



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY  
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:  
CITY ENGINEER:

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

### NOTES:

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 3077 N. Goliad St

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

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

CURRENT ZONING

CURRENT USE In-home financial office

PROPOSED ZONING

PROPOSED USE in-home spa

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

OWNER John Liu

APPLICANT Hailee Handey

CONTACT PERSON John Liu

CONTACT PERSON Hailee Handey

ADDRESS 3069 N. Goliad St.

ADDRESS 3077 N. Goliad St  
Rockwall, TX 75087

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP

PHONE 201-780-6070

PHONE 469 626 2920

E-MAIL JLiuqw@hotmail.com

E-MAIL enchantedjaes@gmail.com

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Hailee Handey [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 \$ 200 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16<sup>th</sup> DAY OF May, 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.

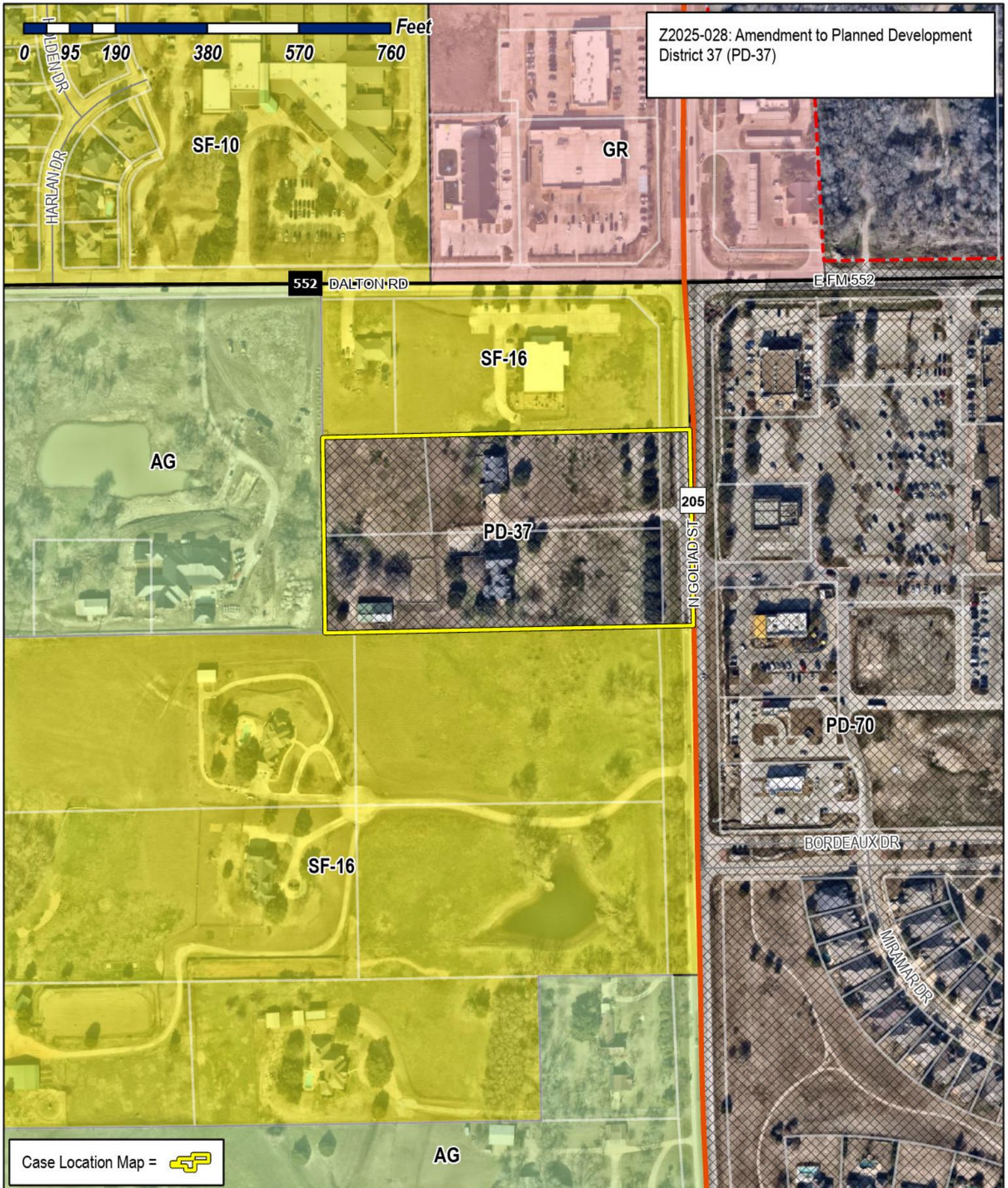
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16<sup>th</sup> DAY OF May, 2025.

OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**NATHAN ALEXANDER BENKE**  
Notary ID #134901258  
My Commission Expires  
May 14, 2028

MY COMMISSION EXPIRES May 14, 2028



Z2025-028: Amendment to Planned Development District 37 (PD-37)

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.

