



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 218 E Rusk Rockwall TX 75087

SUBDIVISION _____ LOT _____ BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____

CURRENT USE _____

PROPOSED ZONING _____

PROPOSED USE _____

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

Shanon Zais

☐ APPLICANT

Tam Bader/Rockwell Ashton House

CONTACT PERSON

CONTACT PERSON

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 Shanon Zais [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

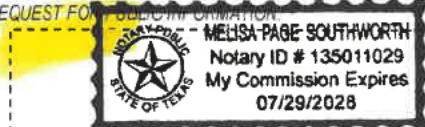
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OWNER'S SIGNATURE

Shanon Zais
Melisa Page Southworth

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES _____

New Paint Scheme for 218 E Rusk Street

We would like to make changes to the façade of 218 E Rusk Street as it currently appears dated and feels very 1970's. It is a newer building in a downtown that has buildings from the early 20th century. We would like to make updates that would give it a more classic and timeless feel and more in-keeping with the rest of the downtown buildings.

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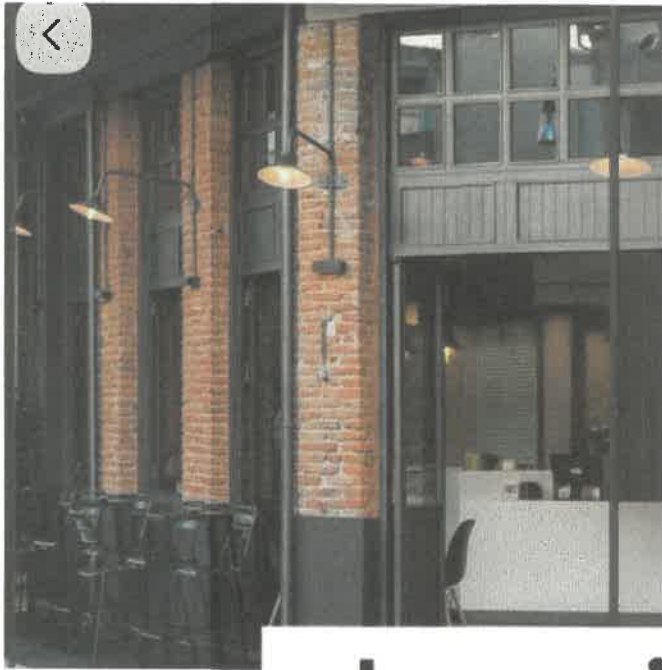
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- Fascia below awning - Sherwin Williams Tricorn Black HGSW6258
- Poles - Sherwin Williams Tricorn Black HGSW6258
- Awning – does not change
- Brick - does not change

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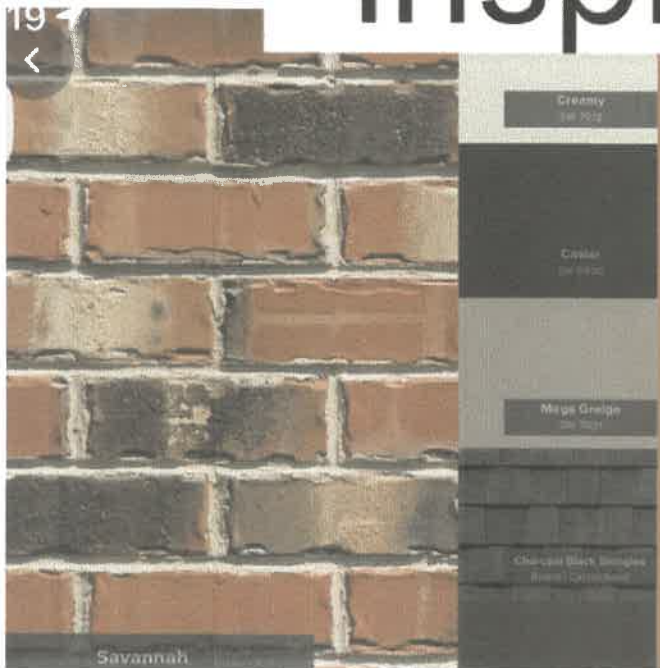


