



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
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STAFF USE ONLY

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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
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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

254/272 RANCH TRAIL ROCKWALL TX

SUBDIVISION

PATRIOT PAWS ADDITION

LOT

1

BLOCK

A

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

3.44

LOTS [CURRENT]

LOTS [PROPOSED]

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☒ OWNER

PATRIOT PAWS SERVICE DOGS

☐ APPLICANT

CONTACT PERSON

LORIE STEVENS

CONTACT PERSON

BILL WELLS

ADDRESS

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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 Clara Lorane Lori Stevens [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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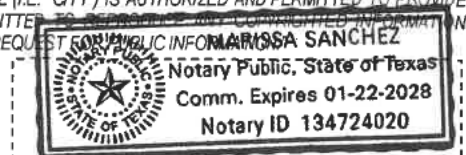
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OWNER'S SIGNATURE

Lori Stevens

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

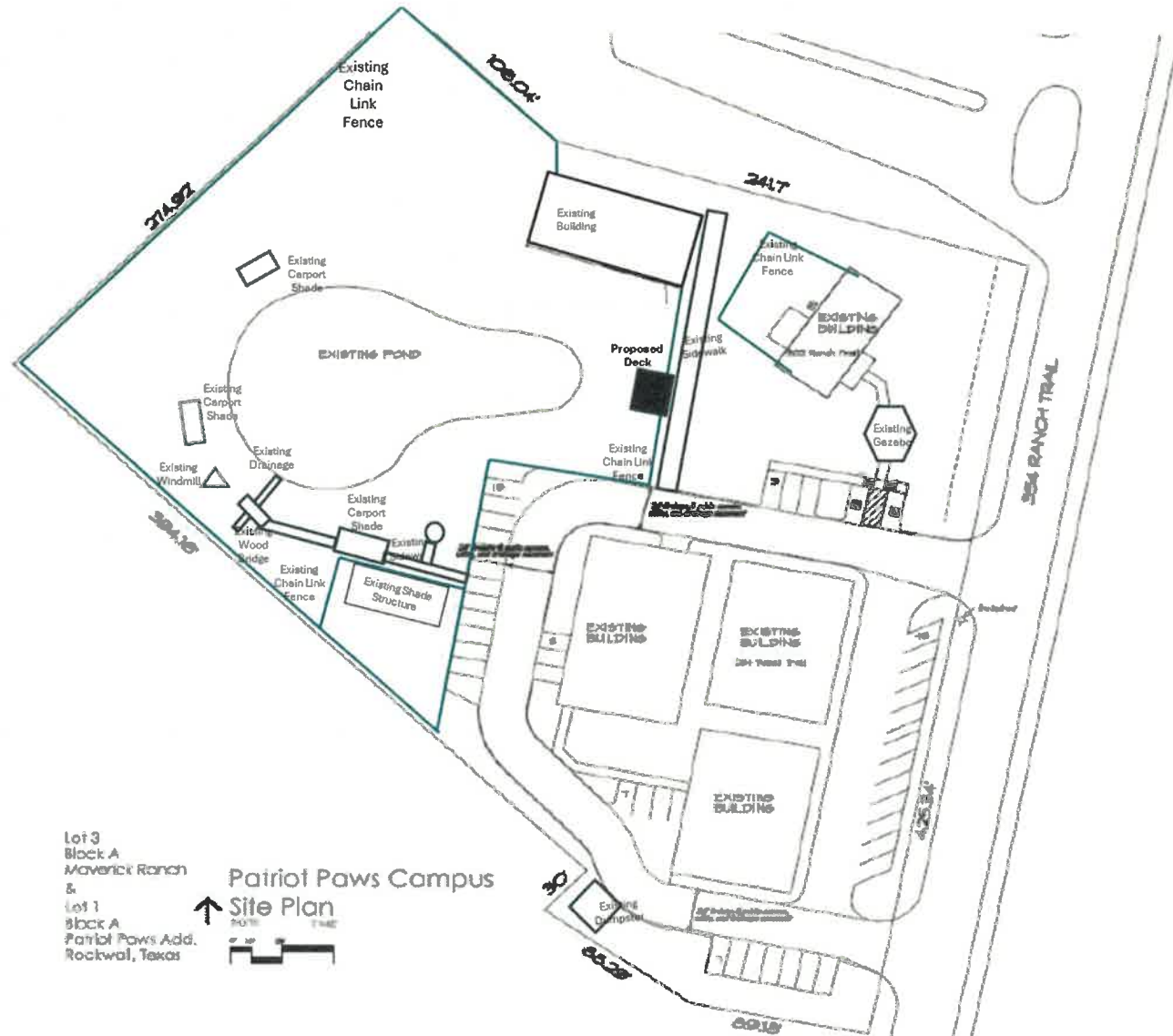
Manissa Sanchez



MY COMMISSION EXPIRES

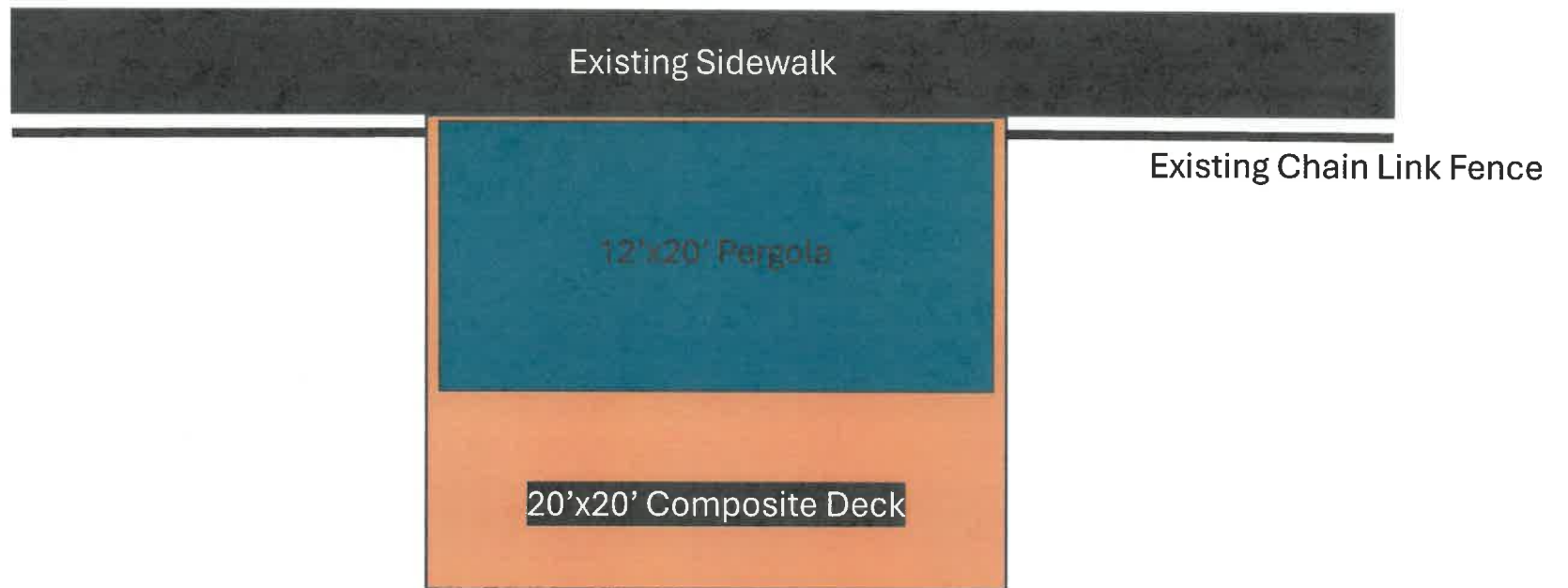
01/22/28

7.11.2025





Proposed 20X20 Deck
12x20 Pergola





20'x 20' deck with a treated frame and composite deck boards. Using 6x6 treated posts and black wrought iron railing on three sides.

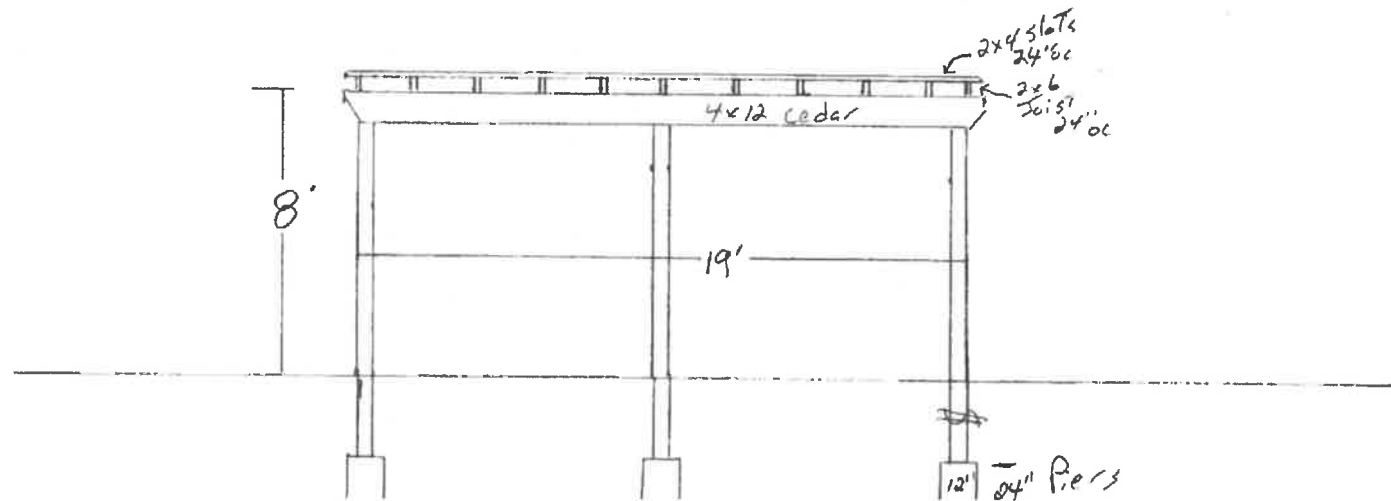
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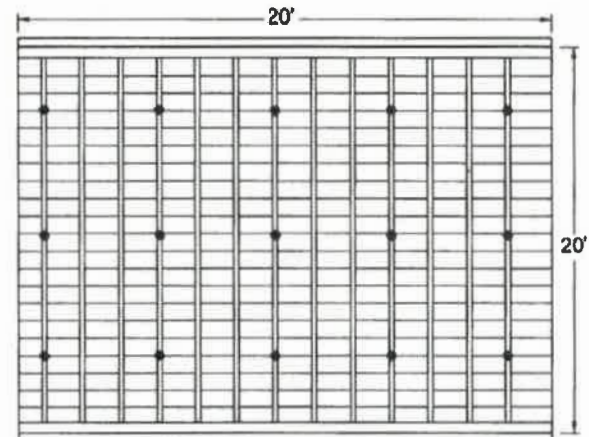
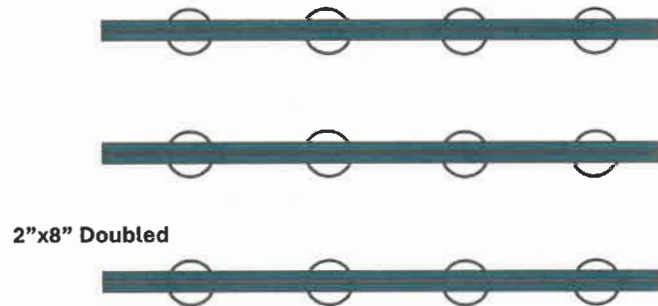


PaTriot Paws Campos

254 Ranch Trail

Front View
1/4" scale

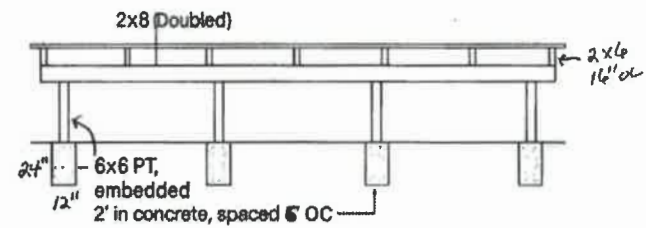




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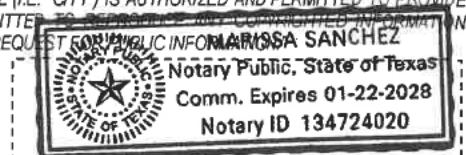
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01/22/28



