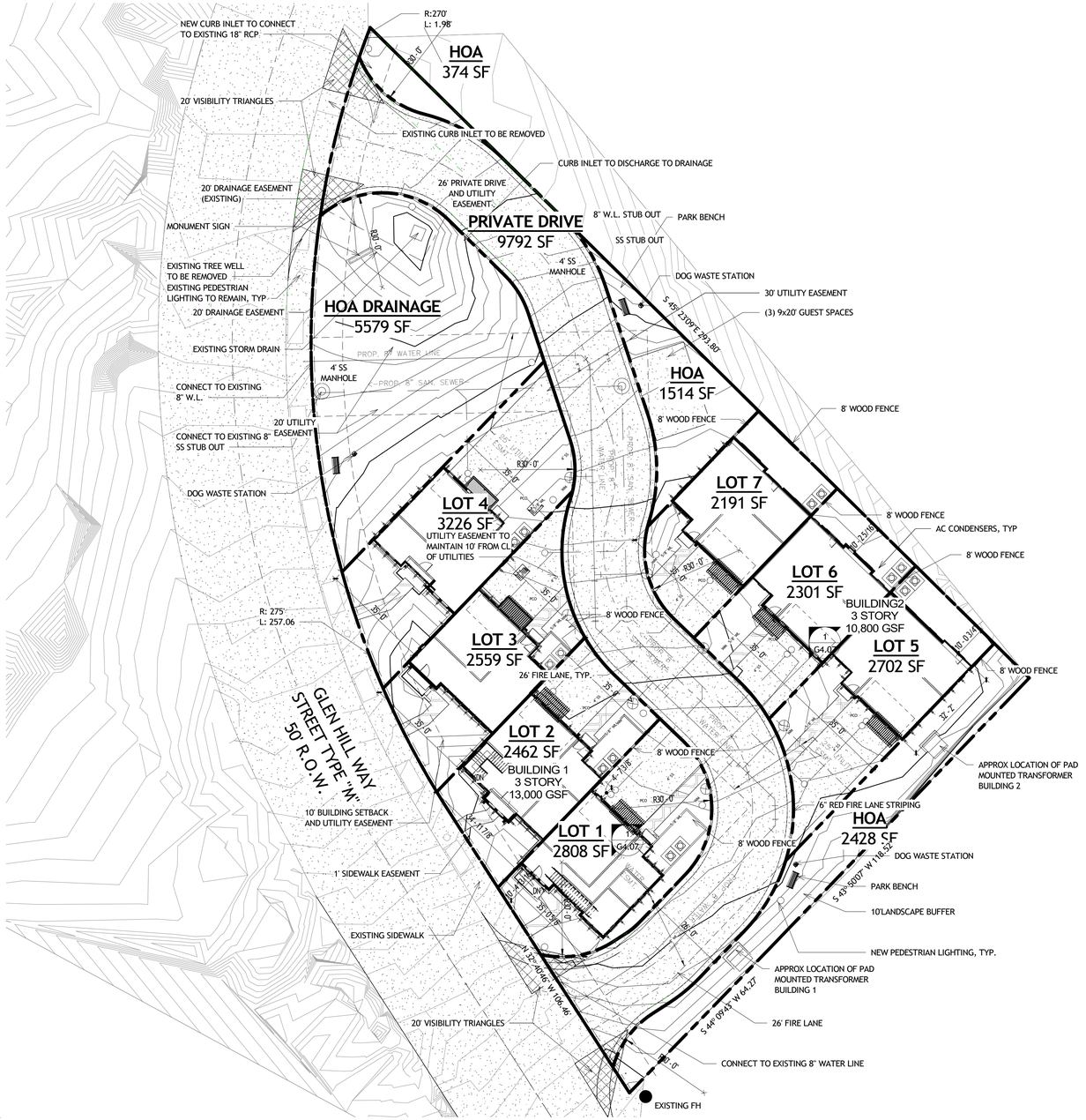
6.1 BUILDING ELEVATIONS: NON-INDUSTRIAL

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Exterior Elevations	☑	☐	North South East West (Circle all that apply)	-
Indicate Exterior Elevations Adjacent to Public Right-of-Way	☑	☐	North South East West (Circle all that apply)	-
Minimum 90% Masonry Requirement *OVERLAY DISTRICTS ONLY*	☐	☑	Exterior walls should consist of 90% masonry materials excluding doors and windows.	§06.02.C, of Art. 05
Indicate Amount and Location of the Minimum 20% Stone Requirement *OVERLAY DISTRICTS ONLY*	☐	☑	Applies to facades that are visible from a public right-of-way and/or open space.	§06.02.C, of Art. 05
Indicate the Surface Area of Each Facade	☑	☐	Indicate the surface area (square feet) of each façade and the percentage and square footage of each material used on that façade.	§04.01, of Art. 05
Proposed Building Materials	☑	☐	Specifications and description of all proposed building materials, on all proposed buildings.	§04.01, of Art. 05
Indicate the Roofing Materials and Color	☑	☐		

Indicate Parapet Wall Height **(If Applicable, finish the interior side of the parapet wall)	☐	☑	If applicable indicate the parapet wall by dashing in the top of roof deck. **Projecting elements and parapets that are visible from adjacent properties or public right-of-way shall be finished on the interior side using the same materials as the exterior facing wall.	§04.01, of Art. 05
Indicate all Roof Mounted Mechanical Equipment (If Applicable)	☐	☑	If applicable indicate any proposed roof mounted mechanical equipment and indicate how these will be screened from view.	§01.05.C, of Art. 05
Indicate Any Additional Design Elements Proposed (If Applicable)	☑	☐	Indicate any additional design elements for the base, walls, or parapets (such as cornice, arcades, and covered walkways/windows). Be sure to include the location, size, color, and material of any proposed structure.	
Indicate Building Height(s)	☑	☐	The height of the building shall be measured from the average elevation of the finished grade along the front of the building to the highest point of the roof or parapet of the building if it is a flat, mansard or shed roof; or to the midpoint of the roof if it is gable, hip or gambrel roof.	§07.03 of Art. 05
Minimum Standards for Articulation:				
Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)	☑	☐	1. Wall Height [**H**] = **H** 2. Wall Length [**L**] = 3 x **H** 3. Secondary Entry/Arch. Element Length = 25% x **L** 4. Wall Projection = 25% x **H** 5. Primary Entry/Arch. Element Width = 2 x (25% x **L**) 6. Projection Height = 25% x **H** 7. Primary Entry/Arch. Element Length = 2 x (25% x **L**)	§04.01.C.1, of Art. 05
Secondary Facades	☑	☐	1. Wall Height [**H**] = **H** 2. Wall Length [**L**] = 3 x **H** 3. Secondary Entry/Arch. Element Length = 15% x **L** 4. Secondary Entry/Arch. Element Width = 15% x **H** 5. Projection Height = 15% x **H**	§04.01.C.2, of Art. 05

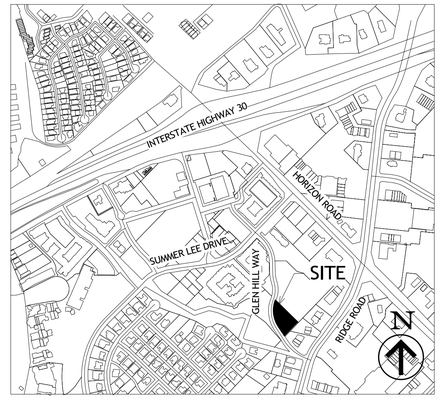
6.2 BUILDING ELEVATIONS: INDUSTRIAL

Requirements	✓= OK	N/A	Comments	UDC Reference
NOTE: *Industrial buildings are subject to all the elements listed in Section 6.1 Building Elevations: Non-Industrial with the exception of the following standards.*				
Minimum 90% Masonry Requirement	☐	☐	Exterior walls should consist of 90% masonry materials excluding doors and windows.	§05.01.A.1, of Art. 05
Indicate Amount and Location of the Minimum 20% Stone Requirement	☐	☐	Applies to facades that are visible from a public right-of-way and/or open space.	§05.01.A.1.a.1, of Art. 05
Minimum Standards for Articulation:				
Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)	☐	☐	1. Wall Height [**H**] = **H** 2. Wall Length [**L**] = 4 x **H** 3. Wall Projection = 25% x **H** 4. Entry/Arch. Element Length = 33% x **L** 5. Projection Height = 25% x **H** 6. Entry/Arch. Element Width = 2 x (25% x **H**)	§05.01.C.1, of Art. 05
Secondary Facades	☐	☐	1. Wall Height [**H**] = **H** 2. Wall Length [**L**] = 3 x **H** 3. Entry/Arch. Element Length = 15% x **L** 4. Entry/Arch. Element Width = 15% x **H** 5. Projection Height = 15% x **H**	§05.01.C.2, of Art. 05



1 Site Plan Copy 1
1" = 20'-0"

VICINITY MAP



Property Schedule	
Name	Area
HOA	2428 SF
HOA	1514 SF
HOA	374 SF
HOA DRAINAGE	5579 SF
LOT 1	2808 SF
LOT 2	2462 SF
LOT 3	2559 SF
LOT 4	3226 SF
LOT 5	2702 SF
LOT 6	2301 SF
LOT 7	2191 SF
PRIVATE DRIVE	9792 SF
Total	37936 SF

SITE PLAN GENERAL NOTES
1. ALL WORK MUST MEET CITY 2023 STANDARDS OF DESIGN AND CONSTRUCTION.
2. RETAINING WALLS OVER 3' MUST BE ENGINEERED.
3. ALL RETAINING WALLS OVER 18" MUST BE ROCK OR STONE FACED.
4. ALL UTILITIES MUST BE UNDERGROUND.
5. ALL PROPOSED UTILITIES SHOWN ARE CONCEPTUAL IN NATURE.

DRAINAGE NOTES
1. GLEN HILL WAY AS-BUILT FLOWS SHALL BE MAINTAINED.
2. PROPERTY OWNER RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF DETENTION/DRAINAGE SYSTEMS.

WATER AND WASTEWATER NOTES
1. ANY UTILITY CONNECTION MADE UNDERNEATH AN EXISTING ROADWAY BUST BE BORED.
2. ALL UTILITY CROSSINGS MUST BE DRY BORE AND STEEL ENCASED.
3. NO TREES SHALL BE WITHIN 10' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS 10" IN DIAMETER OR LARGER.
4. NO TREES TO BE WITHIN 5' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS LESS THAN 10".
5. NO LANDSCAPE BERMS OR TREE PLANTINGS SHALL BE LOCATED ON TOP OF CITY UTILITIES OR WITHIN EASEMENTS.

LIFE SAFETY GENERAL NOTES
1. EACH UNIT TO BE SEPARATED BY A CONTINUOUS ONE HOUR FIRE BARRIER.
2. BUILDINGS SHALL BE EQUIPPED WITH AN NFPA13D FIRE SPRINKLER SYSTEMS.

Site Data Summary Table	
General Site Data	
Zoning	PD-32 Residential Subdistrict
Existing Use	Vacant
Proposed Land Use	Single Family Attached (Townhomes)
Lot Area Combined (SF)	37,935
Lot Area Combined (Acrage)	0.87
Building Footprint Area (Approximate)	9,363
Area Covered by Canopy	0
Single Family Attached Units	8
Unit Density Per Acre	9.2
Building 1 Area	16,506
Building 2 Area	10,521
Total Building Area	27,027
Maximum Building Height (# Stories)	3
Maximum Building Height (Feet)	50' to Roof Ridge
Lot Coverage	25%
Floor Area Ratio	5/7
Parking	
Required Parking 2 Per unit	16
Parking Provided	
Uncovered Surface Spaces (Guest)	3
Garage Spaces	16
Tandem (Driveway) Spaces	16
Total Parking Provided	35
Accessible Parking Required	N/A
Accessible Parking Provided	0
Landscaping Area	
Open Space Required	
Required area per zoning	N/A
Total Open Space Provided	4,822
Other Landscape area within the lot	10,672
Total Landscape Area	15,494
Impervious Area	
Building Area	9,363
Sidewalks, Pavement, and other Impervious Flatwork	9,896
Other Impervious Area (Decorative Stamped Concrete)	3,182
Total Impervious Area	22,441
Total Landscape Area, Impervious Area, Permeable Area	37,935
Total Area for Outdoor Storage	None

0' 10' 20' 40' 80'

GREENLIGHT
STUDIO, LLC
www.greenlight.company

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

Owner:
Zapa Investments, LLC
201 W Kaufman St.
Richardson, Texas 75081
v: 972.682.1435

Site Plan

Rockwall Townhomes

Glen Hill Way
Lot 3 Block A Harbor Hills Addition
Rockwall, Texas

City of Rockwall, Texas
E. Teal Survey Abstract A207

Prepared June 13, 2025

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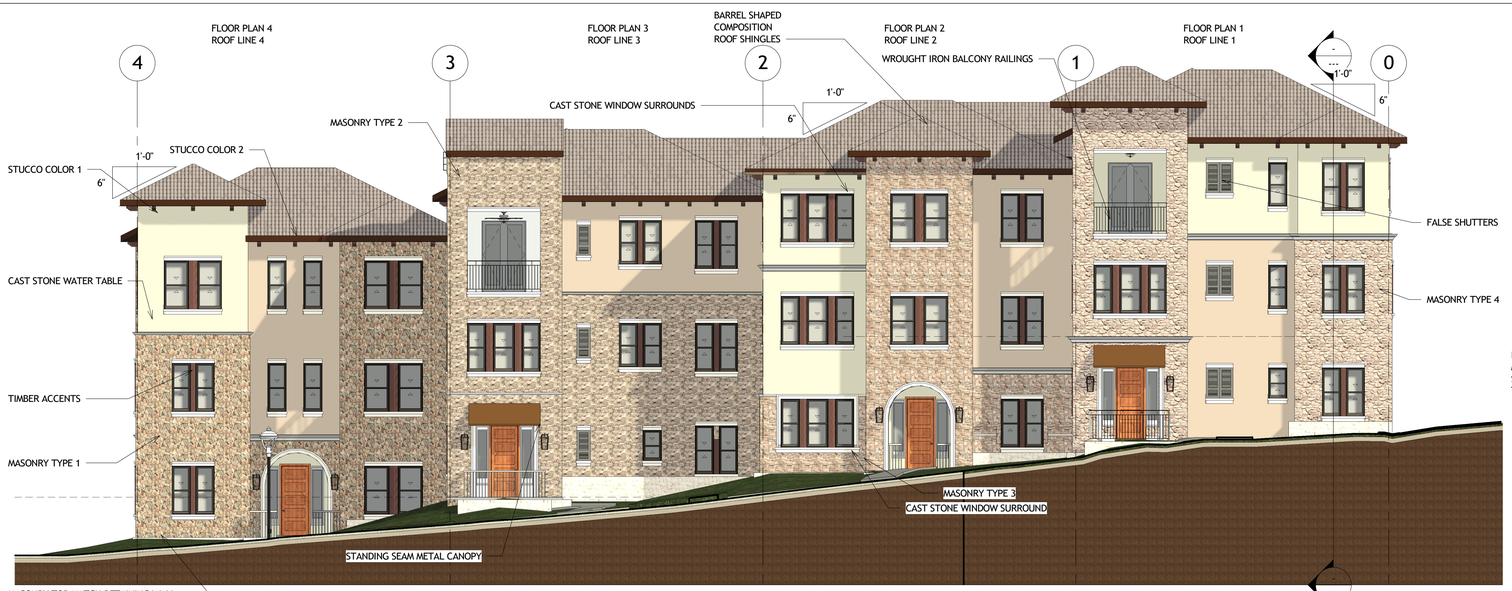
City of Rockwall Case Number: Z2025-011

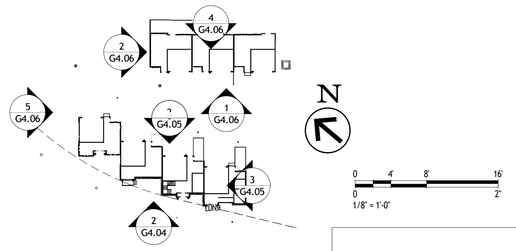


2 Building 1 Facade - West
1/8" = 1'-0"

Building 1 Elevation West

Masonry	1982	60%
Stucco	1333	40%
Total	3315	

1 Articulation Plan West
1/8" = 1'-0"



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Color Elevations

Rockwall Townhomes

Glen Hill Way
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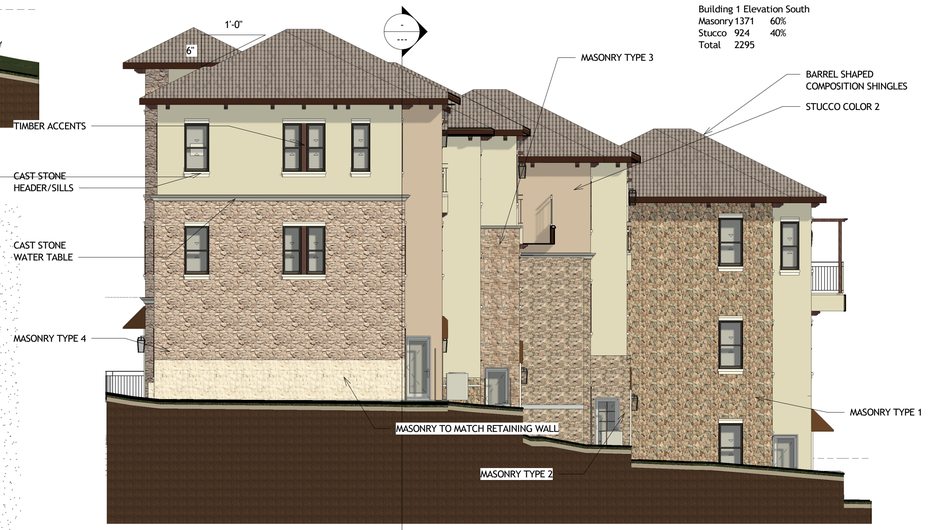
Building 1 Elevation East
Masonry 1756 61%
Stucco 1114 39%
Total 2870

2 Building 1 Facade - East
1/8" = 1'-0"



Building 1 Elevation South
Masonry 1371 60%
Stucco 924 40%
Total 2295

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

1 Articulation Plan East
1/8" = 1'-0"

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Color Elevations

Rockwall Townhomes
Glen Hill Way
Lot 3 Block A Harbor Hills Addition
Rockwall, Texas

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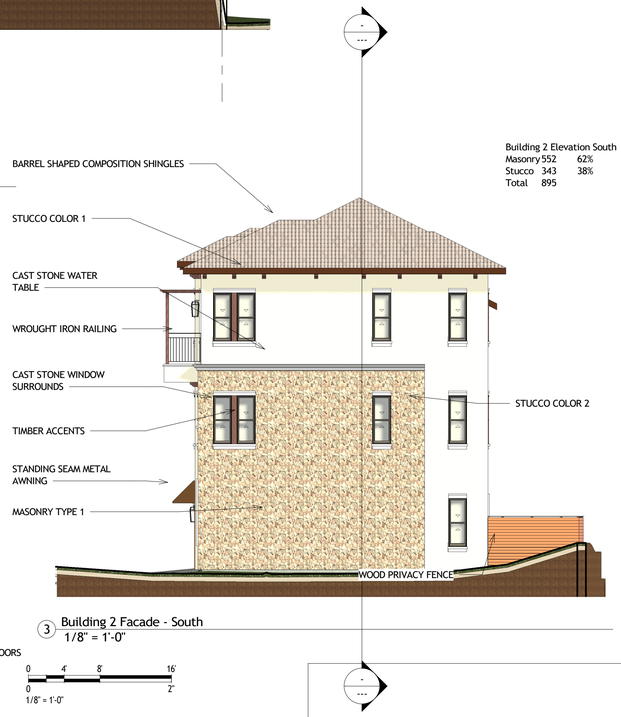
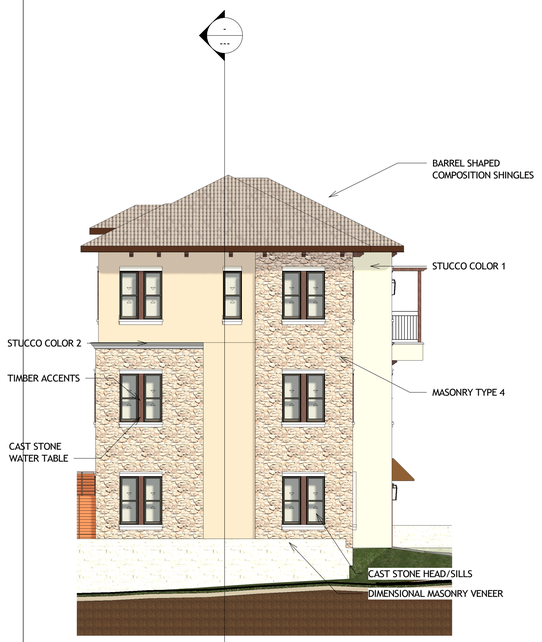
5 Building 1 Facade - North
1/8" = 1'-0"

4 Building 2 Facade - East
1/8" = 1'-0"

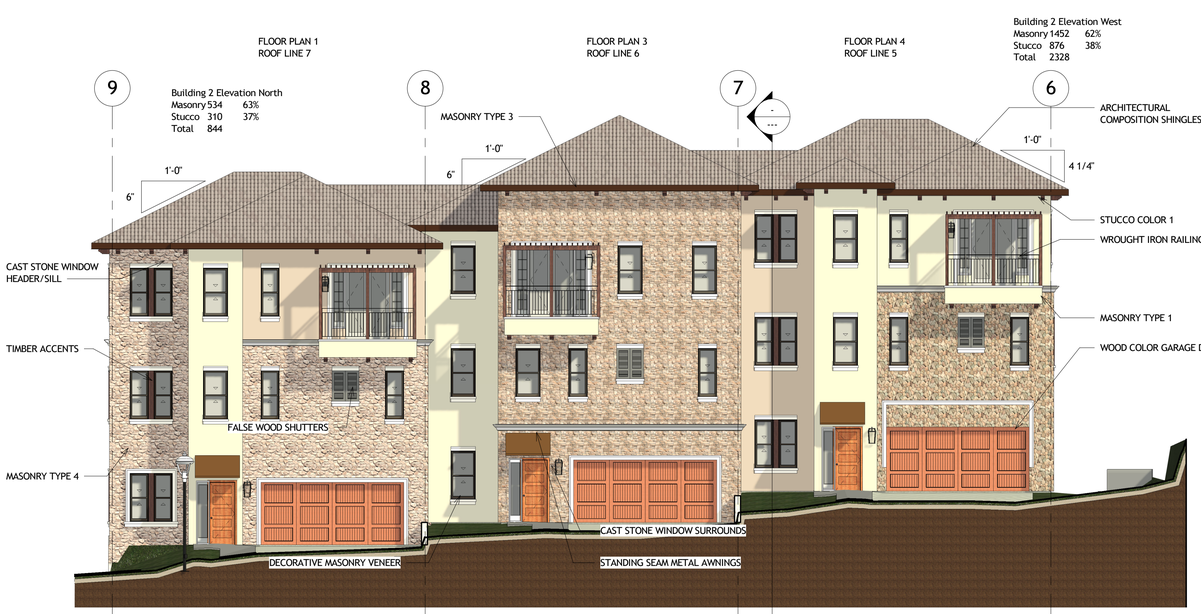


3 Building 2 Facade - South
1/8" = 1'-0"

0 4' 8' 16'
0 2"
1/8" = 1'-0"



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



1 Building 2 Facade - West
1/8" = 1'-0"

GREENLIGHT
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Richardson, Texas 75081
v: 972.682.1435

Color Elevations

Rockwall Townhomes
Glen Hill Way
Lot 3 Block A Harbor Hills Addition
Rockwall, Texas

City of Rockwall, Texas
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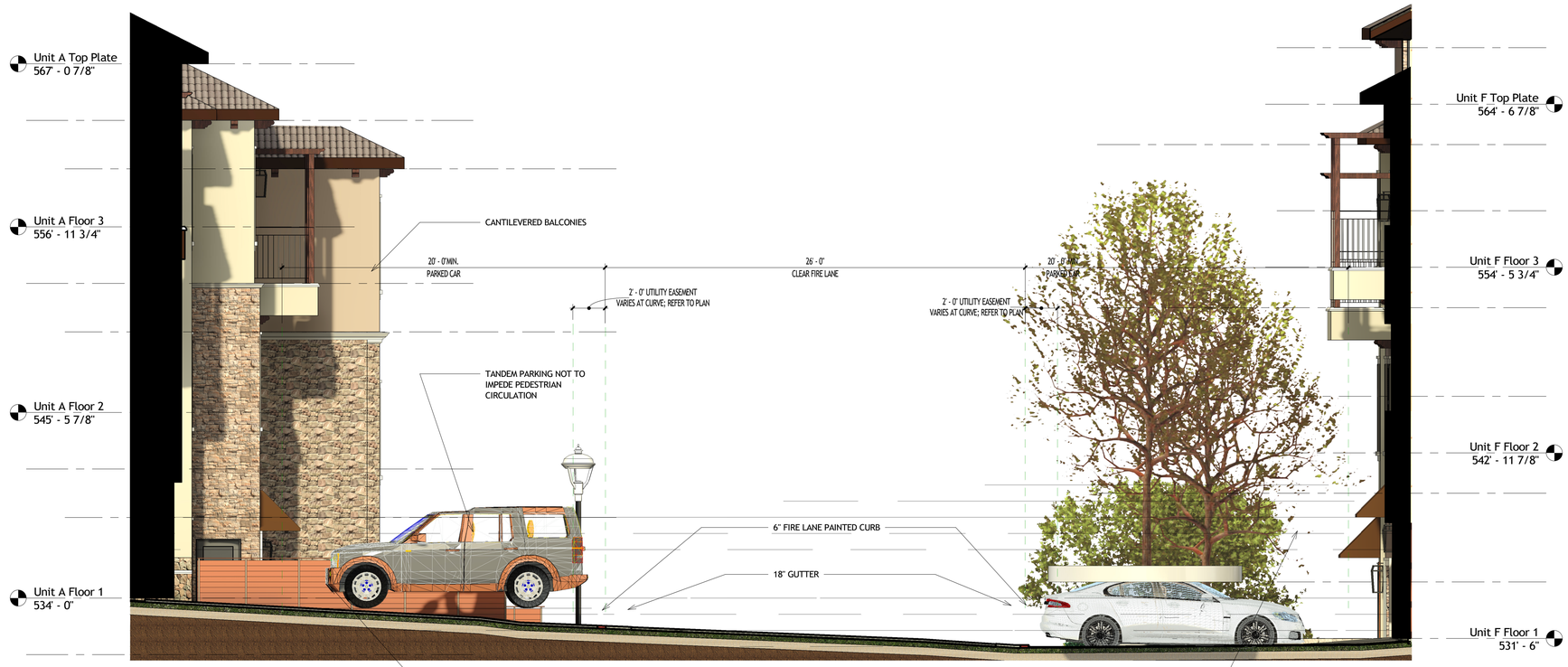

1 Drive Aisle Section
1/4" = 1'-0"

0 2' 4' 8'
0 2"
1/4" = 1'-0"

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Drive Aisle Section

Rockwall Townhomes

Glen Hill Way
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OVERALL VIEW

VIEW ALONG GLEN HILL WAY

INTERIOR ACCESS DRIVE

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Color Renderings

Rockwall Townhomes

Glen Hill Way
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VIEW FROM GLEN HILL WAY

INTERIOR ACCESS DRIVE

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LANDSCAPE LEGEND

COMMON
BERMUDA SOD
(CYNODON DACTYLON)

SOD INSTALLATION NOTES:
a. ALL SUBGRADE SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
b. AFTER APPROPIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLODS AND DEBRIS.
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f. ALL SOD AREAS SHALL BE WATERED BY PERMANENT AUTOMATIC IRRIGATION SYSTEM.

CITY REQUIREMENTS

STREET FRONTAGE
10' LANDSCAPE BUFFER REQUIRED
10' LANDSCAPE BUFFER PROVIDED

STREET TREES
1 PER 50 LF STREET FRONTAGE
364' - 45' (esmt's) - 40' (drives) = 279'
GLEN HILL WAY
279'/50 = 5.58 = 6 SHADE TREES REQUIRED
6 SHADE TREES PROPOSED
6 ORNAMENTAL TREES REQUIRED
6 ORNAMENTAL TREES PROPOSED

TOTAL LANDSCAPE AREA
35% TOTAL LANDSCAPE REQUIRED
TOTAL SITE
37,935 SF x 35% = 13,278 SF REQUIRED
13,568 SF PROVIDED (35.77%)

PLANTLIST

SYM	MATERIAL	QNTY	SIZE	HT	SP	NOTES	SPACING
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BRJ	BLUE RUG JUNIPER JUNIPERUS HORIZONTALIS 'WILTONI'	35	1 GAL.	4"	12"	FULL	24"oc
SE	STEEL EDGING	134	LIN. FT.	REF. DETAIL			

LANDSCAPE NOTES

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4. AFTER APPROPIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLODS AND DEBRIS.
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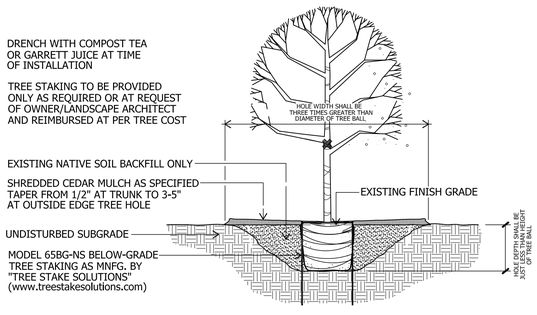
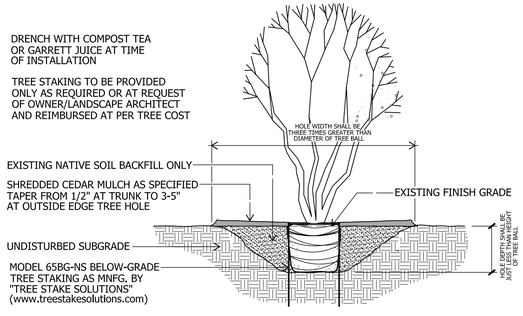
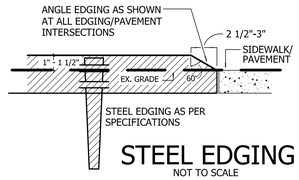
6. APPLY A 2-3" DEPTH OF ORGANIC MATERIAL OVER ENTIRE BED AND TILL INTO EXISTING SOIL. ORGANIC MATERIAL SHALL BE ONE OF FOLLOWING:
   - VITAL EARTH COMPOST
   - BACK-TO-EARTH SOIL CONDITIONER
   - LIVING EARTH COMPOST
   - SOIL BUILDING SYSTEMS COMPOST
   - SILVER CREEK MATERIALS COMPOST
7. TOPDRESS ENTIRE BED WITH MINIMUM 2" DEPTH SHREDDED NATIVE CEDAR MULCH.
8. ALL SHADE TREES AND ORNAMENTAL TREES SHALL BE PLANTED AS PER DETAILS ON THIS SHEET.
9. ALL LANDSCAPE AREAS SHALL BE WATERED WITH AUTOMATIC IRRIGATION SYSTEM, COMPLETE WITH FREEZE SENSOR, RAIN STAT, AND CONTROLLER. SYSTEM SHALL BE DESIGNED TO UTILIZE WATER-SAVING TECHNIQUES AND EQUIPMENT. INSTALLATION OF SYSTEM SHALL BE MADE BY A FIRM DULY LICENSED UNDER ARTICLE NO. 8751 VTCS (LICENSED IRRIGATORS ACT), S.B. NO. 259.



TREE PLANTING
SHADE TREE - 3" CAL. and smaller
not to scale



TREE PLANTING
TYPICAL MULTI-TRUNK TREE
not to scale



STEEL EDGING
NOT TO SCALE

appr. by:
drawn by:
date: 06-03-25

revisions
06-11-25

Leeming Design Group
Landscape Architecture
4913 Bull Stone Drive, Suite 101-B North Richland Hills, Texas 76180
(817) 577-6869 Fax (817) 577-6896
leemingdesigngroup@sbcglobal.net

LANDSCAPE PLAN

GLEN HILL TOWNHOMES
GLEN HILL WAY
ROCKWALL, TEXAS

file name:
c:\Rockwall-Glen Hill Townhomes\ldg-base_GlenHillTownhomes.dwg

sheet
L-1

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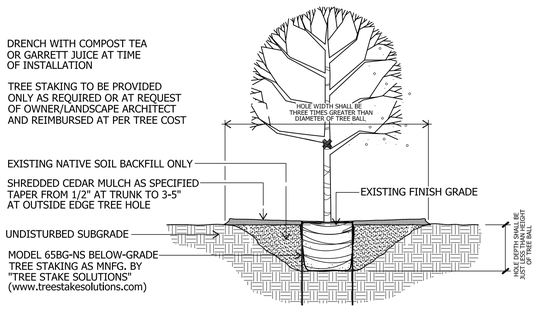
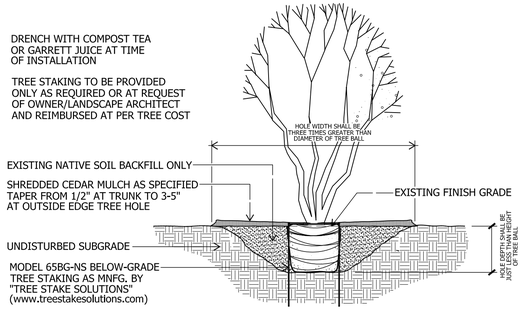
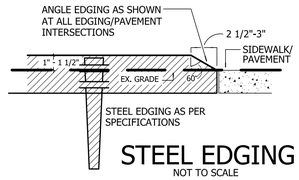
7. TOPDRESS ENTIRE BED WITH MINIMUM 2" DEPTH SHREDDED NATIVE CEDAR MULCH.
8. ALL SHADE TREES AND ORNAMENTAL TREES SHALL BE PLANTED AS PER DETAILS ON THIS SHEET.
9. ALL LANDSCAPE AREAS SHALL BE WATERED WITH AUTOMATIC IRRIGATION SYSTEM, COMPLETE WITH FREEZE SENSOR, RAIN STAT, AND CONTROLLER. SYSTEM SHALL BE DESIGNED TO UTILIZE WATER-SAVING TECHNIQUES AND EQUIPMENT. INSTALLATION OF SYSTEM SHALL BE MADE BY A FIRM DULY LICENSED UNDER ARTICLE NO. 8751 VTCS (LICENSED IRRIGATORS ACT), S.B. NO. 259.



