



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

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

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- 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 SE Corner John King & E Quail Run (A0012 SR Barnes, Tract 1-04)

SUBDIVISION DR Taylor Addition

LOT 1 BLOCK A

GENERAL LOCATION Southeast corner of John King & E Quail Run

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Agriculture

CURRENT USE Vacant

PROPOSED ZONING

PROPOSED USE Childcare Facility

ACREAGE 2.751

LOTS [CURRENT] N/A

LOTS [PROPOSED] N/A

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 Makeway LLC

APPLICANT Makeway LLC

CONTACT PERSON Lisa Brooks & Rene'e Holland

CONTACT PERSON Lisa Brooks & Rene'e Holland

ADDRESS 1215 Ridge Road West

ADDRESS 1215 Ridge Road West

CITY, STATE & ZIP Rockwall, Texas 75087

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PHONE L - 214-402-2349; R - 214-402-6511

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E-MAIL L - aalcbrooks@yahoo.com
R - jholland1977@yahoo.com

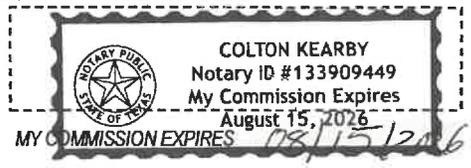
E-MAIL L - aalcbrooks@yahoo.com
R - jholland1977@yahoo.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LISA BROOKS + RENE'E HOLLAND [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 \$ 341.95 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12th DAY OF February, 2025 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 12th DAY OF FEBRUARY, 2025
OWNER'S SIGNATURE [Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]



February 11, 2025

Lisa Brooks & Rene'e Holland
1215 Ridge Road West
Rockwall, Texas 75087

Planning and Zoning Commission
City of Rockwall, Texas
385 S Goliad Street
Rockwall, TX 75087

Subject: Request for Rezoning Approval – Proposed Childcare Facility

Dear Planning and Zoning Commission,

I am writing to formally request the rezoning of the property at the southeast corner of John King and East Quail Run (A0012 SR Barnes, Tract 1-04) to allow for the construction and operation of a childcare facility. We intend to improve the land and provide a much-needed neighborhood service by establishing a high-quality childcare center that will support the growing needs of families in our community.

Currently, the property does not have the appropriate zoning designation for the facility and services we plan to offer. However, there is a clear and pressing demand for childcare in this area:

- There are seven schools within a two-mile radius, with Rockwall ISD planning an additional elementary school in the northern part of town.
- The surrounding area is experiencing significant residential growth, with hundreds of new homes and developed lots.
- The site is located on John King Boulevard, a major thoroughfare for parents commuting to and from work. Additionally, John King will eventually become State Highway 205, further increasing accessibility and visibility for families needing childcare services.
- There are currently no childcare facilities along John King Boulevard, leaving a gap in essential services for families in the area.

We believe this rezoning request aligns with the city's vision for responsible growth and development. Our facility will not only enhance the surrounding neighborhood but also provide a valuable resource to families, supporting working parents and contributing to the overall well-being of our community.

Thank you for your time and consideration. We appreciate the opportunity to work with the Planning and Zoning Commission and look forward to discussing our proposal further. Please do not hesitate to reach out if additional information is needed.

Sincerely,
Lisa Brooks & Rene'e Holland



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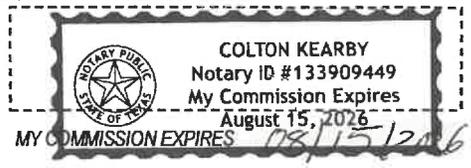
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Z2025-006: Zoning Change from Agricultural (AG) District to a General Retail (GR) District

Case Location Map = 

Esri Community Maps Contributors, City of Rockwall GIS, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, 1



City of Rockwall

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

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

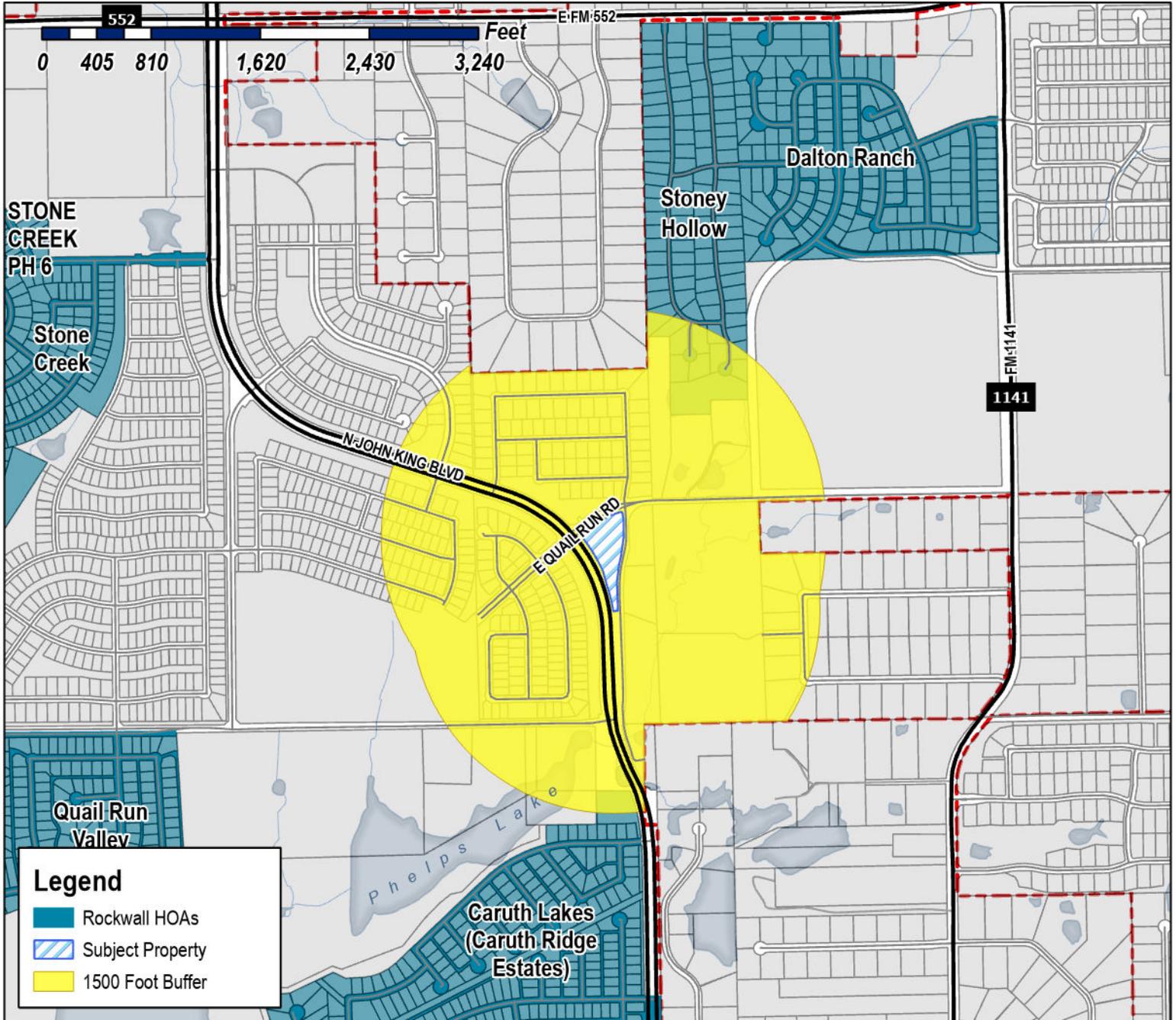




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Legend

-  Rockwall HOAs
-  Subject Property
-  1500 Foot Buffer

Case Number: Z2025-006

Case Name: Zoning Change from Agricultural (AG) District to a General Retail (GR) District

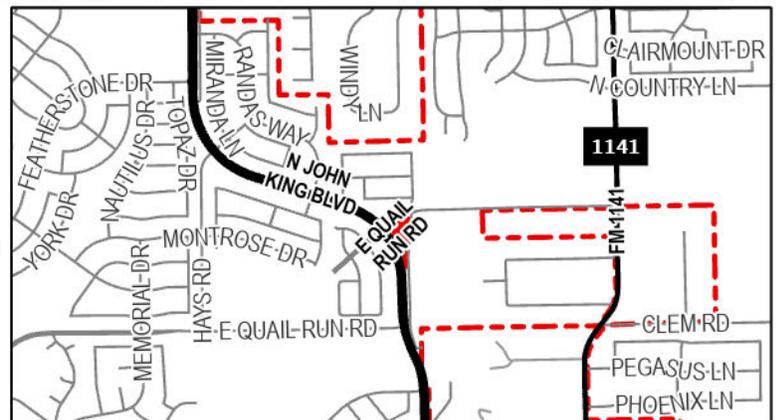
Case Type: Zoning

Zoning: Agricultural (AG) District

Case Address: Intersection of John King and Quail Run

Date Saved: 2/14/2025

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

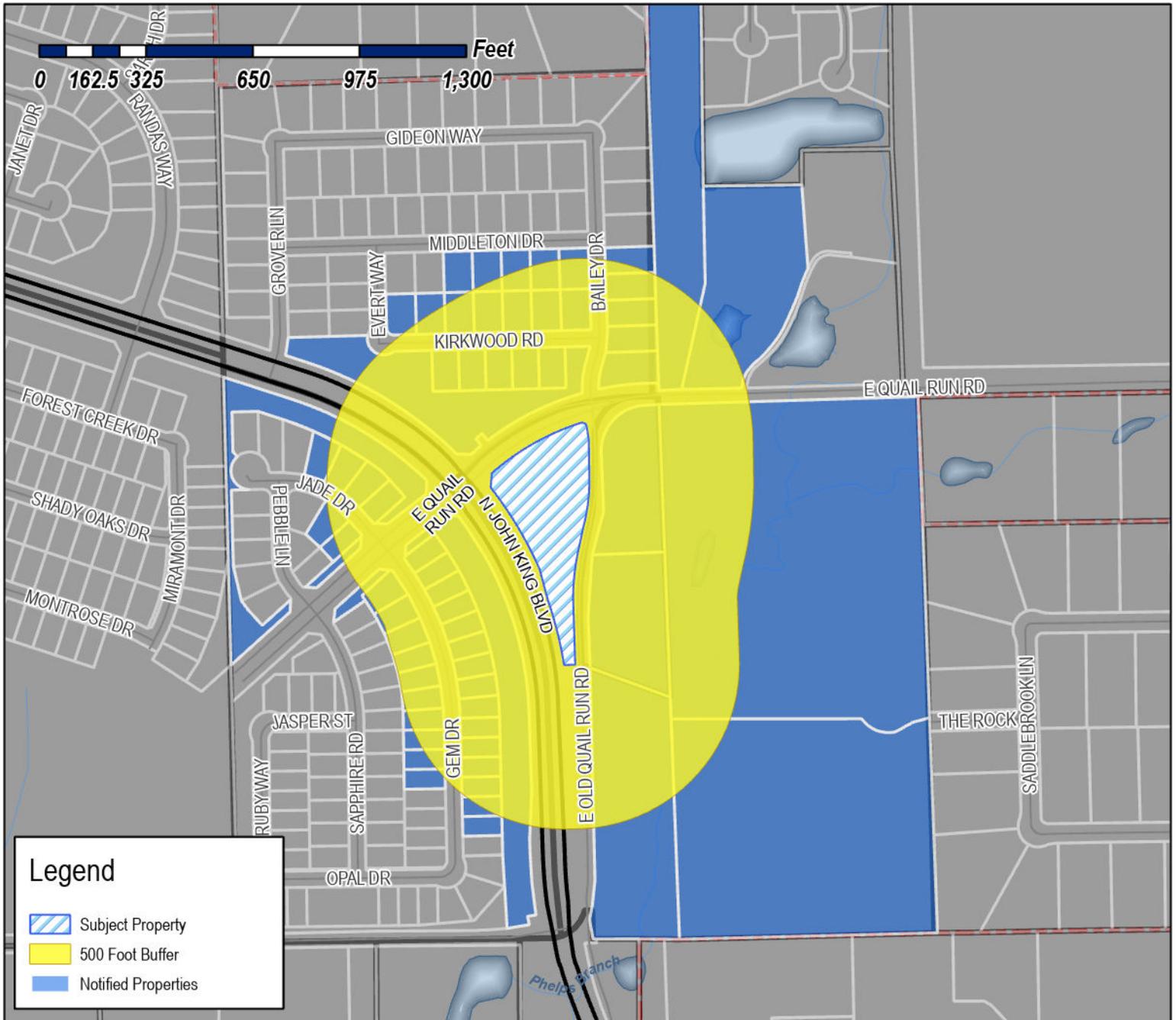




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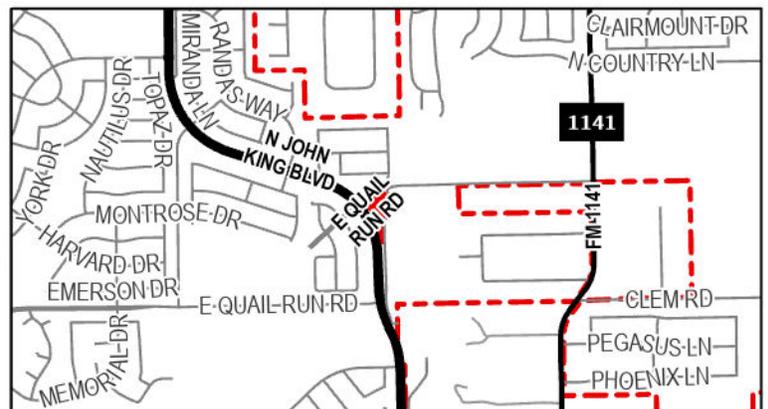
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GIDEON GROVE HOMEOWNERS ASSOCIATION
INC
1024 S Greenville Ave Ste 230
Allen, TX 75002

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

VALENCIA BRANDON AND AMANDA
1308 KIRKWOOD ROAD
ROCKWALL, TX 75087

SMITH SAMUEL CURTIS & CHRISTEN
SWEARENGIN
1309 Kirkwood Rd
Rockwall, TX 75087

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

MCDANIEL TIMMY E & SHIRLEY G
1312 KIRKWOOD RD
ROCKWALL, TX 75087

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

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

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

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

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

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

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

JORDAN RAYSHAWN AND LANDRIA
1323 MIDDLETON DRIVE
ROCKWALL, TX 75087

BOLES GEORGE AND JANET
1324 KIRKWOOD ROAD
ROCKWALL, TX 75087

KANDIMALLA RAHUL
1325 KIRKWOOD
ROCKWALL, TX 75087

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

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

KOUVELIS HILDA & PETER
1415 E QUAIL RUN RD
ROCKWALL, TX 75087

LARRIVIERE MICHAEL R & LISA J
1425 E QUAIL RUN RD
ROCKWALL, TX 75087

PACESETTER HOMES LLC
14400 THE LAKES BLVD BUILDING C SUITE 200
PFLUGERVILLE, TX 78660

TYLER WILLIAM L AND VANITA RAE
1501 THE ROCK
ROCKWALL, TX 75087

LEFERE MARCY NICOLE AND ALIDOR PHILLIP IV
1691 OLD EAST QUAIL RUN RD
ROCKWALL, TX 78087

AZBILL THOMAS &
CHRISTINA CHEW
1714 GEM DR
ROCKWALL, TX 75087

BONNER URSULA L
1720 Gem Dr
Rockwall, TX 75087

DFW FARMLAND ESTATES LLC
1722 PREAKNESS DR
ROCKWALL, TX 75032

HOLLOWAY BETTYE
1726 GEM DR
ROCKWALL, TX 75087

BOGISAM VENKATA RAMESHBABU &
SIREESHA KANDULA
1727 GEM DR
ROCKWALL, TX 75087

GIBSON JASON M & CAMIE
1732 GEM DR
ROCKWALL, TX 75087

RESIDENT
1733 GEM DR
ROCKWALL, TX 75087

JONES CHRISTOPHER JR & JUSTICE JONES
1738 Gem Dr
Rockwall, TX 75087

RESIDENT
1739 GEM DR
ROCKWALL, TX 75087

SKINNER PATRICIA KAY
1744 Gem Dr
Rockwall, TX 75087

VAIRAGYAM RAHUL & LAKSHMI
NARAYANACHARI SRIRAMACHARI
1745 Gem Dr
Rockwall, TX 75087

PICHARDO ROGER FRANCISCO AND COURTNEY
RAE
1751 E QUAIL RUN
ROCKWALL, TX 75087

RESIDENT
1800 E QUAIL RUN RD
ROCKWALL, TX 75087

JENNINGS RYNE THOMAS
1804 GEM DR
ROCKWALL, TX 75087

RESIDENT
1805 GEM DR
ROCKWALL, TX 75087

NGUYEN JASON &
KATHY HOANG DOAN
1810 GEM DR
ROCKWALL, TX 75087

RESIDENT
1815 E OLD QUAIL RUN RD
ROCKWALL, TX 75087

GREWAL MANJINDER S MANJIT K GREWAL
1815 Gem Dr
Rockwall, TX 75087

SAMUEL JOY C & DICKSON I
1816 GEM DR
ROCKWALL, TX 75087

RESIDENT
1822 GEM DR
ROCKWALL, TX 75087

RESIDENT
1823 GEM DR
ROCKWALL, TX 75087

RESIDENT
1828 GEM DR
ROCKWALL, TX 75087

RESIDENT
1831 GEM DR
ROCKWALL, TX 75087

GRACEVILLA BLESSY KUNJUMON
1832 Gem Dr
Rockwall, TX 75087

RESIDENT
1837 GEM DR
ROCKWALL, TX 75087

SCHULZE KYLER W AND
JANETTE SCHULZE
1838 GEM DR
ROCKWALL, TX 75087

PITTI VIKRAM AND
PRATHIBHA ANKALA
1844 GEM DR
ROCKWALL, TX 75087

RESIDENT
1845 GEM DR
ROCKWALL, TX 75087

RESIDENT
1850 GEM DR
ROCKWALL, TX 75087

RESIDENT
1906 JADE DR
ROCKWALL, TX 75087

RESIDENT
1907 JADE DR
ROCKWALL, TX 75087

JARAMILLO JOE & NORA
1912 JADE DR
ROCKWALL, TX 75087

BRUMFIELD ADRIENNE & STANLEY BRUMFIELD
1913 Jade Dr
Rockwall, TX 75087

LOPEZ MICHAEL A & TYLER C SMOCK-LOMBARDI
1918 Jade Dr
Rockwall, TX 75087

SIMMONS LAKEYA
1924 Jade Dr
Rockwall, TX 75087

BERHE MERHAWI
2002 BAILEY DRIVE
ROCKWALL, TX 75087

GARDNER-NEWELL FAMILY TRUST
JAMES K GARDNER JR AND KARIN B NEWELL-
COTRUSTEES
2006 BAILEY DRIVE
ROCKWALL, TX 75087

DEAPEN RICHARD AND ALICIA
2010 BAILEY DRIVE
ROCKWALL, TX 75087

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

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

SHANE HOMES (TEXAS) INC
325 N SAINT PAUL ST STE 3100 # 2901
DALLAS, TX 75201

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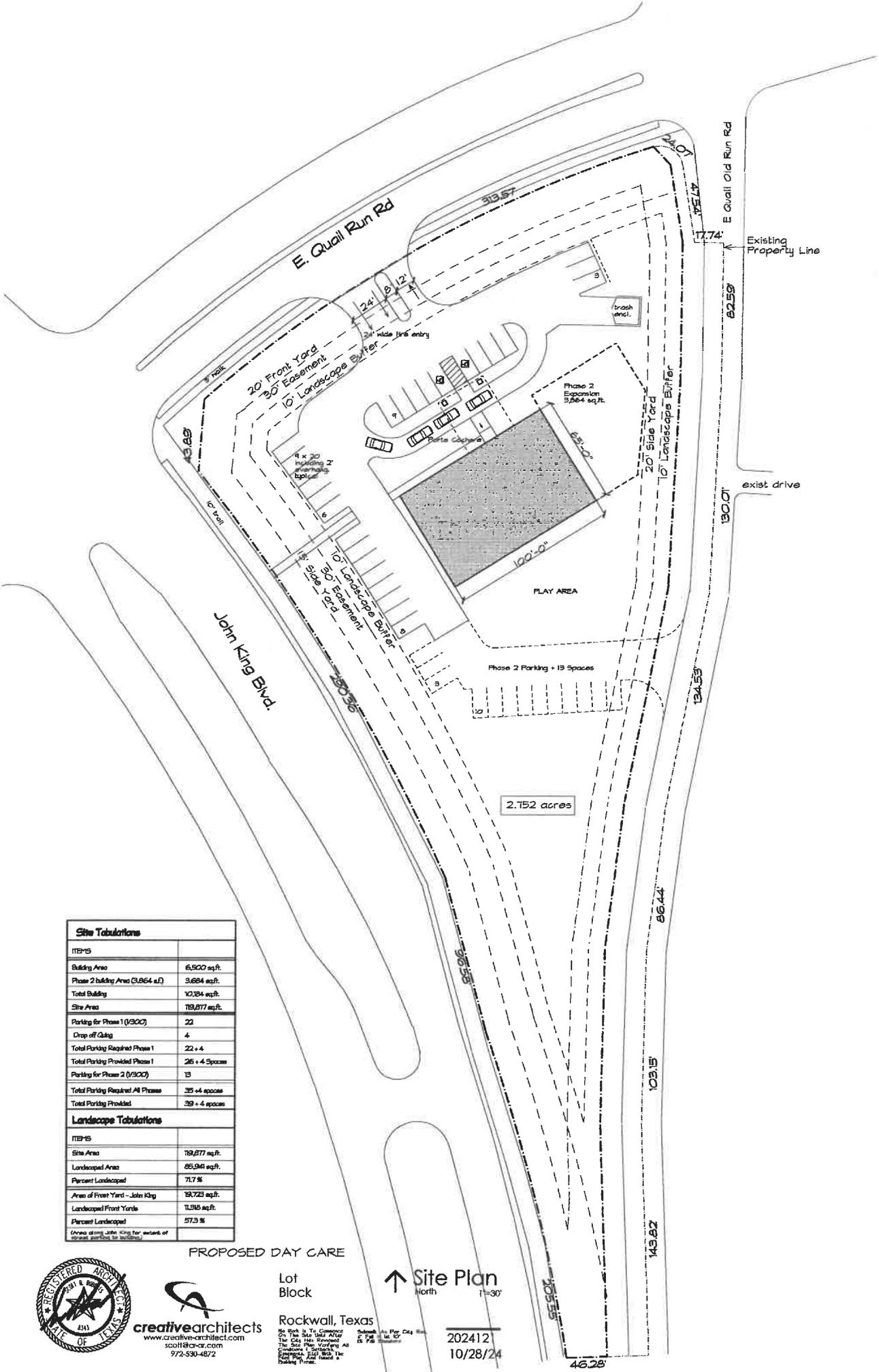
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325 N SAINT ST STE 3100 #2901
DALLAS, TX 75201

WINDSOR HOMES CUMBERLAND LLC
5310 Harvest Hill Rd Ste 162
Dallas, TX 75230

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5310 Harvest Hill Rd Ste 162
Dallas, TX 75230

MAKEWAY LLC
805 EAGLE PASS
HEATH, TX 75032

COX GERALD GLEN AND ROSALBA CARRASCO
815 T L Townsend Dr Ste 101
Rockwall, TX 75087



Site Tabulations	
ITEMS	
Building Area	6,500 sq.ft.
Phase 2 building Area (3,664 sq.ft.)	3,664 sq.ft.
Total Building	10,164 sq.ft.
Site Area	189,877 sq.ft.
Parking for Phase 1 (1/300)	
Drop off/Clng	4
Total Parking Required Phase 1	22 + 4
Total Parking Provided Phase 1	26 + 4 Spaces
Parking for Phase 2 (1/300)	
Total Parking Required All Phases	35 + 4 spaces
Total Parking Provided	39 + 4 spaces
Landscape Tabulations	
ITEMS	
Site Area	189,877 sq.ft.
Landscape Area	85,946 sq.ft.
Percent Landscaped	71.7 %
Area of Front Yard - John King	
Landscape Front Yards	11,316 sq.ft.
Percent Landscaped	57.3 %

PROPOSED DAY CARE



creative architects
 www.creative-architect.com
 sca11@ca-cr.com
 972-530-4872

Lot
 Block
 Rockwall, Texas

↑ Site Plan
 North 1"=30'

We Shall Be In Compliance With The State Seal Act. The Seal Plan Verifies All Conditions. The State Seal Act Requires All Plans To Be Sealed. The Seal Plan Verifies All Conditions. The Seal Plan Verifies All Conditions. The Seal Plan Verifies All Conditions.

202412
 10/28/24

February 11, 2025

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PROJECT COMMENTS



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385 S. GOLIAD STREET
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PHONE: (972) 771-7700

DATE: 2/21/2025

PROJECT NUMBER: Z2025-006
PROJECT NAME: Zoning Change from AG to GR
SITE ADDRESS/LOCATIONS: SE corner of John King and E Quail Run

CASE CAPTION: Hold a public hearing to discuss and consider a request by Lisa Brooks and Rene'e Holland of Makeway, LLC for the approval of a Zoning Change from an Agricultural (AG) District to a General Retail (GR) District for a 2.751-acre tract of land identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Bethany Ross	02/21/2025	Approved w/ Comments

02/21/2025: Z2025-006; Zoning Change from AG to GR

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

I.1 This request is for the approval of a Zoning Change from an Agricultural (AG) District to a General Retail (GR) District for a 2.751-acre tract of land identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, and located at the southeast corner of the intersection of John King Boulevard and Quail Run Road.

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

M.3 For reference, include the case number (Z2025-006) in the lower right-hand corner of all pages on future submittals.

I.4 According to the OURHometown Vision 2040 Comprehensive Plan, the subject property is designated for Low Density Residential land uses and is situated within the Northeast Residential District. The Northeast Residential District, is "...characterized by its established low-density residential subdivisions and rural/estate style lots. This district is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density residential development." Currently, the subject property is designated for Low Density Residential land uses, which is defined as two (2) to two and one-half (2 ½) dwelling units per acre. If this zoning change is approved, the applicants' proposed request would require this designation to be changed from Low Density Residential to a Commercial/Retail designation.

1.5 According to the Land Use Designations contained in the Comprehensive Plan, "(t)he Commercial/Retail land use category is characterized by single to multi-tenant commercial retail centers along major arterials at key intersections. These areas are typically considered to be convenience shopping centers and serve adjacent residential subdivisions ... (t)hese areas should be designed with the pedestrian in mind and provide connections between the commercial land use and the adjacent residential subdivisions."

I.6 When looking at the District Strategies for the Northeast Residential District, District Strategy #4 does address the establishment of Neighborhood/Convenience Centers stating that "...commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures..." In addition, when examining strategies for existing residential developments, the Housing section of the Comprehensive Plan states that the City should "...(p)rotect existing single-family residential subdivisions from the negative effects of non-residential developments by requiring separation and screening using large berms, landscaping, and

buffers to create a natural transition.” [Policy #3, Goal 01; Section 02.01, Chapter 08]. In addition, the Non-Residential section of the Comprehensive Plan states that “(n)on-residential buildings adjacent to residential properties should be designed to a residential scale to assist the transition of land uses, and mitigate any potential negative visual impacts of the commercial development.” [Policy 3, Goal 04; Chapter 09].

M.7 Provide a survey and legal description of the property.

M.8 Please review the attached Draft Ordinance prior to the February 25, 2025 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than March 4, 2025.

I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on March 4, 2025; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the March 11, 2025 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on February 25, 2025.

I.10 The projected City Council meeting dates for this case will be March 17, 2025 (1st Reading) and April 7, 2025 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	02/21/2025	Approved w/ Comments

- 02/21/2025: 1. 64'x15' striped and signed "No Parking" turnaround for dead end parking
 2. Future connection will require reconstruction of roadway along frontage.
 3. 200' Min Spacing
 4. Does not match other layout.

General Comments:

General Items:

- Must meet City's 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & 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, stone, or stone face. No smooth concrete walls.
- The site will need to be platted.
- No signage is allowed within easements or ROW. No structures or fences within easements.
- Tree mitigation will be required for the removal of any existing trees on site.
- All utilities must be underground.
- Additional comments may be provided at time of Site Plan.
- Dumpsters may not directly face a roadway.

Drainage Items:

- Detention is required. Detention is based on zoning, not specific land area use.
- Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
- Detention easement required at freeboard elevation. No vertical walls are allowed in detention easement.
- Detention pond is required to have an emergency spillway.
- Existing flow patterns must be maintained.
- No water or sewer lines can be in detention easement.
- Detention ponds must be irrigated.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No grate inlets allowed.

- FFE for all buildings must be called out when adjacent to a detention area. Minimum 2' above 100-year WSEL.
- All dumpster areas shall drain to an oil/water separator and then into the storm system.

Water and Wastewater Items:

- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- 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)
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- There is an existing 12" water main along E Old Quail Run available for use.
- Minimum public sewer is 8".
- All commercial sewer connections must be made by a proposed or existing manhole.
- There is an existing 10" sewer main along John King Blvd and E Quail Run Road available for use.
- Water and sanitary sewer and storm sewer must be 10' apart.
- All public utilities must be centered in an easement. Min 20' utility easements.
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.
- \$593.37/acre sewer pro-rata due + \$279 (single payment) sewer pro-rata

Roadway Paving Items:

- All driveways must meet City spacing requirements.
- All parking, storage, drive aisles must be steel reinforced concrete. (No rock, gravel, or asphalt allowed)
- No gravel or asphalt allowed in any area.
- All Parking to be 20'x9' minimum.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane to be in a platted easement.
- Culverts (if needed) must be engineer designed, 18" minimum, and reinforced concrete pipe with safety end treatments.
- TIA is required. Review fees shall apply
- Install 10' trail along John King.
- Install 5' sidewalk along E. Quail Run Road.
- Must dedicate half of the ROW for E. Old Quail Run (25' from centerline)
- If you ever connect to E. Old Quail Run, you'll need to construct 24' of steel reinforced concrete adjacent to your property.

Landscaping:

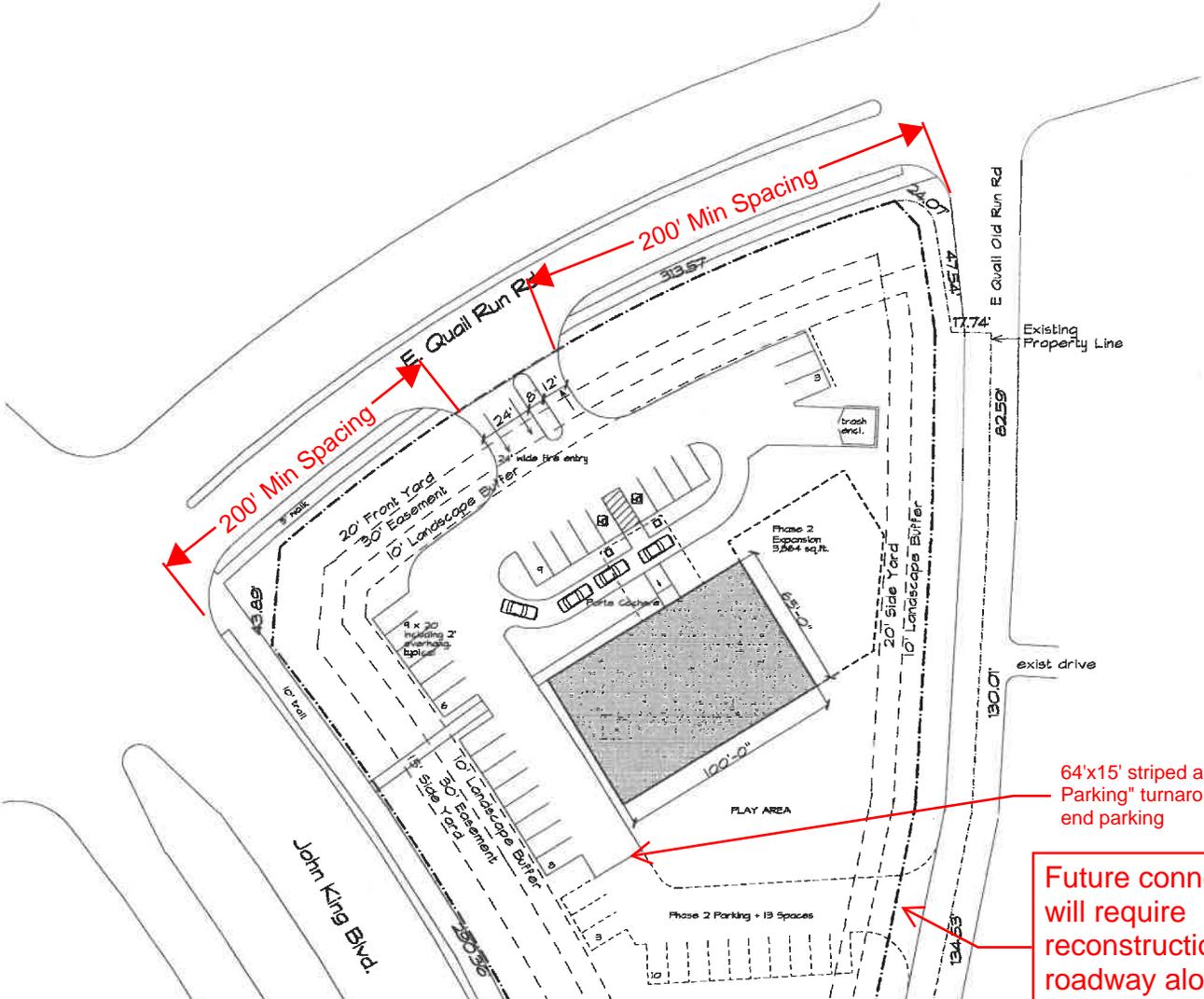
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- No landscape berms or tree plantings shall be located on top of City utilities or within easements.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	02/20/2025	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/19/2025	Approved
02/19/2025: Not reviewed for fire code compliance at this time.			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/18/2025	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/19/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/18/2025	Approved
No Comments			



64'x15' striped and signed "No Parking" turnaround for dead end parking

Future connection will require reconstruction of roadway along frontage.