Case Location Map = 



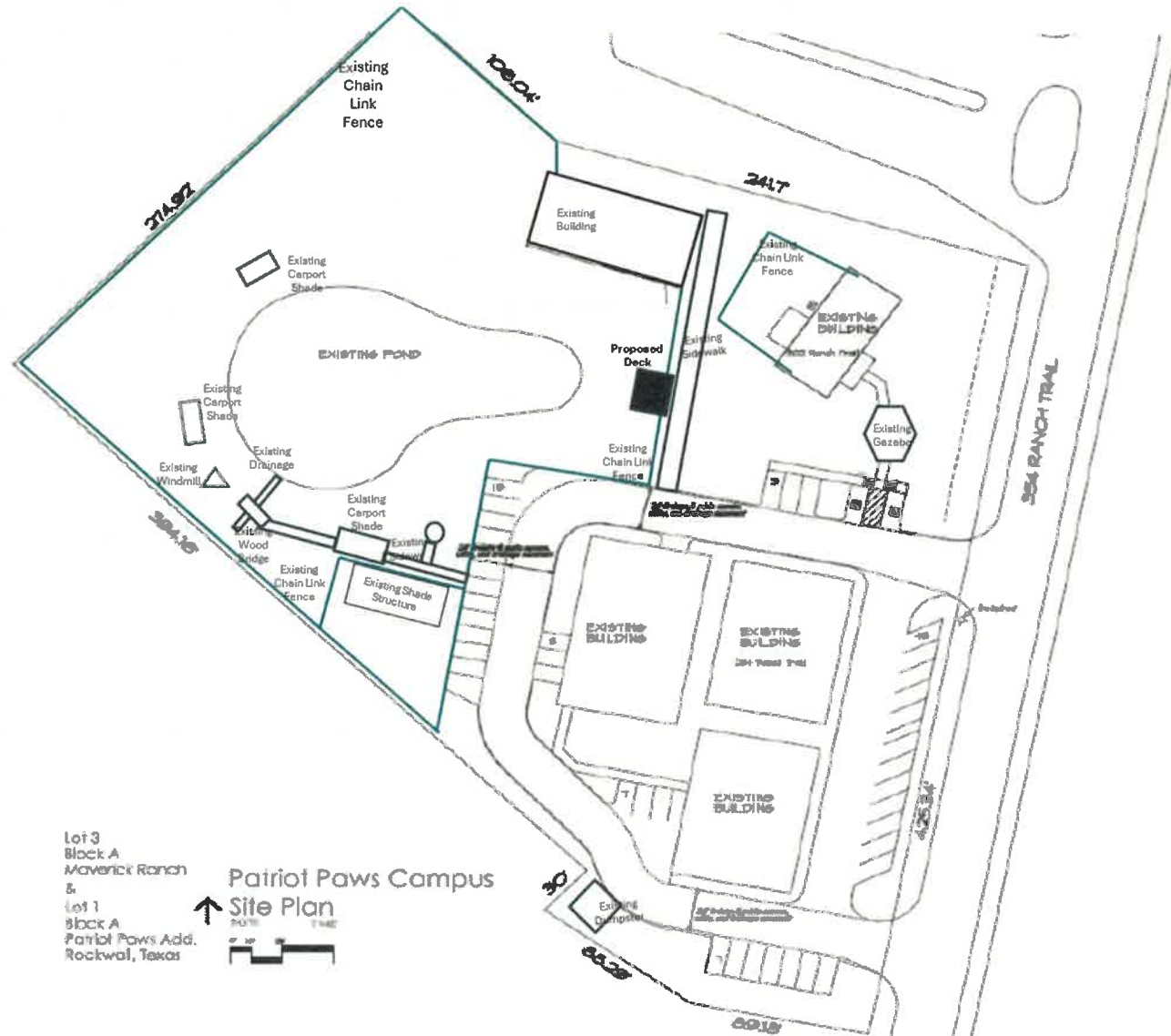
City of Rockwall

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.