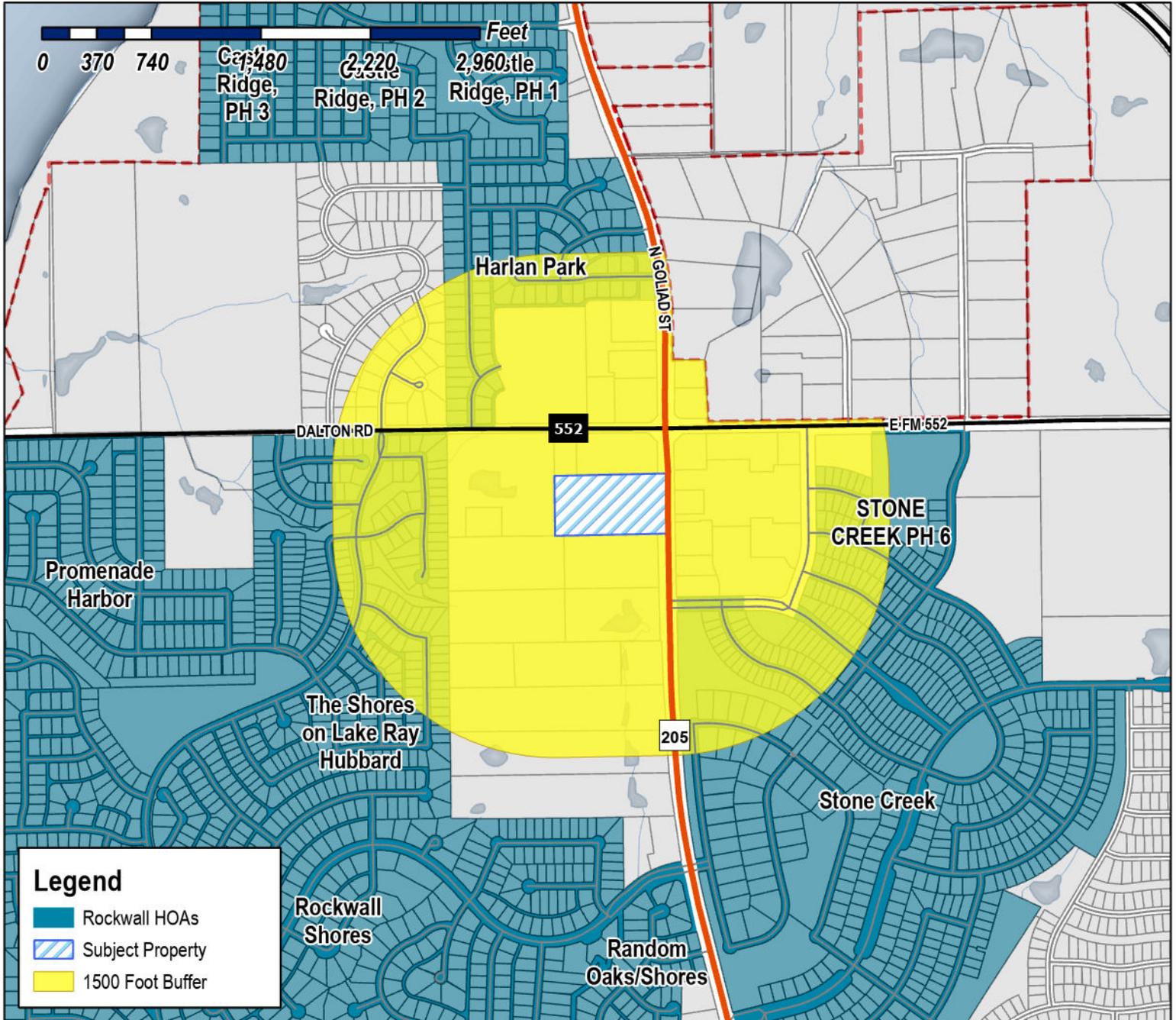




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**Case Number:** Z2025-028  
**Case Name:** Amendment to Planned Development District 37 (PD-37)  
**Case Type:** Zoning  
**Zoning:** Planned Development District 37 (PD-37)  
**Case Address:** 3077 N Goliad Street