TREE PLANTING
SHADE TREE - 3" CAL. and smaller
not to scale



TREE PLANTING
TYPICAL MULTI-TRUNK TREE
not to scale



STEEL EDGING
NOT TO SCALE

appr. by:
drawn by:
date: 06-03-25

revisions
06-11-25

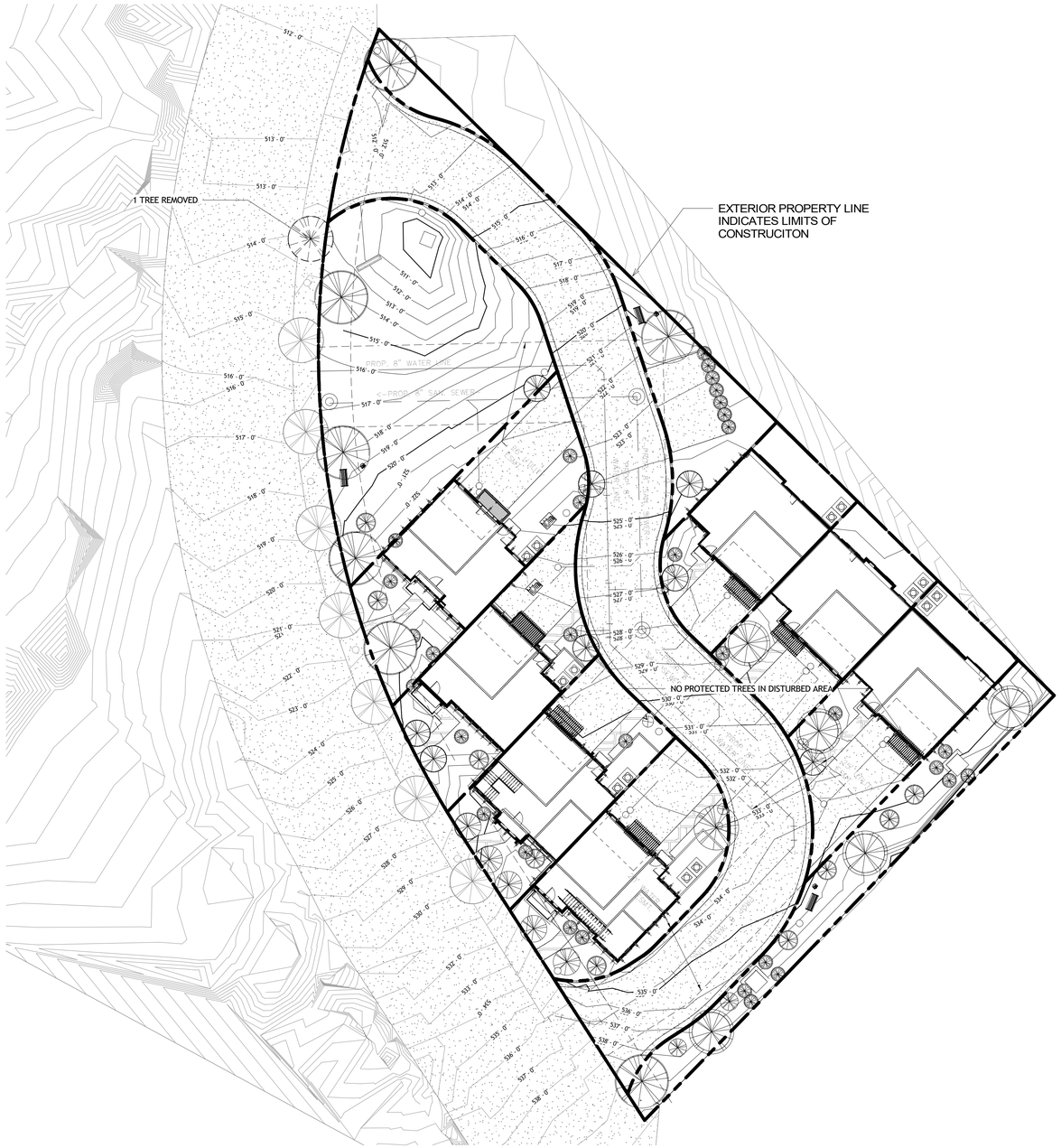
Leeming Design Group
Landscape Architecture
4913 Bull Stone Drive, Suite 101-B North Richland Hills, Texas 76180
(817) 577-6869 Fax (817) 577-6896
leemingdesigngroup@sbcglobal.net

LANDSCAPE PLAN

GLEN HILL TOWNHOMES
GLEN HILL WAY
ROCKWALL, TEXAS

file name:
c:\Rockwall-Glen Hill Townhomes\ldg-base_GlenHillTownhomes.dwg

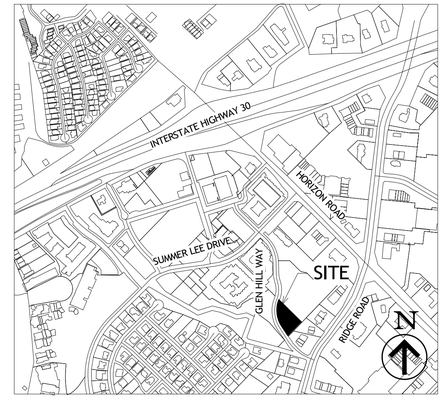
sheet
L-1



N

1 Treescape Plan
1" = 20'-0"

VICINITY MAP



Site Data Summary Table	
General Site Data	
Zoning	PD-32 Residential Subdistrict
Existing Use	Vacant
Proposed Land Use	Single Family Attached (Townhomes)
Lot Area Combined (SF)	37,935
Lot Area Combined (Acrage)	0.87
Building Footprint Area (Approximate)	9,363
Area Covered by Canopy	0
Single Family Attached Units	8
Unit Density Per Acre	9.2
Building 1 Area	16,506
Building 2 Area	10,521
Total Building Area	27,027
Maximum Building Height (# Stories)	3
Maximum Building Height (Feet)	50' to Roof Ridge
Lot Coverage	25%
Floor Area Ratio	5/7
Parking	
Required Parking 2 Per unit	16
Parking Provided	
Uncovered Surface Spaces (Guest)	3
Garage Spaces	16
Tandem (Driveway) Spaces	16
Total Parking Provided	35
Accessible Parking Required	N/A
Accessible Parking Provided	0
Landscaping Area	
Open Space Required	
Required area per zoning	N/A
Total Open Space Provided	4,822
Other Landscape area within the lot	10,672
Total Landscape Area	15,494
Impervious Area	
Building Area	9,363
Sidewalks, Pavement, and other Impervious Flatwork	9,896
Other Impervious Area (Decorative Stamped Concrete)	3,182
Total Impervious Area	22,441
Total Landscape Area, Impervious Area, Permeable Area	37,935
Total Area for Outdoor Storage	None

0' 10' 20' 40' 80'

GREENLIGHT
STUDIO, LLC
www.greenlight.company

Applicant:
Greenlight Studio LLC
100 N. Cattonwood Drive
Suite 104
Richardson, Texas 75080
v: 214.810.4535

Owner:
Zapa Investments, LLC
201 W Kaufman St.
Richardson, Texas 75081
v: 972.682.1435

Treescape Plan

Rockwall Townhomes

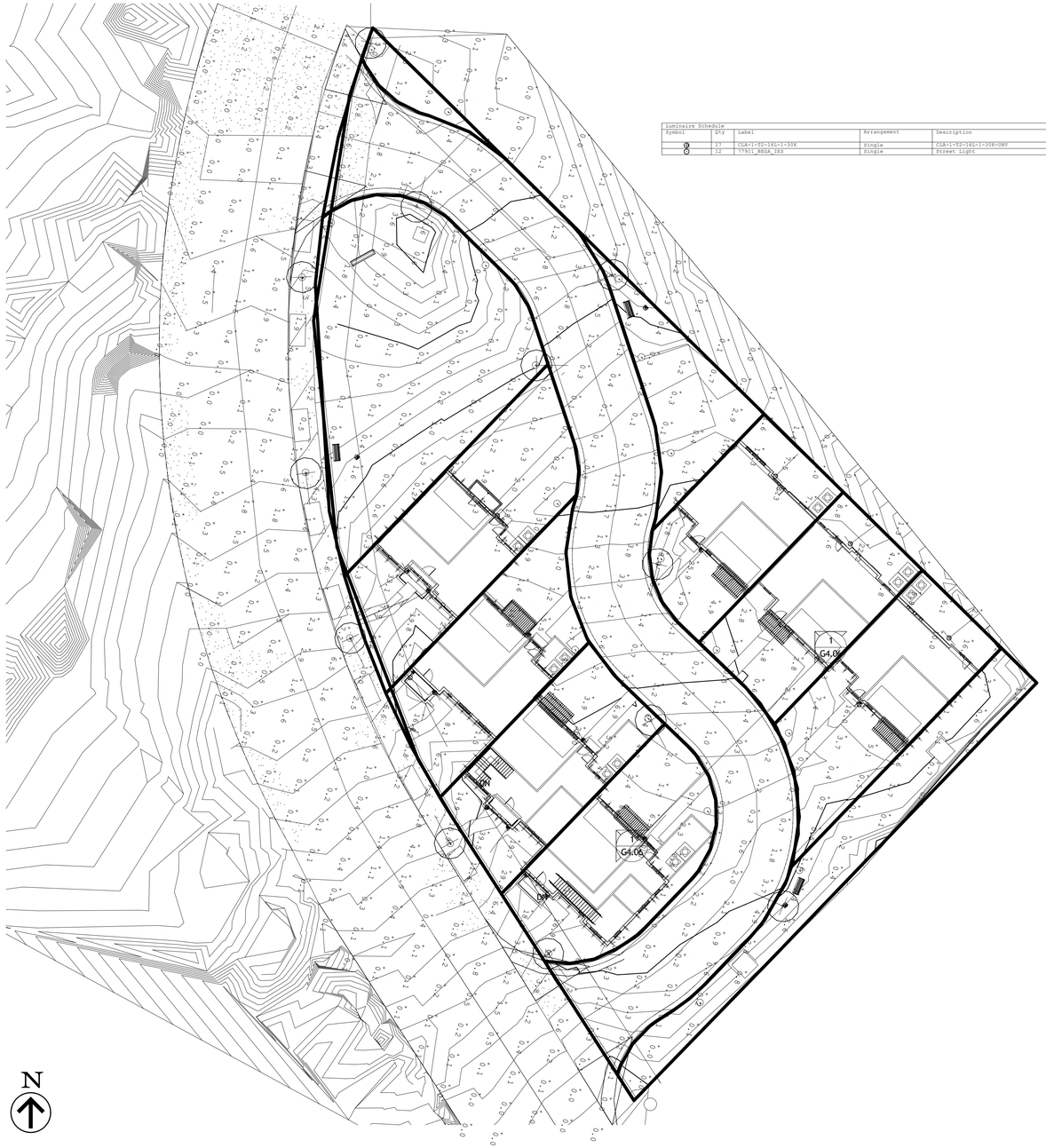
Glen Hill Way
Lot 3 Block A Harbor Hills Addition
Rockwall, Texas

City of Rockwall, Texas
E. Teal Survey Abstract A207

Prepared June 13, 2025

© Greenlight Studio, LLC

City of Rockwall Case Number: Z2025-011

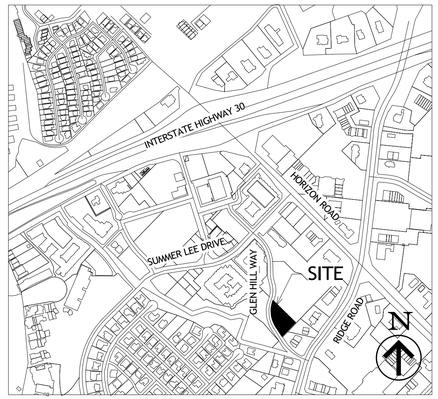


Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Arrangement Watts
	17	CLA-1-F2-16L-1-30K	Single	CLA-1-F2-16L-1-30K-UNV	1.000	5858	56	952	56
	12	73911_REGA_IES	Single	Street Light	1.000	3558	28	336	28

1 Photometric Study
1" = 20'-0"

VICINITY MAP



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Photometric Study

Rockwall Townhomes

Glen Hill Way
Lot 3 Block A Harbor Hills Addition
Rockwall, Texas

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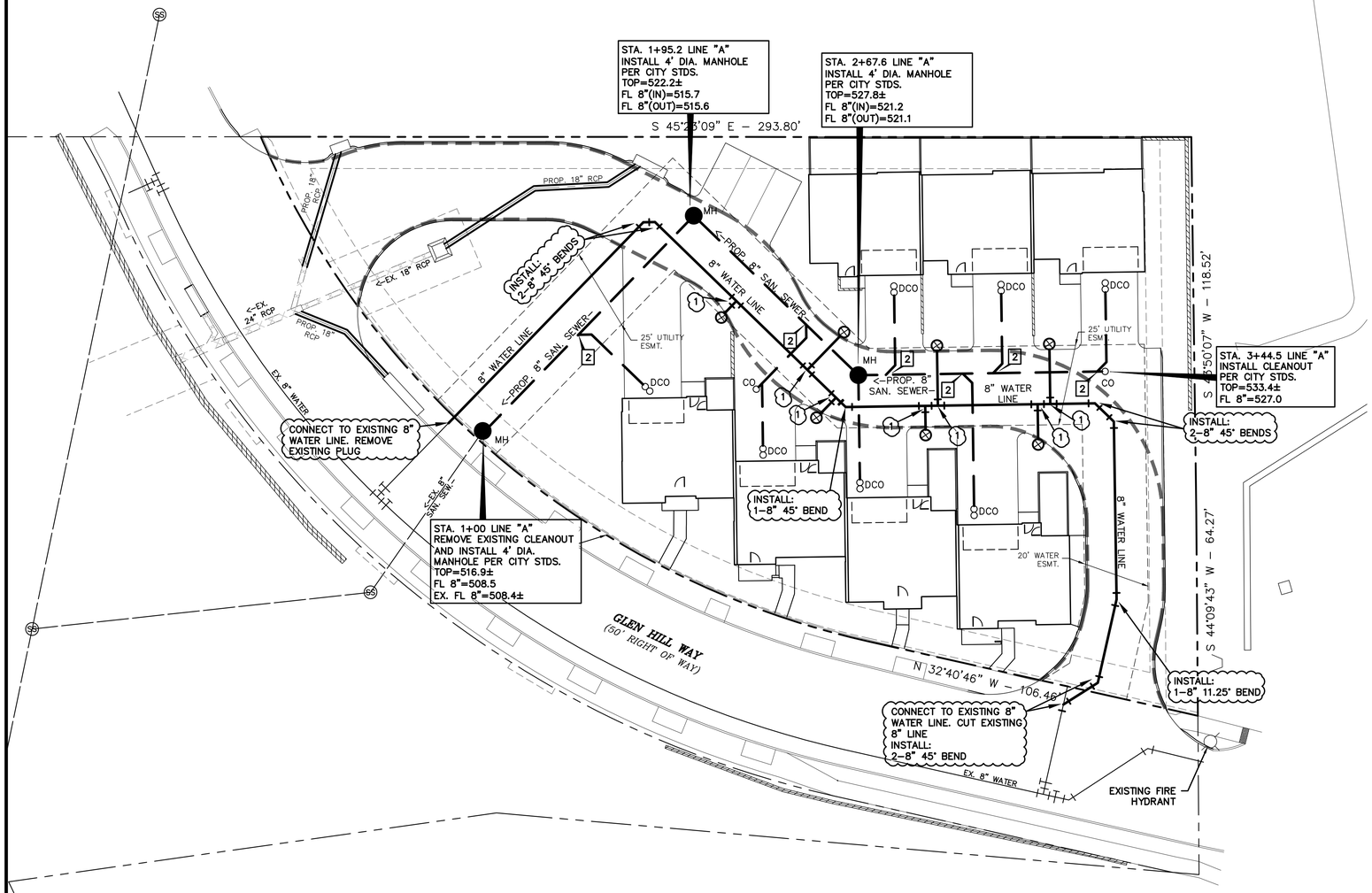

NOTE:
OVERHEAD UTILITIES ACROSS SITE. CONTRACTOR SHALL COMPLY WITH ALL CLEARANCES AND SAFETY PROCEDURES WHILE WORKING AROUND AND UNDER POWER LINES, POLE, AND ANY OTHER ELEMENT.

N

0 20 40

DRAWING SCALE
1"=20'

LEGEND

- EXISTING CURB
- PROPOSED CURB
- PROPOSED SANITARY SEWER PIPE
- EXISTING SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED WATER PIPE
- EXISTING WATER PIPE
- EXISTING STORM PIPE
- PROPOSED STORM SEWER PIPE

1. INSTALL:
   1–1" TAPPING SLEEVE
   1–⅝" METER AND BOX
2. INSTALL:
   1–4" SEWER LATERAL

GENERAL NOTES

1. THE SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES ON THESE PLANS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE APPROXIMATE. THE CONTRACTOR, PRIOR TO CONSTRUCTION, MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES AND SHALL BE RESPONSIBILITY FOR CONTACTING ALL FRANCHISE AND MUNICIPAL UTILITIES. THE ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR UTILITIES NOT SHOWN OR NOT IN THE LOCATION SHOWN.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC. MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF FINAL GRADE AND/OR PAVEMENT. ANY REMOVAL OR DAMAGE TO EXISTING IMPROVEMENTS SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT HIS OR HER EXPENSE AND SHALL BE APPROVED BY THE OWNER. SAID EXISTING IMPROVEMENTS INCLUDE BERMS, DITCHES, FENCES, VEGETABLE, ETC.
3. DURING THE CONSTRUCTION OF THIS PROJECT, ANY INTERPRETATION OF THE STANDARD SPECIFICATIONS AND ANY MATTER WHICH REQUIRES THE APPROVAL OF THE OWNER, MUST BE RESOLVED BEFORE ANY CONSTRUCTION INVOLVING THAT DECISION COMMENCES. ASSUMPTIONS ABOUT WHAT THESE DECISIONS MIGHT BE, WHICH ARE MADE DURING THE BIDDING PHASE, WILL HAVE NO BEARING ON THE DECISION.
4. ANY UTILITY TEST THAT FAILS TO MEET CITY/STATE REQUIREMENTS SHALL BE RE–TESTED AT THE CONTRACTOR'S EXPENSE. ALL PARTIES WILL ONLY ACCEPT SIGNED ORIGINAL COPIES OF ALL TESTING REPORTS FOR REVIEW.
5. CONCRETE BLOCKING SHALL BE PROVIDED ON WATER MAINS AT ALL TEES, WYES, BENDS, CROSSES AND FIRE HYDRANTS. ALL CONCRETE FOR BLOCKING SHALL BE MINIMUM 3000 PSI CONCRETE. POLYETHYLENE WRAP SHALL BE INSTALLED AROUND ALL DUCTILE IRON FITTINGS AND VALVES. THE WRAP SHALL HAVE AN 8 MIL. THICKNESS AND BE WRAPPED AND HELD IN PLACE BY 2" WIDE PLASTIC BACKED ADHESIVE TAPE (POLYKEN 900, SCOTCHRAP NO. 50 OR EQUAL). THE WRAP SHALL BE INSTALLED WTHOUT BREAKS, TEARS OR HOLES IN THE FILM.
6. ALL WATER MAINS 12" AND SMALLER SHALL BE PVC A.W.W.A. C900, DR–14, CLASS 200 WATER PIPE.
7. ALL TAPPING SLEEVES, VALVES AND VALVE BOXES, FITTINGS AND THRUST BLOCKING SHALL BE PER THE DESIGN AND SPECIFICATIONS.
8. ALL MATERIALS, CONSTRUCTION, TESTING AND WORKMANSHIP SHALL CONFORM TO CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
9. WATER LINES CROSSING UNDER STORM SEWER AND SANITARY SEWER LINES SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 24" OR AS GOVERNED BY TCEQ. PARALLEL WATER LINES SHALL BE AT LEAST 9' CLEAR HORIZONTALLY TO SANITARY SEWER LINES AND MANHOLES. WHERE MINIMUM CLEARANCE CANNOT BE ACHIEVED, WATER LINES SHALL BE ENCASED BY A MINIMUM 6" 3000 PSI (MIN. 5.5 SACK) CONCRETE TO 10' EITHER SIDE OF UTILITY CROSSING. WHERE WATER LINES CROSS CREEKS OR DITCHES, THE WATER LINE SHALL BE PROTECTED BY CONCRETE ENCASEMENT AT LEAST 10' PAST THE EMBANKMENT SLOPE ON EACH SIDE.
10. ANY PLUMBING INSTALLED OUTSIDE OF R.O.W. OR AN EASEMENT SHALL BE INSTALLED BY A LICENSED PLUMBER AND INSPECTED BY BUILDING INSPECTIONS.
11. ALL WATER LINES SHALL BE STERILIZED AND PRESSURE TESTED TO 200 PSI FOR A 3–HOUR CONTINUOUS PERIOD OR LONGER PER CITY STANDARDS. ALL TESTING AND STERILIZATION SHALL MEET OR EXCEED CITY SPECIFICATIONS.
12. ALL SANITARY SEWER PIPES 4" TO 15" SHALL BE PVC SDR 35 MEETING ASTM D3034 AND HAVE RUBBER GASKET JOINTS. ALL SANITARY SEWER PIPES 18" AND LARGER SHALL BE PVC MEETING ASTM F679.
13. ALL SANITARY SEWER LINES SHALL BE TESTED FOR INFILTRATION AND EXFILTRATION IN ACCORDANCE WITH STANDARDS. TV INSPECTIONS, LOW PRESSURE AIR TESTING, VACUUM TESTING OF THE MANHOLES, AND MANDREL TESTING ARE REQUIRED ON ALL SEWER LINES.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR PRODUCING ANY REQUIRED TRENCH SAFETY PLAN OR TRAFFIC CONTROL PLAN.
15. MECHANICAL JOINT VALVES AND FITTINGS AND ALL PIPE JOINTS LESS THAN 20 FEET FROM A VALVE OR FITTING SHALL BE EQUIPPED WITH JOINT RESTRAINT DEVICES. RESTRAINT DEVICES SHALL BE EBAA IRON, 2000 PV SERIES OR APPROVED EQUAL.
16. CONTRACTOR SHALL INSTALL LOCATING TAPE ON TOP OF ALL NEW UTILITY INSTALLATION. TAPE SHALL BE A MINIMUM OF 5.0 MIL OVERALL THICKNESS AND BE A MINIMUM OF 3" WIDE. CONTRACTOR SHALL USE STANDARD INDUSTRY COLORS FOR THE INSTALLATION (BLUE FOR WATER LINES, GREEN FOR SANITARY SEWER, ORANGE FOR COMMUNICATION, ETC.)
17. THE FIRE LINE, FDC LINE (IF APPLICABLE) AND ALL FIRE APERTURES SHALL BE DESIGN AND PERMITTED THROUGH THE JURISDICTIONAL AUTHORITY BY A STATE LICENSED FIRE SPRINKLER DESIGNER/CONTRACTOR. THE FIRE LINE IS SHOWN FOR REFERENCE ONLY.
18. WATER MAINS SHALL HAVE BLUE EMS LOCATOR PADS EVERY 250', CHANGE IN DIRECTION, VALVE, CURB STOP, AND SERVICE CONNECTION TO MAIN WATER MAIN.
19. GREEN EMS LOCATOR PAD IS TO BE INSTALLED AT EVERY MANHOLE, CLEANOUT, AND SERVICE CONNECTION TO THE WASTEWATER MAIN.
20. NO TREES SHALL BE PLANTED WITHIN 5' HORIZONTALLY FROM ANY PUBLIC UTILITIES.
21. ALL MANHOLES TO BE RAVEN LINED OR APPROVED EQUAL.
22. ALL WATER METERS SHALL HAVE A DOUBLE CHECK/BACKFLOW PREVENTION DEVICE INSTALLED ON THE PRIVATE SITE OF THE METER.

!!! CAUTION !!!
UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

CALL: TEXAS ONE CALL @ 811 AT LEAST 72 HRS PRIOR TO 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.

REVISIONS		
REV. NO.	DATE	DESCRIPTION

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF PAUL CRAGUN, P.E. NO. 112767 ON 06/11/25.

FOR REVIEW ONLY. NOT FOR CONSTRUCTION

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Cumulus Design Firm #14810
2080 N. Highway 360, Suite 240 Grand Prairie, Texas 75050
Tel. 214.235.0367

UTILITY PLAN

GLEN HILL WAY TOWNHOMES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
LOT 3, BLOCK A, HARBOR HILLS ADDITION

DATE	PROJECT NO	DRAWING SCALE	SHEET
6/11/25	CD24022	1" = 20'	C10.0

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	Glen Hill Way				
SUBDIVISION	Harbor Hills Addition	LOT	3	BLOCK	A
GENERAL LOCATION	Parcel on Glen Hill Way north adjacent of 2930 South Ridge Road				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-32 Residential as amended	CURRENT USE	Vacant		
PROPOSED ZONING	Unchanged	PROPOSED USE	Single Family Attachd		
ACREAGE	.87	LOTS [CURRENT]	1	LOTS [PROPOSED]	12

☐ ***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	ZAPA Investments LLC	☐ APPLICANT	Greenlight Studio
CONTACT PERSON	Matt Zahm	CONTACT PERSON	Tyler Adams
ADDRESS	201 W Kaufman St	ADDRESS	100 N. Cottonwood Drive
			Suite 104
CITY, STATE & ZIP	Richardson, Texas 75081	CITY, STATE & ZIP	Richardson, Texas 75080
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Matt Zahm [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 $ 270.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF June, 20 25 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."

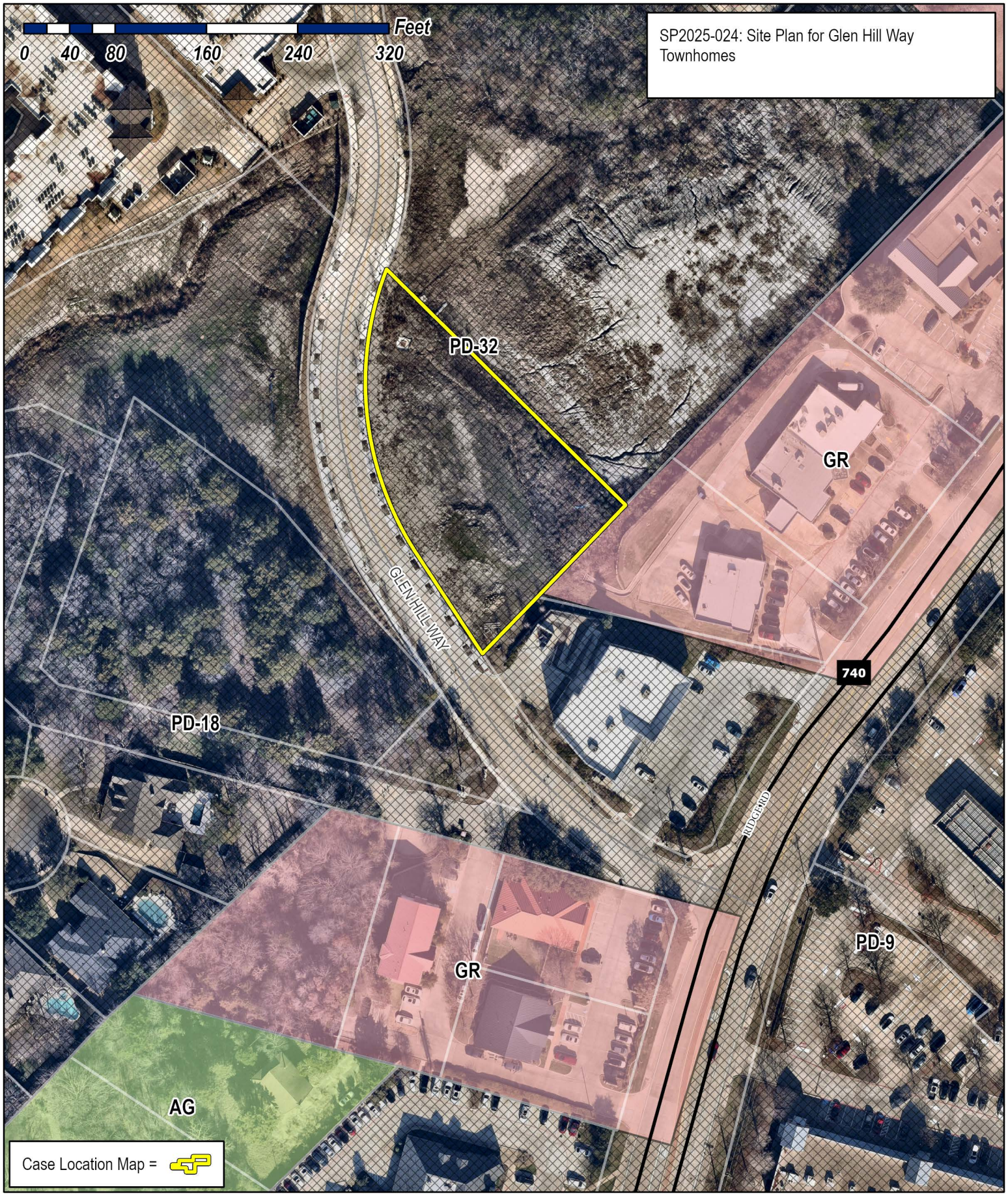
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11th DAY OF June, 20 25.

OWNER'S SIGNATURE Matt D. Zahm

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jan Leckie

MY COMMISSION EXPIRES

JAN LECKIE
Notary ID #131568490
My Commission Expires
May 15, 2026



City of Rockwall

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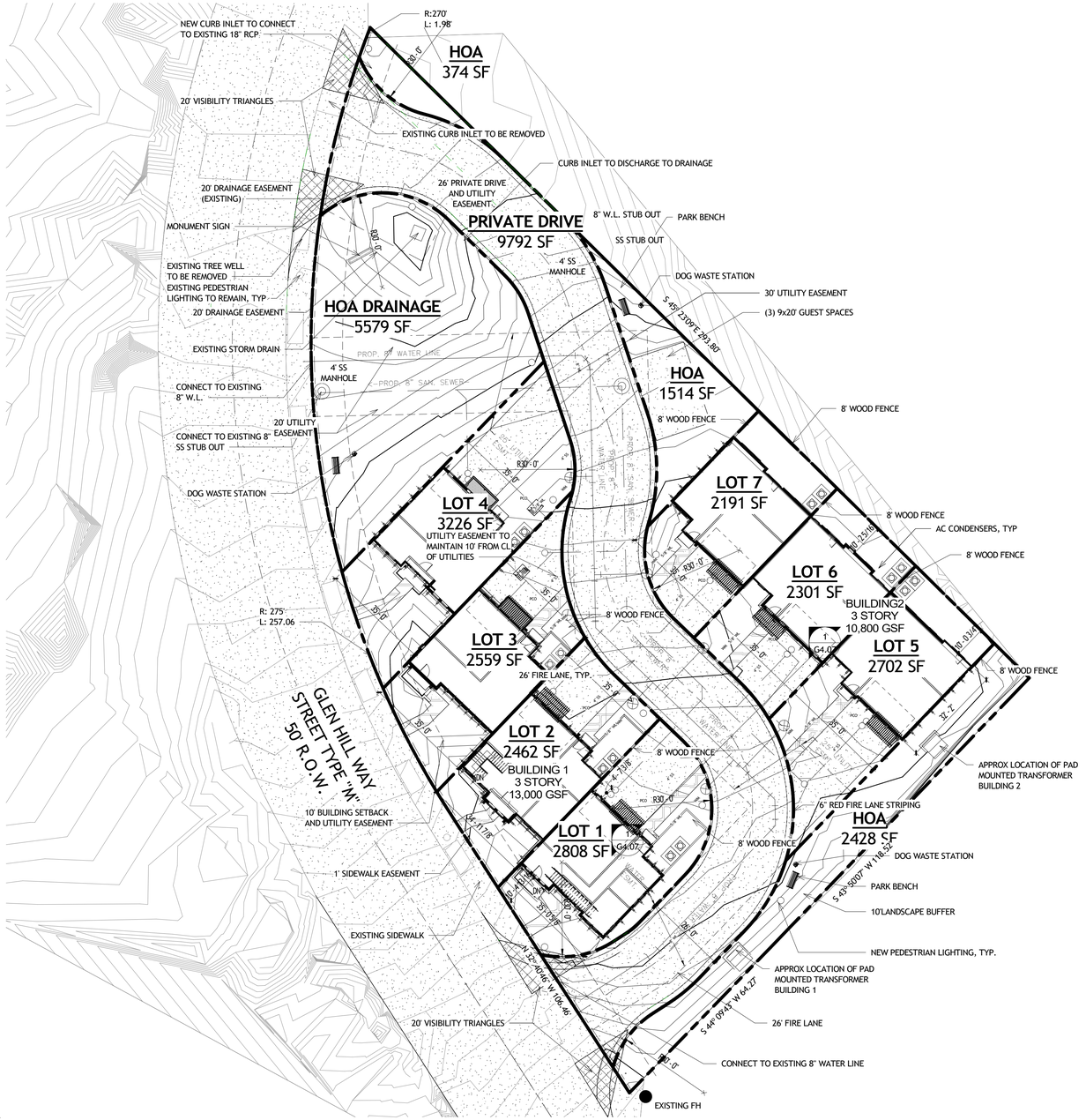
(P): (972) 771-7745
(W): www.rockwall.com

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.



1 Site Plan Copy 1
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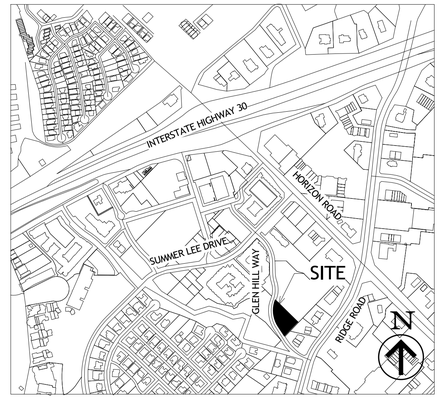

Property Schedule	
Name	Area
HOA	2428 SF
HOA	1514 SF
HOA	374 SF
HOA DRAINAGE	5579 SF
LOT 1	2808 SF
LOT 2	2462 SF
LOT 3	2559 SF
LOT 4	3226 SF
LOT 5	2702 SF
LOT 6	2301 SF
LOT 7	2191 SF
PRIVATE DRIVE	9792 SF
Total	37936 SF

SITE PLAN GENERAL NOTES
1. ALL WORK MUST MEET CITY 2023 STANDARDS OF DESIGN AND CONSTRUCTION.
2. RETAINING WALLS OVER 3' MUST BE ENGINEERED.
3. ALL RETAINING WALLS OVER 18" MUST BE ROCK OR STONE FACED.
4. ALL UTILITIES MUST BE UNDERGROUND.
5. ALL PROPOSED UTILITIES SHOWN ARE CONCEPTUAL IN NATURE.

DRAINAGE NOTES
1. GLEN HILL WAY AS-BUILT FLOWS SHALL BE MAINTAINED.
2. PROPERTY OWNER RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF DETENTION/DRAINAGE SYSTEMS.

WATER AND WASTEWATER NOTES
1. ANY UTILITY CONNECTION MADE UNDERNEATH AN EXISTING ROADWAY BUST BE BORED.
2. ALL UTILITY CROSSINGS MUST BE DRY BORE AND STEEL ENCASED.
3. NO TREES SHALL BE WITHIN 10' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS 10" IN DIAMETER OR LARGER.
4. NO TREES TO BE WITHIN 5' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS LESS THAN 10".
5. NO LANDSCAPE BERMS OR TREE PLANTINGS SHALL BE LOCATED ON TOP OF CITY UTILITIES OR WITHIN EASEMENTS.