- General Items:**
- Must meet City's 2023 Standards of Design and Construction
 - 4% Engineering Inspection Fees
 - Impact Fees (Water, Wastewater & Roadway)
 - Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
 - Retaining walls 3' and over must be engineered.
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 - Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
 - Detention easement required at freeboard elevation. No vertical walls are allowed in detention easement.
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- Water and Wastewater Items:**
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
 - 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)
 - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
 - There is an existing 12" water main along E Old Quail Run available for use.
 - Minimum public sewer is 8".
 - All commercial sewer connections must be made by a proposed or existing manhole.
 - There is an existing 10" sewer main along John King Blvd and E Quail Run Road available for use.
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 - TIA is required. Review fees shall apply
 - Install 10' trail along John King.
 - Install 5' sidewalk along E. Quail Run Road.
 - Must dedicate half of the ROW for E. Old Quail Run (25' from centerline)
 - If you ever connect to E. Old Quail Run, you'll need to construct 24' of steel reinforced concrete adjacent to your property.
- 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.

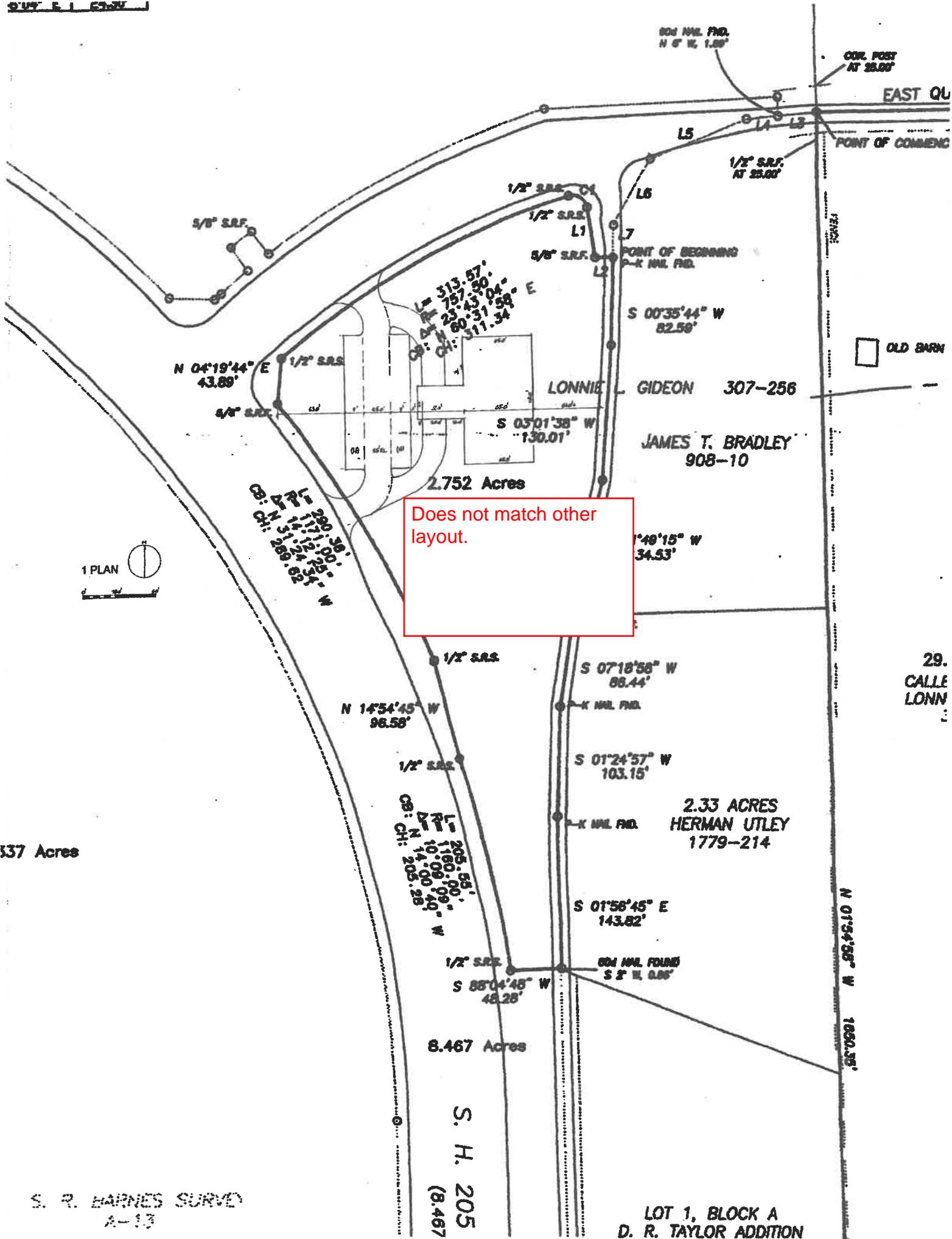
Site Tabulations	
ITEMS	
Building Area	6,500 sq.ft.
Phase 2 building Area (3,664 sq.ft.)	3,664 sq.ft.
Total Building	10,164 sq.ft.
Site Area	119,877 sq.ft.
Parking for Phase 1 (1/300)	22
Drop off/Clubs	4
Total Parking Required Phase 1	22 + 4
Total Parking Provided Phase 1	26 + 4 Spaces
Parking for Phase 2 (1/300)	13
Total Parking Required All Phases	35 + 4 spaces
Total Parking Provided	39 + 4 spaces
Landscape Tabulations	
ITEMS	
Site Area	119,877 sq.ft.
Landscape Area	85,946 sq.ft.
Percent Landscaped	71.7%
Area of Front Yard - John King	19,723 sq.ft.
Landscape Front Yards	11,316 sq.ft.
Percent Landscaped	57.3%

PROPOSED DAY CARE

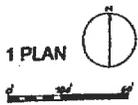


creative architects
www.creative-architect.com
sco11@ca-cr.com
972-930-4872

Lot Block
Rockwall, Te



Does not match other layout.



537 Acres

2.752 Acres

2.33 ACRES
HERMAN UTLEY
1779-214

8.467 Acres

S. H. 205
(8.467



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 SE Corner John King & E Quail Run (A0012 SR Barnes, Tract 1-04)

SUBDIVISION DR Taylor Addition

LOT 1 BLOCK A

GENERAL LOCATION Southeast corner of John King & E Quail Run

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Agriculture

CURRENT USE Vacant

PROPOSED ZONING

PROPOSED USE Childcare Facility

ACREAGE 2.751

LOTS [CURRENT] N/A

LOTS [PROPOSED] N/A

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 Makeway LLC

APPLICANT Makeway LLC

CONTACT PERSON Lisa Brooks & Rene'e Holland

CONTACT PERSON Lisa Brooks & Rene'e Holland

ADDRESS 1215 Ridge Road West

ADDRESS 1215 Ridge Road West

CITY, STATE & ZIP Rockwall, Texas 75087

CITY, STATE & ZIP Rockwall, Texas 75087

PHONE L - 214-402-2349; R - 214-402-6511

PHONE L - 214-402-2349; R - 214-402-6511

E-MAIL L - aalcbrooks@yahoo.com
R - jholland1977@yahoo.com

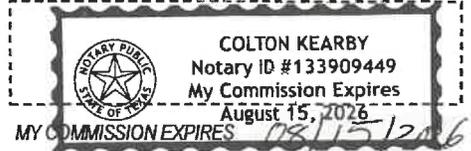
E-MAIL L - aalcbrooks@yahoo.com
R - jholland1977@yahoo.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LISA BROOKS + RENE'E HOLLAND [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 \$ 341.95 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12th DAY OF February, 2025 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 12th DAY OF FEBRUARY, 2025
OWNER'S SIGNATURE [Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]





Z2025-006: Zoning Change from Agricultural (AG) District to a General Retail (GR) District

Esri Community Maps Contributors, City of Rockwall GIS, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, 1

Case Location Map = 



City of Rockwall

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

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

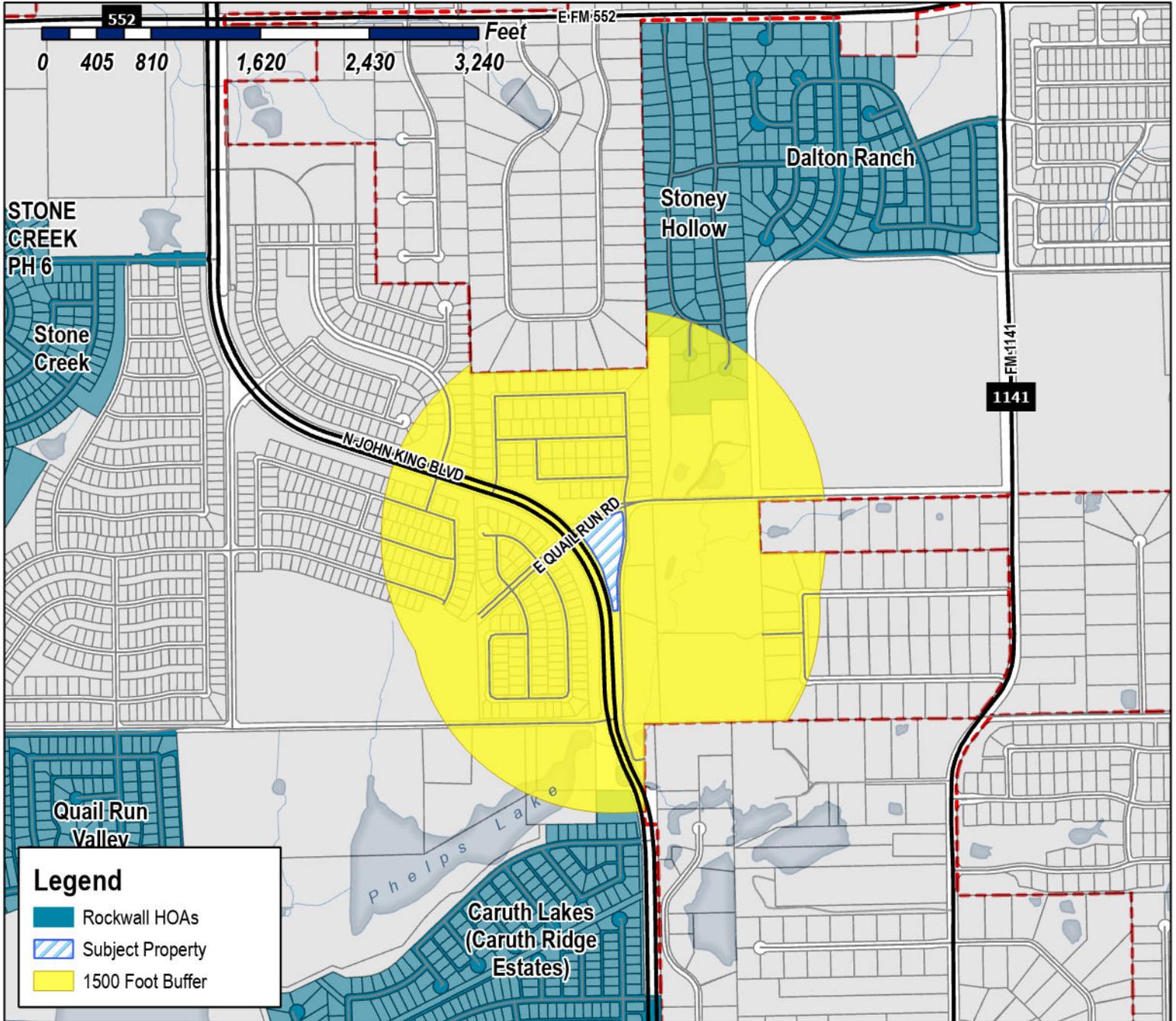




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Legend

- Rockwall HOAs
- Subject Property
- 1500 Foot Buffer

Case Number: Z2025-006

Case Name: Zoning Change from Agricultural (AG) District to a General Retail (GR) District

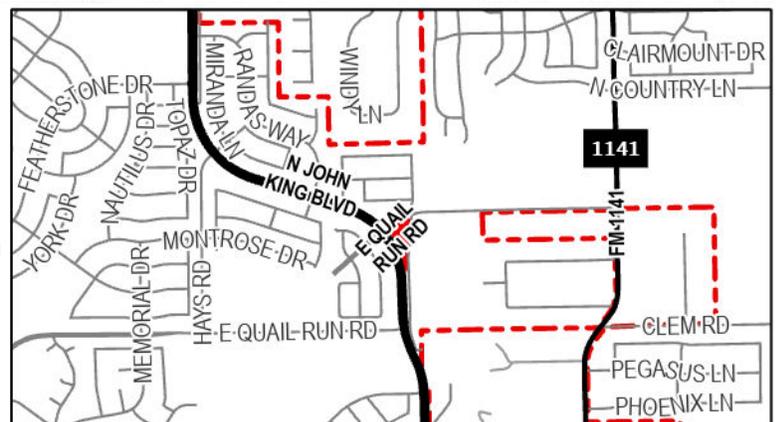
Case Type: Zoning

Zoning: Agricultural (AG) District

Case Address: Intersection of John King and Quail Run

Date Saved: 2/14/2025

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





Neighborhood Notification Program {Z2025-006}

From Zavala, Melanie <MZavala@rockwall.com>

Date Thu 2/20/2025 3:32 PM

Cc Miller, Ryan <RMiller@rockwall.com>; Lee, Henry <HLee@rockwall.com>; Ross, Bethany <bross@rockwall.com>; Guevara, Angelica <AGuevara@Rockwall.com>

 2 attachments (1,002 KB)

HOA Map (02.14.2025).pdf; Public Notice (02.18.2025).pdf;

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood.

As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries.

Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, February 21, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, March 11, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 17, 2025 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2025-006: Zoning Change from AG to GR

Hold a public hearing to discuss and consider a request by Lisa Brooks and Rene'e Holland of Makeway, LLC for the approval of a Zoning Change from an Agricultural (AG) District to a General Retail (GR) District for a 2.751-acre tract of land identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, and take any action necessary.

Melanie Zavala

Planning & Zoning Coordinator | Planning Dept. | City of Rockwall

385 S. Goliad Street | Rockwall, TX 75087

[Planning & Zoning Rockwall](#)

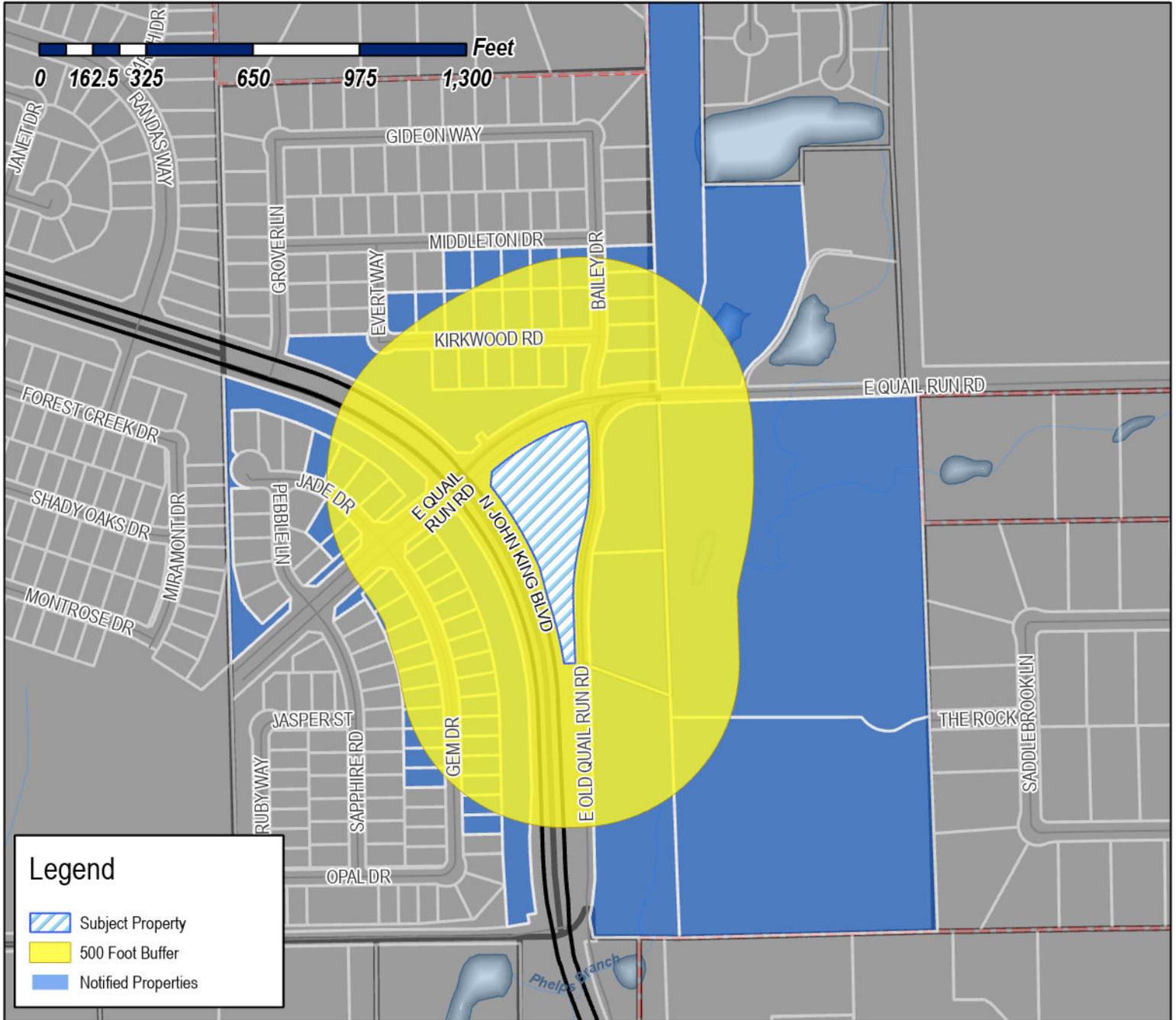
972-771-7745 Ext. 6568



City of Rockwall

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

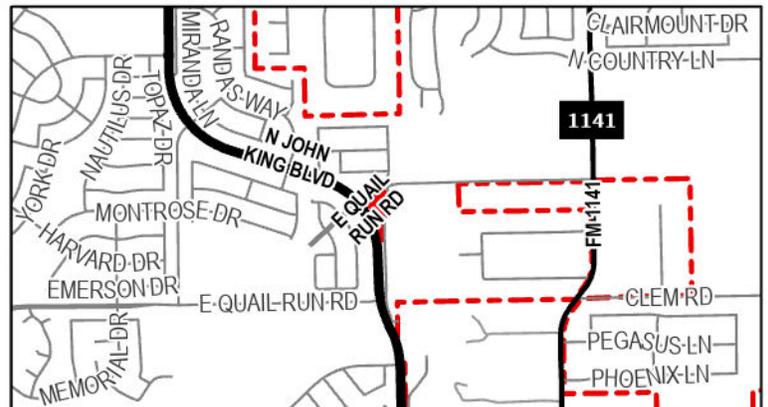
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Case Number: Z2025-006
Case Name: Zoning Change from Agricultural (AG) District to a General Retail (GR) District
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: Intersection of John King and Quail Run

Date Saved: 2/14/2025

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



GIDEON GROVE HOMEOWNERS ASSOCIATION
INC
1024 S Greenville Ave Ste 230
Allen, TX 75002

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

VALENCIA BRANDON AND AMANDA
1308 KIRKWOOD ROAD
ROCKWALL, TX 75087

SMITH SAMUEL CURTIS & CHRISTEN
SWEARENGIN
1309 Kirkwood Rd
Rockwall, TX 75087

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

MCDANIEL TIMMY E & SHIRLEY G
1312 KIRKWOOD RD
ROCKWALL, TX 75087

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

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

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

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

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

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

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

JORDAN RAYSHAWN AND LANDRIA
1323 MIDDLETON DRIVE
ROCKWALL, TX 75087

BOLES GEORGE AND JANET
1324 KIRKWOOD ROAD
ROCKWALL, TX 75087

KANDIMALLA RAHUL
1325 KIRKWOOD
ROCKWALL, TX 75087

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

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

KOUVELIS HILDA & PETER
1415 E QUAIL RUN RD
ROCKWALL, TX 75087

LARRIVIERE MICHAEL R & LISA J
1425 E QUAIL RUN RD
ROCKWALL, TX 75087

PACESETTER HOMES LLC
14400 THE LAKES BLVD BUILDING C SUITE 200
PFLUGERVILLE, TX 78660

TYLER WILLIAM L AND VANITA RAE
1501 THE ROCK
ROCKWALL, TX 75087

LEFERE MARCY NICOLE AND ALIDOR PHILLIP IV
1691 OLD EAST QUAIL RUN RD
ROCKWALL, TX 78087

AZBILL THOMAS &
CHRISTINA CHEW
1714 GEM DR
ROCKWALL, TX 75087

BONNER URSULA L
1720 Gem Dr
Rockwall, TX 75087

DFW FARMLAND ESTATES LLC
1722 PREAKNESS DR
ROCKWALL, TX 75032

HOLLOWAY BETTYE
1726 GEM DR
ROCKWALL, TX 75087

BOGISAM VENKATA RAMESHBABU &
SIREESHA KANDULA
1727 GEM DR
ROCKWALL, TX 75087

GIBSON JASON M & CAMIE
1732 GEM DR
ROCKWALL, TX 75087

RESIDENT
1733 GEM DR
ROCKWALL, TX 75087

JONES CHRISTOPHER JR & JUSTICE JONES
1738 Gem Dr
Rockwall, TX 75087

RESIDENT
1739 GEM DR
ROCKWALL, TX 75087

SKINNER PATRICIA KAY
1744 Gem Dr
Rockwall, TX 75087

VAIRAGYAM RAHUL & LAKSHMI
NARAYANACHARI SRIRAMACHARI
1745 Gem Dr
Rockwall, TX 75087

PICHARDO ROGER FRANCISCO AND COURTNEY
RAE
1751 E QUAIL RUN
ROCKWALL, TX 75087

RESIDENT
1800 E QUAIL RUN RD
ROCKWALL, TX 75087

JENNINGS RYNE THOMAS
1804 GEM DR
ROCKWALL, TX 75087

RESIDENT
1805 GEM DR
ROCKWALL, TX 75087

NGUYEN JASON &
KATHY HOANG DOAN
1810 GEM DR
ROCKWALL, TX 75087

RESIDENT
1815 E OLD QUAIL RUN RD
ROCKWALL, TX 75087

GREWAL MANJINDER S MANJIT K GREWAL
1815 Gem Dr
Rockwall, TX 75087

SAMUEL JOY C & DICKSON I
1816 GEM DR
ROCKWALL, TX 75087

RESIDENT
1822 GEM DR
ROCKWALL, TX 75087

RESIDENT
1823 GEM DR
ROCKWALL, TX 75087

RESIDENT
1828 GEM DR
ROCKWALL, TX 75087

RESIDENT
1831 GEM DR
ROCKWALL, TX 75087

GRACEVILLA BLESSY KUNJUMON
1832 Gem Dr
Rockwall, TX 75087

RESIDENT
1837 GEM DR
ROCKWALL, TX 75087

SCHULZE KYLER W AND
JANETTE SCHULZE
1838 GEM DR
ROCKWALL, TX 75087

PITTI VIKRAM AND
PRATHIBHA ANKALA
1844 GEM DR
ROCKWALL, TX 75087

RESIDENT
1845 GEM DR
ROCKWALL, TX 75087

RESIDENT
1850 GEM DR
ROCKWALL, TX 75087

RESIDENT
1906 JADE DR
ROCKWALL, TX 75087

RESIDENT
1907 JADE DR
ROCKWALL, TX 75087

JARAMILLO JOE & NORA
1912 JADE DR
ROCKWALL, TX 75087

BRUMFIELD ADRIENNE & STANLEY BRUMFIELD
1913 Jade Dr
Rockwall, TX 75087

LOPEZ MICHAEL A & TYLER C SMOCK-LOMBARDI
1918 Jade Dr
Rockwall, TX 75087

SIMMONS LAKEYA
1924 Jade Dr
Rockwall, TX 75087

BERHE MERHAWI
2002 BAILEY DRIVE
ROCKWALL, TX 75087

GARDNER-NEWELL FAMILY TRUST
JAMES K GARDNER JR AND KARIN B NEWELL-
COTRUSTEES
2006 BAILEY DRIVE
ROCKWALL, TX 75087

DEAPEN RICHARD AND ALICIA
2010 BAILEY DRIVE
ROCKWALL, TX 75087

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

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

SHANE HOMES (TEXAS) INC
325 N SAINT PAUL ST STE 3100 # 2901
DALLAS, TX 75201

SHANE HOMES (TEXAS) INC
325 N SAINT PAUL ST STE 3100 # 2901
DALLAS, TX 75201

SHANE HOMES INC
325 N SAINT ST STE 3100 #2901
DALLAS, TX 75201

SHANE HOMES INC
325 N SAINT ST STE 3100 #2901
DALLAS, TX 75201

WINDSOR HOMES CUMBERLAND LLC
5310 Harvest Hill Rd Ste 162
Dallas, TX 75230

WINDSOR HOMES CUMBERLAND LLC
5310 Harvest Hill Rd Ste 162
Dallas, TX 75230

MAKEWAY LLC
805 EAGLE PASS
HEATH, TX 75032

COX GERALD GLEN AND ROSALBA CARRASCO
815 T L Townsend Dr Ste 101
Rockwall, TX 75087

PUBLIC NOTICE



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

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

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

Z2025-006: Zoning Change from AG to GR

Hold a public hearing to discuss and consider a request by Lisa Brooks and Rene'e Holland of Makeway, LLC for the approval of a Zoning Change from an Agricultural (AG) District to a General Retail (GR) District for a 2.751-acre tract of land identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, March 11, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 17, 2025 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, March 17, 2025 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2025-006: Zoning Change from AG to GR

Please place a check mark on the appropriate line below:

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

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

Name: [text box]
Address: [text box]

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

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

February 11, 2025

Lisa Brooks & Rene'e Holland
1215 Ridge Road West
Rockwall, Texas 75087

Planning and Zoning Commission
City of Rockwall, Texas
385 S Goliad Street
Rockwall, TX 75087

Subject: Request for Rezoning Approval – Proposed Childcare Facility

Dear Planning and Zoning Commission,

I am writing to formally request the rezoning of the property at the southeast corner of John King and East Quail Run (A0012 SR Barnes, Tract 1-04) to allow for the construction and operation of a childcare facility. We intend to improve the land and provide a much-needed neighborhood service by establishing a high-quality childcare center that will support the growing needs of families in our community.

Currently, the property does not have the appropriate zoning designation for the facility and services we plan to offer. However, there is a clear and pressing demand for childcare in this area:

- There are seven schools within a two-mile radius, with Rockwall ISD planning an additional elementary school in the northern part of town.
- The surrounding area is experiencing significant residential growth, with hundreds of new homes and developed lots.
- The site is located on John King Boulevard, a major thoroughfare for parents commuting to and from work. Additionally, John King will eventually become State Highway 205, further increasing accessibility and visibility for families needing childcare services.
- There are currently no childcare facilities along John King Boulevard, leaving a gap in essential services for families in the area.

We believe this rezoning request aligns with the city's vision for responsible growth and development. Our facility will not only enhance the surrounding neighborhood but also provide a valuable resource to families, supporting working parents and contributing to the overall well-being of our community.

Thank you for your time and consideration. We appreciate the opportunity to work with the Planning and Zoning Commission and look forward to discussing our proposal further. Please do not hesitate to reach out if additional information is needed.

Sincerely,
Lisa Brooks & Rene'e Holland

11 NORTHEAST RESIDENTIAL DISTRICT

↑ NORTHERN ESTATES DISTRICT (PAGE 1-24)

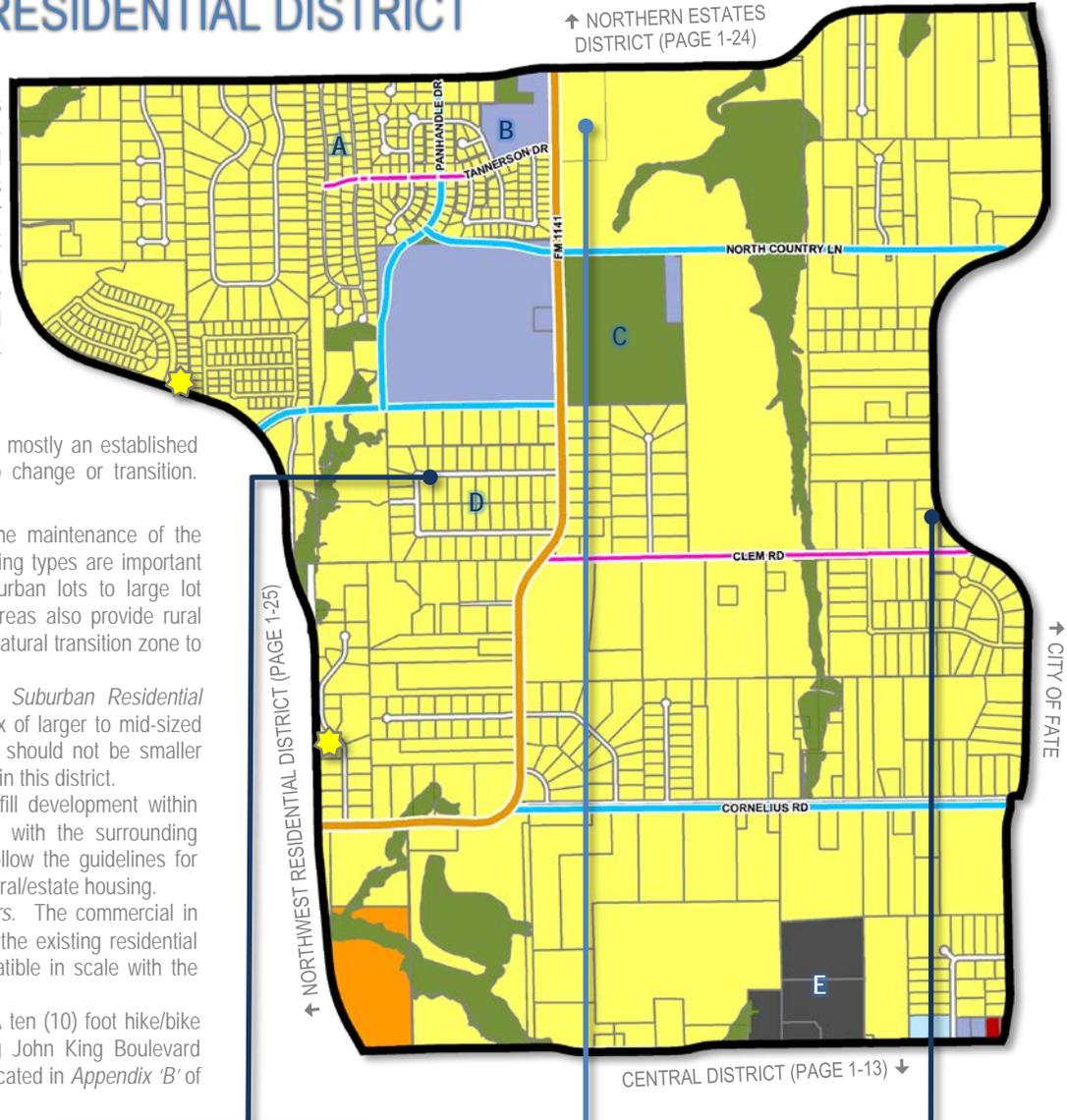
DISTRICT DESCRIPTION

The *Northeast Residential District* is characterized by its established low-density residential subdivisions and rural/estate style lots. This district is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density, residential development. In addition, the City currently owns a large tract of land that will be a northern community park and serve this district in the future.