**Date Saved:** 5/19/2025  
 For Questions on this Case Call (972) 771-7745

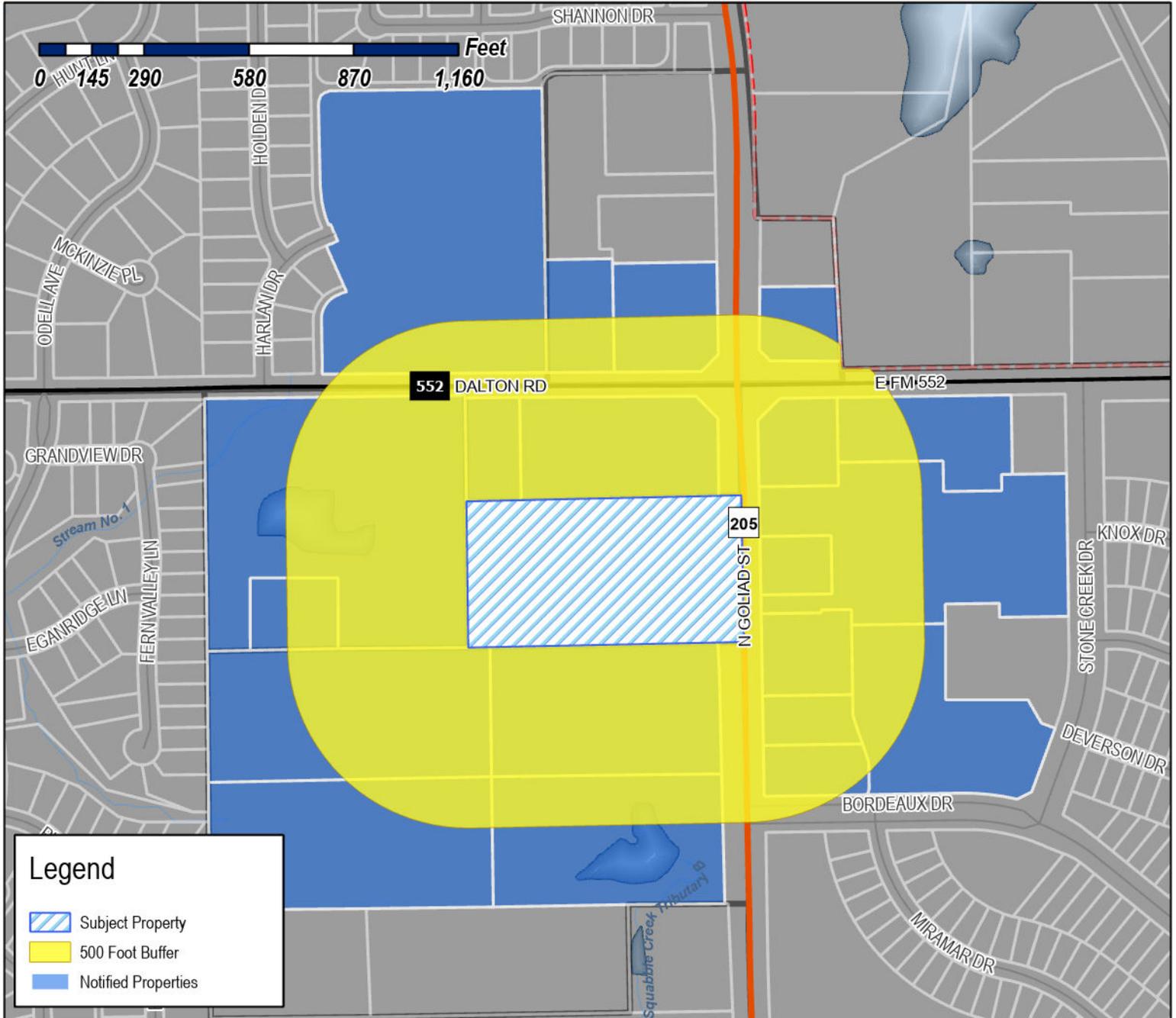




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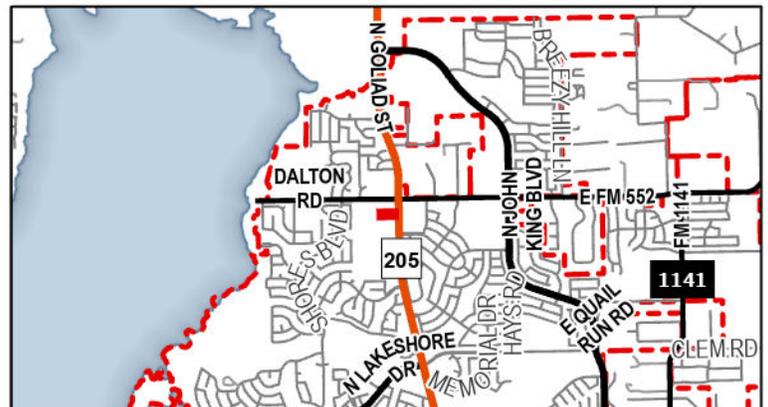
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GOLIAD 711 ROCKWALL LLC  
SILVER OAK ADVISORS LLC, ATTN GARSON C SOE  
1630 Riviera Ave  
Walnut Creek, CA 94596

METROPLEX ACQUISITION FUND, LP  
1717 Woodstead Ct STE 207  
THE WOODLANDS, TX 77380

RECTOR JAMES H JR & BETSY  
196 E FM 552  
ROCKWALL, TX 75087

ALDI TEXAS LLC  
2500 WESTCOURT ROAD  
DENTON, TX 76207

FREE METHODIST CHURCH  
OF NORTH AMERICA  
302 N GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
3060 N GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
3061 N GOLIAD ST  
ROCKWALL, TX 75087

PRESLEY KELTON HOOPER AND KIMBERLY  
CAROL  
3065 N GOLIAD ST  
ROCKWALL, TX 75087

STEED JASON & NATALIE MARIE  
3065 N GOLIAD STREET  
ROCKWALL, TX 75087

RESIDENT  
3066 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
3068 N GOLIAD ST  
ROCKWALL, TX 75087

LIU JOHN & CONNIE  
3069 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
3070 N GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
3073 N GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
3074 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
3077 N GOLIAD ST  
ROCKWALL, TX 75087

FRENCH DONALD  
3079 N GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
3084 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
3090 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
315 DALTON RD  
ROCKWALL, TX 75087

RESIDENT  
3250 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
3251 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
335 DALTON RD  
ROCKWALL, TX 75087