LIFE SAFETY GENERAL NOTES
1. EACH UNIT TO BE SEPARATED BY A CONTINUOUS ONE HOUR FIRE BARRIER.
2. BUILDINGS SHALL BE EQUIPPED WITH AN NFPA13D FIRE SPRINKLER SYSTEMS.

Site Data Summary Table	
General Site Data	
Zoning	PD-32 Residential Subdistrict
Existing Use	Vacant
Proposed Land Use	Single Family Attached (Townhomes)
Lot Area Combined (SF)	37,935
Lot Area Combined (Acrage)	0.87
Building Footprint Area (Approximate)	9,363
Area Covered by Canopy	0
Single Family Attached Units	8
Unit Density Per Acre	9.2
Building 1 Area	16,506
Building 2 Area	10,521
Total Building Area	27,027
Maximum Building Height (# Stories)	3
Maximum Building Height (Feet)	50' to Roof Ridge
Lot Coverage	25%
Floor Area Ratio	5/7
Parking	
Required Parking 2 Per unit	16
Parking Provided	
Uncovered Surface Spaces (Guest)	3
Garage Spaces	16
Tandem (Driveway) Spaces	16
Total Parking Provided	35
Accessible Parking Required	N/A
Accessible Parking Provided	0
Landscaping Area	
Open Space Required	
Required area per zoning	N/A
Total Open Space Provided	4,822
Other Landscape area within the lot	10,672
Total Landscape Area	15,494
Impervious Area	
Building Area	9,363
Sidewalks, Pavement, and other Impervious Flatwork	9,896
Other Impervious Area (Decorative Stamped Concrete)	3,182
Total Impervious Area	22,441
Total Landscape Area, Impervious Area, Permeable Area	37,935
Total Area for Outdoor Storage	None

0' 10' 20' 40' 80'

GREENLIGHT
STUDIO, LLC
www.greenlight.company

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

Owner:
Zapa Investments, LLC
201 W Kaufman St.
Richardson, Texas 75081
v: 972.682.1435

Site Plan

Rockwall Townhomes

Glen Hill Way
Lot 3 Block A Harbor Hills Addition
Rockwall, Texas

City of Rockwall, Texas
E. Teal Survey Abstract A207

Prepared June 13, 2025

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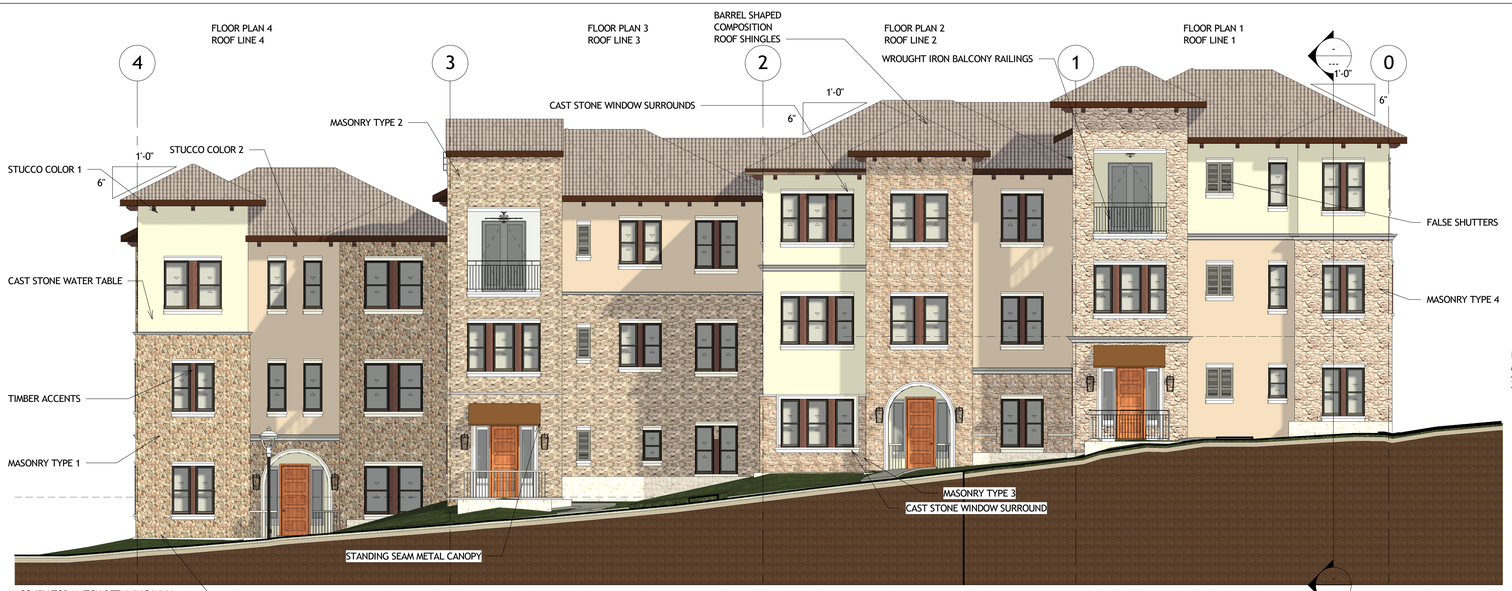
City of Rockwall Case Number: Z2025-011

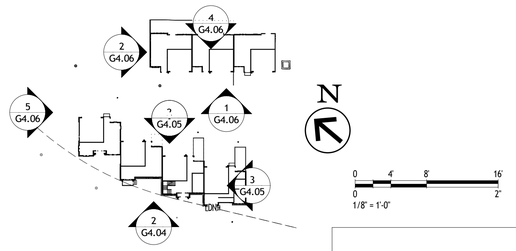


2 Building 1 Facade - West
1/8" = 1'-0"

Building 1 Elevation West

Masonry	1982	60%
Stucco	1333	40%
Total	3315	

1 Articulation Plan West
1/8" = 1'-0"



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Color Elevations

Rockwall Townhomes

Glen Hill Way
Lot 3 Block A Harbor Hills Addition
Rockwall, Texas

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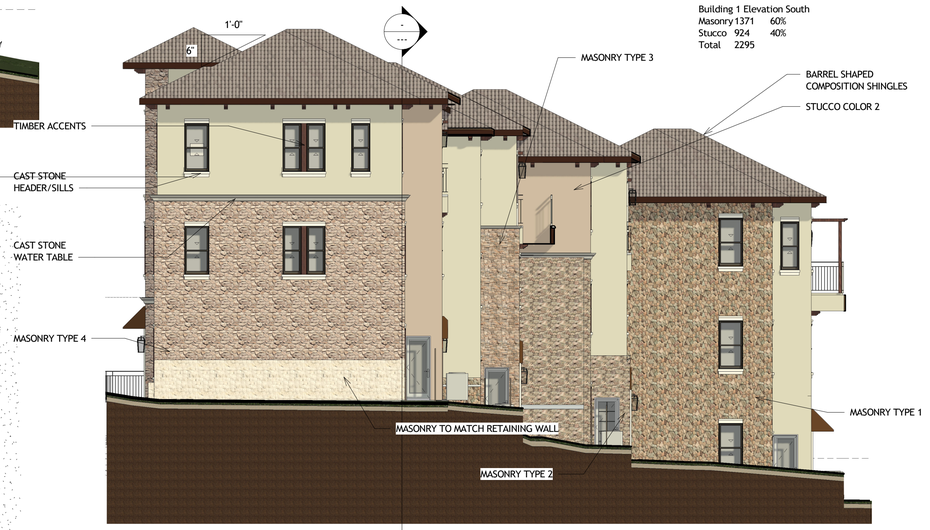
Building 1 Elevation East
Masonry 1756 61%
Stucco 1114 39%
Total 2870

2 Building 1 Facade - East
1/8" = 1'-0"



Building 1 Elevation South
Masonry 1371 60%
Stucco 924 40%
Total 2295

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

1 Articulation Plan East
1/8" = 1'-0"

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Color Elevations

Rockwall Townhomes
Glen Hill Way
Lot 3 Block A Harbor Hills Addition
Rockwall, Texas

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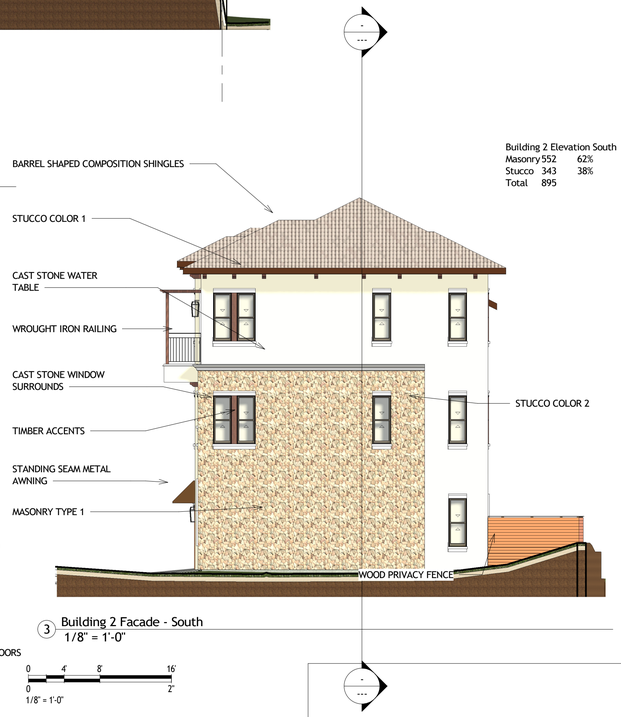
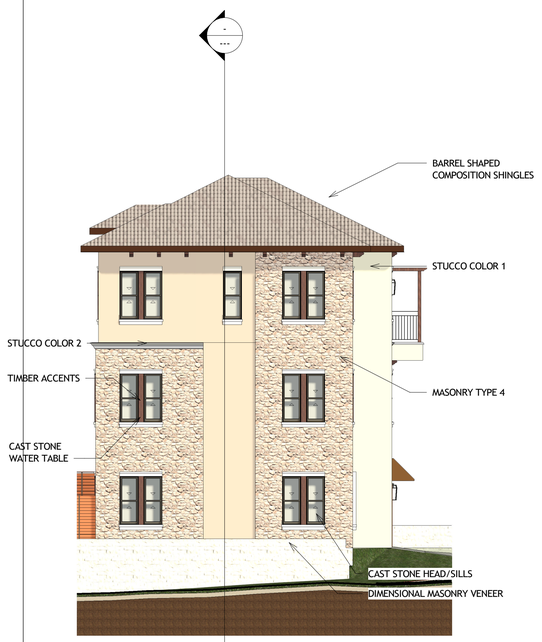
5 Building 1 Facade - North
1/8" = 1'-0"

4 Building 2 Facade - East
1/8" = 1'-0"

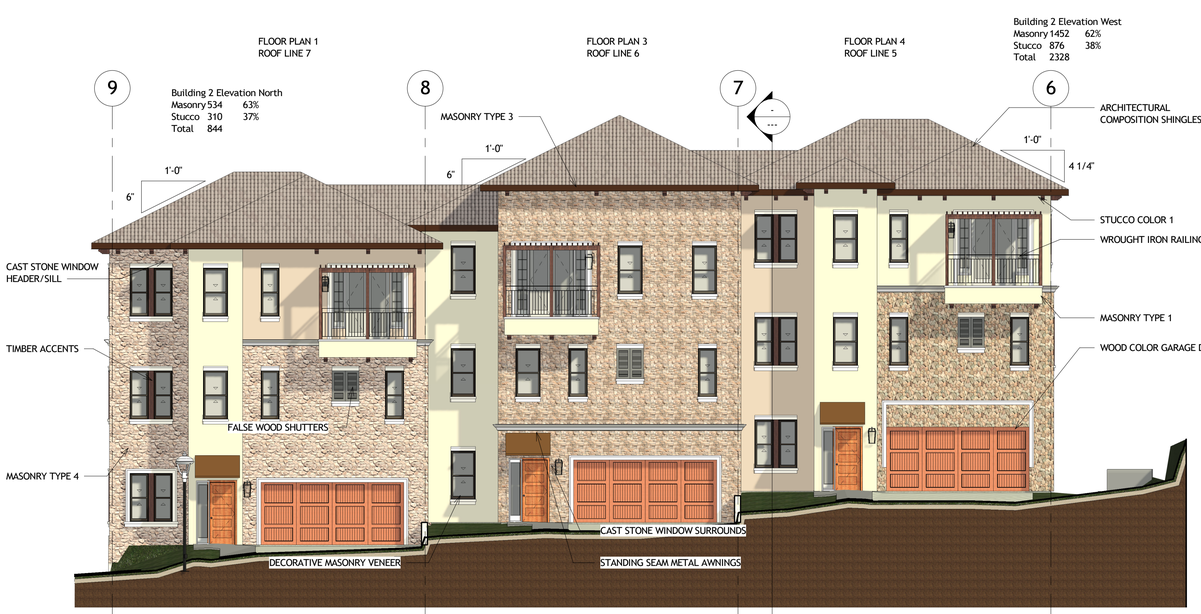


3 Building 2 Facade - South
1/8" = 1'-0"

0 4' 8' 16'
0 2"
1/8" = 1'-0"



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



1 Building 2 Facade - West
1/8" = 1'-0"

GREENLIGHT
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www.greenlight.company

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Greenlight Studio LLC
100 N. Cottonwood Drive
Suite 104
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Zapa Investments, LLC
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Color Elevations

Rockwall Townhomes
Glen Hill Way
Lot 3 Block A Harbor Hills Addition
Rockwall, Texas

City of Rockwall, Texas
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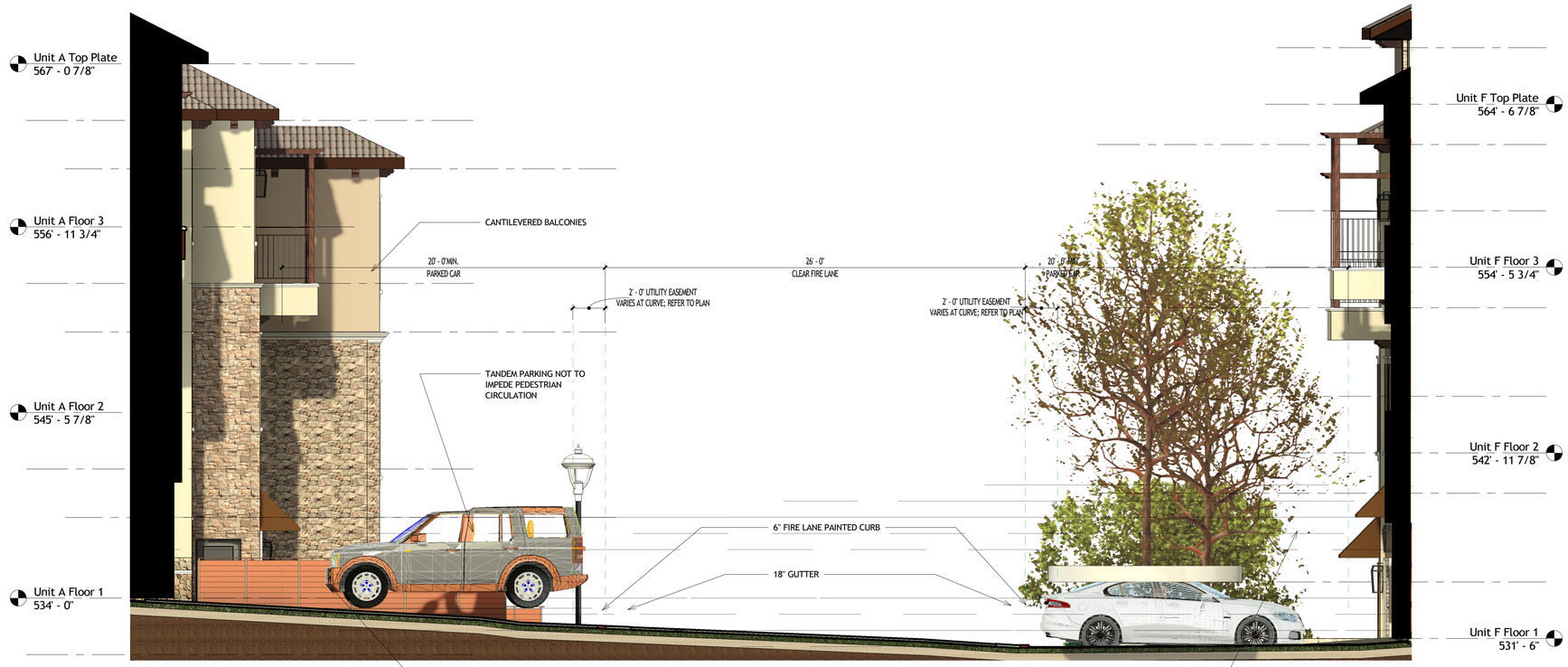

1 Drive Aisle Section
1/4" = 1'-0"

0 2' 4' 8'
0 2"
1/4" = 1'-0"

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Drive Aisle Section

Rockwall Townhomes

Glen Hill Way
Lot 3 Block A Harbor Hills Addition
Rockwall, Texas

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OVERALL VIEW

VIEW ALONG GLEN HILL WAY

INTERIOR ACCESS DRIVE

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Color Renderings

Rockwall Townhomes

Glen Hill Way
Lot 3 Block A Harbor Hills Addition
Rockwall, Texas

City of Rockwall, Texas
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VIEW FROM GLEN HILL WAY

INTERIOR ACCESS DRIVE

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LANDSCAPE LEGEND

COMMON
BERMUDA SOD
(CYNODON DACTYLON)

SOD INSTALLATION NOTES:
a. ALL SUBGRADE SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
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f. ALL SOD AREAS SHALL BE WATERED BY PERMANENT AUTOMATIC IRRIGATION SYSTEM.

CITY REQUIREMENTS

STREET FRONTAGE
10' LANDSCAPE BUFFER REQUIRED
10' LANDSCAPE BUFFER PROVIDED

STREET TREES
1 PER 50 LF STREET FRONTAGE
364' - 45' (esmt's) - 40' (drives) = 279'
GLEN HILL WAY
279'/50 = 5.58 = 6 SHADE TREES REQUIRED
6 SHADE TREES PROPOSED
6 ORNAMENTAL TREES REQUIRED
6 ORNAMENTAL TREES PROPOSED

TOTAL LANDSCAPE AREA
35% TOTAL LANDSCAPE REQUIRED
TOTAL SITE
37,935 SF x 35% = 13,278 SF REQUIRED
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PLANTLIST

SYM	MATERIAL	QNTY	SIZE	HT	SP	NOTES	SPACING
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SE	STEEL EDGING	134	LIN. FT.	REF. DETAIL			

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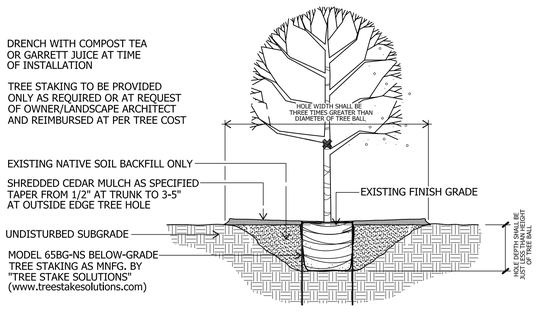
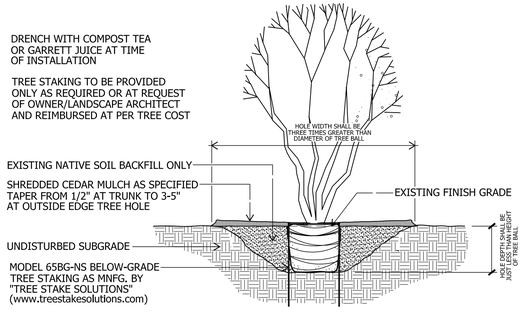
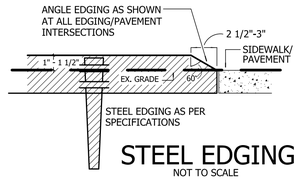


TREE PLANTING
SHADE TREE - 3" CAL. and smaller
not to scale



TREE PLANTING
TYPICAL MULTI-TRUNK TREE
not to scale



STEEL EDGING
NOT TO SCALE

appr. by:
drawn by:
date: 06-03-25

revisions
06-11-25

Leeming Design Group
Landscape Architecture
4913 Bull Stone Drive, Suite 101-B North Richland Hills, Texas 76180
(817) 577-6869 Fax (817) 577-6896
leemingdesigngroup@sbcglobal.net

LANDSCAPE PLAN

GLEN HILL TOWNHOMES
GLEN HILL WAY
ROCKWALL, TEXAS

file name:
c:\Rockwall-Glen Hill Townhomes\ldg-base_GlenHillTownhomes.dwg

sheet
L-1

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BERMUDA SOD
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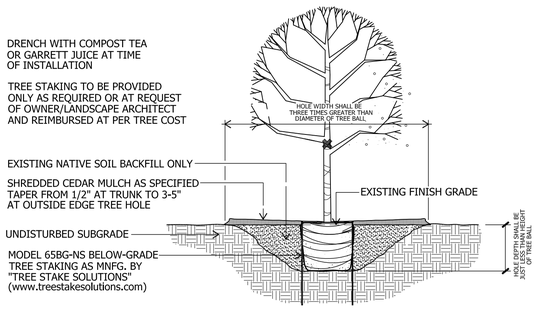

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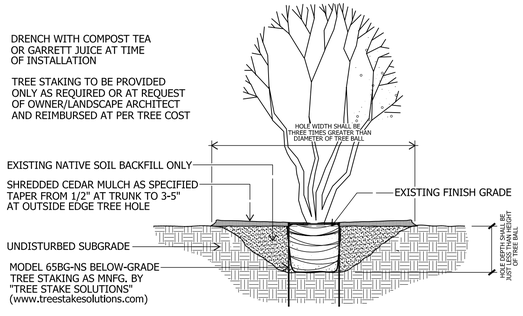

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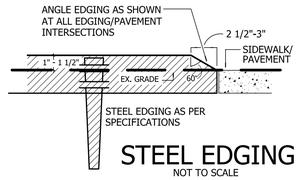

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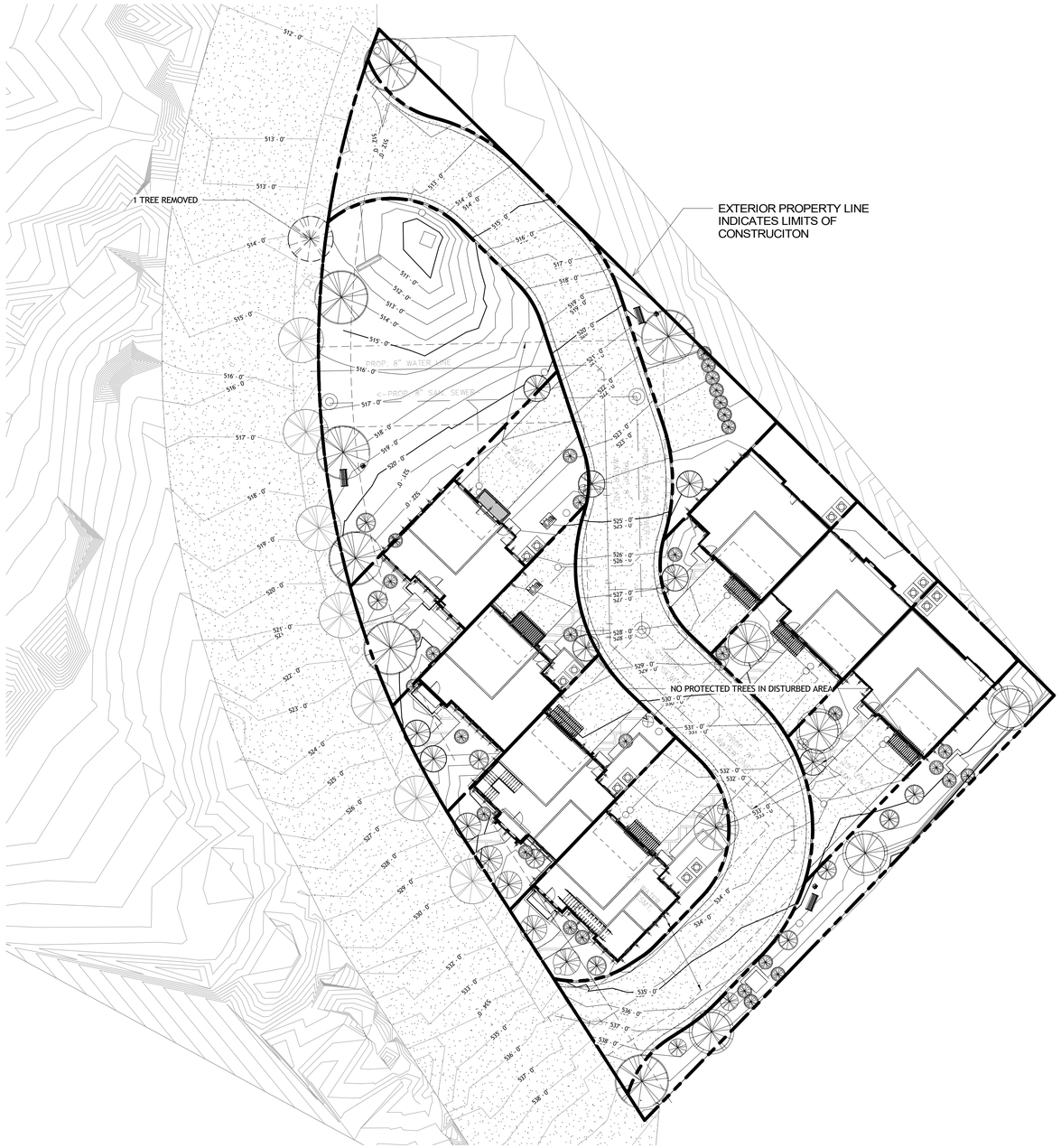
LANDSCAPE PLAN

GLEN HILL TOWNHOMES
GLEN HILL WAY
ROCKWALL, TEXAS

file name:
c:\Rockwall-Glen Hill Townhomes\ldg-base_GlenHillTownhomes.dwg

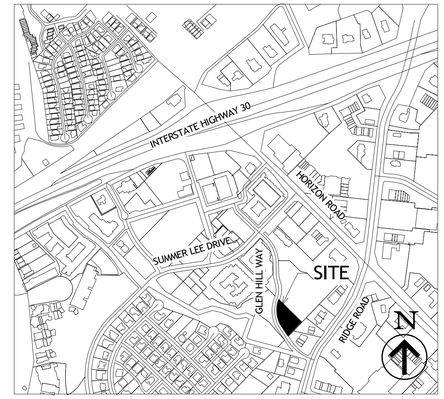
sheet
L-1



N

1 Treescape Plan
1" = 20'-0"

VICINITY MAP



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0' 10' 20' 40' 80'

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www.greenlight.company

Applicant:
Greenlight Studio LLC
100 N. Cattonwood Drive
Suite 104
Richardson, Texas 75080
v: 214.810.4535

Owner:
Zapa Investments, LLC
201 W Kaufman St.
Richardson, Texas 75081
v: 972.682.1435

Treescape Plan

Rockwall Townhomes

Glen Hill Way
Lot 3 Block A Harbor Hills Addition
Rockwall, Texas

City of Rockwall, Texas
E. Teal Survey Abstract A207

Prepared June 13, 2025

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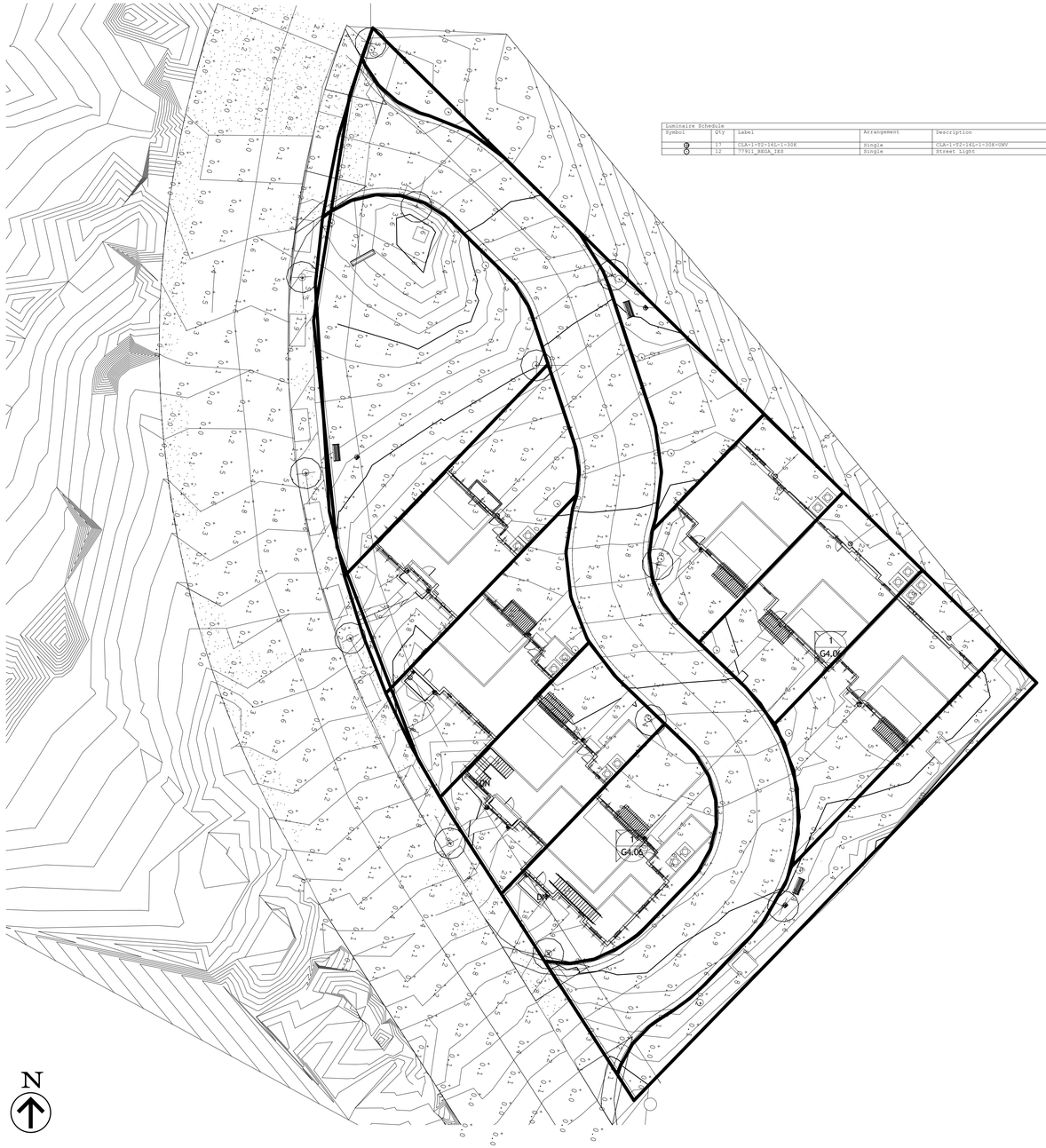
City of Rockwall Case Number: Z2025-011

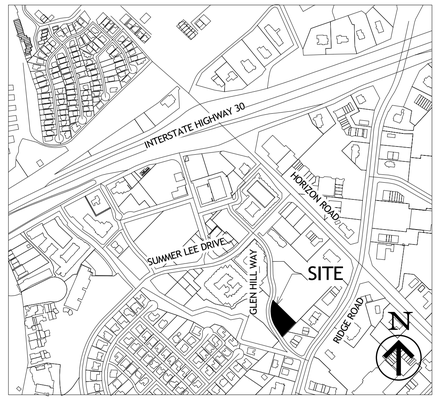


Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Arrangement Watts
	17	CLA-1-F2-16L-1-30K	Single	CLA-1-F2-16L-1-30K-UNV	1.000	5858	56	952	56
	12	73911_REGA_IES	Single	Street Light	1.000	3558	28	336	28

1 Photometric Study
1" = 20'-0"

VICINITY MAP



0' 10' 20' 40' 80'

Site Data Summary Table

General Site Data	
Zoning	PD-32 Residential Subdistrict
Existing Use	Vacant
Proposed Land Use	Single Family Attached (Townhomes)
Lot Area Combined (SF)	37,935
Lot Area Combined (Acrage)	0.87
Building Footprint Area (Approximate)	9,363
Area Covered by Canopy	0
Single Family Attached Units	8
Unit Density Per Acre	9.2
Building 1 Area	16,506
Building 2 Area	10,521
Total Building Area	27,027
Maximum Building Height (# Stories)	3
Maximum Building Height (Feet)	50' to Roof Ridge
Lot Coverage	25%
Floor Area Ratio	5/7
Parking	
Required Parking 2 Per unit	16
Parking Provided	
Uncovered Surface Spaces (Guest)	3
Garage Spaces	16
Tandem (Driveway) Spaces	16
Total Parking Provided	35
Accessible Parking Required	N/A
Accessible Parking Provided	0
Landscaping Area	
Open Space Required	
Required area per zoning	N/A
Total Open Space Provided	4,822
Other Landscape area within the lot	10,672
Total Landscape Area	15,494
Impervious Area	
Building Area	9,363
Sidewalks, Pavement, and other Impervious Flatwork	9,896
Other Impervious Area (Decorative Stamped Concrete)	3,182
Total Impervious Area	22,441
Total Landscape Area, Impervious Area, Permeable Area	37,935
Total Area for Outdoor Storage	None

GREENLIGHT
STUDIO, LLC
www.greenlight.company

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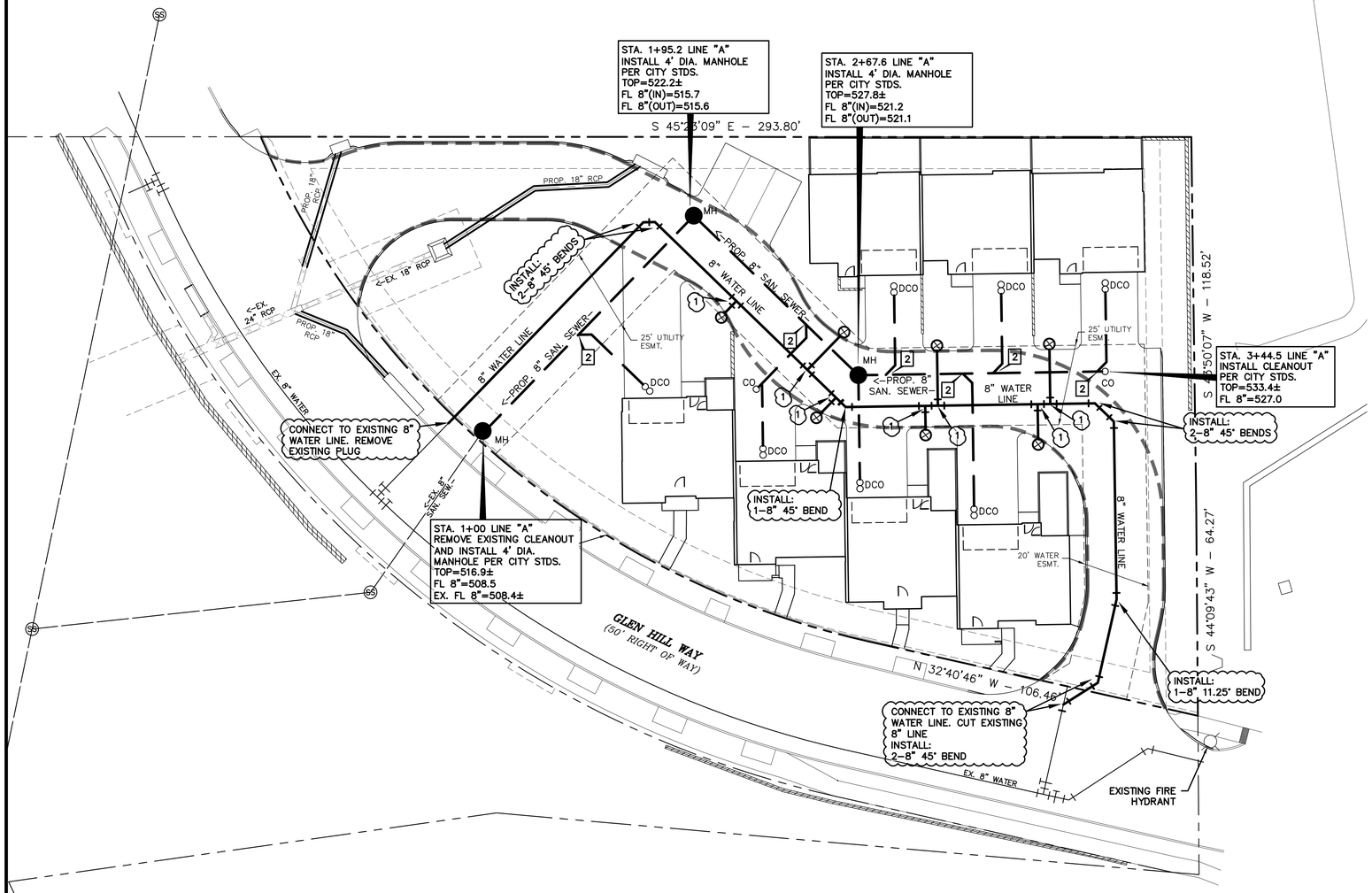

NOTE:
OVERHEAD UTILITIES ACROSS SITE. CONTRACTOR SHALL COMPLY WITH ALL CLEARANCES AND SAFETY PROCEDURES WHILE WORKING AROUND AND UNDER POWER LINES, POLE, AND ANY OTHER ELEMENT.