Existing





Inspiration



PIC•COLLAGE

PROPOSED



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PROPOSED USE _____

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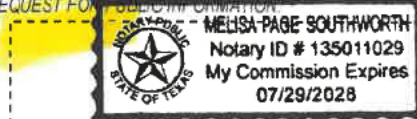
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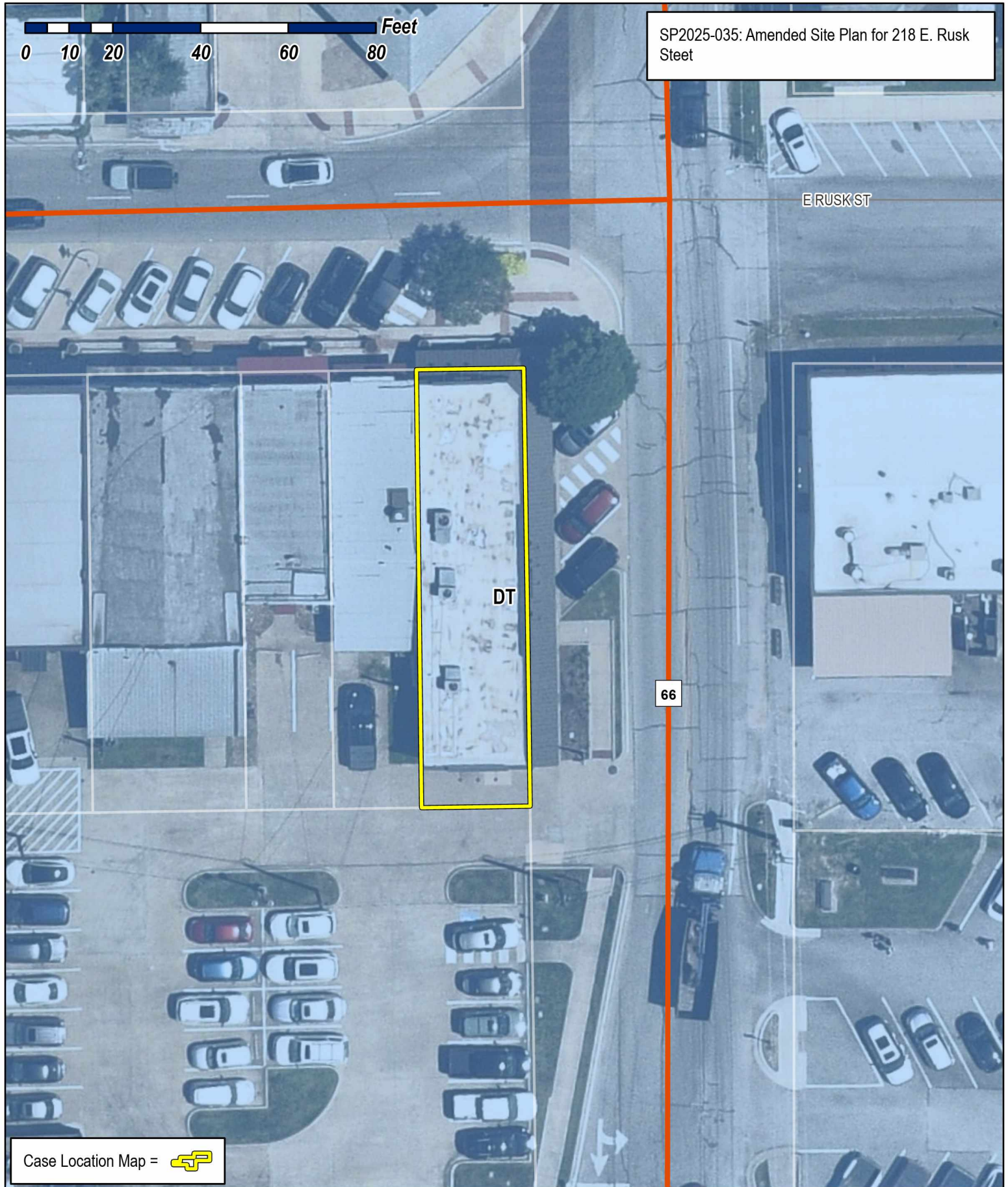
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Shanon Zais
Melissa Page Southworth