RESIDENT  
350 DALTON ROAD  
ROCKWALL, TX 75087

METROPLEX ACQUISITION FUND LP  
C/O RONALD DRIBBEN  
357 MARIAH BAY DRIVE  
HEATH, TX 75032

NNN REIT LP  
420 S Orange Ave Ste 250  
Orlando, FL 32801

CAIN DENNIS & MELISSA  
803 DALTON RD  
ROCKWALL, TX 75087

From: Enchanting Aesthetics [enchantingaes@gmail.com](mailto:enchantingaes@gmail.com)  
Subject: Rezoning consideration  
Date: May 16, 2025 at 4:30:36 PM  
To: [rmiller@rockwall.com](mailto:rmiller@rockwall.com)

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Hailee Handy-Alberti  
3077 N. Goliad St  
Rockwall, TX 75087  
469.626.2920  
[Enchantingaes@gmail.com](mailto:Enchantingaes@gmail.com)  
February 21, 2024

City of Rockwall Planning and Zoning Department  
385 S. Goliad St.  
Rockwall, TX 75087

**Subject: Request for Rezoning Approval – In-Home Salon**

Dear Planning and Zoning Committee,

I am writing to formally request rezoning approval for my residential property located at 3077 N. Goliad St in Rockwall, TX, to operate a small in-home salon. The purpose of this request is to allow a low-impact, appointment-based beauty service that aligns with the growing demand for specialized personal care in a comfortable and private setting.

My in-home salon will comply with all city regulations and maintain the integrity of the neighborhood. I am committed to operating a professional, well-managed business that will have minimal impact on traffic, parking, and noise levels. My salon will:

- Operate by appointment only, ensuring controlled and limited foot traffic.
- Provide adequate parking on my property to prevent street congestion.
- Follow all health and safety guidelines set forth by the state and local authorities.
- Maintain the residential character of my home, with no modifications that would disrupt the neighborhood's aesthetic.



ORDINANCE NO. 92-44

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO GRANT A ZONING CHANGE ON A TRACT OF LAND MORE FULLY DESCRIBED HEREIN TO "PD-37" PLANNED DEVELOPMENT NUMBER 37; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a change in zoning to "PD-37" Planned Development 37 on the property described on Exhibit "A" has been requested by Nick Woodall and Rick Dirkse; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance 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 Comprehensive Zoning Ordinance of the City of Rockwall, Texas as heretofore amended, be and the same is hereby amended by amending the Zoning Map of the City of Rockwall so as to grant a zoning change from Agricultural to "PD" Planned Development District No. 37 on the property specifically described in Exhibit "A".

SECTION 2. That Planned Development District Number 37 shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby provided that the granting of Planned Development District No. 37 to the above described tract of land is subject to the following special conditions:

A. The use of the property covered by Planned Development District No. 37 shall be in accordance with the provisions of this ordinance and the list of approved uses. Any redevelopment of or building expansion on the property covered by Planned Development No. 37 shall first be submitted for site plan approval and, and no substantial change in the development shall be permitted, except after obtaining approval of the change of such site plan in the manner required for changes and amendments to the comprehensive Zoning Ordinance.

B. Development of Planned Development District No. 37 shall be regulated by the following requirements:

1. The uses approved are single family residential uses as listed in the SF-16 zoning classification and accessory home office uses, to be permitted as shown on the development plan, as approved and attached herein and made a part hereof, containing no more than 2 lots, as shown.
2. The single family uses shall conform to the area requirements of the SF-16 zoning classification, as currently adopted or as may be amended in the future.
3. The home office use shall comply with the following conditions:
  - a. The home office uses shall be limited to the following professional services: attorney, insurance, financial planning and accounting services.
  - b. Such uses shall be accessory to the primary residential use, and any such office use shall only be operated by the resident of the home.
  - c. No more than 3 employees, in addition to the home owner, shall be located on either lot.
  - d. The home office use shall be limited to the area of the proposed home site as shown and in the dimensions identified on the approved development plan and shall not exceed the square footage identified for each building lot.
4. Any expansion of the uses or changes in the conditions may be granted only after hearings by the Planning and Zoning Commission and City Council as specified in the Comprehensive Zoning ordinance.

SECTION 3. Any person, firm or corporation violating any of the provisions of this ordinance shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000) for each offense and each and every day such offense continues shall be deemed to constitute a separate offense.

SECTION 4. 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, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions

of this be and the same are hereby repealed to the extent of that conflict.

SECTION 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this 7<sup>th</sup> day of December, 1992.

  
APPROVED

Hilda Crangle  
ATTEST

1ST READING 11/16/92

2ND READING 12/7/92

**City of Rockwall  
City Council**

**Agenda Date:** 9/20/1999

**Applicant:** Rick Dirkse

**Agenda Item:** PZ-1999-68-1 Zoning

A request from Rick Dirkse for a revision to PD-37 in order to allow horses on the property which contains a 7 acres located at 3077 North Goliad.

**Action Needed:**

Hold public hearing and consider the request.