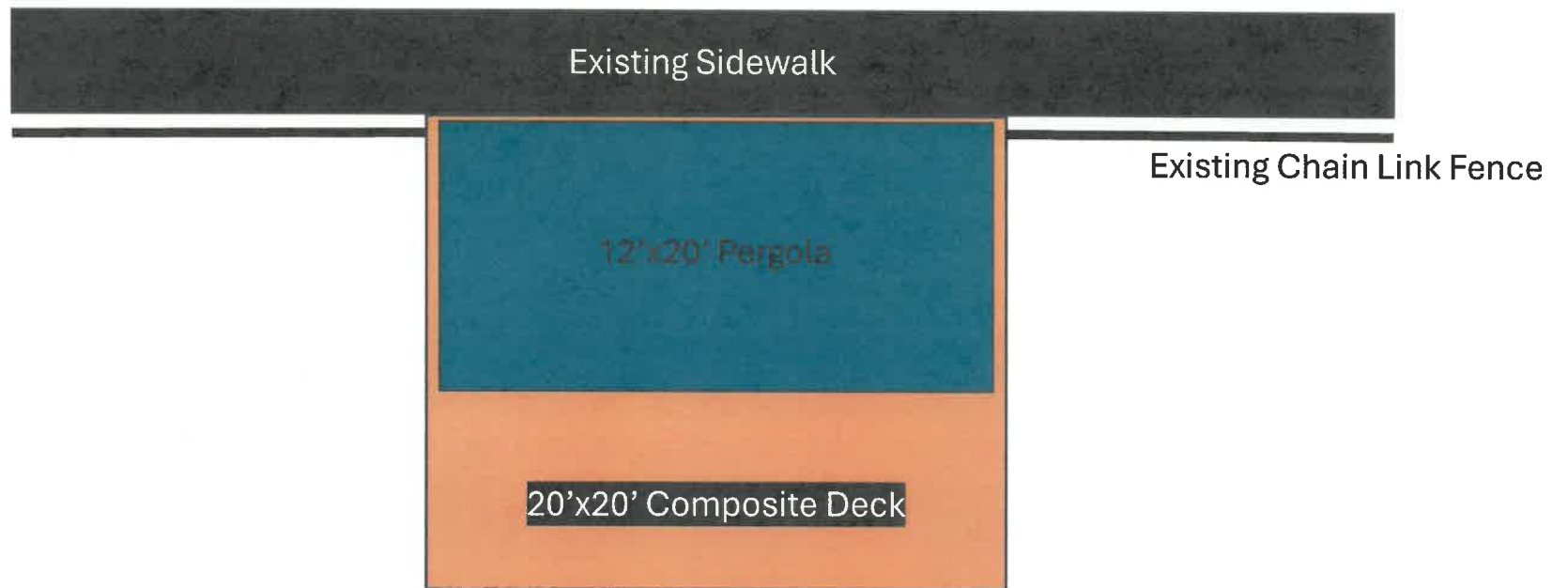


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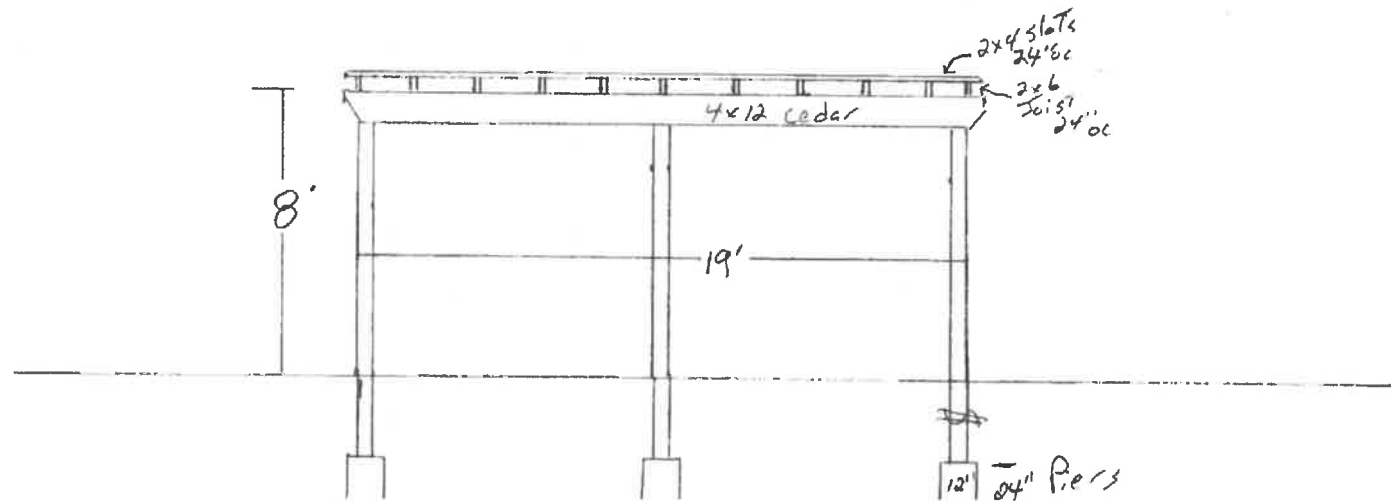
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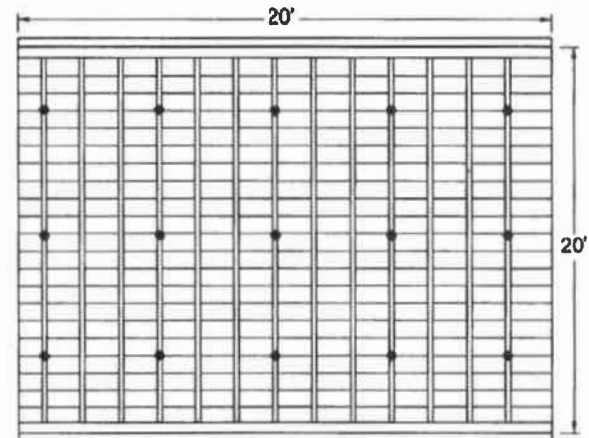
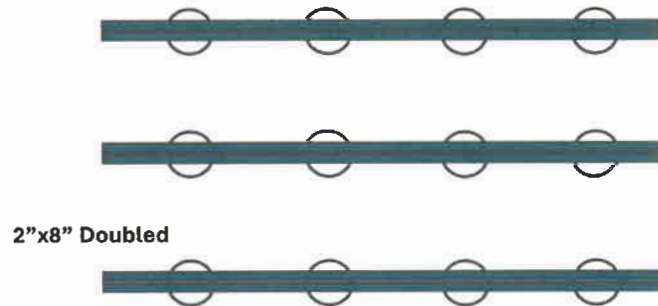


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254 Ranch Trail

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1/4" scale

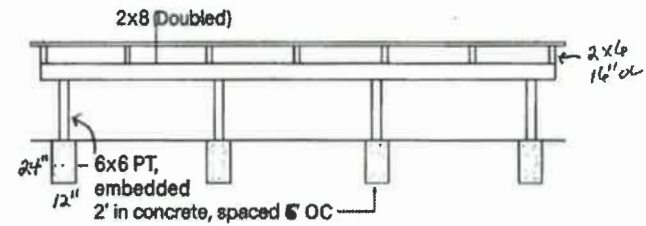




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PROJECT COMMENTS



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

DATE: 7/25/2025

PROJECT NUMBER: SP2025-030
PROJECT NAME: Amended Site Plan for 254 & 272 Ranch Trail
SITE ADDRESS/LOCATIONS: 254 Ranch Trail

CASE CAPTION: Discuss and consider a request by Bill Wells on behalf of Lorie Stevens of Patriot Paws Service Dogs for the approval of an Amended Site Plan for an existing Social Service Provider (i.e. Patriot Paws Service Dogs) on a 3.466-acre parcel of land identified as Lot 1, Block A, Patriot Paws Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 254 & 302 Ranch Trail, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	07/25/2025	Needs Review

07/25/2025: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This is a request for the approval of an Amended Site Plan for an existing Social Service Provider (i.e. Patriot Paws Service Dogs) on a 3.466-acre parcel of land identified as Lot 1, Block A, Patriot Paws Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 254 & 302 Ranch Trail.
- I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.
- M.3 For reference, include the case number (SP2025-030) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)
- M.4 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, ____.

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

M.5 Site Plan.

- (1) Please provide the property owner information and the developer information (name, address, and phone number). (Subsection 03.04. B, of Article 11, UDC)
- (2) Please provide a vicinity map that indicates the subject property in reference to the adjacent properties. (Subsection 03.04. B, of Article 11, UDC)
- (3) Please provide the total lot area in square feet and acreage. (Subsection 03.04. B, of Article 11, UDC)
- (4) Please provide the square footage of the existing building/structures. (Subsection 03.04. B, of Article 11, UDC)
- (5) Please indicate the distance between the building. This is to ensure proper separation between the existing buildings/structures and the proposed structure. (Subsection

03.04. B, of Article 11, UDC)

M.6 Landscape Plan.

(1) No landscaping is being proposed, so no landscape plan is required. (Subsection 03.04. B, of Article 11, UDC)

M.7 Treescape Plan

(1) No trees are being removed, so no treescape plan is required. (Subsection 03.04. B, of Article 11, UDC)

M.8 Photometric Plan

(1) Please clarify if there will be any new lighting. If so, a photometric plan that meets the requirements of the Unified Development Code (UDC) will be required. (Subsection 03.04. B, of Article 11, UDC)

M.9 Building Elevations

(1) Please indicate the height of the proposed deck and pergola. (Subsection 03.04. B, of Article 11, UDC)

(2) According to Section 07, District Development Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), non-residential properties shall not have accessory buildings/structures and all buildings/structures shall be constructed to meet the non-residential development standards. In this case, there are three (3) existing detached canopies that have been on the subject property since September 2015. These structures have been shifted around the property over time as walking paths and sidewalks have been established on the subject property. In this case, the applicant is requesting to allow a 20-foot by 20-foot wood deck that incorporates a 12-foot by 20-foot pergola, with a wrought iron railing. The proposed deck and pergola will be located internal to the site, with limited visibility from Ranch Trail. The applicant has indicated that given their use as a Social Service Provider, the proposed deck and pergola will be used for the people they serve.

I.10 Please note that failure to address all comments provided by staff by 3:00 PM on August 5, 2025 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.11 Please note the scheduled meetings for this case:

- (1) Planning & Zoning meeting/work session meeting will be held on July 29, 2025.
- (2) Planning & Zoning meeting/public hearing meeting will be held on August 12, 2025.