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES _____



SP2025-035: Amended Site Plan for 218 E. Rusk Steet

DT

E RUSK ST

66

Case Location Map = 



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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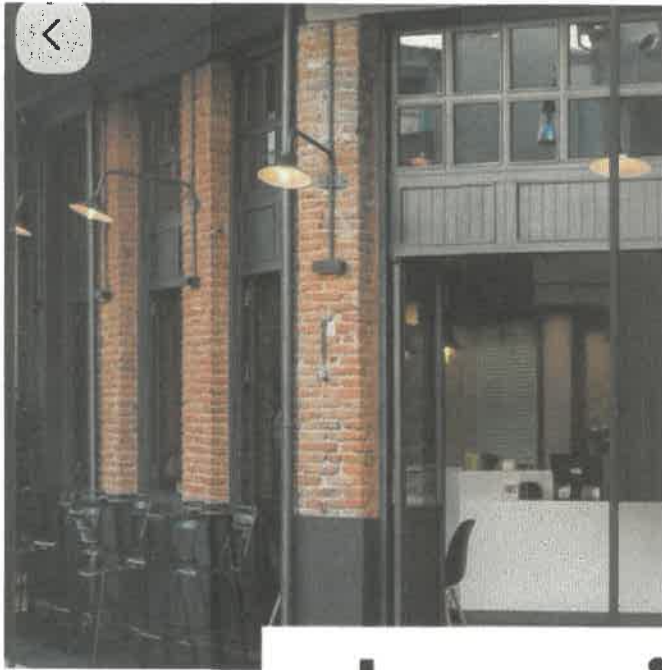
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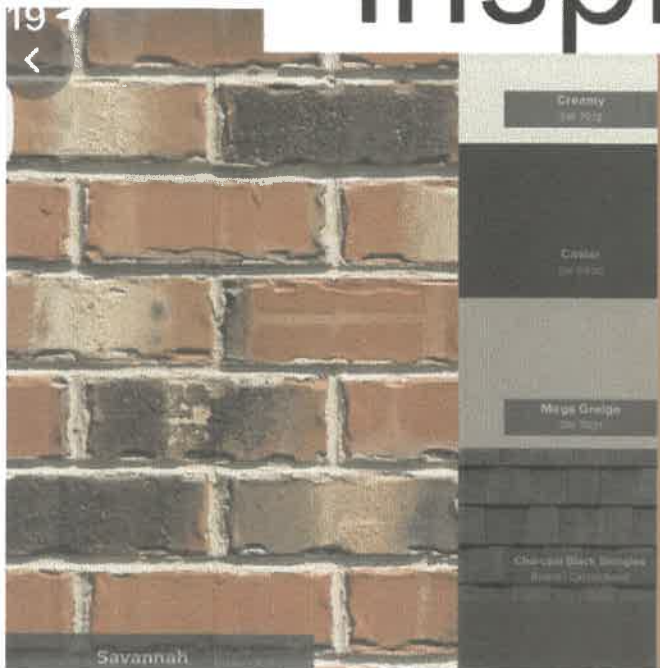
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Inspiration



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PROPOSED



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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 26, 2025

SUBJECT: SP2025-035; *Amended Site Plan for 218 E. Rusk Street*

The applicant -- *Tom Bader of Rockwall Artisan Home on behalf of Shanon Zais* -- is requesting approval of an *Amended Site Plan* for a *General Retail Store* (i.e. *Rockwall Artisan Home*). In early August, the applicant approached staff requesting to paint a portion of the building at 218 E. Rusk Street black. Staff informed the applicant that in accordance with Subsection 04.07(C)(2), *Downtown (DT) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) this request would require approval of a *Minor Waiver* from the Planning and Zoning Commission and could be facilitated through an *Amended Site Plan*. Based on this, on August 15, 2025 the applicant submit an *Amended Site Plan* to request approval of *Minor Waiver* to the *Downtown (DT) District Design Guidelines*.