**Background Information:**

The subject property is currently zoned PD-37 and contains approximately seven (7) acres. The future land use plan designates this area as single family residential. The applicant currently has a single-family residence on this property, along with a home occupation which is accommodated through the planned development-zoning. There are two residential units with the home occupations as part of the planned development. Included in the project information is a letter from the applicant describing their future plans for the property. The applicant would like to accommodate four horses on his property which contains approximately 4 acres. As discussed the code of ordinances allows one horse per 10,000 square feet. Staff would recommends approximately one horse per acre for this request.

**Staff Recommendation:**

Recommends Approval of the request with the following condition(s).

1. No more than 4 horses allowed in PD-37

**P & Z Recommendation:**

Approval with staff conditions by a vote of 6-0.

**Rick and Tamara Dirkse**

3077 North Goliad  
Rockwall, Texas 75087

972-771-1040

August 25, 1999

To Whom It May Concern:

I live north of Rockwall on highway 205 on PD-37. This development is a little over seven acres. I moved to the north end of town because it is more rural and less congested. I appreciate the slower pace and country setting that this end of town offers my family and me.

Two years ago my daughter became very interested in horses. Since that time we have purchased two horses. We now board them 20 miles away.

I am requesting that you revise this planned development (PD-37) to allow me to have my horses on this property.

I have asked all of my neighbors about this and they are very excited about the possibility of horses on this property. Joel Steed and Kerry Mason are my immediate neighbors. They own 24 acres. They purchased their properties near the same time as I did for the same reasons.

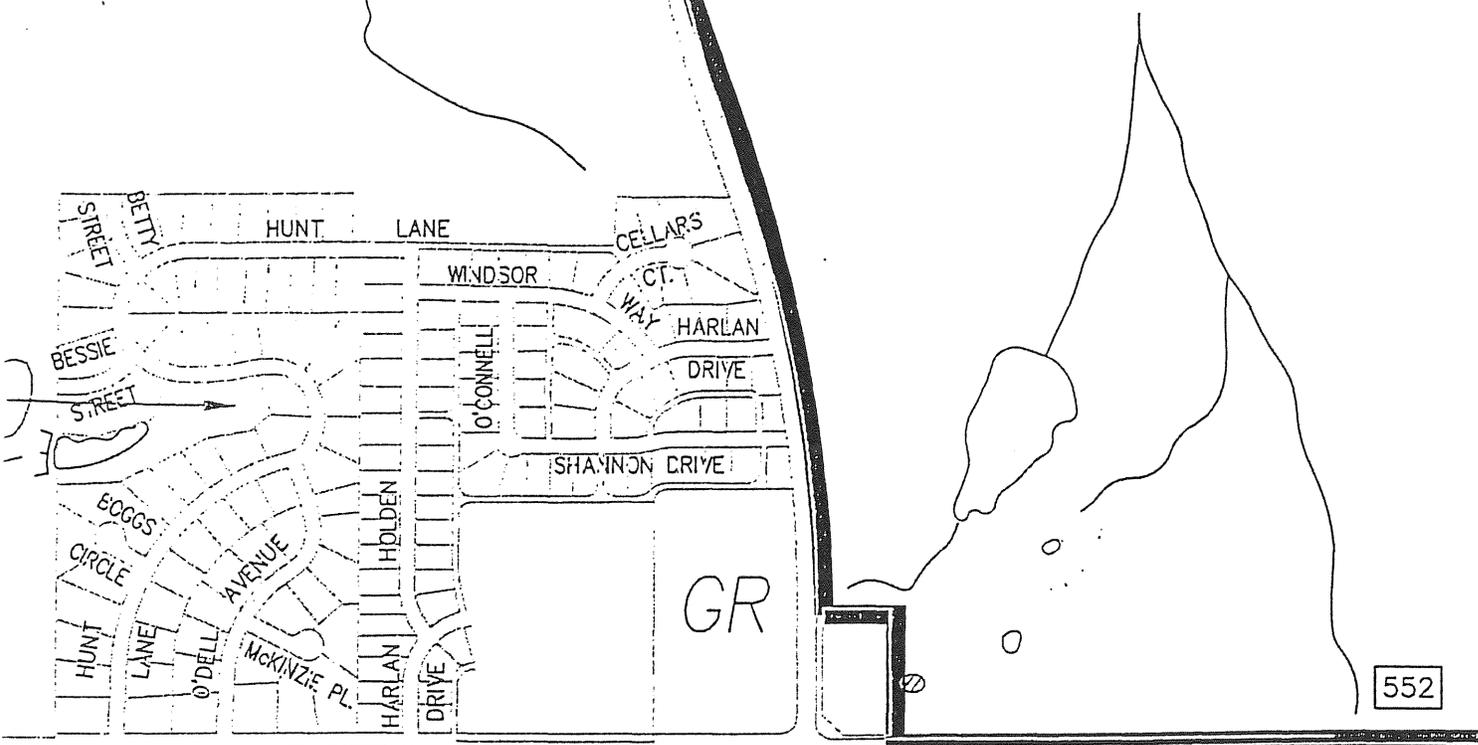
Dick Peterson is on the backside of my property. His land is zoned agriculture and he has many animals. Across the street is the property that is in the Caurth Trust. It is zoned agricultural and they graze cattle and horses on this property.

As my family and I have enjoyed our ownership of horses, we look forward to meeting and discussing this issue with each of you.

