



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 (1) 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 Northwest Corner of Park Hills Blvd and John King Blvd

SUBDIVISION Boardwalk Develment Addition

LOT 1 BLOCK A

GENERAL LOCATION Park Hills and John King Blvd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-71

CURRENT USE Vacant

PROPOSED ZONING No Change

PROPOSED USE Pickleball as acessory

ACREAGE 2.5 Acres

LOTS [CURRENT] 1

LOTS [PROPOSED] 3

- ☐ **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 Rockwall Property Corp

☒ APPLICANT Greenlight Studio

CONTACT PERSON Bill Bricker

CONTACT PERSON Tyler Adams

ADDRESS 2235 Ridge Road

ADDRESS 100 N. Cottonwood Drive

Suite 201

Suite 104

CITY, STATE & ZIP Rockwall, Texas 75087

CITY, STATE & ZIP Richardson, Texas 75080

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED C.W. Bricker [OWNER] THE UNDERSIGNED WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION. ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$20.25 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12 DAY OF JUNE 2025 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (THE "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.

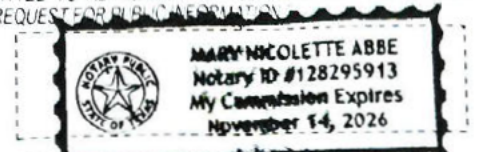
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF June 2025

