



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 2071 Summer Lee Drive, Suite R 103, Rockwall, TX 75032

SUBDIVISION Harbor - Rockwall The

LOT

8

BLOCK

A

GENERAL LOCATION HARBOR - ROCKWALL, THE, BLOCK A, LOT 8, ACRES 12.894, (REPLAT 2017)

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-7

CURRENT USE

PROPOSED ZONING

PROPOSED USE

Amusement Arcade Business

ACREAGE 12.89

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 PA Harbor Retail, LLC

☒ APPLICANT Joyful Claw, LLC

CONTACT PERSON Jeff Carter

CONTACT PERSON Sairong Cheng

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SAIRONG CHENG [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 \$ 225.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 30 DAY OF June, 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 30 DAY OF June, 2025.

OWNER'S SIGNATURE


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 07-11-2026



Z2025-047: SUP for 2071 Summer Lee Drive

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.

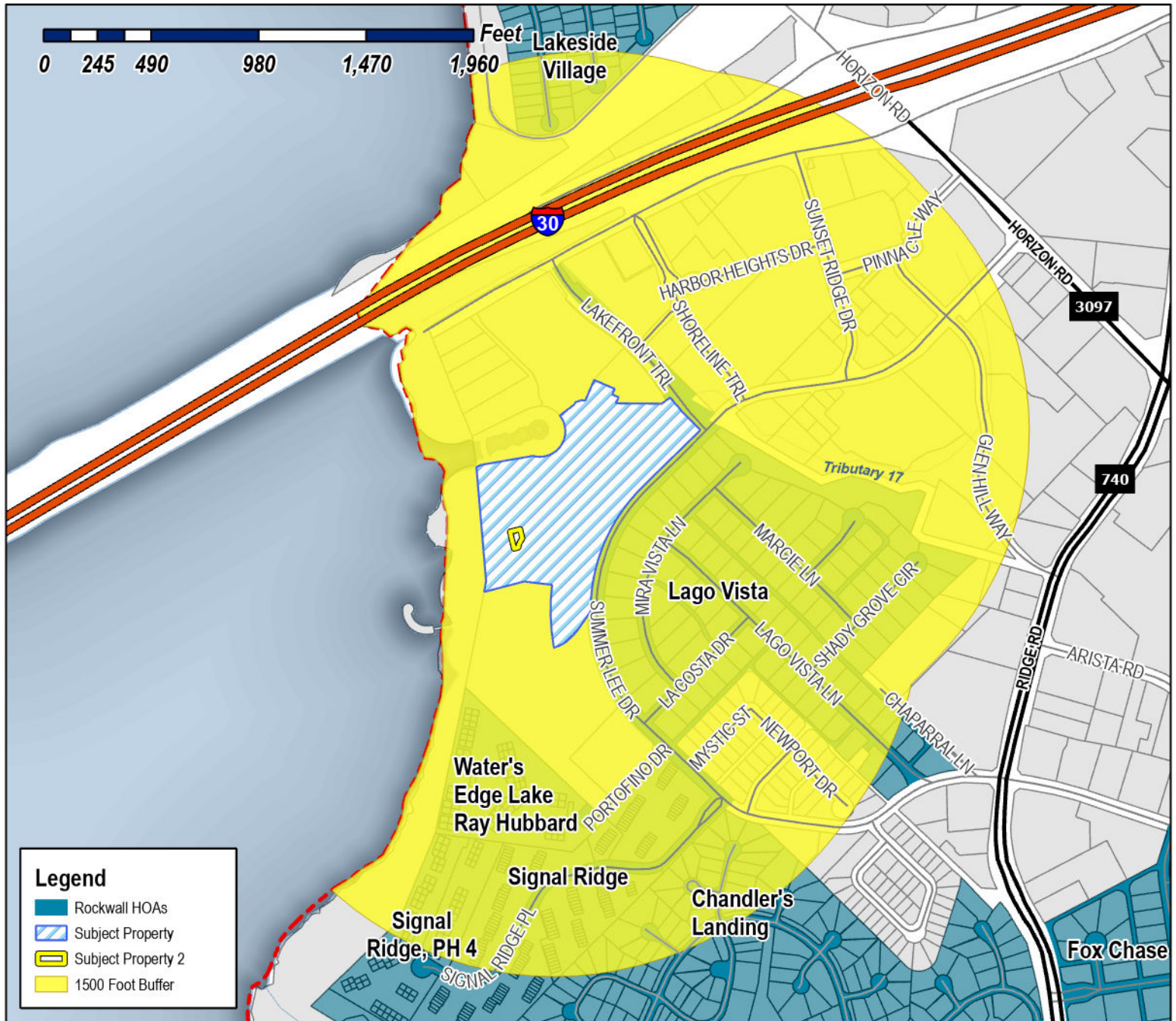




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Case Number: Z2025-047
Case Name: SUP for 2071 Summer Lee Drive
Case Type: Zoning
Zoning: Planned Development District 7 (PD-7)
Case Address: 2071 Summer Lee Drive