Sincerely,



Rick Dirkse



552

PD-37

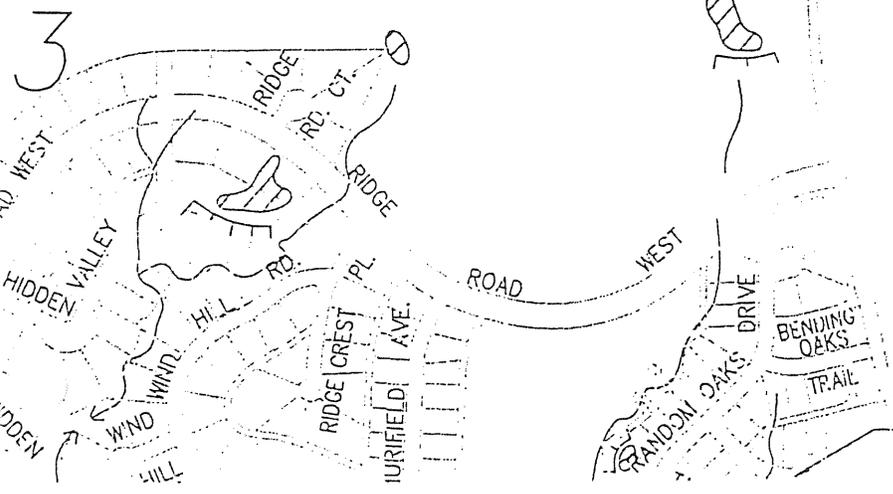
**SITE LOCATION**

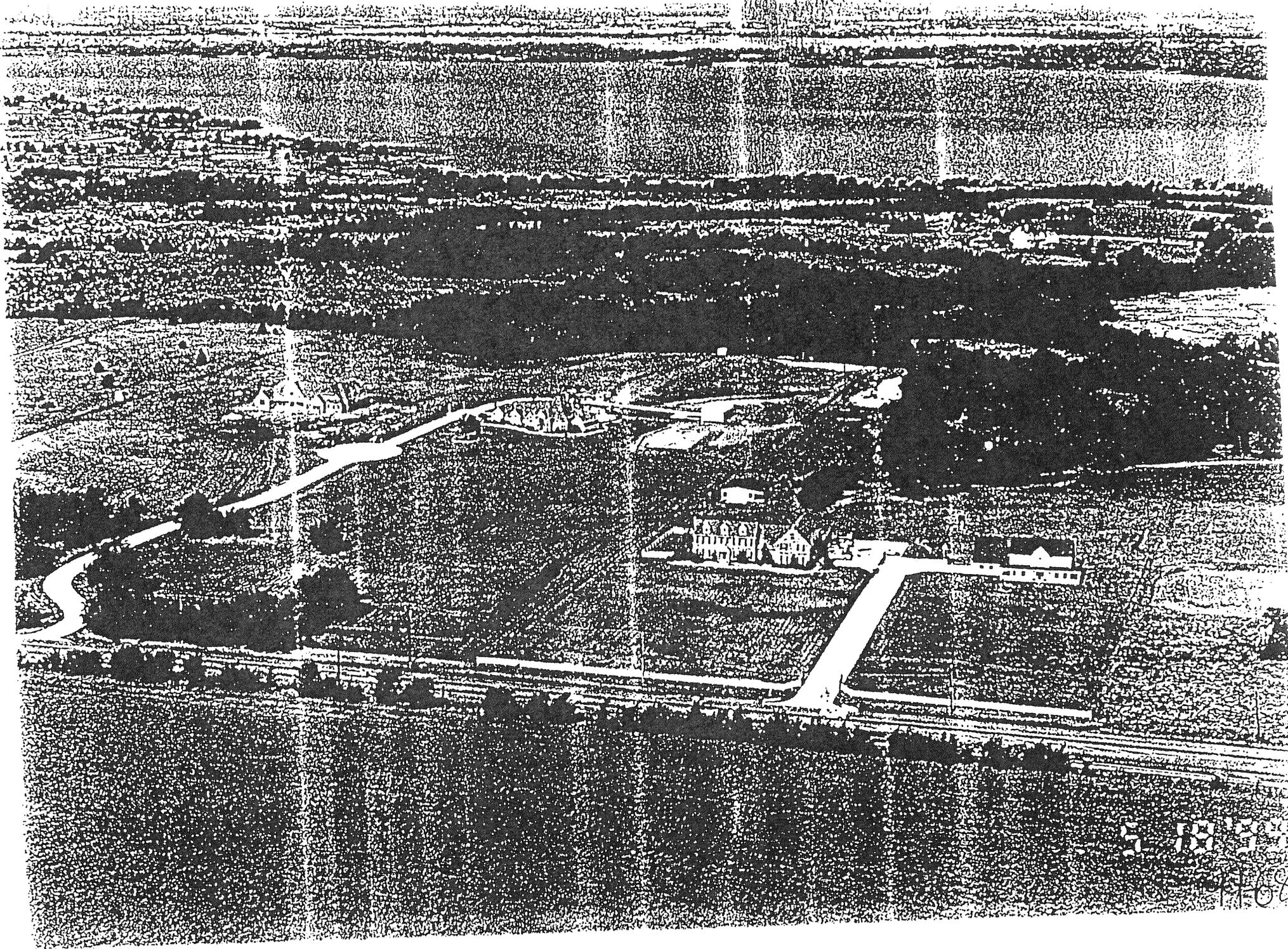
205

SF-10

**99-68**

A





ORDINANCE NO. 99-44

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE ON A TRACT OF LAND MORE FULLY DESCRIBED HEREIN TO "PD-37" PLANNED DEVELOPMENT NUMBER 37; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, a zoning change to "PD-37" Planned Development 37 on the property described in Exhibit "A" has been requested by Rick Dirkse; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance 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 Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended so as to approve a zoning change in "PD-37" Planned Development District No. 37, on the property described on Exhibit "A", attached hereto and made a part hereof.

**Section 2.** That Planned Development District No. 37 shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, provided that the granting of Planned Development District No. 37 to the above described tract of land is subject to the following special conditions:

- A. The use of the property covered by Planned Development District No. 37 shall be in accordance with the provisions of this ordinance and the list of approved uses. An redevelopment of or building expansion on the property covered by Planned Development No. 37 shall first be submitted for site plan

approval and, no substantial change in the development shall be permitted, except after obtaining approval of the change of such site plan in the manner required for changes and amendments to the Comprehensive Zoning Ordinance

- B. Development of Planned Development District No. 37 shall be regulated by the following requirements:
1. The uses approved are single family residential uses as listed in the SF-16 zoning classification and accessory home office uses, to be permitted as shown on the development plan, as approved and attached herein and made part hereof, containing no more than two (2) lots, as shown.