DISTRICT STRATEGIES

The *Northeast Residential District* being mostly an established residential district, is not anticipated to change or transition. The strategies for this district are:

- 1 **Estate and Rural Residential.** The maintenance of the *Estate and Rural Residential* housing types are important to balancing the diversity of suburban lots to large lot housing within the City. These areas also provide rural reserves for the City and create a natural transition zone to the east, towards FM-3549.
- 2 **Suburban Residential.** Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* in this district.
- 3 **Infill Development.** Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for low density, suburban housing or rural/estate housing.
- 4 **Neighborhood/Convenience Centers.** The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures.
- 5 **John King Boulevard Trail Plan.** A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.



POINTS OF REFERENCE

- A. Stoney Hollow Subdivision
- B. Celia Hays Elementary School
- C. North Country Lane Park
- D. Saddlebrook Estates Subdivision
- E. Resthaven Funeral Home

LAND USE PALETTES

- Current Land Use
- Future Land Use

John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon

BUILD OUT
1,964

% OF ROCKWALL
3.13%
0.99%
3.10%

CURRENT
625
18
1,844



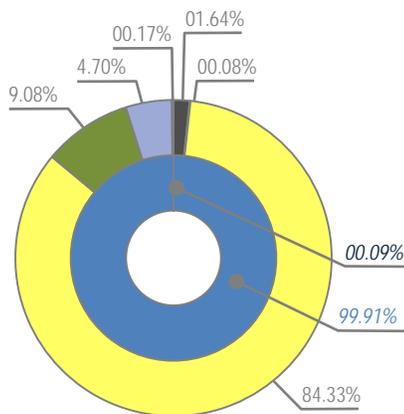
2 Current Suburban Residential



2 Future Suburban Residential



1 Current Rural Residential



MINOR COLLECTOR	0.09%
M4U	99.91%
M4D	0.00%
CEMETERY (CEM)	32.34-ACRES
COMMERCIAL/RETAIL (CR)	1.52-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,658.33-ACRES
PARKS AND OPEN SPACE (OS)	178.54-ACRES
PUBLIC (P)	92.45-ACRES
QUASI-PUBLIC (QP)	3.25-ACRES

05 FUTURE LAND USE PLAN

01 LAND USE PLAN DESIGNATIONS

01.01 RESIDENTIAL ● ● ●

● LOW DENSITY RESIDENTIAL (LDR)

The *Low Density Residential* land use category consists of residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (see Chapter 8, *Residential Developments, of this Comprehensive Plan*).

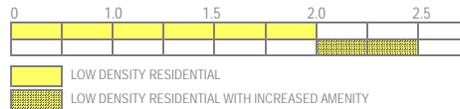
DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Suburban, Estate and Rural Residential (i.e. *Single-Family Detached Homes*)
- 2 Secondary Land Uses: Amenities, Parks, Open Space, and Institutional/Civic Land Uses
- 3 Zoning Districts: All Single-Family Estate (SFE) Districts (i.e. SFE 1.5, 2.0 & 4.0), certain Planned Development (PD) Districts and the Single-Family One (SF-1) District.

EXISTING LAND USE EXAMPLES

- 1 Breezy Hill Subdivision
- 2 Stone Creek Subdivision
- 3 Oaks of Buffalo Way Subdivision

RESIDENTIAL DENSITY CHART



● MEDIUM DENSITY RESIDENTIAL (MDR)

The *Medium Density Residential* land use category consists of residential subdivisions that are greater than two and one-half (2½) units per gross acre, but not higher than three (3) units per gross acre; however, a density of up to three and one-half (3½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (see Chapter 8, *Residential Developments, of this Comprehensive Plan*).

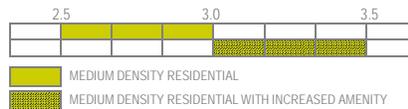
DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Suburban Residential (i.e. *Single-Family Detached Homes*)
- 2 Secondary Land Uses: Amenities, Parks, Open Space, and Institutional/Civic Land Uses
- 3 Zoning Districts: Certain Planned Development (PD) Districts and the Single-Family 16 (SF-16) District

EXISTING LAND USE EXAMPLES

- 1 Caruth Lakes Subdivision
- 2 Lago Vista Subdivision
- 3 Park Place Subdivision

RESIDENTIAL DENSITY CHART



● HIGH DENSITY RESIDENTIAL (HDR)

The *High Density Residential* land use category may consist of single-family residential homes, duplexes, townhomes, apartments, lofts, condominiums or other forms of housing that exceed three and one-half (3½) units per gross acre. These developments should contain increased amenities and open space, and incorporate pedestrian connectivity to adjacent land uses.

DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Suburban and Urban Residential (i.e. *Single-Family Detached, Single-Family Attached, Zero Lot Line Homes, Townhomes, Duplexes, Condominiums and Multi-Family Apartments*)
- 2 Secondary Land Uses: Amenities, Parks, Open Space, and Institutional/Civic Land Uses
- 3 Zoning Districts: Certain Planned Development (PD) Districts, Single-Family 10 (SF-10) District, Single-Family 8.4 (SF-8.4) District, Single-Family 7 (SF-7) District, Zero Lot Line (ZL-5) District, Two Family (2F) District, and the Multi-Family 14 (MF-14) District.

EXISTING LAND USE EXAMPLES

- 1 Turtle Cove Subdivision
- 2 Sixteen50 @ Lake Ray Hubbard Apartments
- 3 Mission Rockwall Apartment Complex

RESIDENTIAL DENSITY CHART



LEGEND:

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN A GENERAL RETAIL (GR) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	GENERAL RETAIL (GR) DISTRICT
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Animal Boarding/Kennel without Outside Pens	(2)	(2)	S
Animal Clinic for Small Animals without Outdoor Pens	(3)	(3)	P
Animal Hospital or Clinic	(4)		S
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Caretakers Quarters/Domestic or Security Unit	(3)		P
Convent, Monastery, or Temple	(4)		P
Commercial Parking Garage	(6)		A
Limited-Service Hotel	(10)		S
Full-Service Hotel	(11)	(8)	S
Residence Hotel	(12)		S
Motel	(13)		S
Private Sports Court with Standalone or Dedicated Lighting	(22)	(18)	P
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Assisted Living Facility	(1)	(1)	S
Blood Plasma Donor Center	(2)		P
Cemetery/Mausoleum	(3)		P
Church/House of Worship	(4)	(2)	S
Convalescent Care Facility/Nursing Home	(6)		P
Congregate Care Facility/Elderly Housing	(7)	(3)	S
Daycare with Seven (7) or More Children	(9)	(4)	P
Emergency Ground Ambulance Services	(10)		P
Group or Community Home	(11)	(5)	P
Government Facility	(12)		P
Hospice	(14)		P
Hospital	(15)		P
Public Library, Art Gallery or Museum	(16)		P
Mortuary or Funeral Chapel	(17)		P
Local Post Office	(18)		P
Public or Private Primary School	(21)	(7)	P
Public or Private Secondary School	(22)	(8)	P
Temporary Education Building for a Public or Private School	(23)	(9)	S
Trade School	(24)		S
Social Service Provider (<i>Except Rescue Mission or Homeless Shelter</i>)	(26)		S
OFFICE AND PROFESSIONAL LAND USES	2.02(D)	2.03(D)	
Financial Institution with Drive-Through	(1)	(1)	P
Financial Institution without Drive-Through	(1)		P

LEGEND:

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S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
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PERMITTED LAND USES IN A GENERAL RETAIL (GR) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	GENERAL RETAIL (GR) DISTRICT
Office or Medical Office Building less than 5,000 SF	(2) & (3)		P
Office or Medical Office Building 5,000 SF or Greater	(2) & (3)		P
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Temporary Carnival, Circus, or Amusement Ride	(1)	(1)	P
Indoor Commercial Amusement/Recreation	(2)	(2)	S
Outdoor Commercial Amusement/Recreation	(3)	(3)	S
Public or Private Community or Recreation Club as an Accessory Use	(4)		P
Private Country Club	(5)		S
Golf Driving Range	(6)		S
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Indoor Gun Club with Skeet or Target Range	(8)	(5)	S
Health Club or Gym	(9)		P
Private Club, Lodge or Fraternal Organization	(10)	(6)	S
Public Park or Playground	(12)		P
Tennis Courts (<i>i.e. Not Accessory to a Public or Private Country Club</i>)	(14)		S
Theater	(15)		S
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Alcoholic Beverage Package Sales	(1)	(1)	P
Antique/Collectible Store	(3)		P
Astrologer, Hypnotist, or Psychic	(4)		P
Banquet Facility/Event Hall	(5)		P
Portable Beverage Service Facility	(6)	(3)	S
Brew Pub	(7)		P
Business School	(8)		P
Catering Service	(9)		P
Temporary Christmas Tree Sales Lot and/or Similar Uses	(10)	(4)	P
Copy Center	(11)		P
Craft/Micro Brewery, Distillery and/or Winery	(12)	(5)	S
Incidental Display	(13)	(6)	P
Food Trucks/Trailers	(14)	(7)	P
Garden Supply/Plant Nursery	(15)		P
General Personal Service	(16)	(8)	P
General Retail Store	(17)		P
Hair Salon and/or Manicurist	(18)		P
Laundromat with Dropoff/Pickup Services	(19)		P
Self Service Laundromat	(20)		P
Massage Therapist	(21)		P
Private Museum or Art Gallery	(22)		P
Night Club, Discotheque, or Dance Hall	(23)		S
Permanent Cosmetics	(25)	(9)	A

LEGEND:

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PERMITTED LAND USES IN A GENERAL RETAIL (GR) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	GENERAL RETAIL (GR) DISTRICT
Pet Shop	(26)		P
Temporary Real Estate Sales Office	(27)		P
Rental Store without Outside Storage and/or Display	(28)	(10)	S
Restaurant with less than 2,000 SF with Drive-Through or Drive-In	(29)	(11)	S
Restaurant with less than 2,000 SF without Drive-Through or Drive-In	(30)		P
Restaurant with 2,000 SF or more with Drive-Through or Drive-In	(29)	(12)	S
Restaurant with 2,000 SF or more without Drive-Through or Drive-In	(30)		P
Retail Store with Gasoline Sales that has Two (2) or less Dispensers (<i>i.e. a Maximum of Four [4] Vehicles</i>)	(31)	(13)	P
Retail Store with Gasoline Sales that has more than Two (2) Dispensers	(32)	(13)	S
Secondhand Dealer	(33)		P
Art, Photography, or Music Studio	(33)		P
Tailor, Clothing, and/or Apparel Shop	(34)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Electrical, Watch, Clock, Jewelry and/or Similar Repair	(6)		P
Locksmith	(11)		P
Shoe and Boot Repair and Sales	(16)		P
Temporary On-Site Construction Office	(18)	(6)	P
AUTO AND MARINE RELATED LAND USES	2.02(H)	2.03(H)	
Minor Auto Repair Garage	(2)	(2)	S
Full Service Car Wash and Auto Detail	(5)	(4)	S
Self Service Car Wash	(5)	(4)	S
Non-Commercial Parking Lot	(9)		P
Service Station	(11)	(8)	P
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)	
Temporary Asphalt or Concrete Batch Plant	(2)	(2)	P
Mining and Extraction of Sand, Gravel, Oil and/or Other Materials)	(12)	(5)	S
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES	2.02(K)	2.03(K)	
Antenna for an Amateur Radio	(3)	(2)	A
Antenna Dish	(4)	(3)	A
Freestanding Commercial Antenna (<i>i.e. Monopole or a Similar Structure</i>)	(5)	(4)	P
Mounted or Attached Commercial Antenna	(6)	(5)	P
Helipad	(9)		S
Utilities (<i>Non-Municipally Owned or Controlled</i>), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S
Municipally Owned or Controlled Facilities, Utilities and Uses (<i>Includes Utilities with a Franchise Utility Agreement with the City of Rockwall</i>)	(11)		P
Private Streets	(12)		S
Radio Broadcasting	(13)		P
Railroad Yard or Shop	(14)		S
Recording Studio	(15)		S

LEGEND:

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
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X	Land Use Prohibited by Overlay District
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PERMITTED LAND USES IN A GENERAL RETAIL (GR) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	GENERAL RETAIL (GR) DISTRICT
Satellite Dish	(16)		A
Solar Energy Collector Panels and Systems	(17)	(7)	A
Transit Passenger Facility	(18)		S
TV Broadcasting and Other Communication Service	(20)		S
Utilities Holding a Franchise from the City of Rockwall	(21)		S
Utility Installation Other than Listed	(22)		S
Utility/Transmission Lines	(23)		S

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A GENERAL RETAIL (GR) DISTRICT FOR A 2.751-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1-04 OF THE S. R. BARNES SURVEY, ABSTRACT NO. 13, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' AND EXHIBIT 'B' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Lisa Brooks and Rene'e Holland of Makeway, LLC for the approval of a Zoning Change from an Agricultural (AG) District to a General Retail (GR) District for a 2.751-acre tract of land identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, and more fully described and depicted in *Exhibit 'A'* and *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a General Retail (GR) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *General Retail (GR) District* as stipulated in Subsection 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*, and Subsection 04.04, *General Retail (GR) District*, and Subsection 06.10, *SH-205 By-Pass Overlay (SH-205 BY OV) District*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

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

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF APRIL, 2025.

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: March 17, 2025

2nd Reading: April 7, 2025

Exhibit 'A'
Legal Description

Legal Description: Tract 1-04, Abstract No. 13, of the S.R. Barnes Survey

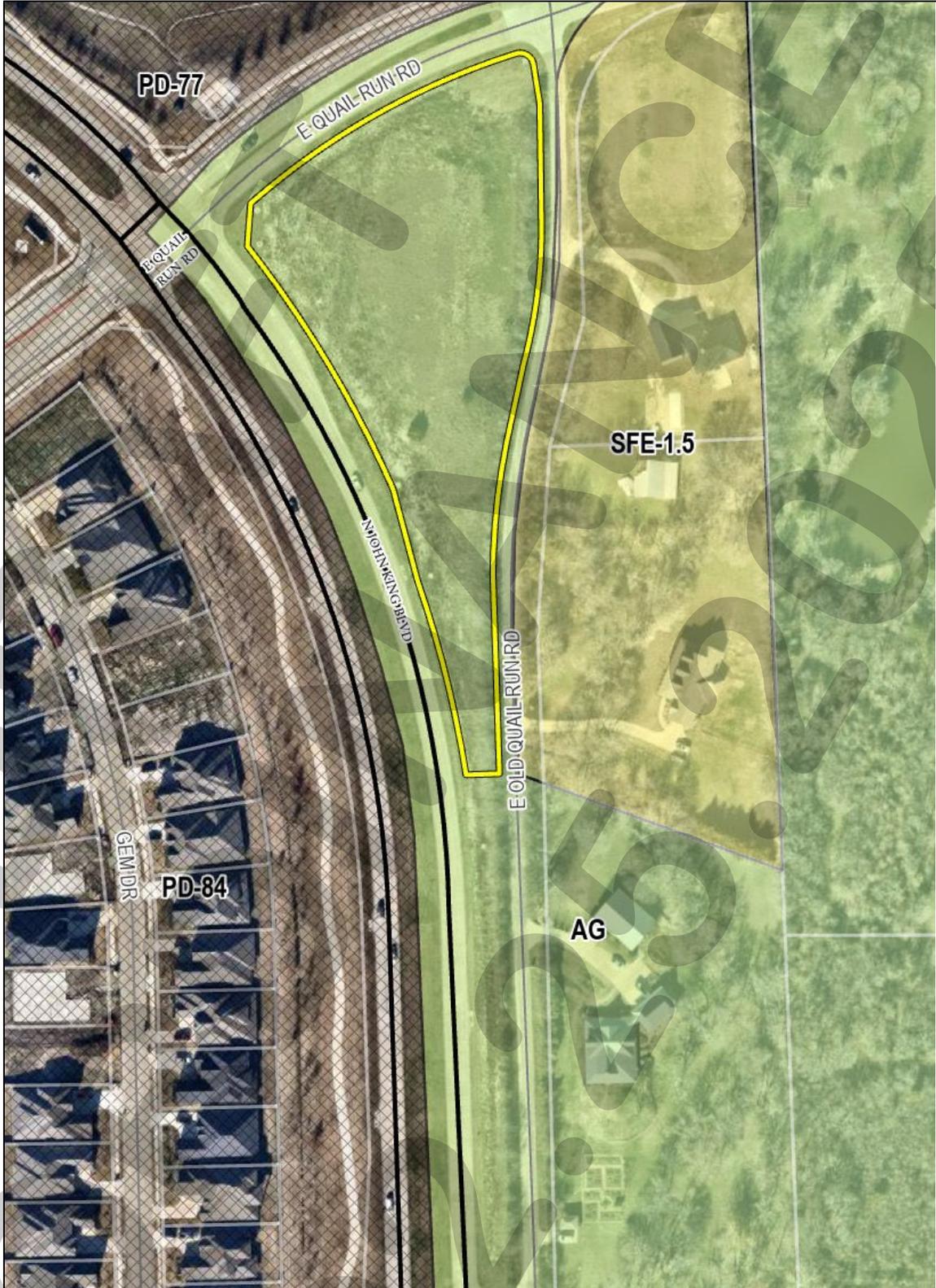
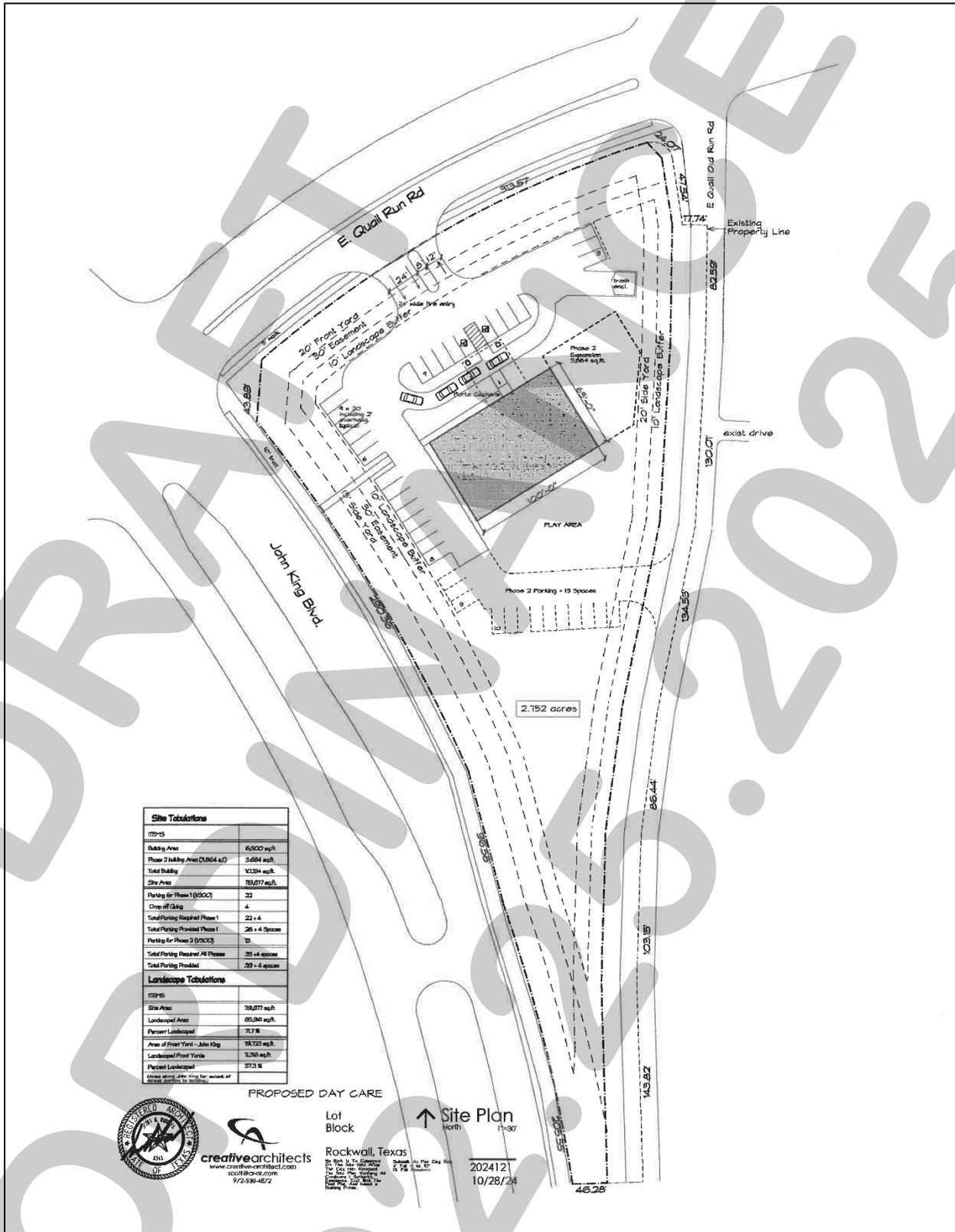


Exhibit 'B'
Concept Plan/Survey



Site Tabulations	
ITD-25	
Building Area	6,900 sq.ft.
Phase 2 Building Area (3,664 sq.ft.)	3,664 sq.ft.
Total Building	10,564 sq.ft.
Site Area	159,877 sq.ft.
Parking for Phase 1 (9,800)	23
Drop off/ Pick up	4
Total Parking Required Phase 1	22 + 4
Total Parking Provided Phase 1	26 + 4 Spaces
Parking for Phase 2 (3,664)	75
Total Parking Required All Phases	25 + 4 spaces
Total Parking Provided	29 + 4 spaces
Landscape Tabulations	
ITD-25	
Site Area	159,877 sq.ft.
Landscape Area	89,040 sq.ft.
Percent Landscaped	71.7 %
Area of Front Yard - John King	18,723 sq.ft.
Landscape Front Yard	13,360 sq.ft.
Percent Landscaped	57.3 %
Areas along John King for percent of landscaped area: 13.360/18.723 = 71.36%	



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Rockwall, Texas
 202412
 10/28/24



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: March 11, 2025
APPLICANT: Lisa Brooks and Rene'e Holland; *Makeway, LLC*
CASE NUMBER: Z2025-006; *Zoning Change from Agricultural (AG) District to General Retail (GR) District*

SUMMARY

Hold a public hearing to discuss and consider a request by Lisa Brooks and Rene'e Holland of Makeway, LLC for the approval of a Zoning Change from an Agricultural (AG) District to a General Retail (GR) District for a 2.751-acre tract of land identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, and take any action necessary.

BACKGROUND

The subject property was annexed into the City on March 16, 1998 by *Ordinance No. 98-10 [Case No. A1998-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On September 20, 2021, the City Council denied a zoning change [*Case No. Z2021-035*] proposing to rezone the subject property from Agricultural (AG) District to Neighborhood Services (NS) District. Currently, the subject property is a 2.751-acre vacant tract of land.

PURPOSE

On February 14, 2025, the applicants -- *Lisa Brooks and Rene'e Holland of Makeway, LLC* -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a General Retail (GR) District. The purpose of this request is to accommodate the future construction of a *daycare facility* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at the southeast corner of the intersection of John King Boulevard and Quail Run Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is E. Quail Run Road, which is identified as a *A4U (i.e. arterial, four [4] lane, undivided roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Continuing north is the Gideon Grove Subdivision, which was established on May, 3, 2019, consists of 72 single-family residential lots on 29.18-acres, and is zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses. Beyond this is a residential subdivision that is located outside of the corporate limits of the City of Rockwall.

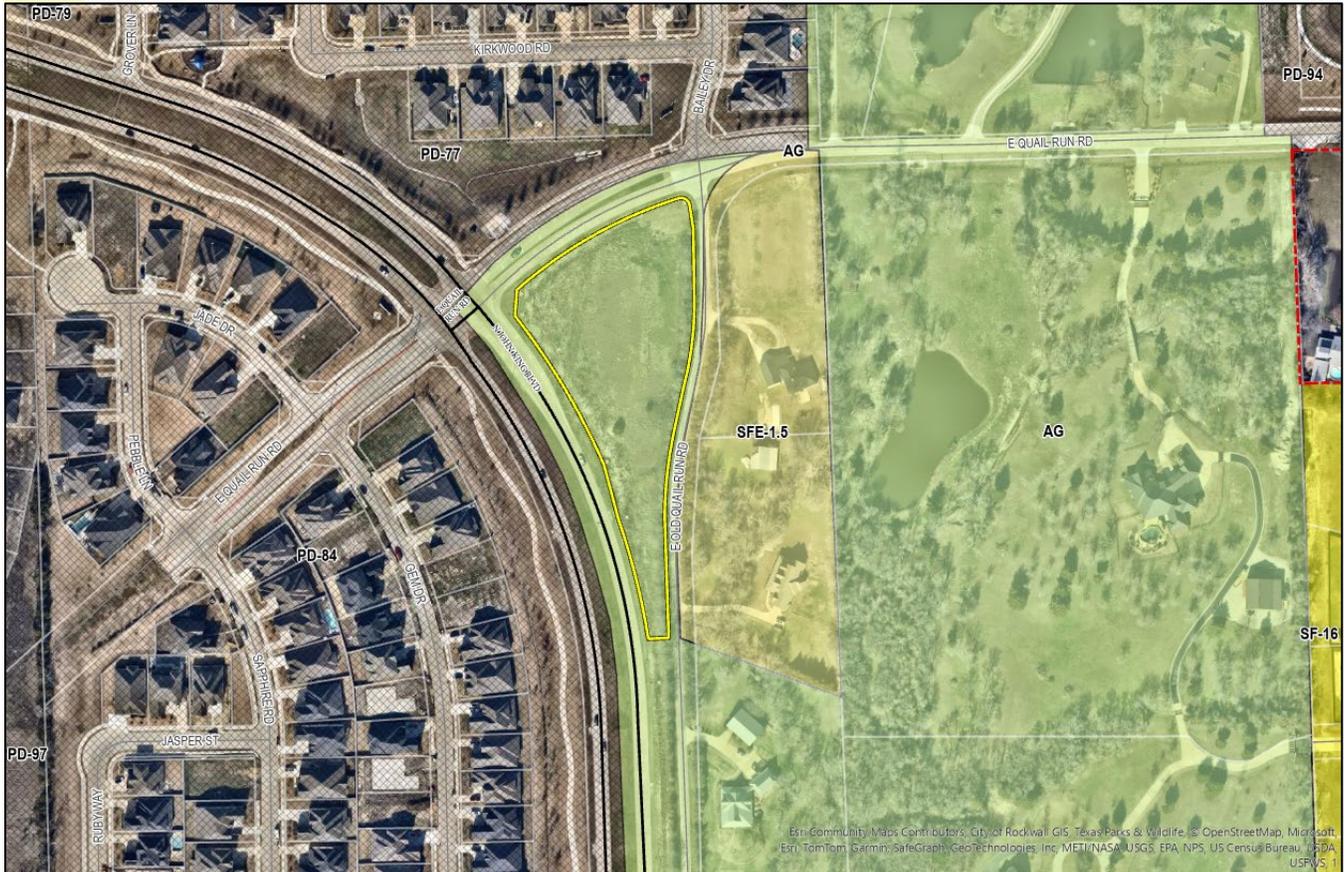
South: Directly south of the subject property is John King Boulevard, which is identified as a *P6D (i.e. principle arterial, six [6] lane, divided roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Continuing south is Phase 8A of the Caruth Lake Subdivision, which was established on December 20, 2012, consists of 63 single-family residential lots on 22.66-acres, and is zoned Planned Development District 5 (PD-5) for Single-Family 8.4 (SF-8.4) District land uses.

East: Directly east of the subject property is E. Old Quail Run Road, which is identified as a *R2 [i.e. residential, two (2) lane, undivided roadway]* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Continuing east are two (2) lots (*i.e. Lot 1 [1.82-acres], and Lot 2 [2.12-acres], Block A, Utley*

Addition) zoned Single-Family Estate 1.5 (SFE-1.5) District. Beyond this is a 17.51-acre tract of land (i.e. Lot 1, Block A, Cox Acres), which has a single-family home situated on the property and is zoned Agricultural (AG) District.

West: Directly west of the subject property is John King Boulevard, which is identified as a P6D (i.e. principle arterial, six [6] lane, divided roadway) on the City’s Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Continuing west is Phase 2 of the Gideon Grove Subdivision, which was established on March 22, 2022, consists of 96 single-family residential lots on 30.06-acres, and is zoned Planned Development District 84 (PD-84) for Single-Family 7 (SF-7) District land uses.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant is requesting to rezone the 2.751-acre parcel of land from an Agricultural (AG) District to a General Retail (GR) District for the purpose of constructing a *daycare facility* on the subject property. If approved, this development would then be subject to the land uses and development standards stipulated for the General Retail (GR) District as outlined by Article 04, *Permissible Uses*, and Subsection 04.04, *General Retail (GR) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC). A summary of the proposed development standards is as follows:

TABLE 1: GENERAL RETAIL (GR) DISTRICT STANDARDS

MINIMUM LOT AREA	6,000 SF
MINIMUM LOT WIDTH	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK ^{(1) & (2)}	15'
MINIMUM SIDE YARD SETBACK ⁽³⁾	10'
MINIMUM REAR YARD SETBACK ⁽³⁾	10'
MINIMUM BETWEEN BUILDINGS ⁽³⁾	10'
MAXIMUM BUILDING HEIGHT ⁽⁴⁾	36'

MAXIMUM BUILDING SIZE ⁽⁵⁾	25,000 SF
MAXIMUM LOT COVERAGE	40%
MINIMUM LANDSCAPING	20%
RESIDENTIAL ADJACENCY SCREENING ⁽⁶⁾	20'

GENERAL NOTES:

- 1: FROM FUTURE RIGHT-OF-WAY AS SHOWN ON THE ADOPTED MASTER THOROUGHFARE PLAN OR AS ACTUALLY EXISTS, WHICHEVER IS GREATER.
- 2: PARKING SHOULD NOT BE LOCATED BETWEEN THE FRONT FAÇADE AND THE PROPERTY LINE.
- 3: THE SETBACK CAN BE REDUCED TO ZERO (0) FEET WITH A FIRE RATED WALL.
- 4: BUILDING HEIGHT MAY BE INCREASED UP TO 60-FEET IF APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.
- 5: A MAXIMUM BUILDING SIZE OF 25,000 SF IN AREA, UNLESS OTHERWISE APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.
- 6: ANY NON-RESIDENTIAL OR PARKING AREA THAT HAS A SIDE OR REAR CONTIGUOUS TO ANY RESIDENTIALLY ZONED OR USED PROPERTY SHALL BE SCREENED WITH A MASONRY FENCE A MINIMUM OF SIX (6) FEET IN HEIGHT WITH CANOPY TREES PLANTED ON 20-FOOT CENTERS. AS AN ALTERNATIVE, THE PLANNING AND ZONING COMMISSION MAY APPROVE AN ALTERNATIVE SCREENING METHOD THAT INCORPORATES A WROUGHT IRON FENCE AND THREE (3) TIERED SCREENING.

