



## 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  
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. [REDACTED]

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

DIRECTOR OF PLANNING: [REDACTED]

CITY ENGINEER: [REDACTED]

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 1301 S. Goliad St, Rockwall, TX

SUBDIVISION The Standard - Rockwall Addition

LOT 27

BLOCK

A

GENERAL LOCATION Located on the corner of S Goliad and Community Ln

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

CURRENT ZONING	PD-68, SH-205 Overlay	CURRENT USE	None, Vacant lot
PROPOSED ZONING	PD-68, SH-205 Overlay	PROPOSED USE	Business (Medical Office Bldg)
ACREAGE	1.4384	LOTS [CURRENT]	One (1)

**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]

<input type="checkbox"/> OWNER	East Shore J/V	<input checked="" type="checkbox"/> APPLICANT	Palm Development Partners, LLC
CONTACT PERSON	Donna Perry, Venture Manager	CONTACT PERSON	Lisa Deaton, Chief Operations Officer
ADDRESS	[REDACTED]	ADDRESS	[REDACTED]
CITY, STATE & ZIP	[REDACTED]	CITY, STATE & ZIP	[REDACTED]
PHONE	[REDACTED]	PHONE	[REDACTED]
E-MAIL	[REDACTED]	E-MAIL	[REDACTED]

## NOTARY VERIFICATION [REQUIRED]

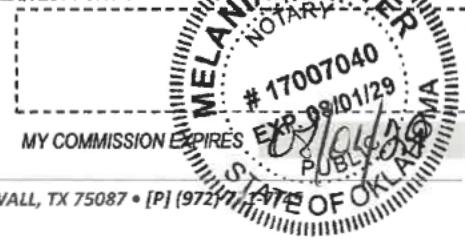
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Donna Perry, Venture Manager [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

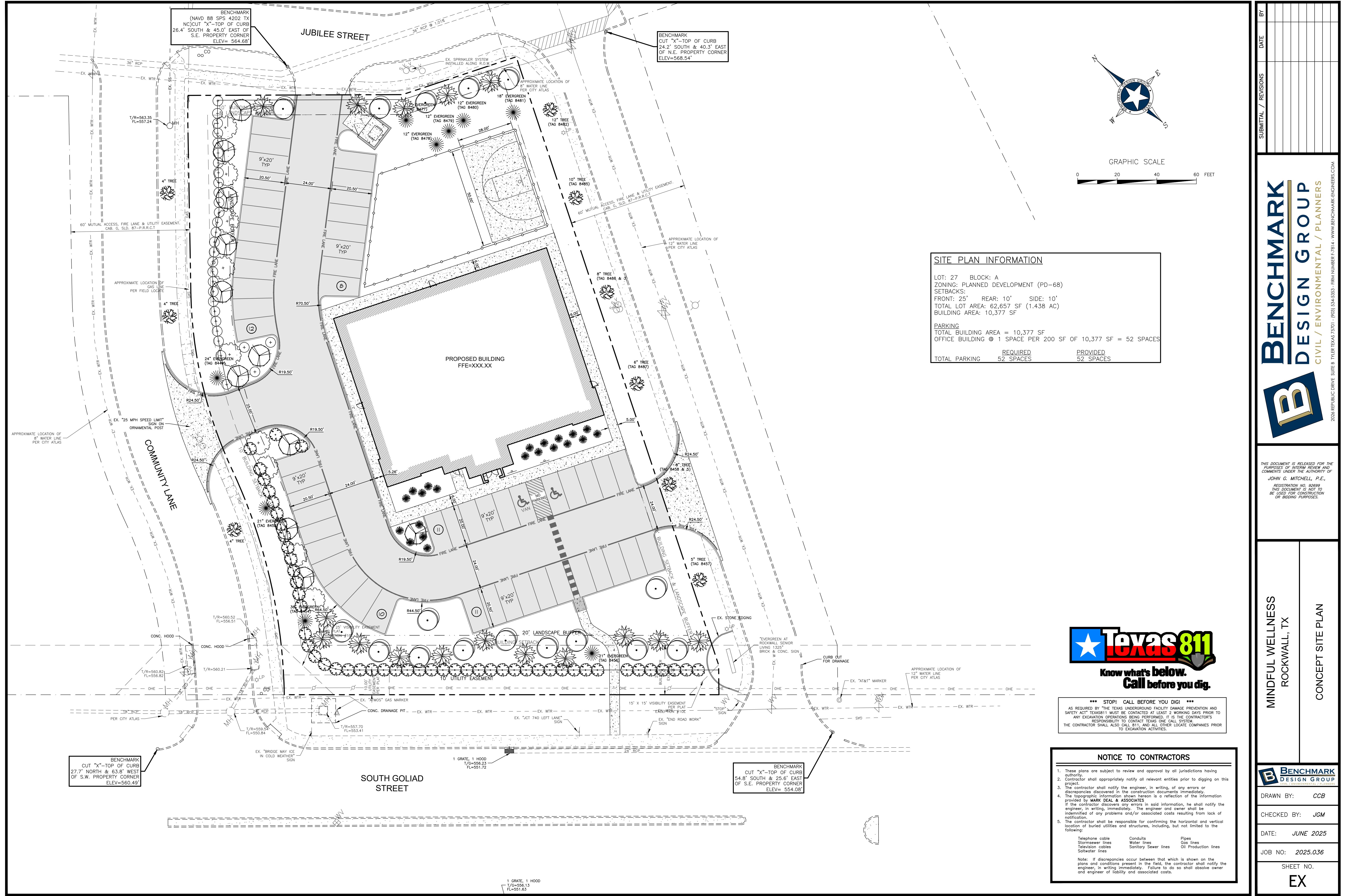
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 221.58, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF August, 20 25. BY SIGNING THIS APPLICATION, 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."

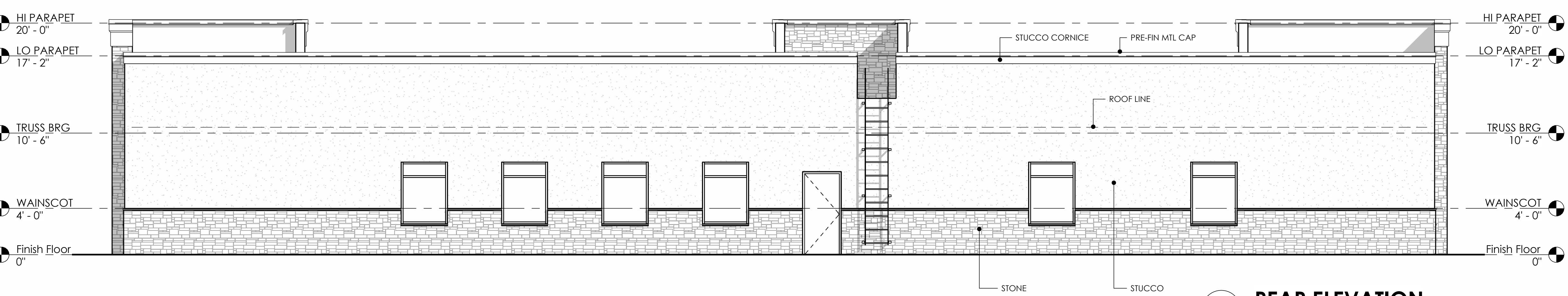
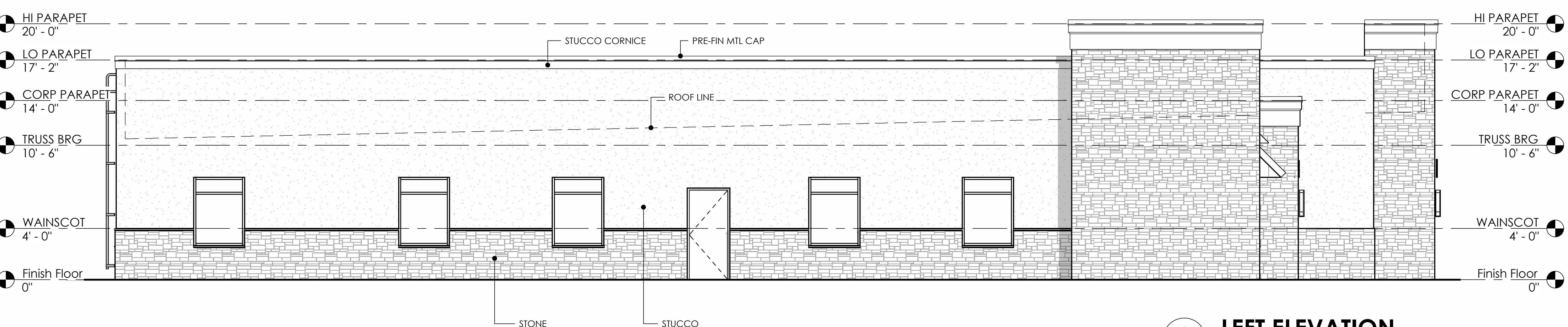
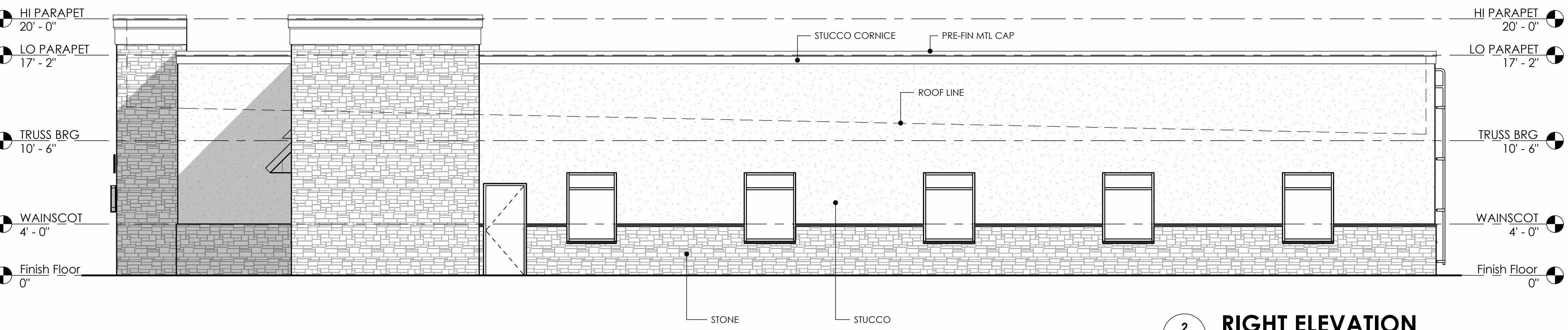
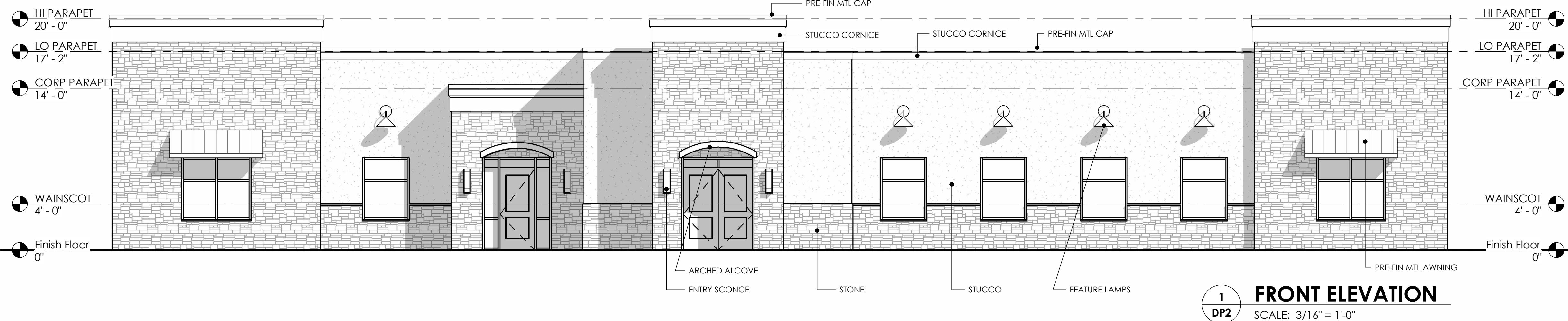
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15th DAY OF August, 20 25.

OWNER'S SIGNATURE Donna Perry

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







CONSULTANT

Preliminary  
Not For Construction

**TLM ASSOCIATES, INC.**  
ARCHITECTS + ENGINEERS

www.tlmae.com  
117 East LaFayette Street, Jackson, Tennessee  
731.388.7840 (phone) - 731.388.7959 (fax)

RENDERING

MINDFUL HEALTH

ROCKWALL, TEXAS FACILITY  
FOR  
PALM DEVELOPMENT

1301 S. Goliad St., ROCKWALL, TEXAS 75087

15 AUG 2025

T0105

**DP1**



LIGHTING SCHEDULE

TAG	DESCRIPTION	MANUFACTURER	MODEL NO.	LAMPS	NOTES
S1	LED SITE LIGHT WITH TYPE DISTRIBUTION 'R4' MOUNTED ON 25' STRAIGHT SQUARE STEEL POLE	LITHONIA	RSX2 LED 40K R4 MVOLT SPA RSX2EGS	LED	EXTERNAL GLARE SHIELD
S2	LED SITE LIGHT WITH TYPE DISTRIBUTION 'R4' MOUNTED ON 25' STRAIGHT SQUARE STEEL POLE	LITHONIA	RSX2 LED 40K R4 MVOLT SPA	LED	
S3	LED SITE LIGHT WITH TYPE DISTRIBUTION 'AFR' MOUNTED ON 25' STRAIGHT SQUARE STEEL POLE	LITHONIA	RSX2 LED 40K AFR MVOLT SPA	LED	
S4	LED SITE LIGHT WITH TYPE DISTRIBUTION 'R5' MOUNTED ON 25' STRAIGHT SQUARE STEEL POLE	LITHONIA	RSX2 LED 40K R5 MVOLT SPA RSX2EGFV	LED	EXTRA GLARE FULL VISOR
W1	EXTERIOR WALL SCONCE	QUOIZEL	WAE8408MBK	LED	SEE OWNER ARCHITECT FOR EXACT MOUNTING HEIGHT
W2	EXTERIOR WALL DOWNLIGHT	MINKA-LAVERY	71169-143C-L	LED	SEE OWNER ARCHITECT FOR EXACT MOUNTING HEIGHT
W3	LED WALL LIGHT	LITHONIA	WPX1 P2 LED 40K MVOLT	LED	



Fixture: S1, S2, S3, S4

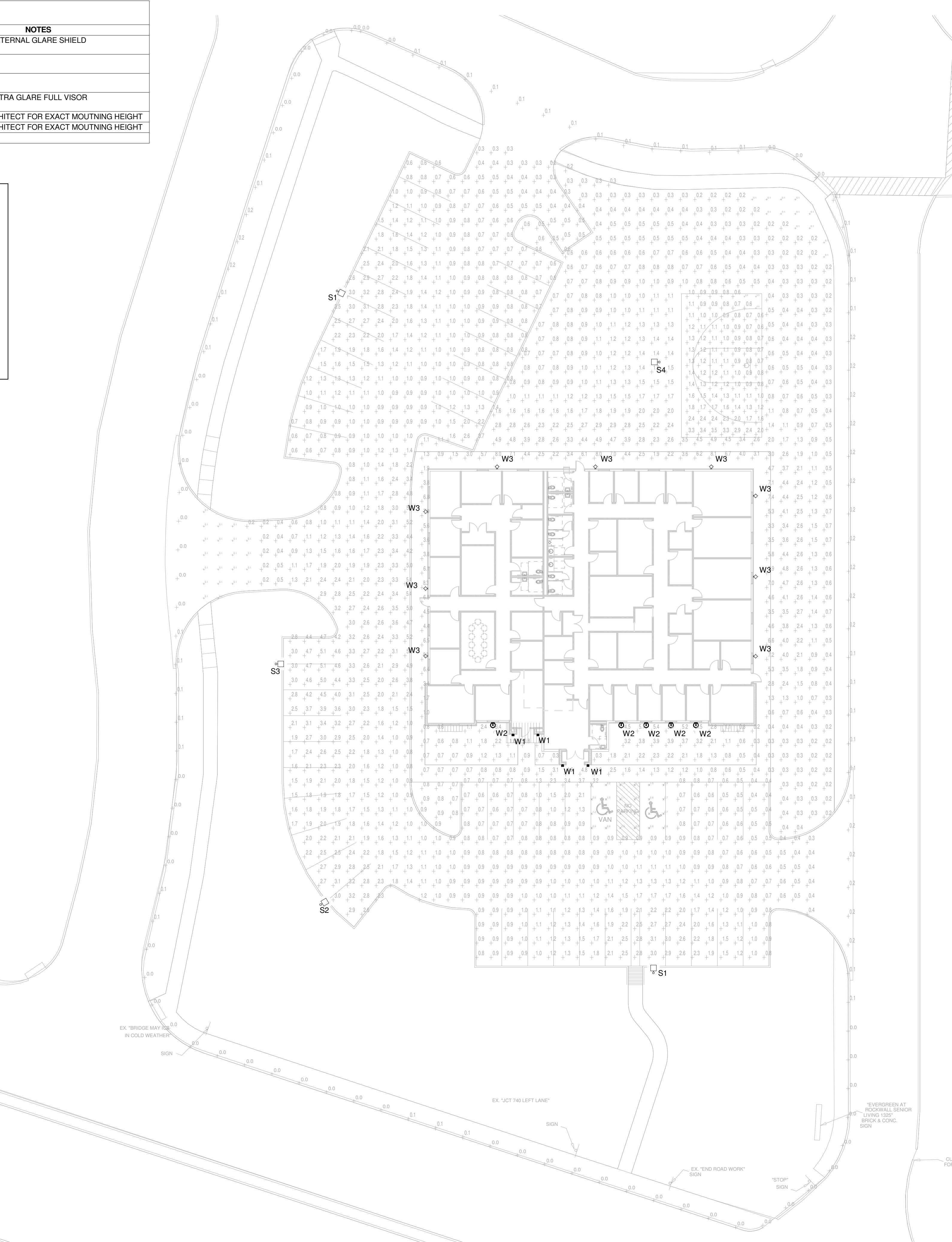
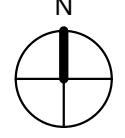
Fixture: W1

Fixture: W2

Fixture: W3

PHOTOMETRIC CALCULATIONS

	<b>ADA PARKING</b>
Average	1.1 fc
Maximum	3.2 fc
Minimum	0.7 fc
Max/Min	4.6:1
Average/Min	1.6:1
	<b>BASKETBALL COURT</b>
Average	1.3 fc
Maximum	3.5 fc
Minimum	0.5 fc
Max/Min	7.0:1
Average/Min	2.6:1
	<b>EXT BUILDING</b>
Average	1.5 fc
Maximum	8.3 fc
Minimum	0.1 fc
Max/Min	83.0:1
Average/Min	15.0:1
	<b>Parking Lot</b>
Average	1.4 fc
Maximum	5.4 fc
Minimum	0.1 fc
Max/Min	54.0:1
Average/Min	14.0:1
	<b>PROPERTY LINE</b>
Average	0.1 fc
Maximum	0.2 fc
Minimum	0.0 fc
Max/Min	N/A
Average/Min	N/A





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CURRENT USE None, Vacant lot

PROPOSED ZONING PD-68, SH-205 Overlay

PROPOSED USE Business (Medical Office Bldg)

ACREAGE 1.4384

LOTS [CURRENT]

One (1)

LOTS [PROPOSED]

One (1)

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APPLICANT Palm Development Partners, LLC

CONTACT PERSON Donna Perry, Venture Manager

CONTACT PERSON Lisa Deaton, Chief Operations Officer

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ADDRESS [REDACTED]

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CITY, STATE & ZIP [REDACTED]

PHONE [REDACTED]

PHONE [REDACTED]

E-MAIL [REDACTED]