OWNER'S SIGNATURE

CW Bricker

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Mary Nicolette Abbe



MY COMMISSION EXPIRES

11/14/2026



City of Rockwall

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

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

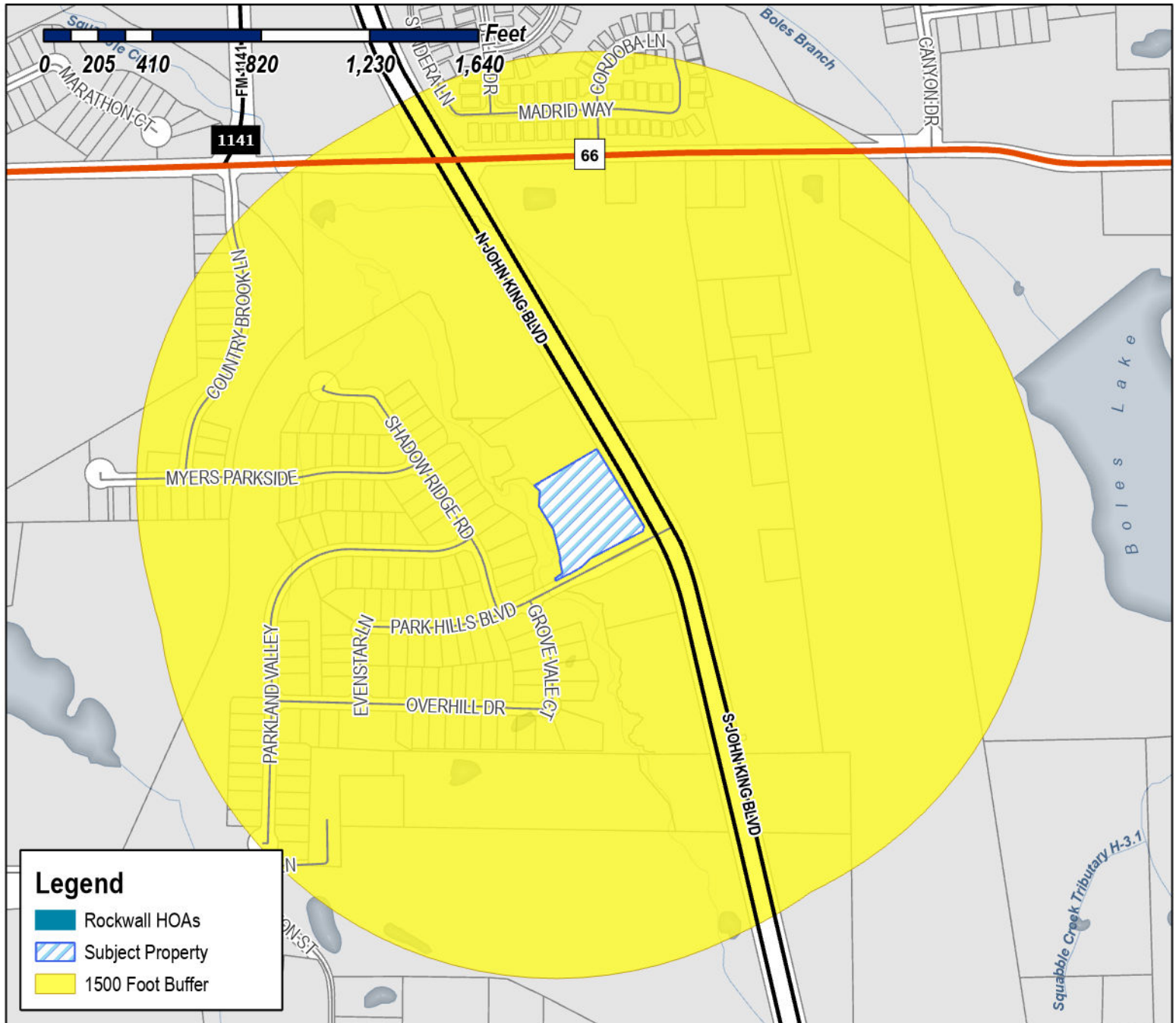




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Case Number: Z2025-042
Case Name: SUP for Outdoor Commercial Amusement/ Recreation
Case Type: Zoning
Zoning: Planned Development District 98 (PD-98)
Case Address: NW Corner of Park Hills and John King