INFRASTRUCTURE

Based on the applicant’s submittal the following infrastructure would be required to be constructed if this request is approved:

- (1) Water Improvements. The development will be required to tie into the existing 12-inch waterline on the west side of E. Old Quail Run Road.
- (2) Sewer Improvements. The development will be required to tie to the existing ten (10) inch sanitary sewer line located adjacent to and along the eastern property line of the subject property and along the west side of John King Boulevard. Additionally, the applicant will be required to pay pro-rata for sewer improvements in the amount of \$279.00 plus \$593.37 per acre.
- (3) Roadways. E. Quail Run Road is a M4D (*i.e. major collector, four [4] lane, divided roadway*), which requires a minimum of an 85-foot right-of-way and a four (4) lane divided concrete street. Old E. Quail Run Road is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*), which requires a minimum right-of-way width of 50-feet. The applicant will need to verify the right-of-way of both of these roadways and ensure the required right-of-way has been dedicated (*i.e. 42.5-feet as measured from the centerline of the roadway for E. Quail Run Road and 25-feet as measured from the centerline for Old E. Quail Run Road*). If additional right-of-way is needed this will be required to be dedicated at the time of final plat. If the proposed development takes access off of Old E. Quail Run Road, the applicant will be required to rebuild the road at a minimum of a 24-foot pavement width along the full frontage of the property along Old E. Quail Run Road.
- (4) Drainage. Detention will be required and sized per the Engineering Department’s *Standards of Design and Construction Manual*.

CONFORMANCE WITH THE CITY’S CODES

According to Subsection 04.04, *General Retail (GR) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(t)he General Retail (GR) District is a zoning district intended to provide limited retail and service uses ... [*that*] include most types of retail and office activity, and are typically located on/at the intersections of major thoroughfares. This district does not include strip commercial/retail centers, large shopping centers, wholesaling operations, lumberyards, contractor yards, and or warehouses with high volumes of truck traffic.” This section goes on to state that “(t)he General Retail (GR) District is not a major commercial/retail district and should try to avoid intensive commercial land uses that carry large volumes of retail traffic. The noise, traffic, litter, late night hours, and other influences that could be harmful to residential areas requires adequate buffering and screening from residential areas. Traffic from land uses in this district should not pass through residential areas, except on arterial or major collectors.” In this case, the subject property has adjacency to three (3) roadways, E. Quail Run Road which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*), John King Boulevard, which is identified as a P6D (*i.e. principle arterial, six [6] lane, divided roadway*), and Old E. Quail Run Road which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*).

Given that Old Quail Run Road provides direct access to existing residential properties, staff strongly recommends that access to the proposed *daycare facility (or any other non-residential land use)* not be taken from Old E. Quail Run Road. This would prevent cut-through traffic that could negatively impact the existing residential neighborhoods. Instead, access should be focused along John King Boulevard and/or E. Quail Run Road, which are designed to accommodate higher traffic volumes and commercial development. If this zoning change is approved, the future site plan review and traffic circulation design should ensure that no commercial traffic is directed onto Old Quail Run Road in order to maintain the integrity and character of the adjacent residential area.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the OURHometown Vision 2040 Comprehensive Plan, the subject property is designated for Low Density Residential land uses and is situated within the Northeast Residential District. The Northeast Residential District, is "...characterized by its established low-density residential subdivisions and rural/estate style lots. This district is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density residential development." Currently, the subject property is designated for Low Density Residential land uses, which is defined as two (2) to two and one-half (2 ½) dwelling units per acre. If approved, the applicants' proposed request would require this designation to be changed from Low Density Residential to a Commercial/Retail designation. According to the *Land Use Designations* contained in the Comprehensive Plan, "(t)he Commercial/Retail land use category is characterized by single to multi-tenant commercial retail centers along major arterials at key intersections. These areas are typically considered to be convenience shopping centers and serve adjacent residential subdivisions ... (t)hese areas should be designed with the pedestrian in mind and provide connections between the commercial land use and the adjacent residential subdivisions."

When looking at the *District Strategies* for the Northeast Residential District, *District Strategy #4* does address the establishment of *Neighborhood/Convenience Centers* stating that "...commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures..." In addition, when examining strategies for existing residential developments, the *Housing* section of the Comprehensive Plan states that the City should "...(p)rotect existing single-family residential subdivisions from the negative effects of non-residential developments by requiring separation and screening using large berms, landscaping, and buffers to create a natural transition." [*Policy #3, Goal 01; Section 02.01, Chapter 08*]. In addition, the *Non-Residential* section of the Comprehensive Plan states that "(n)on-residential buildings adjacent to residential properties should be designed to a residential scale to assist the transition of land uses, and mitigate any potential negative visual impacts of the commercial development." [*Policy 3, Goal 04; Chapter 09*].

In summary, the applicants' request does make a compelling argument to change the Future Land Use Map based on the definition of the Commercial/Retail land use. Furthermore, the current land use designation of the property -- Low Density Residential -- also does not appear to be consistent with the location of the property. More specifically, the property is oddly shaped and is situated on a future six (6) lane roadway (*i.e. John King Boulevard*); however, since this request does not conform to the current future land use designation stipulated by the *Future Land Use Plan*, this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission..

STAFF ANALYSIS

The applicant's request to rezone the subject property from Agricultural (AG) District to General Retail (GR) District aligns with the intended use for a *daycare facility*; however, given the proximity of existing residential neighborhoods, the proposed zoning change raises concerns regarding compatibility of the other land uses permitted within the General Retail (GR) District with surrounding land uses. While the General Retail (GR) District does allow for the proposed *daycare facility*, it also permits a broader range of commercial activities that may not be suitable adjacent to residential properties. The Neighborhood Services (NS) District, by contrast, is designed to accommodate small-scale retail and service establishments that support residential areas while maintaining a more appropriate transition between commercial and residential uses. The Neighborhood Services (NS) District also allows the *daycare facility* as a *by-right*, and provide the ability to request a Specific Use Permit (SUP) for buildings that exceed 5,000 SF in size. Staff should point out that per the concept plan the applicant does appear to be looking at a building that would exceed 5,000 SF in size, and that would require a Specific Use Permit (SUP).

The City's Comprehensive Plan designates this area for Low-Density Residential land uses. A change to Commercial/Retail would be required to support this request. While the Comprehensive Plan does recognize the need for neighborhood-serving commercial uses, it also emphasizes the importance of ensuring that commercial development remains compatible with adjacent

residential areas by incorporating appropriate screening, buffering, and scaled-down development. This appears to be consistent with the Neighborhood Services (NS) District zoning designation.

Given these considerations, staff recommends that the City Council evaluate whether the General Retail (GR) District is the most appropriate zoning district for this location. The Neighborhood Services (NS) District may offer a more balanced approach, providing the applicant the ability to establish the *daycare facility* while maintaining a scale and intensity of development that better integrates with the surrounding residential properties. Ultimately, the decision on rezoning remains a discretionary decision for the City Council, following a recommendation by the Planning and Zoning Commission. To assist in the decision-making process, staff has provided a comparison of land use for both the General Retail (GR) District and the Neighborhood Services (NS) District for review.

NOTIFICATIONS

On February 21, 2025, staff notified 71 property owners and occupants within 500-feet of the subject property. Staff also notified the Caruth Lakes (*Caruth Ridge Estates*), Stoney Hollow, and Dalton Ranch Homeowners Association (HOA), which are the only Homeowner's Associations (HOAs) or Neighborhood Groups participating in the Neighborhood Notification Program that are within 1,500-feet of the subject property. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was written, staff has received two (2) notices in opposition of the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to rezone the subject property from an Agricultural (AG) District to a General Retail (GR) District, then staff would propose the following conditions of approval:

- (1) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from a Low Density Residential designation to a Commercial/Retail designation; and,
- (2) Any construction resulting from the approval of this Zoning Change 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 SE Corner John King & E Quail Run (A0012 SR Barnes, Tract 1-04)

SUBDIVISION DR Taylor Addition

LOT 1 BLOCK A

GENERAL LOCATION Southeast corner of John King & E Quail Run

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Agriculture

CURRENT USE Vacant

PROPOSED ZONING

PROPOSED USE Childcare Facility

ACREAGE 2.751

LOTS [CURRENT] N/A

LOTS [PROPOSED] N/A

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 Makeway LLC

APPLICANT Makeway LLC

CONTACT PERSON Lisa Brooks & Rene'e Holland

CONTACT PERSON Lisa Brooks & Rene'e Holland

ADDRESS 1215 Ridge Road West

ADDRESS 1215 Ridge Road West

CITY, STATE & ZIP Rockwall, Texas 75087

CITY, STATE & ZIP Rockwall, Texas 75087

PHONE L - 214-402-2349; R - 214-402-6511

PHONE L - 214-402-2349; R - 214-402-6511

E-MAIL L - aalcbrooks@yahoo.com
R - jholland1977@yahoo.com

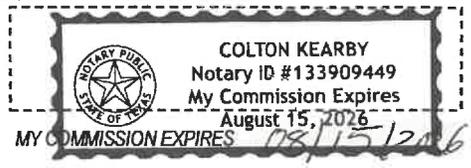
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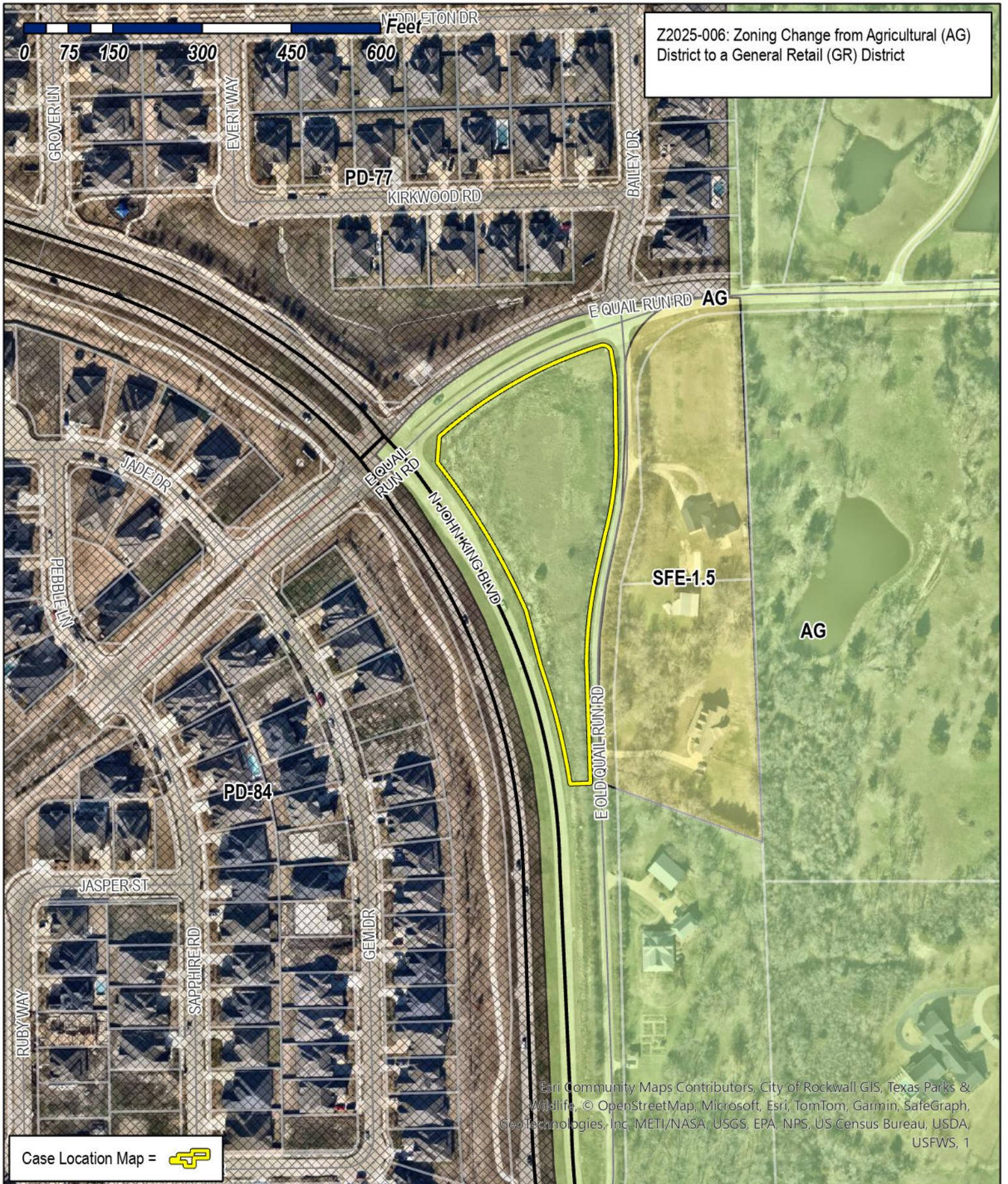
NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LISA BROOKS + RENE'E HOLLAND [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 \$ 341.95 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12th DAY OF February, 2025 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 12th DAY OF FEBRUARY, 2025
OWNER'S SIGNATURE [Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]





Z2025-006: Zoning Change from Agricultural (AG) District to a General Retail (GR) District

Case Location Map = 

Esri Community Maps Contributors, City of Rockwall GIS, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, 1



City of Rockwall

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

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

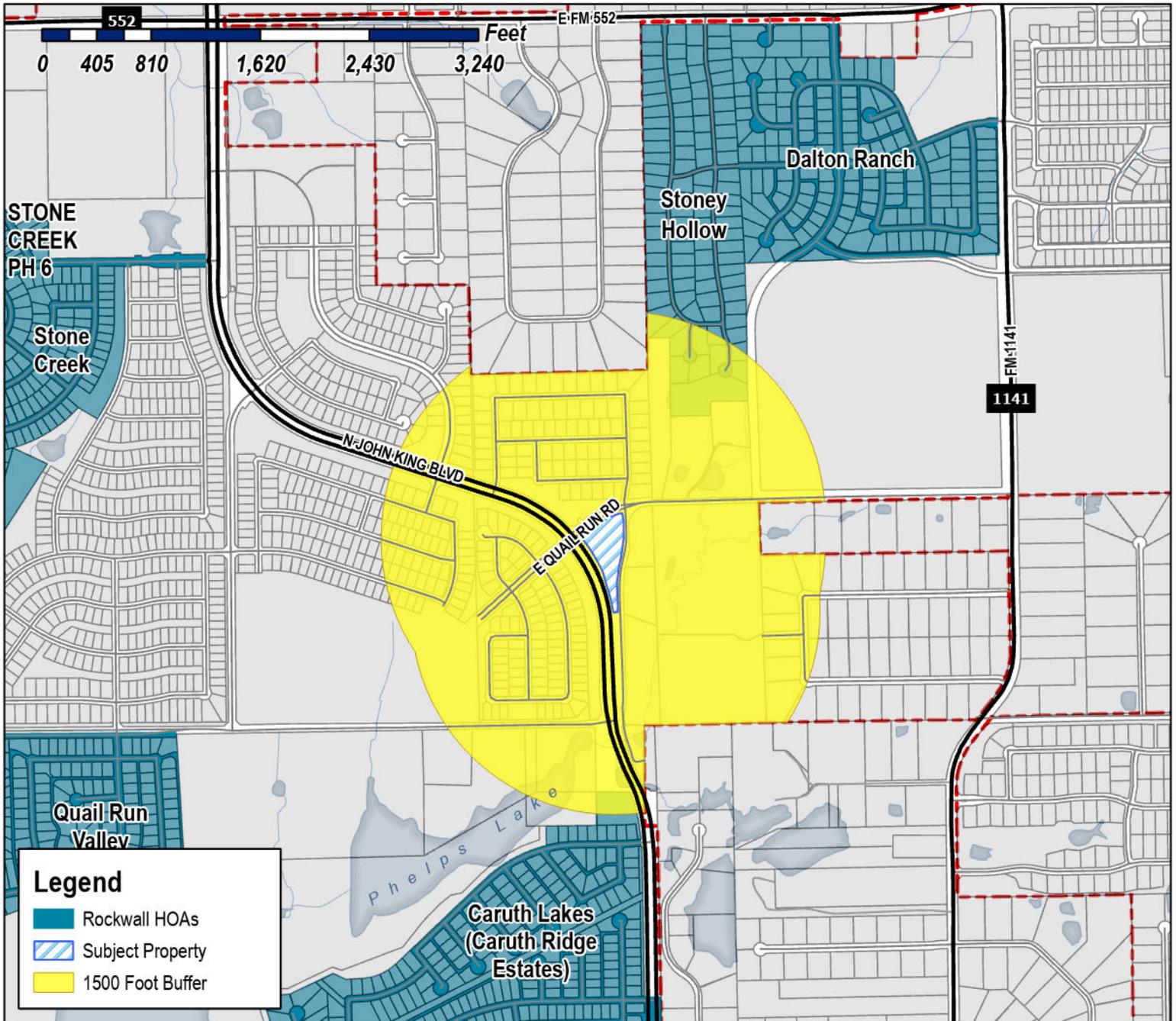




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(P): (972) 771-7745
(W): www.rockwall.com

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.



Legend

- Rockwall HOAs
- Subject Property
- 1500 Foot Buffer

Case Number: Z2025-006

Case Name: Zoning Change from Agricultural (AG) District to a General Retail (GR) District

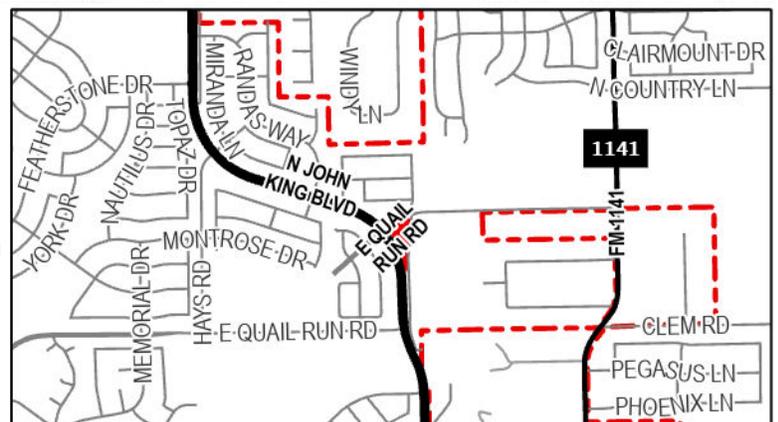
Case Type: Zoning

Zoning: Agricultural (AG) District

Case Address: Intersection of John King and Quail Run

Date Saved: 2/14/2025

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





Neighborhood Notification Program {Z2025-006}

From Zavala, Melanie <MZavala@rockwall.com>

Date Thu 2/20/2025 3:32 PM

Cc Miller, Ryan <RMiller@rockwall.com>; Lee, Henry <HLee@rockwall.com>; Ross, Bethany <bross@rockwall.com>; Guevara, Angelica <AGuevara@Rockwall.com>

 2 attachments (1,002 KB)

HOA Map (02.14.2025).pdf; Public Notice (02.18.2025).pdf;

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood.

As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries.

Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, February 21, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, March 11, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 17, 2025 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2025-006: Zoning Change from AG to GR

Hold a public hearing to discuss and consider a request by Lisa Brooks and Rene'e Holland of Makeway, LLC for the approval of a Zoning Change from an Agricultural (AG) District to a General Retail (GR) District for a 2.751-acre tract of land identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, and take any action necessary.

Melanie Zavala

Planning & Zoning Coordinator | Planning Dept. | City of Rockwall

385 S. Goliad Street | Rockwall, TX 75087

[Planning & Zoning Rockwall](#)

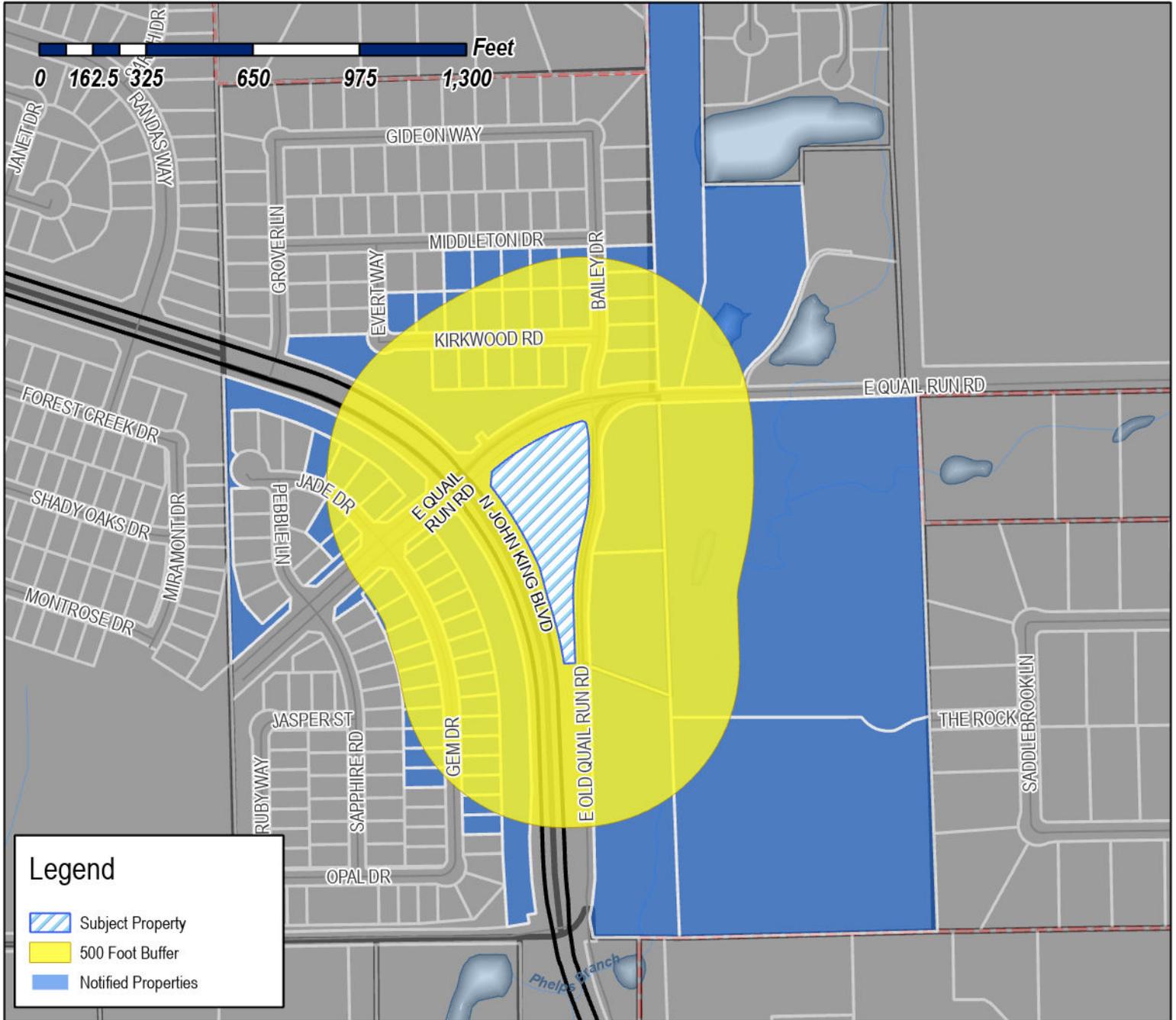
972-771-7745 Ext. 6568



City of Rockwall

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

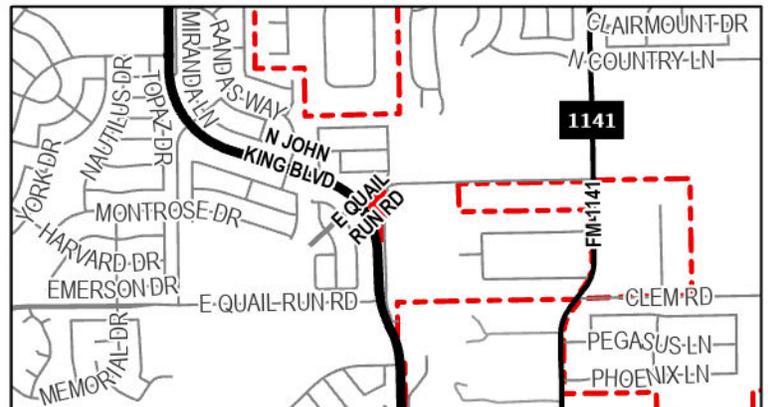
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Case Number: Z2025-006
Case Name: Zoning Change from Agricultural (AG) District to a General Retail (GR) District
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: Intersection of John King and Quail Run

Date Saved: 2/14/2025

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



GIDEON GROVE HOMEOWNERS ASSOCIATION
INC
1024 S Greenville Ave Ste 230
Allen, TX 75002

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

VALENCIA BRANDON AND AMANDA
1308 KIRKWOOD ROAD
ROCKWALL, TX 75087

SMITH SAMUEL CURTIS & CHRISTEN
SWEARENGIN
1309 Kirkwood Rd
Rockwall, TX 75087

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

MCDANIEL TIMMY E & SHIRLEY G
1312 KIRKWOOD RD
ROCKWALL, TX 75087

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

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

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

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

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

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

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

JORDAN RAYSHAWN AND LANDRIA
1323 MIDDLETON DRIVE
ROCKWALL, TX 75087

BOLES GEORGE AND JANET
1324 KIRKWOOD ROAD
ROCKWALL, TX 75087

KANDIMALLA RAHUL
1325 KIRKWOOD
ROCKWALL, TX 75087

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

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

KOUVELIS HILDA & PETER
1415 E QUAIL RUN RD
ROCKWALL, TX 75087

LARRIVIERE MICHAEL R & LISA J
1425 E QUAIL RUN RD
ROCKWALL, TX 75087

PACESETTER HOMES LLC
14400 THE LAKES BLVD BUILDING C SUITE 200
PFLUGERVILLE, TX 78660

TYLER WILLIAM L AND VANITA RAE
1501 THE ROCK
ROCKWALL, TX 75087

LEFERE MARCY NICOLE AND ALIDOR PHILLIP IV
1691 OLD EAST QUAIL RUN RD
ROCKWALL, TX 78087

AZBILL THOMAS &
CHRISTINA CHEW
1714 GEM DR
ROCKWALL, TX 75087

BONNER URSULA L
1720 Gem Dr
Rockwall, TX 75087

DFW FARMLAND ESTATES LLC
1722 PREAKNESS DR
ROCKWALL, TX 75032

HOLLOWAY BETTYE
1726 GEM DR
ROCKWALL, TX 75087

BOGISAM VENKATA RAMESHBABU &
SIREESHA KANDULA
1727 GEM DR
ROCKWALL, TX 75087

GIBSON JASON M & CAMIE
1732 GEM DR
ROCKWALL, TX 75087

RESIDENT
1733 GEM DR
ROCKWALL, TX 75087

JONES CHRISTOPHER JR & JUSTICE JONES
1738 Gem Dr
Rockwall, TX 75087

RESIDENT
1739 GEM DR
ROCKWALL, TX 75087

SKINNER PATRICIA KAY
1744 Gem Dr
Rockwall, TX 75087

VAIRAGYAM RAHUL & LAKSHMI
NARAYANACHARI SRIRAMACHARI
1745 Gem Dr
Rockwall, TX 75087

PICHARDO ROGER FRANCISCO AND COURTNEY
RAE
1751 E QUAIL RUN
ROCKWALL, TX 75087

RESIDENT
1800 E QUAIL RUN RD
ROCKWALL, TX 75087

JENNINGS RYNE THOMAS
1804 GEM DR
ROCKWALL, TX 75087

RESIDENT
1805 GEM DR
ROCKWALL, TX 75087

NGUYEN JASON &
KATHY HOANG DOAN
1810 GEM DR
ROCKWALL, TX 75087

RESIDENT
1815 E OLD QUAIL RUN RD
ROCKWALL, TX 75087

GREWAL MANJINDER S MANJIT K GREWAL
1815 Gem Dr
Rockwall, TX 75087

SAMUEL JOY C & DICKSON I
1816 GEM DR
ROCKWALL, TX 75087

RESIDENT
1822 GEM DR
ROCKWALL, TX 75087

RESIDENT
1823 GEM DR
ROCKWALL, TX 75087

RESIDENT
1828 GEM DR
ROCKWALL, TX 75087

RESIDENT
1831 GEM DR
ROCKWALL, TX 75087

GRACEVILLA BLESSY KUNJUMON
1832 Gem Dr
Rockwall, TX 75087

RESIDENT
1837 GEM DR
ROCKWALL, TX 75087

SCHULZE KYLER W AND
JANETTE SCHULZE
1838 GEM DR
ROCKWALL, TX 75087

PITTI VIKRAM AND
PRATHIBHA ANKALA
1844 GEM DR
ROCKWALL, TX 75087

RESIDENT
1845 GEM DR
ROCKWALL, TX 75087

RESIDENT
1850 GEM DR
ROCKWALL, TX 75087

RESIDENT
1906 JADE DR
ROCKWALL, TX 75087

RESIDENT
1907 JADE DR
ROCKWALL, TX 75087

JARAMILLO JOE & NORA
1912 JADE DR
ROCKWALL, TX 75087

BRUMFIELD ADRIENNE & STANLEY BRUMFIELD
1913 Jade Dr
Rockwall, TX 75087

LOPEZ MICHAEL A & TYLER C SMOCK-LOMBARDI
1918 Jade Dr
Rockwall, TX 75087

SIMMONS LAKEYA
1924 Jade Dr
Rockwall, TX 75087

BERHE MERHAWI
2002 BAILEY DRIVE
ROCKWALL, TX 75087

GARDNER-NEWELL FAMILY TRUST
JAMES K GARDNER JR AND KARIN B NEWELL-
COTRUSTEES
2006 BAILEY DRIVE
ROCKWALL, TX 75087

DEAPEN RICHARD AND ALICIA
2010 BAILEY DRIVE
ROCKWALL, TX 75087

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

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

SHANE HOMES (TEXAS) INC
325 N SAINT PAUL ST STE 3100 # 2901
DALLAS, TX 75201

SHANE HOMES (TEXAS) INC
325 N SAINT PAUL ST STE 3100 # 2901
DALLAS, TX 75201

SHANE HOMES INC
325 N SAINT ST STE 3100 #2901
DALLAS, TX 75201

SHANE HOMES INC
325 N SAINT ST STE 3100 #2901
DALLAS, TX 75201

WINDSOR HOMES CUMBERLAND LLC
5310 Harvest Hill Rd Ste 162
Dallas, TX 75230

WINDSOR HOMES CUMBERLAND LLC
5310 Harvest Hill Rd Ste 162
Dallas, TX 75230

MAKEWAY LLC
805 EAGLE PASS
HEATH, TX 75032

COX GERALD GLEN AND ROSALBA CARRASCO
815 T L Townsend Dr Ste 101
Rockwall, TX 75087

PUBLIC NOTICE



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

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

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

Z2025-006: Zoning Change from AG to GR

Hold a public hearing to discuss and consider a request by Lisa Brooks and Rene'e Holland of Makeway, LLC for the approval of a Zoning Change from an Agricultural (AG) District to a General Retail (GR) District for a 2.751-acre tract of land identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, March 11, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 17, 2025 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, March 17, 2025 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2025-006: Zoning Change from AG to GR

Please place a check mark on the appropriate line below:

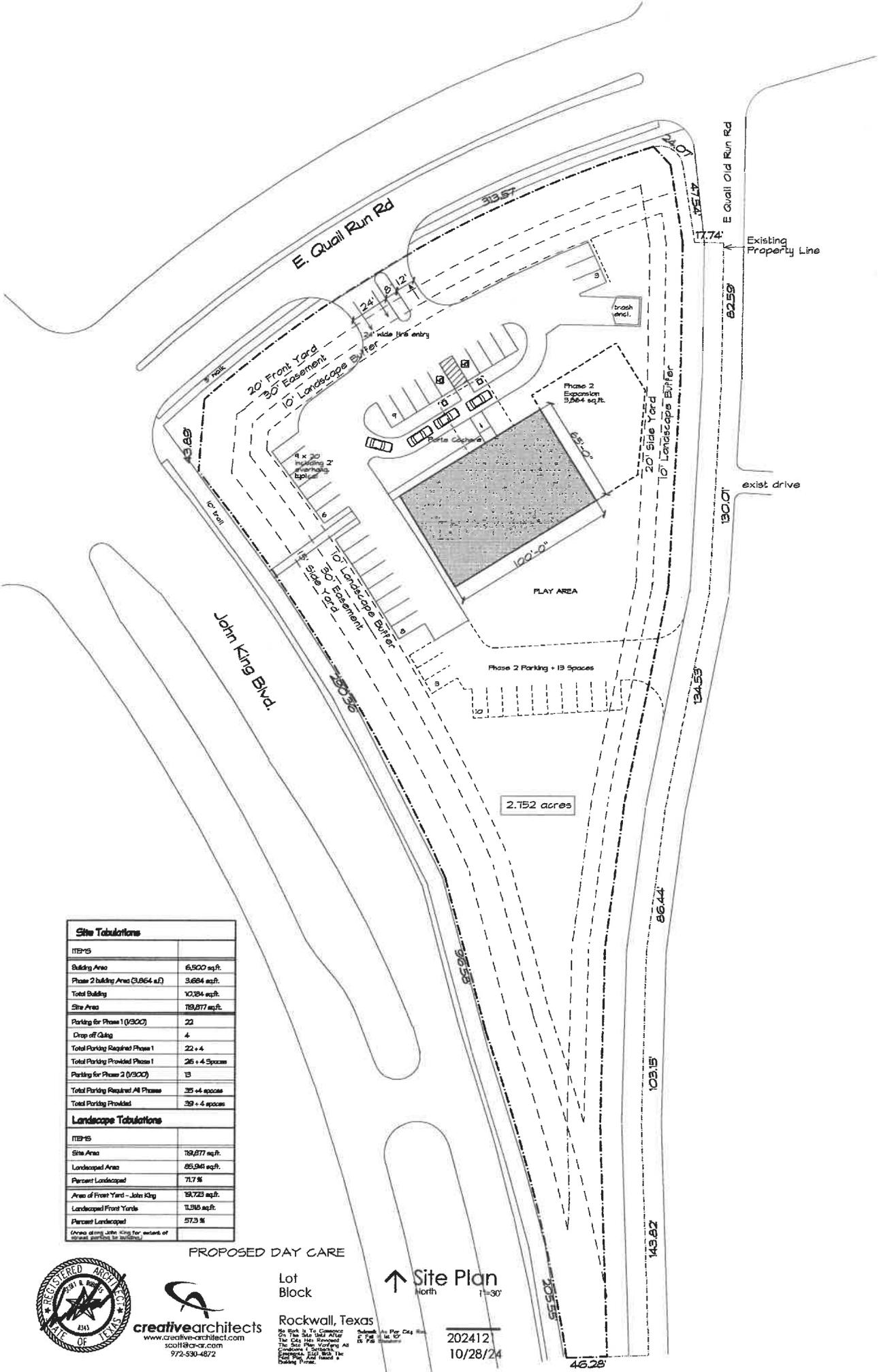
- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Four horizontal grey bars for providing reasons for the response.