  2. The single family uses shall conform to the area requirements of the SF-16 zoning classification, as currently adopted or as may be amended in the future.
  3. The home office uses shall comply with the following conditions:
    - a. The home office uses shall be limited to the following professional services: attorney, insurance, financial planning and accounting services.
    - b. Such uses shall be an accessory to the primary residential use, and any such office use shall only be operated by the resident of the home.
    - c. No more than three (3) employees, in addition to the homeowner, shall be located on either lot.
    - d. The home office use shall be limited to the area of the proposed home site as shown and in the dimensions identified on the approved development plan and shall not exceed the square footage identified for each building lot.
  4. An expansion of the uses or changes in the conditions may be granted only after hearings by the Planning and Zoning Commission and City Council as specified in the Comprehensive Zoning Ordinance.
  5. The entirety of Planned Development No. 37 shall have no more than four (4) horses housed, boarded, raised, or trained on the property described on Exhibit "A".

**Section 3.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

**Section 4.** 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, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

**Section 5.** That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed to the extent of that conflict.

**Section 6.** That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 18<sup>th</sup> day of October, 1999.

APPROVED:

Scott L. Self

Mayor

ATTEST:

Belinda Page

City Secretary

1st reading: 10-04-99

2nd reading: 10-18-99

Exhibit "A"