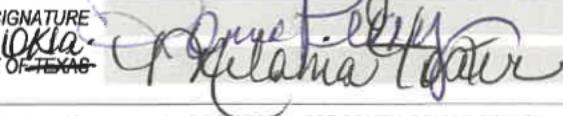
E-MAIL [REDACTED]

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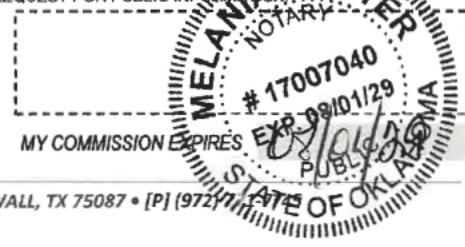
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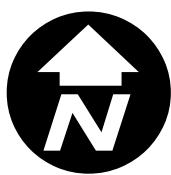




## City of Rockwall

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

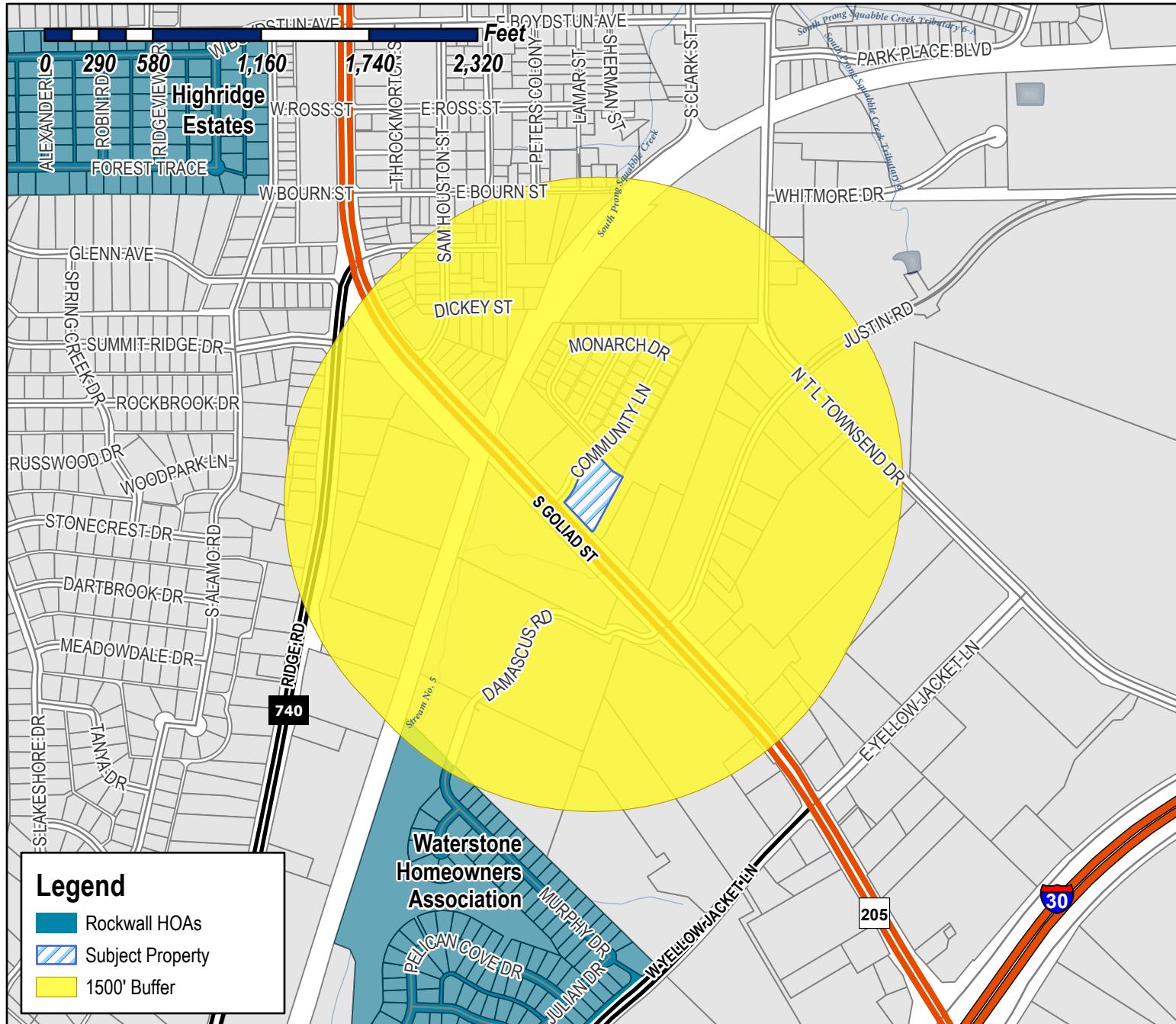
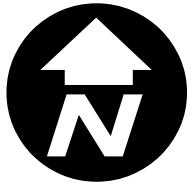




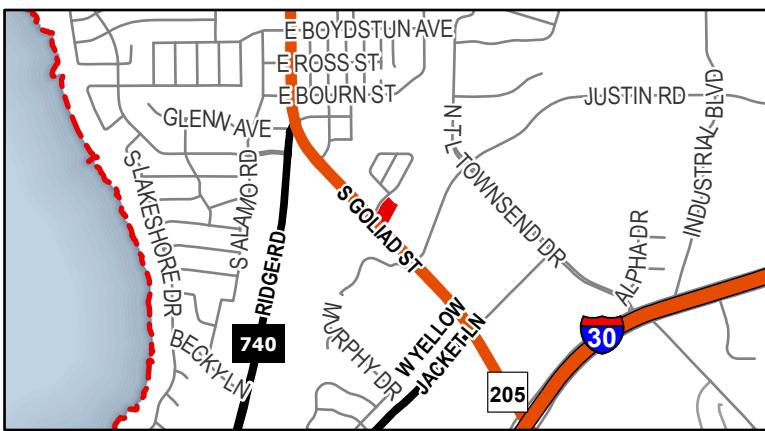
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**Date Saved:** 8/14/2025  
For Questions on this Case Call (972) 771-7745

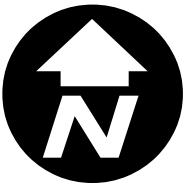




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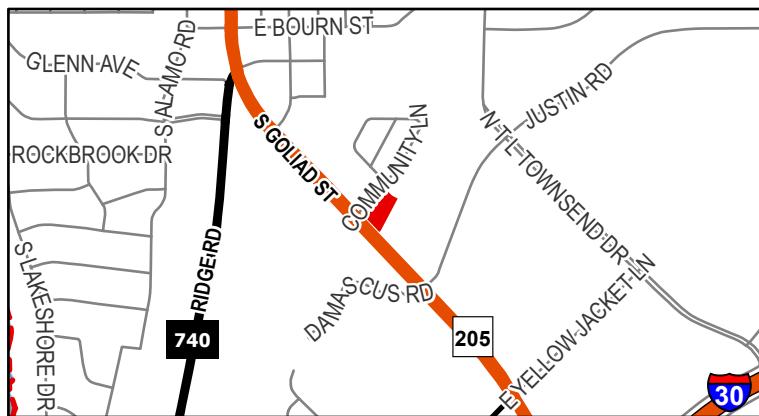
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**Case Number:** Z2025-055  
**Case Name:** PD Development Plan for a Medical Office Building  
**Case Type:** Zoning  
**Zoning:** Planned Development District (PD-68)  
**Case Address:** 1301 S. Goliad Street

**Date Saved:** 8/14/2025

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



ROCKWALL SENIOR COMMUNITY LP  
C/O LIFENET COMMUNITY BEHAVIORAL  
HEALTHCARE  
1132 Glade Rd  
Colleyville, TX 76034

RESIDENT  
1275 S GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
1300 S GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
1301 S GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
1325 S GOLIAD  
ROCKWALL, TX 75087

HERITAGE CHRISTIAN ACADEMY  
1408 S GOLIAD ST  
ROCKWALL, TX 75087

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

EAST SHORE J/V  
5499 Glen Lakes Dr Ste 110  
Dallas, TX 75231

RESIDENT  
601 COMMUNITY LN  
ROCKWALL, TX 75087

RESIDENT  
601 PROSPERITY TR  
ROCKWALL, TX 75087

RESIDENT  
602 COMMUNITY LN  
ROCKWALL, TX 75087

THOMAS LOU BERTHA  
602 JUBILEE STREET  
ROCKWALL, TX 75087

RESIDENT  
603 JUBILEE ST  
ROCKWALL, TX 75087

RESIDENT  
604 PROSPERITY TR  
ROCKWALL, TX 75087

ADAIR HARMON L JR AND CAROLE J  
605 COMMUNITY DRIVE  
ROCKWALL, TX 75087

MORGAN JERRY RAY & GABRIELA HANNI  
605 PROSPERITY TRL  
ROCKWALL, TX 75087

RESIDENT  
606 JUBILEE ST  
ROCKWALL, TX 75087

PAMELA K BEERS REVOCABLE TRUST  
PAMELA K BEERS- TRUSTEE  
606 COMMUNITY LANE  
ROCKWALL, TX 75087

RESIDENT  
607 COMMUNITY LN  
ROCKWALL, TX 75087

CATHEY OPAL A  
607 JUBILEE ST  
ROCKWALL, TX 75087

RESIDENT  
608 PROSPERITY TR  
ROCKWALL, TX 75087

MCCURRY JAMES M  
609 Prosperity Trl  
Rockwall, TX 75087

RESIDENT  
610 COMMUNITY LN  
ROCKWALL, TX 75087

BUSBY ARTHUR LEE JR &  
DOROTHEA BUSBY  
611 Community Ln  
Rockwall, TX 75087

THE DAVID AND PATRICIA HENDRICKSON LIVING  
TRUST  
DAVID L HENDRICKSON & PATRICIA S  
HENDRICKSON - TRUSTEES  
611 JUBILEE ST  
ROCKWALL, TX 75087

ALFRED T WILLIAMS AND PATRICIA M WILLIAMS  
REVOCABLE LIVING TRUST  
PATRICIA M WILLIAMS - SURVIVOR TRUSTEE  
612 PROSPERITY TRL  
ROCKWALL, TX 75087

RESIDENT  
613 PROSPERITY TR  
ROCKWALL, TX 75087

RESIDENT  
614 COMMUNITY LN  
ROCKWALL, TX 75087

RESIDENT  
615 JUBILEE ST  
ROCKWALL, TX 75087

MONTGOMERY PAMELA ANN  
615 COMMUNITY LN  
ROCKWALL, TX 75087

RESIDENT  
616 PROSPERITY TR  
ROCKWALL, TX 75087

HAMMERLING CHRISTOPHER JOHN AND RONI  
PENBERTHY  
617 PROSPERITY TR  
ROCKWALL, TX 75087

GARCIA ROY AND JENIFER  
618 COMMUNITY LANE  
ROCKWALL, TX 75087

RESIDENT  
619 COMMUNITY LN  
ROCKWALL, TX 75087

WINCH TERRI L  
620 PROSPERITY TRAIL  
ROCKWALL, TX 75087

RESIDENT  
621 PROSPERITY TR  
ROCKWALL, TX 75087

RESIDENT  
622 COMMUNITY LN  
ROCKWALL, TX 75087

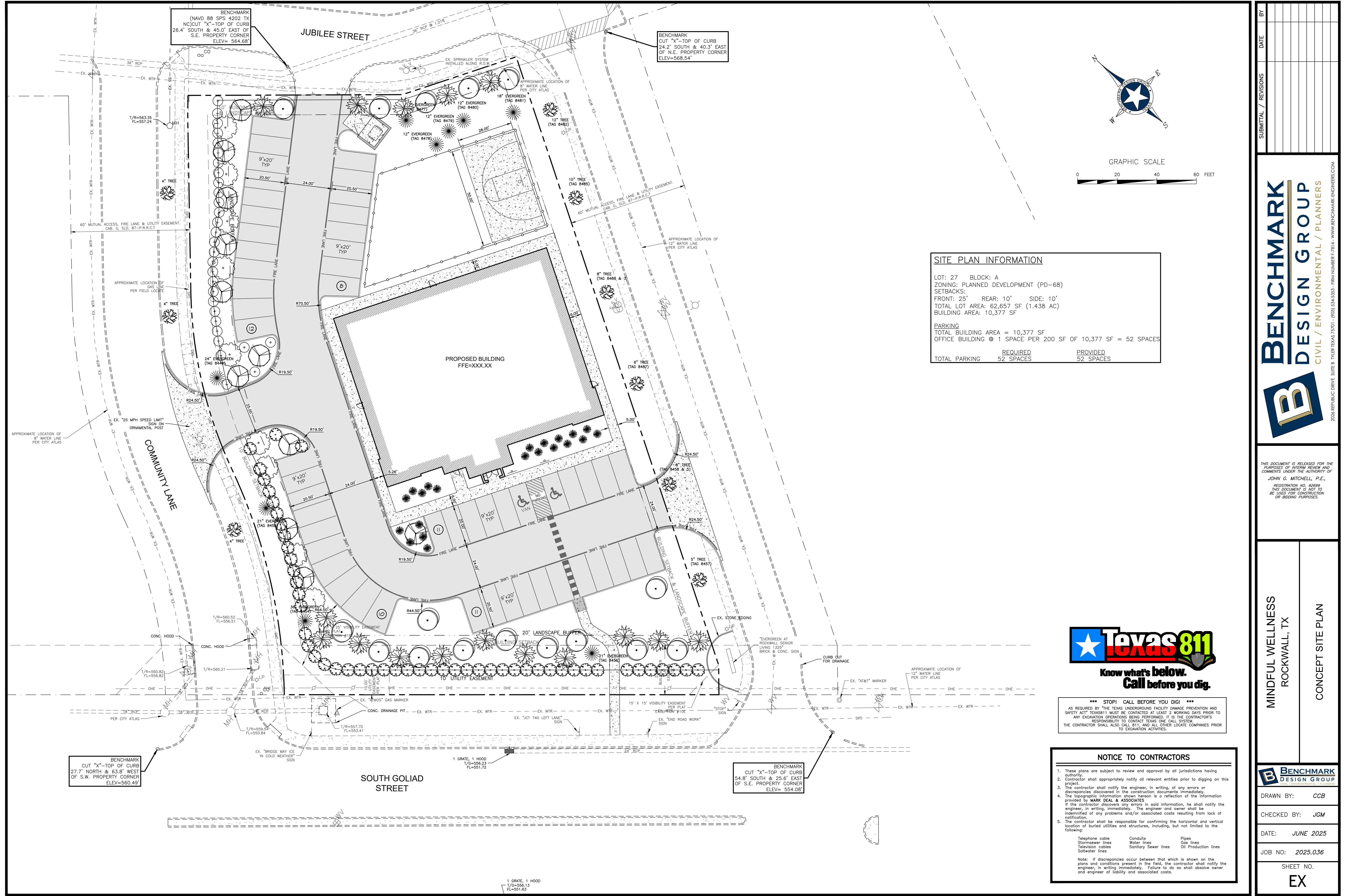
RESIDENT  
623 COMMUNITY LN  
ROCKWALL, TX 75087

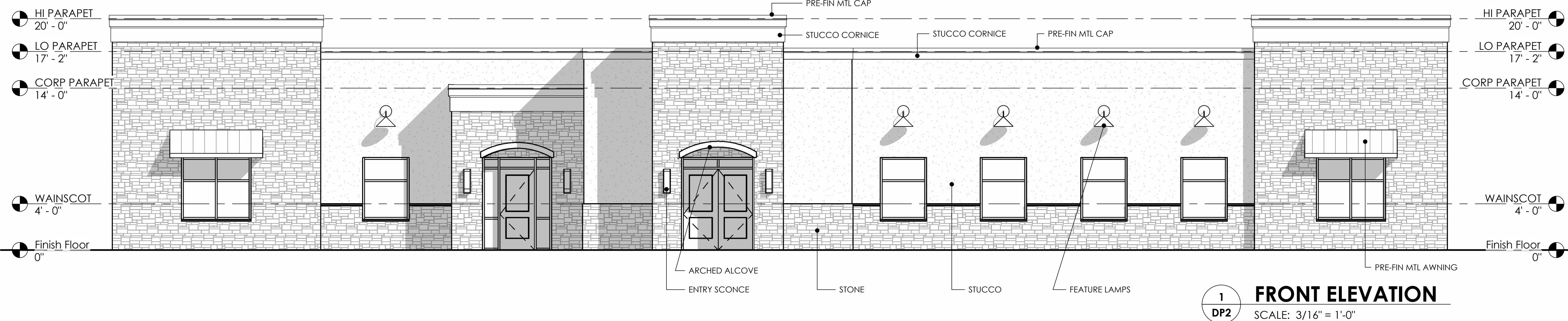
JOHNSON LINDA JONES & ALLEN RAY  
626 COMMUNITY LANE  
ROCKWALL, TX 75087

RESIDENT  
660 JUSTIN RD  
ROCKWALL, TX 75087

THE STANDARD MCP LTD  
8226 Douglas Ave Ste 709  
Dallas, TX 75225

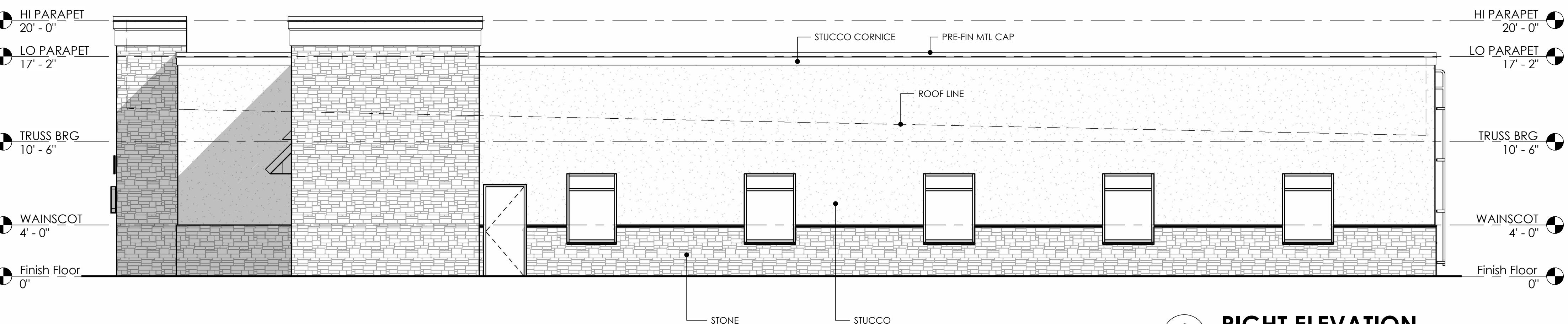
PS LPT PROPERTIES INVESTORS  
DEPT-PT-TX-26644  
PO BOX 25025  
GLENDALE, CA 91201





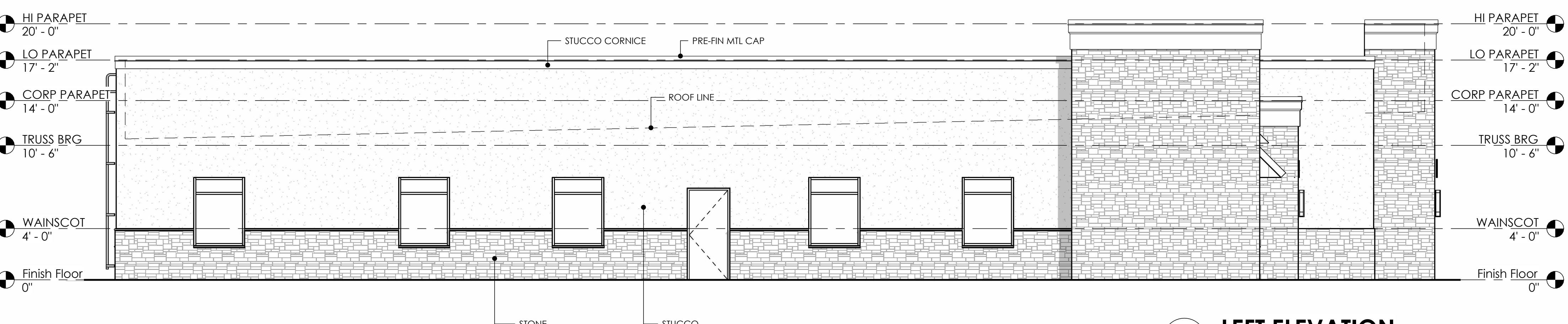
1 DP2 FRONT ELEVATION

SCALE: 3/16" = 1'-0"