Name: [Grey box]
Address: [Grey box]

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

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



Site Tabulations	
ITEMS	
Building Area	6,500 sq.ft.
Phase 2 building Area (3,664 sq.)	3,664 sq.ft.
Total Building	10,164 sq.ft.
Site Area	189,877 sq.ft.
Parking for Phase 1 (1/300)	
Drop off/Clng	4
Total Parking Required Phase 1	22 + 4
Total Parking Provided Phase 1	26 + 4 Spaces
Parking for Phase 2 (1/300)	
Total Parking Required All Phases	35 + 4 spaces
Total Parking Provided	39 + 4 spaces
Landscape Tabulations	
ITEMS	
Site Area	189,877 sq.ft.
Landscape Area	85,946 sq.ft.
Percent Landscaped	71.7 %
Area of Front Yard - John King	
Landscape Front Yards	11,316 sq.ft.
Percent Landscaped	57.3 %

PROPOSED DAY CARE



creative architects
 www.creative-architect.com
 sca11@ca-cr.com
 972-530-4872

Lot Block
 Rockwall, Texas

↑ Site Plan
 North 1"=30'

202412
 10/28/24

We Shall Be In Compliance With The State Seal Act. The Seal Plan Verifies All Conditions. The State Seal Act Requires All Plans To Be Sealed. The State Seal Act Requires All Plans To Be Sealed. The State Seal Act Requires All Plans To Be Sealed.

February 11, 2025

Lisa Brooks & Rene'e Holland
1215 Ridge Road West
Rockwall, Texas 75087

Planning and Zoning Commission
City of Rockwall, Texas
385 S Goliad Street
Rockwall, TX 75087

Subject: Request for Rezoning Approval – Proposed Childcare Facility

Dear Planning and Zoning Commission,

I am writing to formally request the rezoning of the property at the southeast corner of John King and East Quail Run (A0012 SR Barnes, Tract 1-04) to allow for the construction and operation of a childcare facility. We intend to improve the land and provide a much-needed neighborhood service by establishing a high-quality childcare center that will support the growing needs of families in our community.

Currently, the property does not have the appropriate zoning designation for the facility and services we plan to offer. However, there is a clear and pressing demand for childcare in this area:

- There are seven schools within a two-mile radius, with Rockwall ISD planning an additional elementary school in the northern part of town.
- The surrounding area is experiencing significant residential growth, with hundreds of new homes and developed lots.
- The site is located on John King Boulevard, a major thoroughfare for parents commuting to and from work. Additionally, John King will eventually become State Highway 205, further increasing accessibility and visibility for families needing childcare services.
- There are currently no childcare facilities along John King Boulevard, leaving a gap in essential services for families in the area.

We believe this rezoning request aligns with the city's vision for responsible growth and development. Our facility will not only enhance the surrounding neighborhood but also provide a valuable resource to families, supporting working parents and contributing to the overall well-being of our community.

Thank you for your time and consideration. We appreciate the opportunity to work with the Planning and Zoning Commission and look forward to discussing our proposal further. Please do not hesitate to reach out if additional information is needed.

Sincerely,
Lisa Brooks & Rene'e Holland

11 NORTHEAST RESIDENTIAL DISTRICT

↑ NORTHERN ESTATES DISTRICT (PAGE 1-24)

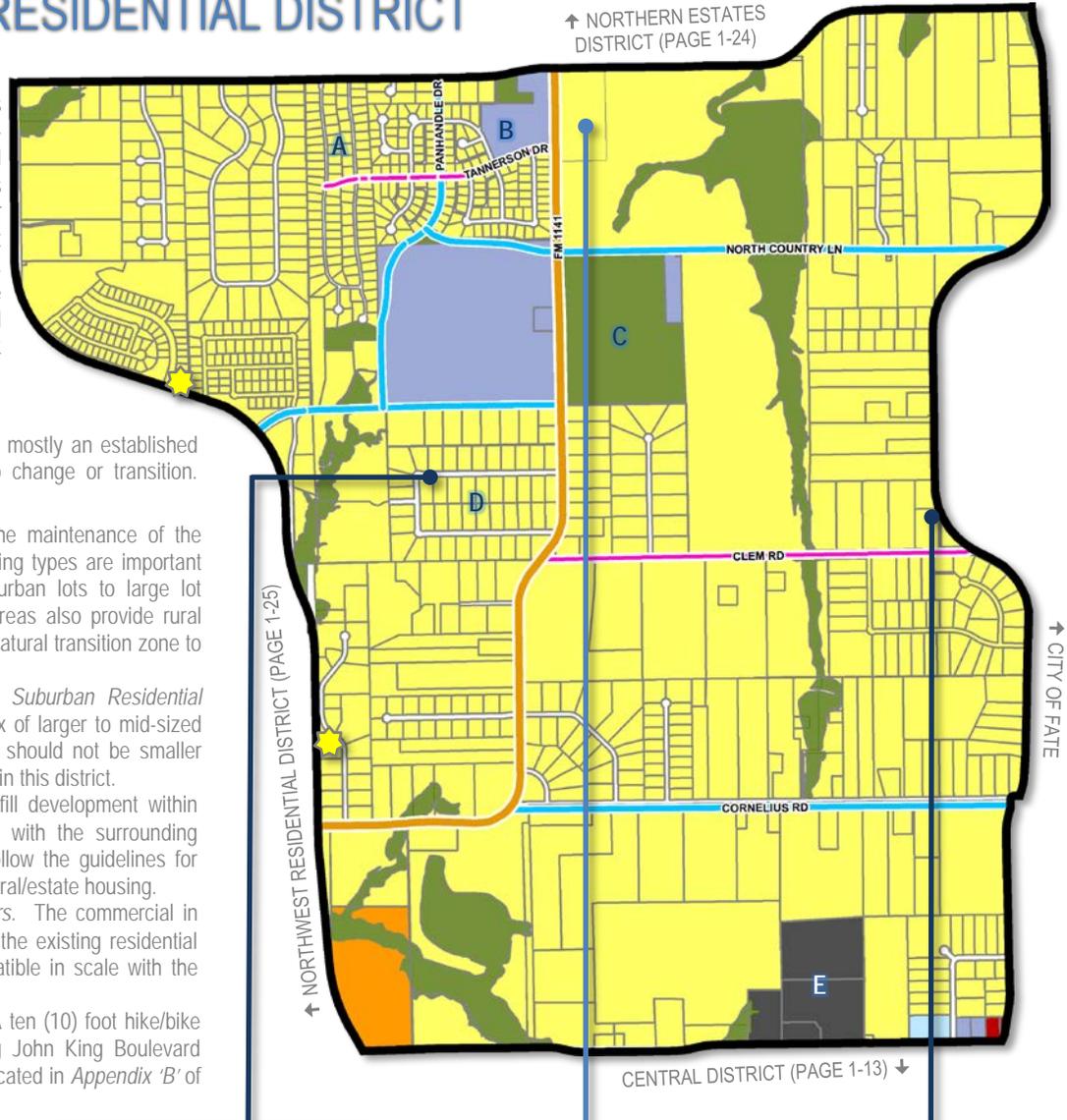
DISTRICT DESCRIPTION

The *Northeast Residential District* is characterized by its established low-density residential subdivisions and rural/estate style lots. This district is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density, residential development. In addition, the City currently owns a large tract of land that will be a northern community park and serve this district in the future.

DISTRICT STRATEGIES

The *Northeast Residential District* being mostly an established residential district, is not anticipated to change or transition. The strategies for this district are:

- 1 **Estate and Rural Residential.** The maintenance of the *Estate and Rural Residential* housing types are important to balancing the diversity of suburban lots to large lot housing within the City. These areas also provide rural reserves for the City and create a natural transition zone to the east, towards FM-3549.
- 2 **Suburban Residential.** Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* in this district.
- 3 **Infill Development.** Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for low density, suburban housing or rural/estate housing.
- 4 **Neighborhood/Convenience Centers.** The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures.
- 5 **John King Boulevard Trail Plan.** A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.



POINTS OF REFERENCE

- A. Stoney Hollow Subdivision
- B. Celia Hays Elementary School
- C. North Country Lane Park
- D. Saddlebrook Estates Subdivision
- E. Resthaven Funeral Home

LAND USE PALETTES

- Current Land Use
- Future Land Use

John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon

BUILD OUT
1,964

% OF ROCKWALL
3.13%
0.99%
3.10%

CURRENT
625
18
1,844



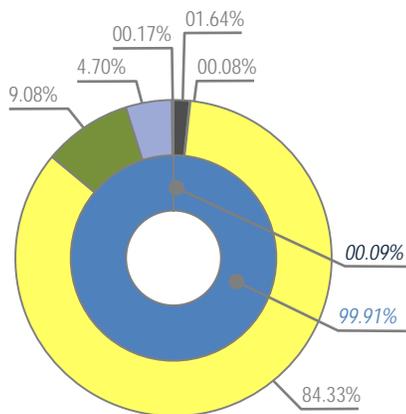
2 Current Suburban Residential



2 Future Suburban Residential



1 Current Rural Residential



MINOR COLLECTOR	COMMERCIAL	0.09%
M4U	RESIDENTIAL	99.91%
M4D	MIXED USE	0.00%
CEMETERY (CEM)		32.34-ACRES
COMMERCIAL/RETAIL (CR)		1.52-ACRES
LOW DENSITY RESIDENTIAL (LDR)		1,658.33-ACRES
PARKS AND OPEN SPACE (OS)		178.54-ACRES
PUBLIC (P)		92.45-ACRES
QUASI-PUBLIC (QP)		3.25-ACRES

05 FUTURE LAND USE PLAN

01 LAND USE PLAN DESIGNATIONS

01.01 RESIDENTIAL ● ● ●

● LOW DENSITY RESIDENTIAL (LDR)

The *Low Density Residential* land use category consists of residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (see Chapter 8, Residential Developments, of this Comprehensive Plan).

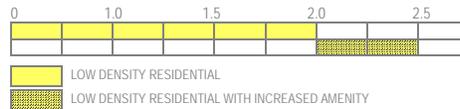
DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Suburban, Estate and Rural Residential (i.e. Single-Family Detached Homes)
- 2 Secondary Land Uses: Amenities, Parks, Open Space, and Institutional/Civic Land Uses
- 3 Zoning Districts: All Single-Family Estate (SFE) Districts (i.e. SFE 1.5, 2.0 & 4.0), certain Planned Development (PD) Districts and the Single-Family One (SF-1) District.

EXISTING LAND USE EXAMPLES

- 1 Breezy Hill Subdivision
- 2 Stone Creek Subdivision
- 3 Oaks of Buffalo Way Subdivision

RESIDENTIAL DENSITY CHART



● MEDIUM DENSITY RESIDENTIAL (MDR)

The *Medium Density Residential* land use category consists of residential subdivisions that are greater than two and one-half (2½) units per gross acre, but not higher than three (3) units per gross acre; however, a density of up to three and one-half (3½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (see Chapter 8, Residential Developments, of this Comprehensive Plan).

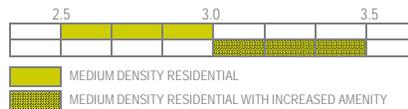
DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Suburban Residential (i.e. Single-Family Detached Homes)
- 2 Secondary Land Uses: Amenities, Parks, Open Space, and Institutional/Civic Land Uses
- 3 Zoning Districts: Certain Planned Development (PD) Districts and the Single-Family 16 (SF-16) District

EXISTING LAND USE EXAMPLES

- 1 Caruth Lakes Subdivision
- 2 Lago Vista Subdivision
- 3 Park Place Subdivision

RESIDENTIAL DENSITY CHART



● HIGH DENSITY RESIDENTIAL (HDR)

The *High Density Residential* land use category may consist of single-family residential homes, duplexes, townhomes, apartments, lofts, condominiums or other forms of housing that exceed three and one-half (3½) units per gross acre. These developments should contain increased amenities and open space, and incorporate pedestrian connectivity to adjacent land uses.

DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Suburban and Urban Residential (i.e. Single-Family Detached, Single-Family Attached, Zero Lot Line Homes, Townhomes, Duplexes, Condominiums and Multi-Family Apartments)
- 2 Secondary Land Uses: Amenities, Parks, Open Space, and Institutional/Civic Land Uses
- 3 Zoning Districts: Certain Planned Development (PD) Districts, Single-Family 10 (SF-10) District, Single-Family 8.4 (SF-8.4) District, Single-Family 7 (SF-7) District, Zero Lot Line (ZL-5) District, Two Family (2F) District, and the Multi-Family 14 (MF-14) District.

EXISTING LAND USE EXAMPLES

- 1 Turtle Cove Subdivision
- 2 Sixteen50 @ Lake Ray Hubbard Apartments
- 3 Mission Rockwall Apartment Complex

RESIDENTIAL DENSITY CHART



LEGEND:

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN A GENERAL RETAIL (GR) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	GENERAL RETAIL (GR) DISTRICT
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Animal Boarding/Kennel without Outside Pens	(2)	(2)	S
Animal Clinic for Small Animals without Outdoor Pens	(3)	(3)	P
Animal Hospital or Clinic	(4)		S
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Caretakers Quarters/Domestic or Security Unit	(3)		P
Convent, Monastery, or Temple	(4)		P
Commercial Parking Garage	(6)		A
Limited-Service Hotel	(10)		S
Full-Service Hotel	(11)	(8)	S
Residence Hotel	(12)		S
Motel	(13)		S
Private Sports Court with Standalone or Dedicated Lighting	(22)	(18)	P
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Assisted Living Facility	(1)	(1)	S
Blood Plasma Donor Center	(2)		P
Cemetery/Mausoleum	(3)		P
Church/House of Worship	(4)	(2)	S
Convalescent Care Facility/Nursing Home	(6)		P
Congregate Care Facility/Elderly Housing	(7)	(3)	S
Daycare with Seven (7) or More Children	(9)	(4)	P
Emergency Ground Ambulance Services	(10)		P
Group or Community Home	(11)	(5)	P
Government Facility	(12)		P
Hospice	(14)		P
Hospital	(15)		P
Public Library, Art Gallery or Museum	(16)		P
Mortuary or Funeral Chapel	(17)		P
Local Post Office	(18)		P
Public or Private Primary School	(21)	(7)	P
Public or Private Secondary School	(22)	(8)	P
Temporary Education Building for a Public or Private School	(23)	(9)	S
Trade School	(24)		S
Social Service Provider (<i>Except Rescue Mission or Homeless Shelter</i>)	(26)		S
OFFICE AND PROFESSIONAL LAND USES	2.02(D)	2.03(D)	
Financial Institution with Drive-Through	(1)	(1)	P
Financial Institution without Drive-Through	(1)		P

LEGEND:

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN A GENERAL RETAIL (GR) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	GENERAL RETAIL (GR) DISTRICT
Office or Medical Office Building less than 5,000 SF	(2) & (3)		P
Office or Medical Office Building 5,000 SF or Greater	(2) & (3)		P
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Temporary Carnival, Circus, or Amusement Ride	(1)	(1)	P
Indoor Commercial Amusement/Recreation	(2)	(2)	S
Outdoor Commercial Amusement/Recreation	(3)	(3)	S
Public or Private Community or Recreation Club as an Accessory Use	(4)		P
Private Country Club	(5)		S
Golf Driving Range	(6)		S
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Indoor Gun Club with Skeet or Target Range	(8)	(5)	S
Health Club or Gym	(9)		P
Private Club, Lodge or Fraternal Organization	(10)	(6)	S
Public Park or Playground	(12)		P
Tennis Courts (<i>i.e. Not Accessory to a Public or Private Country Club</i>)	(14)		S
Theater	(15)		S
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Alcoholic Beverage Package Sales	(1)	(1)	P
Antique/Collectible Store	(3)		P
Astrologer, Hypnotist, or Psychic	(4)		P
Banquet Facility/Event Hall	(5)		P
Portable Beverage Service Facility	(6)	(3)	S
Brew Pub	(7)		P
Business School	(8)		P
Catering Service	(9)		P
Temporary Christmas Tree Sales Lot and/or Similar Uses	(10)	(4)	P
Copy Center	(11)		P
Craft/Micro Brewery, Distillery and/or Winery	(12)	(5)	S
Incidental Display	(13)	(6)	P
Food Trucks/Trailers	(14)	(7)	P
Garden Supply/Plant Nursery	(15)		P
General Personal Service	(16)	(8)	P
General Retail Store	(17)		P
Hair Salon and/or Manicurist	(18)		P
Laundromat with Dropoff/Pickup Services	(19)		P
Self Service Laundromat	(20)		P
Massage Therapist	(21)		P
Private Museum or Art Gallery	(22)		P
Night Club, Discotheque, or Dance Hall	(23)		S
Permanent Cosmetics	(25)	(9)	A

LEGEND:

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S	Land Use Permitted Specific Use Permit (SUP)
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PERMITTED LAND USES IN A GENERAL RETAIL (GR) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	GENERAL RETAIL (GR) DISTRICT
Pet Shop	(26)		P
Temporary Real Estate Sales Office	(27)		P
Rental Store without Outside Storage and/or Display	(28)	(10)	S
Restaurant with less than 2,000 SF with Drive-Through or Drive-In	(29)	(11)	S
Restaurant with less than 2,000 SF without Drive-Through or Drive-In	(30)		P
Restaurant with 2,000 SF or more with Drive-Through or Drive-In	(29)	(12)	S
Restaurant with 2,000 SF or more without Drive-Through or Drive-In	(30)		P
Retail Store with Gasoline Sales that has Two (2) or less Dispensers (<i>i.e. a Maximum of Four [4] Vehicles</i>)	(31)	(13)	P
Retail Store with Gasoline Sales that has more than Two (2) Dispensers	(32)	(13)	S
Secondhand Dealer	(33)		P
Art, Photography, or Music Studio	(33)		P
Tailor, Clothing, and/or Apparel Shop	(34)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Electrical, Watch, Clock, Jewelry and/or Similar Repair	(6)		P
Locksmith	(11)		P
Shoe and Boot Repair and Sales	(16)		P
Temporary On-Site Construction Office	(18)	(6)	P
AUTO AND MARINE RELATED LAND USES	2.02(H)	2.03(H)	
Minor Auto Repair Garage	(2)	(2)	S
Full Service Car Wash and Auto Detail	(5)	(4)	S
Self Service Car Wash	(5)	(4)	S
Non-Commercial Parking Lot	(9)		P
Service Station	(11)	(8)	P
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)	
Temporary Asphalt or Concrete Batch Plant	(2)	(2)	P
Mining and Extraction of Sand, Gravel, Oil and/or Other Materials)	(12)	(5)	S
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES	2.02(K)	2.03(K)	
Antenna for an Amateur Radio	(3)	(2)	A
Antenna Dish	(4)	(3)	A
Freestanding Commercial Antenna (<i>i.e. Monopole or a Similar Structure</i>)	(5)	(4)	P
Mounted or Attached Commercial Antenna	(6)	(5)	P
Helipad	(9)		S
Utilities (<i>Non-Municipally Owned or Controlled</i>), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S
Municipally Owned or Controlled Facilities, Utilities and Uses (<i>Includes Utilities with a Franchise Utility Agreement with the City of Rockwall</i>)	(11)		P
Private Streets	(12)		S
Radio Broadcasting	(13)		P
Railroad Yard or Shop	(14)		S
Recording Studio	(15)		S

LEGEND:

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PERMITTED LAND USES IN A GENERAL RETAIL (GR) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	GENERAL RETAIL (GR) DISTRICT
Satellite Dish	(16)		A
Solar Energy Collector Panels and Systems	(17)	(7)	A
Transit Passenger Facility	(18)		S
TV Broadcasting and Other Communication Service	(20)		S
Utilities Holding a Franchise from the City of Rockwall	(21)		S
Utility Installation Other than Listed	(22)		S
Utility/Transmission Lines	(23)		S

LEGEND:

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PERMITTED LAND USES IN A NEIGHBORHOOD SERVICES (NS) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	NEIGHBORHOOD SERVICES (NS) DISTRICT
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Animal Boarding/Kennel without Outside Pens	(2)	(2)	S
Animal Clinic for Small Animals without Outdoor Pens	(3)	(3)	S
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Bed and Breakfast	(2)	(2)	S
Commercial Parking Garage	(6)		A
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Assisted Living Facility	(1)	(1)	S
Cemetery/Mausoleum	(3)		P
Church/House of Worship	(4)	(2)	P
Convalescent Care Facility/Nursing Home	(6)		P
Congregate Care Facility/Elderly Housing	(7)	(3)	S
Daycare with Seven (7) or More Children	(9)	(4)	P
Group or Community Home	(11)	(5)	P
Hospice	(14)		P
Public Library, Art Gallery or Museum	(16)		P
Local Post Office	(18)		P
Public or Private Primary School	(21)	(7)	P
Public or Private Secondary School	(22)	(8)	P
Temporary Education Building for a Public or Private School	(23)	(9)	S
OFFICE AND PROFESSIONAL LAND USES	2.02(D)	2.03(D)	
Financial Institution with Drive-Through	(1)	(1)	S
Financial Institution without Drive-Through	(1)		P
Office or Medical Office Building less than 5,000 SF	(2) & (3)		P
Office or Medical Office Building 5,000 SF or Greater	(2) & (3)		S
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Temporary Carnival, Circus, or Amusement Ride	(1)	(1)	S
Public or Private Community or Recreation Club as an Accessory Use	(4)		S
Private Country Club	(5)		S
Golf Driving Range	(6)		S
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Health Club or Gym	(9)		S
Private Club, Lodge or Fraternal Organization	(10)	(6)	S
Public Park or Playground	(12)		P
Tennis Courts (<i>i.e. Not Accessory to a Public or Private Country Club</i>)	(14)		S
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Alcoholic Beverage Package Sales	(1)	(1)	S

LEGEND:

	Land Use <i>NOT</i> Permitted
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PERMITTED LAND USES IN A NEIGHBORHOOD SERVICES (NS) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	NEIGHBORHOOD SERVICES (NS) DISTRICT
Antique/Collectible Store	(3)		S
Astrologer, Hypnotist, or Psychic	(4)		P
Brew Pub	(7)		P
Catering Service	(9)		S
Temporary Christmas Tree Sales Lot and/or Similar Uses	(10)	(4)	S
Copy Center	(11)		P
Incidental Display	(13)	(6)	P
Food Trucks/Trailers	(14)	(7)	S
Garden Supply/Plant Nursery	(15)		S
General Personal Service	(16)	(8)	P
General Retail Store	(17)		P
Hair Salon and/or Manicurist	(18)		P
Laundromat with Dropoff/Pickup Services	(19)		P
Self Service Laundromat	(20)		P
Massage Therapist	(21)		P
Private Museum or Art Gallery	(22)		S
Permanent Cosmetics	(25)	(9)	A
Pet Shop	(26)		P
Temporary Real Estate Sales Office	(27)		P
Restaurant with less than 2,000 SF with Drive-Through or Drive-In	(29)	(11)	S
Restaurant with less than 2,000 SF without Drive-Through or Drive-In	(30)		P
Restaurant with 2,000 SF or more with Drive-Through or Drive-In	(29)	(12)	S
Restaurant with 2,000 SF or more without Drive-Through or Drive-In	(30)		S
Art, Photography, or Music Studio	(33)		P
Tailor, Clothing, and/or Apparel Shop	(34)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Electrical, Watch, Clock, Jewelry and/or Similar Repair	(6)		S
Shoe and Boot Repair and Sales	(16)		P
Temporary On-Site Construction Office	(18)	(6)	P
AUTO AND MARINE RELATED LAND USES	2.02(H)	2.03(H)	
Full Service Car Wash and Auto Detail	(5)	(4)	S
Non-Commercial Parking Lot	(9)		S
Service Station	(11)	(8)	S
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)	
Temporary Asphalt or Concrete Batch Plant	(2)	(2)	P
Mining and Extraction of Sand, Gravel, Oil and/or Other Materials	(12)	(5)	S
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES	2.02(K)	2.03(K)	
Antenna for an Amateur Radio	(3)	(2)	A
Antenna Dish	(4)	(3)	A
Freestanding Commercial Antenna (<i>i.e. Monopole or a Similar Structure</i>)	(5)	(4)	S

LEGEND:

	Land Use <i>NOT</i> Permitted
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S	Land Use Permitted Specific Use Permit (SUP)
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PERMITTED LAND USES IN A NEIGHBORHOOD SERVICES (NS) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	NEIGHBORHOOD SERVICES (NS) DISTRICT
Mounted or Attached Commercial Antenna	(6)	(5)	S
Utilities (<i>Non-Municipally Owned or Controlled</i>), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S
Municipally Owned or Controlled Facilities, Utilities and Uses (<i>Includes Utilities with a Franchise Utility Agreement with the City of Rockwall</i>)	(11)		P
Private Streets	(12)		S
Railroad Yard or Shop	(14)		S
Satellite Dish	(16)		A
Solar Energy Collector Panels and Systems	(17)	(7)	A
Transit Passenger Facility	(18)		S
Utilities Holding a Franchise from the City of Rockwall	(21)		S
Utility Installation Other than Listed	(22)		S
Utility/Transmission Lines	(23)		S

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A GENERAL RETAIL (GR) DISTRICT FOR A 2.751-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1-04 OF THE S. R. BARNES SURVEY, ABSTRACT NO. 13, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' AND EXHIBIT 'B' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Lisa Brooks and Rene'e Holland of Makeway, LLC for the approval of a Zoning Change from an Agricultural (AG) District to a General Retail (GR) District for a 2.751-acre tract of land identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, and more fully described and depicted in *Exhibit 'A'* and *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a General Retail (GR) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *General Retail (GR) District* as stipulated in Subsection 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*, and Subsection 04.04, *General Retail (GR) District*, and Subsection 06.10, *SH-205 By-Pass Overlay (SH-205 BY OV) District*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

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

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF APRIL, 2025.

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: March 17, 2025

2nd Reading: April 7, 2025

Exhibit 'A'
Legal Description

Legal Description: Tract 1-04, Abstract No. 13, of the S.R. Barnes Survey

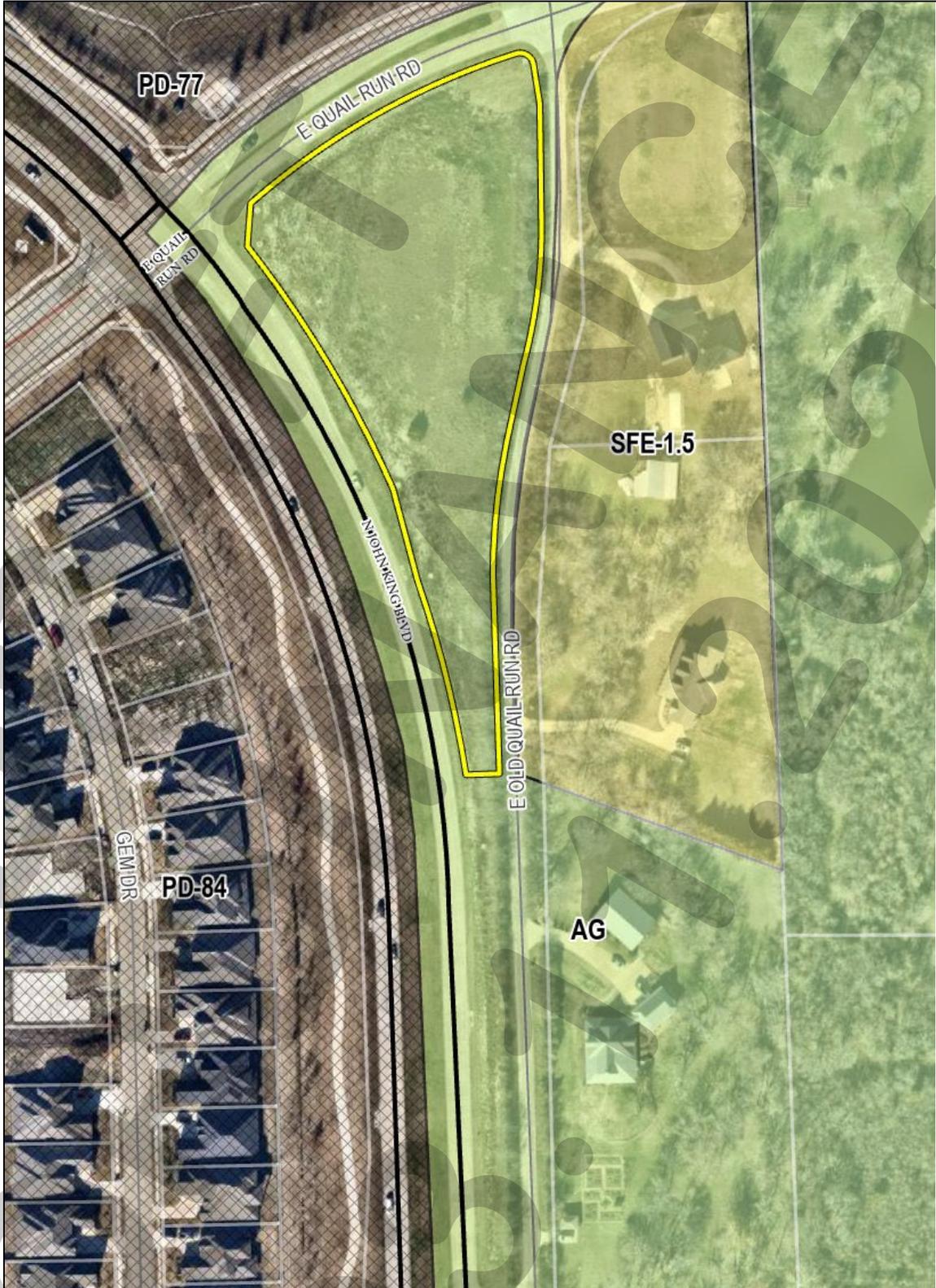
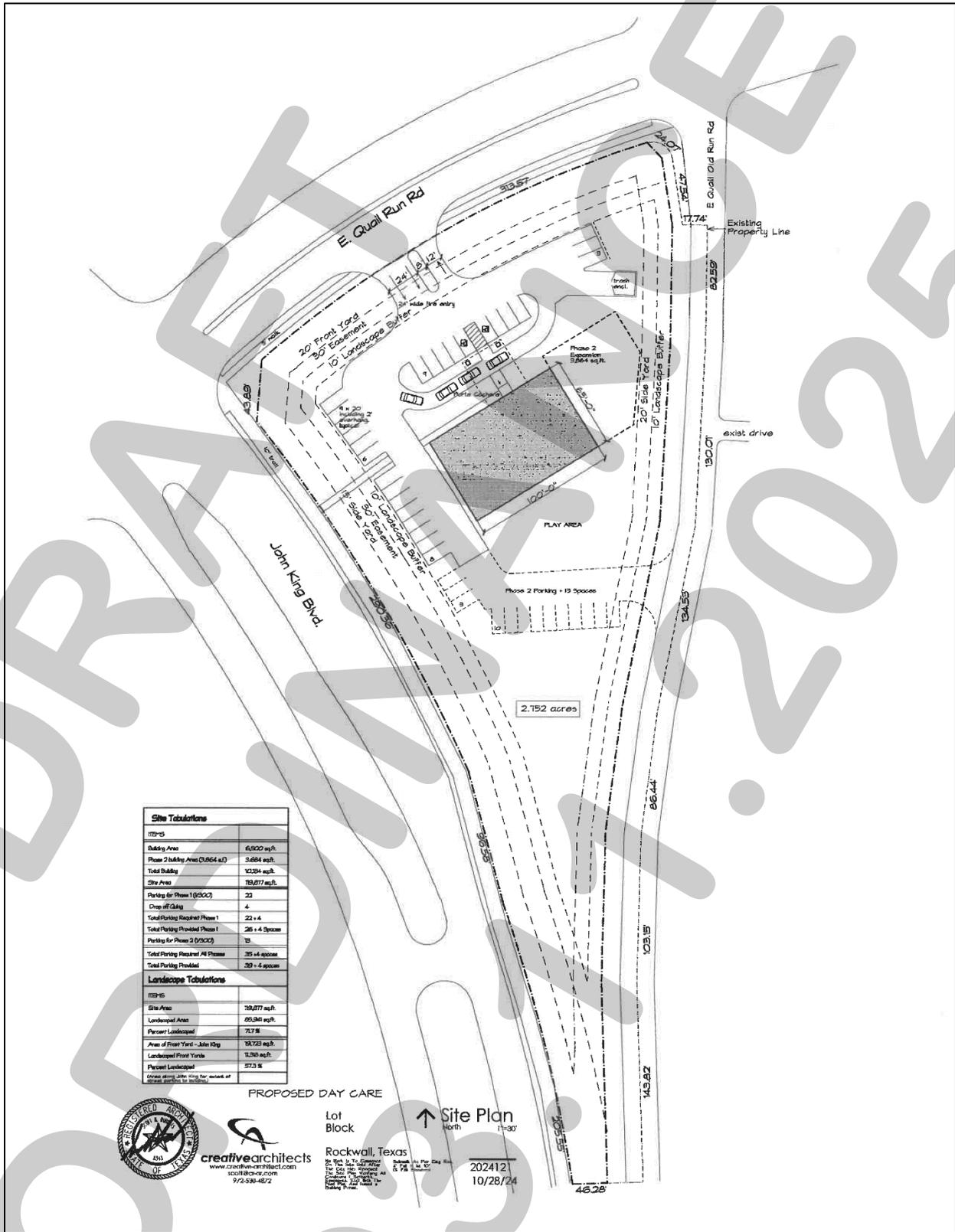


Exhibit 'B'
Concept Plan/Survey



Site Tabulations	
ITD-25	
Building Area	6,900 sq.ft.
Phase 2 Building Area (3,664 sq.ft.)	3,664 sq.ft.
Total Building	10,304 sq.ft.
Site Area	159,877 sq.ft.
Parking for Phase 1 (9,800)	23
Drop off/Loading	4
Total Parking Required Phase 1	22 + 4
Total Parking Provided Phase 1	26 + 4 Spaces
Parking for Phase 2 (3,664)	10
Total Parking Required All Phases	25 + 4 spaces
Total Parking Provided	26 + 4 spaces
Landscape Tabulations	
ITD-25	
Site Area	159,877 sq.ft.
Landscape Area	89,040 sq.ft.
Percent Landscaped	55.7%
Area of Front Yard - John King	18,723 sq.ft.
Landscape Front Yard	13,360 sq.ft.
Percent Landscaped	71.4%
Areas along John King for extent of street and lot boundaries.	