Date Saved: 7/18/2025
For Questions on this Case Call (972) 771-7745

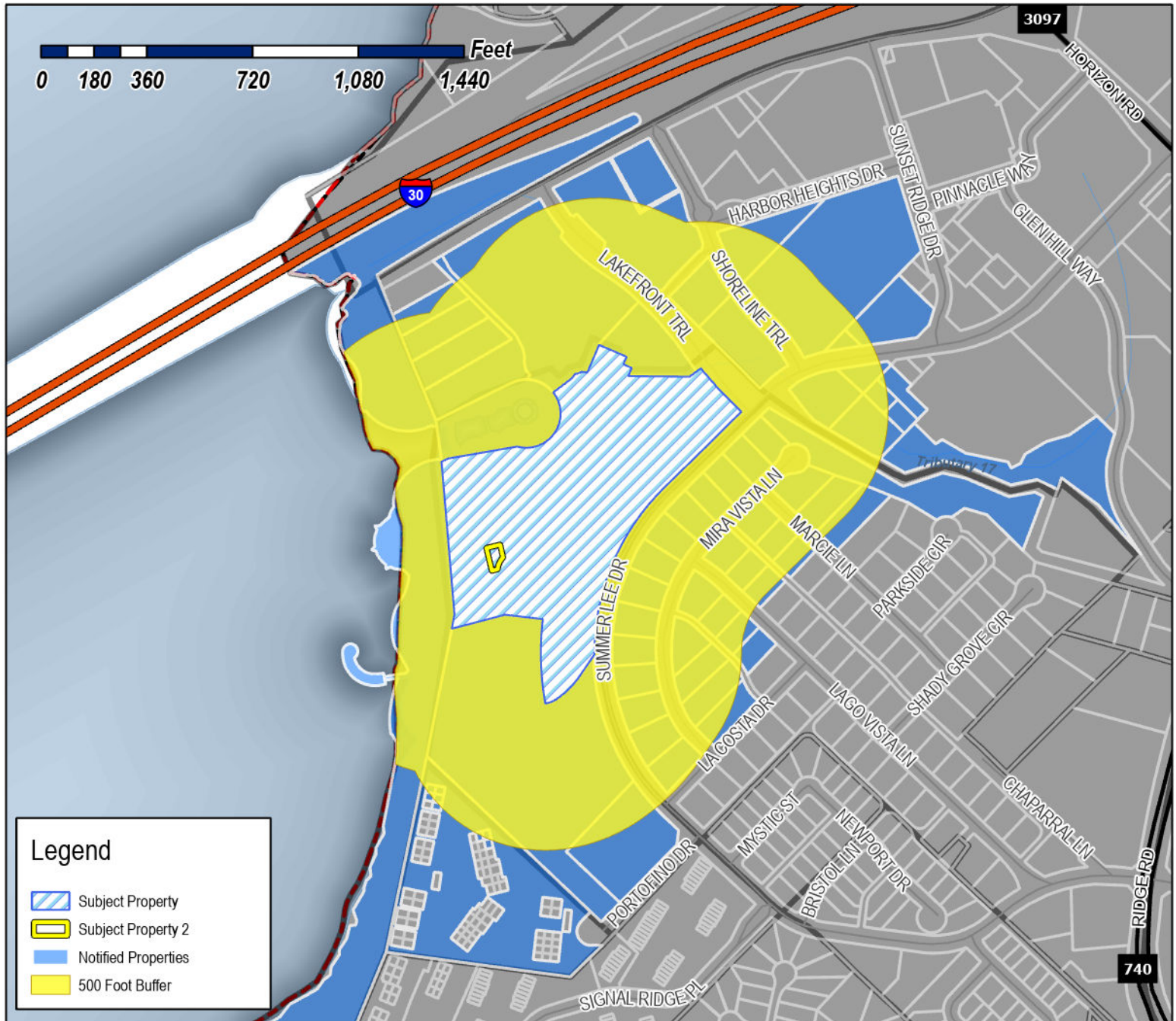




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RESIDENT
1995 SUMMER LEE DR
ROCKWALL, TX 75087