N

0 20 40

DRAWING SCALE
1"=20'

LEGEND

- EXISTING CURB
- PROPOSED CURB
- PROPOSED SANITARY SEWER PIPE
- EXISTING SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED WATER PIPE
- EXISTING WATER PIPE
- EXISTING STORM PIPE
- PROPOSED STORM SEWER PIPE

1. INSTALL:
   1–1" TAPPING SLEEVE
   1–⅝" METER AND BOX
2. INSTALL:
   1–4" SEWER LATERAL

GENERAL NOTES

1. THE SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES ON THESE PLANS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE APPROXIMATE. THE CONTRACTOR, PRIOR TO CONSTRUCTION, MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES AND SHALL BE RESPONSIBILITY FOR CONTACTING ALL FRANCHISE AND MUNICIPAL UTILITIES. THE ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR UTILITIES NOT SHOWN OR NOT IN THE LOCATION SHOWN.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC. MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF FINAL GRADE AND/OR PAVEMENT. ANY REMOVAL OR DAMAGE TO EXISTING IMPROVEMENTS SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT HIS OR HER EXPENSE AND SHALL BE APPROVED BY THE OWNER. SAID EXISTING IMPROVEMENTS INCLUDE BERMS, DITCHES, FENCES, VEGETABLE, ETC.
3. DURING THE CONSTRUCTION OF THIS PROJECT, ANY INTERPRETATION OF THE STANDARD SPECIFICATIONS AND ANY MATTER WHICH REQUIRES THE APPROVAL OF THE OWNER, MUST BE RESOLVED BEFORE ANY CONSTRUCTION INVOLVING THAT DECISION COMMENCES. ASSUMPTIONS ABOUT WHAT THESE DECISIONS MIGHT BE, WHICH ARE MADE DURING THE BIDDING PHASE, WILL HAVE NO BEARING ON THE DECISION.
4. ANY UTILITY TEST THAT FAILS TO MEET CITY/STATE REQUIREMENTS SHALL BE RE–TESTED AT THE CONTRACTOR'S EXPENSE. ALL PARTIES WILL ONLY ACCEPT SIGNED ORIGINAL COPIES OF ALL TESTING REPORTS FOR REVIEW.
5. CONCRETE BLOCKING SHALL BE PROVIDED ON WATER MAINS AT ALL TEES, WYES, BENDS, CROSSES AND FIRE HYDRANTS. ALL CONCRETE FOR BLOCKING SHALL BE MINIMUM 3000 PSI CONCRETE. POLYETHYLENE WRAP SHALL BE INSTALLED AROUND ALL DUCTILE IRON FITTINGS AND VALVES. THE WRAP SHALL HAVE AN 8 MIL. THICKNESS AND BE WRAPPED AND HELD IN PLACE BY 2" WIDE PLASTIC BACKED ADHESIVE TAPE (POLYKEN 900, SCOTCHRAP NO. 50 OR EQUAL). THE WRAP SHALL BE INSTALLED WTHOUT BREAKS, TEARS OR HOLES IN THE FILM.
6. ALL WATER MAINS 12" AND SMALLER SHALL BE PVC A.W.W.A. C900, DR–14, CLASS 200 WATER PIPE.
7. ALL TAPPING SLEEVES, VALVES AND VALVE BOXES, FITTINGS AND THRUST BLOCKING SHALL BE PER THE DESIGN AND SPECIFICATIONS.
8. ALL MATERIALS, CONSTRUCTION, TESTING AND WORKMANSHIP SHALL CONFORM TO CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
9. WATER LINES CROSSING UNDER STORM SEWER AND SANITARY SEWER LINES SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 24" OR AS GOVERNED BY TCEQ. PARALLEL WATER LINES SHALL BE AT LEAST 9' CLEAR HORIZONTALLY TO SANITARY SEWER LINES AND MANHOLES. WHERE MINIMUM CLEARANCE CANNOT BE ACHIEVED, WATER LINES SHALL BE ENCASED BY A MINIMUM 6" 3000 PSI (MIN. 5.5 SACK) CONCRETE TO 10' EITHER SIDE OF UTILITY CROSSING. WHERE WATER LINES CROSS CREEKS OR DITCHES, THE WATER LINE SHALL BE PROTECTED BY CONCRETE ENCASEMENT AT LEAST 10' PAST THE EMBANKMENT SLOPE ON EACH SIDE.
10. ANY PLUMBING INSTALLED OUTSIDE OF R.O.W. OR AN EASEMENT SHALL BE INSTALLED BY A LICENSED PLUMBER AND INSPECTED BY BUILDING INSPECTIONS.
11. ALL WATER LINES SHALL BE STERILIZED AND PRESSURE TESTED TO 200 PSI FOR A 3–HOUR CONTINUOUS PERIOD OR LONGER PER CITY STANDARDS. ALL TESTING AND STERILIZATION SHALL MEET OR EXCEED CITY SPECIFICATIONS.
12. ALL SANITARY SEWER PIPES 4" TO 15" SHALL BE PVC SDR 35 MEETING ASTM D3034 AND HAVE RUBBER GASKET JOINTS. ALL SANITARY SEWER PIPES 18" AND LARGER SHALL BE PVC MEETING ASTM F679.
13. ALL SANITARY SEWER LINES SHALL BE TESTED FOR INFILTRATION AND EXFILTRATION IN ACCORDANCE WITH STANDARDS. TV INSPECTIONS, LOW PRESSURE AIR TESTING, VACUUM TESTING OF THE MANHOLES, AND MANDREL TESTING ARE REQUIRED ON ALL SEWER LINES.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR PRODUCING ANY REQUIRED TRENCH SAFETY PLAN OR TRAFFIC CONTROL PLAN.
15. MECHANICAL JOINT VALVES AND FITTINGS AND ALL PIPE JOINTS LESS THAN 20 FEET FROM A VALVE OR FITTING SHALL BE EQUIPPED WITH JOINT RESTRAINT DEVICES. RESTRAINT DEVICES SHALL BE EBAA IRON, 2000 PV SERIES OR APPROVED EQUAL.
16. CONTRACTOR SHALL INSTALL LOCATING TAPE ON TOP OF ALL NEW UTILITY INSTALLATION. TAPE SHALL BE A MINIMUM OF 5.0 MIL OVERALL THICKNESS AND BE A MINIMUM OF 3" WIDE. CONTRACTOR SHALL USE STANDARD INDUSTRY COLORS FOR THE INSTALLATION (BLUE FOR WATER LINES, GREEN FOR SANITARY SEWER, ORANGE FOR COMMUNICATION, ETC.)
17. THE FIRE LINE, FDC LINE (IF APPLICABLE) AND ALL FIRE APERTURES SHALL BE DESIGN AND PERMITTED THROUGH THE JURISDICTIONAL AUTHORITY BY A STATE LICENSED FIRE SPRINKLER DESIGNER/CONTRACTOR. THE FIRE LINE IS SHOWN FOR REFERENCE ONLY.
18. WATER MAINS SHALL HAVE BLUE EMS LOCATOR PADS EVERY 250', CHANGE IN DIRECTION, VALVE, CURB STOP, AND SERVICE CONNECTION TO MAIN WATER MAIN.
19. GREEN EMS LOCATOR PAD IS TO BE INSTALLED AT EVERY MANHOLE, CLEANOUT, AND SERVICE CONNECTION TO THE WASTEWATER MAIN.
20. NO TREES SHALL BE PLANTED WITHIN 5' HORIZONTALLY FROM ANY PUBLIC UTILITIES.
21. ALL MANHOLES TO BE RAVEN LINED OR APPROVED EQUAL.
22. ALL WATER METERS SHALL HAVE A DOUBLE CHECK/BACKFLOW PREVENTION DEVICE INSTALLED ON THE PRIVATE SITE OF THE METER.

!!! CAUTION !!!
UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

CALL: TEXAS ONE CALL @ 811 AT LEAST 72 HRS PRIOR TO 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.

REVISIONS		
REV. NO.	DATE	DESCRIPTION

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF PAUL CRAGUN, P.E. NO. 112767 ON 06/11/25.

FOR REVIEW ONLY. NOT FOR CONSTRUCTION

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Cumulus Design Firm #14810
2080 N. Highway 360, Suite 240 Grand Prairie, Texas 75050
Tel. 214.235.0367

UTILITY PLAN

GLEN HILL WAY TOWNHOMES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
LOT 3, BLOCK A, HARBOR HILLS ADDITION

DATE	PROJECT NO	DRAWING SCALE	SHEET
6/11/25	CD24022	1" = 20'	C10.0

PROJECT COMMENTS

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

DATE: 6/20/2025

PROJECT NUMBER: SP2025-024
PROJECT NAME: Site Plan for Townhomes
SITE ADDRESS/LOCATIONS: 1801-1815 Glen Hill Way

CASE CAPTION: Discuss and consider a request by Tyler Adams of Greenlight Studio on behalf of Matt Zahm of ZAPA Investments, LLC for the approval of a Site Plan for seven (7) Townhomes on a 0.87-acre parcel of land identified as Lot 3, Block A, Harbor Hills Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Interior Subdistrict and the Residential Subdistrict, generally located on the northeast side of Glen Hill Way, northwest of the intersection of Glen Hill Way and Ridge Road [FM-740], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	06/20/2025	Needs Review

06/20/2025: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for seven (7) Townhomes on a 0.87-acre parcel of land identified as Lot 3, Block A, Harbor Hills Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Interior Subdistrict and the Residential Subdistrict, generally located on the northeast side of Glen Hill Way, northwest of the intersection of Glen Hill Way and Ridge Road [FM-740].

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (SP2025-024) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 The subject property will be required to be plat in order to establish easements and establish new lot lines.

M.5 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

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 & Zoning Commission of the City of Rockwall on the ____ day of _____, _____.

WITNESS OUR HANDS, this _____ day of _____, _____.

_____ _____
Planning & Zoning Commission, Chairman Director of Planning and Zoning

M.6 Please provide a streetscape plan for Glen Hill Way. This should be a detail of the area between the road and the townhomes. It must show the existing and proposed landscaping and hardscape elements (e.g. lighting, seating, trash receptacles, bike racks, seat wall, etc.)

M.7 Site Plan.
(1) Please provide the length of the property line that is adjacent to Glen Hill Way. (Subsection 03.04. B, of Article 11, UDC)
(2) Please indicate the dimensions of the proposed buildings. (Subsection 03.04. B, of Article 11, UDC)
(3) Please label the fire lane as Fire Lane and Utility Easement. (Subsection 03.04. B, of Article 11, UDC)
(4) Please provide the lot coverage for each lot. (Subsection 03.04. B, of Article 11, UDC)
(5) Please indicate any existing and proposed fire hydrants. (Subsection 03.04. B, of Article 11, UDC)
(6) Please indicate the type and depth of all paving materials, and include a detail or cut sheet. (Subsection 03.02, of Article 06, UDC)
(7) Signage is done through separate permits with the Building Inspections Department. (Subsection 06.02. F, of Article 05, UDC)
(8) Please indicate any existing or proposed fencing or gates. Please delineate the location and provide the material and height. (Subsection 08.02. F, of Article 08, UDC)
(9) Please provide a note that there will be no above ground storage tanks or outside storage. (Subsection 01.05, of Article 05, UDC)

M.8 Landscape Plan.
(1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (See Sec. 2.1 of the checklist)
(2) Please indicate the pervious vs impervious coverage for each lot. (Subsection 01.01. B, of Article 05, UDC)
(3) All canopy trees must be four (4) inch caliper at the time of planting (Subsection 05.03. B, of Article 08, UDC)
(4) All ground mounted utility must be screened with five (5) gallon evergreen shrubs (i.e. transformers). (Subsection 01.05. C, of Article 05, UDC)
(5) Provide a note that the irrigation will meet the requirements of the UDC. (Subsection 05.04, of Article 08, UDC)

M.9 Treescape Plan
(1) No trees that require mitigation are being removed, so no treescape plan is required. (Article 09, UDC)

M.10 Photometric Plan
(1) Light levels shall not be greater than 0.2 FC at all property lines. Please correct the photometric plan to address this requirement. (Subsection 03.03, of Article 07, UDC)
(2) The light levels cannot exceed 20-FC anywhere on the subject property. (Subsection 03.03. G, of Article 07, UDC)
(3) Please provide cut sheets for all of the proposed light fixtures. (Subsection 03.03, of Article 07, UDC)

M.11 Building Elevations
(1) Please provide the material percentages for the Building 2 East Façade. (Subsection 04.01, of Article 05, UDC)
(2) Please indicate the building heights on the elevations. In addition, please clarify the height. The PD Development Plan was approved for buildings 33-feet in height; however, the provided site plan indicates the buildings will be 50-feet in height. (Ordinance 25-21)

M.12 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measures (above and beyond the requirements of the UDC) for each exception or variance is required. In order to request an exception or variance, the applicant will need to provide a letter outlining the requested exceptions and required compensatory measures. For every requested exception or variance, two (2) compensatory measures must be provided.

I.13 Please note that failure to address all comments provided by staff by 3:00 PM on July 1, 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.14 Please note the scheduled meetings for this case:

(1) Planning & Zoning meeting/work session meeting will be held on June 24, 2025.
(2) Planning & Zoning meeting/public hearing meeting will be held on July 15, 2025.

I.15 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
ENGINEERING	Madelyn Price	06/17/2025	Approved w/ Comments

06/17/2025: 1. You must have 10' on each side of the main and also 10' of separation so this easement would be 30' wide.
2. All public street lights along Glen Hill Way must be installed a minimum of 5' behind the curb
3. Must stub water and sewer to adjacent lot
4. Min 10'
5. 8"x1" Tee. No reason for tapping sleeves
6. May need more 8" valves and fire hydrants

General Comments:
General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- Required 10' utility easement along all street frontages.
- All utilities must be underground.
- No structures or fences within easements.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required when removing existing trees on the property.
- Utility easements may not cross through or between residential properties. Must be in a HOA maintained lot.
- Need to show existing and proposed utilities on the Site Plan.
- Additional comments may be provided at time of Site Plan and Engineering Design.

Drainage Items:
- Glen Hill Way as-built flow patterns must be maintained.
- Drainage may not be increased towards any direction.
- Drainage calculations are based on property zoning, not land area use.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No grate inlets allowed
- Any dumpster or trash areas must drain to an oil/water separator prior to storm system
- Lot to Lot drainage is not allowed.
- Lakefront Trail Storm Sewer Pro-Rata must be paid ($7,226.59/acre)

Water and Wastewater Items:
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Infrastructure study is required. Review fees apply.
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- There are two existing 8" water main stub outs located along Gen Hill Way available for use, but it must be looped.
- There is an existing 8" sewer main located near the northern property line available for use, but will need to be extended in an easement along Glen Hill Way to the southern homes.
- Public sewer to be 8" minimum.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed.
- All utility crossings must be by dry bore and steel encased.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.

- All public utilities must be centered in easement.
- Water to be 10' separated from storm and sewer lines.
- Utilities may not cross through a property. Must be within own HOA lot within an easement. Minimum 20' wide.
- Provide water main stubs and wastewater stubs to all adjacent properties for future/existing development connection points.
- 10' utility easement required along all ROW.
- Possibly need additional fire hydrants
- All domestic water services are 1" with City Standard size meters (5/8", 1", 1 1/2", or 2")...No 3/4" services
- Sewer cleanouts are not to be in driveways and must be at the edge of private road.
- May need more 8" valves

Paving Items:
- All Residential Streets to be concrete, 50' ROW, 29' back-to-back paving minimum with 5' sidewalk on each side. Streets must be curb and gutter style. No asphalt or rock streets.
- Streets adjacent to a public park or open space must have 60' ROW and 41' B-B street section
- No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
- Cul-de-sac dimensions must meet City of Rockwall Standards.
- City driveway spacing requirements must be met.
- All parking to be 20'x9' for 90 degree parking or 22'x9' for parallel.

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- No landscape berms or tree plantings shall be located on top of City utilities or within easements.
- All public street lights along Glen Hill Way will need to be installed a minimum of 5' behind the curb

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	06/17/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/16/2025	Approved w/ Comments

06/16/2025: Address assignments:
Lot 4 - 1801 GLEN HILL WAY, ROCKWALL, TX 75032
Lot 3 - 1805 GLEN HILL WAY, ROCKWALL, TX 75032
Lot 7 - 1807 GLEN HILL WAY, ROCKWALL, TX 75032
Lot 2 - 1809 GLEN HILL WAY, ROCKWALL, TX 75032
Lot 6 - 1811 GLEN HILL WAY, ROCKWALL, TX 75032
Lot 1 - 1813 GLEN HILL WAY, ROCKWALL, TX 75032
Lot 5 - 1815 GLEN HILL WAY, ROCKWALL, TX 75032

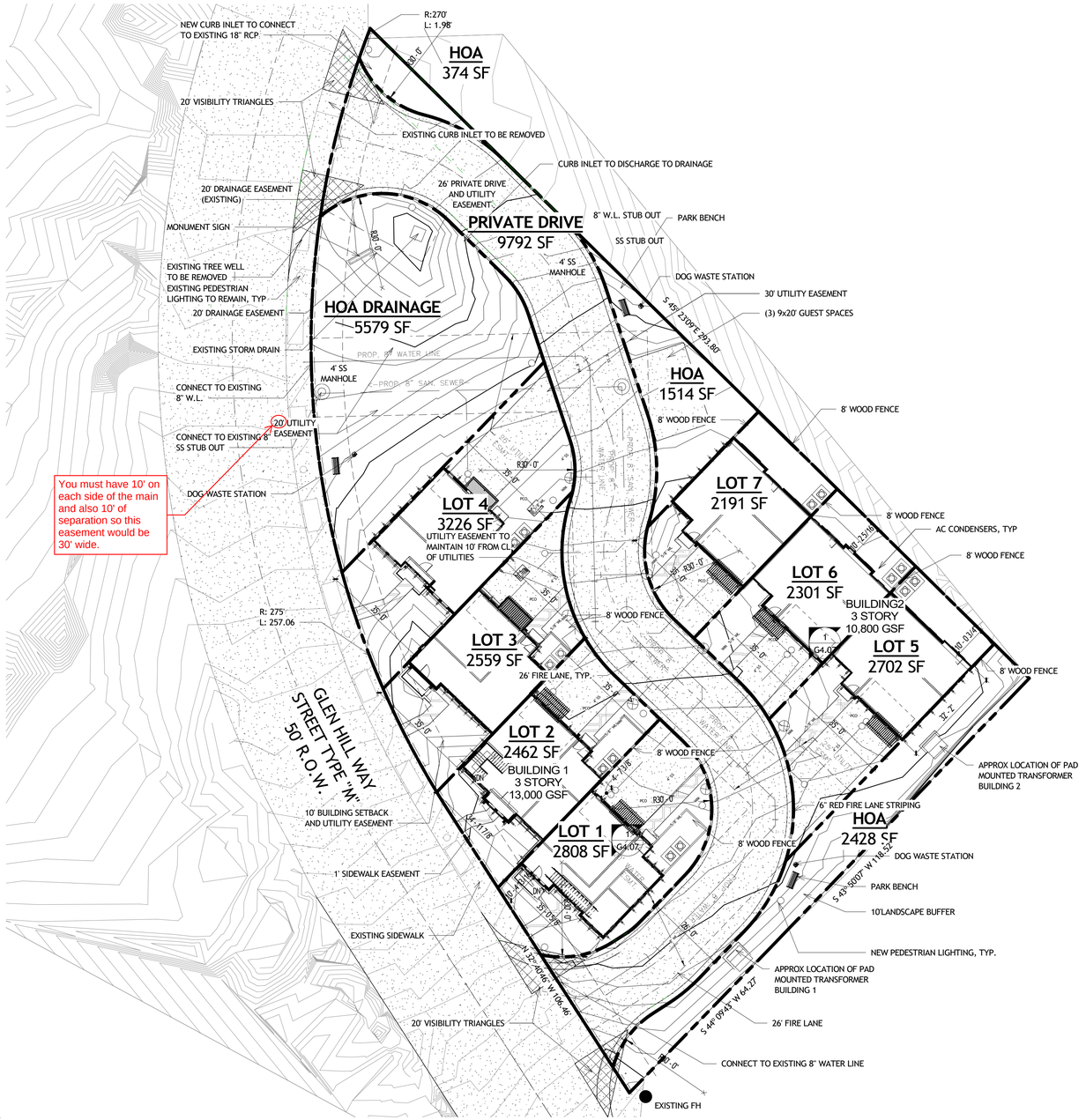
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/16/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT

PARKS	Travis Sales	06/17/2025	Approved w/ Comments

06/17/2025: Possible tree mitigation required
Park Fees Park District 17
Cash in lieu of land $329.74
Pro Rata Equipment Fees $281.77
Total fees per lot $611.51



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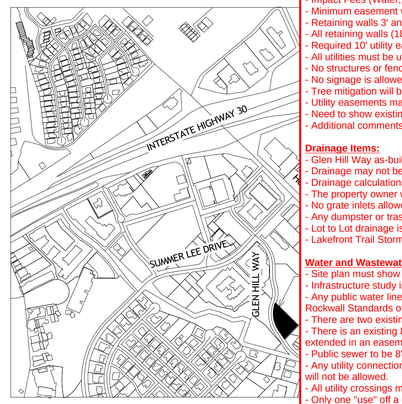
1 Site Plan Copy 1
1" = 20'-0"

VICINITY MAP



Property Schedule	
Name	Area
HOA	2428 SF
HOA	1514 SF
HOA	374 SF
HOA DRAINAGE	5579 SF
LOT 1	2808 SF
LOT 2	2462 SF
LOT 3	2559 SF
LOT 4	3226 SF
LOT 5	2702 SF
LOT 6	2301 SF
LOT 7	2191 SF
PRIVATE DRIVE	9792 SF
Total	37936 SF

SITE PLAN GENERAL NOTES

1. ALL WORK MUST MEET CITY 2023 STANDARDS OF DESIGN AND CONSTRUCTION.
2. RETAINING WALLS OVER 3' MUST BE ENGINEERED.
3. ALL RETAINING WALLS OVER 18' MUST BE ROCK OR STONE FACED.
4. ALL UTILITIES MUST BE UNDERGROUND.
5. ALL PROPOSED UTILITIES SHOWN ARE CONCEPTUAL IN NATURE.

DRAINAGE NOTES

1. GLEN HILL WAY AS-BUILT FLOWS SHALL BE MAINTAINED.
2. PROPERTY OWNER RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF DETENTION/DRAINAGE SYSTEMS.

WATER AND WASTEWATER NOTES

1. ANY UTILITY CONNECTION MADE UNDERNEATH AN EXISTING ROADWAY BUST BE BORED.
2. ALL UTILITY CROSSINGS MUST BE DRY BORE AND STEEL ENCASED.
3. NO TREES SHALL BE WITHIN 10' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS 10" IN DIAMETER OR LARGER.
4. NO TREES TO BE WITHIN 5' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS LESS THAN 10".
5. NO LANDSCAPE BERMS OR TREE PLANTINGS SHALL BE LOCATED ON TOP OF CITY UTILITIES OR WITHIN EASEMENTS.

LIFE SAFETY GENERAL NOTES

1. EACH UNIT TO BE SEPARATED BY A CONTINUOUS ONE HOUR FIRE BARRIER.
2. BUILDINGS SHALL BE EQUIPPED WITH AN NFPA13D FIRE SPRINKLER SYSTEMS.

General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- Required 10' utility easement along all street frontages.
- All utilities must be underground.
- No structures or fences within easements.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required when removing existing trees on the property.
- Utility easements may not cross through or between residential properties. Must be in a HOA maintained lot.
- Need to show existing and proposed utilities on the Site Plan.
- Additional comments may be provided at time of Site Plan and Engineering Design.

Drainage Items:
- Glen Hill Way as-built flow patterns must be maintained.
- Drainage may not be increased towards any direction.
- Drainage calculations are based on property zoning, not land area use.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No grate inlets allowed
- Any dumpster or trash areas must drain to an oil/water separator prior to storm system
- Lot to Lot drainage is not allowed.
- Lakefront Trail Storm Sewer Pro-Rata must be paid ($7,226.59/acre)

Water and Wastewater Items:
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Infrastructure study is required. Review fees apply.
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- There are two existing 8" water main stub outs located along Gen Hill Way available for use, but it must be looped.
- There is an existing 8" sewer main located near the northern property line available for use, but will need to be extended in an easement along Glen Hill Way to the southern homes.
- Public sewer to be 8" minimum.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed.
- All utility crossings must be by dry bore and steel encased.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- All public utilities must be centered in easement.
- Water to be 10' separated from storm and sewer lines.
- Utilities may not cross through a property. Must be within own HOA lot within an easement. Minimum 20' wide.
- Provide water main stubs and wastewater stubs to all adjacent properties for future/existing development connection points.
- 10' utility easement required along all ROW.
- Possibly need additional fire hydrants
- All domestic water services are 1" with City Standard size meters (5/8", 1", 1 1/2", or 2")...No 3/4" services
- Sewer cleanouts are not to be in driveways and must be at the edge of private road.
- May need more 8" valves

Paving Items:
- All Residential Streets to be concrete, 50' ROW, 29' back-to-back paving minimum with 5' sidewalk on each side. Streets must be curb and gutter style. No asphalt or rock streets.
- Streets adjacent to a public park or open space must have 60' ROW and 41' B-B street section
- No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
- Cul-de-sac dimensions must meet City of Rockwall Standards.
- City driveway spacing requirements must be met.
- All parking to be 20'x9' for 90 degree parking or 22'x9' for parallel.

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- No landscape berms or tree plantings shall be located on top of City utilities or within easements.
- All public street lights along Glen Hill Way will need to be installed a minimum of 5' behind the curb

Impervious Area	
Building Area	9,363
Sidewalks, Pavement, and other Impervious Flatwork	9,896
Other Impervious Area (Decorative Stamped Concrete)	3,182
Total Impervious Area	22,441
Total Landscape Area, Impervious Area, Permeable Area	37,935
Total Area for Outdoor Storage	None

0' 10' 20' 40' 80'

GREENLIGHT
STUDIO, LLC
www.greenlight.company

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

Owner:
Zapa Investments, LLC
201 W Kaufman St.
Richardson, Texas 75081
v: 972.682.1435

Site Plan

Rockwall Townhomes

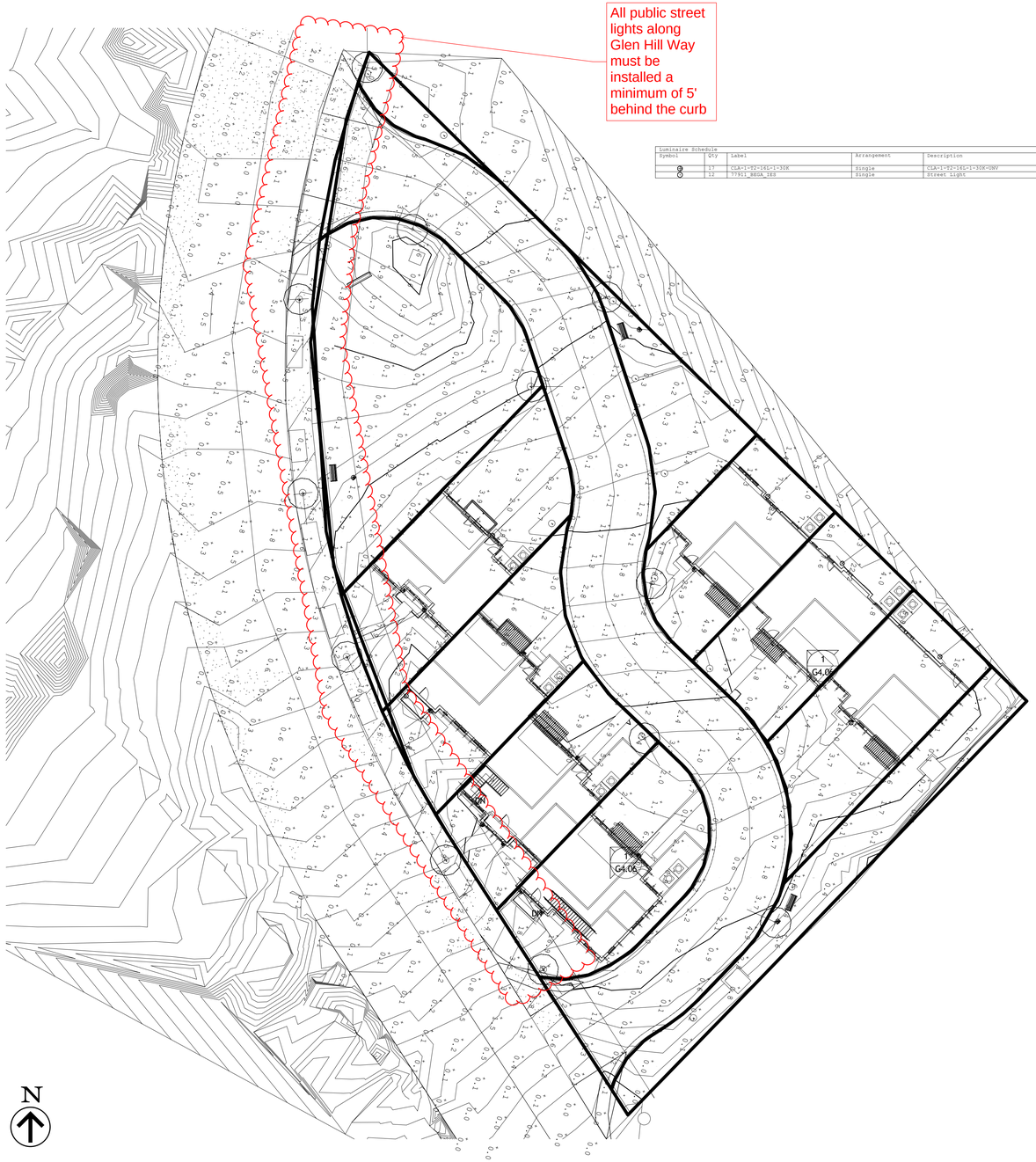
Glen Hill Way
Lot 3 Block A Harbor Hills Addition
Rockwall, Texas

City of Rockwall, Texas
E. Teal Survey Abstract A207

Prepared June 13, 2025

© Greenlight Studio, LLC

City of Rockwall Case Number: Z2025-011

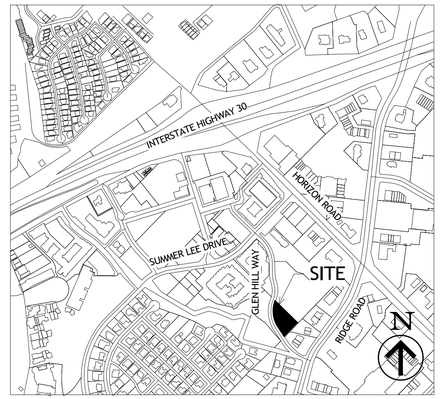


Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Arrangement Watts
	17	CLA-1-72-14G-1-30K	Single	CLA-1-72-14G-1-30K-UNV	1.000	5858	56	952	56
	12	77911_REGA_IES	Single	Street Light	1.000	3558	28	336	28

1 Photometric Study
1" = 20'-0"

VICINITY MAP



0' 10' 20' 40' 80'

Site Data Summary Table

General Site Data	
Zoning	PD-32 Residential Subdistrict
Existing Use	Vacant
Proposed Land Use	Single Family Attached (Townhomes)
Lot Area Combined (SF)	37,935
Lot Area Combined (Acrage)	0.87
Building Footprint Area (Approximate)	9,363
Area Covered by Canopy	0
Single Family Attached Units	8
Unit Density Per Acre	9.2
Building 1 Area	16,506
Building 2 Area	10,521
Total Building Area	27,027
Maximum Building Height (# Stories)	3
Maximum Building Height (Feet)	50' to Roof Ridge
Lot Coverage	25%
Floor Area Ratio	5/7
Parking	
Required Parking 2 Per unit	16
Parking Provided	
Uncovered Surface Spaces (Guest)	3
Garage Spaces	16
Tandem (Driveway) Spaces	16
Total Parking Provided	35
Accessible Parking Required	N/A
Accessible Parking Provided	0
Landscaping Area	
Open Space Required	
Required area per zoning	N/A
Total Open Space Provided	4,822
Other Landscape area within the lot	10,672
Total Landscape Area	15,494
Impervious Area	
Building Area	9,363
Sidewalks, Pavement, and other Impervious Flatwork	9,896
Other Impervious Area (Decorative Stamped Concrete)	3,182
Total Impervious Area	22,441
Total Landscape Area, Impervious Area, Permeable Area	37,935
Total Area for Outdoor Storage	None

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STUDIO, LLC
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Applicant:
Greenlight Studio LLC
100 N. Cattonwood Drive
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Photometric Study

Rockwall Townhomes

Glen Hill Way
Lot 3 Block A Harbor Hills Addition
Rockwall, Texas

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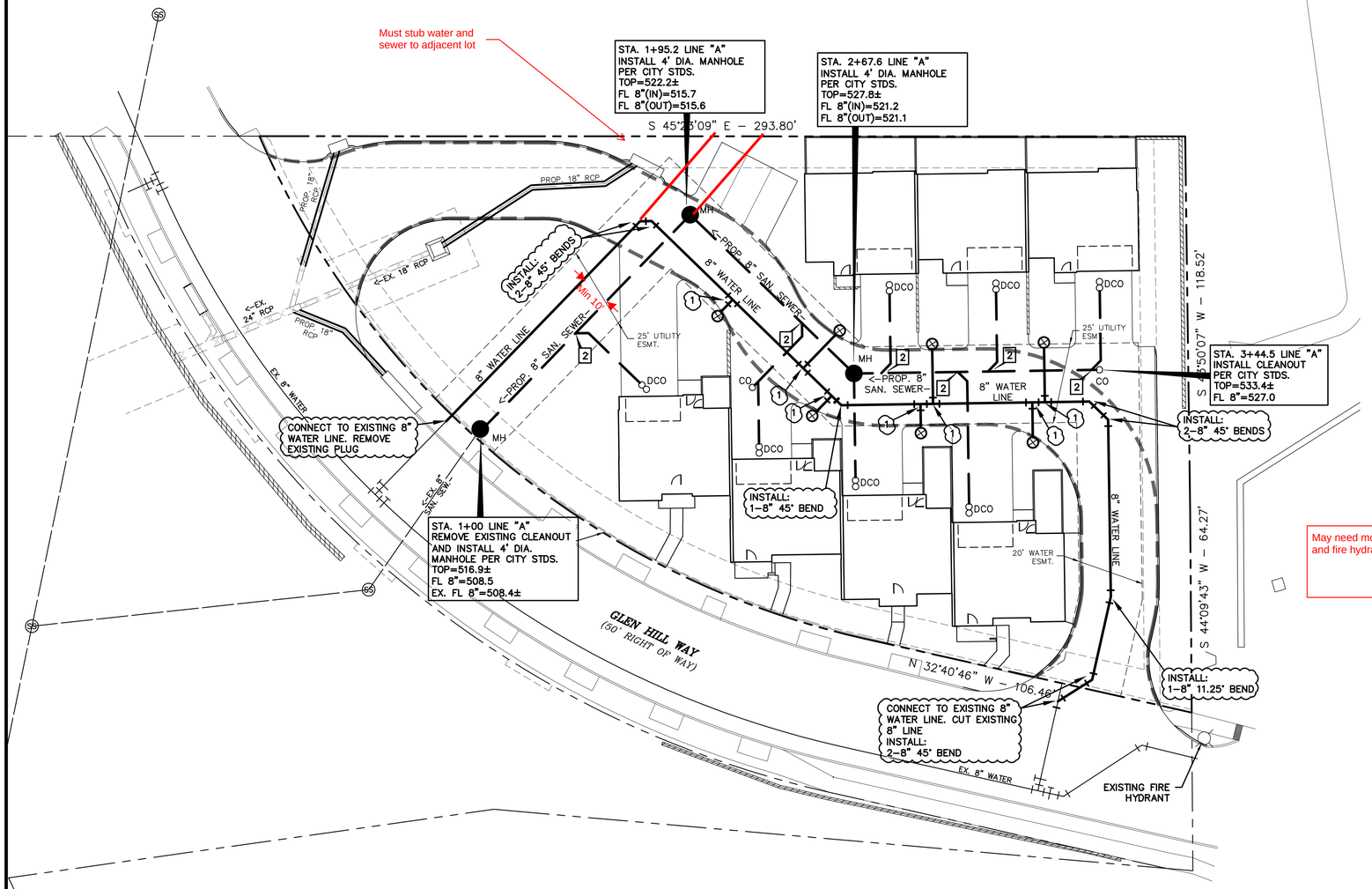

NOTE:
OVERHEAD UTILITIES ACROSS SITE. CONTRACTOR SHALL COMPLY WITH ALL CLEARANCES AND SAFETY PROCEDURES WHILE WORKING AROUND AND UNDER POWER LINES, POLE, AND ANY OTHER ELEMENT.