According to Subsection 04.07(D)(2)(d), *Downtown (DT) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he dominant color of all buildings (including above grade parking structures) shall be muted shades of warm gray, red, green, beige and/or brown. Black, gold and stark white shall not be used except as an accent color. There are no restrictions on accent colors which comprise less than one (1) percent of the building face, except that florescent colors are prohibited." Based on the applicant's letter they are requesting to paint the building façade above the awning and the awning support poles Sherman Williams Tricorn Black. The applicant has indicated that the brick and awning will not be painted; however, this will far exceed the one (1) percent permitted by the Unified Development Code (UDC). Currently, the portion of the façade above the awning is painted a muted brown and the awning supports are painted brown, which appears to be in conformance with the *Downtown (DT) District Design Guidelines*. This request -- *if approved* -- would represent a change in the conformance for the subject property; however, this is at the discretion of the Planning and Zoning Commission. Staff should note that other façades within the *Downtown (DT) District* have been painted black; however, they have done so without approval. With all this being said, this is a discretionary decision for the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff will be available at the meeting on August 26, 2025.

PROJECT COMMENTS



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

DATE: 8/22/2025

PROJECT NUMBER: SP2025-035
PROJECT NAME: Amended Site Plan for 218 E. Rusk Street
SITE ADDRESS/LOCATIONS: 218 East Rusk Street, Rockwall, TX, 75087

CASE CAPTION: Discuss and consider a request by Tom Bader of Rockwall Artisan Home on behalf of Shanon Zais for the approval of an Amended Site Plan for Minor Waiver to the color requirements of the Downtown (DT) District for a 0.057-acre tract of land identified as a portion of Lot 1 & 6, Block L, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 218 E. Rusk Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	08/22/2025	Approved w/ Comments

08/22/2025: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Miscellaneous Case for a Minor Waiver to the color requirements of the Downtown (DT) District for a 0.057-acre tract of land identified as a portion of Lot 1 & 6, Block L, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 218 E. Rusk Street.

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.

I.3 According to Subsection 04.07(C)(2), Downtown District, of Article 05, District Development Standards, of the Unified Development Code (UDC), "(i)n order to provide flexibility and create high quality projects, standards in the Downtown District may receive a waiver from City staff, the Planning and Zoning Commission, and/or the City Council." In this case, the applicant is requesting approval of a Minor Waiver to the Exterior Building Color.

I.4 Color. "The dominant color of all buildings (including above grade parking structures) shall be muted shades of warm gray, red, green, beige and/or brown. Black, gold and stark white shall not be used except as an accent color. There are no restrictions on accent colors which comprise less than one (1) percent of the building face, except that florescent colors are prohibited." In this case, the applicant is requesting to paint the façade above the awning and the awning support poles Sherman Williams Tricorn Black. The applicant has indicated the awning and brick are not in the proposed scope of work.

I.5 Please note the scheduled meeting for this case:

1) Planning & Zoning meeting will be held on August 26, 2025 at 6:00 PM in the council chambers at City Hall.