Date Saved: 6/13/2025

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

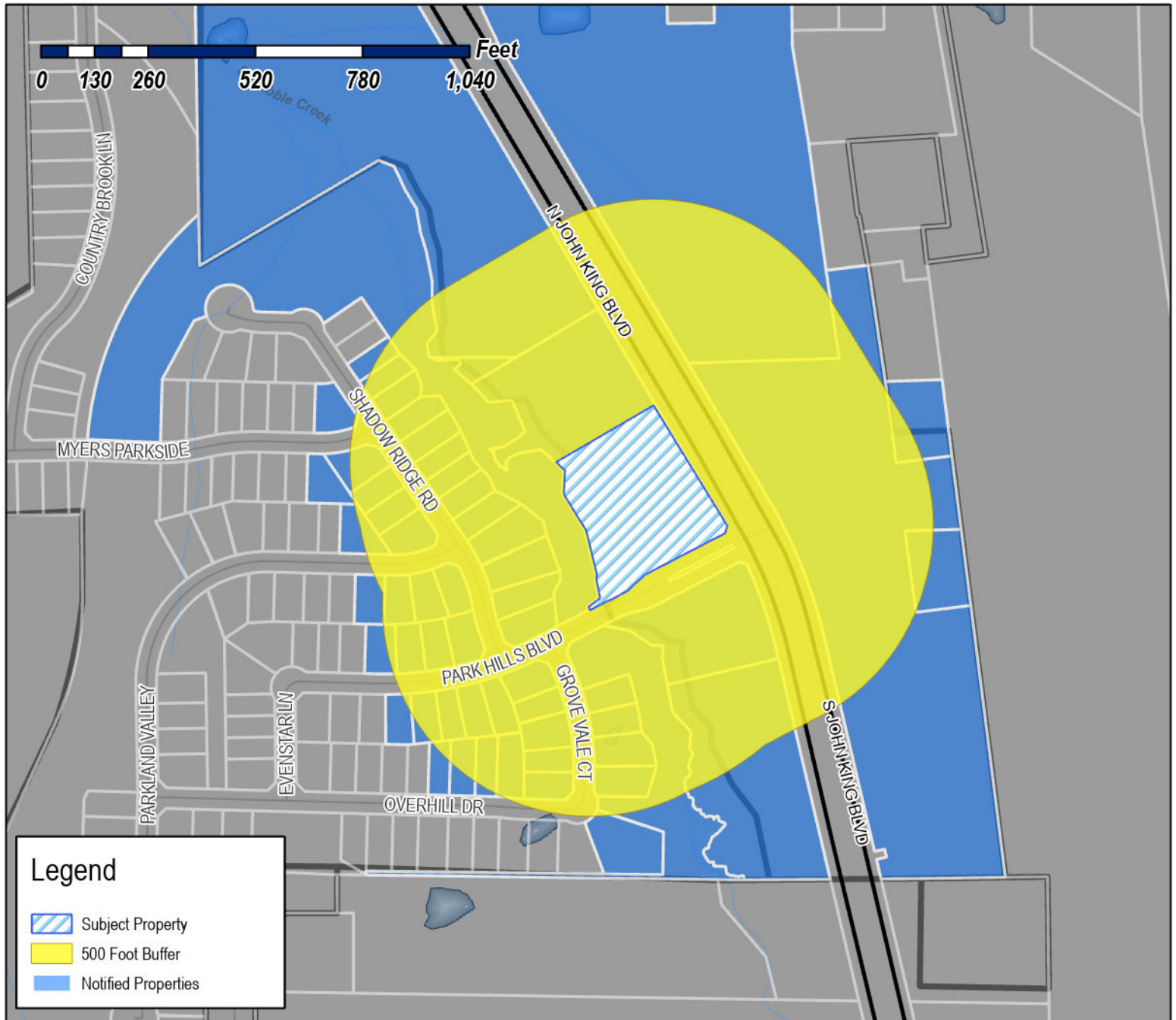




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RESIDENT
1427 MYERS PARKSIDE
ROCKWALL, TX 75087

RESIDENT
1428 MYERS PARKSIDE
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US)
14400 THE LAKES BLVD STE 200 BLDG C
PFLUGERVILLE, TX 78660