I.12 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	07/22/2025	Approved w/ Comments

07/22/2025: 1. Show/label detention easement and ensure proposed pergola does not encroach into easement. Must be above contour 540.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	07/25/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/23/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/22/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	07/25/2025	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/23/2025	Approved
No Comments			



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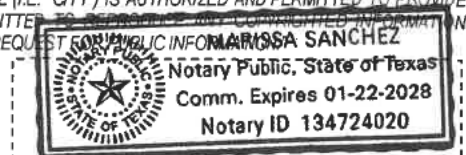
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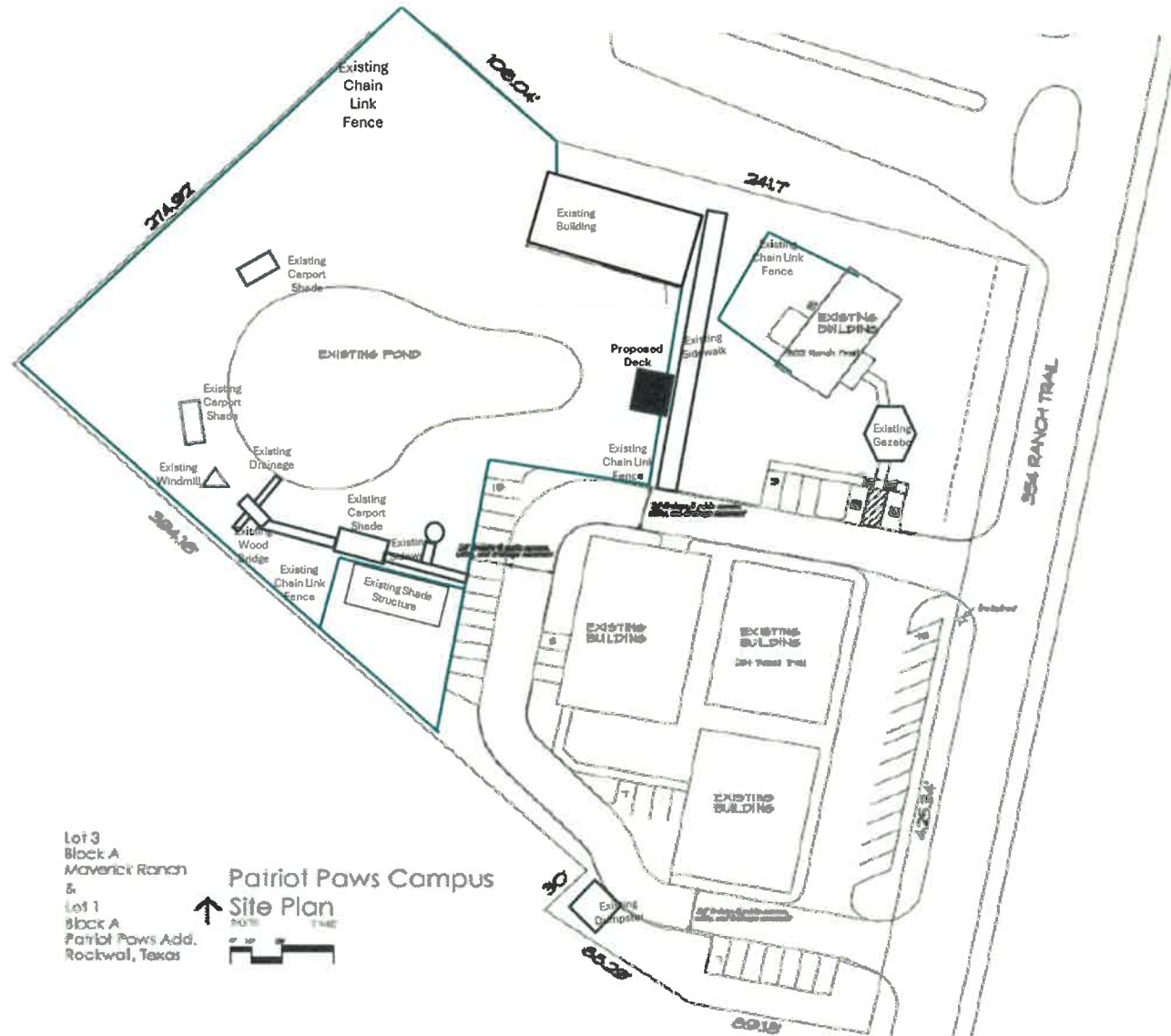
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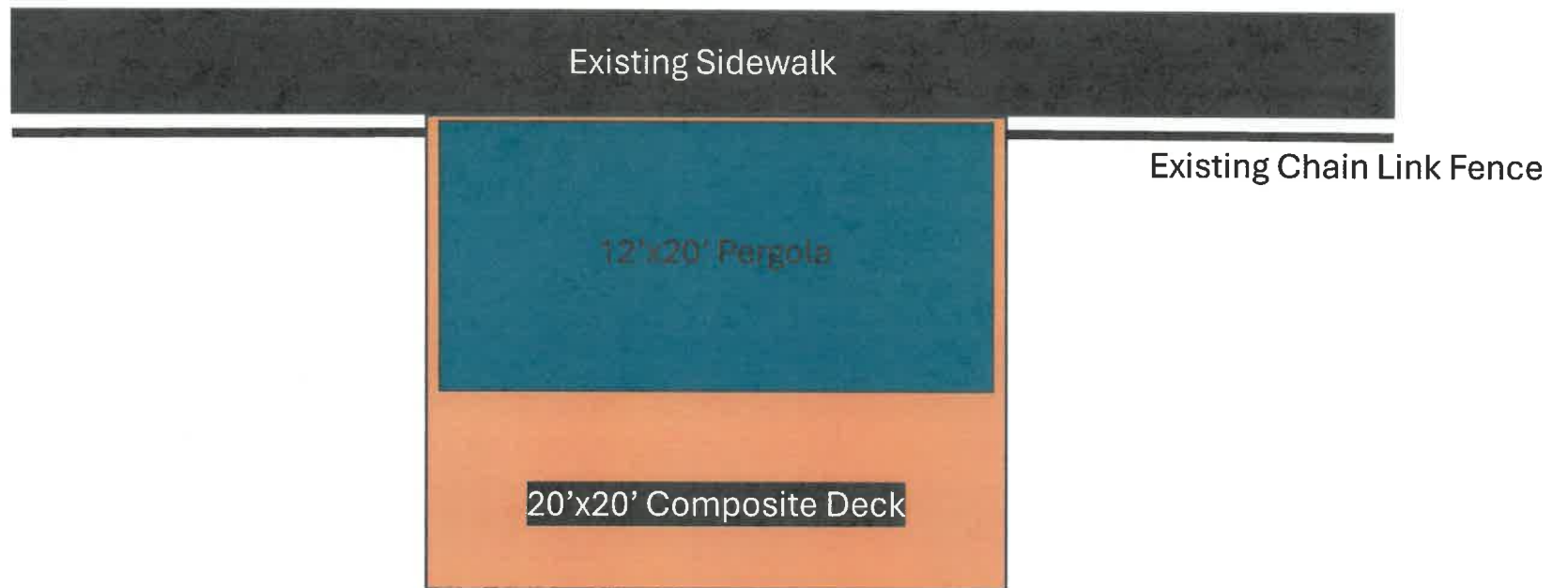


7.11.2025





Proposed 20X20 Deck
12x20 Pergola





20'x 20' deck with a treated frame and composite deck boards. Using 6x6 treated posts and black wrought iron railing on three sides.