HARVILLE BRET
2003 PORTOFINO DR
ROCKWALL, TX 75032

RESIDENT
201 E I30
ROCKWALL, TX 75087

RESIDENT
203 E I30
ROCKWALL, TX 75087

ARKOMA REALTY LTD
A TEXAS LTD PARTNERSHIP
203 E INTERSTATE 30
ROCKWALL, TX 75087

RESIDENT
205 I30
ROCKWALL, TX 75087

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

RESIDENT
2055 SUMMER LEE DR
ROCKWALL, TX 75087

RESIDENT
2057 SUMMER LE DR
ROCKWALL, TX 75087

BUSTILLO RAFAEL
2197 PORTOFINO DRIVE
ROCKWALL, TX 75032

TOMBLIN REGINALD WAYNE AND
MARIA EMILY MATHEWS
2201 PORTOFINO DR
ROCKWALL, TX 75032

MOORE PATRICIA
2203 PORTOFINO DRIVE
ROCKWALL, TX 75032

KURT PFLIEGER REVOCABLE TRUST
KURT LORING PFLIEGER - TRUSTEE
2208 PORTOFINO DR
ROCKWALL, TX 75032

EWING WENDY L
2212 PORTOFINO DR
ROCKWALL, TX 75032

KUBIT THOMAS MICHAEL & KIMBERLY D
2214 PORTOFINO DR
ROCKWALL, TX 75032

SARMIENTO FAMILY TRUST
REYNALDO DOMINGO SARMIENTO - TRUSTEE
2218 PORTOFINO DR
ROCKWALL, TX 75032

RESIDENT
2220 PORTOFINO DR
ROCKWALL, TX 75087

ROCKWALL LOT 3 OWNER LLC
255 Alhambra Cir Ste 760
Coral Gables, FL 33134

2055 SUMMER LEE ROCKWALL OWNER LLC
255 Alhambra Cir Ste 760
Coral Gables, FL 33134

RESIDENT
2600 LAKEFRONT TRAIL
ROCKWALL, TX 75087

RESIDENT
2601 LAKEFRONT TR
ROCKWALL, TX 75087

HARBOR LAKE POINTE INVESTORS LLC
2701 Sunset Ridge Dr Ste 607
Rockwall, TX 75032

101 HUBBARD DR LLC
2701 Sunset Ridge Dr Ste 610
Rockwall, TX 75032

THOMPSON GARY
2730 MIRA VISTA LN
ROCKWALL, TX 75032

MCKINNEY MARVIN
2738 MIRA VISTA LANE
ROCKWALL, TX 75032

KAPRANTZAS VICTORIA J AND
ROSALIE A CRACCHIOLO
2748 MIRA VISTA LANE
ROCKWALL, TX 75032

COOLIDGE JONATHAN S & CATHEY M
2756 MIRA VISTA LN
ROCKWALL, TX 75032

DOUGLAS JOETTA & ROY
2766 MIRA VISTA LN
ROCKWALL, TX 75032

BAILEY RICHARD A AND GENA B
2774 MIRA VISTA LN
ROCKWALL, TX 75032

TURNER KATHY BAIRD
2782 MIRA VISTA
ROCKWALL, TX 75032

SIDEREAS BRENDON L ET UX
2790 MIRA VISTA LN
ROCKWALL, TX 75032

RESIDENT
2800 LAKEFRONT TRL
ROCKWALL, TX 75087

KIDD DAVID A AND MARY S SOTELO-KIDD
2800 MIRA VISTA LANE
ROCKWALL, TX 75032

YU JOHNNY & HAE SUK
2804 MARCIE LN
ROCKWALL, TX 75032

MILLER DARYL & CAMILLE STEARNS
2805 LAGO VISTA LN
ROCKWALL, TX 75032

VANHOF ENTERPRISES LLC
2805 MARCIE LANE
ROCKWALL, TX 75032

PRESTENBERG W JAY & PATSY R
2806 LAGO VISTA LN
ROCKWALL, TX 75032

POLGAR ROBERT PETER & MARLA
2807 MIRA VISTA LN
ROCKWALL, TX 75032

RESIDENT
2808 MIRA VISTA LN
ROCKWALL, TX 75087

BUTLER ROVON AND ROSALYN
2813 LAGO VISTA LN
ROCKWALL, TX 75032

CASSADY CHARLES P
2814 MARCIE LN
ROCKWALL, TX 75032

BENNETT CLIFF AND STELLA
2815 MARCIE LN