N

0 20 40

DRAWING SCALE
1"=20'

LEGEND

- EXISTING CURB
- PROPOSED CURB
- PROPOSED SANITARY SEWER PIPE
- EXISTING SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED WATER PIPE
- EXISTING WATER PIPE
- EXISTING STORM PIPE
- PROPOSED STORM SEWER PIPE

May need more 8" valves and fire hydrants

8"x1" Tee. No reason for tapping sleeves

1. INSTALL:
   1-1" TAPPING SLEEVE
   1-5/8" METER AND BOX
2. INSTALL:
   1-4" SEWER LATERAL

GENERAL NOTES

1. THE SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES ON THESE PLANS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE APPROXIMATE. THE CONTRACTOR, PRIOR TO CONSTRUCTION, MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES AND SHALL BE RESPONSIBILITY FOR CONTACTING ALL FRANCHISE AND MUNICIPAL UTILITIES. THE ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR UTILITIES NOT SHOWN OR NOT IN THE LOCATION SHOWN.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC. MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF FINAL GRADE AND/OR PAVEMENT. ANY REMOVAL OR DAMAGE TO EXISTING IMPROVEMENTS SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT HIS OR HER EXPENSE AND SHALL BE APPROVED BY THE OWNER. SAID EXISTING IMPROVEMENTS INCLUDE BERMS, DITCHES, FENCES, VEGETABLE, ETC.
3. DURING THE CONSTRUCTION OF THIS PROJECT, ANY INTERPRETATION OF THE STANDARD SPECIFICATIONS AND ANY MATTER WHICH REQUIRES THE APPROVAL OF THE OWNER, MUST BE RESOLVED BEFORE ANY CONSTRUCTION INVOLVING THAT DECISION COMMENCES. ASSUMPTIONS ABOUT WHAT THESE DECISIONS MIGHT BE, WHICH ARE MADE DURING THE BIDDING PHASE, WILL HAVE NO BEARING ON THE DECISION.
4. ANY UTILITY TEST THAT FAILS TO MEET CITY/STATE REQUIREMENTS SHALL BE RE-TESTED AT THE CONTRACTOR'S EXPENSE. ALL PARTIES WILL ONLY ACCEPT SIGNED ORIGINAL COPIES OF ALL TESTING REPORTS FOR REVIEW.
5. CONCRETE BLOCKING SHALL BE PROVIDED ON WATER MAINS AT ALL TEES, WYES, BENDS, CROSSES AND FIRE HYDRANTS. ALL CONCRETE FOR BLOCKING SHALL BE MINIMUM 3000 PSI CONCRETE. POLYETHYLENE WRAP SHALL BE INSTALLED AROUND ALL DUCTILE IRON FITTINGS AND VALVES. THE WRAP SHALL HAVE AN 8 MIL. THICKNESS AND BE WRAPPED AND HELD IN PLACE BY 2" WIDE PLASTIC BACKED ADHESIVE TAPE (POLYKEN 900, SCOTCHRAP NO. 50 OR EQUAL). THE WRAP SHALL BE INSTALLED WITHOUT BREAKS, TEARS OR HOLES IN THE FILM.
6. ALL WATER MAINS 12" AND SMALLER SHALL BE PVC A.W.W.A. C900, DR-14, CLASS 200 WATER PIPE.
7. ALL TAPPING SLEEVES, VALVES AND VALVE BOXES, FITTINGS AND THRUST BLOCKING SHALL BE PER THE DESIGN AND SPECIFICATIONS.
8. ALL MATERIALS, CONSTRUCTION, TESTING AND WORKMANSHIP SHALL CONFORM TO CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
9. WATER LINES CROSSING UNDER STORM SEWER AND SANITARY SEWER LINES SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 24" OR AS GOVERNED BY TCEQ. PARALLEL WATER LINES SHALL BE AT LEAST 9' CLEAR HORIZONTALLY TO SANITARY SEWER LINES AND MANHOLES. WHERE MINIMUM CLEARANCE CANNOT BE ACHIEVED, WATER LINES SHALL BE ENCASED BY A MINIMUM 6" 3000 PSI (MIN. 5.5 SACK) CONCRETE TO 10' EITHER SIDE OF UTILITY CROSSING. WHERE WATER LINES CROSS CREEKS OR DITCHES, THE WATER LINE SHALL BE PROTECTED BY CONCRETE ENCASEMENT AT LEAST 10' PAST THE EMBANKMENT SLOPE ON EACH SIDE.
10. ANY PLUMBING INSTALLED OUTSIDE OF R.O.W. OR AN EASEMENT SHALL BE INSTALLED BY A LICENSED PLUMBER AND INSPECTED BY BUILDING INSPECTIONS.
11. ALL WATER LINES SHALL BE STERILIZED AND PRESSURE TESTED TO 200 PSI FOR A 3-HOUR CONTINUOUS PERIOD OR LONGER PER CITY STANDARDS. ALL TESTING AND STERILIZATION SHALL MEET OR EXCEED CITY SPECIFICATIONS.
12. ALL SANITARY SEWER PIPES 4" TO 15" SHALL BE PVC SDR 35 MEETING ASTM D3034 AND HAVE RUBBER GASKET JOINTS. ALL SANITARY SEWER PIPES 18" AND LARGER SHALL BE PVC MEETING ASTM F679.
13. ALL SANITARY SEWER LINES SHALL BE TESTED FOR INFILTRATION AND EXFILTRATION IN ACCORDANCE WITH STANDARDS. TV INSPECTIONS, LOW PRESSURE AIR TESTING, VACUUM TESTING OF THE MANHOLES, AND MANDREL TESTING ARE REQUIRED ON ALL SEWER LINES.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR PRODUCING ANY REQUIRED TRENCH SAFETY PLAN OR TRAFFIC CONTROL PLAN.
15. MECHANICAL JOINT VALVES AND FITTINGS AND ALL PIPE JOINTS LESS THAN 20 FEET FROM A VALVE OR FITTING SHALL BE EQUIPPED WITH JOINT RESTRAINT DEVICES. RESTRAINT DEVICES SHALL BE EBAA IRON, 2000 PV SERIES OR APPROVED EQUAL.
16. CONTRACTOR SHALL INSTALL LOCATING TAPE ON TOP OF ALL NEW UTILITY INSTALLATION. TAPE SHALL BE A MINIMUM OF 5.0 MIL OVERALL THICKNESS AND BE A MINIMUM OF 3" WIDE. CONTRACTOR SHALL USE STANDARD INDUSTRY COLORS FOR THE INSTALLATION (BLUE FOR WATER LINES, GREEN FOR SANITARY SEWER, ORANGE FOR COMMUNICATION, ETC.)
17. THE FIRE LINE, FDC LINE (IF APPLICABLE) AND ALL FIRE APERTURES SHALL BE DESIGN AND PERMITTED THROUGH THE JURISDICTIONAL AUTHORITY BY A STATE LICENSED FIRE SPRINKLER DESIGNER/CONTRACTOR. THE FIRE LINE IS SHOWN FOR REFERENCE ONLY.
18. WATER MAINS SHALL HAVE BLUE EMS LOCATOR PADS EVERY 250', CHANGE IN DIRECTION, VALVE, CURB STOP, AND SERVICE CONNECTION TO MAIN WATER MAIN.
19. GREEN EMS LOCATOR PAD IS TO BE INSTALLED AT EVERY MANHOLE, CLEANOUT, AND SERVICE CONNECTION TO THE WASTEWATER MAIN.
20. NO TREES SHALL BE PLANTED WITHIN 5' HORIZONTALLY FROM ANY PUBLIC UTILITIES.
21. ALL MANHOLES TO BE RAVEN LINED OR APPROVED EQUAL.
22. ALL WATER METERS SHALL HAVE A DOUBLE CHECK/BACKFLOW PREVENTION DEVICE INSTALLED ON THE PRIVATE SITE OF THE METER.

!!! CAUTION !!!
UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

CALL: TEXAS ONE CALL @ 811 AT LEAST 72 HRS PRIOR TO 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.

REVISIONS		
REV. NO.	DATE	DESCRIPTION

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THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF PAUL CRAGUN, P.E. NO. 112767 ON 06/11/25.

FOR REVIEW ONLY. NOT FOR CONSTRUCTION

Cumulus Design Firm #14810
2080 N. Highway 360, Suite 240 Grand Prairie, Texas 75050
Tel. 214.235.0367

UTILITY PLAN

GLEN HILL WAY TOWNHOMES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
LOT 3, BLOCK A, HARBOR HILLS ADDITION

DATE	PROJECT NO	DRAWING SCALE	SHEET
6/11/25	CD24022	1" = 20'	C10.0

HOA DRAINAGE
5579 SF
30' UTILITY EASEMENT
(3) 9x20 GUEST SPACES
HOA
1514 SF
8' WOOD FENCE
LOT 4
3226 SF
UTILITY EASEMENT TO MAINTAIN 10' FROM CL OF UTILITIES
LOT 7
2191 SF
8' WOOD FENCE
AC CONDENSERS, TY
1801
1807
LOT 6
2301 SF
BUILDING2
3 STORY
10,800 GSF
1811
LOT 3
2559 SF
26' FIRE LANE, TYP.
LOT 5
2702 SF
1805
1815
GLEN HILL WAY
LF-1001 / LT-2299
RF-1000 / RT-2299
LOT 2
2462 SF
BUILDING 1
3 STORY
13,000 GSF
1809
10' BUILDING SETBACK AND UTILITY EASEMENT
LOT 1
2808 SF
HOA
242
DOG WASTE STATION
PARK BENCH
10' LANDSCAPE BUFFER
5' SIDEWALK EASEMENT
EXISTING SIDEWALK
1813
NEW PEDESTRIAN LIGHTING, TYP.
APPROX LOCATION OF PAD MOUNTED TRANSFORMER BUILDING 1

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	Glen Hill Way				
SUBDIVISION	Harbor Hills Addition	LOT	3	BLOCK	A
GENERAL LOCATION	Parcel on Glen Hill Way north adjacent of 2930 South Ridge Road				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-32 Residential as amended	CURRENT USE	Vacant		
PROPOSED ZONING	Unchanged	PROPOSED USE	Single Family Attachd		
ACREAGE	.87	LOTS [CURRENT]	1	LOTS [PROPOSED]	12

☐ ***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	ZAPA Investments LLC	☐ APPLICANT	Greenlight Studio
CONTACT PERSON	Matt Zahm	CONTACT PERSON	Tyler Adams
ADDRESS	201 W Kaufman St	ADDRESS	100 N. Cottonwood Drive
			Suite 104
CITY, STATE & ZIP	Richardson, Texas 75081	CITY, STATE & ZIP	Richardson, Texas 75080
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Matt Zahm [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 $ 270.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF June, 20 25 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."

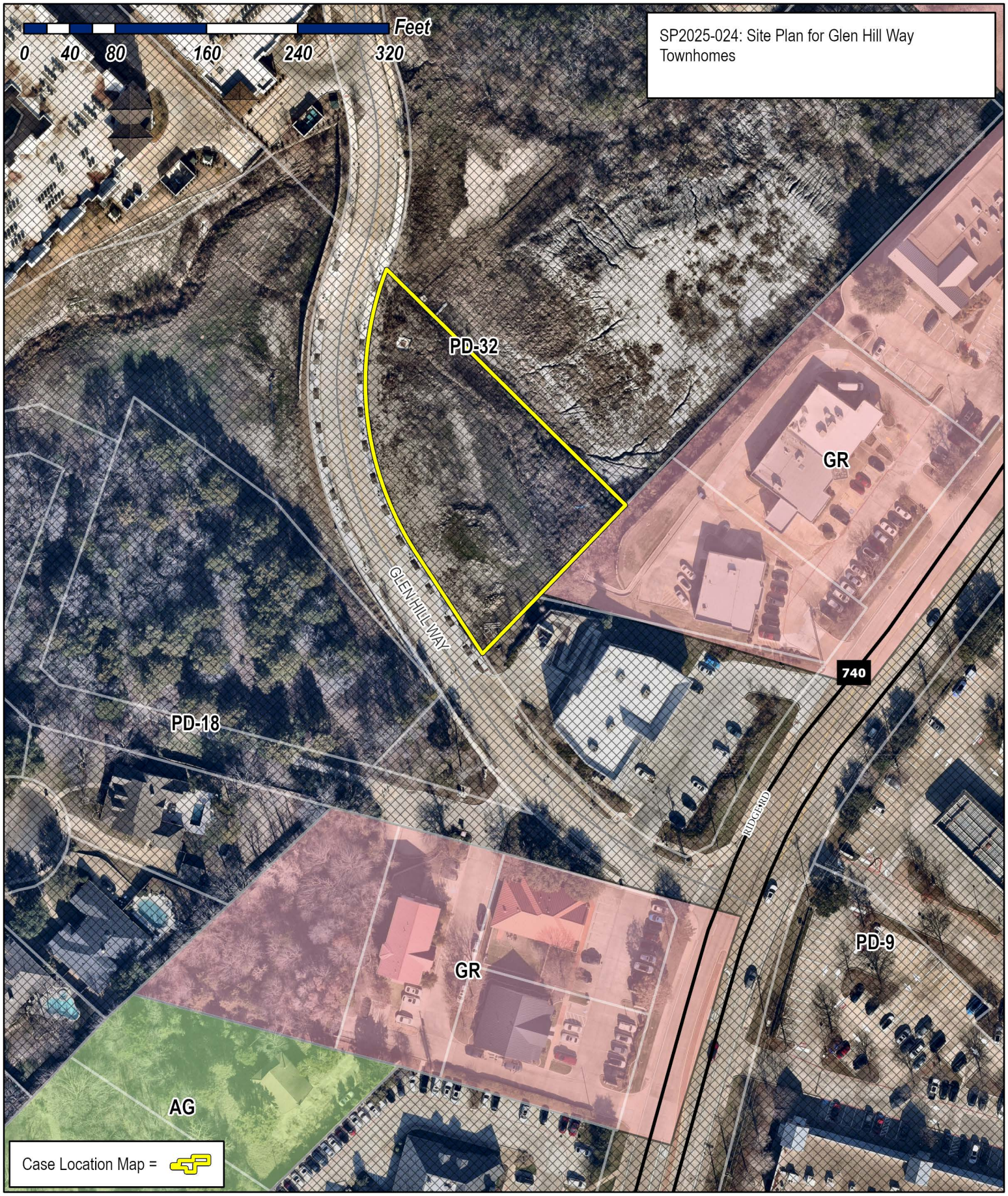
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11th DAY OF June, 20 25.

OWNER'S SIGNATURE Matt D. Zahm

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jan Leckie

MY COMMISSION EXPIRES

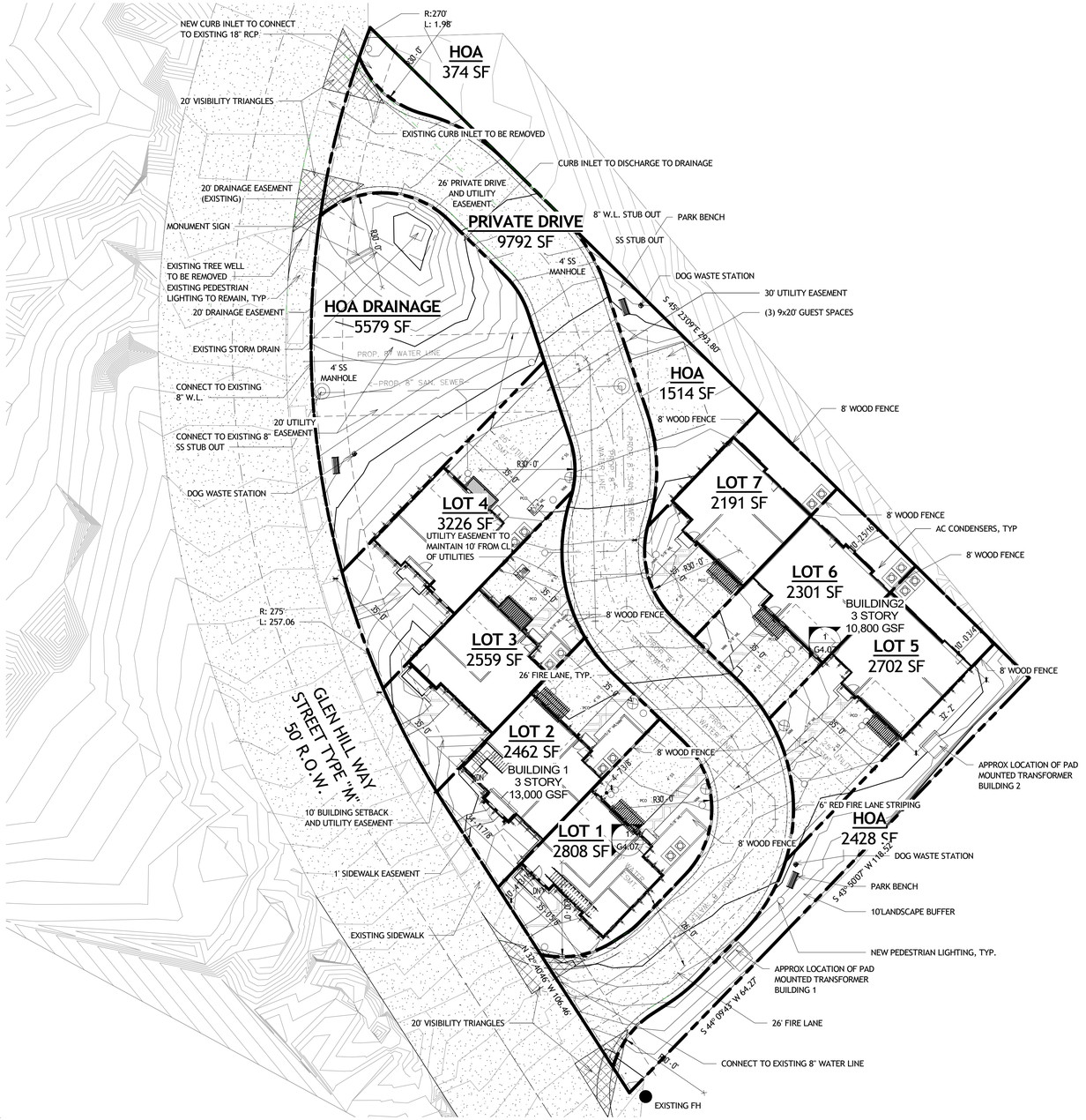
JAN LECKIE
Notary ID #131568490
My Commission Expires
May 15, 2026



City of Rockwall

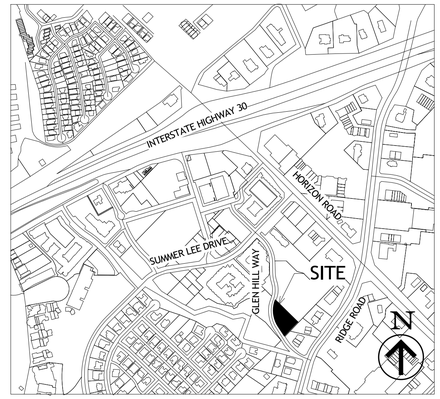
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.



1 Site Plan Copy 1
1" = 20'-0"

VICINITY MAP



Property Schedule	
Name	Area
HOA	2428 SF
HOA	1514 SF
HOA	374 SF
HOA DRAINAGE	5579 SF
LOT 1	2808 SF
LOT 2	2462 SF
LOT 3	2559 SF
LOT 4	3226 SF
LOT 5	2702 SF
LOT 6	2301 SF
LOT 7	2191 SF
PRIVATE DRIVE	9792 SF
Total	37936 SF

SITE PLAN GENERAL NOTES
1. ALL WORK MUST MEET CITY 2023 STANDARDS OF DESIGN AND CONSTRUCTION.
2. RETAINING WALLS OVER 3' MUST BE ENGINEERED.
3. ALL RETAINING WALLS OVER 18" MUST BE ROCK OR STONE FACED.
4. ALL UTILITIES MUST BE UNDERGROUND.
5. ALL PROPOSED UTILITIES SHOWN ARE CONCEPTUAL IN NATURE.

DRAINAGE NOTES
1. GLEN HILL WAY AS-BUILT FLOWS SHALL BE MAINTAINED.
2. PROPERTY OWNER RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF DETENTION/DRAINAGE SYSTEMS.

WATER AND WASTEWATER NOTES
1. ANY UTILITY CONNECTION MADE UNDERNEATH AN EXISTING ROADWAY BUST BE BORED.
2. ALL UTILITY CROSSINGS MUST BE DRY BORE AND STEEL ENCASED.
3. NO TREES SHALL BE WITHIN 10' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS 10" IN DIAMETER OR LARGER.
4. NO TREES TO BE WITHIN 5' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS LESS THAN 10".
5. NO LANDSCAPE BERMS OR TREE PLANTINGS SHALL BE LOCATED ON TOP OF CITY UTILITIES OR WITHIN EASEMENTS.

LIFE SAFETY GENERAL NOTES
1. EACH UNIT TO BE SEPARATED BY A CONTINUOUS ONE HOUR FIRE BARRIER.
2. BUILDINGS SHALL BE EQUIPPED WITH AN NFPA13D FIRE SPRINKLER SYSTEMS.

Site Data Summary Table	
General Site Data	
Zoning	PD-32 Residential Subdistrict
Existing Use	Vacant
Proposed Land Use	Single Family Attached (Townhomes)
Lot Area Combined (SF)	37,935
Lot Area Combined (Acrage)	0.87
Building Footprint Area (Approximate)	9,363
Area Covered by Canopy	0
Single Family Attached Units	8
Unit Density Per Acre	9.2
Building 1 Area	16,506
Building 2 Area	10,521
Total Building Area	27,027
Maximum Building Height (# Stories)	3
Maximum Building Height (Feet)	50' to Roof Ridge
Lot Coverage	25%
Floor Area Ratio	5/7
Parking	
Required Parking 2 Per unit	16
Parking Provided	
Uncovered Surface Spaces (Guest)	3
Garage Spaces	16
Tandem (Driveway) Spaces	16
Total Parking Provided	35
Accessible Parking Required	N/A
Accessible Parking Provided	0
Landscaping Area	
Open Space Required	
Required area per zoning	N/A
Total Open Space Provided	4,822
Other Landscape area within the lot	10,672
Total Landscape Area	15,494
Impervious Area	
Building Area	9,363
Sidewalks, Pavement, and other Impervious Flatwork	9,896
Other Impervious Area (Decorative Stamped Concrete)	3,182
Total Impervious Area	22,441
Total Landscape Area, Impervious Area, Permeable Area	37,935
Total Area for Outdoor Storage	None

0' 10' 20' 40' 80'

GREENLIGHT
STUDIO, LLC
www.greenlight.company

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

Owner:
Zapa Investments, LLC
201 W Kaufman St.
Richardson, Texas 75081
v: 972.682.1435

Site Plan

Rockwall Townhomes

Glen Hill Way
Lot 3 Block A Harbor Hills Addition
Rockwall, Texas

City of Rockwall, Texas
E. Teal Survey Abstract A207

Prepared June 13, 2025

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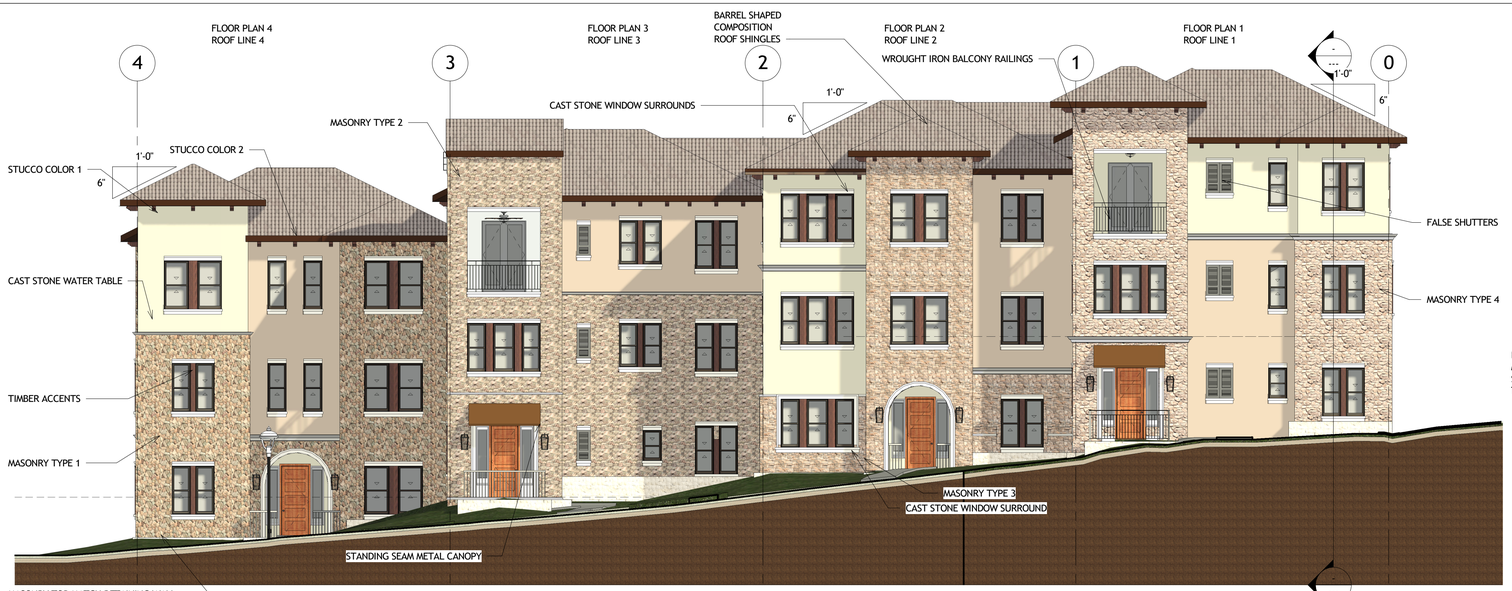
City of Rockwall Case Number: Z2025-011

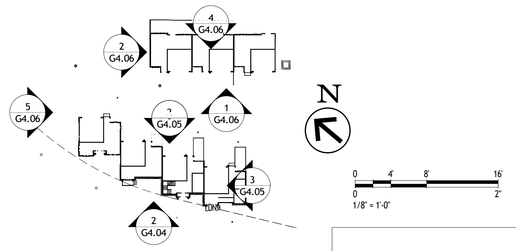


2 Building 1 Facade - West
1/8" = 1'-0"

Building 1 Elevation West

Masonry	1982	60%
Stucco	1333	40%
Total	3315	

1 Articulation Plan West
1/8" = 1'-0"



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Color Elevations

Rockwall Townhomes

Glen Hill Way
Lot 3 Block A Harbor Hills Addition
Rockwall, Texas

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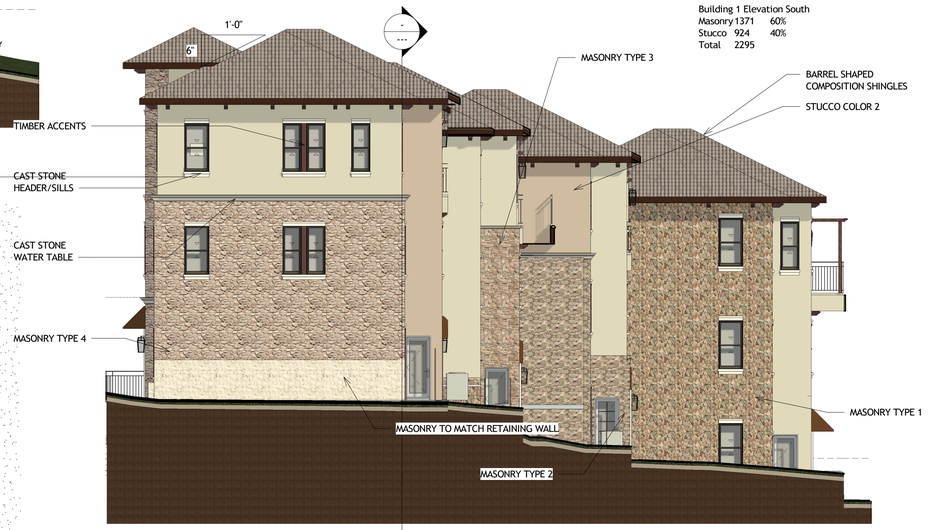
Building 1 Elevation East
Masonry 1756 61%
Stucco 1114 39%
Total 2870

2 Building 1 Facade - East
1/8" = 1'-0"



Building 1 Elevation South
Masonry 1371 60%
Stucco 924 40%
Total 2295

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

1 Articulation Plan East
1/8" = 1'-0"

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Color Elevations

Rockwall Townhomes
Glen Hill Way
Lot 3 Block A Harbor Hills Addition
Rockwall, Texas

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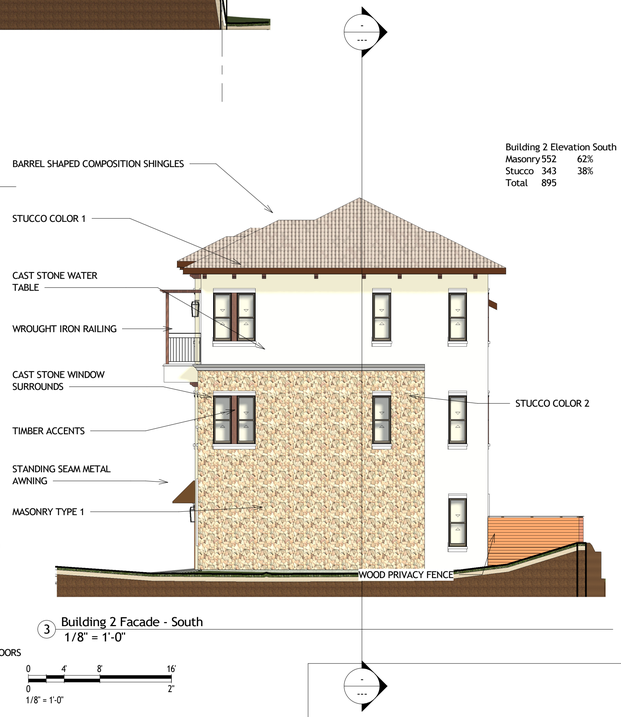
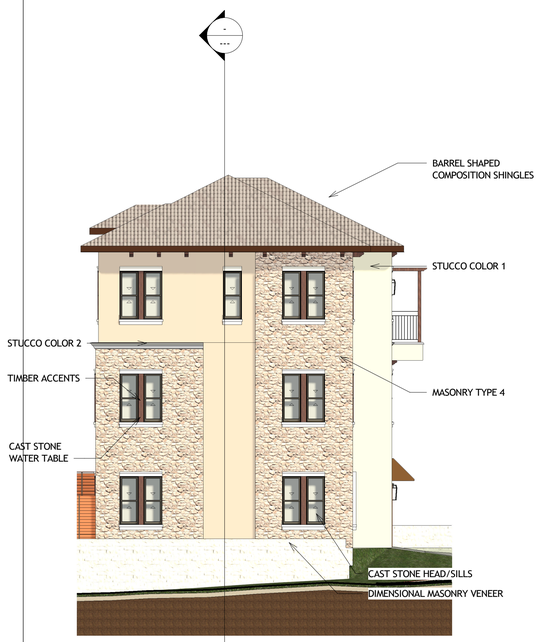
5 Building 1 Facade - North
1/8" = 1'-0"