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 www.creative-architect.com
 scott@ca-arch.com
 972-336-4872

Rockwall, Texas
 202412
 10/28/24



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: March 17, 2025
APPLICANT: Lisa Brooks and Rene'e Holland; *Makeway, LLC*
CASE NUMBER: Z2025-006; *Zoning Change from Agricultural (AG) District to General Retail (GR) District*

SUMMARY

Hold a public hearing to discuss and consider a request by Lisa Brooks and Rene'e Holland of Makeway, LLC for the approval of a Zoning Change from an Agricultural (AG) District to a General Retail (GR) District for a 2.751-acre tract of land identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, and take any action necessary.

BACKGROUND

The subject property was annexed into the City on March 16, 1998 by *Ordinance No. 98-10 [Case No. A1998-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On September 20, 2021, the City Council denied a zoning change [*Case No. Z2021-035*] proposing to rezone the subject property from Agricultural (AG) District to Neighborhood Services (NS) District. Currently, the subject property is a 2.751-acre vacant tract of land.

PURPOSE

On February 14, 2025, the applicants -- *Lisa Brooks and Rene'e Holland of Makeway, LLC* -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a General Retail (GR) District. The purpose of this request is to accommodate the future construction of a *daycare facility* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at the southeast corner of the intersection of John King Boulevard and Quail Run Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is E. Quail Run Road, which is identified as a *A4U (i.e. arterial, four [4] lane, undivided roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Continuing north is the Gideon Grove Subdivision, which was established on May, 3, 2019, consists of 72 single-family residential lots on 29.18-acres, and is zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses. Beyond this is a residential subdivision that is located outside of the corporate limits of the City of Rockwall.

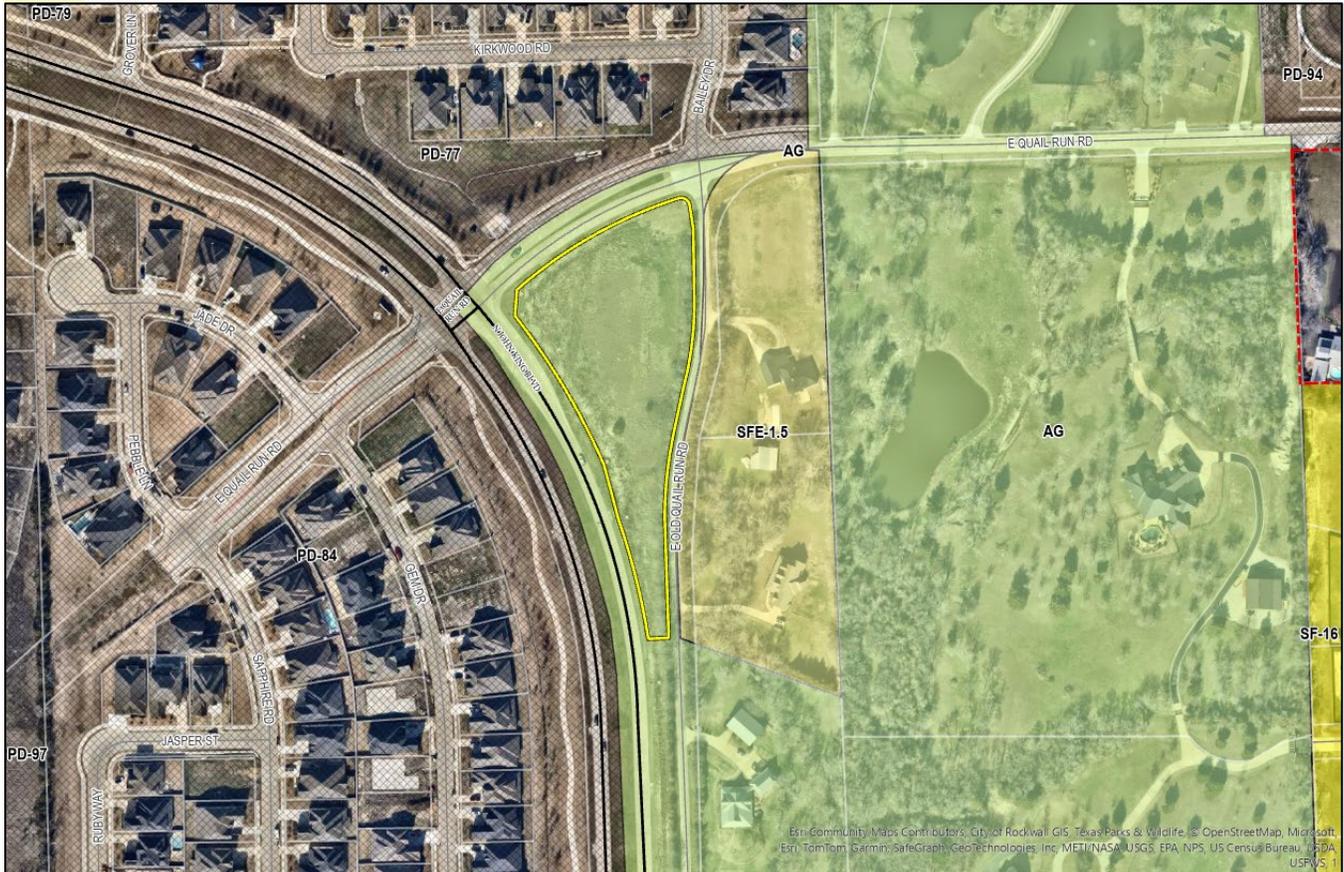
South: Directly south of the subject property is John King Boulevard, which is identified as a *P6D (i.e. principle arterial, six [6] lane, divided roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Continuing south is Phase 8A of the Caruth Lake Subdivision, which was established on December 20, 2012, consists of 63 single-family residential lots on 22.66-acres, and is zoned Planned Development District 5 (PD-5) for Single-Family 8.4 (SF-8.4) District land uses.

East: Directly east of the subject property is E. Old Quail Run Road, which is identified as a *R2 [i.e. residential, two (2) lane, undivided roadway]* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Continuing east are two (2) lots (*i.e. Lot 1 [1.82-acres], and Lot 2 [2.12-acres], Block A, Utley*

Addition) zoned Single-Family Estate 1.5 (SFE-1.5) District. Beyond this is a 17.51-acre tract of land (i.e. Lot 1, Block A, Cox Acres), which has a single-family home situated on the property and is zoned Agricultural (AG) District.

West: Directly west of the subject property is John King Boulevard, which is identified as a P6D (i.e. principle arterial, six [6] lane, divided roadway) on the City’s Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Continuing west is Phase 2 of the Gideon Grove Subdivision, which was established on March 22, 2022, consists of 96 single-family residential lots on 30.06-acres, and is zoned Planned Development District 84 (PD-84) for Single-Family 7 (SF-7) District land uses.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant is requesting to rezone the 2.751-acre parcel of land from an Agricultural (AG) District to a General Retail (GR) District for the purpose of constructing a *daycare facility* on the subject property. If approved, this development would then be subject to the land uses and development standards stipulated for the General Retail (GR) District as outlined by Article 04, *Permissible Uses*, and Subsection 04.04, *General Retail (GR) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC). A summary of the proposed development standards is as follows:

TABLE 1: GENERAL RETAIL (GR) DISTRICT STANDARDS

MINIMUM LOT AREA	6,000 SF
MINIMUM LOT WIDTH	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK ^{(1) & (2)}	15'
MINIMUM SIDE YARD SETBACK ⁽³⁾	10'
MINIMUM REAR YARD SETBACK ⁽³⁾	10'
MINIMUM BETWEEN BUILDINGS ⁽³⁾	10'
MAXIMUM BUILDING HEIGHT ⁽⁴⁾	36'

MAXIMUM BUILDING SIZE ⁽⁵⁾	25,000 SF
MAXIMUM LOT COVERAGE	40%
MINIMUM LANDSCAPING	20%
RESIDENTIAL ADJACENCY SCREENING ⁽⁶⁾	20'

GENERAL NOTES:

- 1: FROM FUTURE RIGHT-OF-WAY AS SHOWN ON THE ADOPTED MASTER THOROUGHFARE PLAN OR AS ACTUALLY EXISTS, WHICHEVER IS GREATER.
- 2: PARKING SHOULD NOT BE LOCATED BETWEEN THE FRONT FAÇADE AND THE PROPERTY LINE.
- 3: THE SETBACK CAN BE REDUCED TO ZERO (0) FEET WITH A FIRE RATED WALL.
- 4: BUILDING HEIGHT MAY BE INCREASED UP TO 60-FEET IF APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.
- 5: A MAXIMUM BUILDING SIZE OF 25,000 SF IN AREA, UNLESS OTHERWISE APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.
- 6: ANY NON-RESIDENTIAL OR PARKING AREA THAT HAS A SIDE OR REAR CONTIGUOUS TO ANY RESIDENTIALLY ZONED OR USED PROPERTY SHALL BE SCREENED WITH A MASONRY FENCE A MINIMUM OF SIX (6) FEET IN HEIGHT WITH CANOPY TREES PLANTED ON 20-FOOT CENTERS. AS AN ALTERNATIVE, THE PLANNING AND ZONING COMMISSION MAY APPROVE AN ALTERNATIVE SCREENING METHOD THAT INCORPORATES A WROUGHT IRON FENCE AND THREE (3) TIERED SCREENING.

INFRASTRUCTURE

Based on the applicant’s submittal the following infrastructure would be required to be constructed if this request is approved:

- (1) Water Improvements. The development will be required to tie into the existing 12-inch waterline on the west side of E. Old Quail Run Road.
- (2) Sewer Improvements. The development will be required to tie to the existing ten (10) inch sanitary sewer line located adjacent to and along the eastern property line of the subject property and along the west side of John King Boulevard. Additionally, the applicant will be required to pay pro-rata for sewer improvements in the amount of \$279.00 plus \$593.37 per acre.
- (3) Roadways. E. Quail Run Road is a M4D (*i.e. major collector, four [4] lane, divided roadway*), which requires a minimum of an 85-foot right-of-way and a four (4) lane divided concrete street. Old E. Quail Run Road is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*), which requires a minimum right-of-way width of 50-feet. The applicant will need to verify the right-of-way of both of these roadways and ensure the required right-of-way has been dedicated (*i.e. 42.5-feet as measured from the centerline of the roadway for E. Quail Run Road and 25-feet as measured from the centerline for Old E. Quail Run Road*). If additional right-of-way is needed this will be required to be dedicated at the time of final plat. If the proposed development takes access off of Old E. Quail Run Road, the applicant will be required to rebuild the road at a minimum of a 24-foot pavement width along the full frontage of the property along Old E. Quail Run Road.
- (4) Drainage. Detention will be required and sized per the Engineering Department’s *Standards of Design and Construction Manual*.

CONFORMANCE WITH THE CITY’S CODES

According to Subsection 04.04, *General Retail (GR) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(t)he General Retail (GR) District is a zoning district intended to provide limited retail and service uses ... [*that*] include most types of retail and office activity, and are typically located on/at the intersections of major thoroughfares. This district does not include strip commercial/retail centers, large shopping centers, wholesaling operations, lumberyards, contractor yards, and or warehouses with high volumes of truck traffic.” This section goes on to state that “(t)he General Retail (GR) District is not a major commercial/retail district and should try to avoid intensive commercial land uses that carry large volumes of retail traffic. The noise, traffic, litter, late night hours, and other influences that could be harmful to residential areas requires adequate buffering and screening from residential areas. Traffic from land uses in this district should not pass through residential areas, except on arterial or major collectors.” In this case, the subject property has adjacency to three (3) roadways, E. Quail Run Road which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*), John King Boulevard, which is identified as a P6D (*i.e. principle arterial, six [6] lane, divided roadway*), and Old E. Quail Run Road which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*).

Given that Old Quail Run Road provides direct access to existing residential properties, staff strongly recommends that access to the proposed *daycare facility (or any other non-residential land use)* not be taken from Old E. Quail Run Road. This would prevent cut-through traffic that could negatively impact the existing residential neighborhoods. Instead, access should be focused along John King Boulevard and/or E. Quail Run Road, which are designed to accommodate higher traffic volumes and commercial development. If this zoning change is approved, the future site plan review and traffic circulation design should ensure that no commercial traffic is directed onto Old Quail Run Road in order to maintain the integrity and character of the adjacent residential area.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the OURHometown Vision 2040 Comprehensive Plan, the subject property is designated for Low Density Residential land uses and is situated within the Northeast Residential District. The Northeast Residential District, is "...characterized by its established low-density residential subdivisions and rural/estate style lots. This district is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density residential development." Currently, the subject property is designated for Low Density Residential land uses, which is defined as two (2) to two and one-half (2 ½) dwelling units per acre. If approved, the applicants' proposed request would require this designation to be changed from Low Density Residential to a Commercial/Retail designation. According to the *Land Use Designations* contained in the Comprehensive Plan, "(t)he Commercial/Retail land use category is characterized by single to multi-tenant commercial retail centers along major arterials at key intersections. These areas are typically considered to be convenience shopping centers and serve adjacent residential subdivisions ... (t)hese areas should be designed with the pedestrian in mind and provide connections between the commercial land use and the adjacent residential subdivisions."

When looking at the *District Strategies* for the Northeast Residential District, *District Strategy #4* does address the establishment of *Neighborhood/Convenience Centers* stating that "...commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures..." In addition, when examining strategies for existing residential developments, the *Housing* section of the Comprehensive Plan states that the City should "...(p)rotect existing single-family residential subdivisions from the negative effects of non-residential developments by requiring separation and screening using large berms, landscaping, and buffers to create a natural transition." [*Policy #3, Goal 01; Section 02.01, Chapter 08*]. In addition, the *Non-Residential* section of the Comprehensive Plan states that "(n)on-residential buildings adjacent to residential properties should be designed to a residential scale to assist the transition of land uses, and mitigate any potential negative visual impacts of the commercial development." [*Policy 3, Goal 04; Chapter 09*].

In summary, the applicants' request does make a compelling argument to change the Future Land Use Map based on the definition of the Commercial/Retail land use. Furthermore, the current land use designation of the property -- Low Density Residential -- also does not appear to be consistent with the location of the property. More specifically, the property is oddly shaped and is situated on a future six (6) lane roadway (*i.e. John King Boulevard*); however, since this request does not conform to the current future land use designation stipulated by the *Future Land Use Plan*, this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission..

STAFF ANALYSIS

The applicant's request to rezone the subject property from Agricultural (AG) District to General Retail (GR) District aligns with the intended use for a *daycare facility*; however, given the proximity of existing residential neighborhoods, the proposed zoning change raises concerns regarding compatibility of the other land uses permitted within the General Retail (GR) District with surrounding land uses. While the General Retail (GR) District does allow for the proposed *daycare facility*, it also permits a broader range of commercial activities that may not be suitable adjacent to residential properties. The Neighborhood Services (NS) District, by contrast, is designed to accommodate small-scale retail and service establishments that support residential areas while maintaining a more appropriate transition between commercial and residential uses. The Neighborhood Services (NS) District also allows the *daycare facility* as a *by-right*, and provide the ability to request a Specific Use Permit (SUP) for buildings that exceed 5,000 SF in size. Staff should point out that per the concept plan the applicant does appear to be looking at a building that would exceed 5,000 SF in size, and that would require a Specific Use Permit (SUP).

The City's Comprehensive Plan designates this area for Low-Density Residential land uses. A change to Commercial/Retail would be required to support this request. While the Comprehensive Plan does recognize the need for neighborhood-serving commercial uses, it also emphasizes the importance of ensuring that commercial development remains compatible with adjacent

residential areas by incorporating appropriate screening, buffering, and scaled-down development. This appears to be consistent with the Neighborhood Services (NS) District zoning designation.

Given these considerations, staff recommends that the City Council evaluate whether the General Retail (GR) District is the most appropriate zoning district for this location. The Neighborhood Services (NS) District may offer a more balanced approach, providing the applicant the ability to establish the *daycare facility* while maintaining a scale and intensity of development that better integrates with the surrounding residential properties. Ultimately, the decision on rezoning remains a discretionary decision for the City Council, following a recommendation by the Planning and Zoning Commission. To assist in the decision-making process, staff has provided a comparison of land use for both the General Retail (GR) District and the Neighborhood Services (NS) District for review.

NOTIFICATIONS

On February 21, 2025, staff notified 71 property owners and occupants within 500-feet of the subject property. Staff also notified the Caruth Lakes (*Caruth Ridge Estates*), Stoney Hollow, and Dalton Ranch Homeowners Association (HOA), which are the only Homeowner's Associations (HOAs) or Neighborhood Groups participating in the Neighborhood Notification Program that are within 1,500-feet of the subject property. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was written, staff has received four (4) notices in opposition of the applicant's request. All of these notices were within the 500-foot notification buffer.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request to rezone the subject property from an Agricultural (AG) District to a General Retail (GR) District, then staff would propose the following conditions of approval:

- (1) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from a Low Density Residential designation to a Commercial/Retail designation; and,
- (2) Any construction resulting from the approval of this Zoning Change 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 March 11, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the Zoning Change, but recommending the zoning designation be changed to Neighborhood Services (NS) District as opposed to General Retail (GR) District. This motion was approved by a vote of 7-0.



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 SE Corner John King & E Quail Run (A0012 SR Barnes, Tract 1-04)

SUBDIVISION DR Taylor Addition

LOT 1 BLOCK A

GENERAL LOCATION Southeast corner of John King & E Quail Run

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Agriculture

CURRENT USE Vacant

PROPOSED ZONING

PROPOSED USE Childcare Facility

ACREAGE 2.751

LOTS [CURRENT] N/A

LOTS [PROPOSED] N/A

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 Makeway LLC

APPLICANT Makeway LLC

CONTACT PERSON Lisa Brooks & Rene'e Holland

CONTACT PERSON Lisa Brooks & Rene'e Holland

ADDRESS 1215 Ridge Road West

ADDRESS 1215 Ridge Road West

CITY, STATE & ZIP Rockwall, Texas 75087

CITY, STATE & ZIP Rockwall, Texas 75087

PHONE L - 214-402-2349; R - 214-402-6511

PHONE L - 214-402-2349; R - 214-402-6511

E-MAIL L - aalcbrooks@yahoo.com
R - jholland1977@yahoo.com

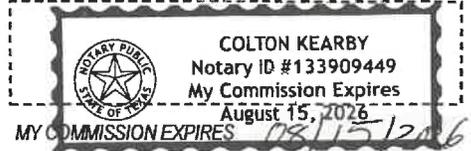
E-MAIL L - aalcbrooks@yahoo.com
R - jholland1977@yahoo.com

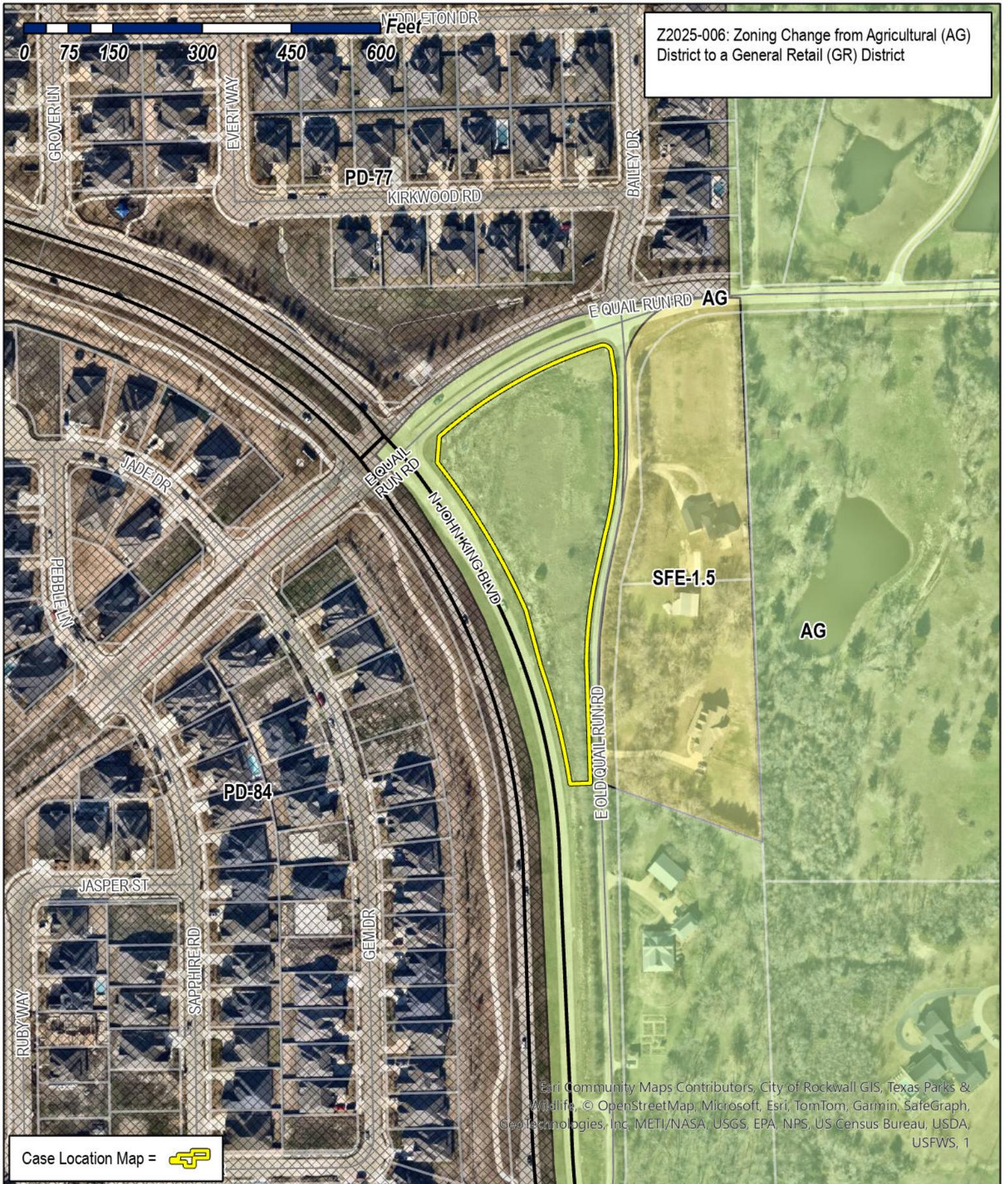
NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LISA BROOKS + RENE'E HOLLAND [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 \$ 341.95 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12th DAY OF February, 2025 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 12th DAY OF FEBRUARY, 2025
OWNER'S SIGNATURE [Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]





Z2025-006: Zoning Change from Agricultural (AG) District to a General Retail (GR) District

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Case Location Map = 



City of Rockwall

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

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

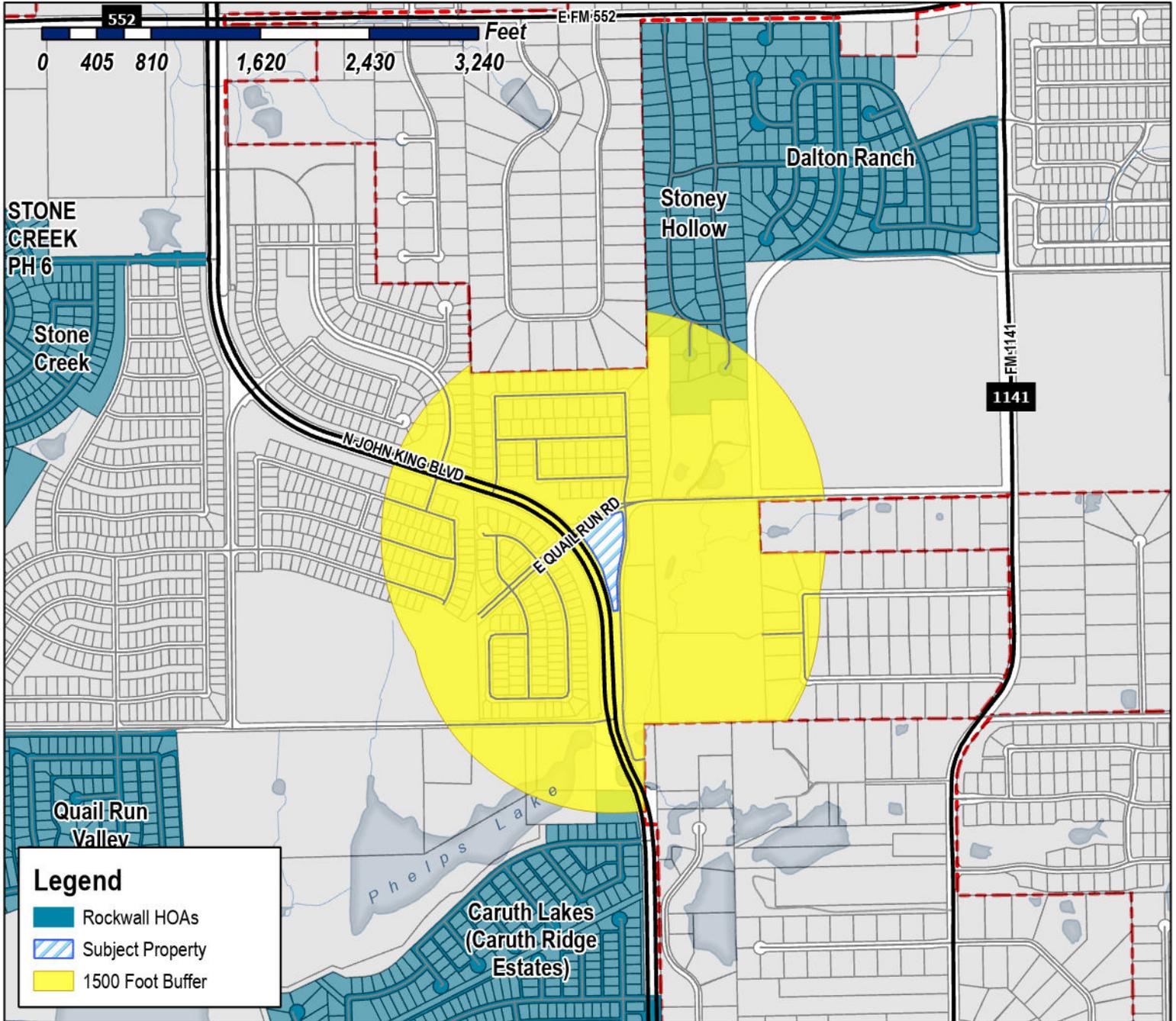




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Case Number: Z2025-006

Case Name: Zoning Change from Agricultural (AG) District to a General Retail (GR) District

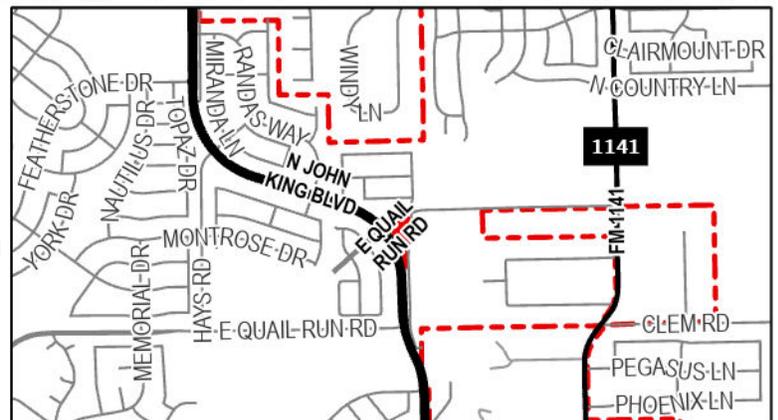
Case Type: Zoning

Zoning: Agricultural (AG) District

Case Address: Intersection of John King and Quail Run

Date Saved: 2/14/2025

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





Neighborhood Notification Program {Z2025-006}

From Zavala, Melanie <MZavala@rockwall.com>

Date Thu 2/20/2025 3:32 PM

Cc Miller, Ryan <RMiller@rockwall.com>; Lee, Henry <HLee@rockwall.com>; Ross, Bethany <bross@rockwall.com>; Guevara, Angelica <AGuevara@Rockwall.com>

 2 attachments (1,002 KB)

HOA Map (02.14.2025).pdf; Public Notice (02.18.2025).pdf;

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood.

As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries.

Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, February 21, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, March 11, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 17, 2025 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2025-006: Zoning Change from AG to GR

Hold a public hearing to discuss and consider a request by Lisa Brooks and Rene'e Holland of Makeway, LLC for the approval of a Zoning Change from an Agricultural (AG) District to a General Retail (GR) District for a 2.751-acre tract of land identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, and take any action necessary.

Melanie Zavala

Planning & Zoning Coordinator | Planning Dept. | City of Rockwall

385 S. Goliad Street | Rockwall, TX 75087

[Planning & Zoning Rockwall](#)

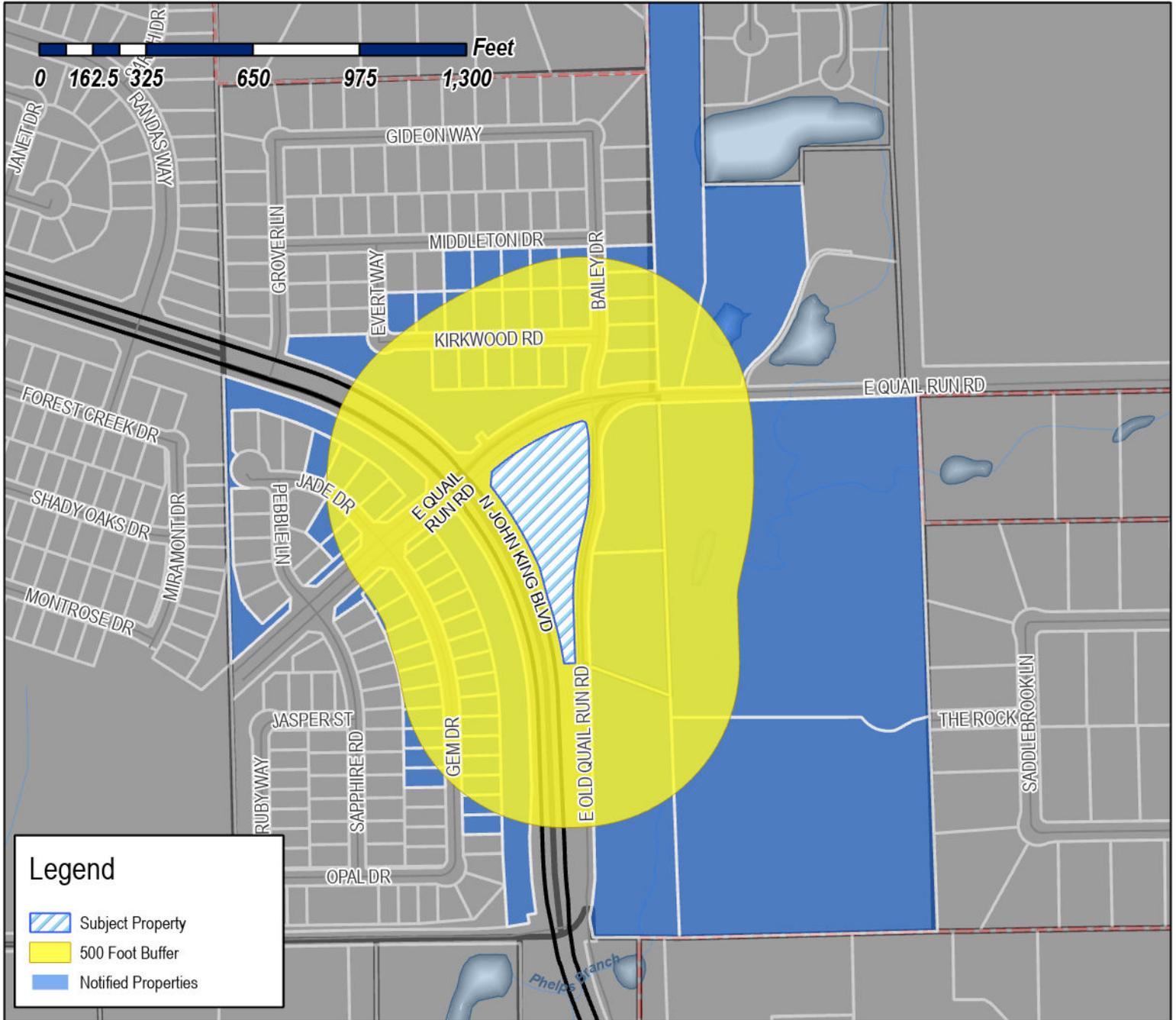
972-771-7745 Ext. 6568



City of Rockwall

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

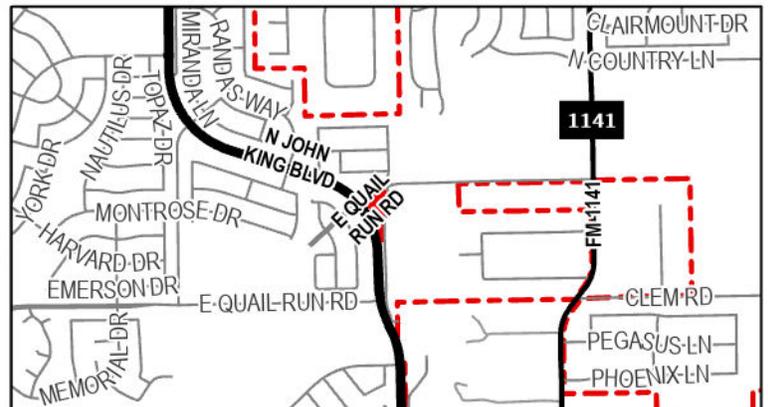
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Case Number: Z2025-006
Case Name: Zoning Change from Agricultural (AG) District to a General Retail (GR) District
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: Intersection of John King and Quail Run

Date Saved: 2/14/2025

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



GIDEON GROVE HOMEOWNERS ASSOCIATION
INC
1024 S Greenville Ave Ste 230
Allen, TX 75002

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

VALENCIA BRANDON AND AMANDA
1308 KIRKWOOD ROAD
ROCKWALL, TX 75087

SMITH SAMUEL CURTIS & CHRISTEN
SWEARENGIN
1309 Kirkwood Rd
Rockwall, TX 75087

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

MCDANIEL TIMMY E & SHIRLEY G
1312 KIRKWOOD RD
ROCKWALL, TX 75087

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

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

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

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

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

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

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

JORDAN RAYSHAWN AND LANDRIA
1323 MIDDLETON DRIVE
ROCKWALL, TX 75087

BOLES GEORGE AND JANET
1324 KIRKWOOD ROAD
ROCKWALL, TX 75087

KANDIMALLA RAHUL
1325 KIRKWOOD
ROCKWALL, TX 75087

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

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

KOUVELIS HILDA & PETER
1415 E QUAIL RUN RD
ROCKWALL, TX 75087

LARRIVIERE MICHAEL R & LISA J
1425 E QUAIL RUN RD
ROCKWALL, TX 75087

PACESETTER HOMES LLC
14400 THE LAKES BLVD BUILDING C SUITE 200
PFLUGERVILLE, TX 78660

TYLER WILLIAM L AND VANITA RAE
1501 THE ROCK
ROCKWALL, TX 75087

LEFERE MARCY NICOLE AND ALIDOR PHILLIP IV
1691 OLD EAST QUAIL RUN RD
ROCKWALL, TX 78087

AZBILL THOMAS &
CHRISTINA CHEW
1714 GEM DR
ROCKWALL, TX 75087

BONNER URSULA L
1720 Gem Dr
Rockwall, TX 75087

DFW FARMLAND ESTATES LLC
1722 PREAKNESS DR
ROCKWALL, TX 75032

HOLLOWAY BETTYE
1726 GEM DR
ROCKWALL, TX 75087

BOGISAM VENKATA RAMESHBABU &
SIREESHA KANDULA
1727 GEM DR
ROCKWALL, TX 75087

GIBSON JASON M & CAMIE
1732 GEM DR
ROCKWALL, TX 75087

RESIDENT
1733 GEM DR
ROCKWALL, TX 75087

JONES CHRISTOPHER JR & JUSTICE JONES
1738 Gem Dr
Rockwall, TX 75087

RESIDENT
1739 GEM DR
ROCKWALL, TX 75087

SKINNER PATRICIA KAY
1744 Gem Dr
Rockwall, TX 75087

VAIRAGYAM RAHUL & LAKSHMI
NARAYANACHARI SRIRAMACHARI
1745 Gem Dr
Rockwall, TX 75087

PICHARDO ROGER FRANCISCO AND COURTNEY
RAE
1751 E QUAIL RUN
ROCKWALL, TX 75087

RESIDENT
1800 E QUAIL RUN RD
ROCKWALL, TX 75087

JENNINGS RYNE THOMAS
1804 GEM DR
ROCKWALL, TX 75087

RESIDENT
1805 GEM DR
ROCKWALL, TX 75087

NGUYEN JASON &
KATHY HOANG DOAN
1810 GEM DR
ROCKWALL, TX 75087

RESIDENT
1815 E OLD QUAIL RUN RD
ROCKWALL, TX 75087

GREWAL MANJINDER S MANJIT K GREWAL
1815 Gem Dr
Rockwall, TX 75087

SAMUEL JOY C & DICKSON I
1816 GEM DR
ROCKWALL, TX 75087

RESIDENT
1822 GEM DR
ROCKWALL, TX 75087

RESIDENT
1823 GEM DR
ROCKWALL, TX 75087

RESIDENT
1828 GEM DR
ROCKWALL, TX 75087

RESIDENT
1831 GEM DR
ROCKWALL, TX 75087

GRACEVILLA BLESSY KUNJUMON
1832 Gem Dr
Rockwall, TX 75087

RESIDENT
1837 GEM DR
ROCKWALL, TX 75087

SCHULZE KYLER W AND
JANETTE SCHULZE
1838 GEM DR
ROCKWALL, TX 75087

PITTI VIKRAM AND
PRATHIBHA ANKALA
1844 GEM DR
ROCKWALL, TX 75087

RESIDENT
1845 GEM DR
ROCKWALL, TX 75087

RESIDENT
1850 GEM DR
ROCKWALL, TX 75087

RESIDENT
1906 JADE DR
ROCKWALL, TX 75087

RESIDENT
1907 JADE DR
ROCKWALL, TX 75087

JARAMILLO JOE & NORA
1912 JADE DR
ROCKWALL, TX 75087

BRUMFIELD ADRIENNE & STANLEY BRUMFIELD
1913 Jade Dr
Rockwall, TX 75087

LOPEZ MICHAEL A & TYLER C SMOCK-LOMBARDI
1918 Jade Dr
Rockwall, TX 75087

SIMMONS LAKEYA
1924 Jade Dr
Rockwall, TX 75087

BERHE MERHAWI
2002 BAILEY DRIVE
ROCKWALL, TX 75087

GARDNER-NEWELL FAMILY TRUST
JAMES K GARDNER JR AND KARIN B NEWELL-
COTRUSTEES
2006 BAILEY DRIVE
ROCKWALL, TX 75087

DEAPEN RICHARD AND ALICIA
2010 BAILEY DRIVE
ROCKWALL, TX 75087

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

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

SHANE HOMES (TEXAS) INC
325 N SAINT PAUL ST STE 3100 # 2901
DALLAS, TX 75201

SHANE HOMES (TEXAS) INC
325 N SAINT PAUL ST STE 3100 # 2901
DALLAS, TX 75201

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325 N SAINT ST STE 3100 #2901
DALLAS, TX 75201

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325 N SAINT ST STE 3100 #2901
DALLAS, TX 75201

WINDSOR HOMES CUMBERLAND LLC
5310 Harvest Hill Rd Ste 162
Dallas, TX 75230

WINDSOR HOMES CUMBERLAND LLC
5310 Harvest Hill Rd Ste 162
Dallas, TX 75230

MAKEWAY LLC
805 EAGLE PASS
HEATH, TX 75032

COX GERALD GLEN AND ROSALBA CARRASCO
815 T L Townsend Dr Ste 101
Rockwall, TX 75087

PUBLIC NOTICE



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

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

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

Z2025-006: Zoning Change from AG to GR

Hold a public hearing to discuss and consider a request by Lisa Brooks and Rene'e Holland of Makeway, LLC for the approval of a Zoning Change from an Agricultural (AG) District to a General Retail (GR) District for a 2.751-acre tract of land identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, March 11, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 17, 2025 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, March 17, 2025 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

Case No. Z2025-006: Zoning Change from AG to GR

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

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

ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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

CASE NUMBER Z2025-006

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- I am in favor of the request
- I am in opposition of the request

NAME Nicholas Grant

ADDRESS 1569 E Old Quail Run Rd

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

This request for General Retail is surrounded by neighborhoods (Gideon Grove I and II) and single family residences. General Retail is overly broad and would allow retail businesses not compatible with the area. Neighborhood Services zoning is better suited to the environment and protects residents/property owners from retail businesses that negatively impact their property value and area esthetics. A daycare (over 7) is allowed under Neighborhood Services and could meet the applicants proposal of 10,000 s/f with an SUP while protecting the current residents/property owner from General Retail categories.

PLEASE CHECK ALL THAT APPLY.

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other:

HOW DID YOU HEAR ABOUT THIS ZONING OR SPECIFIC USE PERMIT (SUP) REQUEST?

- I received a property owner notification in the mail
- I read about the request on the City's website
- I saw a zoning sign on the property
- I read about the request in the Rockwall Herald Banner
- My neighbors told me about the request
- Other:

ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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

CASE NUMBER Z2025-006

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- I am in favor of the request
- I am in opposition of the request

NAME Alidor Lefere

ADDRESS 1691 E Old Quail Run Rd, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

When are we going to stop building, building, building?? If this does pass, who are we helping? I know the neighborhoods surrounding this.
Thank you.
Alidor

PLEASE CHECK ALL THAT APPLY.

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other:

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ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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

CASE NUMBER Z2025-006

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- I am in favor of the request
- I am in opposition of the request

NAME Jason Nguyen

ADDRESS 1810 Gem Dr, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

General Retail (GR) will definitely create unsafe environment and heavy traffic for the neighborhoods. Additionally, GR will be a attracting place for crimes.

PLEASE CHECK ALL THAT APPLY.

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other:

HOW DID YOU HEAR ABOUT THIS ZONING OR SPECIFIC USE PERMIT (SUP) REQUEST?

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- I read about the request in the Rockwall Herald Banner
- My neighbors told me about the request
- Other:

Case No. Z2025-006: Zoning Change from AG to GR

Please place a check mark on the appropriate line below:

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

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

THIS IS A quiet neighborhood. Traffic will increase if you add turn outs on Quail Run. We are retired and chose this location for privacy and no businesses. Thank you!

Name:

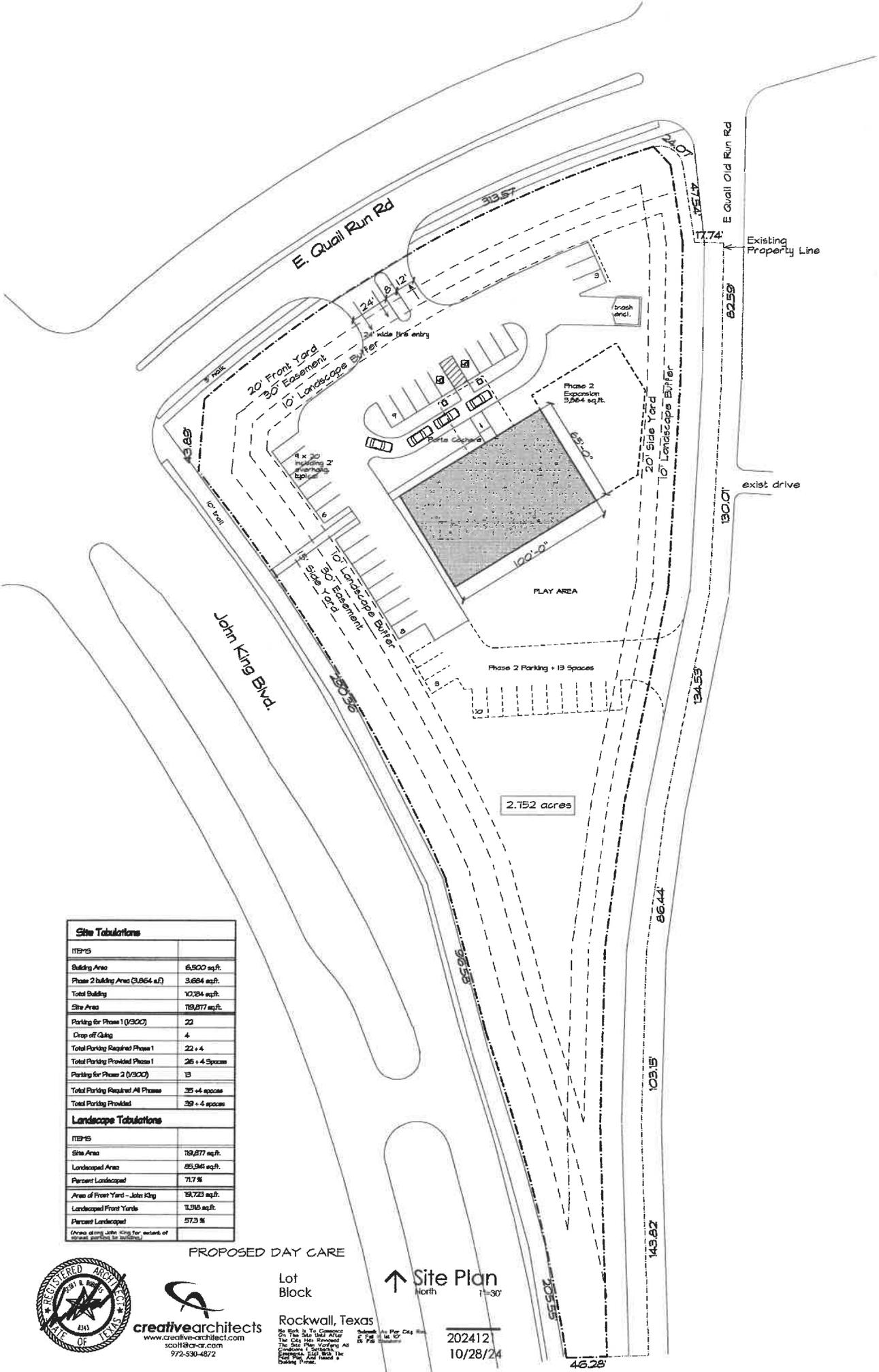
Timmy McDaniel

Address:

1312 Kirkwood Kd. Rockwall, TX. 75087

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

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



Site Tabulations	
ITEMS	
Building Area	6,500 sq.ft.
Phase 2 building Area (3,664 sq.)	3,664 sq.ft.
Total Building	10,164 sq.ft.
Site Area	189,877 sq.ft.
Parking for Phase 1 (1/300)	
Drop off/Clng	4
Total Parking Required Phase 1	22 + 4
Total Parking Provided Phase 1	26 + 4 Spaces
Parking for Phase 2 (1/300)	
Total Parking Required All Phases	35 + 4 spaces
Total Parking Provided	39 + 4 spaces
Landscape Tabulations	
ITEMS	
Site Area	189,877 sq.ft.
Landscape Area	85,946 sq.ft.
Percent Landscaped	71.7 %
Area of Front Yard - John King	
Landscape Front Yards	11,316 sq.ft.
Percent Landscaped	57.3 %

PROPOSED DAY CARE



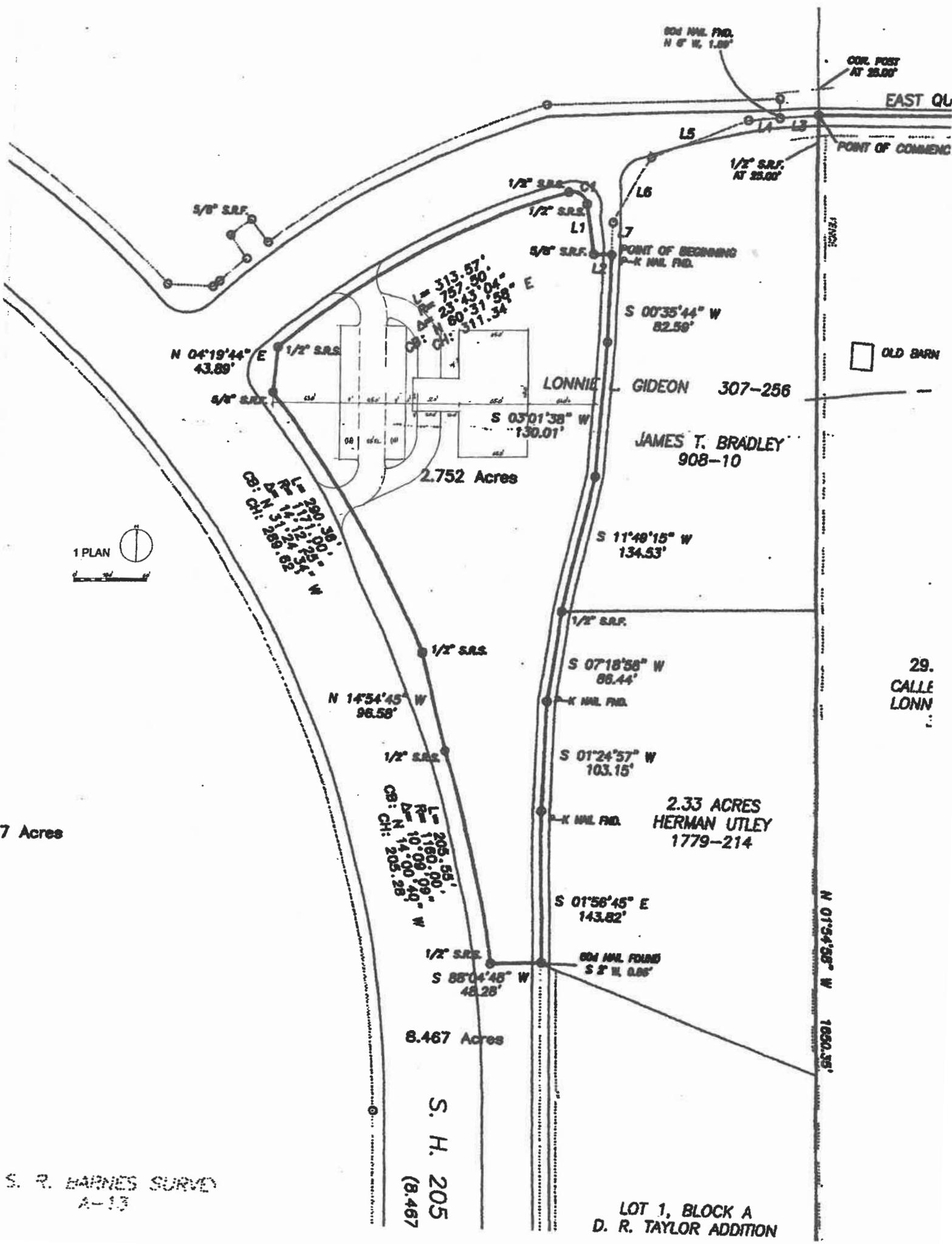
creative architects
 www.creative-architect.com
 sca11@ca-cr.com
 972-530-4872

Lot
 Block
 Rockwall, Texas

↑ Site Plan
 North 1"=30'

202412
 10/28/24

We Shall Be In Compliance With The State Seal Act. The Seal Plan Verifies All Conditions. The State Seal Act Requires All Plans To Be Sealed By A Registered Professional Engineer, Architect, Surveyor, or Professional Engineer. The Seal Plan Verifies All Conditions. The Seal Plan Verifies All Conditions. The Seal Plan Verifies All Conditions.



337 Acres

February 11, 2025

Lisa Brooks & Rene'e Holland
1215 Ridge Road West
Rockwall, Texas 75087

Planning and Zoning Commission
City of Rockwall, Texas
385 S Goliad Street
Rockwall, TX 75087

Subject: Request for Rezoning Approval – Proposed Childcare Facility

Dear Planning and Zoning Commission,

I am writing to formally request the rezoning of the property at the southeast corner of John King and East Quail Run (A0012 SR Barnes, Tract 1-04) to allow for the construction and operation of a childcare facility. We intend to improve the land and provide a much-needed neighborhood service by establishing a high-quality childcare center that will support the growing needs of families in our community.

Currently, the property does not have the appropriate zoning designation for the facility and services we plan to offer. However, there is a clear and pressing demand for childcare in this area:

- There are seven schools within a two-mile radius, with Rockwall ISD planning an additional elementary school in the northern part of town.
- The surrounding area is experiencing significant residential growth, with hundreds of new homes and developed lots.
- The site is located on John King Boulevard, a major thoroughfare for parents commuting to and from work. Additionally, John King will eventually become State Highway 205, further increasing accessibility and visibility for families needing childcare services.
- There are currently no childcare facilities along John King Boulevard, leaving a gap in essential services for families in the area.

We believe this rezoning request aligns with the city's vision for responsible growth and development. Our facility will not only enhance the surrounding neighborhood but also provide a valuable resource to families, supporting working parents and contributing to the overall well-being of our community.

Thank you for your time and consideration. We appreciate the opportunity to work with the Planning and Zoning Commission and look forward to discussing our proposal further. Please do not hesitate to reach out if additional information is needed.

Sincerely,
Lisa Brooks & Rene'e Holland

11 NORTHEAST RESIDENTIAL DISTRICT

↑ NORTHERN ESTATES DISTRICT (PAGE 1-24)

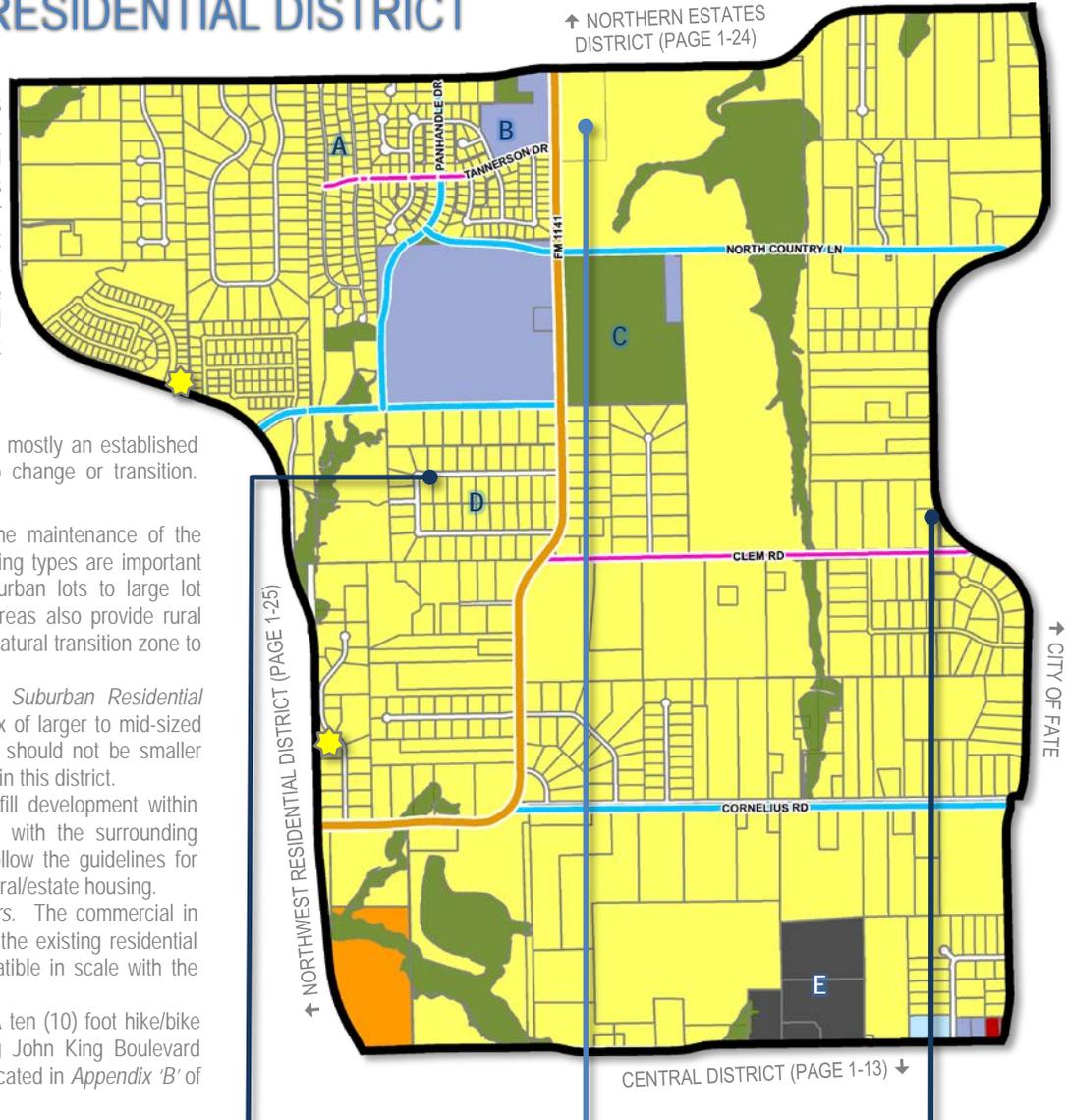
DISTRICT DESCRIPTION

The *Northeast Residential District* is characterized by its established low-density residential subdivisions and rural/estate style lots. This district is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density, residential development. In addition, the City currently owns a large tract of land that will be a northern community park and serve this district in the future.

DISTRICT STRATEGIES

The *Northeast Residential District* being mostly an established residential district, is not anticipated to change or transition. The strategies for this district are:

- 1 **Estate and Rural Residential.** The maintenance of the *Estate and Rural Residential* housing types are important to balancing the diversity of suburban lots to large lot housing within the City. These areas also provide rural reserves for the City and create a natural transition zone to the east, towards FM-3549.
- 2 **Suburban Residential.** Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* in this district.
- 3 **Infill Development.** Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for low density, suburban housing or rural/estate housing.
- 4 **Neighborhood/Convenience Centers.** The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures.
- 5 **John King Boulevard Trail Plan.** A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.



POINTS OF REFERENCE

- A. Stoney Hollow Subdivision
- B. Celia Hays Elementary School
- C. North Country Lane Park
- D. Saddlebrook Estates Subdivision
- E. Resthaven Funeral Home

LAND USE PALETTES

- Current Land Use
- Future Land Use

★ John King Boulevard Trail Plan Rest Stop/Trailblazer Pylon

BUILD OUT
 1,964
 5,794

% OF ROCKWALL
 3.13%
 0.99%
 3.10%

CURRENT
 625
 18
 1,844



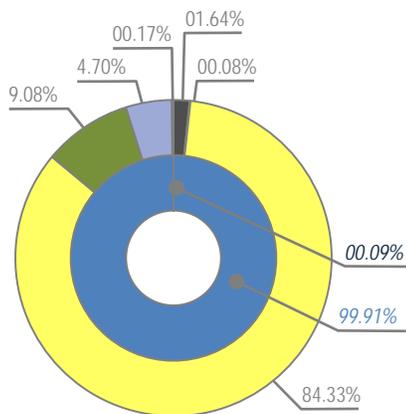
2 Current Suburban Residential



2 Future Suburban Residential



1 Current Rural Residential



■ MINOR COLLECTOR	COMMERCIAL	0.09%
■ M4U	RESIDENTIAL	99.91%
■ M4D	MIXED USE	0.00%
■ CEMETERY (CEM)		32.34-ACRES
■ COMMERCIAL/RETAIL (CR)		1.52-ACRES
■ LOW DENSITY RESIDENTIAL (LDR)		1,658.33-ACRES
■ PARKS AND OPEN SPACE (OS)		178.54-ACRES
■ PUBLIC (P)		92.45-ACRES
■ QUASI-PUBLIC (QP)		3.25-ACRES

05 FUTURE LAND USE PLAN

01 LAND USE PLAN DESIGNATIONS

01.01 RESIDENTIAL ● ● ●

● LOW DENSITY RESIDENTIAL (LDR)

The *Low Density Residential* land use category consists of residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (see Chapter 8, *Residential Developments, of this Comprehensive Plan*).

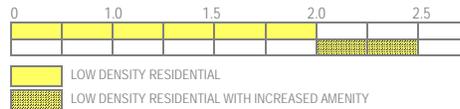
DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Suburban, Estate and Rural Residential (i.e. *Single-Family Detached Homes*)
- 2 Secondary Land Uses: Amenities, Parks, Open Space, and Institutional/Civic Land Uses
- 3 Zoning Districts: All Single-Family Estate (SFE) Districts (i.e. SFE 1.5, 2.0 & 4.0), certain Planned Development (PD) Districts and the Single-Family One (SF-1) District.