ROCKWALL, TX 75032

BRADFORD PATRICIA L
2816 LAGO VISTA LN
ROCKWALL, TX 75032

JOHNSTON MARK D AND LISA P
2818 MIRA VISTA LN
ROCKWALL, TX 75032

HEDGPETH JAMES L & JANIE M
2821 LAGO VISTA LN
ROCKWALL, TX 75032

FRY ROBIN KAY
2822 MARCIE LN
ROCKWALL, TX 75032

HOOD ANTOINE M & ROGUE N
2823 MIRA VISTA LN
ROCKWALL, TX 75032

NGUYEN LE MINHCHAU AND
BRYAN NGUYEN LE AND JESSICA NGUYEN LE
2824 LAGO VISTA LN
ROCKWALL, TX 75032

RESIDENT
2825 MARCIE LN
ROCKWALL, TX 75087

MCBANE JANET T AND
TRESA LEE MCBANE
2828 MIRA VISTA LN
ROCKWALL, TX 75032

TOLBERT MELISSA RENAE
2834 LAGO VISTA LANE
ROCKWALL, TX 75032

ROCHA GUADALUPE
2835 Mira Vista Ln
Rockwall, TX 75032

WOMBLE JOHN & GINGER
2836 MIRA VISTA LN
ROCKWALL, TX 75032

TAGGART MICHAEL AND KELLY
2843 MIRA VISTA LN
ROCKWALL, TX 75032

SOLERO DANIEL J AND ANDREA
2844 MIRA VISTA LN
ROCKWALL, TX 75032

RESIDENT
2850 SHORELINE TRL
ROCKWALL, TX 75087

LAKE FRONT TRAIL LP
2850 Shoreline Trl Ste 200
Rockwall, TX 75032

TOP NOTCH LEASING LLC
2900 S Peachtree Rd
Balch Springs, TX 75180

LAKEFRONT TRAIL ROCKWALL HOTEL LP
3021 RIDGE ROAD A-120
ROCKWALL, TX 75032

RESIDENT
303 E I30
ROCKWALL, TX 75087

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

BPD REALTY GROUP LLC
4515 DORSET RD
DALLAS, TX 75229

SARMIENTO FAMILY TRUST
507 AZALEA LN
MT PLEASANT, TX 75455

CRABB JESSICA M ESTATE OF
C/O BANK OF AMERICA TRUST
575 MARYVILLE CENTRE DR SUITE 511
ST LOUIS, MO 63141

PA HARBOR RETAIL LLC
8222 Douglas Ave Ste 390
Dallas, TX 75225

ABLON AT HARBOR VILLAGE OWNER LLC
8222 DOUGLAS AVE STE 390
DALLAS, TX 75225

CLEMENTS BOB L
PO BOX 1850
MCKINNEY, TX 75070

CULPEPPER /SPATEX JV
%GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

ROCKWALL RENTAL PROPERTIES LP
PO BOX 818
TERRELL, TX 75160

OCCUPANT LOAD CALCULATIONS

AREA	FOOTAGE	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
VEST.	200 S.F.	—	0
FRONT DESK	146 S.F.	150	1
ARCADE MACHINE AREA	1160 S.F.	11	106
RESTROOMS	130 S.F.	—	0
STORAGE	185	200	1
			108

INDEX OF DRAWINGS

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M1.0	MECHANICAL PLAN AND NOTES
M2.0	MECHANICAL NOTES & DETAIL
E1.0	ELECTRICAL PLAN - LIGHTING
E2.0	ELECTRICAL PLAN - POWER
E3.0	ELECTRICAL PANELS
P1.0	PLUMBING PLAN - SAN SEWER
P2.0	PLUMBING PLAN - WATER

BUILDING CODE INFORMATION

CONSTRUCTION TYPE: 2A
OCCUPANCY TYPE: A-3
CODE USED:
2021 INTERNATIONAL PLUMBING CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL FIRE CODE
2020 NATIONAL ELECTRICAL CODE
2021 EDC
2021 INTERNATIONAL EXISTING BUILDING CODE
THIS LEASE SPACE IS 100% SPRINKLED.