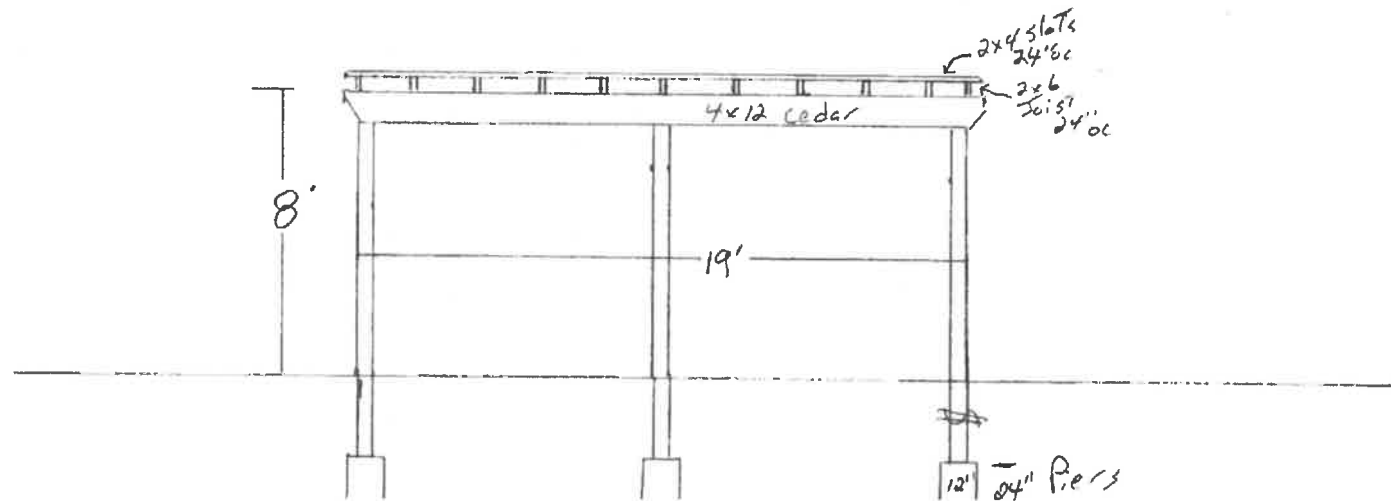
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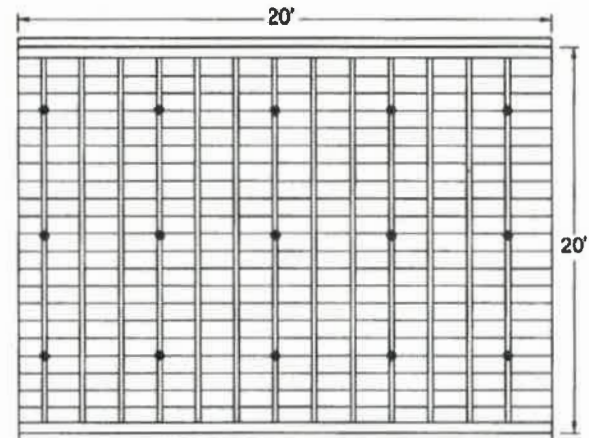
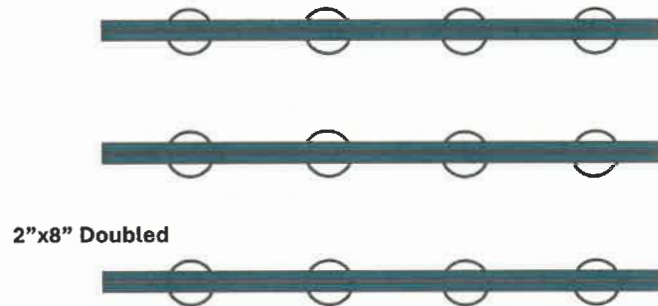


PaTriot Paws Campos

254 Ranch Trail

Front View
1/4" scale

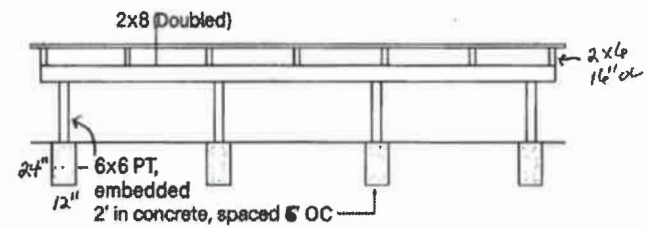




Deck Size: 20' x 20'
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 Beams: 2x8 (doubled)
 6x6 PT Post 6" OC

Beams: 2x8 (doubled)
 Posts: 6x6 PT, embedded
 2' in concrete, spaced

Guardrails: Required
 (over 30" off ground) –
 36" height with balusters
 <4' spacing





CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

FROM: Henry Lee, *Senior Planner*

DATE: August 12, 2025

SUBJECT: SP2025-030; *Amended Site Plan for 254 & 302 Ranch Trail*

The applicant, -- *Bill Wells on behalf of Lorie Stevens of Patriot Paws Service Dogs* --, is requesting the approval of an *Amended Site Plan* for a *Social Service Provider*. In March of 2010 the *Social Service Provider* (i.e. *Patriot Paws Service Dogs*) began operating out of the existing buildings on the subject property. On June 16, 2014, the City Council approved a site plan [Case No. SP2014-009] to allow the construction of an additional 4,000 SF building. During the construction of the new building the existing canopies on the property were moved along the southwest property line. In 2017 the canopies were moved around the existing detention pond. In addition, during the tenure on the subject property, the *Social Service Provider* has added constructed sidewalks, a gazebo, and most recently a shade canopy completed by the Chamber of Commerce Leadership Rockwall program. Given the number of permits and structures either constructed or moved on the subject property, staff determined that an amended site plan was warranted in order to capture all of the existing and proposed improvements on the subject property. Following staff's recommendation, the applicant submit a request for amended site plan to allow the construction of a deck and pergola.