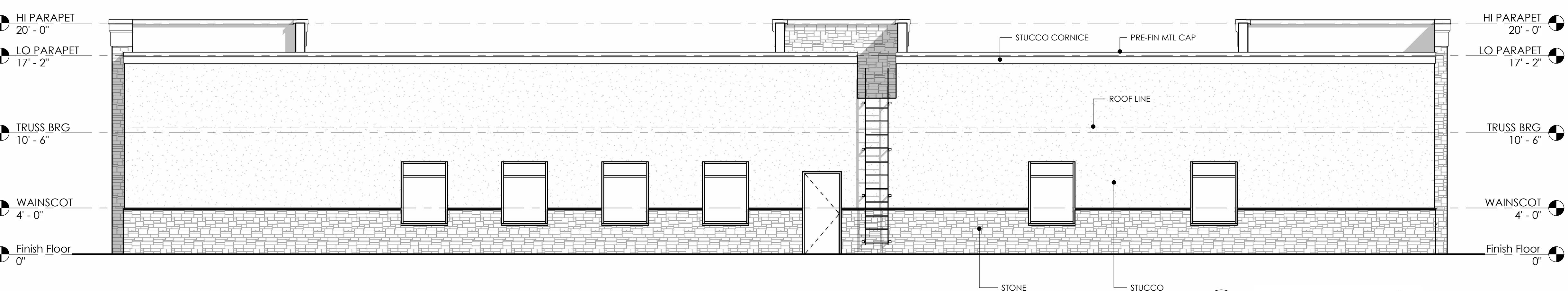
2 DP2 RIGHT ELEVATION

SCALE: 3/16" = 1'-0"



3 DP2 LEFT ELEVATION

SCALE: 3/16" = 1'-0"



4 DP2 REAR ELEVATION

SCALE: 3/16" = 1'-0"

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**ARCHITECTURAL ELEVATIONS**  
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TO105

**DP2**

Preliminary  
Not For Construction

CONSULTANT

Preliminary  
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RENDERING

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T0105

**DP1**



# PROJECT COMMENTS



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

DATE: 8/22/2025

PROJECT NUMBER: Z2025-055  
PROJECT NAME: Amendment to PD-68  
SITE ADDRESS/LOCATIONS: 1301 South Goliad Street, Rockwall, TX, 75087

CASE CAPTION: Hold a public hearing to discuss and consider a request by Lisa Deaton of Palm Development Partners, LLC on behalf of Donna Perry of East Shore J/V for the approval of a PD Development Plan for Medical Office Building on a 1.4384-acre parcel of land identified as Lot 27, Block A, The Standard-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 68 (PD-68) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1301 S. Goliad Street [SH-205], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	08/22/2025	Needs Review

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 PD Development Plan for Medical Office Building on a 1.4384-acre parcel of land identified as Lot 27, Block A, The Standard-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 68 (PD-68) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1301 S. Goliad Street [SH-205].

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](mailto:hlee@rockwall.com).

I.3 The subject property will be required to replat to establish easements once the Engineering Department has released the applicant to do so during the Civil Plan review process.

#### M.4 Concept Plan.

- (1) Please remove the landscaping from the concept plan. This will be reviewed during the site plan process.
- (2) Please indicate the height and type of fencing requested for around the sports court.

I.5 Photometric Plan. The photometric plan is not required at this time. Please see the preliminary comments below.

- (1) All of the light fixtures must be fully shielded and oriented downward. In this case, fixture W1 would need to be changed.
- (2) All light fixture may not exceed a mounting height of 20-feet.

#### M.6 Building Elevations.

(1) The proposed building elevations do not meet the majority of the articulation requirements. The articulation issues mostly involve the vertical projections not being tall enough, the horizontal projections not extending far enough from the façade, and the vertical projects must return further back into the building. Please review the articulation requirements within the General Commercial District Standards within the Unified Development Code (UDC). This comment does not need to be fully addressed at this time. The site plan process will be more involved in addressing this comment.

(2) The RTUs must be crosshatched on the building elevations. The RTUs must be fully screened by the parapet and not visible from any direction.

(3) Please include the material percentages to ensure conformance to the requirements detailed within the General Overlay District Standards contained in the Unified

Development Code (UDC).

(4) Please include a note that the back side of the parapets will be finished in the same material as the external facing façade.

(5) The roof access ladder will need to be internalized into the building.

M.7 Please review the attached draft ordinance prior to the August 26, 2025 Planning & Zoning Commission meeting, and provide staff with your markups by September 3, 2025.

I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on September 3, 2025; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the September 9, 2025 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on August 26, 2025.

I.9 The projected City Council meeting dates for this case will be September 15, 2025 (1st Reading) and October 6, 2025 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	08/22/2025	Approved w/ Comments

08/22/2025: 1. This is not a City street. It is a mutual access, fire lane, and utility easement.

General Comments:

General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures, including walls, allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- No structures or fences with easements.
- Tree mitigation will be required for the removal of any existing trees on site.
- The site will need to be platted.
- All utilities must be underground.
- Additional comments may be provided at time of Site Plan and Engineering.

Roadway Paving Items:

- Must meet City driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking must be 20'x9' minimum.
- Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane (if needed) to be 24' wide and in a platted easement.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Culverts (if needed) must be engineered.
- Sidewalk pro-rata \$3.50/lf of SH 205 frontage

Water and Wastewater Items:

- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed.
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement.

- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- There is an existing sewer manhole located on the northwest side of the property available for use.
- There is an existing 12" water main stub along S. Goliad St., and an 8" water main stub located on the northeast side of the property available for use.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered within an easement.
- 10' Utility easements to be dedicated along SH 205 and Community Lane

Drainage Items:

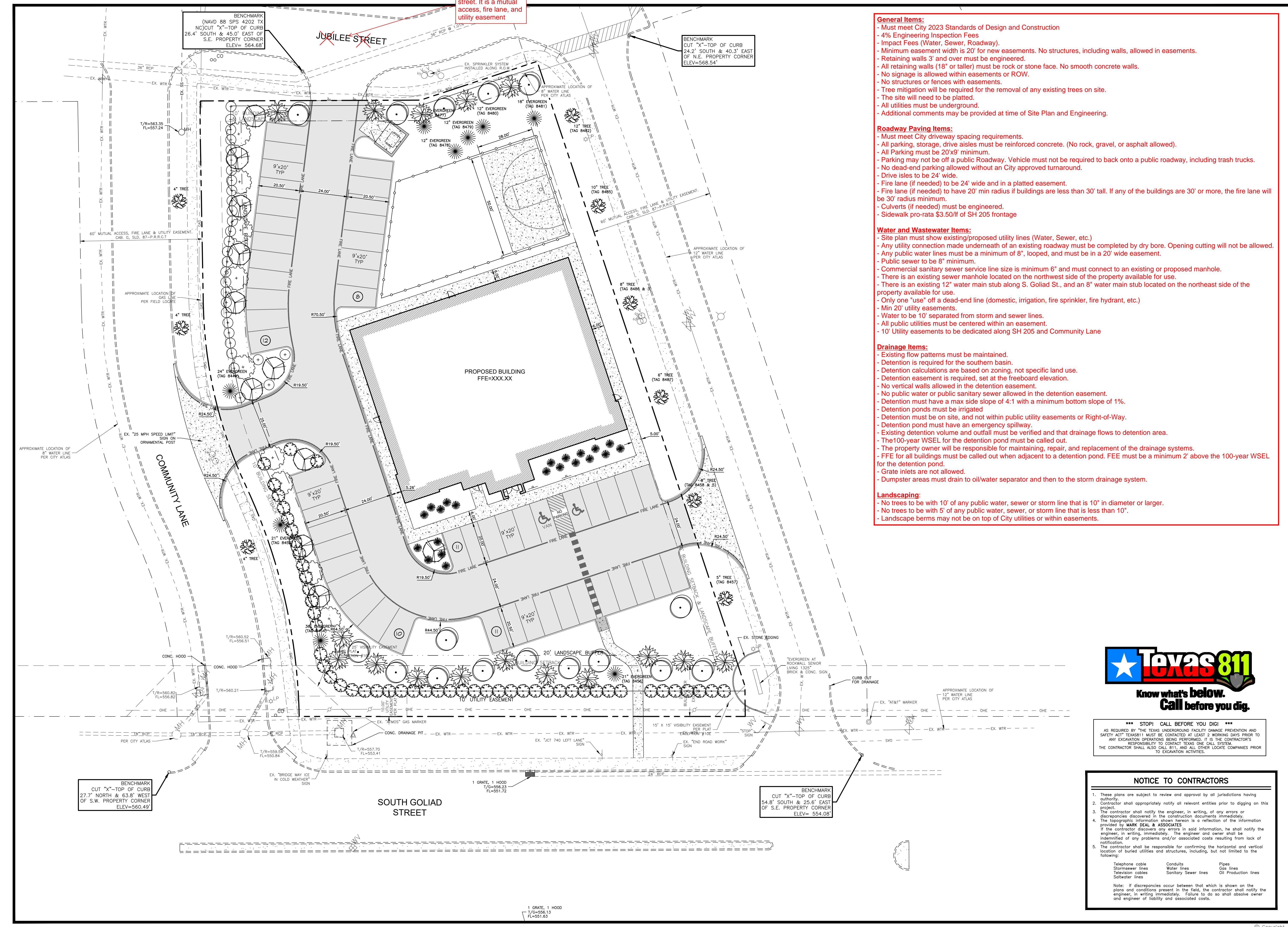
- Existing flow patterns must be maintained.
- Detention is required for the southern basin.
- Detention calculations are based on zoning, not specific land use.
- Detention easement is required, set at the freeboard elevation.
- No vertical walls allowed in the detention easement.
- No public water or public sanitary sewer allowed in the detention easement.
- Detention must have a max side slope of 4:1 with a minimum bottom slope of 1%.
- Detention ponds must be irrigated
- Detention must be on site, and not within public utility easements or Right-of-Way.
- Detention pond must have an emergency spillway.
- Existing detention volume and outfall must be verified and that drainage flows to detention area.
- The 100-year WSEL for the detention pond must be called out.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- FFE for all buildings must be called out when adjacent to a detention pond. FEE must be a minimum 2' above the 100-year WSEL for the detention pond.
- Grate inlets are not allowed.
- Dumpster areas must drain to oil/water separator and then to the storm drainage system.

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- Landscape berms may not be on top of City utilities or within easements.

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	Travis Sales	08/18/2025	Approved w/ Comments
08/18/2025: Tree mitigation required Landscape plan with need to have a plant legend with required calculations			





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. [REDACTED]

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

DIRECTOR OF PLANNING: [REDACTED]

CITY ENGINEER: [REDACTED]

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 1301 S. Goliad St, Rockwall, TX

SUBDIVISION The Standard - Rockwall Addition

LOT 27

BLOCK

A

GENERAL LOCATION Located on the corner of S Goliad and Community Ln

## ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING PD-68, SH-205 Overlay

CURRENT USE None, Vacant lot

PROPOSED ZONING PD-68, SH-205 Overlay

PROPOSED USE Business (Medical Office Bldg)

ACREAGE 1.4384

LOTS [CURRENT]

One (1)

LOTS [PROPOSED]

One (1)

**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 East Shore J/V

APPLICANT Palm Development Partners, LLC

CONTACT PERSON Donna Perry, Venture Manager

CONTACT PERSON Lisa Deaton, Chief Operations Officer

ADDRESS [REDACTED]

ADDRESS [REDACTED]

CITY, STATE & ZIP [REDACTED]

CITY, STATE & ZIP [REDACTED]

PHONE [REDACTED]

PHONE [REDACTED]

E-MAIL [REDACTED]

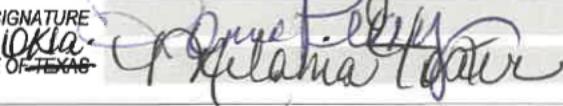
E-MAIL [REDACTED]

## NOTARY VERIFICATION (REQUIRED)

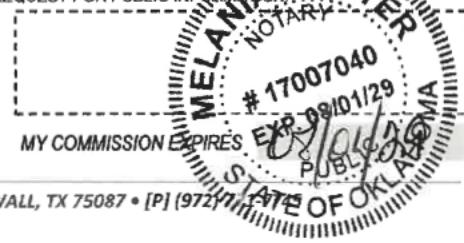
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Donna Perry, Venture Manager [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

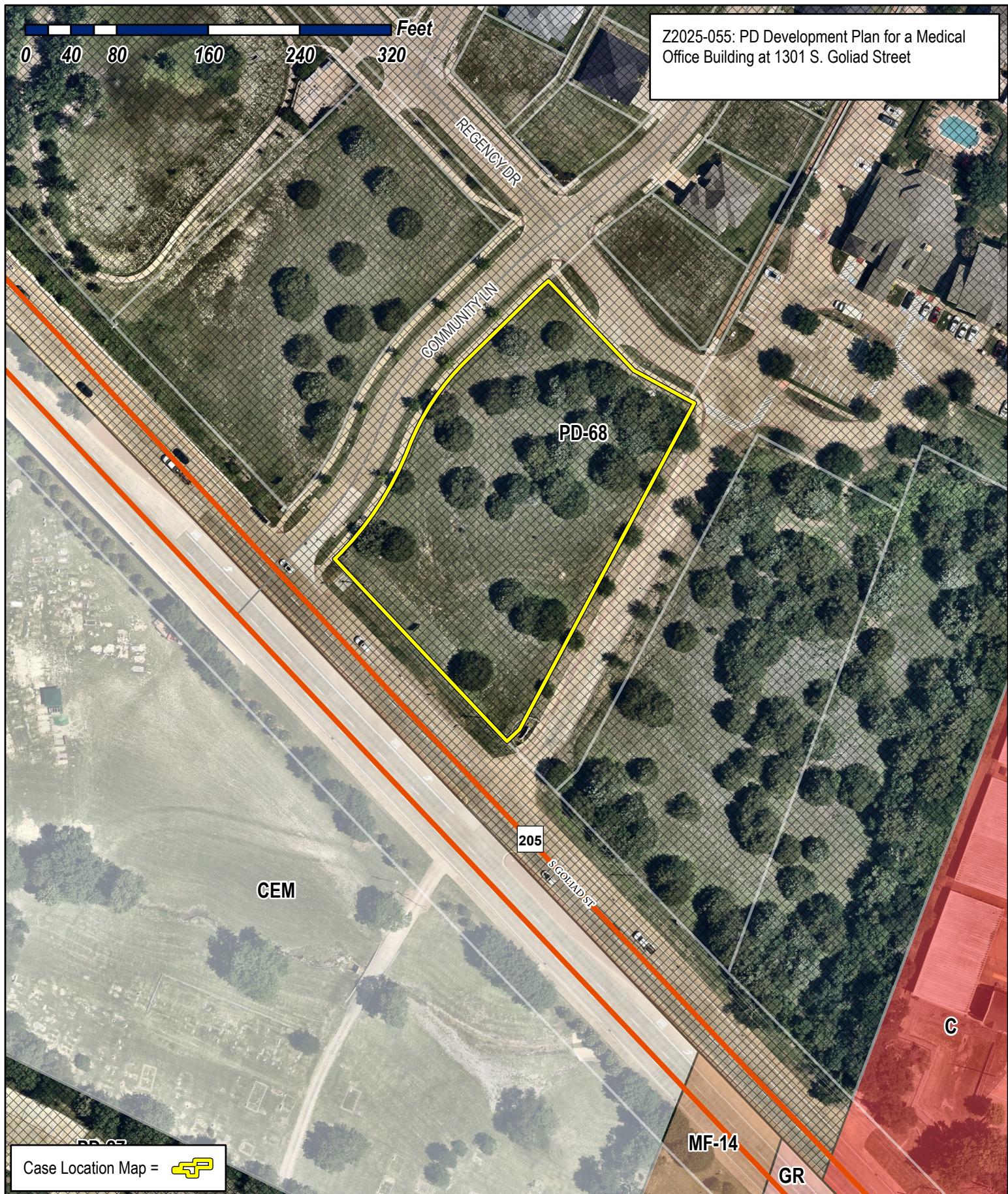
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 221.58, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF August, 20 25. BY SIGNING THIS APPLICATION, 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 15th DAY OF August, 20 25.

OWNER'S SIGNATURE 

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

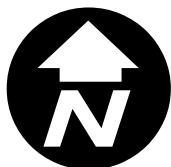




## City of Rockwall

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

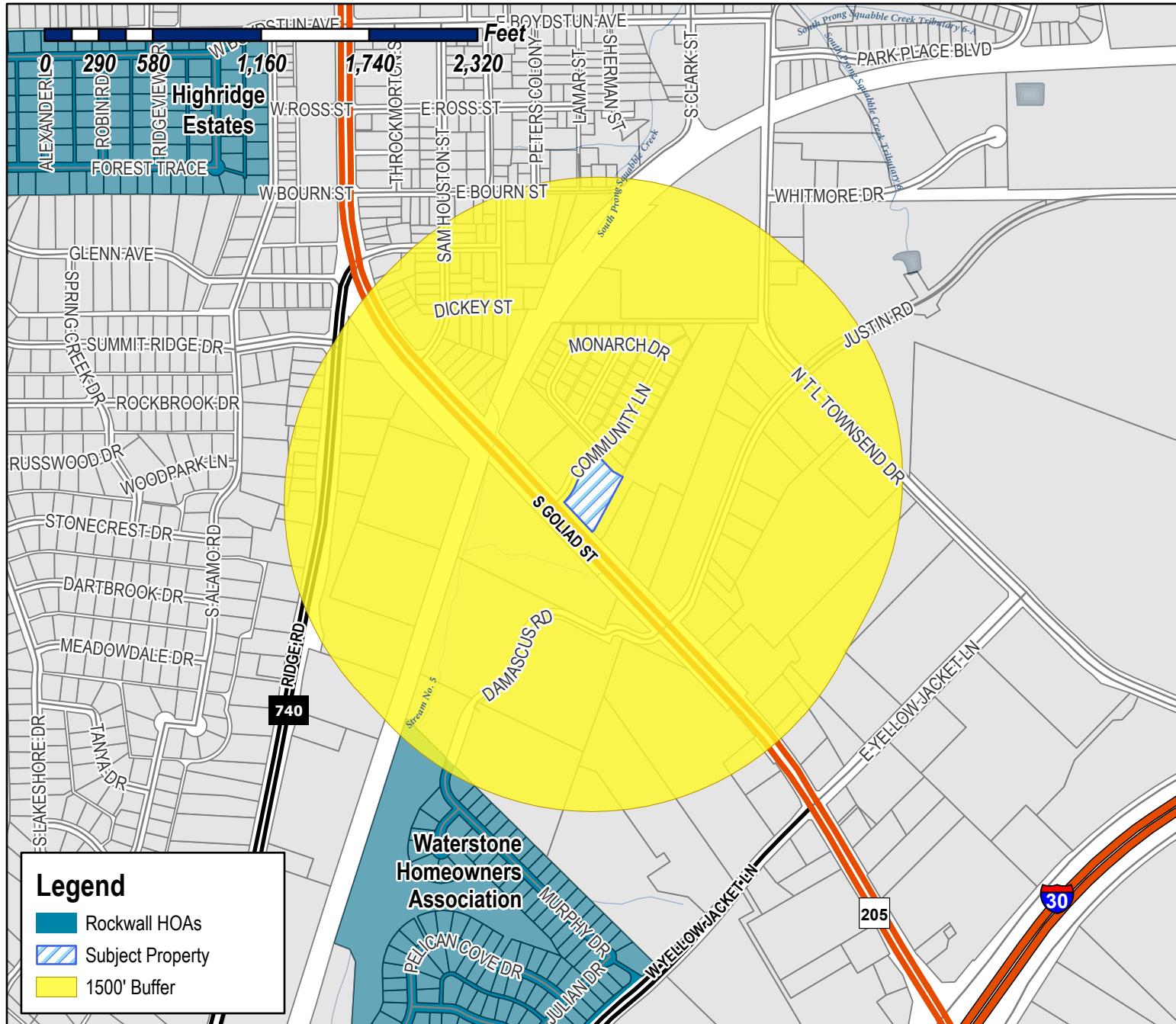
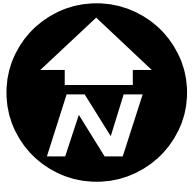




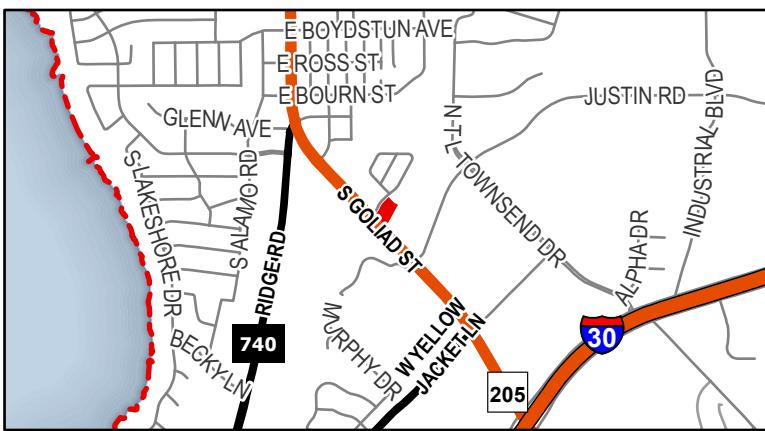
# City of Rockwall

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**Date Saved:** 8/14/2025  
For Questions on this Case Call (972) 771-7745



**From:** [Zavala, Melanie](#)  
**Cc:** [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)  
**Subject:** Neighborhood Notification Program [Z2025-055]  
**Date:** Thursday, August 21, 2025 8:19:02 AM  
**Attachments:** [Public Notice \(08.19.2025\).pdf](#)  
[HOA Map \(08.15.2025\).pdf](#)

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HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, August 22, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, September 9, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 15, 2025 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to [Planning@rockwall.com](mailto:Planning@rockwall.com) at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2025-055: PD Development Plan for Medical Office Building

Hold a public hearing to discuss and consider a request by Lisa Deaton of Palm Development Partners, LLC on behalf of Donna Perry of East Shore J/V for the approval of a PD Development Plan for Medical Office Building on a 1.4384-acre parcel of land identified as Lot 27, Block A, The Standard-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 68 (PD-68) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1301 S. Goliad Street [SH-205], and take any action necessary.