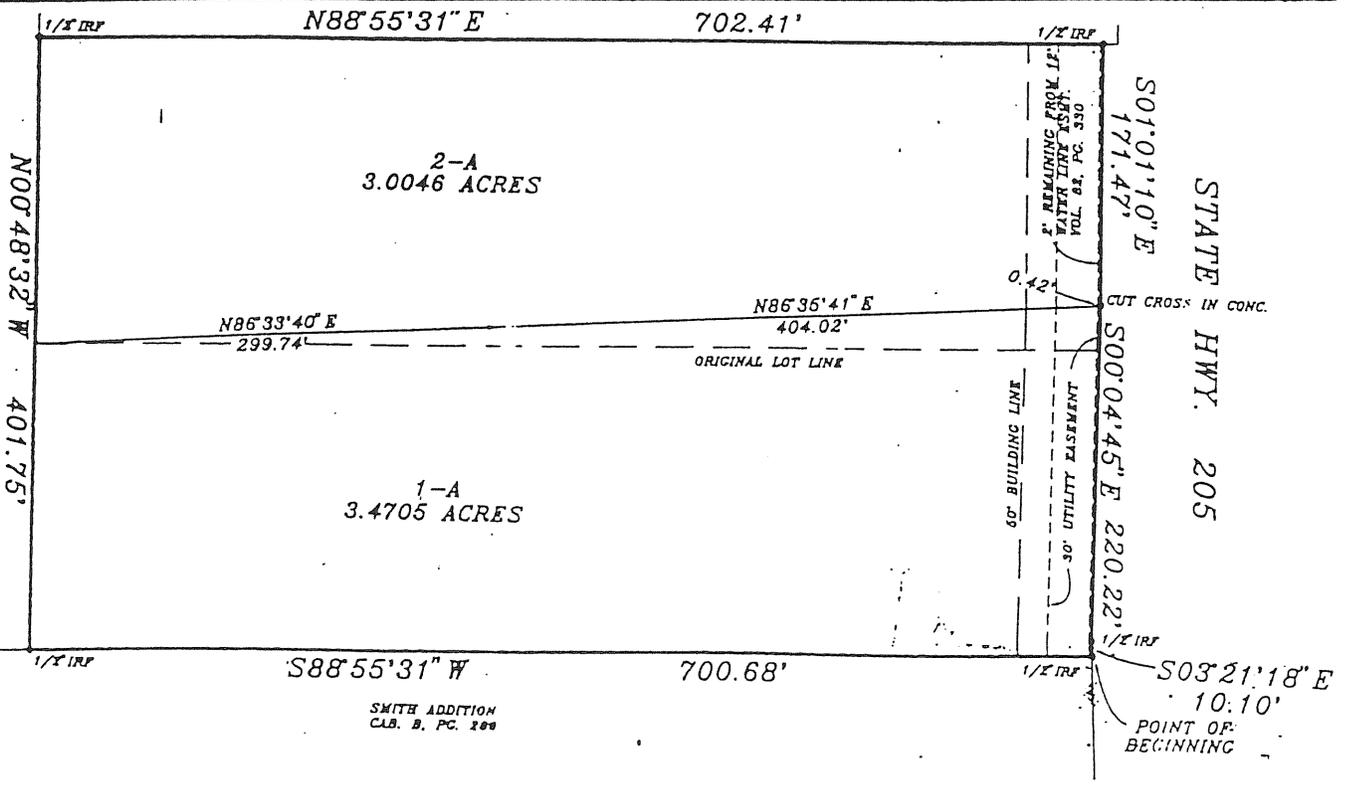
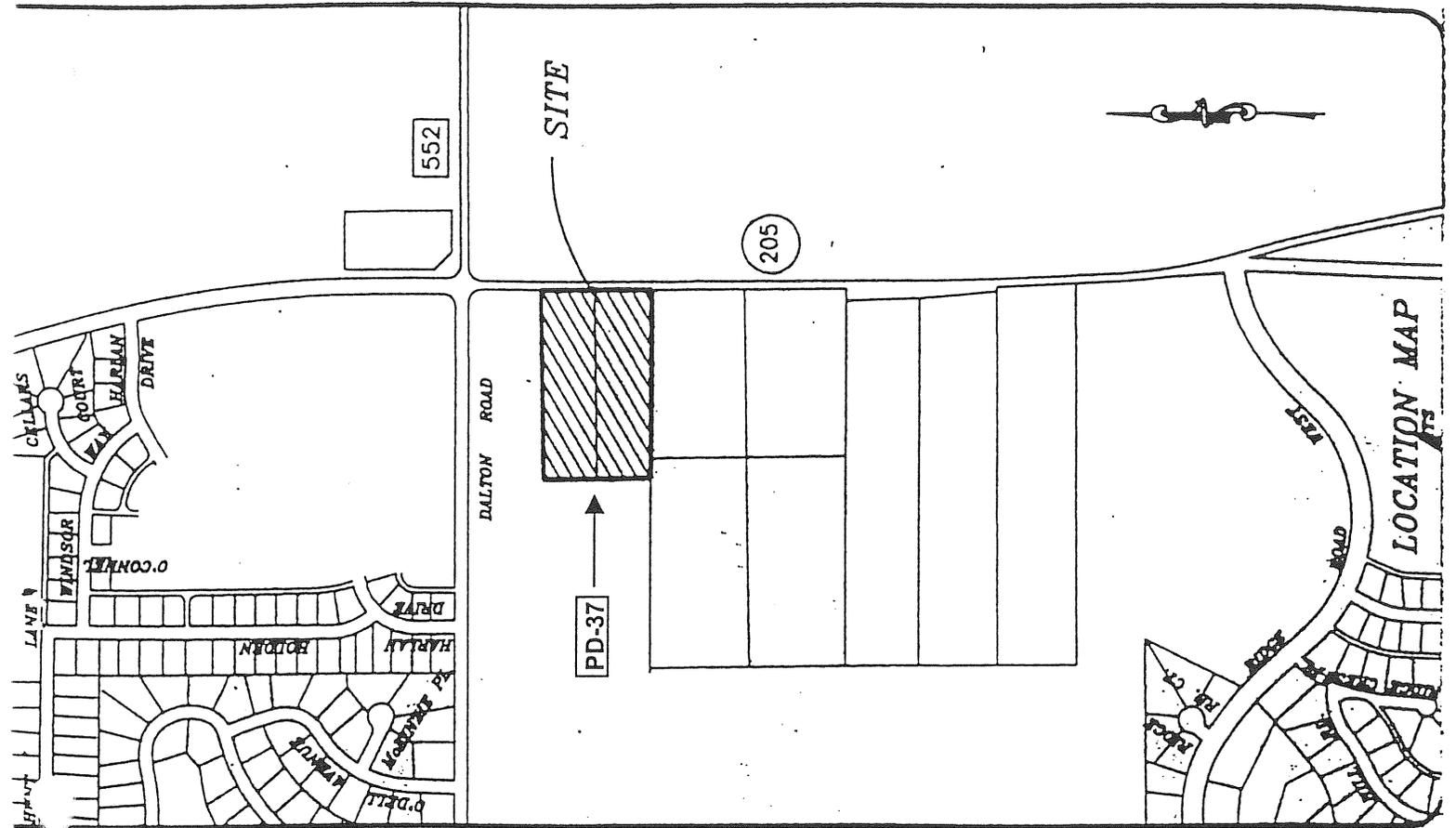


Exhibit "A"