Based on the exhibits provided by the applicant, the proposed deck will be 20-feet by 20-feet (i.e. 400 SF) and be constructed of composite deck board. In addition, the deck will incorporate a wrought iron railing. The proposed cedar pergola will be 20-feet by 12-feet (i.e. 240 SF) and eight (8) feet in height. The provided site plan indicates that the proposed improvements will be located adjacent to the detention pond and between the existing buildings. The proposed improvements will have limited visibility from Ranch Trail given that they will be ~175-feet from the front property line and the existing landscaping on site provides screening. According to Subsection 04.01, *General Commercial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), all commercial development shall conform to the *General Commercial District Standards*. In this case, the proposed deck and pergola are accessory in nature and do not meet the design standards outlined within the Unified Development Code (UDC). That being said, there are existing structures (i.e. *canopies*) that do not meet these standards, and given the nature of the existing use being a *Social Service Provider* (i.e. *Patriot Paws Service Dogs*) the proposed request warrants consideration by the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the August 12, 2025 Planning and Zoning Commission meeting.



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

254/272 RANCH TRAIL ROCKWALL TX

SUBDIVISION

PATRIOT PAWS ADDITION

LOT

1

BLOCK

A

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

3.44

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

PATRIOT PAWS SERVICE DOGS

☐ APPLICANT

CONTACT PERSON

LORIE STEVENS

CONTACT PERSON

BILL WELLS

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 Clara Lorane Lori Stevens [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 \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF July, 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 AND DISSEMINATE INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

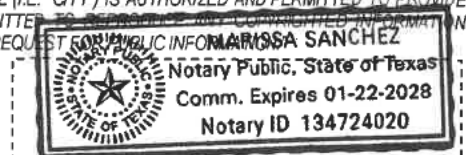
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17th DAY OF July, 2025.

OWNER'S SIGNATURE

Lori Stevens

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MariSSa Sanchez



MY COMMISSION EXPIRES

01/22/28



0 40 80 160 240 320 Feet

SP2025-030: Site Plan for 254 & 272 Ranch Trail

Case Location Map = 



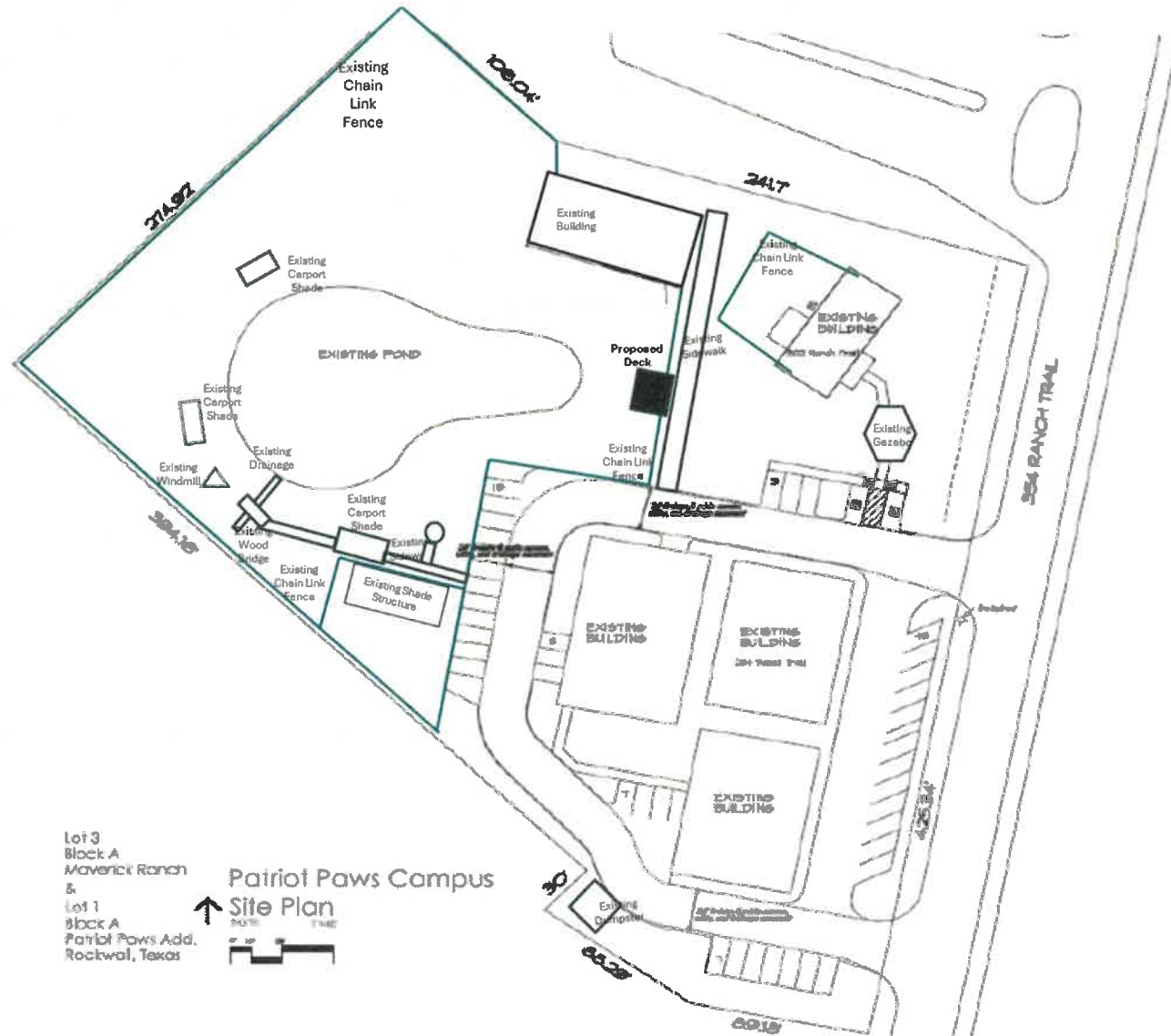
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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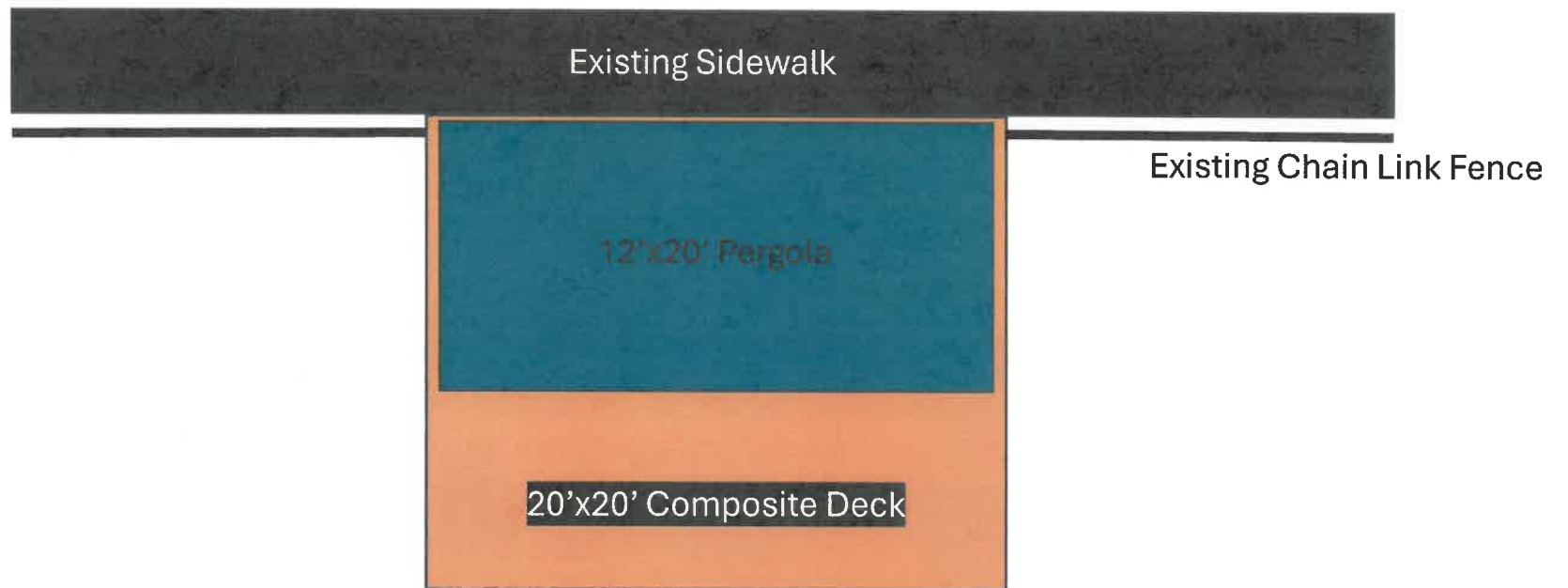