*Melanie Zavala*

Planning & Zoning Coordinator | Planning Dept. | City of Rockwall

385 S. Goliad Street | Rockwall, TX 75087

[Planning & Zoning Rockwall](#)

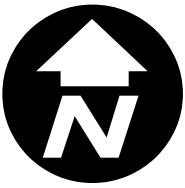
972-771-7745 Ext. 6568



# City of Rockwall

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385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

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**Case Number:** Z2025-055  
**Case Name:** PD Development Plan for a Medical Office Building  
**Case Type:** Zoning  
**Zoning:** Planned Development District (PD-68)  
**Case Address:** 1301 S. Goliad Street

**Date Saved:** 8/14/2025

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



ROCKWALL SENIOR COMMUNITY LP  
C/O LIFENET COMMUNITY BEHAVIORAL  
HEALTHCARE  
1132 Glade Rd  
Colleyville, TX 76034

RESIDENT  
1275 S GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
1300 S GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
1301 S GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
1325 S GOLIAD  
ROCKWALL, TX 75087

HERITAGE CHRISTIAN ACADEMY  
1408 S GOLIAD ST  
ROCKWALL, TX 75087

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

EAST SHORE J/V  
5499 Glen Lakes Dr Ste 110  
Dallas, TX 75231

RESIDENT  
601 COMMUNITY LN  
ROCKWALL, TX 75087

RESIDENT  
601 PROSPERITY TR  
ROCKWALL, TX 75087

RESIDENT  
602 COMMUNITY LN  
ROCKWALL, TX 75087

THOMAS LOU BERTHA  
602 JUBILEE STREET  
ROCKWALL, TX 75087

RESIDENT  
603 JUBILEE ST  
ROCKWALL, TX 75087

RESIDENT  
604 PROSPERITY TR  
ROCKWALL, TX 75087

ADAIR HARMON L JR AND CAROLE J  
605 COMMUNITY DRIVE  
ROCKWALL, TX 75087

MORGAN JERRY RAY & GABRIELA HANNI  
605 PROSPERITY TRL  
ROCKWALL, TX 75087

RESIDENT  
606 JUBILEE ST  
ROCKWALL, TX 75087

PAMELA K BEERS REVOCABLE TRUST  
PAMELA K BEERS- TRUSTEE  
606 COMMUNITY LANE  
ROCKWALL, TX 75087

RESIDENT  
607 COMMUNITY LN  
ROCKWALL, TX 75087

CATHEY OPAL A  
607 JUBILEE ST  
ROCKWALL, TX 75087

RESIDENT  
608 PROSPERITY TR  
ROCKWALL, TX 75087

MCCURRY JAMES M  
609 Prosperity Trl  
Rockwall, TX 75087

RESIDENT  
610 COMMUNITY LN  
ROCKWALL, TX 75087

BUSBY ARTHUR LEE JR &  
DOROTHEA BUSBY  
611 Community Ln  
Rockwall, TX 75087

THE DAVID AND PATRICIA HENDRICKSON LIVING  
TRUST  
DAVID L HENDRICKSON & PATRICIA S  
HENDRICKSON - TRUSTEES  
611 JUBILEE ST  
ROCKWALL, TX 75087

ALFRED T WILLIAMS AND PATRICIA M WILLIAMS  
REVOCABLE LIVING TRUST  
PATRICIA M WILLIAMS - SURVIVOR TRUSTEE  
612 PROSPERITY TRL  
ROCKWALL, TX 75087

RESIDENT  
613 PROSPERITY TR  
ROCKWALL, TX 75087

RESIDENT  
614 COMMUNITY LN  
ROCKWALL, TX 75087

RESIDENT  
615 JUBILEE ST  
ROCKWALL, TX 75087

MONTGOMERY PAMELA ANN  
615 COMMUNITY LN  
ROCKWALL, TX 75087

RESIDENT  
616 PROSPERITY TR  
ROCKWALL, TX 75087

HAMMERLING CHRISTOPHER JOHN AND RONI  
PENBERTHY  
617 PROSPERITY TR  
ROCKWALL, TX 75087

GARCIA ROY AND JENIFER  
618 COMMUNITY LANE  
ROCKWALL, TX 75087

RESIDENT  
619 COMMUNITY LN  
ROCKWALL, TX 75087

WINCH TERRI L  
620 PROSPERITY TRAIL  
ROCKWALL, TX 75087

RESIDENT  
621 PROSPERITY TR  
ROCKWALL, TX 75087

RESIDENT  
622 COMMUNITY LN  
ROCKWALL, TX 75087

RESIDENT  
623 COMMUNITY LN  
ROCKWALL, TX 75087

JOHNSON LINDA JONES & ALLEN RAY  
626 COMMUNITY LANE  
ROCKWALL, TX 75087

RESIDENT  
660 JUSTIN RD  
ROCKWALL, TX 75087

THE STANDARD MCP LTD  
8226 Douglas Ave Ste 709  
Dallas, TX 75225

PS LPT PROPERTIES INVESTORS  
DEPT-PT-TX-26644  
PO BOX 25025  
GLENDALE, CA 91201

# PUBLIC NOTICE



CITY OF ROCKWALL  
PLANNING AND ZONING DEPARTMENT  
PHONE: (972) 771-7745  
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

## Z2025-055: PD Development Plan for a Medical Office Building

*Hold a public hearing to discuss and consider a request by Lisa Deaton of Palm Development Partners, LLC on behalf of Donna Perry of East Shore J/V for the approval of a PD Development Plan for Medical Office Building on a 1.4384-acre parcel of land identified as Lot 27, Block A, The Standard-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 68 (PD-68) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1301 S. Goliad Street [SH-205], and take any action necessary.*

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, September 9, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 15, 2025 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Henry Lee  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, September 15, 2025 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

----- PLEASE RETURN THE BELOW FORM -----

## Case No. Z2025-055: PD Development Plan for a Medical Office Building

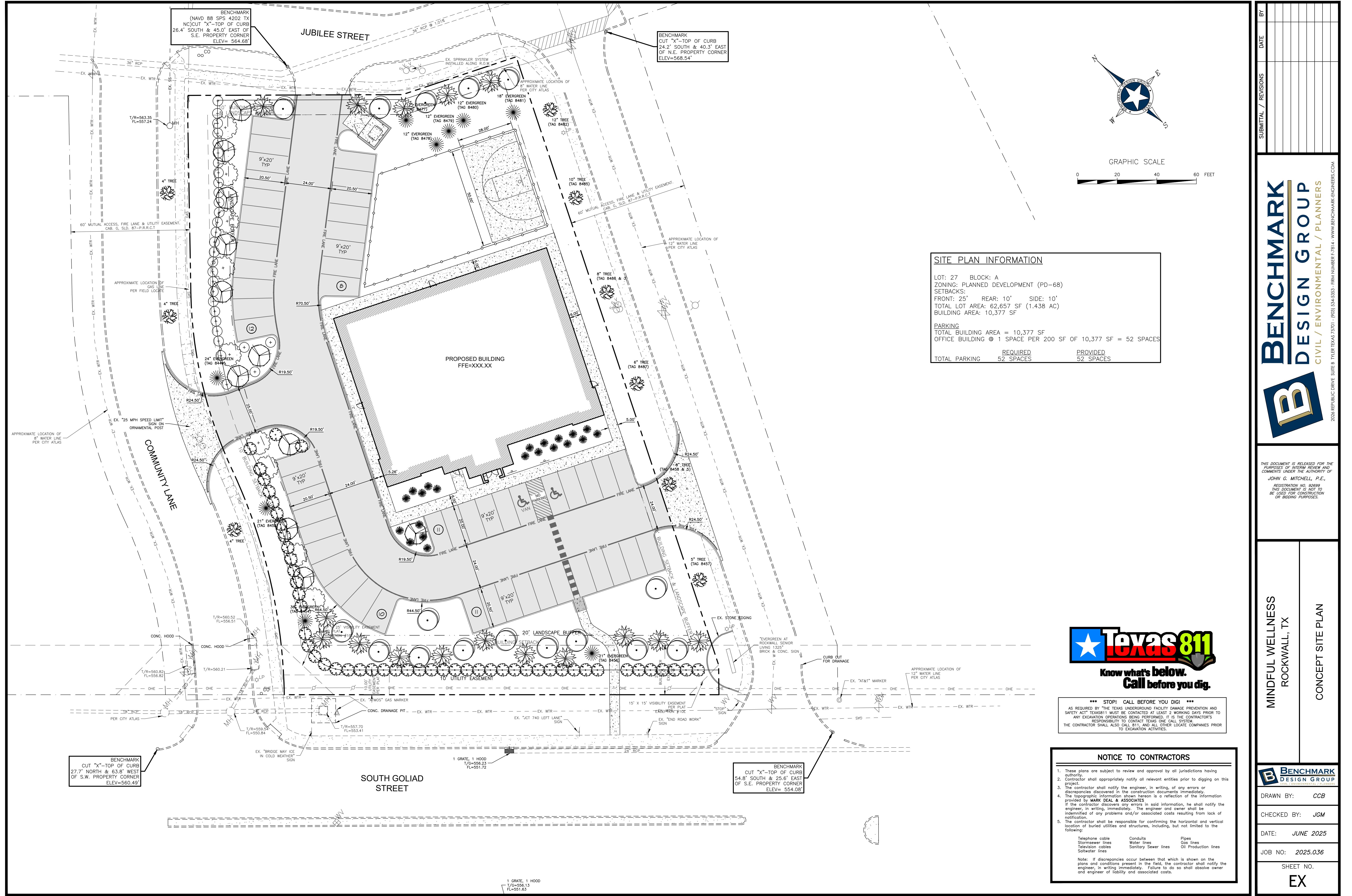
Please place a check mark on the appropriate line below:

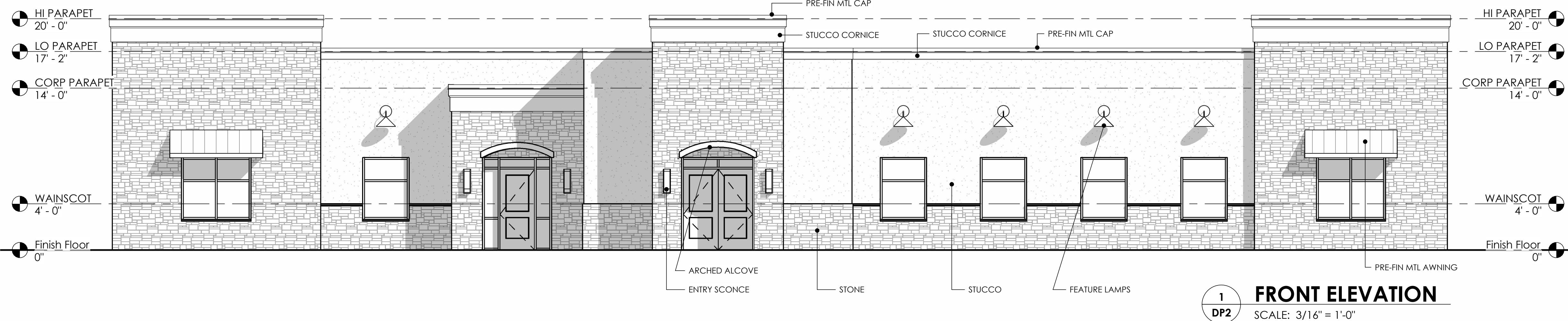
I am in favor of the request for the reasons listed below.  
 I am opposed to the request for the reasons listed below.

Name:	
Address:	

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

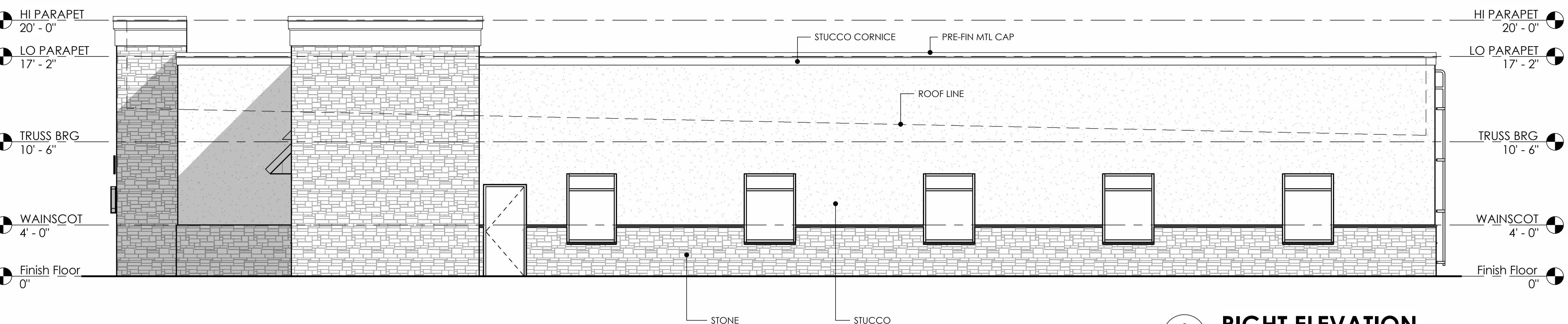
**PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE**





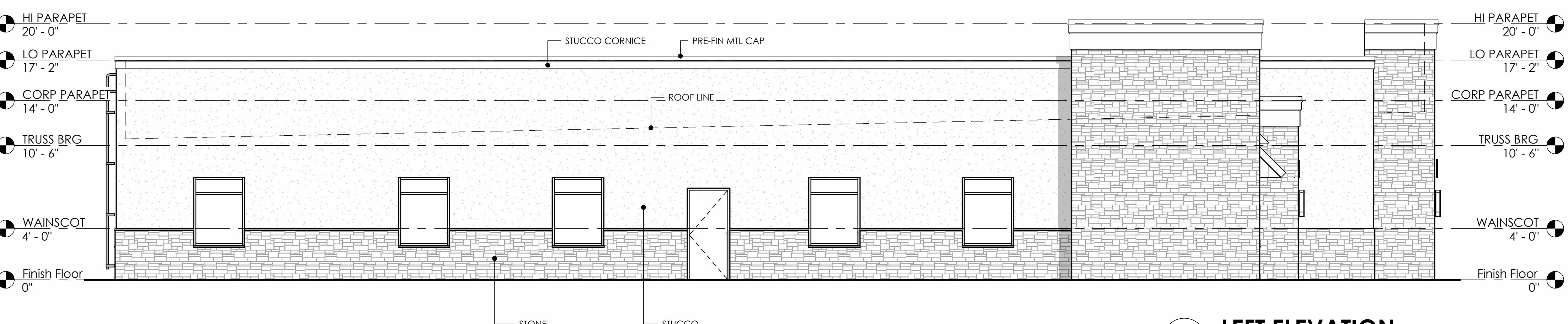
1 DP2 FRONT ELEVATION

SCALE: 3/16" = 1'-0"



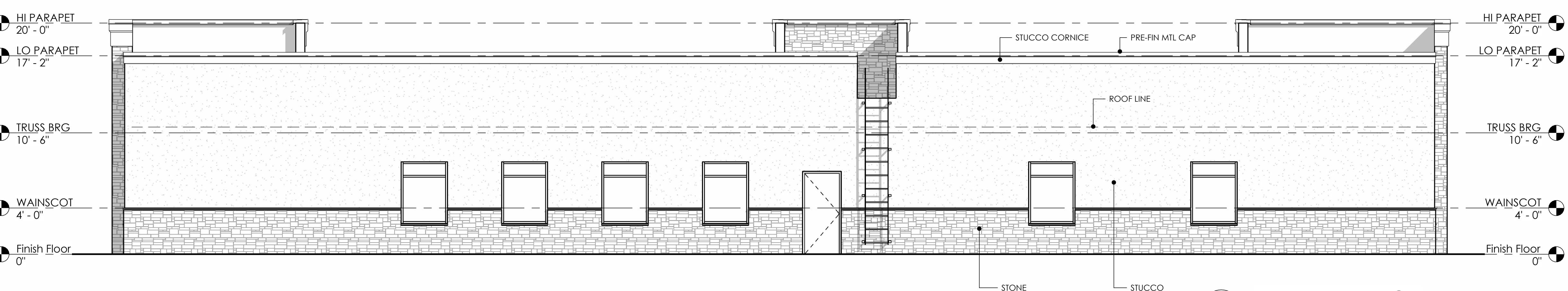
2 DP2 RIGHT ELEVATION

SCALE: 3/16" = 1'-0"



3 DP2 LEFT ELEVATION

SCALE: 3/16" = 1'-0"



4 DP2 REAR ELEVATION

SCALE: 3/16" = 1'-0"

**TLM ASSOCIATES, INC.**  
ARCHITECTS + ENGINEERS

www.tlmassociates.com  
117 East Lafayette Street, Jackson, Tennessee  
731.388.9959 (fax)

**ARCHITECTURAL ELEVATIONS**  
**MINDFUL HEALTH**  
FOR  
**PALM DEVELOPMENT**  
ROCKWALL, TEXAS FACILITY  
1301 S. Goliad St., Rockwall, Texas 75087

15 AUG 2025

TO105

**DP2**

Preliminary  
Not For Construction

CONSULTANT

Preliminary  
Not For Construction

**TLM ASSOCIATES, INC.**  
ARCHITECTS + ENGINEERS

www.tlmae.com  
117 East LaFayette Street, Jackson, Tennessee  
731.388.7840 (phone) - 731.388.7959 (fax)

RENDERING

MINDFUL HEALTH

ROCKWALL, TEXAS FACILITY  
FOR  
PALM DEVELOPMENT

1301 S. Goliad St., ROCKWALL, TEXAS 75087

15 AUG 2025

T0105

**DP1**



CITY OF ROCKWALL

**ORDINANCE NO. 25-XX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 68 (PD-68) [ORDINANCE NO. 17-05] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR A MEDICAL OFFICE BUILDING ON A 1.4384-ACRE PARCEL OF LAND IDENTIFIED AS LOT 27, BLOCK A, THE STANDARD-ROCKWALL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Lisa Deaton of Pal Development Partners, LLC on behalf of Donna Perry of East Shore J/V for the approval of a *PD Development Plan* for a *Medical Office Building*, on a 1.4384-acre parcel of land identified as Lot 27, Block A, The Standard-Rockwall Addition, City of Rockwall, Rockwall County, Texas and more fully described and depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; 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 Planned Development District 68 (PD-68) [Ordinance No. 17-05] and the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

**SECTION 1.** That Planned Development District 68 (PD-68) [Ordinance No. 17-05] and the Unified Development Code [Ordinance No. 20-02], as heretofore amended, shall be further amended by adopting this *PD Development Plan* and amending the official zoning map of the City of Rockwall for the *Subject Property*; and,

**SECTION 2.** That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

**SECTION 3.** That development of the *Subject Property* shall generally be in accordance with the *Conceptual Building Elevations*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

**SECTION 4.** That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 68 (PD-68) [Ordinance No. 17-05], the Unified Development Code [Ordinance No. 20-02], and in compliance with the following conditions and requirements:

- (1) The development of the subject property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.
- (2) The development of the subject property shall generally conform to the proposed *Conceptual Building Elevations* depicted in *Exhibit 'C'* of this ordinance; however, the Architectural Review Board (ARB) shall review the building elevations at the time of site plan and provide recommendations to the Planning and Zoning Commission. During the site plan process, the Planning and Zoning Commission shall be tasked with approving any exceptions/variances.