4 Building 2 Facade - East
1/8" = 1'-0"

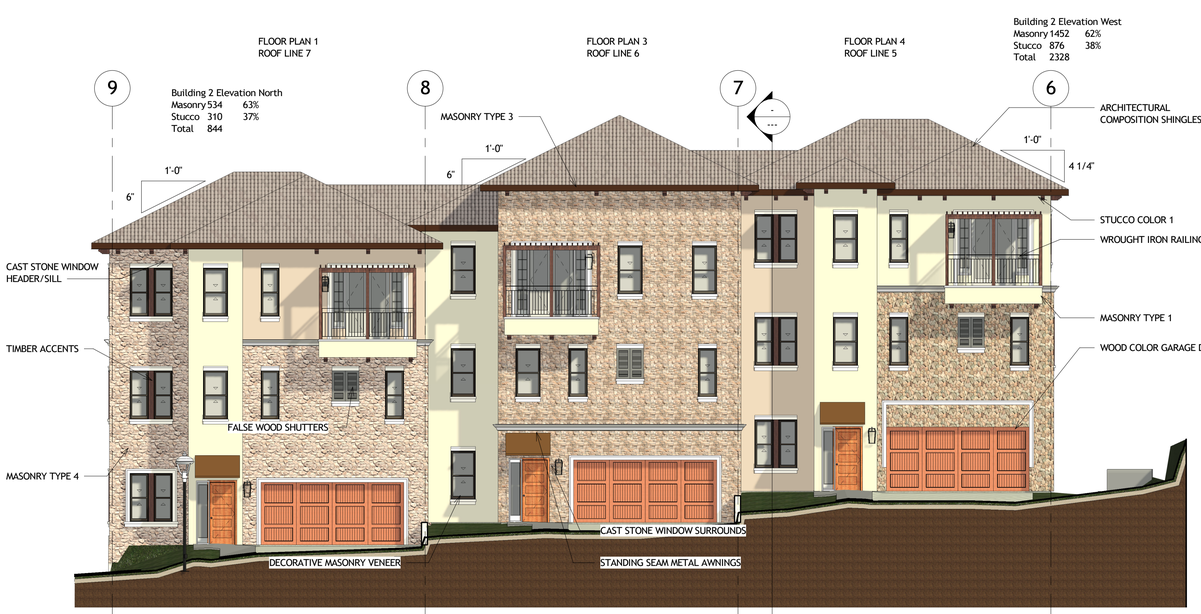


3 Building 2 Facade - South
1/8" = 1'-0"

0 4' 8' 16'
0 2"
1/8" = 1'-0"



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



1 Building 2 Facade - West
1/8" = 1'-0"

GREENLIGHT
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Greenlight Studio LLC
100 N. Cottonwood Drive
Suite 104
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v: 972.682.1435

Color Elevations

Rockwall Townhomes
Glen Hill Way
Lot 3 Block A Harbor Hills Addition
Rockwall, Texas

City of Rockwall, Texas
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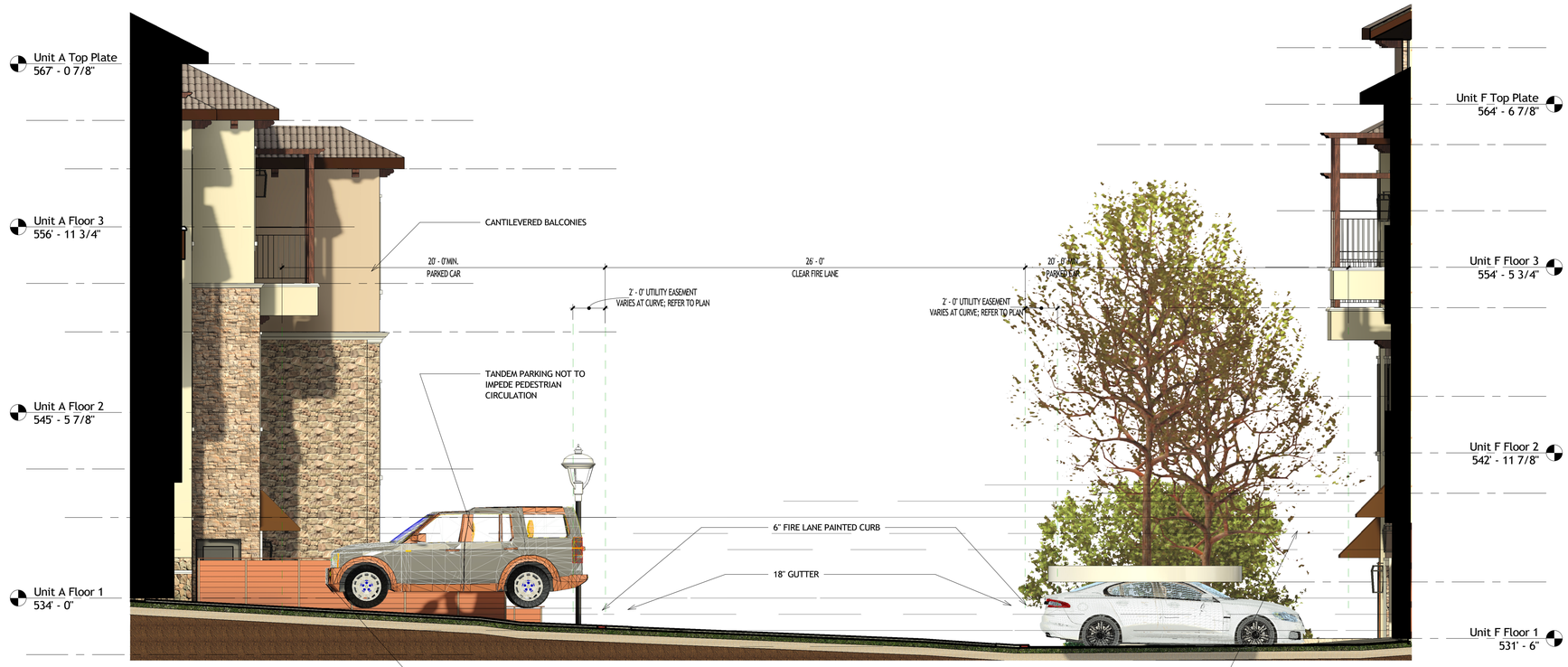

1 Drive Aisle Section
1/4" = 1'-0"

0 2' 4' 8'
0 2"
1/4" = 1'-0"

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Drive Aisle Section

Rockwall Townhomes

Glen Hill Way
Lot 3 Block A Harbor Hills Addition
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OVERALL VIEW

VIEW ALONG GLEN HILL WAY

INTERIOR ACCESS DRIVE

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STUDIO, LLC

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Color Renderings

Rockwall Townhomes

Glen Hill Way
Lot 3 Block A Harbor Hills Addition
Rockwall, Texas

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VIEW FROM GLEN HILL WAY

INTERIOR ACCESS DRIVE

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LANDSCAPE LEGEND

COMMON
BERMUDA SOD
(CYNODON DACTYLON)

SOD INSTALLATION NOTES:
a. ALL SUBGRADE SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
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f. ALL SOD AREAS SHALL BE WATERED BY PERMANENT AUTOMATIC IRRIGATION SYSTEM.

CITY REQUIREMENTS

STREET FRONTAGE
10' LANDSCAPE BUFFER REQUIRED
10' LANDSCAPE BUFFER PROVIDED

STREET TREES
1 PER 50 LF STREET FRONTAGE
364' - 45' (esmt's) - 40' (drives) = 279'
GLEN HILL WAY
279'/50 = 5.58 = 6 SHADE TREES REQUIRED
6 SHADE TREES PROPOSED
6 ORNAMENTAL TREES REQUIRED
6 ORNAMENTAL TREES PROPOSED

TOTAL LANDSCAPE AREA
35% TOTAL LANDSCAPE REQUIRED
TOTAL SITE
37,935 SF x 35% = 13,278 SF REQUIRED
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PLANTLIST

SYM	MATERIAL	QNTY	SIZE	HT	SP	NOTES	SPACING
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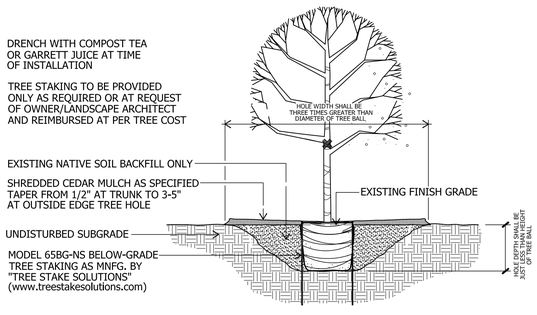
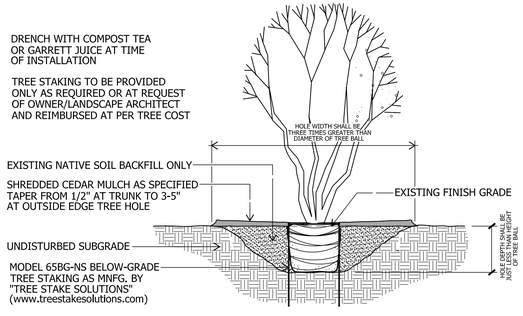


TREE PLANTING
SHADE TREE - 3" CAL. and smaller
not to scale



TREE PLANTING
TYPICAL MULTI-TRUNK TREE
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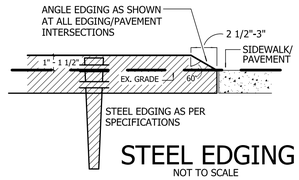

STEEL EDGING
NOT TO SCALE

appr. by:
drawn by:
date: 06-03-25

revisions
06-11-25

Leeming Design Group
Landscape Architecture
4913 Bull Stone Drive, Suite 101-B North Richland Hills, Texas 76180
(817) 577-6869 Fax (817) 577-6896
leemingdesigngroup@sbcglobal.net

LANDSCAPE PLAN

GLEN HILL TOWNHOMES
GLEN HILL WAY
ROCKWALL, TEXAS

file name:
c:\Rockwall-Glen Hill Townhomes\ldg-base_GlenHillTownhomes.dwg

sheet
L-1

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BERMUDA SOD
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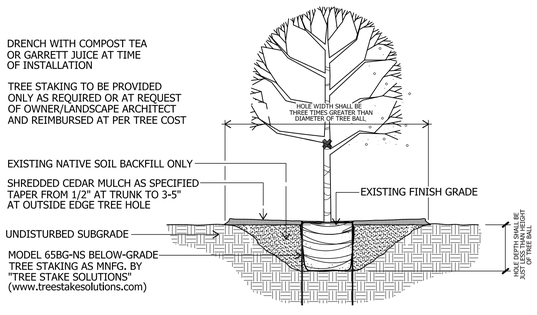

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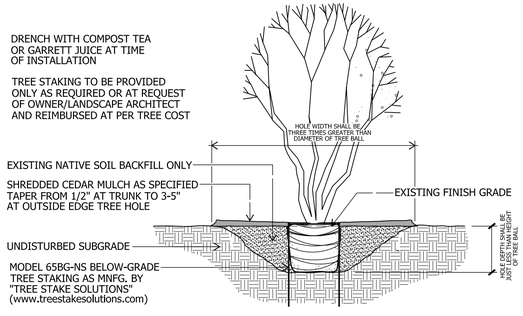

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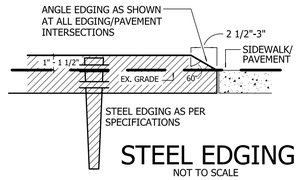

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appr. by:
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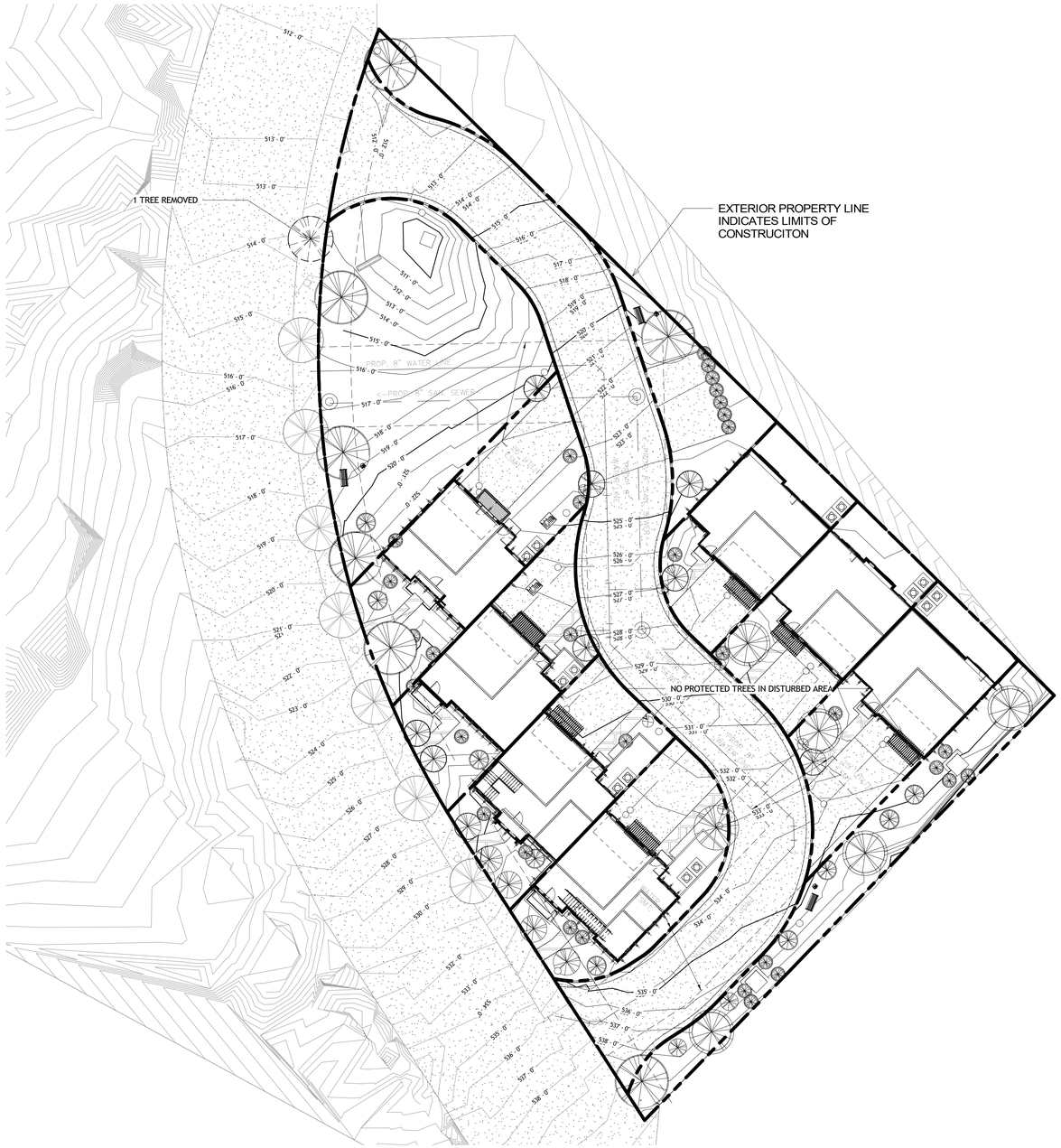
LANDSCAPE PLAN

GLEN HILL TOWNHOMES
GLEN HILL WAY
ROCKWALL, TEXAS

file name:
c:\Rockwall-Glen Hill Townhomes\ldg-base_GlenHillTownhomes.dwg

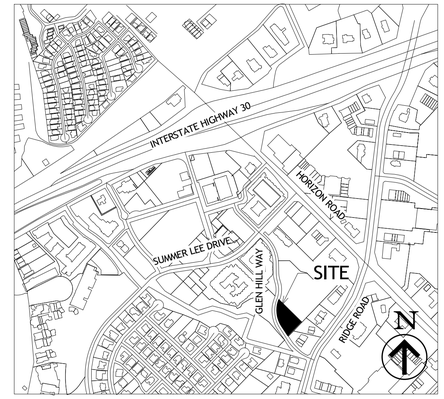
sheet
L-1



N

1 Treescape Plan
1" = 20'-0"

VICINITY MAP



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Tandem (Driveway) Spaces	16
Total Parking Provided	35
Accessible Parking Required	N/A
Accessible Parking Provided	0
Landscaping Area	
Open Space Required	
Required area per zoning	N/A
Total Open Space Provided	4,822
Other Landscape area within the lot	10,672
Total Landscape Area	15,494
Impervious Area	
Building Area	9,363
Sidewalks, Pavement, and other Impervious Flatwork	9,896
Other Impervious Area (Decorative Stamped Concrete)	3,182
Total Impervious Area	22,441
Total Landscape Area, Impervious Area, Permeable Area	37,935
Total Area for Outdoor Storage	None

0' 10' 20' 40' 80'

GREENLIGHT
STUDIO, LLC
www.greenlight.company

Applicant:
Greenlight Studio LLC
100 N. Cattonwood Drive
Suite 104
Richardson, Texas 75080
v: 214.810.4535

Owner:
Zapa Investments, LLC
201 W Kaufman St.
Richardson, Texas 75081
v: 972.682.1435

Treescape Plan

Rockwall Townhomes

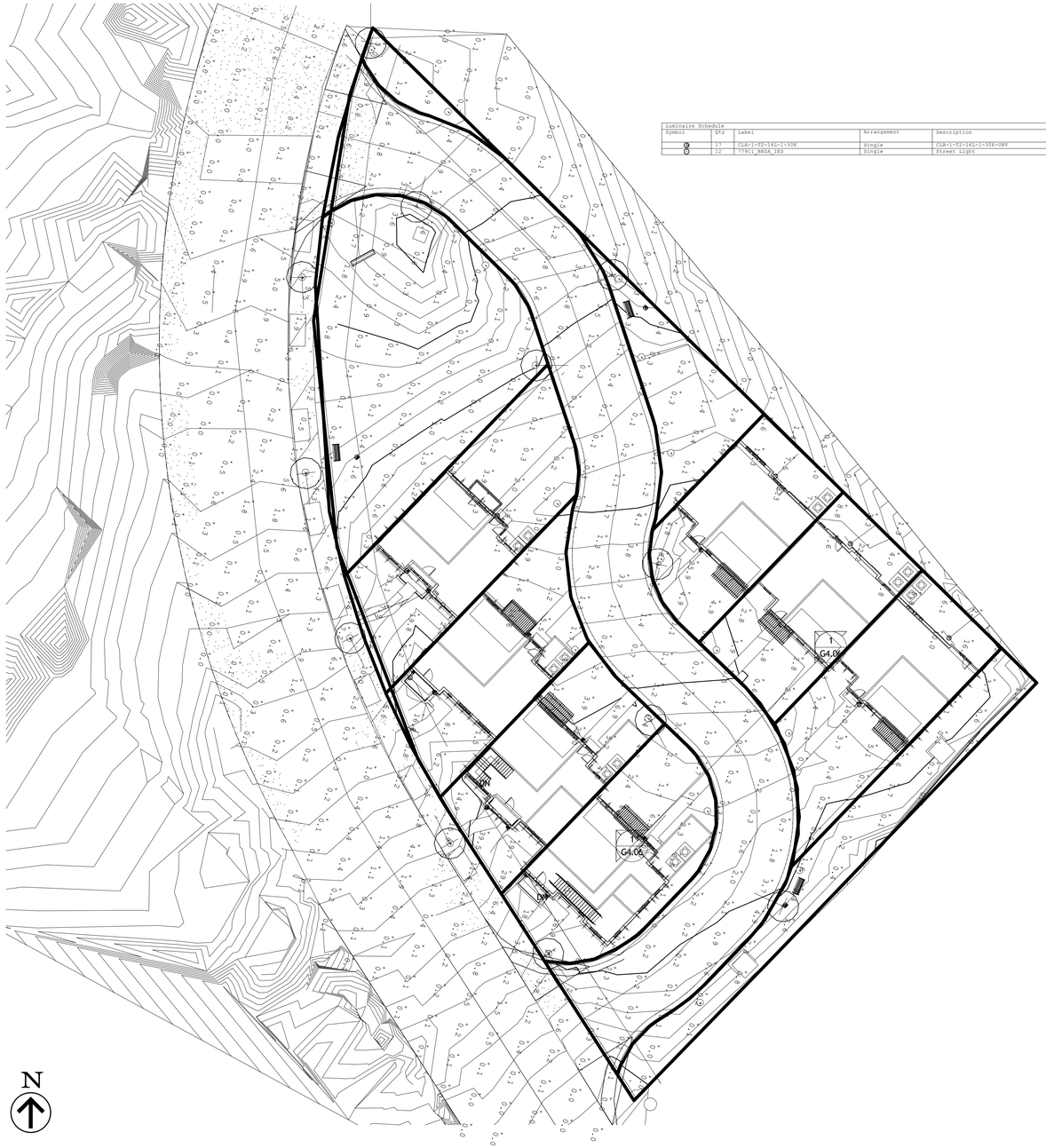
Glen Hill Way
Lot 3 Block A Harbor Hills Addition
Rockwall, Texas

City of Rockwall, Texas
E. Teal Survey Abstract A207

Prepared June 13, 2025

© Greenlight Studio, LLC

City of Rockwall Case Number: Z2025-011

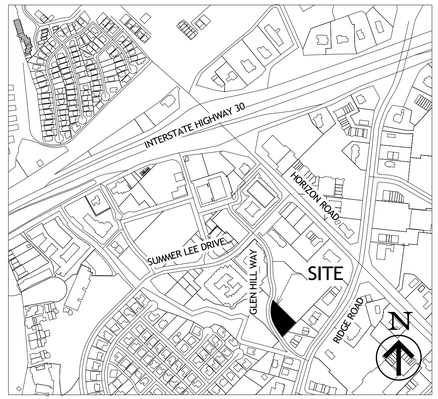


Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Arrangement Watts
	17	CLA-1-F2-16L-1-30K	Single	CLA-1-F2-16L-1-30K-UNV	1.000	5858	56	952	56
	12	73911_REGA_IES	Single	Street Light	1.000	3558	28	336	28

1 Photometric Study
1" = 20'-0"

VICINITY MAP



0' 10' 20' 40' 80'

Site Data Summary Table

General Site Data	
Zoning	PD-32 Residential Subdistrict
Existing Use	Vacant
Proposed Land Use	Single Family Attached (Townhomes)
Lot Area Combined (SF)	37,935
Lot Area Combined (Acrage)	0.87
Building Footprint Area (Approximate)	9,363
Area Covered by Canopy	0
Single Family Attached Units	8
Unit Density Per Acre	9.2
Building 1 Area	16,506
Building 2 Area	10,521
Total Building Area	27,027
Maximum Building Height (# Stories)	3
Maximum Building Height (Feet)	50' to Roof Ridge
Lot Coverage	25%
Floor Area Ratio	5/7
Parking	
Required Parking 2 Per unit	16
Parking Provided	
Uncovered Surface Spaces (Guest)	3
Garage Spaces	16
Tandem (Driveway) Spaces	16
Total Parking Provided	35
Accessible Parking Required	N/A
Accessible Parking Provided	0
Landscaping Area	
Open Space Required	
Required area per zoning	N/A
Total Open Space Provided	4,822
Other Landscape area within the lot	10,672
Total Landscape Area	15,494
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Photometric Study

Rockwall Townhomes

Glen Hill Way
Lot 3 Block A Harbor Hills Addition
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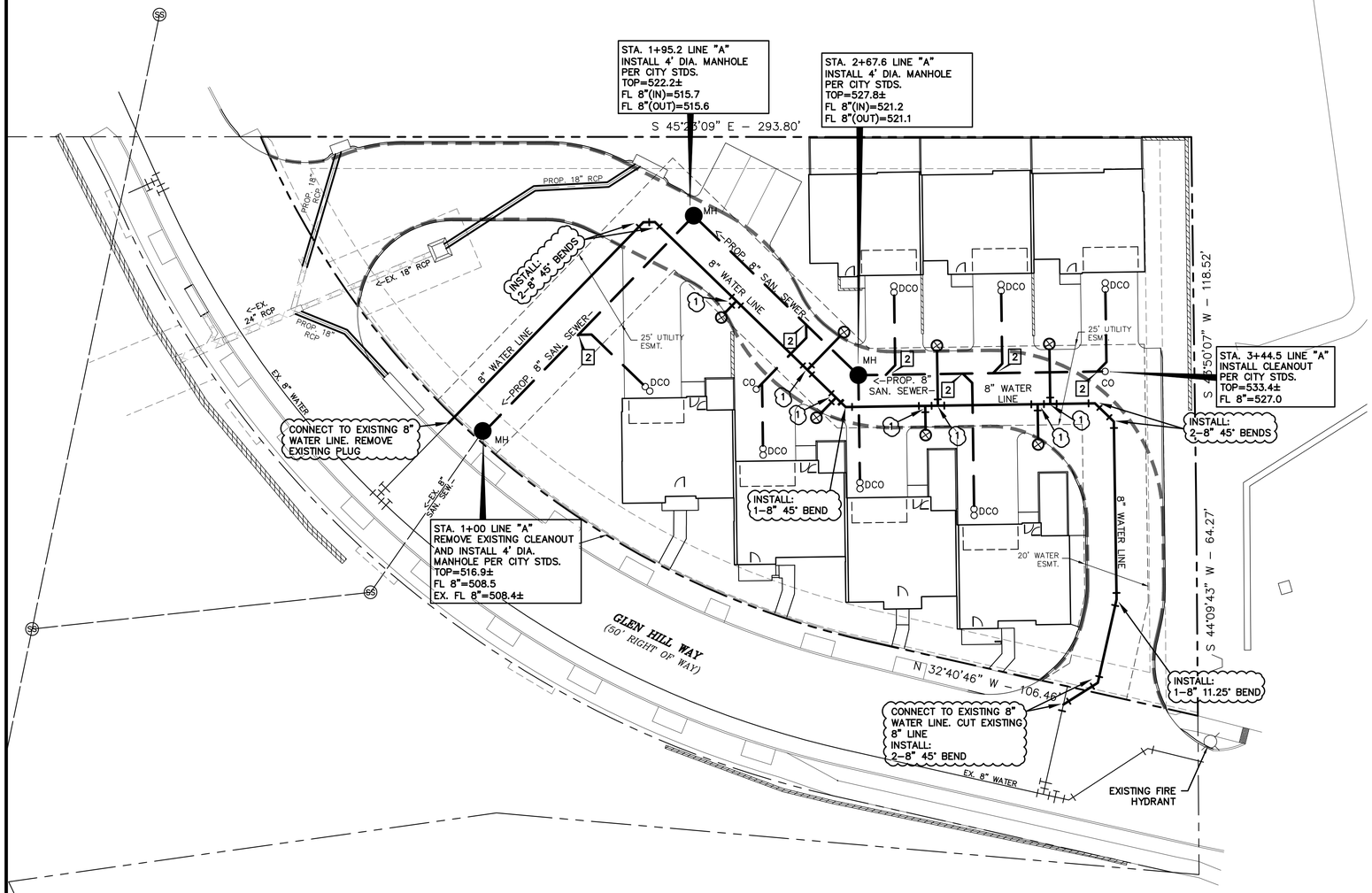

NOTE:
OVERHEAD UTILITIES ACROSS SITE. CONTRACTOR SHALL COMPLY WITH ALL CLEARANCES AND SAFETY PROCEDURES WHILE WORKING AROUND AND UNDER POWER LINES, POLE, AND ANY OTHER ELEMENT.

N

0 20 40

DRAWING SCALE
1"=20'

LEGEND

- EXISTING CURB
- PROPOSED CURB
- PROPOSED SANITARY SEWER PIPE
- EXISTING SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED WATER PIPE
- EXISTING WATER PIPE
- EXISTING STORM PIPE
- PROPOSED STORM SEWER PIPE

1. INSTALL:
   1–1" TAPPING SLEEVE
   1–⅝" METER AND BOX
2. INSTALL:
   1–4" SEWER LATERAL

GENERAL NOTES

1. THE SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES ON THESE PLANS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE APPROXIMATE. THE CONTRACTOR, PRIOR TO CONSTRUCTION, MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES AND SHALL BE RESPONSIBILITY FOR CONTACTING ALL FRANCHISE AND MUNICIPAL UTILITIES. THE ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR UTILITIES NOT SHOWN OR NOT IN THE LOCATION SHOWN.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC. MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF FINAL GRADE AND/OR PAVEMENT. ANY REMOVAL OR DAMAGE TO EXISTING IMPROVEMENTS SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT HIS OR HER EXPENSE AND SHALL BE APPROVED BY THE OWNER. SAID EXISTING IMPROVEMENTS INCLUDE BERMS, DITCHES, FENCES, VEGETABLE, ETC.
3. DURING THE CONSTRUCTION OF THIS PROJECT, ANY INTERPRETATION OF THE STANDARD SPECIFICATIONS AND ANY MATTER WHICH REQUIRES THE APPROVAL OF THE OWNER, MUST BE RESOLVED BEFORE ANY CONSTRUCTION INVOLVING THAT DECISION COMMENCES. ASSUMPTIONS ABOUT WHAT THESE DECISIONS MIGHT BE, WHICH ARE MADE DURING THE BIDDING PHASE, WILL HAVE NO BEARING ON THE DECISION.
4. ANY UTILITY TEST THAT FAILS TO MEET CITY/STATE REQUIREMENTS SHALL BE RE–TESTED AT THE CONTRACTOR'S EXPENSE. ALL PARTIES WILL ONLY ACCEPT SIGNED ORIGINAL COPIES OF ALL TESTING REPORTS FOR REVIEW.
5. CONCRETE BLOCKING SHALL BE PROVIDED ON WATER MAINS AT ALL TEES, WYES, BENDS, CROSSES AND FIRE HYDRANTS. ALL CONCRETE FOR BLOCKING SHALL BE MINIMUM 3000 PSI CONCRETE. POLYETHYLENE WRAP SHALL BE INSTALLED AROUND ALL DUCTILE IRON FITTINGS AND VALVES. THE WRAP SHALL HAVE AN 8 MIL. THICKNESS AND BE WRAPPED AND HELD IN PLACE BY 2" WIDE PLASTIC BACKED ADHESIVE TAPE (POLYKEN 900, SCOTCHRAP NO. 50 OR EQUAL). THE WRAP SHALL BE INSTALLED WTHOUT BREAKS, TEARS OR HOLES IN THE FILM.
6. ALL WATER MAINS 12" AND SMALLER SHALL BE PVC A.W.W.A. C900, DR–14, CLASS 200 WATER PIPE.
7. ALL TAPPING SLEEVES, VALVES AND VALVE BOXES, FITTINGS AND THRUST BLOCKING SHALL BE PER THE DESIGN AND SPECIFICATIONS.
8. ALL MATERIALS, CONSTRUCTION, TESTING AND WORKMANSHIP SHALL CONFORM TO CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
9. WATER LINES CROSSING UNDER STORM SEWER AND SANITARY SEWER LINES SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 24" OR AS GOVERNED BY TCEQ. PARALLEL WATER LINES SHALL BE AT LEAST 9' CLEAR HORIZONTALLY TO SANITARY SEWER LINES AND MANHOLES. WHERE MINIMUM CLEARANCE CANNOT BE ACHIEVED, WATER LINES SHALL BE ENCASED BY A MINIMUM 6" 3000 PSI (MIN. 5.5 SACK) CONCRETE TO 10' EITHER SIDE OF UTILITY CROSSING. WHERE WATER LINES CROSS CREEKS OR DITCHES, THE WATER LINE SHALL BE PROTECTED BY CONCRETE ENCASEMENT AT LEAST 10' PAST THE EMBANKMENT SLOPE ON EACH SIDE.
10. ANY PLUMBING INSTALLED OUTSIDE OF R.O.W. OR AN EASEMENT SHALL BE INSTALLED BY A LICENSED PLUMBER AND INSPECTED BY BUILDING INSPECTIONS.
11. ALL WATER LINES SHALL BE STERILIZED AND PRESSURE TESTED TO 200 PSI FOR A 3–HOUR CONTINUOUS PERIOD OR LONGER PER CITY STANDARDS. ALL TESTING AND STERILIZATION SHALL MEET OR EXCEED CITY SPECIFICATIONS.
12. ALL SANITARY SEWER PIPES 4" TO 15" SHALL BE PVC SDR 35 MEETING ASTM D3034 AND HAVE RUBBER GASKET JOINTS. ALL SANITARY SEWER PIPES 18" AND LARGER SHALL BE PVC MEETING ASTM F679.
13. ALL SANITARY SEWER LINES SHALL BE TESTED FOR INFILTRATION AND EXFILTRATION IN ACCORDANCE WITH STANDARDS. TV INSPECTIONS, LOW PRESSURE AIR TESTING, VACUUM TESTING OF THE MANHOLES, AND MANDREL TESTING ARE REQUIRED ON ALL SEWER LINES.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR PRODUCING ANY REQUIRED TRENCH SAFETY PLAN OR TRAFFIC CONTROL PLAN.
15. MECHANICAL JOINT VALVES AND FITTINGS AND ALL PIPE JOINTS LESS THAN 20 FEET FROM A VALVE OR FITTING SHALL BE EQUIPPED WITH JOINT RESTRAINT DEVICES. RESTRAINT DEVICES SHALL BE EBAA IRON, 2000 PV SERIES OR APPROVED EQUAL.
16. CONTRACTOR SHALL INSTALL LOCATING TAPE ON TOP OF ALL NEW UTILITY INSTALLATION. TAPE SHALL BE A MINIMUM OF 5.0 MIL OVERALL THICKNESS AND BE A MINIMUM OF 3" WIDE. CONTRACTOR SHALL USE STANDARD INDUSTRY COLORS FOR THE INSTALLATION (BLUE FOR WATER LINES, GREEN FOR SANITARY SEWER, ORANGE FOR COMMUNICATION, ETC.)
17. THE FIRE LINE, FDC LINE (IF APPLICABLE) AND ALL FIRE APERTURES SHALL BE DESIGN AND PERMITTED THROUGH THE JURISDICTIONAL AUTHORITY BY A STATE LICENSED FIRE SPRINKLER DESIGNER/CONTRACTOR. THE FIRE LINE IS SHOWN FOR REFERENCE ONLY.
18. WATER MAINS SHALL HAVE BLUE EMS LOCATOR PADS EVERY 250', CHANGE IN DIRECTION, VALVE, CURB STOP, AND SERVICE CONNECTION TO MAIN WATER MAIN.
19. GREEN EMS LOCATOR PAD IS TO BE INSTALLED AT EVERY MANHOLE, CLEANOUT, AND SERVICE CONNECTION TO THE WASTEWATER MAIN.
20. NO TREES SHALL BE PLANTED WITHIN 5' HORIZONTALLY FROM ANY PUBLIC UTILITIES.
21. ALL MANHOLES TO BE RAVEN LINED OR APPROVED EQUAL.
22. ALL WATER METERS SHALL HAVE A DOUBLE CHECK/BACKFLOW PREVENTION DEVICE INSTALLED ON THE PRIVATE SITE OF THE METER.

!!! CAUTION !!!
UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

CALL: TEXAS ONE CALL @ 811 AT LEAST 72 HRS PRIOR TO 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.