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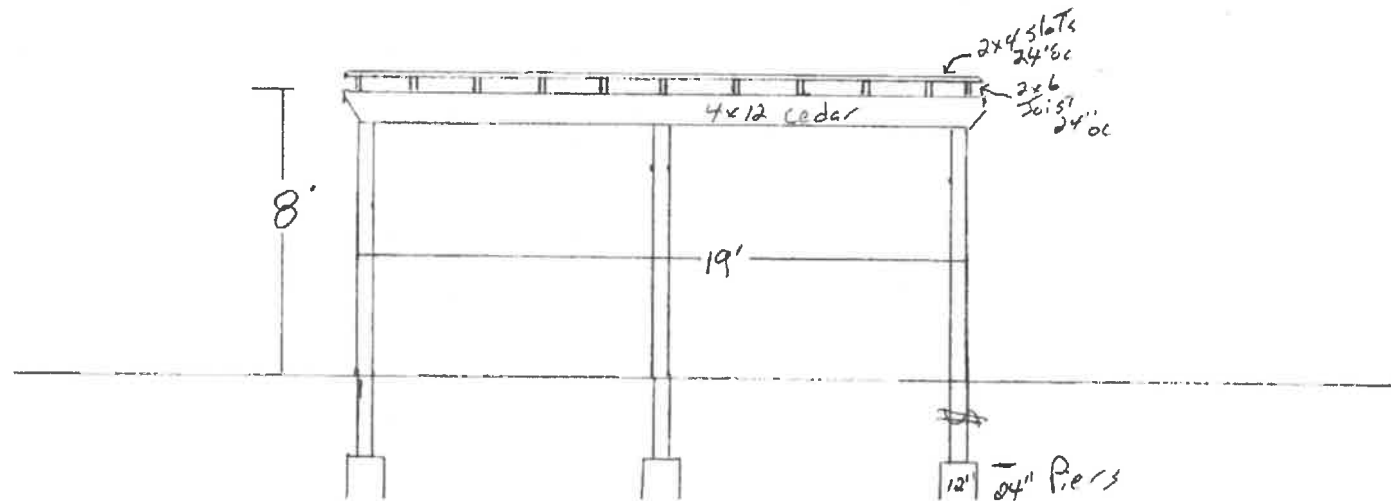
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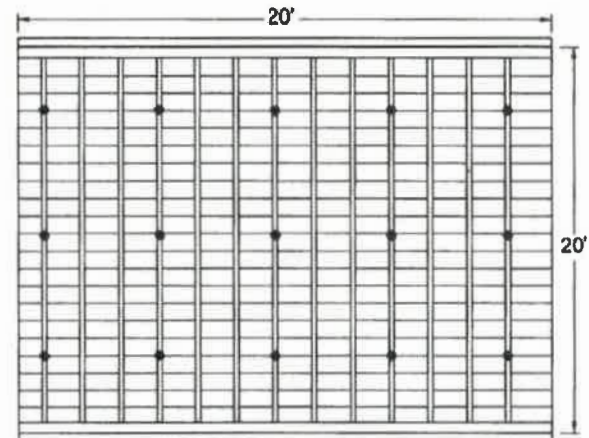
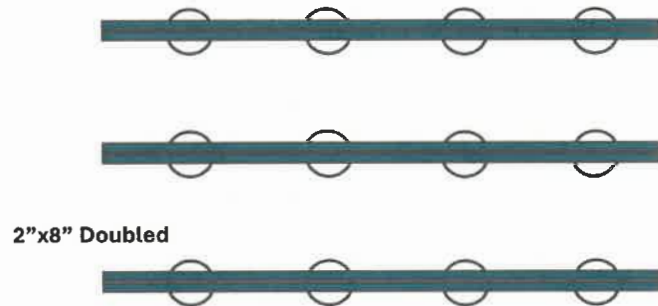


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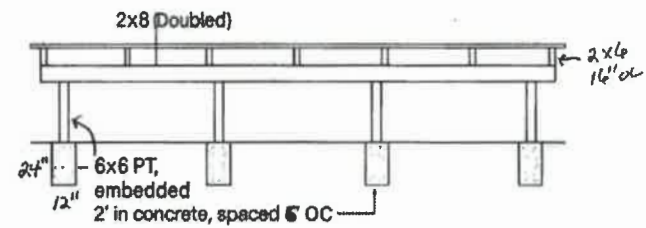




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DATE: October 2, 2025

TO: Bill Wells
254 Ranch Trail
Rockwall, TX 75032

CC: Lorie Stevens
Patriot Paws Service Dogs
254 Ranch Trail
Rockwall, TX 75032

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

SUBJECT: SP2025-030; *Amended Site Plan for 254 & 272 Ranch Trail*

Bill Wells,

This letter serves to notify you that the above referenced case (*i.e. Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on August 12, 2025. The following is a record of all recommendations, voting records:

Conditions of Approval:

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

(2) Any construction resulting from the approval of this *Site Plan* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On August 12, 2025, the Planning and Zoning Commission approved a motion to approve the site plan by a vote of 6-0, with Commissioner Conway absent.

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

Sincerely,

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