**SECTION 5.** That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction 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 6.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, 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 for this ordinance are declared to be severable;

**SECTION 7.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

**SECTION 8.** That this ordinance shall take effect immediately from and after its passage;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 6<sup>th</sup> DAY OF OCTOBER, 2025.**

**ATTEST:**

---

Kristy Teague, *City Secretary*

---

Tim McCallum, *Mayor*

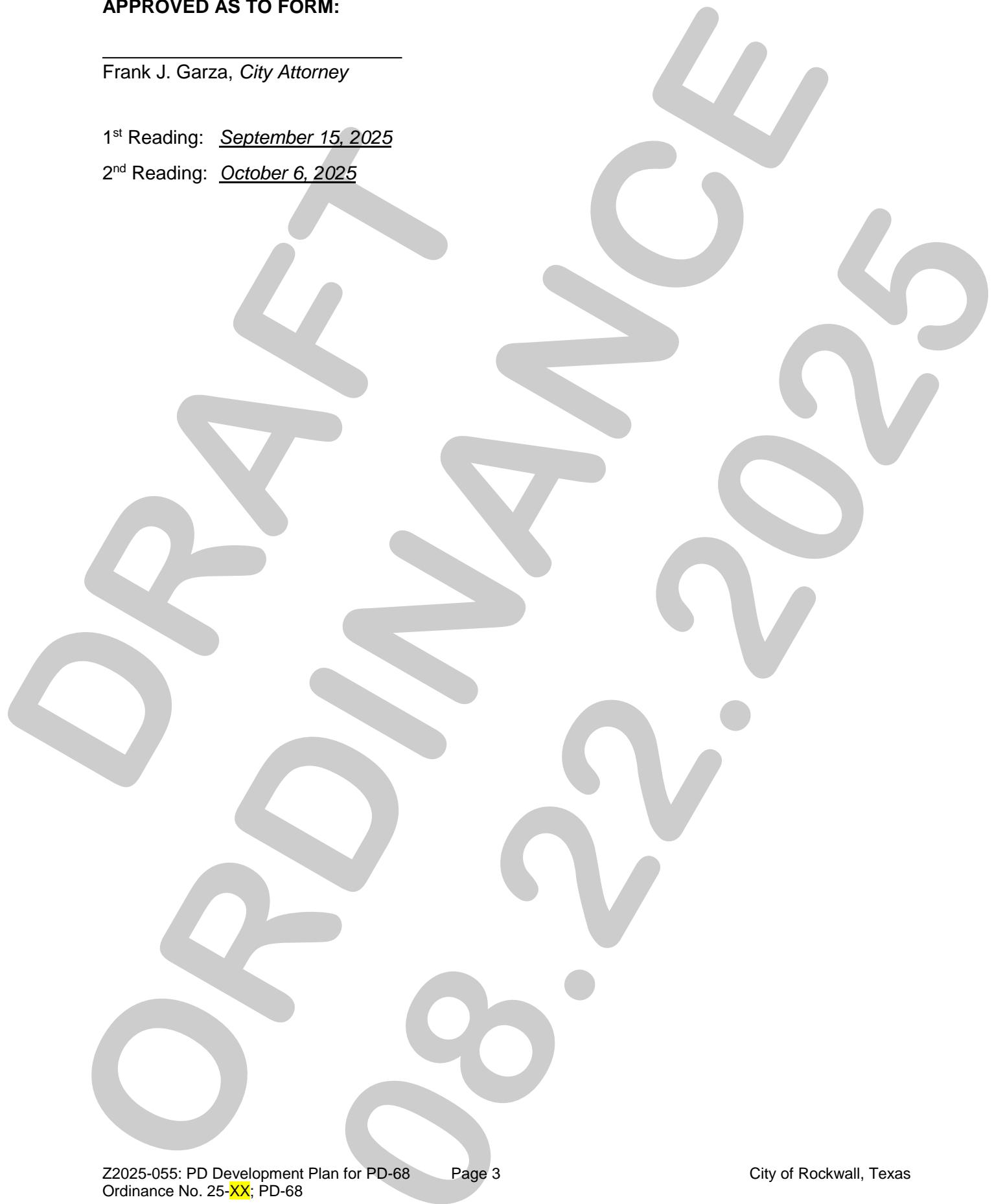
**APPROVED AS TO FORM:**

---

Frank J. Garza, *City Attorney*

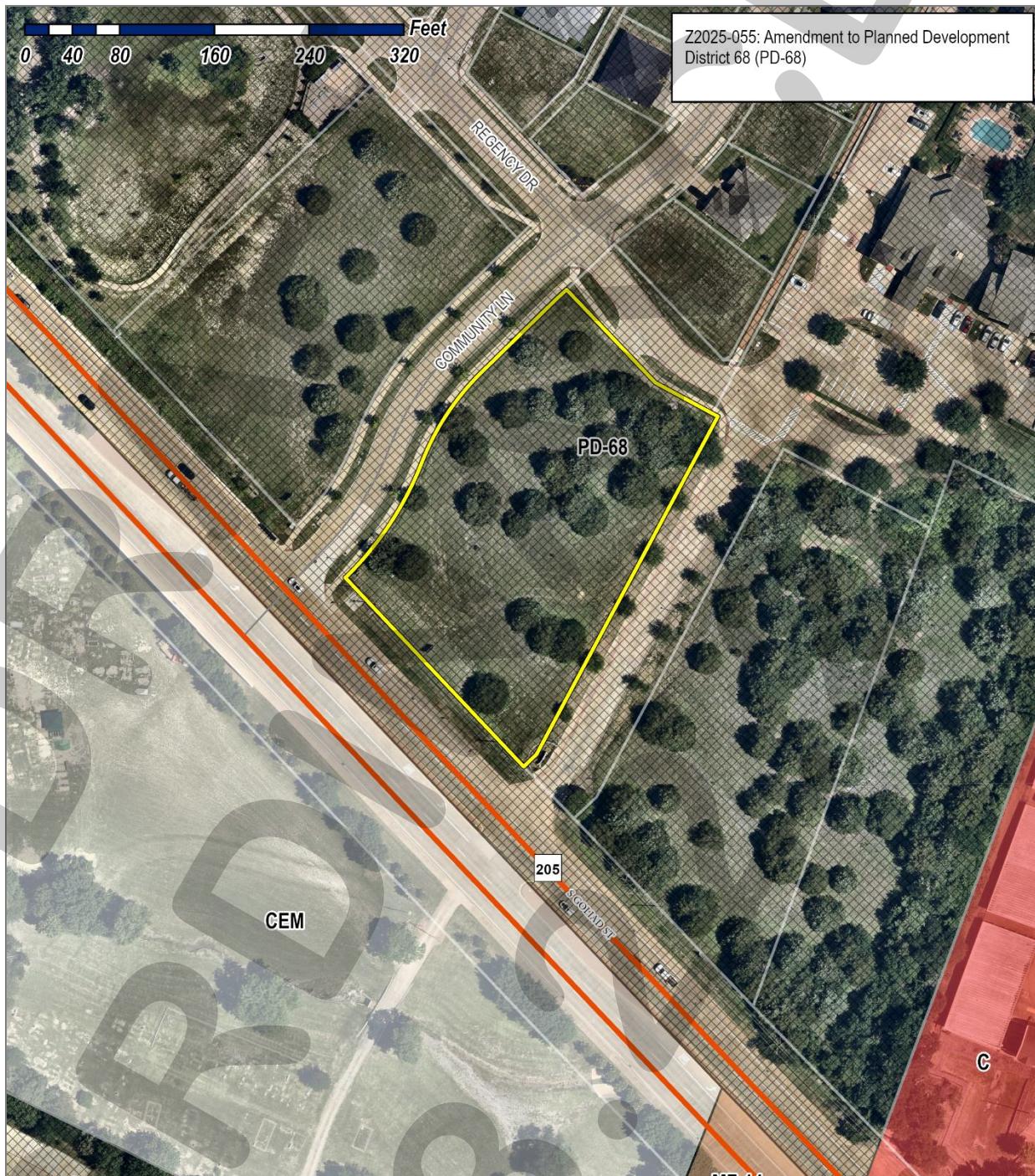
1<sup>st</sup> Reading: September 15, 2025

2<sup>nd</sup> Reading: October 6, 2025

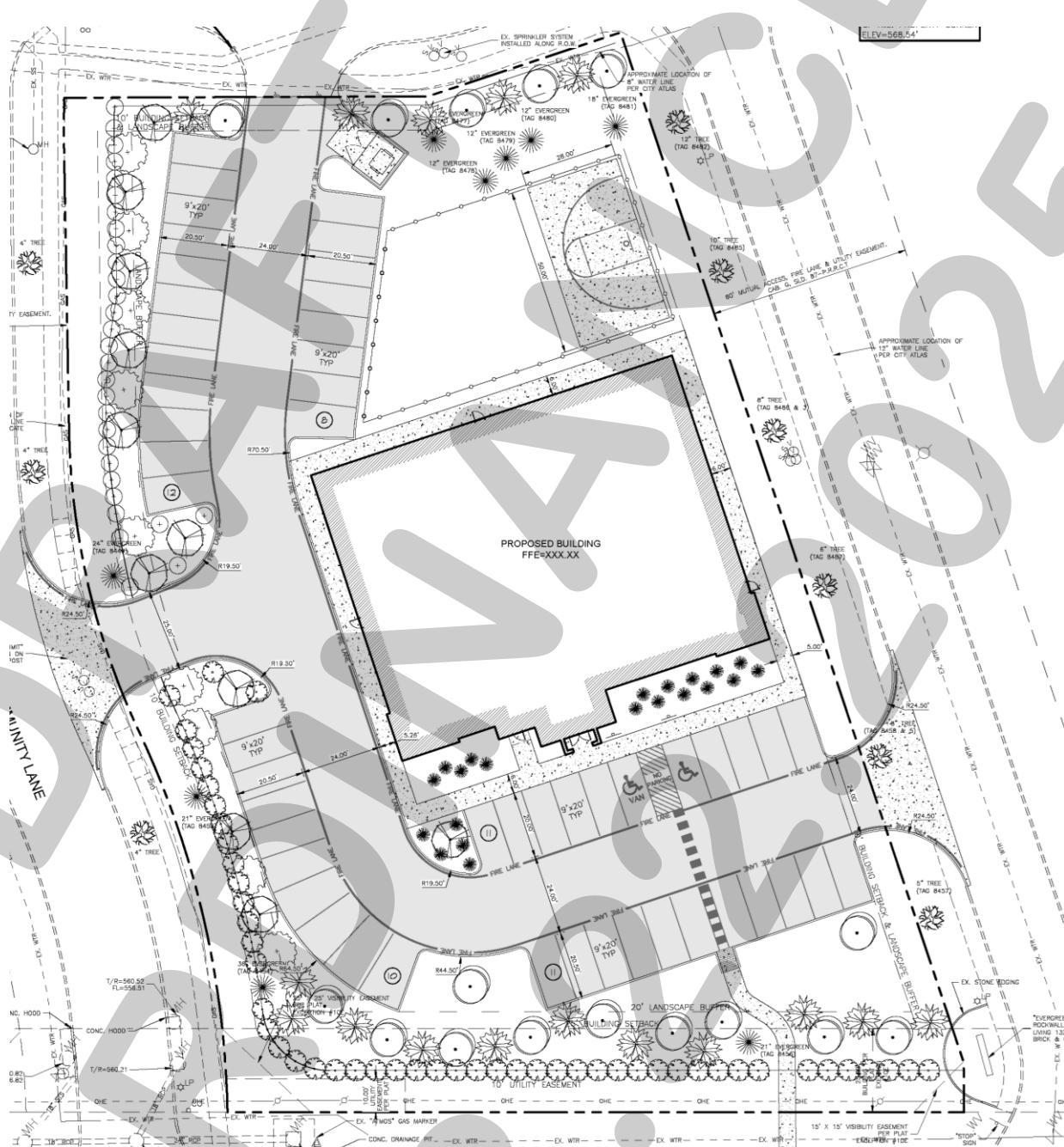


**Exhibit 'A':**  
*Location Map*

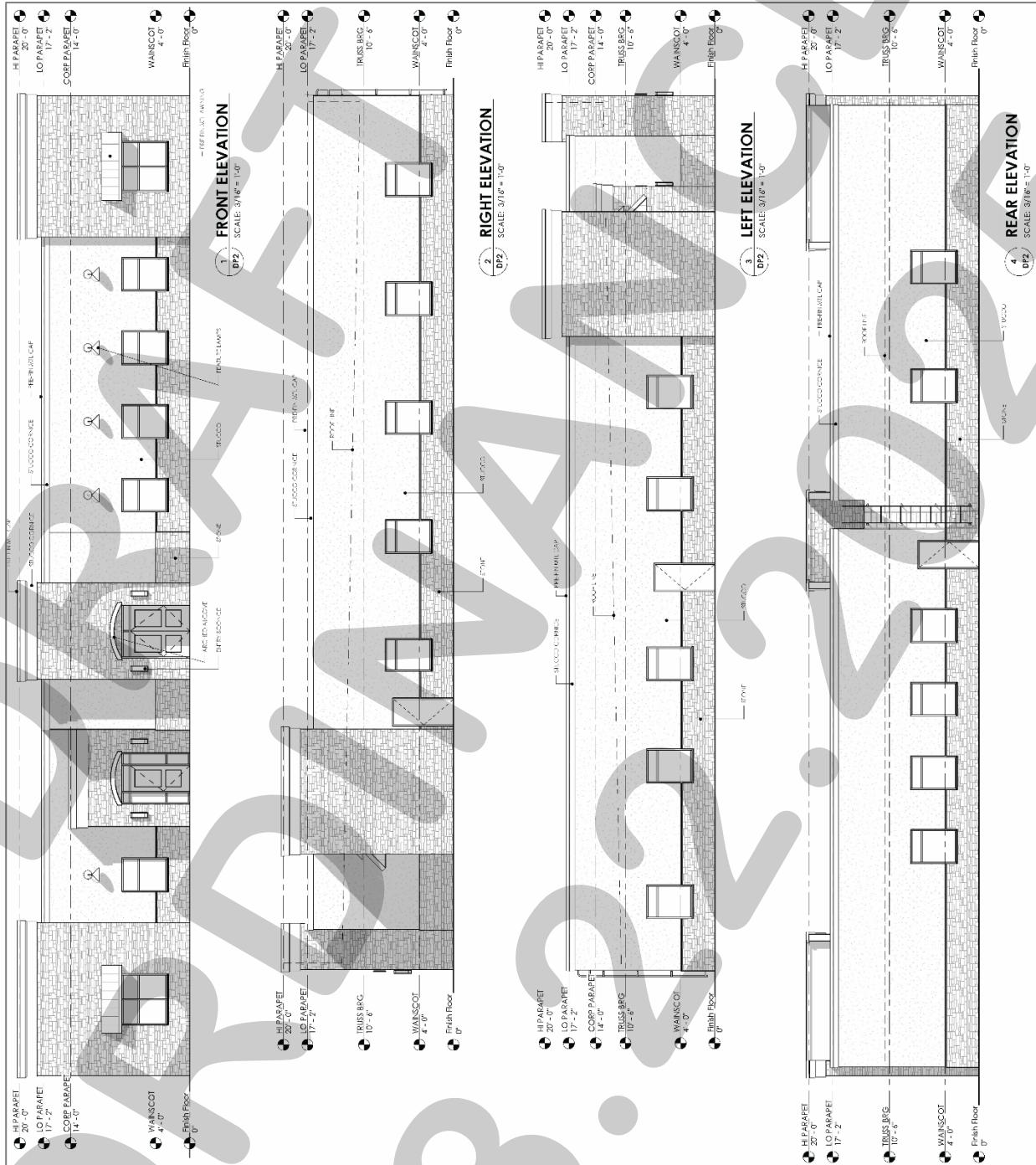
Legal Description: Lot 27, Block A, The Standard-Rockwall Addition



## **Exhibit 'B':** *Concept Plan*



**Exhibit 'C':**  
*Conceptual Building Elevations*





# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Planning and Zoning Commission

**DATE:** September 9, 2025

**APPLICANT:** Lisa Deaton; *Palm Development Partners, LLC*

**CASE NUMBER:** Z2025-055; *PD Development Plan for 1301 S. Goliad Street*

---

### **SUMMARY**

Hold a public hearing to discuss and consider a request by Lisa Deaton of Palm Development Partners, LLC on behalf of Donna Perry of East Shore J/V for the approval of a *PD Development Plan* for *Medical Office Building* on a 1.4384-acre parcel of land identified as Lot 27, Block A, The Standard-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 68 (PD-68) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1301 S. Goliad Street [SH-205], and take any action necessary.

### **BACKGROUND**

The subject property was annexed by the City Council on June 20, 1959 by *Ordinance No. 59-02* [Case No. A1959-002]. At the time of annexation, the subject property was zoned Agricultural (AG) District. Based on the City's *Historic Zoning Maps*, at some point between annexation and January 3, 1972 the subject property was rezoned to a Light Industrial (LI) District. This zoning designation was again changed to a Commercial (C) District at some point between December 7, 1993 and April 5, 2005. On August 21, 2006 the City Council approved Planned Development District 68 (PD-68) [*Ordinance No. 06-32*; Z2006-013] changing the zoning of the subject property to allow limited Commercial (C) District land uses. Following this approval, the City Council approved a *Master Plat* [Case No. P2006-043] and a *Preliminary Plat* [Case No. P2006-044] on October 16, 2006. These cases were followed by the approval of a *Final Plat* [Case No. P2006-056] on December 11, 2006, that designated the subject property as Lot 4, Block A, Eastshore Addition. On July 16, 2018, the City Council approved a *Final Plat* [Case No. P2018-019] that establish the subject property as Lot 27, Block A, The Standard-Rockwall Addition.