REVISIONS		
REV. NO.	DATE	DESCRIPTION

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF PAUL CRAGUN, P.E. NO. 112767 ON 06/11/25.

FOR REVIEW ONLY. NOT FOR CONSTRUCTION

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Cumulus Design Firm #14810
2080 N. Highway 360, Suite 240 Grand Prairie, Texas 75050
Tel. 214.235.0367

UTILITY PLAN

GLEN HILL WAY TOWNHOMES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
LOT 3, BLOCK A, HARBOR HILLS ADDITION

DATE	PROJECT NO	DRAWING SCALE	SHEET
6/11/25	CD24022	1" = 20'	C10.0

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:	July 15, 2025
APPLICANT:	Tyler Adams; *Greenlight Studio*
CASE NUMBER:	SP2025-024; *Site Plan for Townhomes*

SUMMARY

Consider a request by Tyler Adams of Greenlight Studio on behalf of Matt Zahm of ZAPA Investments, LLC for the approval of a *Site Plan* for seven (7) *Townhomes* on a 0.87-acre parcel of land identified as Lot 3, Block A, Harbor Hills Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Interior Subdistrict* and the *Residential Subdistrict*, generally located on the northeast side of Glen Hill Way, northwest of the intersection of Glen Hill Way and Ridge Road [*FM-740*], and take any action necessary.

BACKGROUND

The City Council annexed the subject property into the City of Rockwall on January 9, 1984 through the adoption of *Ordinance No. 84-05*. Upon annexation, the subject property was zoned Agricultural (AG) District. On June 19, 1989, the subject property was rezoned to Planned Development District 32 (PD-32) [*Ordinance No. 02-55*] for Commercial (C) District land uses. On December 2, 2002, the City Council approved an amendment to Planned Development District 32 (PD-32) [*Ordinance No. 02-55*] that changed the underlying zoning to General Retail (GR) District. This Planned Development District was again amended on February 4, 2008 by *Ordinance No. 08-11*. This ordinance increased the boundaries of the district, and established a limited set of land uses for the district. On September 20, 2010, the City Council passed *Ordinance No. 10-21*, which superseded all previous ordinances associated with Planned Development District 32 (PD-32) and established a concept plan and development standards for an approximate 78.89-acre tract of land that included the subject property. Today, this land is now commonly referred to as *PD-32* or the *Harbor District*. Included within this ordinance was a concept plan that divided the district into ten (10) subdistrict, each of which contained its own set of development and land use standards. In addition, a pool of 1,161 *urban residential units* (*i.e. condominiums and/or townhomes*) and 49 *single-family residential units* (*i.e. zero-lot-line or patio homes*) was created. On October 19, 2020, the City Council approved a final plat [*Case No. P2020-036*] establishing the subject property as Lot 3, Block A, Harbor Hills Addition. On May 5, 2025, the City Council approved a *PD Development Plan* [*Case No. Z2025-011; Ordinance No. 25-21*] to changing seven (7) of the 49 single-family residential units to townhomes and allocating them to the subject property.

PURPOSE

On June 13, 2025, the applicant -- *Tyler Adams of Greenlight Studio* -- submitted an application requesting the approval of a *Site Plan* for the purpose of allowing the construction of seven (7) townhomes on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located northwest of the intersection of Ridge Road and Glen Hill Way. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a vacant 4.076-acre parcel of land (*i.e. Lot 4, Block A, Harbor Village Addition*). Beyond this is a 2.12-acre parcel of land (*i.e. Lot 5, Block 5, Harbor Village Addition*) developed with a *Limited Service Hotel* (*i.e. Tru Hilton*). These properties are situated within the *Residential and Interior Subdistricts* of Planned Development District 32 (PD-32). Following this is Summer Lee Drive, which is identified

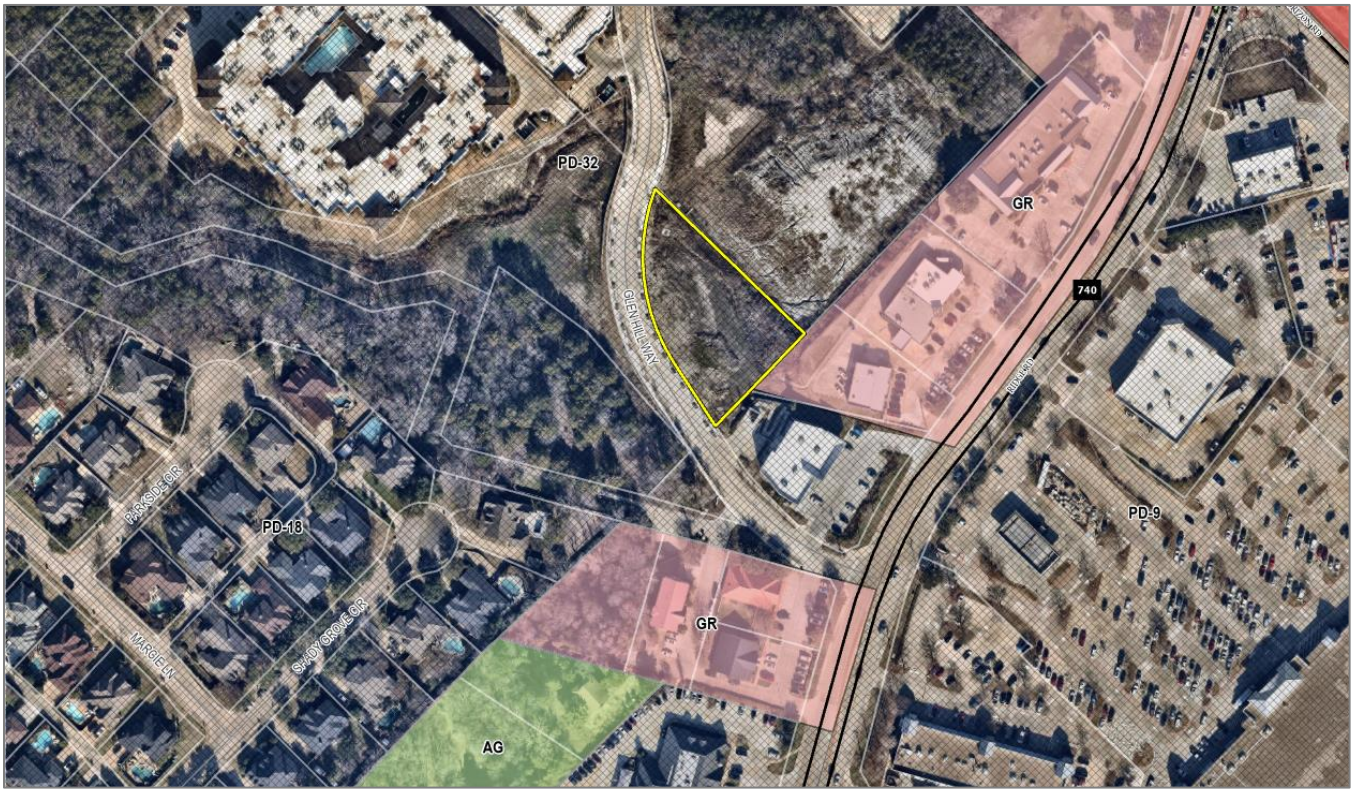
as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is a 0.8320-acre parcel of land (*i.e. Lot 1, Block A, Lakeridge Est Addition*) developed with a multi-tenant retail building (*i.e. Feng Cha, Athletico, & Hollywood Feed*) located within the *Ridge Road Retail Subdistrict* of Planned Development District 32 (PD-32). Beyond this is Glen Hill Way, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this are three (3) parcels of land (*i.e. Lots 1-3, Block A, Willis-Sealock Addition*) developed with retail buildings (*i.e. Family Dentistry Rockwall & Ridge Road Animal Hospital*) zoned General Retail (GR) District. South of this is a 1.46-acre parcel of land (*i.e. Lot 1, Block A, AJ Squared Addition*) developed with a multi-tenant *Medical Office Building*, zoned Planned Development District 18 (PD-18).

East: Directly east of the subject property are two (2) parcel of land (*i.e. Lot 1, Block A, Murphy Plaza No. 2 Addition & Lot 1, Block A, Murphy Plaza*) developed with multi-tenant *Office Buildings*, zoned General Retail (GR) District. Beyond this is Ridge Road [*SH-740*], which is identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is a 2.0034-acre parcel of land (*i.e. Lot 1, Block A, RDI Retail Addition*) developed with a *General Retail Building* (*i.e. Walgreens*) zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses.

West: Directly west of the subject property is Glen Hill Way, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a vacant 2.1690-acre parcel of land (*i.e. Lot 2, Block A, Harbor Hills Addition*) situated within the *Interior Subdistrict* of Planned Development District 32 (PD-32). Following this is a 1.25-acre tract of land (*i.e. Tract 137 of the E. Teal Survey, Abstract No. 207*) that serves as the Glen Hills Cemetery. West of this is the Lago Vista Subdivision, which contains 92 single-family homes and is zoned Planned Development District 18 (PD-18) for Single-Family 10 (SF-10) District land uses.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



DENSITY AND DIMENSIONAL REQUIREMENTS

According to the *Subdistrict Plan* contained in Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] the subject property is situated within the *Residential Subdistrict*, which -- *according to Ordinance No. 17-22* -- is intended "…for zero lot line single-family residential housing." That being said, the approved *PD Development Plan* [*Case No. Z2025-011; Ordinance No. 25-21*] for the subject property changed the zero lot lines into townhomes. The submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations conform to the technical requirements contained within the Unified Development Code (UDC) and Planned Development District 32 (PD-32) for a property located within the *Residential Subdistrict*. In addition, the *PD Development Plan* established density and dimensional requirements for the subject property as shown in *Table 1*:

TABLE 1: BUILDING PLACEMENT AND PARKING COMPLIANCE THE RESIDENTIAL SUBDISTRICT

ORDINANCE PROVISIONS	*ZONING DISTRICT STANDARDS*	*CONFORMANCE TO THE STANDARDS*
BUILD TO LINE:	10-Feet	~10-Feet; *IN CONFORMANCE*
BUILDING FORM:	Minimum Lot Size is 30' x 50'	The are 35' Wide, but are as Short as 50-Feet; *IN CONFORMANCE*
MAXIMUM LOT COVERAGE	61%	<61%; *IN CONFORMANCE*
LAND USE:		
GROUND FLOOR	Residential	*Residential; IN CONFORMANCE*
UPPER FLOORS	Residential	*Residential; IN CONFORMANCE*
BUILDING HEIGHT:		
MAXIMUM BUILDING HEIGHT	3-Stories and 36-Feet	*3-Stories and <36-Feet; IN CONFORMANCE*
GARAGE ENCROACHMENTS	5-Feet	*No Encroachments*; *IN CONFORMANCE*

TREESCAPE PLAN

The landscape plan provided by the applicant indicates that no trees are to be removed. Given this, the applicant was not required to provide a treescape plan.

CONFORMANCE WITH THE CITY'S CODES

The subject property is zoned Planned Development District 32 (PD-32) and is subject to the *Concept Plan* within the ordinance [*Ordinance No. 02-55*]. That being said, the applicant completed a *PD Development Plan* that amended the *Concept Plan* for the subject property. As part of this *PD Development Plan* the applicant made changes to the unit type (*i.e. zero lot line to townhomes*), side setbacks, lot size, garage orientation, and the mew design standards. Based on this, the proposed site plan conforms to the requirements of Planned Development District 32 (PD-32) and the Unified Development Code (UDC).

VARIANCES AND EXCEPTIONS BY THE APPLICANT

The proposed site plan is in conformance with the requirements contained within the Unified Development Code (UDC), Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], and the *PD Development Plan* [*Case No. Z2025-011; Ordinance No. 25-21*]. Given this, the applicant's request is being placed on the consent agenda.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *Harbor District* and is designated for *Mixed Use (MU)* land uses on the Future Land Use Plan. According to the *District Strategies*, the residential unit within the district shall be primarily built as *Urban Residential Units* or *Townhomes*, that provide a pedestrian friendly, walkable, mixed-use district. In this case, the applicant is proposing townhomes that tie into the existing pedestrian network and provide addition pedestrian level amenities (*i.e. lighting, benches, and landscaping*). Based on all this information, the proposed townhomes appear to be in conformance with the Comprehensive Plan.

In addition, the proposed changes to the subject property help further the following goals and objectives contained in the OURHometown Vision 2040 Comprehensive Plan:

(1) *CH. 07 | Goal 05*: Allow only high-quality buildings that are constructed for the long-term value of the community, are easily adaptable to the changing market conditions, and that reflect a sense of permanence and public pride … [*Policy 1*] All building should be architecturally significant, reflecting characteristics of the community.

(2) *CH. 08 | Goal 01 | Policy 1*: Townhome developments should differ in appearance through the use of varying entry features, architectural features, materials, articulation and building setbacks.

(3) *CH. 08 | Goal 01 | Policy 2*: Townhomes should incorporate rear entry garages accessible from mews or alleyways, and provide direct pedestrian access to the street from the front of each unit.

In this case, the proposed townhomes utilize similar design and architectural styles as the adjacent *Urban Residential* developments, provides variations in materials and entry features, and utilizes rear entry garages when possible. Based on this, the applicant's proposal appears to be in substantial conformance to many of the policies and goals that relate to townhome developments.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On June 24, 2025, the Architecture Review Board approved a motion to approve the building elevations by a vote of 3-0, with Board Members Phillips, McAngus, Dalton, Hadawi, and Kirkpatrick absent.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's *Site Plan* for the seven (7) townhomes on the *subject property*, then staff would propose the following conditions of approval:

(1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans; and,

(2) Any construction resulting from the approval of this *Site Plan* 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	Glen Hill Way				
SUBDIVISION	Harbor Hills Addition	LOT	3	BLOCK	A
GENERAL LOCATION	Parcel on Glen Hill Way north adjacent of 2930 South Ridge Road				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-32 Residential as amended	CURRENT USE	Vacant		
PROPOSED ZONING	Unchanged	PROPOSED USE	Single Family Attachd		
ACREAGE	.87	LOTS [CURRENT]	1	LOTS [PROPOSED]	12

☐ ***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	ZAPA Investments LLC	☐ APPLICANT	Greenlight Studio
CONTACT PERSON	Matt Zahm	CONTACT PERSON	Tyler Adams
ADDRESS	201 W Kaufman St	ADDRESS	100 N. Cottonwood Drive
			Suite 104
CITY, STATE & ZIP	Richardson, Texas 75081	CITY, STATE & ZIP	Richardson, Texas 75080
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Matt Zahm [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 $ 270.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF June, 20 25 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."

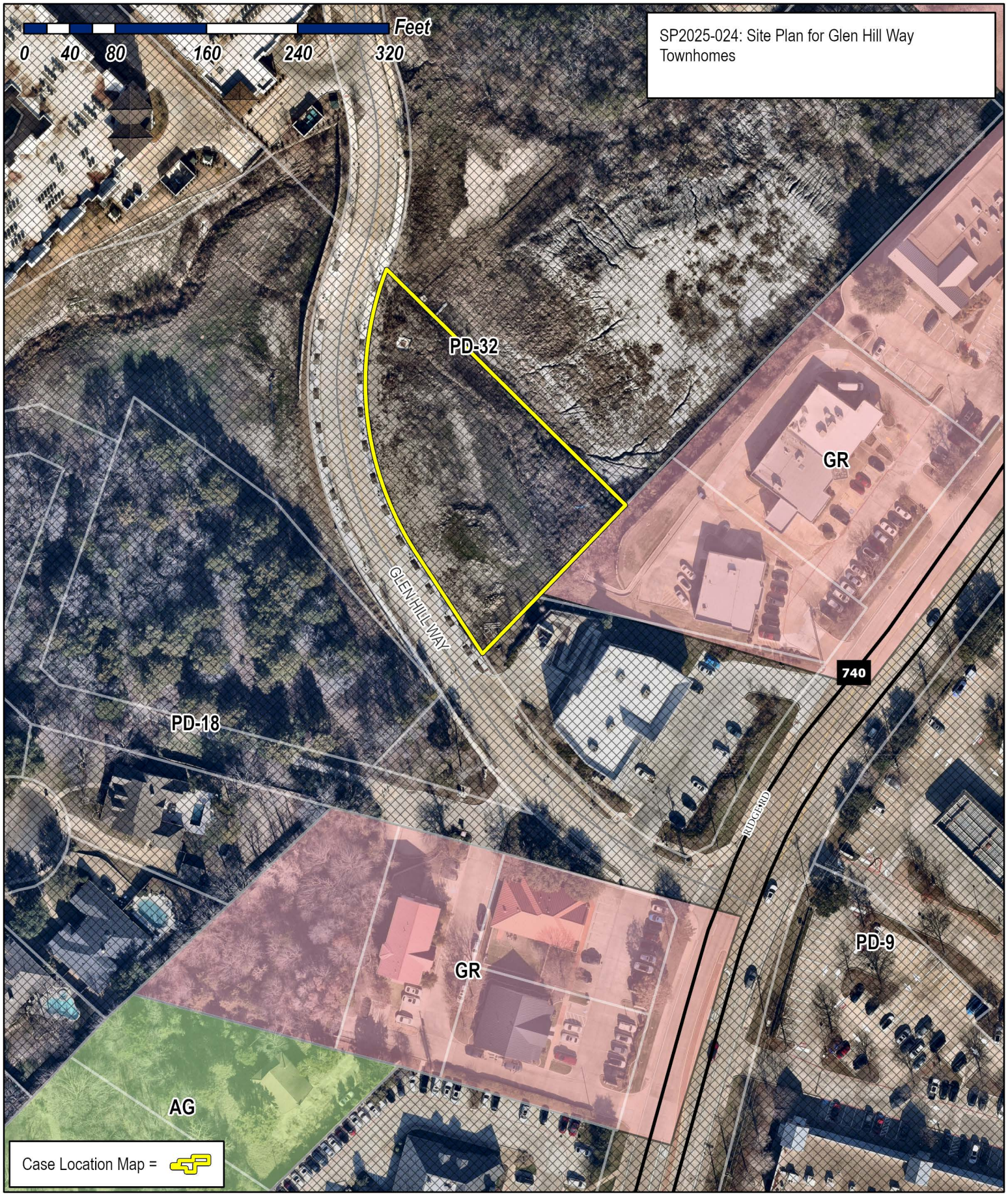
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11th DAY OF June, 20 25.

OWNER'S SIGNATURE Matt D. Zahm

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jan Leckie

MY COMMISSION EXPIRES

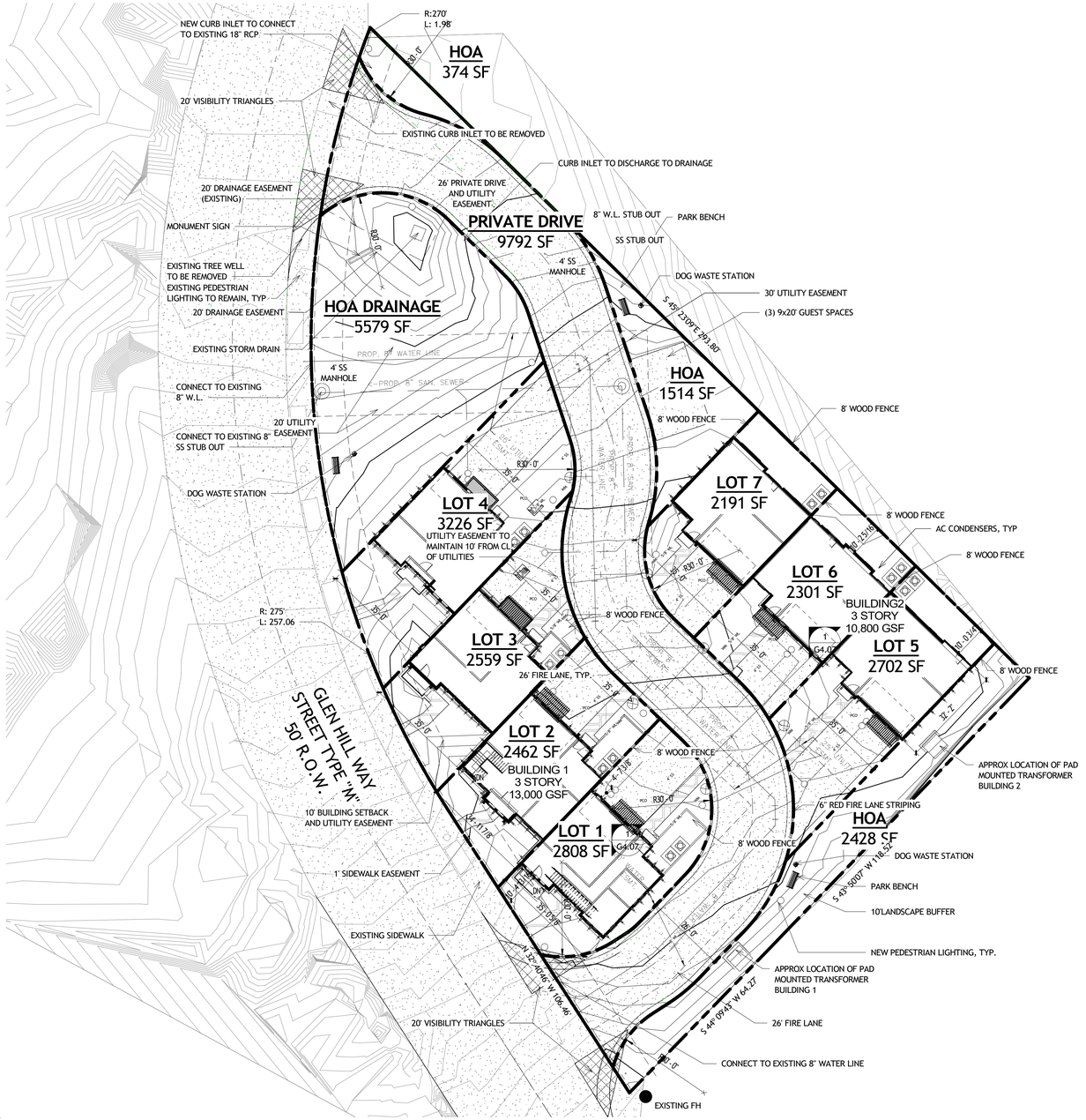
JAN LECKIE
Notary ID #131568490
My Commission Expires
May 15, 2026



City of Rockwall

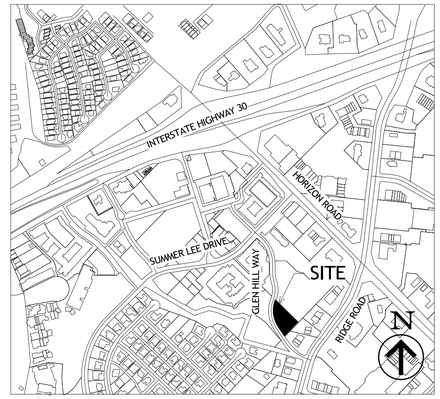
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.



1 Site Plan Copy 1
1" = 20'-0"

VICINITY MAP



Property Schedule	
Name	Area
HOA	2428 SF
HOA	1514 SF
HOA	374 SF
HOA DRAINAGE	5579 SF
LOT 1	2808 SF
LOT 2	2462 SF
LOT 3	2559 SF
LOT 4	3226 SF
LOT 5	2702 SF
LOT 6	2301 SF
LOT 7	2191 SF
PRIVATE DRIVE	9792 SF
Total	37936 SF

SITE PLAN GENERAL NOTES
1. ALL WORK MUST MEET CITY 2023 STANDARDS OF DESIGN AND CONSTRUCTION.
2. RETAINING WALLS OVER 3' MUST BE ENGINEERED.
3. ALL RETAINING WALLS OVER 18" MUST BE ROCK OR STONE FACED.
4. ALL UTILITIES MUST BE UNDERGROUND.
5. ALL PROPOSED UTILITIES SHOWN ARE CONCEPTUAL IN NATURE.

DRAINAGE NOTES
1. GLEN HILL WAY AS-BUILT FLOWS SHALL BE MAINTAINED.
2. PROPERTY OWNER RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF DETENTION/DRAINAGE SYSTEMS.

WATER AND WASTEWATER NOTES
1. ANY UTILITY CONNECTION MADE UNDERNEATH AN EXISTING ROADWAY BUST BE BORED.
2. ALL UTILITY CROSSINGS MUST BE DRY BORE AND STEEL ENCASED.
3. NO TREES SHALL BE WITHIN 10' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS 10" IN DIAMETER OR LARGER.
4. NO TREES TO BE WITHIN 5' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS LESS THAN 10".
5. NO LANDSCAPE BERMS OR TREE PLANTINGS SHALL BE LOCATED ON TOP OF CITY UTILITIES OR WITHIN EASEMENTS.

LIFE SAFETY GENERAL NOTES
1. EACH UNIT TO BE SEPARATED BY A CONTINUOUS ONE HOUR FIRE BARRIER.
2. BUILDINGS SHALL BE EQUIPPED WITH AN NFPA13D FIRE SPRINKLER SYSTEMS.

Site Data Summary Table	
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Existing Use	Vacant
Proposed Land Use	Single Family Attached (Townhomes)
Lot Area Combined (SF)	37,935
Lot Area Combined (Acrage)	0.87
Building Footprint Area (Approximate)	9,363
Area Covered by Canopy	0
Single Family Attached Units	8
Unit Density Per Acre	9.2
Building 1 Area	16,506
Building 2 Area	10,521
Total Building Area	27,027
Maximum Building Height (# Stories)	3
Maximum Building Height (Feet)	50' to Roof Ridge
Lot Coverage	25%
Floor Area Ratio	5/7
Parking	
Required Parking 2 Per unit	16
Parking Provided	
Uncovered Surface Spaces (Guest)	3
Garage Spaces	16
Tandem (Driveway) Spaces	16
Total Parking Provided	35
Accessible Parking Required	N/A
Accessible Parking Provided	0
Landscaping Area	
Open Space Required	
Required area per zoning	N/A
Total Open Space Provided	4,822
Other Landscape area within the lot	10,672
Total Landscape Area	15,494
Impervious Area	
Building Area	9,363
Sidewalks, Pavement, and other Impervious Flatwork	9,896
Other Impervious Area (Decorative Stamped Concrete)	3,182
Total Impervious Area	22,441
Total Landscape Area, Impervious Area, Permeable Area	37,935
Total Area for Outdoor Storage	None

0' 10' 20' 40' 80'

GREENLIGHT
STUDIO, LLC
www.greenlight.company

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

Owner:
Zapa Investments, LLC
201 W Kaufman St.
Richardson, Texas 75081
v: 972.682.1435

Site Plan

Rockwall Townhomes

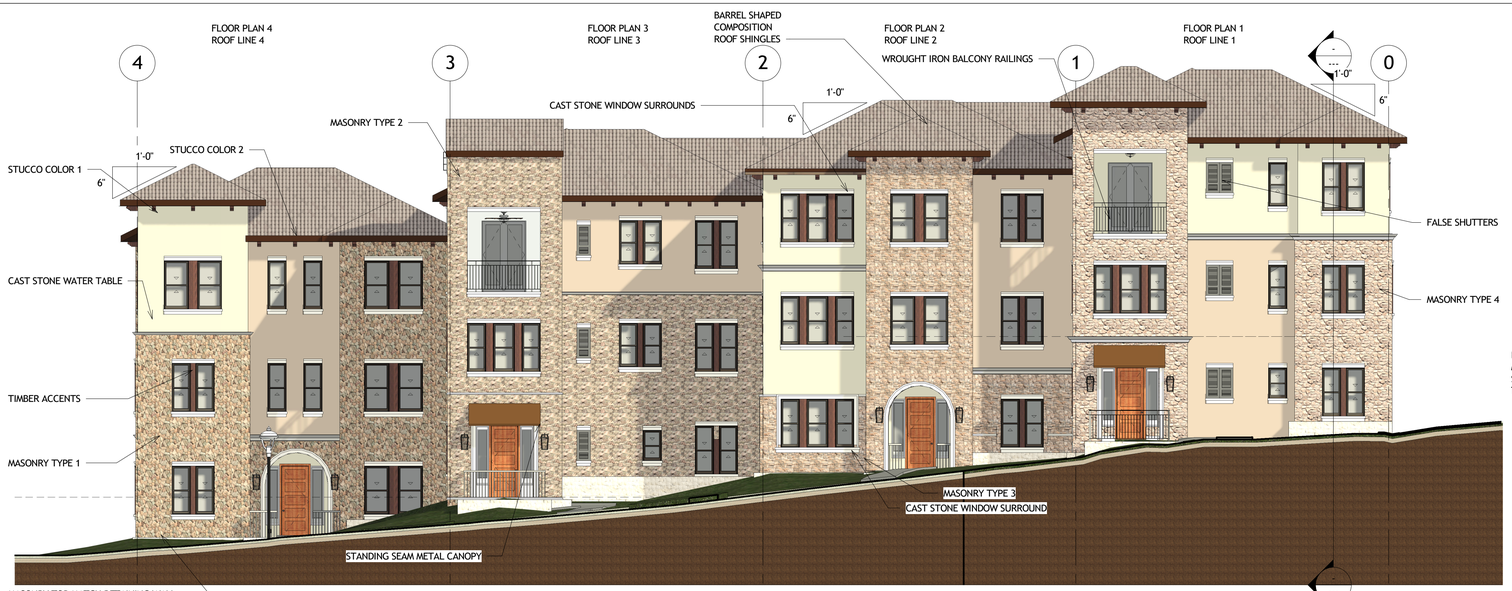
Glen Hill Way
Lot 3 Block A Harbor Hills Addition
Rockwall, Texas

City of Rockwall, Texas
E. Teal Survey Abstract A207

Prepared June 13, 2025

© Greenlight Studio, LLC

City of Rockwall Case Number: Z2025-011

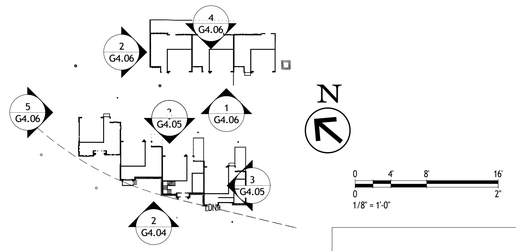


2 Building 1 Facade - West
1/8" = 1'-0"

Building 1 Elevation West

Masonry	1982	60%
Stucco	1333	40%
Total	3315	

1 Articulation Plan West
1/8" = 1'-0"



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Color Elevations

Rockwall Townhomes

Glen Hill Way
Lot 3 Block A Harbor Hills Addition
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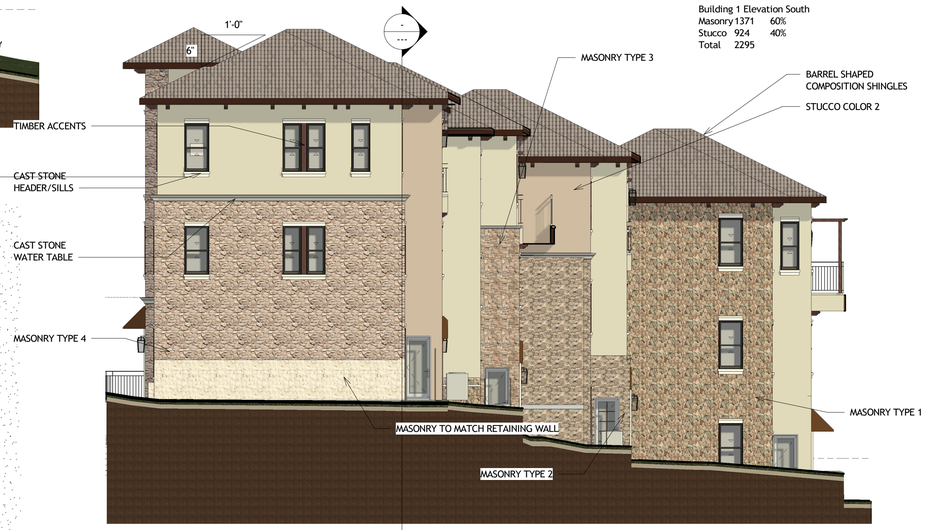
Building 1 Elevation East
Masonry 1756 61%
Stucco 1114 39%
Total 2870

2 Building 1 Facade - East
1/8" = 1'-0"



Building 1 Elevation South
Masonry 1371 60%
Stucco 924 40%
Total 2295

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

1 Articulation Plan East
1/8" = 1'-0"

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Richardson, Texas 75081
v: 972.682.1435

Color Elevations

Rockwall Townhomes
Glen Hill Way
Lot 3 Block A Harbor Hills Addition
Rockwall, Texas

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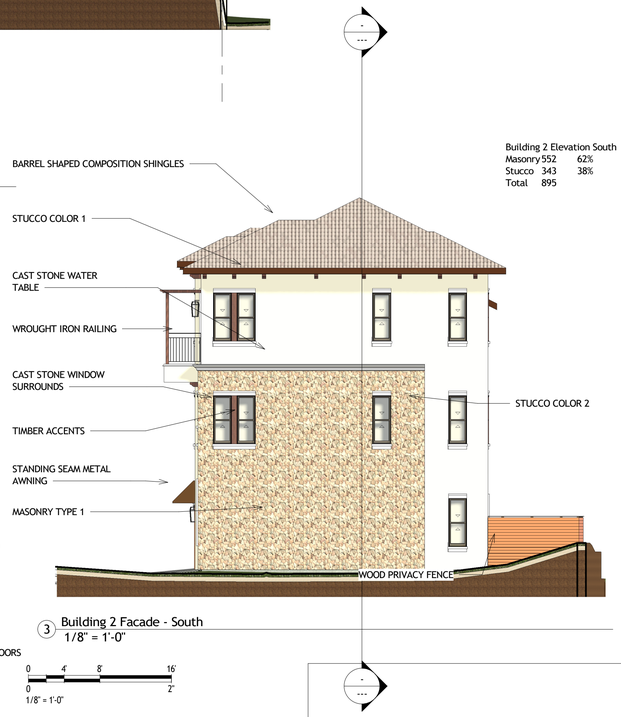
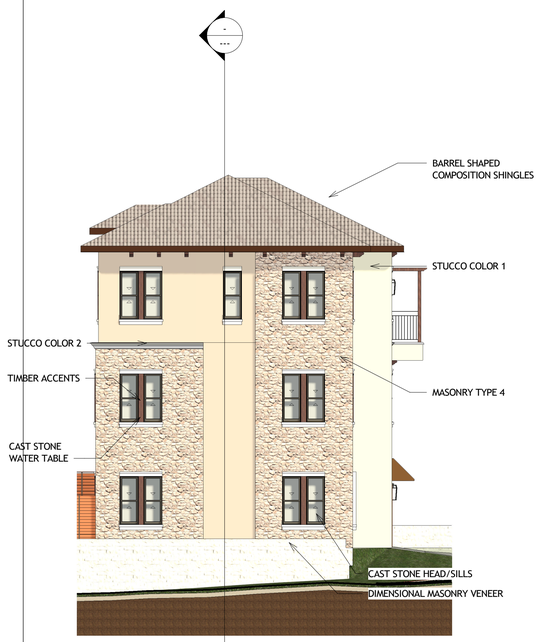
5 Building 1 Facade - North
1/8" = 1'-0"

4 Building 2 Facade - East
1/8" = 1'-0"

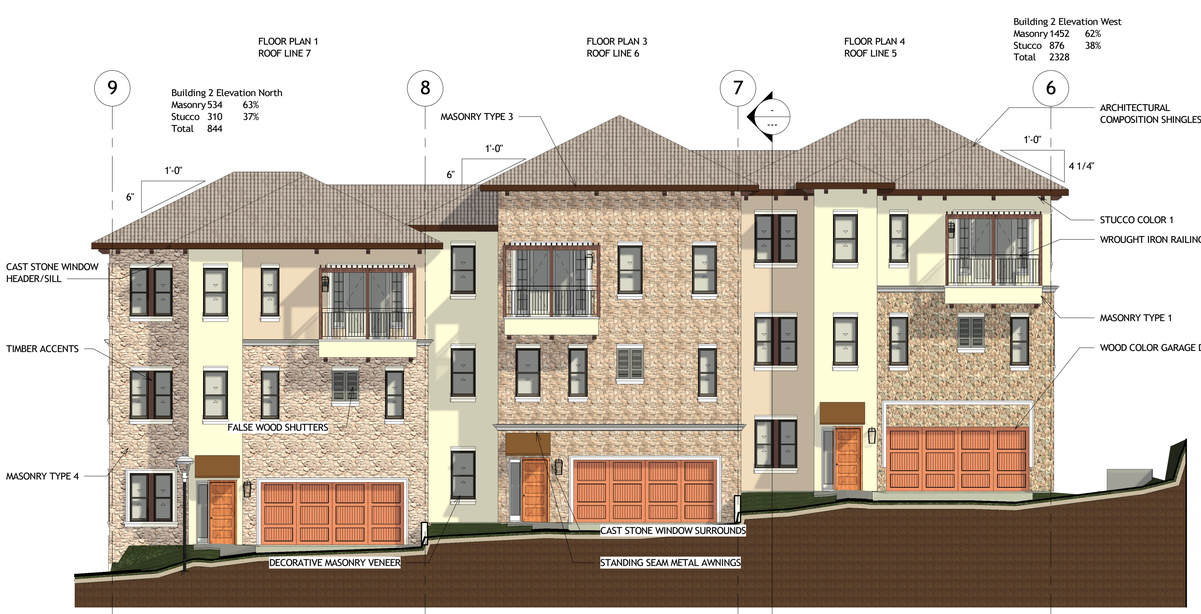


3 Building 2 Facade - South
1/8" = 1'-0"

0 4' 8' 16'
0 2"
1/8" = 1'-0"



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



1 Building 2 Facade - West
1/8" = 1'-0"

GREENLIGHT
STUDIO, LLC
www.greenlight.company

Applicant:
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100 N. Cottonwood Drive
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Owner:
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Richardson, Texas 75081
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Color Elevations

Rockwall Townhomes
Glen Hill Way
Lot 3 Block A Harbor Hills Addition
Rockwall, Texas

City of Rockwall, Texas
E. Teal Survey Abstract A207

Prepared June 13, 2025

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City of Rockwall Case Number: Z2025-011

OVERALL VIEW

VIEW ALONG GLEN HILL WAY

INTERIOR ACCESS DRIVE

GREENLIGHT

STUDIO, LLC

www.greenlight.company

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100 N. Cottonwood Drive
Suite 104
Richardson, Texas 75080
v: 214.810.4535

Owner:

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Richardson, Texas 75081
v: 972.682.1435

Color Renderings

Rockwall Townhomes

Glen Hill Way
Lot 3 Block A Harbor Hills Addition
Rockwall, Texas

City of Rockwall, Texas
E. Teal Survey Abstract A207

Prepared June 13, 2025

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VIEW FROM GLEN HILL WAY

INTERIOR ACCESS DRIVE

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Color Renderings

Rockwall Townhomes

Glen Hill Way
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LANDSCAPE LEGEND

COMMON
BERMUDA SOD
(CYNODON DACTYLON)

SOD INSTALLATION NOTES:
a. ALL SUBGRADE SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
b. AFTER APPROPIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLODS AND DEBRIS.
c. SOD SHALL BE VIGOROUS, WELL-ROOTED AND SHALL BE DELIVERED AT A UNIFORM SOIL THICKNESS.
d. SOD SHALL BE LAID WITH ALTERNATING JOINTS.
e. ALL SOD SHALL BE ROLLED TO CONSISTENT SURFACE, FILLING JOINTS WITH COARSE SAND AS REQUIRED.
f. ALL SOD AREAS SHALL BE WATERED BY PERMANENT AUTOMATIC IRRIGATION SYSTEM.