EXISTING LAND USE EXAMPLES

- 1 Breezy Hill Subdivision
- 2 Stone Creek Subdivision
- 3 Oaks of Buffalo Way Subdivision

RESIDENTIAL DENSITY CHART



● MEDIUM DENSITY RESIDENTIAL (MDR)

The *Medium Density Residential* land use category consists of residential subdivisions that are greater than two and one-half (2½) units per gross acre, but not higher than three (3) units per gross acre; however, a density of up to three and one-half (3½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (see Chapter 8, *Residential Developments, of this Comprehensive Plan*).

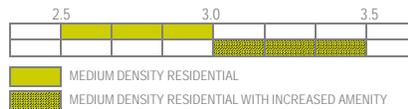
DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Suburban Residential (i.e. *Single-Family Detached Homes*)
- 2 Secondary Land Uses: Amenities, Parks, Open Space, and Institutional/Civic Land Uses
- 3 Zoning Districts: Certain Planned Development (PD) Districts and the Single-Family 16 (SF-16) District

EXISTING LAND USE EXAMPLES

- 1 Caruth Lakes Subdivision
- 2 Lago Vista Subdivision
- 3 Park Place Subdivision

RESIDENTIAL DENSITY CHART



● HIGH DENSITY RESIDENTIAL (HDR)

The *High Density Residential* land use category may consist of single-family residential homes, duplexes, townhomes, apartments, lofts, condominiums or other forms of housing that exceed three and one-half (3½) units per gross acre. These developments should contain increased amenities and open space, and incorporate pedestrian connectivity to adjacent land uses.

DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Suburban and Urban Residential (i.e. *Single-Family Detached, Single-Family Attached, Zero Lot Line Homes, Townhomes, Duplexes, Condominiums and Multi-Family Apartments*)
- 2 Secondary Land Uses: Amenities, Parks, Open Space, and Institutional/Civic Land Uses
- 3 Zoning Districts: Certain Planned Development (PD) Districts, Single-Family 10 (SF-10) District, Single-Family 8.4 (SF-8.4) District, Single-Family 7 (SF-7) District, Zero Lot Line (ZL-5) District, Two Family (2F) District, and the Multi-Family 14 (MF-14) District.

EXISTING LAND USE EXAMPLES

- 1 Turtle Cove Subdivision
- 2 Sixteen50 @ Lake Ray Hubbard Apartments
- 3 Mission Rockwall Apartment Complex

RESIDENTIAL DENSITY CHART



LEGEND:

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN A GENERAL RETAIL (GR) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	GENERAL RETAIL (GR) DISTRICT
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Animal Boarding/Kennel without Outside Pens	(2)	(2)	S
Animal Clinic for Small Animals without Outdoor Pens	(3)	(3)	P
Animal Hospital or Clinic	(4)		S
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Caretakers Quarters/Domestic or Security Unit	(3)		P
Convent, Monastery, or Temple	(4)		P
Commercial Parking Garage	(6)		A
Limited-Service Hotel	(10)		S
Full-Service Hotel	(11)	(8)	S
Residence Hotel	(12)		S
Motel	(13)		S
Private Sports Court with Standalone or Dedicated Lighting	(22)	(18)	P
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Assisted Living Facility	(1)	(1)	S
Blood Plasma Donor Center	(2)		P
Cemetery/Mausoleum	(3)		P
Church/House of Worship	(4)	(2)	S
Convalescent Care Facility/Nursing Home	(6)		P
Congregate Care Facility/Elderly Housing	(7)	(3)	S
Daycare with Seven (7) or More Children	(9)	(4)	P
Emergency Ground Ambulance Services	(10)		P
Group or Community Home	(11)	(5)	P
Government Facility	(12)		P
Hospice	(14)		P
Hospital	(15)		P
Public Library, Art Gallery or Museum	(16)		P
Mortuary or Funeral Chapel	(17)		P
Local Post Office	(18)		P
Public or Private Primary School	(21)	(7)	P
Public or Private Secondary School	(22)	(8)	P
Temporary Education Building for a Public or Private School	(23)	(9)	S
Trade School	(24)		S
Social Service Provider (<i>Except Rescue Mission or Homeless Shelter</i>)	(26)		S
OFFICE AND PROFESSIONAL LAND USES	2.02(D)	2.03(D)	
Financial Institution with Drive-Through	(1)	(1)	P
Financial Institution without Drive-Through	(1)		P

LEGEND:

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN A GENERAL RETAIL (GR) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	GENERAL RETAIL (GR) DISTRICT
Office or Medical Office Building less than 5,000 SF	(2) & (3)		P
Office or Medical Office Building 5,000 SF or Greater	(2) & (3)		P
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Temporary Carnival, Circus, or Amusement Ride	(1)	(1)	P
Indoor Commercial Amusement/Recreation	(2)	(2)	S
Outdoor Commercial Amusement/Recreation	(3)	(3)	S
Public or Private Community or Recreation Club as an Accessory Use	(4)		P
Private Country Club	(5)		S
Golf Driving Range	(6)		S
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Indoor Gun Club with Skeet or Target Range	(8)	(5)	S
Health Club or Gym	(9)		P
Private Club, Lodge or Fraternal Organization	(10)	(6)	S
Public Park or Playground	(12)		P
Tennis Courts (<i>i.e. Not Accessory to a Public or Private Country Club</i>)	(14)		S
Theater	(15)		S
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Alcoholic Beverage Package Sales	(1)	(1)	P
Antique/Collectible Store	(3)		P
Astrologer, Hypnotist, or Psychic	(4)		P
Banquet Facility/Event Hall	(5)		P
Portable Beverage Service Facility	(6)	(3)	S
Brew Pub	(7)		P
Business School	(8)		P
Catering Service	(9)		P
Temporary Christmas Tree Sales Lot and/or Similar Uses	(10)	(4)	P
Copy Center	(11)		P
Craft/Micro Brewery, Distillery and/or Winery	(12)	(5)	S
Incidental Display	(13)	(6)	P
Food Trucks/Trailers	(14)	(7)	P
Garden Supply/Plant Nursery	(15)		P
General Personal Service	(16)	(8)	P
General Retail Store	(17)		P
Hair Salon and/or Manicurist	(18)		P
Laundromat with Dropoff/Pickup Services	(19)		P
Self Service Laundromat	(20)		P
Massage Therapist	(21)		P
Private Museum or Art Gallery	(22)		P
Night Club, Discotheque, or Dance Hall	(23)		S
Permanent Cosmetics	(25)	(9)	A

LEGEND:

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN A GENERAL RETAIL (GR) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	GENERAL RETAIL (GR) DISTRICT
Pet Shop	(26)		P
Temporary Real Estate Sales Office	(27)		P
Rental Store without Outside Storage and/or Display	(28)	(10)	S
Restaurant with less than 2,000 SF with Drive-Through or Drive-In	(29)	(11)	S
Restaurant with less than 2,000 SF without Drive-Through or Drive-In	(30)		P
Restaurant with 2,000 SF or more with Drive-Through or Drive-In	(29)	(12)	S
Restaurant with 2,000 SF or more without Drive-Through or Drive-In	(30)		P
Retail Store with Gasoline Sales that has Two (2) or less Dispensers (<i>i.e. a Maximum of Four [4] Vehicles</i>)	(31)	(13)	P
Retail Store with Gasoline Sales that has more than Two (2) Dispensers	(32)	(13)	S
Secondhand Dealer	(33)		P
Art, Photography, or Music Studio	(33)		P
Tailor, Clothing, and/or Apparel Shop	(34)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Electrical, Watch, Clock, Jewelry and/or Similar Repair	(6)		P
Locksmith	(11)		P
Shoe and Boot Repair and Sales	(16)		P
Temporary On-Site Construction Office	(18)	(6)	P
AUTO AND MARINE RELATED LAND USES	2.02(H)	2.03(H)	
Minor Auto Repair Garage	(2)	(2)	S
Full Service Car Wash and Auto Detail	(5)	(4)	S
Self Service Car Wash	(5)	(4)	S
Non-Commercial Parking Lot	(9)		P
Service Station	(11)	(8)	P
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)	
Temporary Asphalt or Concrete Batch Plant	(2)	(2)	P
Mining and Extraction of Sand, Gravel, Oil and/or Other Materials)	(12)	(5)	S
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES	2.02(K)	2.03(K)	
Antenna for an Amateur Radio	(3)	(2)	A
Antenna Dish	(4)	(3)	A
Freestanding Commercial Antenna (<i>i.e. Monopole or a Similar Structure</i>)	(5)	(4)	P
Mounted or Attached Commercial Antenna	(6)	(5)	P
Helipad	(9)		S
Utilities (<i>Non-Municipally Owned or Controlled</i>), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S
Municipally Owned or Controlled Facilities, Utilities and Uses (<i>Includes Utilities with a Franchise Utility Agreement with the City of Rockwall</i>)	(11)		P
Private Streets	(12)		S
Radio Broadcasting	(13)		P
Railroad Yard or Shop	(14)		S
Recording Studio	(15)		S

LEGEND:

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN A GENERAL RETAIL (GR) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	GENERAL RETAIL (GR) DISTRICT
Satellite Dish	(16)		A
Solar Energy Collector Panels and Systems	(17)	(7)	A
Transit Passenger Facility	(18)		S
TV Broadcasting and Other Communication Service	(20)		S
Utilities Holding a Franchise from the City of Rockwall	(21)		S
Utility Installation Other than Listed	(22)		S
Utility/Transmission Lines	(23)		S

LEGEND:

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN A NEIGHBORHOOD SERVICES (NS) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	NEIGHBORHOOD SERVICES (NS) DISTRICT
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Animal Boarding/Kennel without Outside Pens	(2)	(2)	S
Animal Clinic for Small Animals without Outdoor Pens	(3)	(3)	S
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Bed and Breakfast	(2)	(2)	S
Commercial Parking Garage	(6)		A
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Assisted Living Facility	(1)	(1)	S
Cemetery/Mausoleum	(3)		P
Church/House of Worship	(4)	(2)	P
Convalescent Care Facility/Nursing Home	(6)		P
Congregate Care Facility/Elderly Housing	(7)	(3)	S
Daycare with Seven (7) or More Children	(9)	(4)	P
Group or Community Home	(11)	(5)	P
Hospice	(14)		P
Public Library, Art Gallery or Museum	(16)		P
Local Post Office	(18)		P
Public or Private Primary School	(21)	(7)	P
Public or Private Secondary School	(22)	(8)	P
Temporary Education Building for a Public or Private School	(23)	(9)	S
OFFICE AND PROFESSIONAL LAND USES	2.02(D)	2.03(D)	
Financial Institution with Drive-Through	(1)	(1)	S
Financial Institution without Drive-Through	(1)		P
Office or Medical Office Building less than 5,000 SF	(2) & (3)		P
Office or Medical Office Building 5,000 SF or Greater	(2) & (3)		S
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Temporary Carnival, Circus, or Amusement Ride	(1)	(1)	S
Public or Private Community or Recreation Club as an Accessory Use	(4)		S
Private Country Club	(5)		S
Golf Driving Range	(6)		S
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Health Club or Gym	(9)		S
Private Club, Lodge or Fraternal Organization	(10)	(6)	S
Public Park or Playground	(12)		P
Tennis Courts (<i>i.e. Not Accessory to a Public or Private Country Club</i>)	(14)		S
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Alcoholic Beverage Package Sales	(1)	(1)	S

LEGEND:

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S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN A NEIGHBORHOOD SERVICES (NS) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	NEIGHBORHOOD SERVICES (NS) DISTRICT
Antique/Collectible Store	(3)		S
Astrologer, Hypnotist, or Psychic	(4)		P
Brew Pub	(7)		P
Catering Service	(9)		S
Temporary Christmas Tree Sales Lot and/or Similar Uses	(10)	(4)	S
Copy Center	(11)		P
Incidental Display	(13)	(6)	P
Food Trucks/Trailers	(14)	(7)	S
Garden Supply/Plant Nursery	(15)		S
General Personal Service	(16)	(8)	P
General Retail Store	(17)		P
Hair Salon and/or Manicurist	(18)		P
Laundromat with Dropoff/Pickup Services	(19)		P
Self Service Laundromat	(20)		P
Massage Therapist	(21)		P
Private Museum or Art Gallery	(22)		S
Permanent Cosmetics	(25)	(9)	A
Pet Shop	(26)		P
Temporary Real Estate Sales Office	(27)		P
Restaurant with less than 2,000 SF with Drive-Through or Drive-In	(29)	(11)	S
Restaurant with less than 2,000 SF without Drive-Through or Drive-In	(30)		P
Restaurant with 2,000 SF or more with Drive-Through or Drive-In	(29)	(12)	S
Restaurant with 2,000 SF or more without Drive-Through or Drive-In	(30)		S
Art, Photography, or Music Studio	(33)		P
Tailor, Clothing, and/or Apparel Shop	(34)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Electrical, Watch, Clock, Jewelry and/or Similar Repair	(6)		S
Shoe and Boot Repair and Sales	(16)		P
Temporary On-Site Construction Office	(18)	(6)	P
AUTO AND MARINE RELATED LAND USES	2.02(H)	2.03(H)	
Full Service Car Wash and Auto Detail	(5)	(4)	S
Non-Commercial Parking Lot	(9)		S
Service Station	(11)	(8)	S
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)	
Temporary Asphalt or Concrete Batch Plant	(2)	(2)	P
Mining and Extraction of Sand, Gravel, Oil and/or Other Materials	(12)	(5)	S
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES	2.02(K)	2.03(K)	
Antenna for an Amateur Radio	(3)	(2)	A
Antenna Dish	(4)	(3)	A
Freestanding Commercial Antenna (<i>i.e. Monopole or a Similar Structure</i>)	(5)	(4)	S

LEGEND:

	Land Use <i>NOT</i> Permitted
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S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN A NEIGHBORHOOD SERVICES (NS) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	NEIGHBORHOOD SERVICES (NS) DISTRICT
Mounted or Attached Commercial Antenna	(6)	(5)	S
Utilities (<i>Non-Municipally Owned or Controlled</i>), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S
Municipally Owned or Controlled Facilities, Utilities and Uses (<i>Includes Utilities with a Franchise Utility Agreement with the City of Rockwall</i>)	(11)		P
Private Streets	(12)		S
Railroad Yard or Shop	(14)		S
Satellite Dish	(16)		A
Solar Energy Collector Panels and Systems	(17)	(7)	A
Transit Passenger Facility	(18)		S
Utilities Holding a Franchise from the City of Rockwall	(21)		S
Utility Installation Other than Listed	(22)		S
Utility/Transmission Lines	(23)		S

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A GENERAL RETAIL (GR) DISTRICT FOR A 2.751-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1-04 OF THE S. R. BARNES SURVEY, ABSTRACT NO. 13, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' AND EXHIBIT 'B' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Lisa Brooks and Rene'e Holland of Makeway, LLC for the approval of a Zoning Change from an Agricultural (AG) District to a General Retail (GR) District for a 2.751-acre tract of land identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, and more fully described and depicted in *Exhibit 'A'* and *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a General Retail (GR) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *General Retail (GR) District* as stipulated in Subsection 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*, and Subsection 04.04, *General Retail (GR) District*, and Subsection 06.10, *SH-205 By-Pass Overlay (SH-205 BY OV) District*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

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

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF APRIL, 2025.

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: March 17, 2025

2nd Reading: April 7, 2025

Exhibit 'A'
Legal Description

Legal Description: Tract 1-04, Abstract No. 13, of the S.R. Barnes Survey

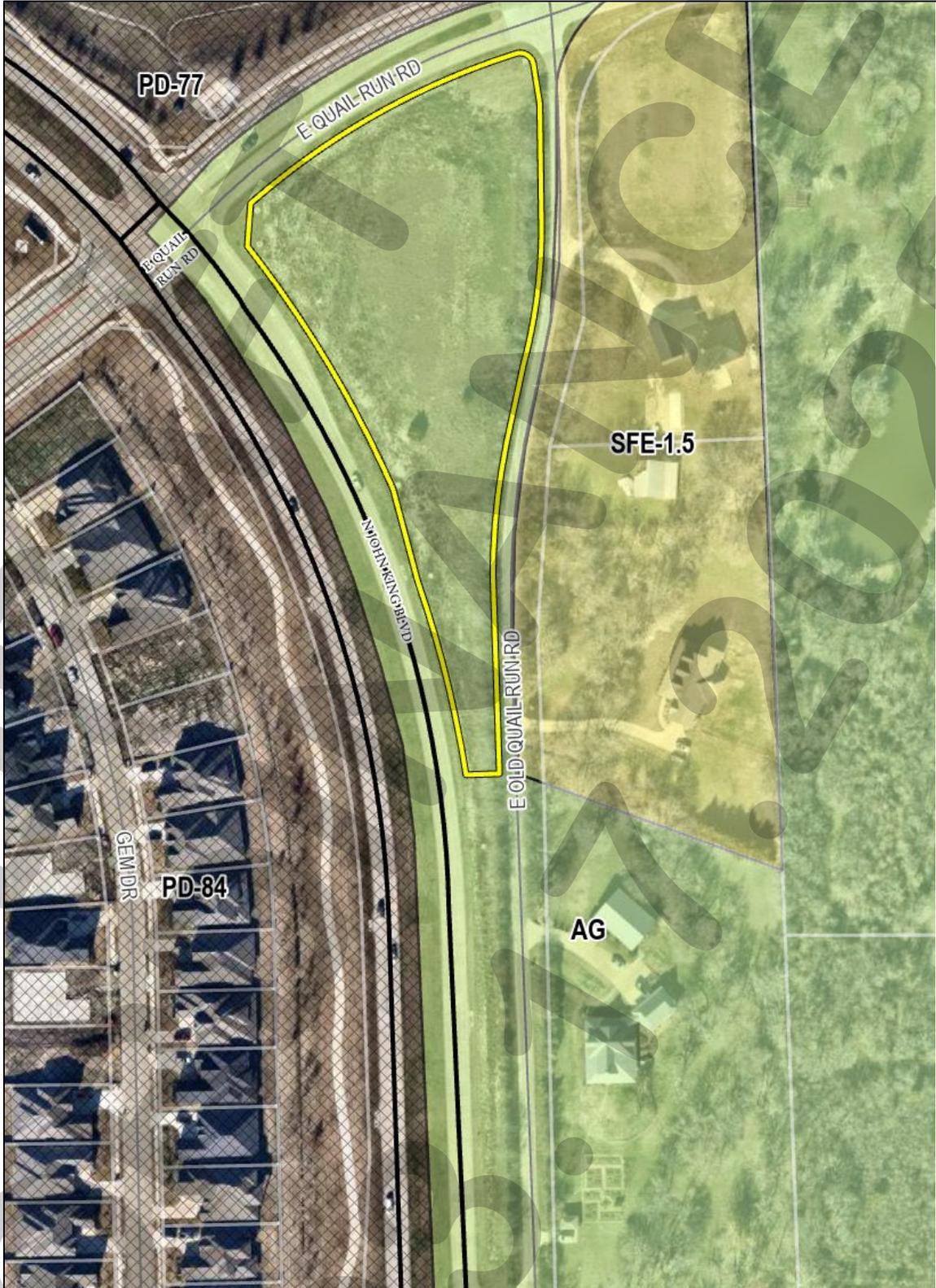
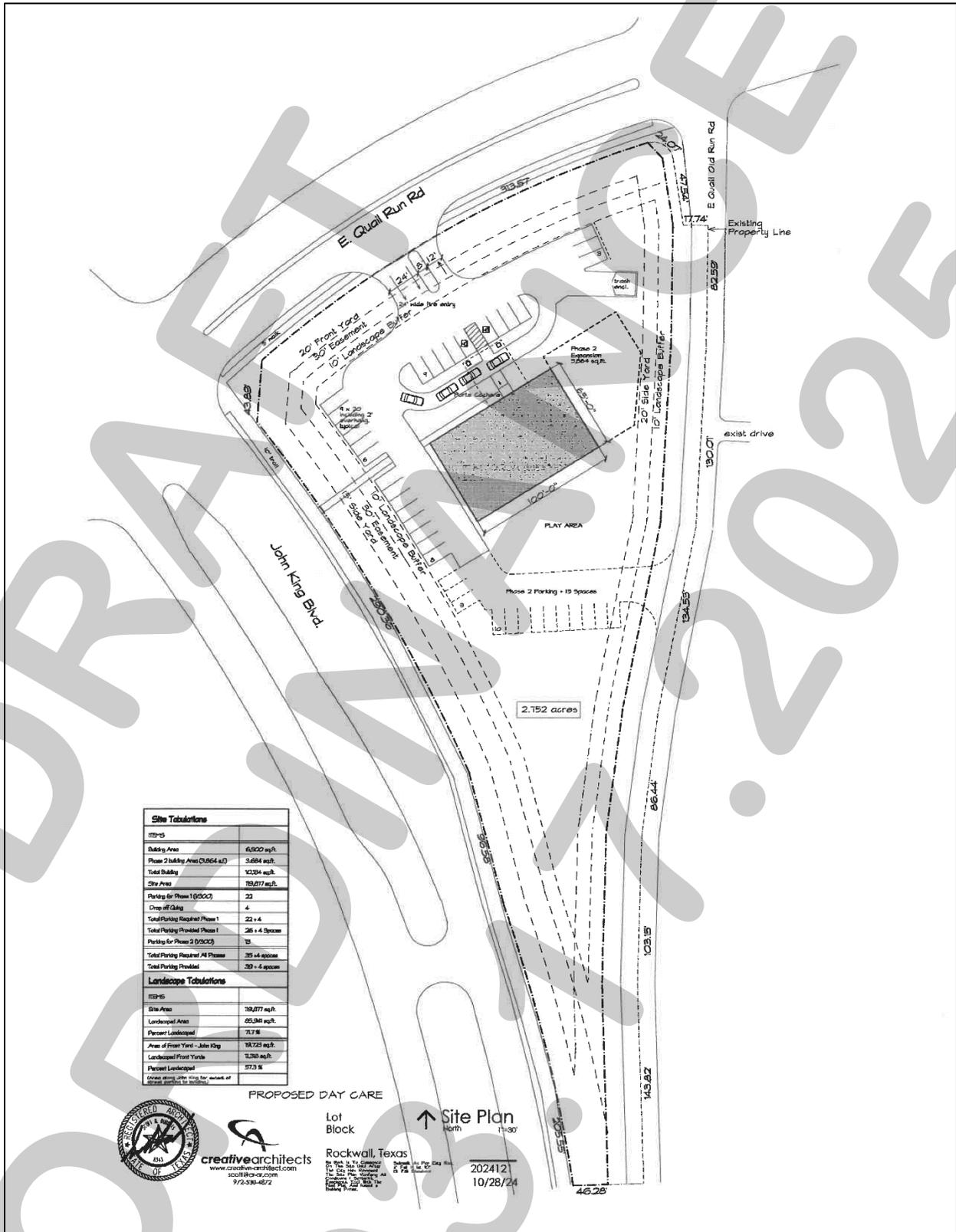


Exhibit 'B'
Concept Plan/Survey



Site Tabulations	
ITD-05	
Building Area	6,900 sq.ft.
Phase 2 Building Area (3,664 sq.ft.)	3,664 sq.ft.
Total Building	10,304 sq.ft.
Site Area	159,877 sq.ft.
Parking for Phase 1 (9,800)	23
Drop off/Loading	4
Total Parking Required Phase 1	22 + 4
Total Parking Provided Phase 1	26 + 4 Spaces
Parking for Phase 2 (9,800)	15
Total Parking Required All Phases	25 + 4 spaces
Total Parking Provided	26 + 4 spaces
Landscape Tabulations	
ITD-05	
Site Area	159,877 sq.ft.
Landscape Area	89,040 sq.ft.
Percent Landscaped	71.7 %
Area of Front Yard - John King	18,723 sq.ft.
Landscape Front Yard	13,260 sq.ft.
Percent Landscaped	57.3 %
<small>Areas along John King for setback of 10 feet and 15 feet.</small>	

PROPOSED DAY CARE



creative architects
 www.creative-architect.com
 scott@ca-arch.com
 972-336-4872

Lot Block
 Rockwall, Texas
By the City of Rockwall, Texas
 The City Engineer
 The City Clerk
 The City Attorney
 The City Manager
 The City Council

Site Plan
 North
 1"=30'
 202412
 10/28/24



April 14, 2025

TO: Lisa Brooks and Rene'e Holland
1215 Ridge Road West
Rockwall, Texas 75087

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

SUBJECT: Z2025-006; *Zoning Change from AG to NS*

Lisa and Rene'e:

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall was approved by the City Council on April 7, 2025. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) Any construction resulting from the approval of this Zoning Change 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 March 11, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the Zoning Change, but recommending the zoning designation be changed to Neighborhood Services (NS) District as opposed to General Retail (GR) District. This motion was approved by a vote of 7-0.

City Council

On March 17, 2025, the City Council approved a motion to approve the Zoning Change by a vote of 7-0, with the condition that the subject property will be zoned Neighborhood Services (NS) District.

On April 7, 2025, the City Council approved a motion to approve the Zoning Change from Agricultural (AG) District to Neighborhood Services (NS) District by a vote of 6-0, with Mayor Johannesen absent.

Included with this letter is a copy of *Ordinance No. 25-16*, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 772-6488.

Sincerely,

Bethany Ross
Planner
City of Rockwall
Planning and Zoning Department

CITY OF ROCKWALL

ORDINANCE NO. 25-16

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A NEIGHBORHOOD SERVICES (NS) DISTRICT FOR A 2.751-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1-04 OF THE S. R. BARNES SURVEY, ABSTRACT NO. 13, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* AND *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Lisa Brooks and Rene'e Holland of Makeway, LLC for the approval of a Zoning Change from an Agricultural (AG) District to a Neighborhood Services (NS) District for a 2.751-acre tract of land identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, and more fully described and depicted in *Exhibit 'A'* and *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Neighborhood Services (NS) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Neighborhood Services (NS) District* as stipulated in Subsection 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*, and Subsection 04.03, *Neighborhood Services (NS) District*, and Subsection 06.10, *SH-205 By-Pass Overlay (SH-205 BY OV) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

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

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

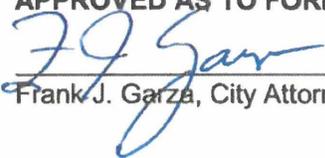
SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF APRIL, 2025.


Trace Johannesen, Mayor

ATTEST:

Kristy Teague, City Secretary

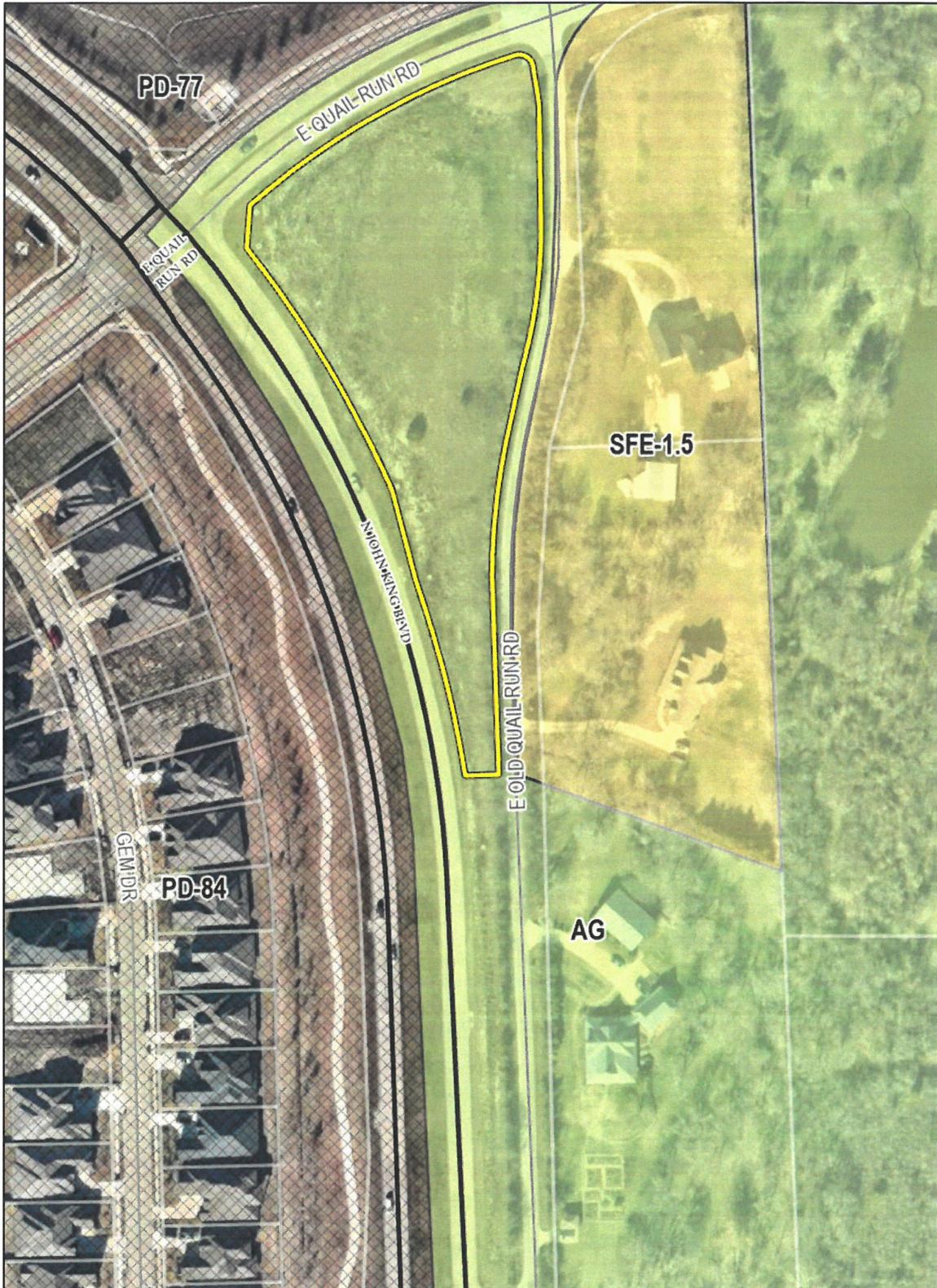
APPROVED AS TO FORM:

Frank J. Garza, City Attorney



1st Reading: March 17, 2025
2nd Reading: April 7, 2025

Exhibit 'A'
Legal Description

Legal Description: Tract 1-04, Abstract No. 13, of the S.R. Barnes Survey



Project Comments: Z2025-006: Zoning Change from AG to GR

From Ross, Bethany <bross@rockwall.com>

Date Fri 2/21/2025 3:02 PM

To CRAIG & LISA BROOKS <aalcbrooks@yahoo.com>; Rene'e & John Holland <jholland1977@yahoo.com>

 3 attachments (1 MB)

Project Comments (02.21.2025).pdf; Draft Ordinance (02.25.2025).pdf; Engineering Markups (02.21.2025).pdf;

Lisa,

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

The meeting schedule for this case is as follows:

Planning and Zoning Commission Work Session: February 25, 2025

Planning and Zoning Commission Public Hearing: March 11, 2025

City Council (1st Reading): March 17, 2025

City Council (2nd Reading): April 7, 2025

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

Thank you,

Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

bross@rockwall.com

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

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

Sent: Thursday, February 20, 2025 4:44 PM

To: CRAIG & LISA BROOKS <aalcbrooks@yahoo.com>; Rene'e & John Holland <jholland1977@yahoo.com>

Subject: Re: Brooks Holland

Lisa,

We will be sending project comments tomorrow with all the information you will need for Tuesday's meeting. It will be held at City Hall at 6 Pm.

Thank you,

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

From: CRAIG & LISA BROOKS <aalcbrooks@yahoo.com>
Sent: Thursday, February 20, 2025 4:23 PM
To: Ross, Bethany <bross@rockwall.com>; Rene'e & John Holland <jholland1977@yahoo.com>
Subject: Brooks Holland

Hello Bethany,

I am firming up my schedule for next week. I have noted that we will be attending a P&Z meeting on Tuesday, February 25th. I have not received any information regarding the meeting as of today. Is there a specific place? Time? Do we need to bring anything specific with us to the meeting?

It is my understanding that this is a preliminary/planning meeting to work out the "kinks" prior to the actual committee meeting and city council meeting. Am I correct or is this the actual committee meeting?

Thank you in advance for clarifying.

All the Best,
Lisa Brooks

Sent from my iPhone

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