### **PURPOSE**

On August 15, 2025, the applicant -- *Lisa Deaton of Palm Development Partners, LLC* -- submitted an application requesting the approval of a *PD Development Plan* to allow the development of *Medical Office Building* on the subject property.

### **ADJACENT LAND USES AND ACCESS**

The subject property is generally located on the east corner of the intersection of S. Goliad Street [SH-205] and Community Lane. The land uses adjacent to the subject property are as follows:

**North:** Directly north of the subject property is the Standard of Rockwall an *Age Restricted Residential Subdivision* that was established on October 28, 2018 and consists of 47 single-family residential lots. This property is zoned Planned Development District 68 (PD-68) for limited Single Family 7 (SF-7) District land uses. Beyond this is a 1.844-acre parcel of land (i.e. Lot 1, Block A, *Herring Addition*) developed with a *Towing and Impound Yard* zoned Heavy Commercial (HC) District. Following this is a 13.368-acre parcel of land (i.e. Lot 2, Block A, *Rockwall Law Enforcement Center Addition*) developed with the Rockwall County Detention Center.

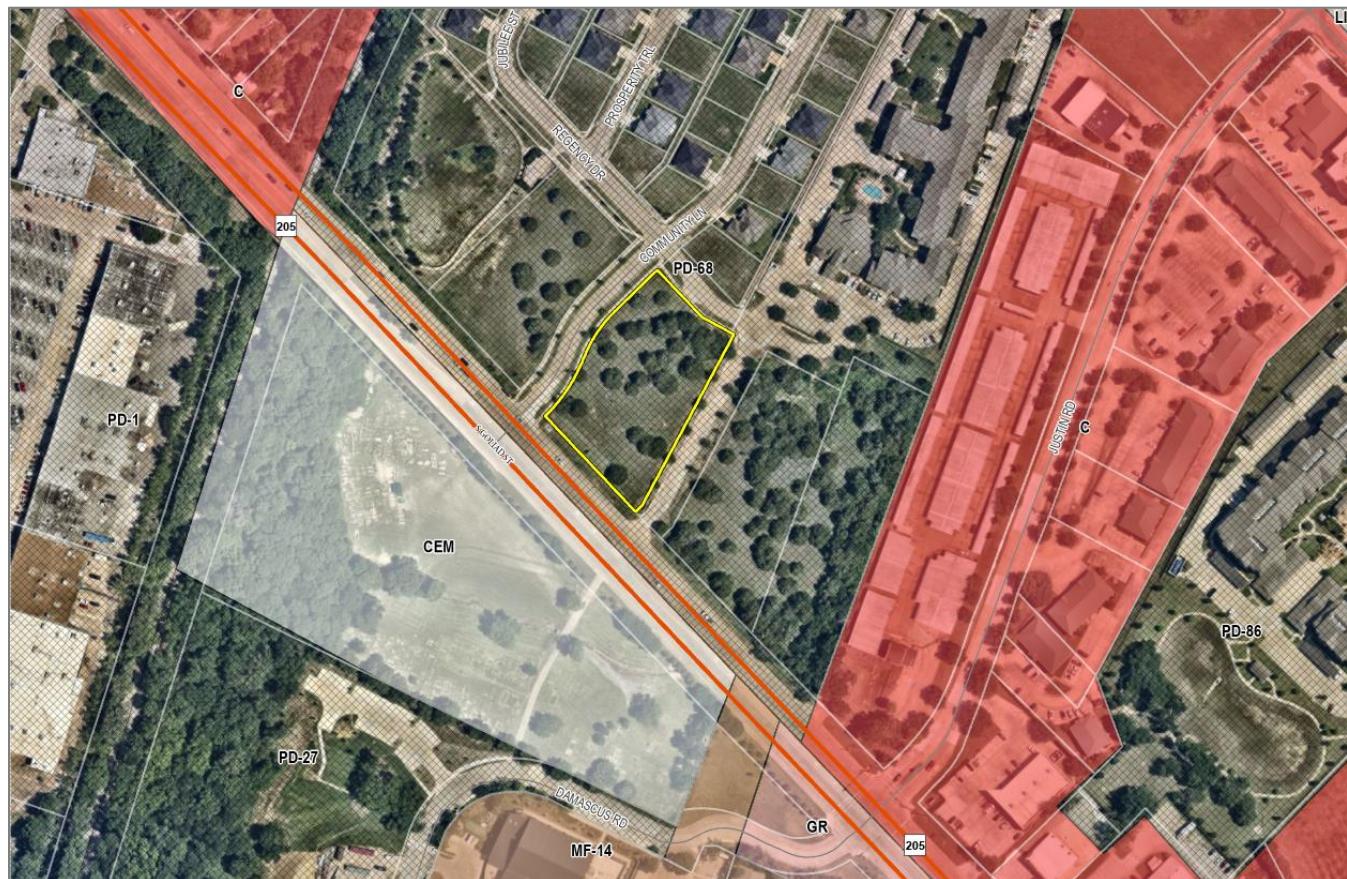
**South:** Directly south of the subject property is S. Goliad Street [SH-205], which is identified as a P6D (i.e. *principal arterial, six [6] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this roadway is a Cemetery owned by the City of Rockwall and zoned Cemetery (CEM) District.

East: Directly east of the subject property is an Age Restricted Apartment Complex (i.e. Evergreen Apartments) on a 6.579-acre parcel of land (i.e. Lot 3, Block A, Eastshore Addition), followed by two (2) vacant parcels of land (i.e. Lots 1 & 2, Block A, Eastshore Addition). Beyond this is a Mini-Warehouse facility (i.e. Advantage Self-Storage), which consists of 555 units on a 4.8164-acre parcel of land (i.e. Lot 2R-A, Block B, Lofland Industrial Park Addition) that is zoned Commercial (C) District. East of this is Justin Road, which is identified as a M4U (i.e. major arterial, four [4] lane, divided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is S. Goliad Street [SH-205], which is identified as a P6D (i.e. principal arterial, six [6] lane, divided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. West of this roadway is a Cemetery owned by the City of Rockwall and zoned Cemetery (CEM) District.

#### MAP 1. LOCATION MAP

**YELLOW: SUBJECT PROPERTY**



#### CHARACTERISTICS OF THE REQUEST

The applicant has submitted a concept plan and conceptual building elevations depicting the establishment of a *Medical Office Building* on the subject property. Based on the provided concept plan, the proposed development will not take direct access off of S. Goliad Street [SH-205], rather access will be taken off Community Lane and a provided access easement along the south property line. In addition, the proposed *Medical Office Building* will be one (1) story, approximately 10,377 SF in size, and have 52 parking spaces. The applicant is also proposing a *Private Sports Court with Dedicated Lighting*. This sports court will be private and only for the use of the clients of the *Medical Office*.

## CONFORMANCE WITH PLANNED DEVELOPMENT DISTRICT 68 (PD-68)

According to the Concept Plan contained in Planned Development District 68 (PD-68) [Ordinance No. 17-05] the subject property is situated within Area 2, which -- according to Ordinance No. 17-05 -- is designated for limited Commercial (C) District land uses. In this case, the applicant is proposing a *Medical Office Building*, which is permitted *by-right* within a Commercial (C) District. The following is a summary of the density and dimensional requirements for a property located within a Commercial (C) District, and how the proposed project conforms to these requirements:

**TABLE 1: COMMERCIAL (C) DISTRICT STANDARDS**

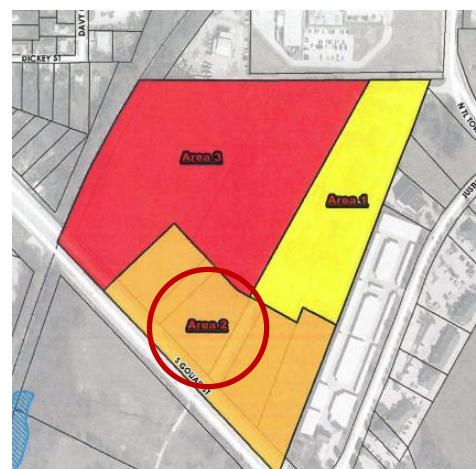
Ordinance Provisions	Zoning District Standards	Conformance to the Standards
Minimum Lot Area	10,000 SF	1.438-Acres; <i>In Conformance</i>
Minimum Lot Width	60'	X > 60-feet; <i>In Conformance</i>
Minimum Lot Depth	100'	X > 100-feet; <i>In Conformance</i>
Minimum Front Yard Setback (1) & (2)	25'	X > 25-feet; <i>In Conformance</i>
Minimum Side Yard Setback (3)	10'	X > 10-feet; <i>In Conformance</i>
Minimum Rear Yard Setback (3)	10'	X > 10-feet; <i>In Conformance</i>
Minimum Between Buildings (3)	20'	X > 20-feet; <i>In Conformance</i>
Maximum Building Height (4)	60'	X < 60%; <i>In Conformance</i>
Maximum Lot Coverage	60%	X < 60%; <i>In Conformance</i>
Minimum Landscaping	20%	X > 20%; <i>In Conformance</i>

**GENERAL NOTES:**

- 1: FROM FUTURE RIGHT-OF-WAY AS SHOWN ON THE ADOPTED MASTER THOROUGHFARE PLAN OR AS ACTUALLY EXISTS, WHICHEVER IS GREATER.
- 2: PARKING SHOULD NOT BE LOCATED BETWEEN THE FRONT FAÇADE AND THE PROPERTY LINE, UNLESS LOCATED WITHIN AN OVERLAY DISTRICT.
- 3: THE SETBACK CAN BE REDUCED TO ZERO (0) FEET WITH A FIRE RATED WALL.
- 4: BUILDING HEIGHT MAY BE INCREASED UP TO 240-FEET IF APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.

Staff has provided the concept plan from the Planned Development District 68 (PD-68) ordinance [Ordinance No. 17-05] that depicts Area 2 in Figure 1. Based on the PD Development Standards -- outlined within the PD-68 ordinance --, Area 2 is intended for limited Commercial (C) District land uses, and where the land uses prohibited within the ordinance are land uses that are not always appropriate when adjacent to residential land uses (i.e. Areas 1 & 3). In this case, there are residential adjacencies north of the subject property. That being said, given the residential adjacency and the adjacency along a major thoroughfare (i.e. S. Goliad Street [SH-205]), Area 2 can be developed with land uses that are compatible with the existing surrounding residential, but are cognizant of the major thoroughfare. In this case, the proposed *Medical Office* is allowed *by-right* on the subject property and appears to meet the intent of Planned Development District 68 (PD-68); however, the proposed PD Development Plan is a discretionary decision for the City Council, pending a recommendation from the Planning and Zoning Commission.

**FIGURE 1: CONCEPT PLAN FOR PD-68**  
RED CIRCLE = APPROXIMATE LOCATION OF SUBJECT PROPERTY



## CONFORMANCE WITH THE CITY'S CODES

According to Table 5, *Parking Requirement Schedule*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), the *Medical Office* land use required one (1) parking space per 200 SF of building area. In this case, the applicant is proposing a 10,377 SF *Medical Office Building*. Given this, the applicant is required to provide 52 parking spaces (i.e.  $10,377 \text{ SF} / 200 \text{ SF} = 51.885$  or 52 parking spaces). Staff should note, that according to Subsection 03.01, *Calculation of Spaces*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), if a parking calculation results in a fractional parking space the fraction space shall always be rounded up.

According to Subsection 08.04, *Non-Residential Fences*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), a property located within a Commercial (C) District is permitted either a masonry wall or a wrought iron fence. In this case, the applicant is requesting to utilize an eight (8) foot vinyl fence around the *Private Sports Court*. The applicant has indicated that the proposed *Private Sports Court* is related to the services they provide for children/teens, and that privacy is a concern. This item is discretionary to the City Council and the Planning and Zoning Commission; however, staff should note that other vinyl fences have been approved for *Daycare Facilities*.

In addition to the concept plan, the applicant has provided building elevations. Staff has included these building elevations in the *Draft Ordinance* in order to generally tie down the architecture. That being said, the provided building elevations do not meet the material or articulation standards for a building located within an *Overlay District*. Given this, staff has included a *Condition of Approval* in this memo and an *Operational Condition* in the *Draft Ordinance* that requires the building elevations to be reviewed by the Architecture Review Board (ARB) at the time of site plan. At this time, the City Council and Planning and Zoning Commission are *not* approving any exceptions or variances to the building elevations as part of this *PD Development Plan* request. These will be approved with the site plan should this case be approved.

## **INFRASTRUCTURE**

Based on the applicant's concept plan and the proposed density, there are no major *Rodway* or *Wastewater and Water* infrastructure items related to the request; however, staff should note that detention shall be required.

## **NOTIFICATIONS**

On August 22, 2025, staff mailed 42 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Waterstone Homeowner's Association (HOA), which was the only HOA within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff has not received any notices in regard to the applicant's request.

## **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a *PD Development Plan* for a *Medical Office Building*, staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the concept plan and development standards contained in the *PD Development Plan* ordinance and which are detailed as follows:
  - (a) The development of the subject property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance; and,
  - (b) The development of the subject property shall generally conform to the proposed *Conceptual Building Elevations* depicted in *Exhibit 'C'* of this ordinance; however, the Architectural Review Board (ARB) shall review the building elevations at the time of site plan and provide recommendations to the Planning and Zoning Commission. During the site plan process, the Planning and Zoning Commission shall be tasked with approving any exceptions/variances.
- (2) Any construction resulting from the approval of this *Planned Development District* 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.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. [REDACTED]

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

DIRECTOR OF PLANNING: [REDACTED]

CITY ENGINEER: [REDACTED]

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 1301 S. Goliad St, Rockwall, TX

SUBDIVISION The Standard - Rockwall Addition

LOT 27

BLOCK

A

GENERAL LOCATION Located on the corner of S Goliad and Community Ln

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

CURRENT ZONING	PD-68, SH-205 Overlay	CURRENT USE	None, Vacant lot
PROPOSED ZONING	PD-68, SH-205 Overlay	PROPOSED USE	Business (Medical Office Bldg)
ACREAGE	1.4384	LOTS [CURRENT]	One (1)

**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]

<input type="checkbox"/> OWNER	East Shore J/V	<input checked="" type="checkbox"/> APPLICANT	Palm Development Partners, LLC
CONTACT PERSON	Donna Perry, Venture Manager	CONTACT PERSON	Lisa Deaton, Chief Operations Officer
ADDRESS	[REDACTED]	ADDRESS	[REDACTED]
CITY, STATE & ZIP	[REDACTED]	CITY, STATE & ZIP	[REDACTED]
PHONE	[REDACTED]	PHONE	[REDACTED]
E-MAIL	[REDACTED]	E-MAIL	[REDACTED]

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Donna Perry, Venture Manager [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

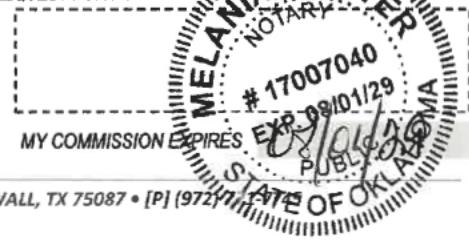
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 221.58, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF August, 20 25. BY SIGNING THIS APPLICATION, 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 15th DAY OF August, 20 25.

OWNER'S SIGNATURE

*Donna Perry*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

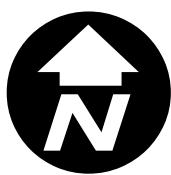




## City of Rockwall

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

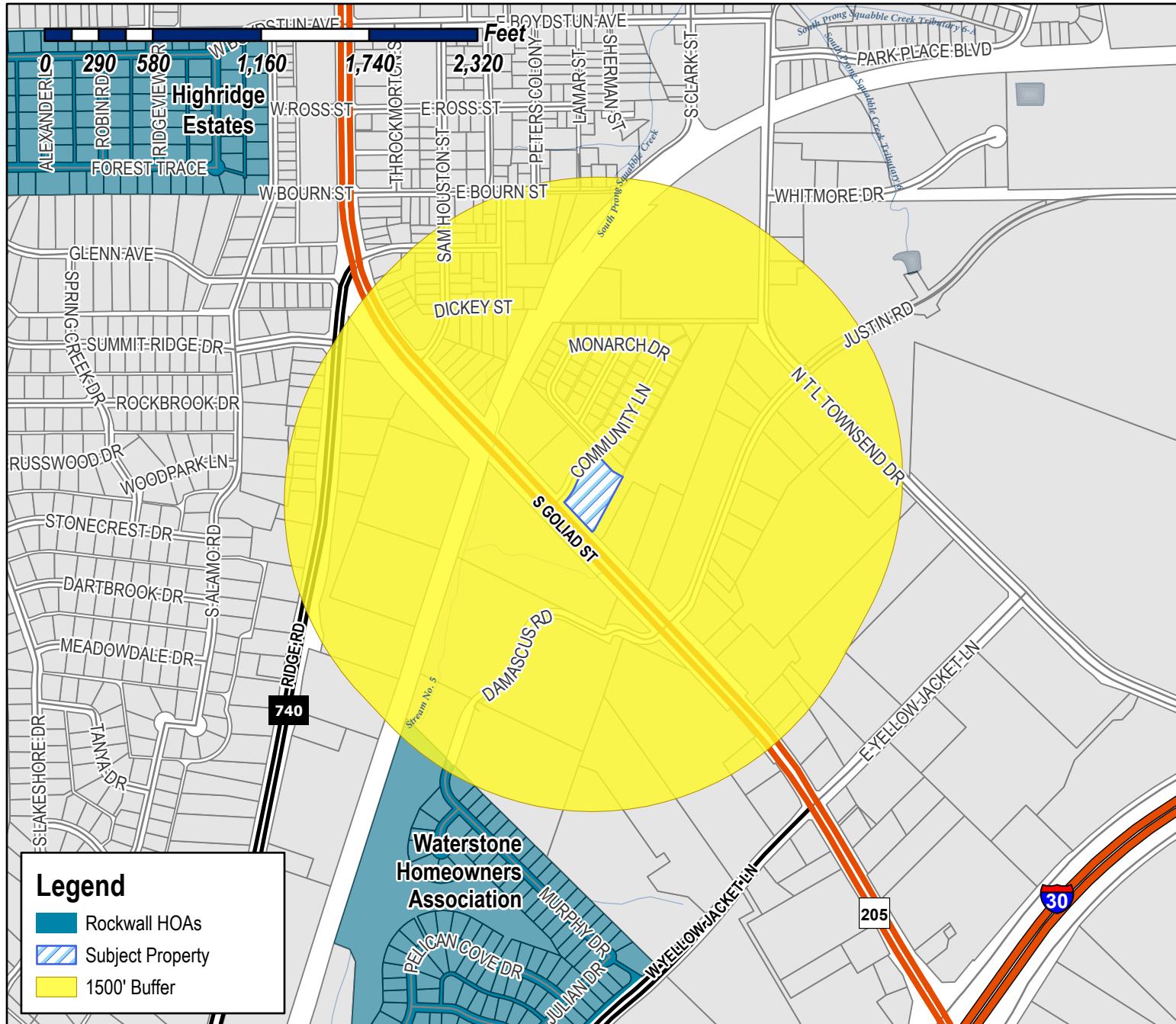
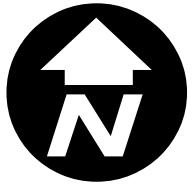




# City of Rockwall

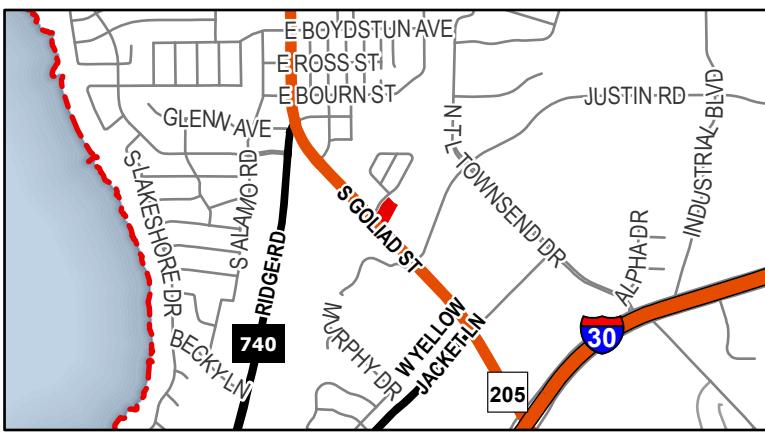
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

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**Date Saved:** 8/14/2025

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



**From:** [Zavala, Melanie](#)  
**Cc:** [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)  
**Subject:** Neighborhood Notification Program [Z2025-055]  
**Date:** Thursday, August 21, 2025 8:19:02 AM  
**Attachments:** [Public Notice \(08.19.2025\).pdf](#)  
[HOA Map \(08.15.2025\).pdf](#)

---

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, August 22, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, September 9, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 15, 2025 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to [Planning@rockwall.com](mailto:Planning@rockwall.com) at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2025-055: PD Development Plan for Medical Office Building

Hold a public hearing to discuss and consider a request by Lisa Deaton of Palm Development Partners, LLC on behalf of Donna Perry of East Shore J/V for the approval of a PD Development Plan for Medical Office Building on a 1.4384-acre parcel of land identified as Lot 27, Block A, The Standard-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 68 (PD-68) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1301 S. Goliad Street [SH-205], and take any action necessary.