CITY REQUIREMENTS

STREET FRONTAGE
10' LANDSCAPE BUFFER REQUIRED
10' LANDSCAPE BUFFER PROVIDED

STREET TREES
1 PER 50 LF STREET FRONTAGE
364' - 45' (esmt's) - 40' (drives) = 279'
GLEN HILL WAY
279'/50 = 5.58 = 6 SHADE TREES REQUIRED
6 SHADE TREES PROPOSED
6 ORNAMENTAL TREES REQUIRED
6 ORNAMENTAL TREES PROPOSED

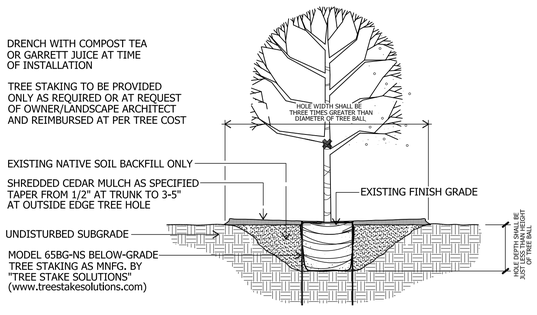
TOTAL LANDSCAPE AREA
35% TOTAL LANDSCAPE REQUIRED
TOTAL SITE
37,935 SF x 35% = 13,278 SF REQUIRED
13,568 SF PROVIDED (35.77%)

PLANTLIST

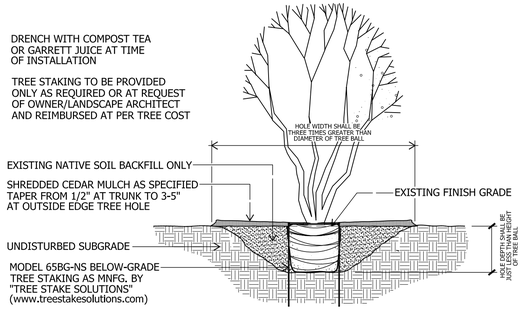
SYM	MATERIAL	QNTY	SIZE	HT	SP	NOTES	SPACING
BO	BURR OAK QUERCUS MACROCARPA	6	3" CAL.	10-12'	5-6'	NURSERY GROWN	
LB	LACEBARK ELM ULMUS PARVIFOLIA SEMPERVIRENS	8	3" CAL.	10-12'	6-7'	NURSERY GROWN	
VT	VITEX VITEX AGNUS-CASTUS	6	30 GAL.	8-10'	4-5'	CONTAINER GROWN	
ERC	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	5	30 GAL.	8-10'	4-5'	CONTAINER GROWN	
KF	KARL FOERSTER GRASS CALAMAGROSTIS x ACUTIFLORA 'KARL FOERSTER'	19	5 GAL.	24"	18"	FULL	42"oc
ADM	ADAM'S NEEDLE YUCCA YUCCA FILAMENTOSA	2	5 GAL.	12"	15"	FULL	30"oc
DB	DWF BURFORD HOLLY ILEX CORNUTA 'BURFORDI' NANA	43	5 GAL.	15"	15"	FULL	30"oc
GSN	GULFSTREAM NANDINA NANDINA DOMESTICA 'GULF STREAM'	7	3 GAL.	12"	12"	FULL	24"oc
BRJ	BLUE RUG JUNIPER JUNIPERUS HORIZONTALIS 'WILTONI'	35	1 GAL.	4"	12"	FULL	24"oc
SE	STEEL EDGING	134	LIN. FT.	REF. DETAIL			

LANDSCAPE NOTES

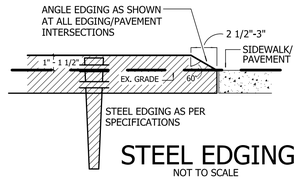
1. PLANT LIST FOR THIS SHEET ONLY.
2. PLANT LIST TO BE USED AS AIDE TO BIDDER ONLY. LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES.
3. ALL BEDS SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
4. AFTER APPROPIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLODS AND DEBRIS.
5. AFTER INSTALLATION OF STEEL EDGING, ALL BEDS SHALL BE TILLED TO A DEPTH OF 4-6", RAKING OUT ALL DEAD VEGETATION.
6. APPLY A 2-3" DEPTH OF ORGANIC MATERIAL OVER ENTIRE BED AND TILL INTO EXISTING SOIL. ORGANIC MATERIAL SHALL BE ONE OF FOLLOWING:
   - VITAL EARTH COMPOST
   - BACK-TO-EARTH SOIL CONDITIONER
   - LIVING EARTH COMPOST
   - SOIL BUILDING SYSTEMS COMPOST
   - SILVER CREEK MATERIALS COMPOST
7. TOPDRESS ENTIRE BED WITH MINIMUM 2" DEPTH SHREDDED NATIVE CEDAR MULCH.
8. ALL SHADE TREES AND ORNAMENTAL TREES SHALL BE PLANTED AS PER DETAILS ON THIS SHEET.
9. ALL LANDSCAPE AREAS SHALL BE WATERED WITH AUTOMATIC IRRIGATION SYSTEM, COMPLETE WITH FREEZE SENSOR, RAIN STAT, AND CONTROLLER. SYSTEM SHALL BE DESIGNED TO UTILIZE WATER-SAVING TECHNIQUES AND EQUIPMENT. INSTALLATION OF SYSTEM SHALL BE MADE BY A FIRM DULY LICENSED UNDER ARTICLE NO. 8751 VTCS (LICENSED IRRIGATORS ACT), S.B. NO. 259.



TREE PLANTING
SHADE TREE - 3" CAL. and smaller
not to scale



TREE PLANTING
TYPICAL MULTI-TRUNK TREE
not to scale



STEEL EDGING
NOT TO SCALE

appr. by:
drawn by:
date: 06-03-25

revisions
06-11-25

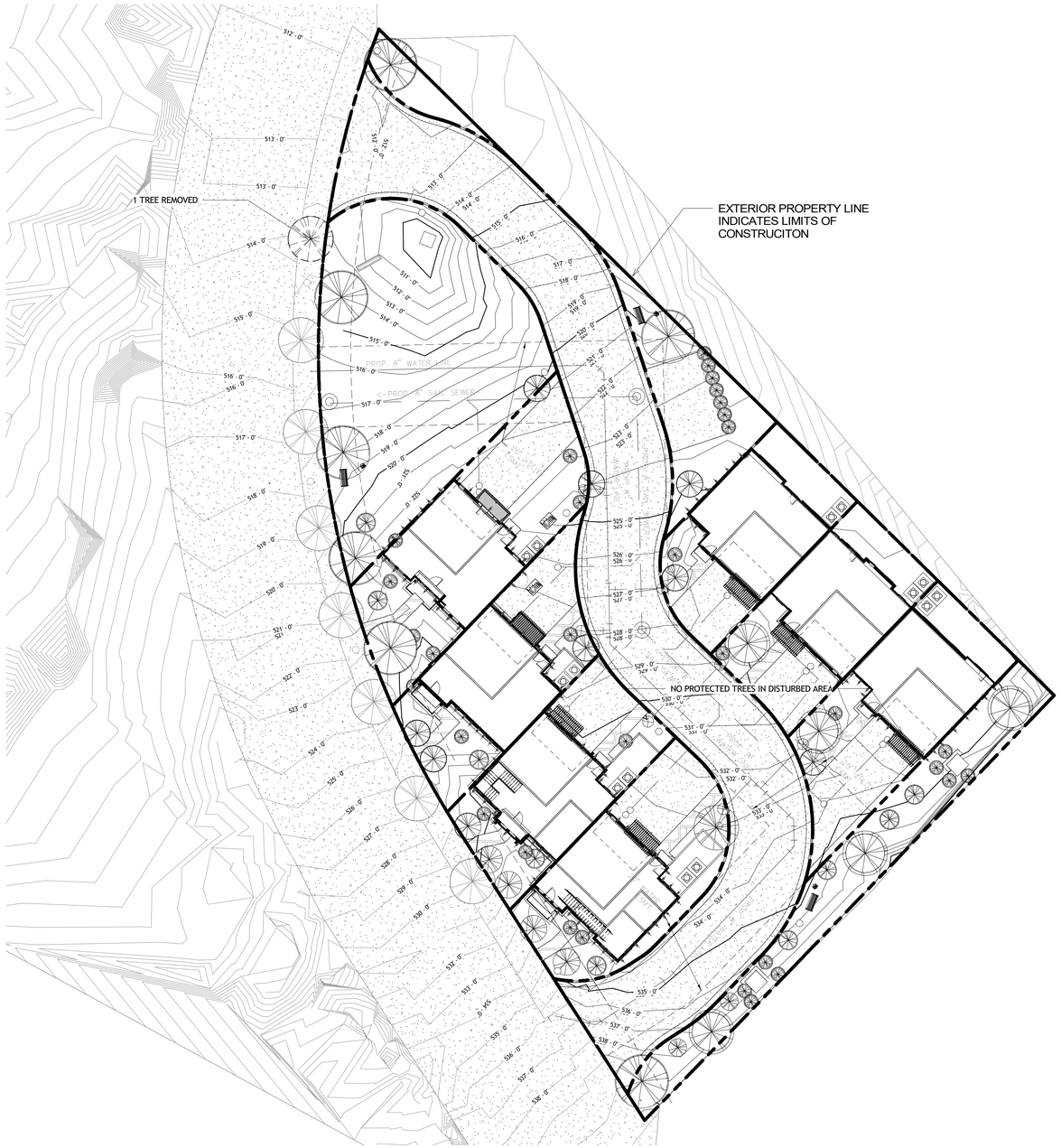
Leeming Design Group
Landscape Architecture
4913 Bull Stone Drive, Suite 101-B North Richland Hills, Texas 76180
(817) 577-6869 Fax (817) 577-6896
leemingdesigngroup@sbcglobal.net

LANDSCAPE PLAN

GLEN HILL TOWNHOMES
GLEN HILL WAY
ROCKWALL, TEXAS

file name:
c:\Rockwall-Glen Hill Townhomes\ldg-base_GlenHillTownhomes.dwg

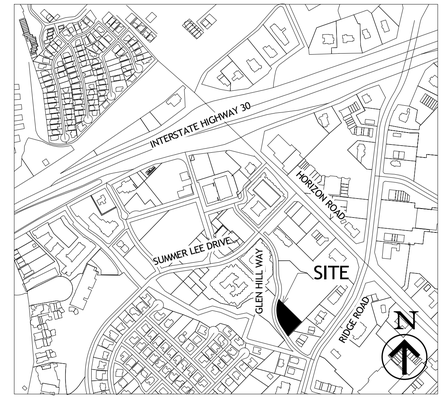
sheet
L-1



N

1 Treescape Plan
1" = 20'-0"

VICINITY MAP



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0' 10' 20' 40' 80'

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Treescape Plan

Rockwall Townhomes

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E. Teal Survey Abstract A207

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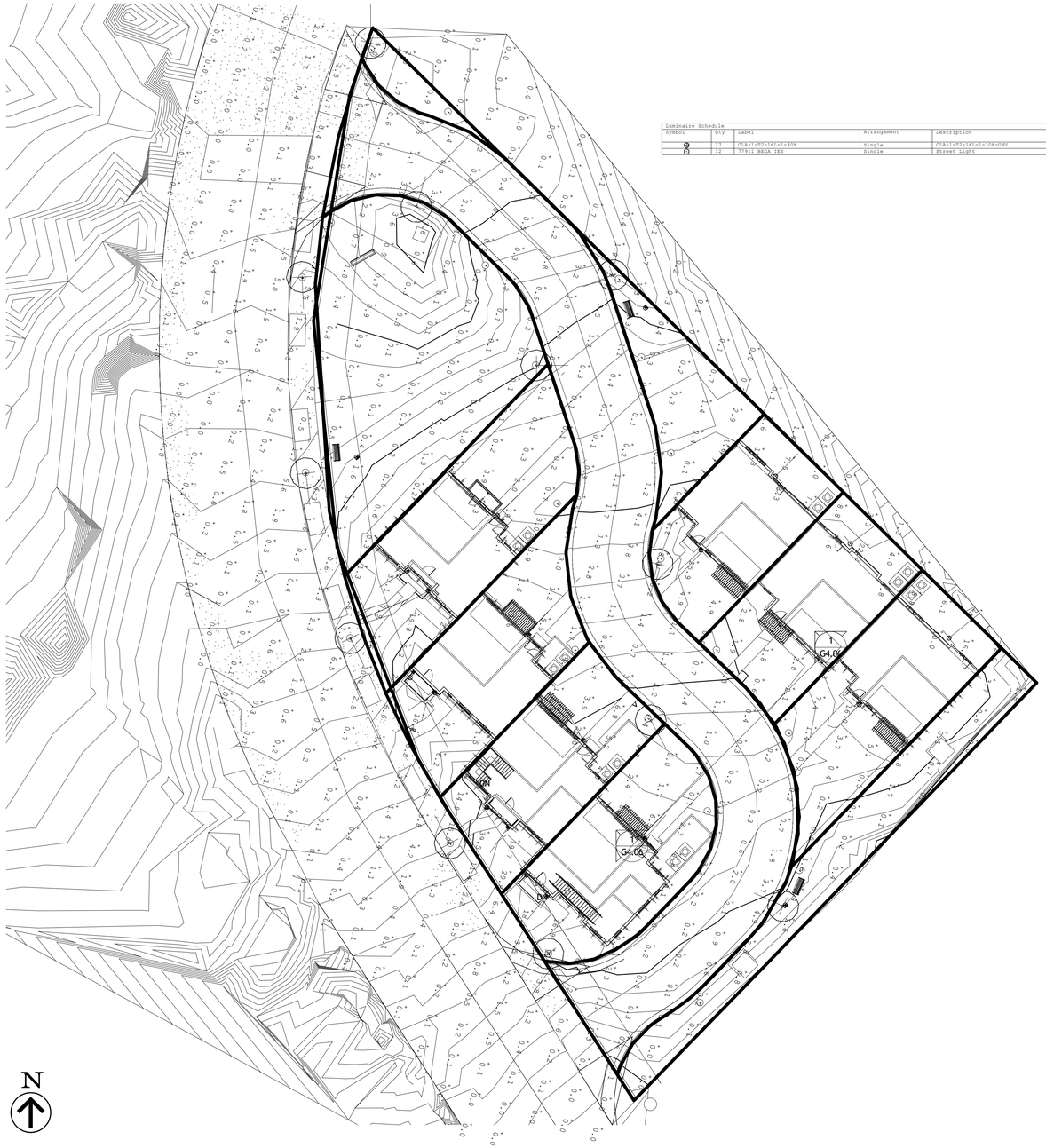
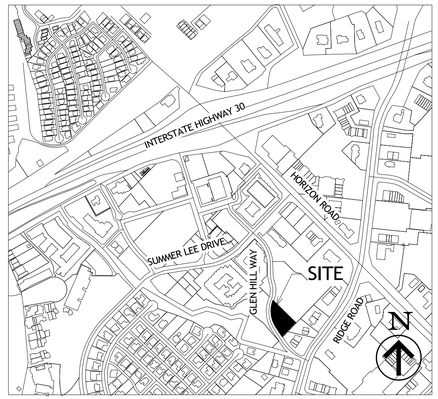


Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Arrangement Watts
	17	CLA-1-F2-16L-1-30K	Single	CLA-1-F2-16L-1-30K-UNV	1.000	5858	56	952	56
	12	73911_REGA_IES	Single	Street Light	1.000	3558	28	336	28

1 Photometric Study
1" = 20'-0"

VICINITY MAP



0' 10' 20' 40' 80'

Site Data Summary Table

General Site Data	
Zoning	PD-32 Residential Subdistrict
Existing Use	Vacant
Proposed Land Use	Single Family Attached (Townhomes)
Lot Area Combined (SF)	37,935
Lot Area Combined (Acrage)	0.87
Building Footprint Area (Approximate)	9,363
Area Covered by Canopy	0
Single Family Attached Units	8
Unit Density Per Acre	9.2
Building 1 Area	16,506
Building 2 Area	10,521
Total Building Area	27,027
Maximum Building Height (# Stories)	3
Maximum Building Height (Feet)	50' to Roof Ridge
Lot Coverage	25%
Floor Area Ratio	5/7
Parking	
Required Parking 2 Per unit	16
Parking Provided	
Uncovered Surface Spaces (Guest)	3
Garage Spaces	16
Tandem (Driveway) Spaces	16
Total Parking Provided	35
Accessible Parking Required	N/A
Accessible Parking Provided	0
Landscaping Area	
Open Space Required	
Required area per zoning	N/A
Total Open Space Provided	4,822
Other Landscape area within the lot	10,672
Total Landscape Area	15,494
Impervious Area	
Building Area	9,363
Sidewalks, Pavement, and other Impervious Flatwork	9,896
Other Impervious Area (Decorative Stamped Concrete)	3,182
Total Impervious Area	22,441
Total Landscape Area, Impervious Area, Permeable Area	37,935
Total Area for Outdoor Storage	None

GREENLIGHT
STUDIO, LLC
www.greenlight.company

Applicant:
Greenlight Studio LLC
100 N. Cattonwood Drive
Suite 104
Richardson, Texas 75080
v: 214.810.4535

Owner:
Zapa Investments, LLC
201 W Kaufman St.
Richardson, Texas 75081
v: 972.682.1435

Photometric Study

Rockwall Townhomes

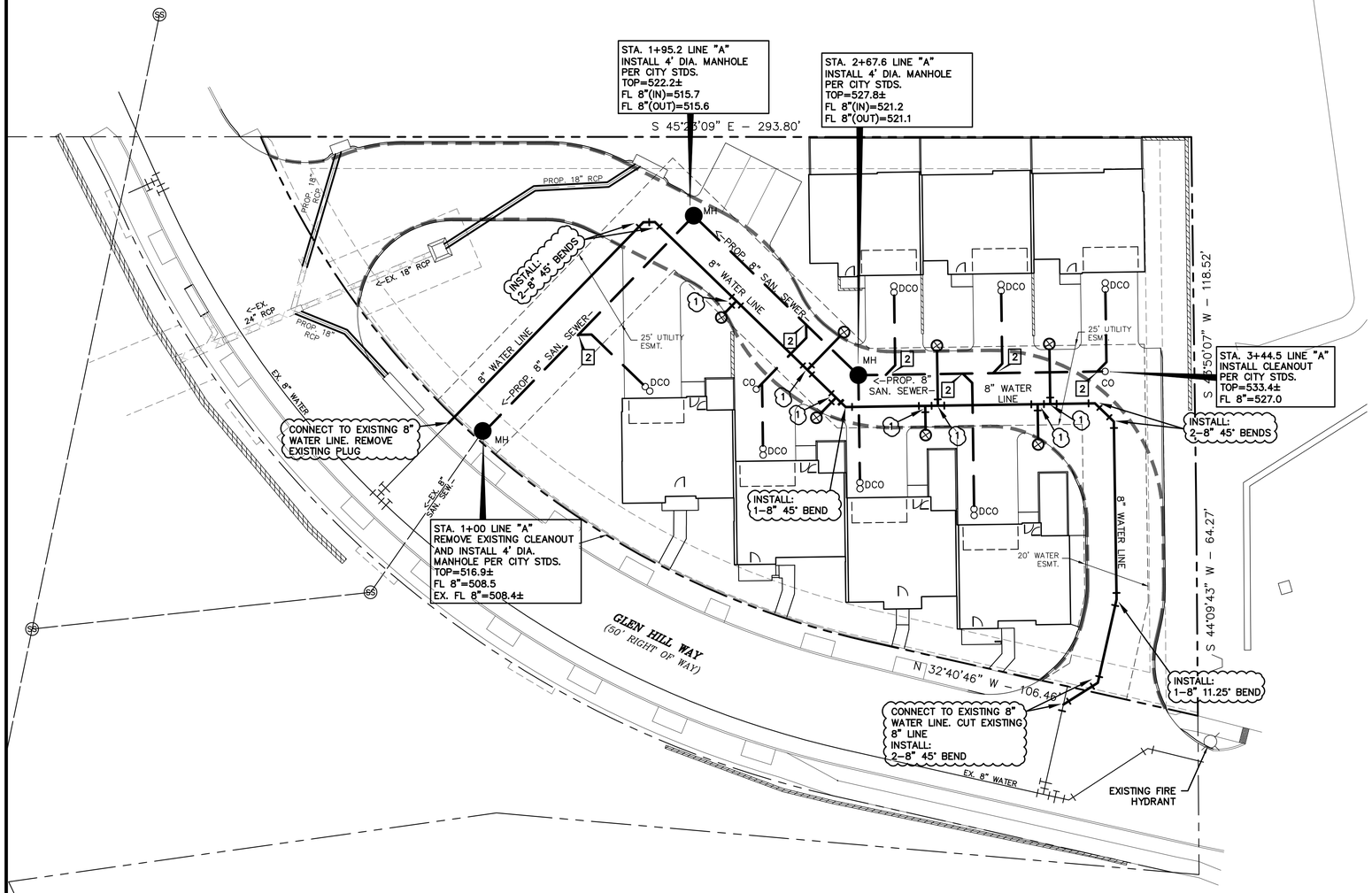
Glen Hill Way
Lot 3 Block A Harbor Hills Addition
Rockwall, Texas

City of Rockwall, Texas
E. Teal Survey Abstract A207

Prepared June 13, 2025

© Greenlight Studio, LLC

City of Rockwall Case Number: Z2025-011



NOTE:
OVERHEAD UTILITIES ACROSS SITE. CONTRACTOR SHALL COMPLY WITH ALL CLEARANCES AND SAFETY PROCEDURES WHILE WORKING AROUND AND UNDER POWER LINES, POLE, AND ANY OTHER ELEMENT.

N

0 20 40

DRAWING SCALE
1"=20'

LEGEND

- EXISTING CURB
- PROPOSED CURB
- PROPOSED SANITARY SEWER PIPE
- EXISTING SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED WATER PIPE
- EXISTING WATER PIPE
- EXISTING STORM PIPE
- PROPOSED STORM SEWER PIPE

1. INSTALL:
   1–1" TAPPING SLEEVE
   1–⅝" METER AND BOX
2. INSTALL:
   1–4" SEWER LATERAL

GENERAL NOTES

1. THE SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES ON THESE PLANS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE APPROXIMATE. THE CONTRACTOR, PRIOR TO CONSTRUCTION, MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES AND SHALL BE RESPONSIBILITY FOR CONTACTING ALL FRANCHISE AND MUNICIPAL UTILITIES. THE ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR UTILITIES NOT SHOWN OR NOT IN THE LOCATION SHOWN.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC. MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF FINAL GRADE AND/OR PAVEMENT. ANY REMOVAL OR DAMAGE TO EXISTING IMPROVEMENTS SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT HIS OR HER EXPENSE AND SHALL BE APPROVED BY THE OWNER. SAID EXISTING IMPROVEMENTS INCLUDE BERMS, DITCHES, FENCES, VEGETABLE, ETC.
3. DURING THE CONSTRUCTION OF THIS PROJECT, ANY INTERPRETATION OF THE STANDARD SPECIFICATIONS AND ANY MATTER WHICH REQUIRES THE APPROVAL OF THE OWNER, MUST BE RESOLVED BEFORE ANY CONSTRUCTION INVOLVING THAT DECISION COMMENCES. ASSUMPTIONS ABOUT WHAT THESE DECISIONS MIGHT BE, WHICH ARE MADE DURING THE BIDDING PHASE, WILL HAVE NO BEARING ON THE DECISION.
4. ANY UTILITY TEST THAT FAILS TO MEET CITY/STATE REQUIREMENTS SHALL BE RE–TESTED AT THE CONTRACTOR'S EXPENSE. ALL PARTIES WILL ONLY ACCEPT SIGNED ORIGINAL COPIES OF ALL TESTING REPORTS FOR REVIEW.
5. CONCRETE BLOCKING SHALL BE PROVIDED ON WATER MAINS AT ALL TEES, WYES, BENDS, CROSSES AND FIRE HYDRANTS. ALL CONCRETE FOR BLOCKING SHALL BE MINIMUM 3000 PSI CONCRETE. POLYETHYLENE WRAP SHALL BE INSTALLED AROUND ALL DUCTILE IRON FITTINGS AND VALVES. THE WRAP SHALL HAVE AN 8 MIL. THICKNESS AND BE WRAPPED AND HELD IN PLACE BY 2" WIDE PLASTIC BACKED ADHESIVE TAPE (POLYKEN 900, SCOTCHRAP NO. 50 OR EQUAL). THE WRAP SHALL BE INSTALLED WTHOUT BREAKS, TEARS OR HOLES IN THE FILM.
6. ALL WATER MAINS 12" AND SMALLER SHALL BE PVC A.W.W.A. C900, DR–14, CLASS 200 WATER PIPE.
7. ALL TAPPING SLEEVES, VALVES AND VALVE BOXES, FITTINGS AND THRUST BLOCKING SHALL BE PER THE DESIGN AND SPECIFICATIONS.
8. ALL MATERIALS, CONSTRUCTION, TESTING AND WORKMANSHIP SHALL CONFORM TO CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
9. WATER LINES CROSSING UNDER STORM SEWER AND SANITARY SEWER LINES SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 24" OR AS GOVERNED BY TCEQ. PARALLEL WATER LINES SHALL BE AT LEAST 9' CLEAR HORIZONTALLY TO SANITARY SEWER LINES AND MANHOLES. WHERE MINIMUM CLEARANCE CANNOT BE ACHIEVED, WATER LINES SHALL BE ENCASED BY A MINIMUM 6" 3000 PSI (MIN. 5.5 SACK) CONCRETE TO 10' EITHER SIDE OF UTILITY CROSSING. WHERE WATER LINES CROSS CREEKS OR DITCHES, THE WATER LINE SHALL BE PROTECTED BY CONCRETE ENCASEMENT AT LEAST 10' PAST THE EMBANKMENT SLOPE ON EACH SIDE.
10. ANY PLUMBING INSTALLED OUTSIDE OF R.O.W. OR AN EASEMENT SHALL BE INSTALLED BY A LICENSED PLUMBER AND INSPECTED BY BUILDING INSPECTIONS.
11. ALL WATER LINES SHALL BE STERILIZED AND PRESSURE TESTED TO 200 PSI FOR A 3–HOUR CONTINUOUS PERIOD OR LONGER PER CITY STANDARDS. ALL TESTING AND STERILIZATION SHALL MEET OR EXCEED CITY SPECIFICATIONS.
12. ALL SANITARY SEWER PIPES 4" TO 15" SHALL BE PVC SDR 35 MEETING ASTM D3034 AND HAVE RUBBER GASKET JOINTS. ALL SANITARY SEWER PIPES 18" AND LARGER SHALL BE PVC MEETING ASTM F679.
13. ALL SANITARY SEWER LINES SHALL BE TESTED FOR INFILTRATION AND EXFILTRATION IN ACCORDANCE WITH STANDARDS. TV INSPECTIONS, LOW PRESSURE AIR TESTING, VACUUM TESTING OF THE MANHOLES, AND MANDREL TESTING ARE REQUIRED ON ALL SEWER LINES.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR PRODUCING ANY REQUIRED TRENCH SAFETY PLAN OR TRAFFIC CONTROL PLAN.
15. MECHANICAL JOINT VALVES AND FITTINGS AND ALL PIPE JOINTS LESS THAN 20 FEET FROM A VALVE OR FITTING SHALL BE EQUIPPED WITH JOINT RESTRAINT DEVICES. RESTRAINT DEVICES SHALL BE EBAA IRON, 2000 PV SERIES OR APPROVED EQUAL.
16. CONTRACTOR SHALL INSTALL LOCATING TAPE ON TOP OF ALL NEW UTILITY INSTALLATION. TAPE SHALL BE A MINIMUM OF 5.0 MIL OVERALL THICKNESS AND BE A MINIMUM OF 3" WIDE. CONTRACTOR SHALL USE STANDARD INDUSTRY COLORS FOR THE INSTALLATION (BLUE FOR WATER LINES, GREEN FOR SANITARY SEWER, ORANGE FOR COMMUNICATION, ETC.)
17. THE FIRE LINE, FDC LINE (IF APPLICABLE) AND ALL FIRE APERTURES SHALL BE DESIGN AND PERMITTED THROUGH THE JURISDICTIONAL AUTHORITY BY A STATE LICENSED FIRE SPRINKLER DESIGNER/CONTRACTOR. THE FIRE LINE IS SHOWN FOR REFERENCE ONLY.
18. WATER MAINS SHALL HAVE BLUE EMS LOCATOR PADS EVERY 250', CHANGE IN DIRECTION, VALVE, CURB STOP, AND SERVICE CONNECTION TO MAIN WATER MAIN.
19. GREEN EMS LOCATOR PAD IS TO BE INSTALLED AT EVERY MANHOLE, CLEANOUT, AND SERVICE CONNECTION TO THE WASTEWATER MAIN.
20. NO TREES SHALL BE PLANTED WITHIN 5' HORIZONTALLY FROM ANY PUBLIC UTILITIES.
21. ALL MANHOLES TO BE RAVEN LINED OR APPROVED EQUAL.
22. ALL WATER METERS SHALL HAVE A DOUBLE CHECK/BACKFLOW PREVENTION DEVICE INSTALLED ON THE PRIVATE SITE OF THE METER.

!!! CAUTION !!!
UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

CALL: TEXAS ONE CALL @ 811 AT LEAST 72 HRS PRIOR TO 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.

REVISIONS		
REV. NO.	DATE	DESCRIPTION

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF PAUL CRAGUN, P.E. NO. 112767 ON 06/11/25.

FOR REVIEW ONLY. NOT FOR CONSTRUCTION

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Cumulus Design Firm #14810
2080 N. Highway 360, Suite 240 Grand Prairie, Texas 75050
Tel. 214.235.0367

UTILITY PLAN

GLEN HILL WAY TOWNHOMES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
LOT 3, BLOCK A, HARBOR HILLS ADDITION

DATE	PROJECT NO	DRAWING SCALE	SHEET
6/11/25	CD24022	1" = 20'	C10.0

DATE: July 29, 2025

TO: Tyler Adams
Greenlight Studio
100 N Cottonwood Drive, Suite 104
Richardson, TX 75080

CC: Matt Zahm
ZAPA Investments LLC
201 W. Kaufman Street
Richardson, TX 75081

FROM: Henry Lee, *Senior Planner*
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: SP2025-024; *Site Plan for Townhomes*

Tyler Adams,

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 July 15, 2025. The following is a record of all recommendations, voting records:

Conditions of Approval:

(1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans; and,

(2) Any construction resulting from the approval of this *Site Plan* 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 Commission
On July 15, 2025, the Planning and Zoning Commission approved a motion to approve the site plan by a vote of 7-0.

Should you have any questions or concerns regarding your site plan case, please feel free to contact me at (972) 772-6434.

Sincerely,

Henry Lee, *AICP*, *Senior Planner*
City of Rockwall Planning and Zoning Department