I.6 All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. Please note that the applicant or a representative will need to be present for the case to be considered by the planning and zoning commission or city council.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	08/22/2025	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	08/21/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	08/18/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/18/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	08/18/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Henry Lee	08/22/2025	N/A
No Comments			



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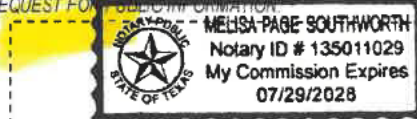
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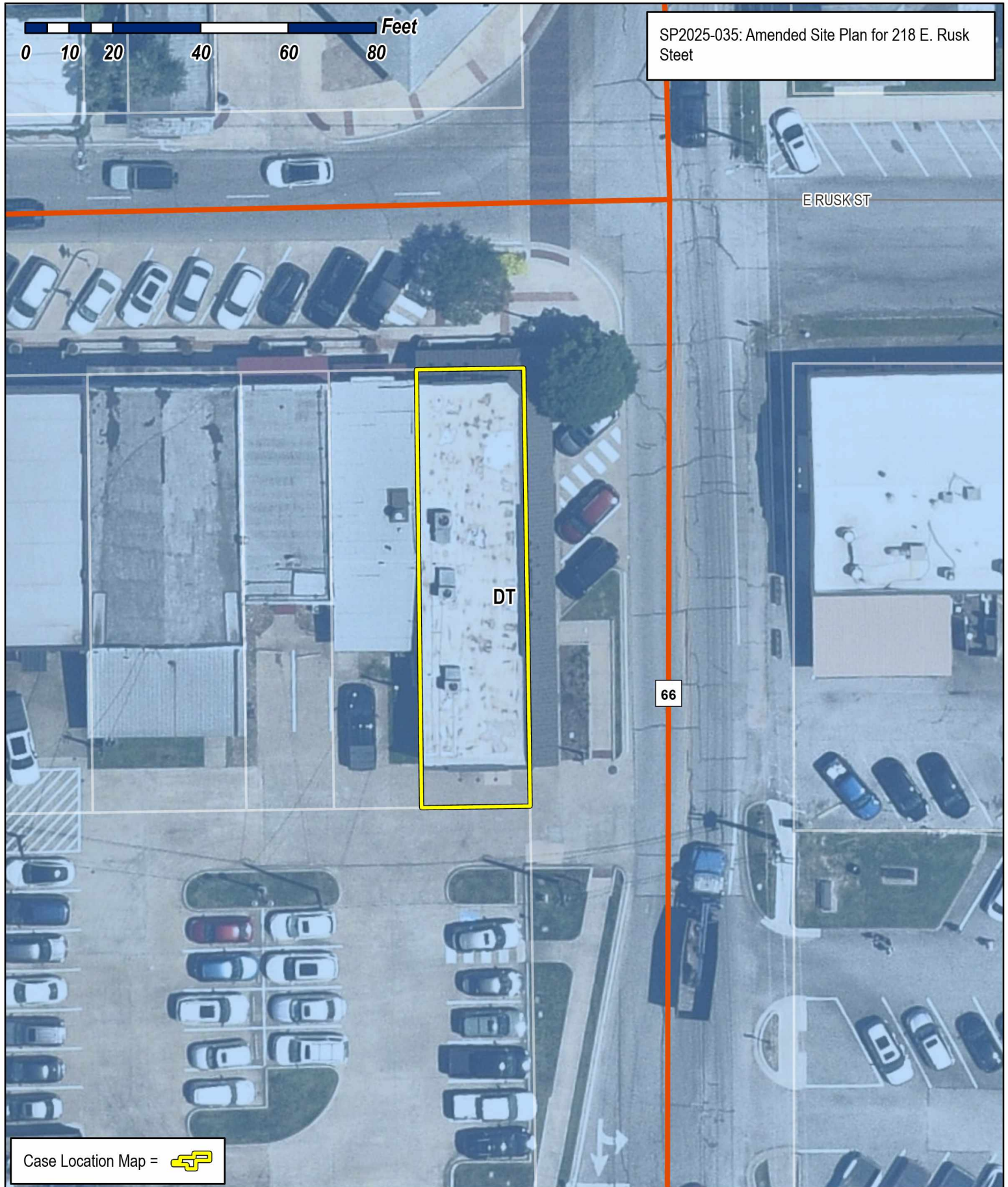
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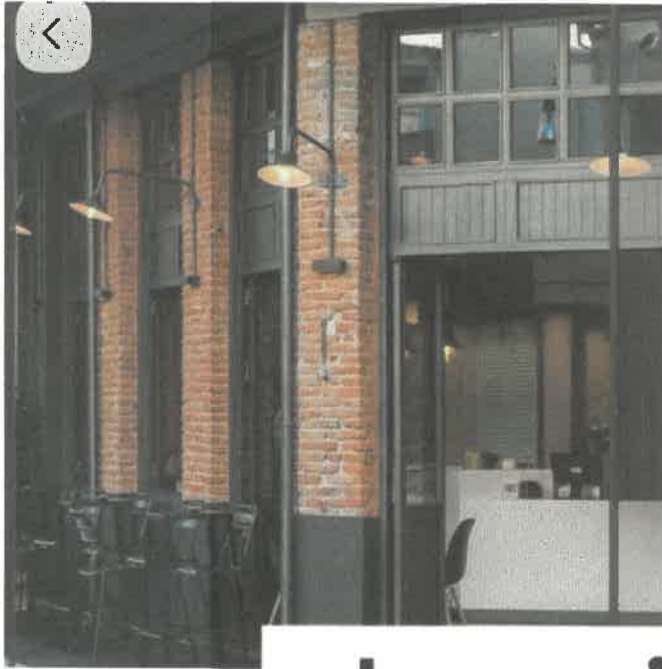
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- Brick - does not change