*Melanie Zavala*

Planning & Zoning Coordinator | Planning Dept. | City of Rockwall

385 S. Goliad Street | Rockwall, TX 75087

[Planning & Zoning Rockwall](#)

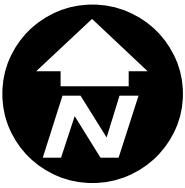
972-771-7745 Ext. 6568



# City of Rockwall

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

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**Case Number:** Z2025-055  
**Case Name:** PD Development Plan for a Medical Office Building  
**Case Type:** Zoning  
**Zoning:** Planned Development District (PD-68)  
**Case Address:** 1301 S. Goliad Street

**Date Saved:** 8/14/2025

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



ROCKWALL SENIOR COMMUNITY LP  
C/O LIFENET COMMUNITY BEHAVIORAL  
HEALTHCARE  
1132 Glade Rd  
Colleyville, TX 76034

RESIDENT  
1275 S GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
1300 S GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
1301 S GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
1325 S GOLIAD  
ROCKWALL, TX 75087

HERITAGE CHRISTIAN ACADEMY  
1408 S GOLIAD ST  
ROCKWALL, TX 75087

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

EAST SHORE J/V  
5499 Glen Lakes Dr Ste 110  
Dallas, TX 75231

RESIDENT  
601 COMMUNITY LN  
ROCKWALL, TX 75087

RESIDENT  
601 PROSPERITY TR  
ROCKWALL, TX 75087

RESIDENT  
602 COMMUNITY LN  
ROCKWALL, TX 75087

THOMAS LOU BERTHA  
602 JUBILEE STREET  
ROCKWALL, TX 75087

RESIDENT  
603 JUBILEE ST  
ROCKWALL, TX 75087

RESIDENT  
604 PROSPERITY TR  
ROCKWALL, TX 75087

ADAIR HARMON L JR AND CAROLE J  
605 COMMUNITY DRIVE  
ROCKWALL, TX 75087

MORGAN JERRY RAY & GABRIELA HANNI  
605 PROSPERITY TRL  
ROCKWALL, TX 75087

RESIDENT  
606 JUBILEE ST  
ROCKWALL, TX 75087

PAMELA K BEERS REVOCABLE TRUST  
PAMELA K BEERS- TRUSTEE  
606 COMMUNITY LANE  
ROCKWALL, TX 75087

RESIDENT  
607 COMMUNITY LN  
ROCKWALL, TX 75087

CATHEY OPAL A  
607 JUBILEE ST  
ROCKWALL, TX 75087

RESIDENT  
608 PROSPERITY TR  
ROCKWALL, TX 75087

MCCURRY JAMES M  
609 Prosperity Trl  
Rockwall, TX 75087

RESIDENT  
610 COMMUNITY LN  
ROCKWALL, TX 75087

BUSBY ARTHUR LEE JR &  
DOROTHEA BUSBY  
611 Community Ln  
Rockwall, TX 75087

THE DAVID AND PATRICIA HENDRICKSON LIVING  
TRUST  
DAVID L HENDRICKSON & PATRICIA S  
HENDRICKSON - TRUSTEES  
611 JUBILEE ST  
ROCKWALL, TX 75087

ALFRED T WILLIAMS AND PATRICIA M WILLIAMS  
REVOCABLE LIVING TRUST  
PATRICIA M WILLIAMS - SURVIVOR TRUSTEE  
612 PROSPERITY TRL  
ROCKWALL, TX 75087

RESIDENT  
613 PROSPERITY TR  
ROCKWALL, TX 75087

RESIDENT  
614 COMMUNITY LN  
ROCKWALL, TX 75087

RESIDENT  
615 JUBILEE ST  
ROCKWALL, TX 75087

MONTGOMERY PAMELA ANN  
615 COMMUNITY LN  
ROCKWALL, TX 75087

RESIDENT  
616 PROSPERITY TR  
ROCKWALL, TX 75087

HAMMERLING CHRISTOPHER JOHN AND RONI  
PENBERTHY  
617 PROSPERITY TR  
ROCKWALL, TX 75087

GARCIA ROY AND JENIFER  
618 COMMUNITY LANE  
ROCKWALL, TX 75087

RESIDENT  
619 COMMUNITY LN  
ROCKWALL, TX 75087

WINCH TERRI L  
620 PROSPERITY TRAIL  
ROCKWALL, TX 75087

RESIDENT  
621 PROSPERITY TR  
ROCKWALL, TX 75087

RESIDENT  
622 COMMUNITY LN  
ROCKWALL, TX 75087

RESIDENT  
623 COMMUNITY LN  
ROCKWALL, TX 75087

JOHNSON LINDA JONES & ALLEN RAY  
626 COMMUNITY LANE  
ROCKWALL, TX 75087

RESIDENT  
660 JUSTIN RD  
ROCKWALL, TX 75087

THE STANDARD MCP LTD  
8226 Douglas Ave Ste 709  
Dallas, TX 75225

PS LPT PROPERTIES INVESTORS  
DEPT-PT-TX-26644  
PO BOX 25025  
GLENDALE, CA 91201

# PUBLIC NOTICE



CITY OF ROCKWALL  
PLANNING AND ZONING DEPARTMENT  
PHONE: (972) 771-7745  
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2025-055: PD Development Plan for a Medical Office Building

Hold a public hearing to discuss and consider a request by Lisa Deaton of Palm Development Partners, LLC on behalf of Donna Perry of East Shore JV for the approval of a PD Development Plan for Medical Office Building on a 1.4384-acre parcel of land identified as Lot 27, Block A, The Standard-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 68 (PD-68) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1301 S. Goliad Street [SH-205], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, September 9, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 15, 2025 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**Henry Lee**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, September 15, 2025 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning

USE THIS QR CODE  
TO GO DIRECTLY  
TO THE WEBSITE



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

**PLEASE RETURN THE BELOW FORM**

Case No. Z2025-055: PD Development Plan for a Medical Office Building

**Please place a check mark on the appropriate line below:**

I am in favor of the request for the reasons listed below.

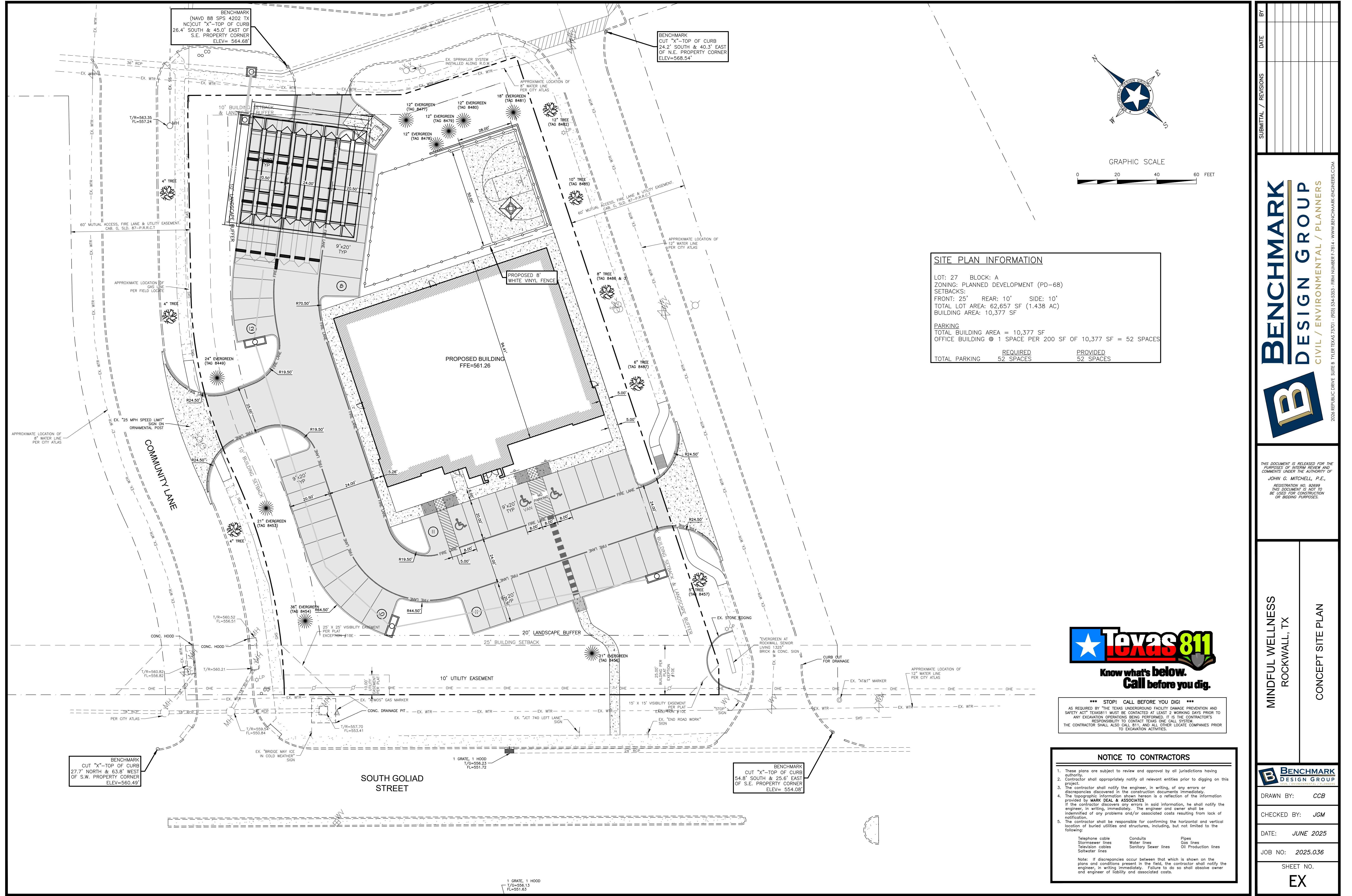
I am opposed to the request for the reasons listed below.

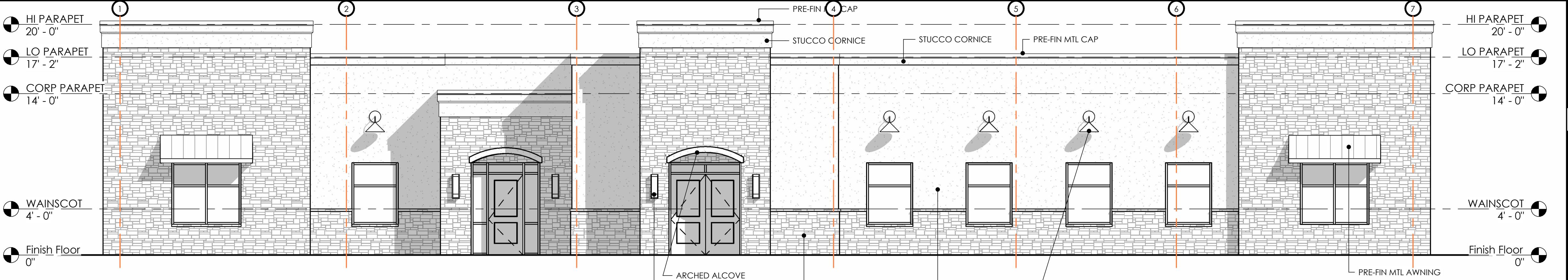
Name:

**Address:**

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

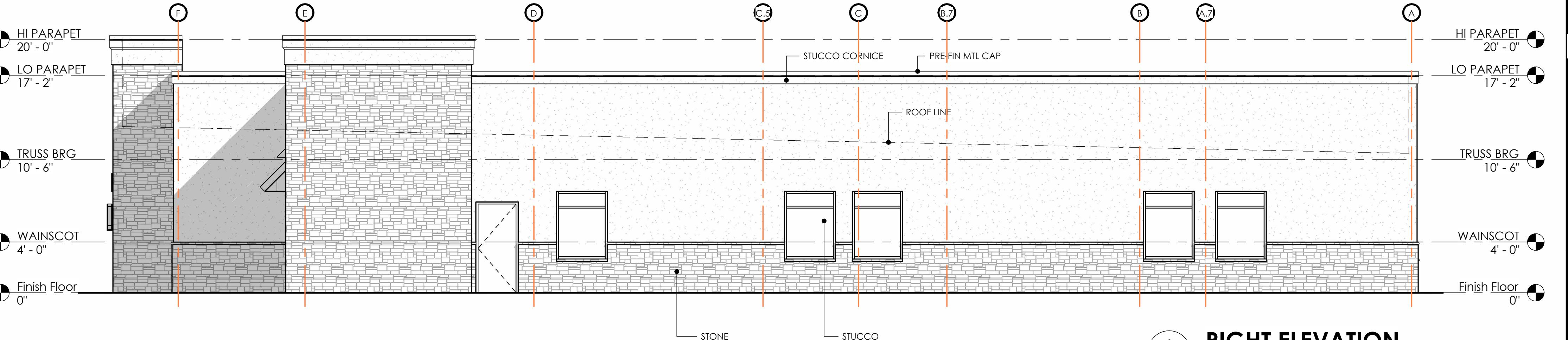
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE





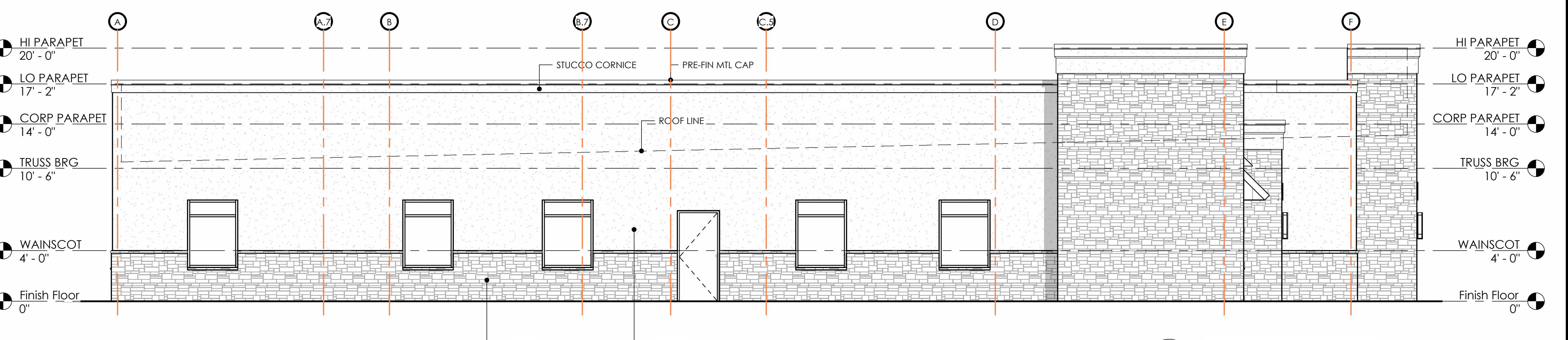
**FRONT ELEVATION**

SCALE: 3/16" = 1'-0"



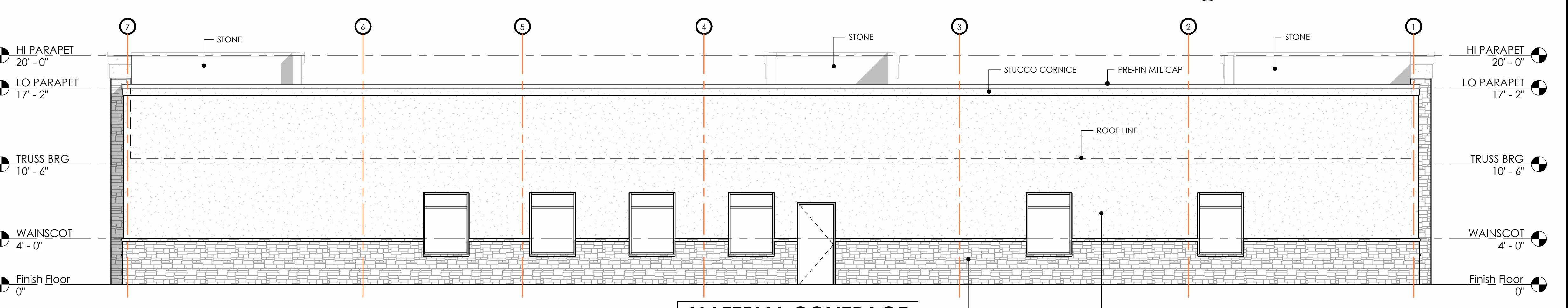
**RIGHT ELEVATION**

SCALE: 3/16" = 1'-0"



**LEFT ELEVATION**

SCALE: 3/16" = 1'-0"



**MATERIAL COVERAGE**

Stucco	3,847 SF	57%
Stone	2,941 SF	43%

**REAR ELEVATION**

SCALE: 3/16" = 1'-0"

**TLM ASSOCIATES, INC.**  
ARCHITECTS + ENGINEERS

www.tlm.com  
117 East LaFayette Street, Jackson, Tennessee  
731.388.9840 (phone) - 731.388.9959 (fax)

**ARCHITECTURAL ELEVATIONS**  
**MINDFUL HEALTH**  
ROCKWALL, TEXAS FACILITY  
FOR  
PALM DEVELOPMENT  
1301 S. Goliad St., ROCKWALL, TEXAS 75087

**DP2**

15 AUG 2025

10105

**DP2**

Preliminary  
Not For Construction

CONSULTANT

Preliminary  
Not For Construction

**TLM ASSOCIATES, INC.**  
ARCHITECTS + ENGINEERS

www.tlmae.com  
117 East LaFayette Street, Jackson, Tennessee  
731.388.2840 (phone) - 731.388.1959 (fax)

RENDERING

MINDFUL HEALTH

ROCKWALL, TEXAS FACILITY  
FOR  
PALM DEVELOPMENT

1301 S. Goliad St., ROCKWALL, TEXAS 75087

15 AUG 2025

T0105

**DP1**



**CITY OF ROCKWALL**

**ORDINANCE NO. 25-XX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 68 (PD-68) [ORDINANCE NO. 17-05] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR A MEDICAL OFFICE BUILDING ON A 1.4384-ACRE PARCEL OF LAND IDENTIFIED AS LOT 27, BLOCK A, THE STANDARD-ROCKWALL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Lisa Deaton of Pal Development Partners, LLC on behalf of Donna Perry of East Shore J/V for the approval of a *PD Development Plan* for a *Medical Office Building*, on a 1.4384-acre parcel of land identified as Lot 27, Block A, The Standard-Rockwall Addition, City of Rockwall, Rockwall County, Texas and more fully described and depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; 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 Planned Development District 68 (PD-68) [Ordinance No. 17-05] and the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

**SECTION 1.** That Planned Development District 68 (PD-68) [Ordinance No. 17-05] and the Unified Development Code [Ordinance No. 20-02], as heretofore amended, shall be further amended by adopting this *PD Development Plan* and amending the official zoning map of the City of Rockwall for the *Subject Property*; and,

**SECTION 2.** That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

**SECTION 3.** That development of the *Subject Property* shall generally be in accordance with the *Conceptual Building Elevations*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

**SECTION 4.** That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 68 (PD-68) [Ordinance No. 17-05], the Unified Development Code [Ordinance No. 20-02], and in compliance with the following conditions and requirements:

- (1) The development of the subject property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.
- (2) The development of the subject property shall generally conform to the proposed *Conceptual Building Elevations* depicted in *Exhibit 'C'* of this ordinance; however, the Architectural Review Board (ARB) shall review the building elevations at the time of site plan and provide recommendations to the Planning and Zoning Commission. During the site plan process, the Planning and Zoning Commission shall be tasked with approving any exceptions/variances.