PACESETTER HOMES, LLC
14400 THE LAKES BLVD BLDG C STE 200
AUSTIN, TX 78660

RESIDENT
1519 PARK HILLS BLVD
ROCKWALL, TX 75087

RESIDENT
1523 PARK HILLS BLVD
ROCKWALL, TX 75087

RESIDENT
1524 OVERHILL DR
ROCKWALL, TX 75087

RESIDENT
1527 PARK HILLS BLVD
ROCKWALL, TX 75087

RESIDENT
1528 OVERHILL DR
ROCKWALL, TX 75087

RESIDENT
1531 PARK HILLS BLVD
ROCKWALL, TX 75087

RESIDENT
1532 OVERHILL DR
ROCKWALL, TX 75087

RESIDENT
1535 PARK HILLS BLVD
ROCKWALL, TX 75087

RESIDENT
1536 OVERHILL DR
ROCKWALL, TX 75087

RESIDENT
1545 OVERHILL DR
ROCKWALL, TX 75087

RESIDENT
203 GROVE VALLEY CT
ROCKWALL, TX 75087

RESIDENT
204 GROVE VALE CT
ROCKWALL, TX 75087

RESIDENT
207 GROVE VALLEY CT
ROCKWALL, TX 75087

RESIDENT
208 GROVE VALE CT
ROCKWALL, TX 75087

RESIDENT
210 GROVE VALE CT
ROCKWALL, TX 75087

RESIDENT
211 GROVE VALLEY CT
ROCKWALL, TX 75087

RESIDENT
214 GROVE VALE CT
ROCKWALL, TX 75087

RESIDENT
215 GROVE VALLEY CT
ROCKWALL, TX 75087

RESIDENT
219 GROVE VALLEY CT
ROCKWALL, TX 75087

ROCKWALL PROPERTY CORP
ATTN:BILL BRICKER
2235 RIDGE RD STE 201
ROCKWALL, TX 75087

RESIDENT
239 PARKLAND VALLEY
ROCKWALL, TX 75087

RESIDENT
240 PARKLAND VALLEY
ROCKWALL, TX 75087

DVB AIRPORT LLC
2421 KATHRYN DR
HEATH, TX 75032

DVB FAMILY LIMITED PARTNERSHIP
2421 KATHRYN DR
HEATH, TX 75032

RESIDENT
244 PARKLAND VALLEY
ROCKWALL, TX 75087

RESIDENT
248 PARKLAND VALLEY
ROCKWALL, TX 75087

RESIDENT
252 PARKLAND VALLEY
ROCKWALL, TX 75087

RESIDENT
302 SHADOW RIDGE RD
ROCKWALL, TX 75087

RESIDENT
306 SHADOW RIDGE RD
ROCKWALL, TX 75087

RESIDENT
310 SHADOW RIDGE RD
ROCKWALL, TX 75087

RESIDENT
314 SHADOW RIDGE RD
ROCKWALL, TX 75087

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

RESIDENT
400 SHADOW RIDGE RD
ROCKWALL, TX 75087

RESIDENT
404 SHADOW RIDGE RD
ROCKWALL, TX 75087

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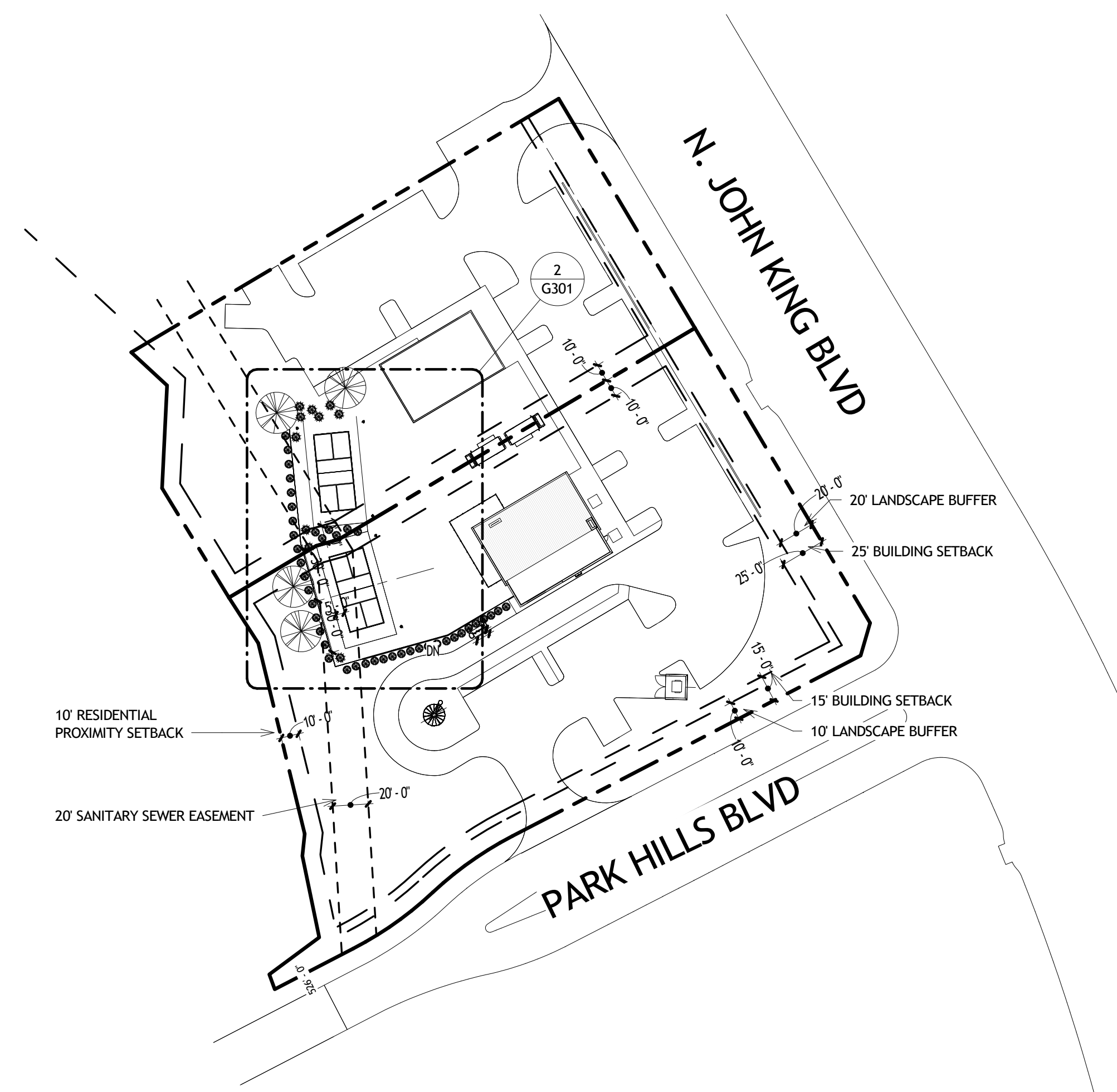
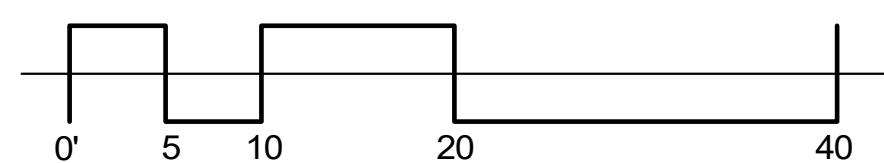
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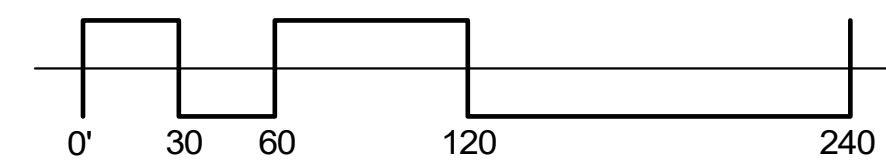
WAS HOLDINGS LLC
7091 ELM ST
FRISCO, TX 75034