The stripe on the upper façade will tie it in with the awning. The black upper façade is balanced by the dark (black) windows. The fascia being black provides contrast to the awning and black poles visually tie in to the whole scheme.

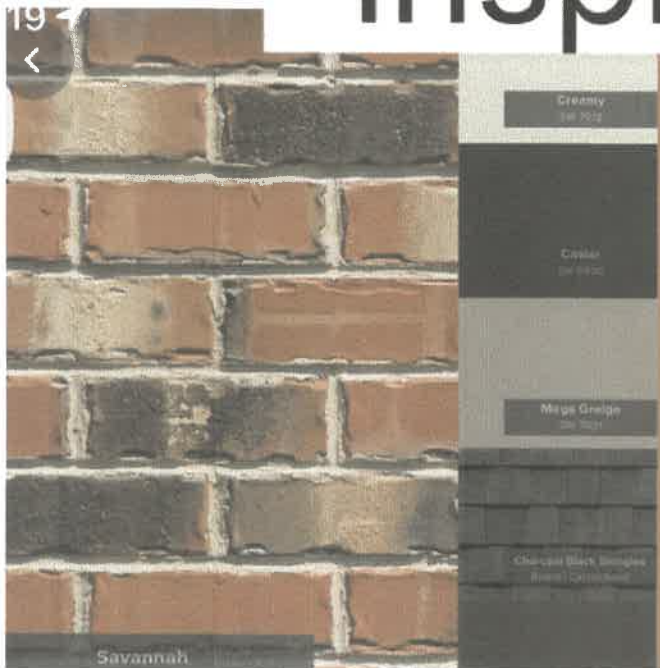


Existing





Inspiration



PIC•COLLAGE

PROPOSED



The upper facade, goose neck lights, fascia below the awning and posts will all be black. The red brick and taupe awning will stay the same.



DATE: October 2, 2025

TO: Tom Bader
Rockwall Artisan Home
1431 Misty Cove
Rockwall, TX 75087

CC: Shanon Zais
17525 Chaparral Trail
Rockwall, TX 75087

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

SUBJECT: SP2025-035; *Amended Site Plan for 218 E. Rusk Street*

Tom Bader,

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 26, 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 26, 2025, the Planning and Zoning Commission approved a motion to approve the amended site plan by a vote of 7-0.

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