SCOPE OF WORK

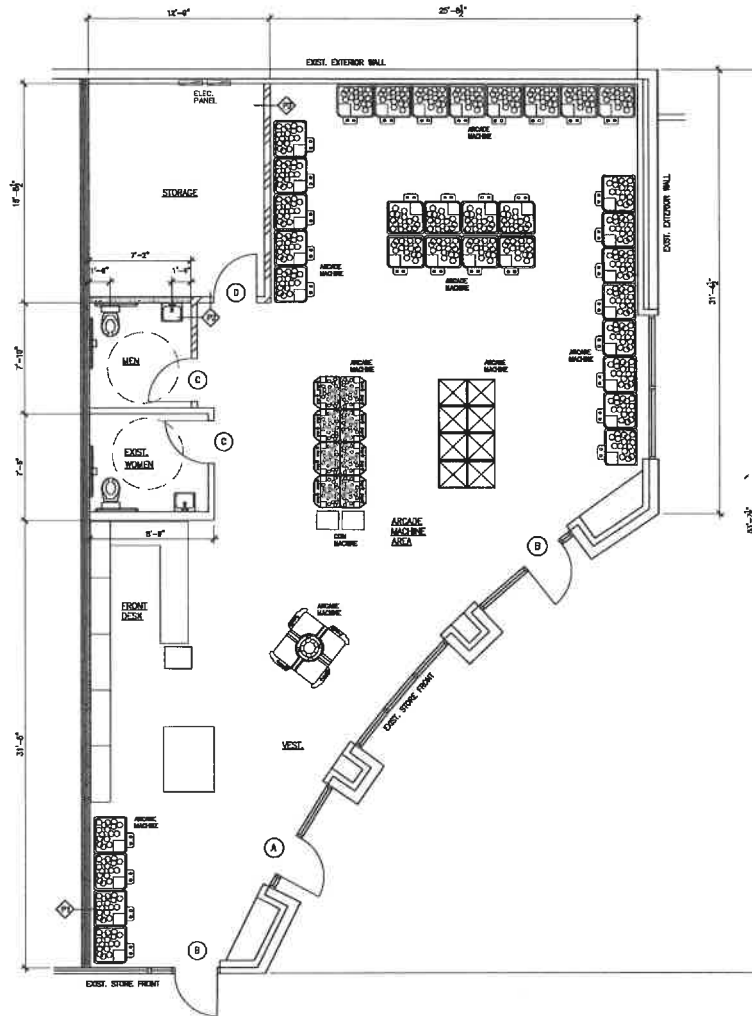
TO REMODEL EXISTING VACANT LEASE SPACE 2,006 S.F. TO BE A NEW ARCADE GAME CENTER.
NO FOOD OR BEVERAGES ARE PROVIDED TO THE CUSTOMERS.

GENERAL NOTES:

- ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS AND DRAWINGS. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL ORDINANCES AND REGULATIONS.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY FOR ALL TRADES FOR PROPER EXECUTION OF WORK UNDER THIS CONTRACT. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR THIS PROJECT.
- THE CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THE JOB SITE CONDITIONS. OMISSION OF SPECIFIC DETAILS, DATA OR DIMENSIONS SHALL NOT RELIEVE CONTRACTOR OF ANY RESPONSIBILITIES FOR A COMPLETE WORKING PROJECT AND SYSTEMS. THE CONTRACTOR SHALL THOROUGHLY ACQUAINT HIMSELF WITH THE CONSTRUCTION REQUIREMENTS AND DETAILS BEFORE SUBMITTING HIS BID, AS NO ALLOWANCES WILL BE ALLOWED BECAUSE OF THE CONTRACTOR'S UNFAMILIARITY WITH THE JOB SITE CONDITIONS AND PROJECT REQUIREMENTS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE JOB SITE. CONTRACTOR SHALL REPORT ANY DISCREPANCIES AND/OR UNUSUAL CONDITIONS NOT SHOWN OR ANTICIPATED TO THE OWNER'S REPRESENTATIVE PRIOR TO FINALIZING BIDS AND COMMENCEMENT OF ANY CONSTRUCTION.
- ALL WORK UNDER THIS CONTRACT SHALL BE PERFORMED BY COMPETENT WORKMEN AND EXECUTED IN A NEAT WORKMAN LIKE MANNER. THE TENANT SHALL REQUIRE EXTENDED WARRANTIES ON SOME EQUIPMENT.
- ALL PENETRATIONS MADE IN EXTERIOR WALLS OF BUILDINGS FOR CONDUIT, PIPING, WINDOWS AND DOORS SHALL BE SEALED WITH POLYSULFIDE.
- NO PENETRATION SHALL OCCUR WITHIN 12" OF ANY OTHER ROOF PENETRATIONS, EXPANSION JOINT OR EDGE DETAIL.
- ALL MATERIALS FOR PARTITIONS, WALLS, CEILINGS AND FINISHES SHALL BE APPROVED NON-COMBUSTIBLE MATERIALS.
- THE CONTRACTOR SHALL NOT PAINT ANY PLASTER, BRUSH HAMMERED CONCRETE, PRE-FINISHED TIM OR FLASHING.
- THE CONTRACTOR SHALL SAW, CUT AND EXCAVATE ANY CONCRETE REQUIRED FOR ELECTRICAL, PLUMBING OR PIPING INSTALLATION REQUIRED BY VENDORS OR SHOWN ON DRAWING BACK FILL WITH SAND COMPACTED TO 95 PROCTOR NEW REINFORCING INSTALL AND REPAIR WITH 5 SACKS 3000 PSI CONCRETE TO SAME SLAB DEPTH.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT ALL REFRIGERATION VENDORS SUCH AS, FREEZERS, COOLERS AND REFRIGERATION CASES AND OBTAIN COPIES OF SHOP DRAWINGS FOR EQUIPMENT PRIOR TO STARTING ANY ROUGH INSTALLATION OF UTILITIES REQUIRED.
- THE CONTRACTOR SHALL INSTALL FIRE EXTINGUISHING SYSTEMS THAT WILL BE REQUIRED BY CODE AND INSURANCE IN HOOD, KITCHEN AND OTHER AREAS, INCLUDING PORTABLE SYSTEMS THAT WILL BE REQUIRED BY FIRE CODE.
- SHelves AND COUNTER PER GENERAL CONTRACTOR.
- ALL CONTROL SWITCHES, THERMOSTATS, ETC. SHALL BE MOUNTED WITH THE HEIGHT NOT TO EXCEED 48" MAX HEIGHT FOR FORWARD APPROACH & 54" MAX FOR SIDE APPROACH.
- PROVIDE LANDING AT EACH EXTERIOR EXIT DOOR. THE MAXIMUM IS 1/2" DROP FROM DOORWAY THRESHOLD TO LANDING.
- TYPE 2B STRUCTURE, NO EXISTING OR PROPOSED WOOD STRUCTURE IN THIS LEASE SPACE OF THIS BUILDING. ALL WOOD BLOCKING USED BY INSULATORS TO BE FIRE TREATED.
- FIRE SPRINKLER SYSTEM BY SEPARATE PLAN AND CONTRACT. FIRE SPRINKLER COMPANY WILL SUBMIT SEPARATE PLANS FOR FIRE SERVICE.

WALL LEGEND:

	EXIST. WALL
	EXIST. GLASS STORE FRONT IN ALUMINUM FRAME
	EXIST. ONE HOUR FIRE RATED PARTITION
	NEW PARTITION
	NEW PARTITION



01 FLOOR PLAN
SCALE: 1/4"=1'-0"



ARCHITECT
JOYFUL CLAW
4845 WILLOWBEND BLVD.
Houston, Texas 77033
Tel: 281.444.8888
Fax: 281.444.8889
WWW.JOYFULCLAW.COM



Joyful Claw
8071 Summer Lee Dr., Suite 2103
Rockwell, Texas 76082

PROJECT INFORMATION

PROJECT NO.: 2025

DATE:

REVISIONS:

DRAWN BY:

PRINTED ON:

OWNER'S LIST OF DOCUMENTS

Revised:

FLOOR PLAN

A1.0

PROJECT
LOCATION



01 SITE PLAN
ATC



SE ARCHITECT
4615 WILLOWDALE BLVD.
HOUSTON, TEXAS 77057
Phone 281.277.7897
FAX 281.277.7897
E-MAIL ECHENTHALL@AOL.COM



Joyful Claw
2071 Summer Lee Dr., Suite R103
Rockwell, Texas 75086

PROJECT INFORMATION:

PROJECT NO. 2587
DATE
ISSUE
REVISIONS:

DRAWN BY
PRINTED ON:

OWNERS SET OF DOCUMENTS
This set of documents is the property of the architect and is not to be used for any other project without the written consent of the architect. The architect assumes no responsibility for the accuracy or completeness of the information provided by the owner or for the results of the design or construction of the project.

Sheet:
**SITE
PLAN**

A1.1