2 SUP Pickleball Court Plan
1" = 10'-0"



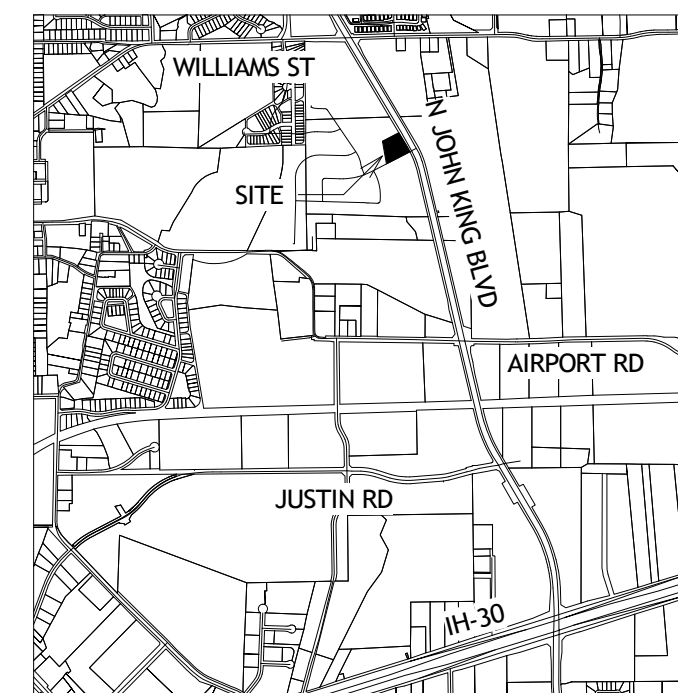
1 SUP Overall Site plan
1" = 60'-0"



Site Information

Lot
Subdivided:
Total Parcel Size:
Remaining Parcel:
Current Zoning:
Proposed Zoning:
Proposed Use:
Max Height:
Front Yard Setback:
Side Yard Setback:
Back Yard Setback:
Max Lot Coverage:
Max Floor Area Ratio:

Proposed Part of Existing Lot 1
Proposed Lot 1A and 1B Block A
Lot "1A": 65,076 SF / 1.49 Acres
Lot "1B": 43,884 SF / 1.01 Acres
108,960 SF / 2.5 Acres
87,060 SF / 2.0 Acres
Planned Development 72
No Change
Pickleball Court as Accessory Use
60'
15'
10'
20'
60%
4:1



VICINITY MAP - NTS

GREENLIGHT

STUDIO, LLC
www.greenlightcompany

Applicant:

Greenlight Studio LLC
100 N. Cottonwood Drive
Suite 104
Richardson, Texas 75080
P: 214.810.4335

Owner:

Rockwall Property Corp
2000 Ridge Road
Suite 201
Rockwall, Texas 75087

Specific Use Permit - Pickleball
Courts
Rockwall Coffee

N. John King Blvd
Rockwall, Texas

Portion of Lot 1, Block A 108,960 SF/2.5 Acres
Boardwalk Development Addition
City of Rockwall, County of Rockwall, Texas
George W. Redlin Survey, A 183

Prepared June 10, 2026