**SECTION 5.** That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction 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 6.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, 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 for this ordinance are declared to be severable;

**SECTION 7.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

**SECTION 8.** That this ordinance shall take effect immediately from and after its passage;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 6<sup>th</sup> DAY OF OCTOBER, 2025.**

**ATTEST:**

---

Kristy Teague, *City Secretary*

---

Tim McCallum, *Mayor*

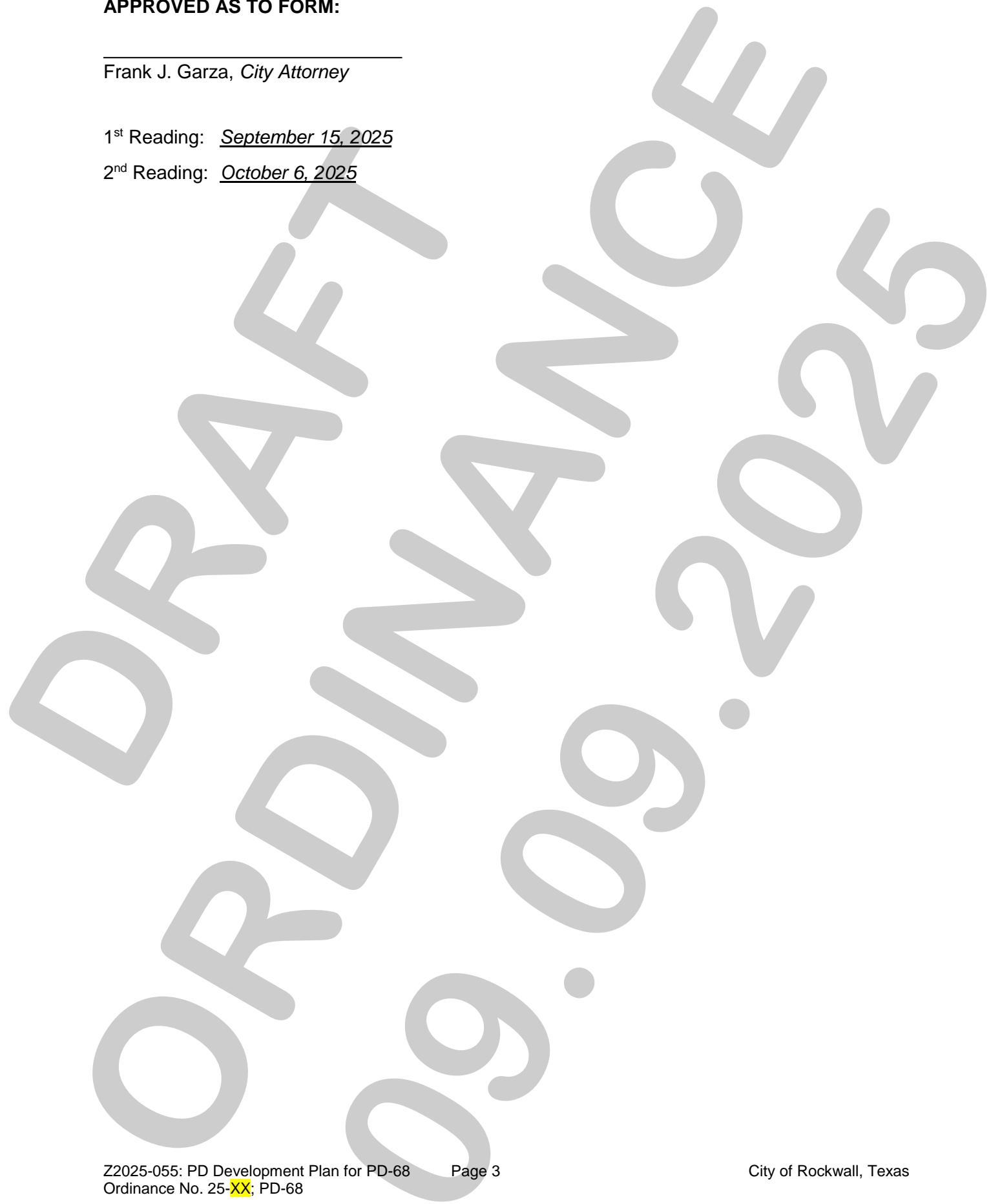
**APPROVED AS TO FORM:**

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Frank J. Garza, *City Attorney*

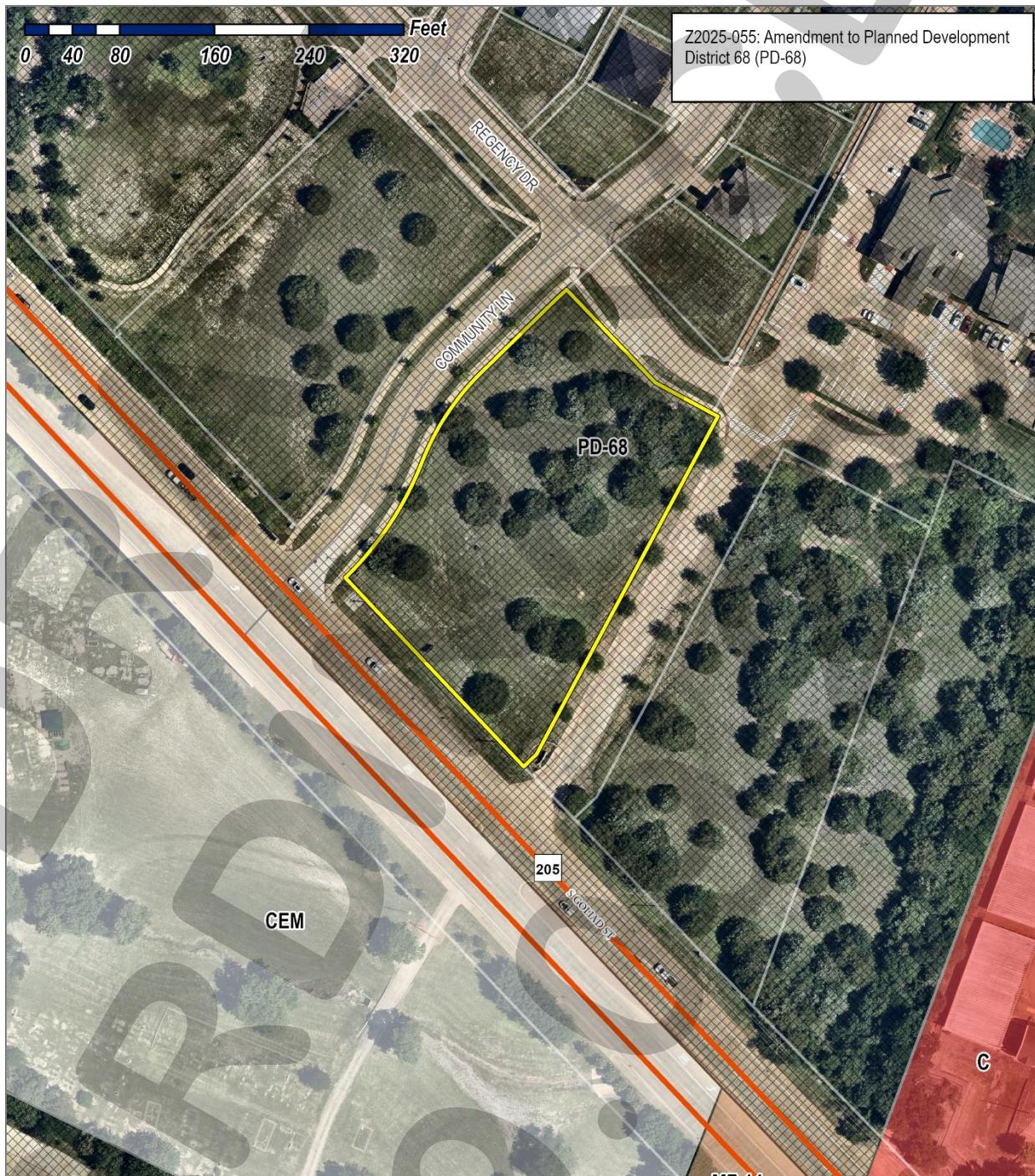
1<sup>st</sup> Reading: September 15, 2025

2<sup>nd</sup> Reading: October 6, 2025

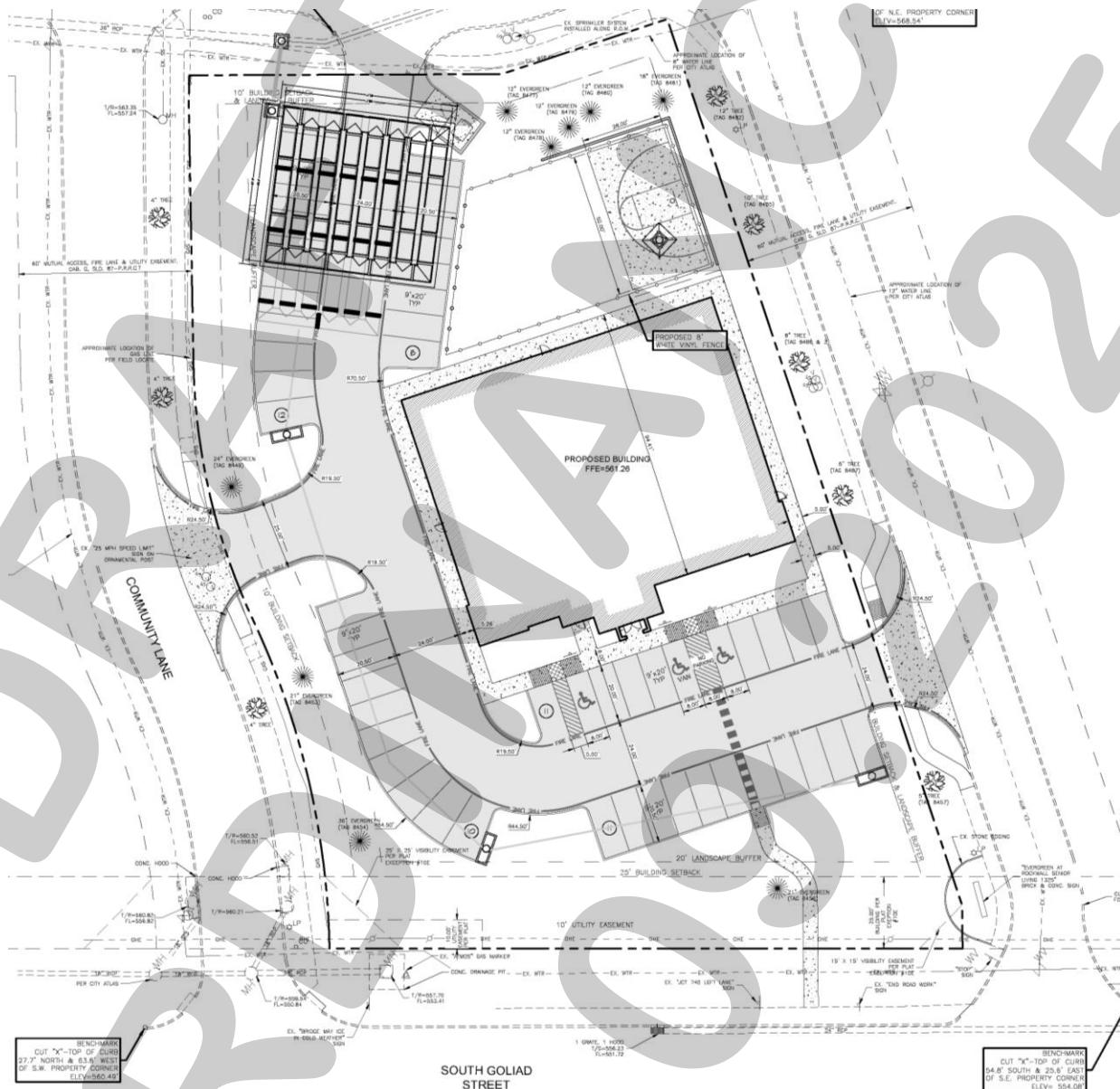


**Exhibit 'A':**  
*Location Map*

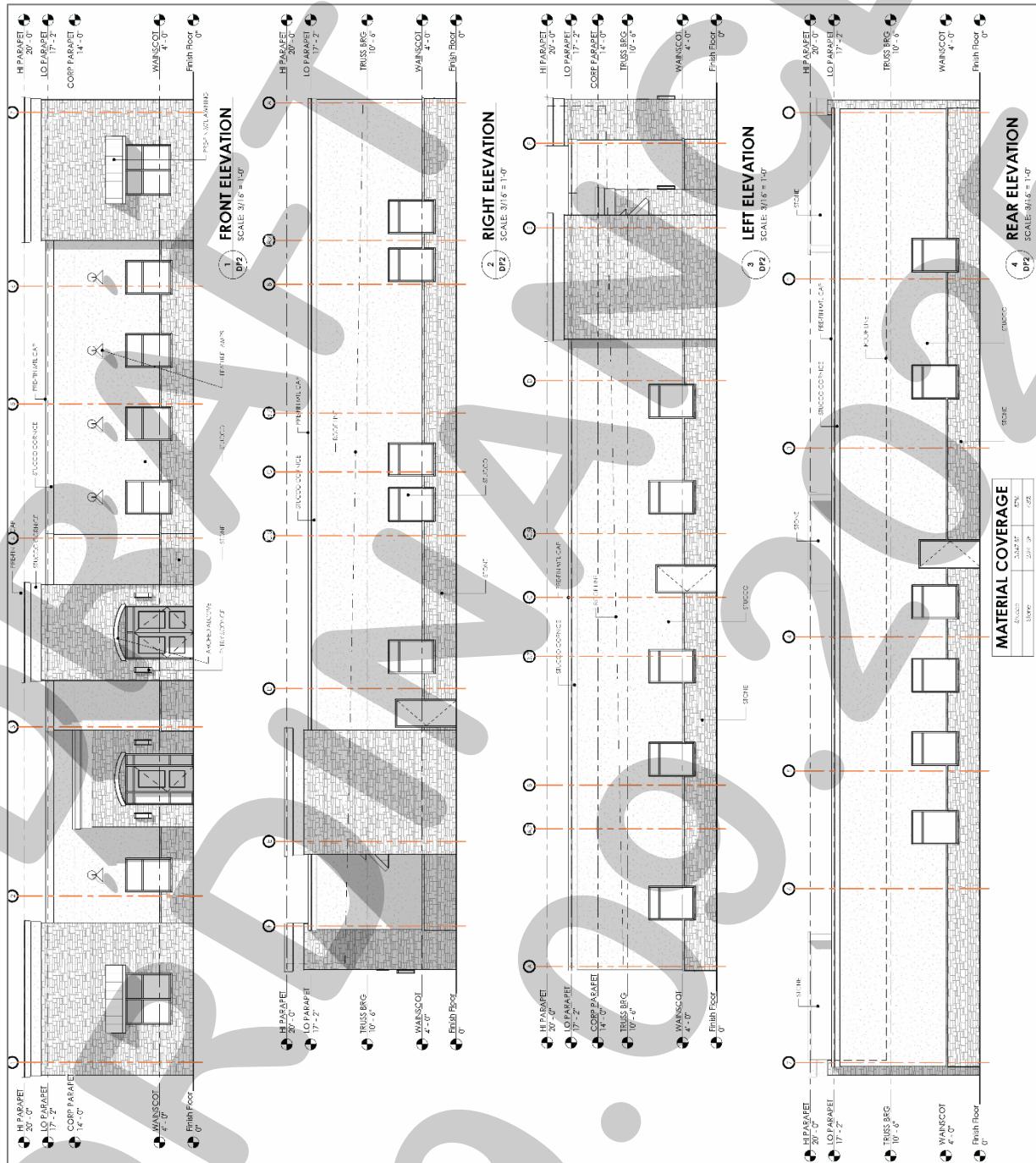
Legal Description: Lot 27, Block A, The Standard-Rockwall Addition



## **Exhibit 'B':** *Concept Plan*



**Exhibit 'C':**  
*Conceptual Building Elevations*





# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Mayor and City Council

**DATE:** September 15, 2025

**APPLICANT:** Lisa Deaton; *Palm Development Partners, LLC*

**CASE NUMBER:** Z2025-055; *PD Development Plan for 1301 S. Goliad Street*

---

### **SUMMARY**

Hold a public hearing to discuss and consider a request by Lisa Deaton of Palm Development Partners, LLC on behalf of Donna Perry of East Shore J/V for the approval of a *PD Development Plan* for *Medical Office Building* on a 1.4384-acre parcel of land identified as Lot 27, Block A, The Standard-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 68 (PD-68) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1301 S. Goliad Street [SH-205], and take any action necessary.

### **BACKGROUND**

The subject property was annexed by the City Council on June 20, 1959 by *Ordinance No. 59-02* [Case No. A1959-002]. At the time of annexation, the subject property was zoned Agricultural (AG) District. Based on the City's *Historic Zoning Maps*, at some point between annexation and January 3, 1972 the subject property was rezoned to a Light Industrial (LI) District. This zoning designation was again changed to a Commercial (C) District at some point between December 7, 1993 and April 5, 2005. On August 21, 2006 the City Council approved Planned Development District 68 (PD-68) [*Ordinance No. 06-32*; Z2006-013] changing the zoning of the subject property to allow limited Commercial (C) District land uses. Following this approval, the City Council approved a *Master Plat* [Case No. P2006-043] and a *Preliminary Plat* [Case No. P2006-044] on October 16, 2006. These cases were followed by the approval of a *Final Plat* [Case No. P2006-056] on December 11, 2006, that designated the subject property as Lot 4, Block A, Eastshore Addition. On July 16, 2018, the City Council approved a *Final Plat* [Case No. P2018-019] that establish the subject property as Lot 27, Block A, The Standard-Rockwall Addition.

### **PURPOSE**

On August 15, 2025, the applicant -- *Lisa Deaton of Palm Development Partners, LLC* -- submitted an application requesting the approval of a *PD Development Plan* to allow the development of *Medical Office Building* on the subject property.

### **ADJACENT LAND USES AND ACCESS**

The subject property is generally located on the east corner of the intersection of S. Goliad Street [SH-205] and Community Lane. The land uses adjacent to the subject property are as follows:

**North:** Directly north of the subject property is the Standard of Rockwall an *Age Restricted Residential Subdivision* that was established on October 28, 2018 and consists of 47 single-family residential lots. This property is zoned Planned Development District 68 (PD-68) for limited Single Family 7 (SF-7) District land uses. Beyond this is a 1.844-acre parcel of land (i.e. Lot 1, Block A, *Herring Addition*) developed with a *Towing and Impound Yard* zoned Heavy Commercial (HC) District. Following this is a 13.368-acre parcel of land (i.e. Lot 2, Block A, *Rockwall Law Enforcement Center Addition*) developed with the Rockwall County Detention Center.

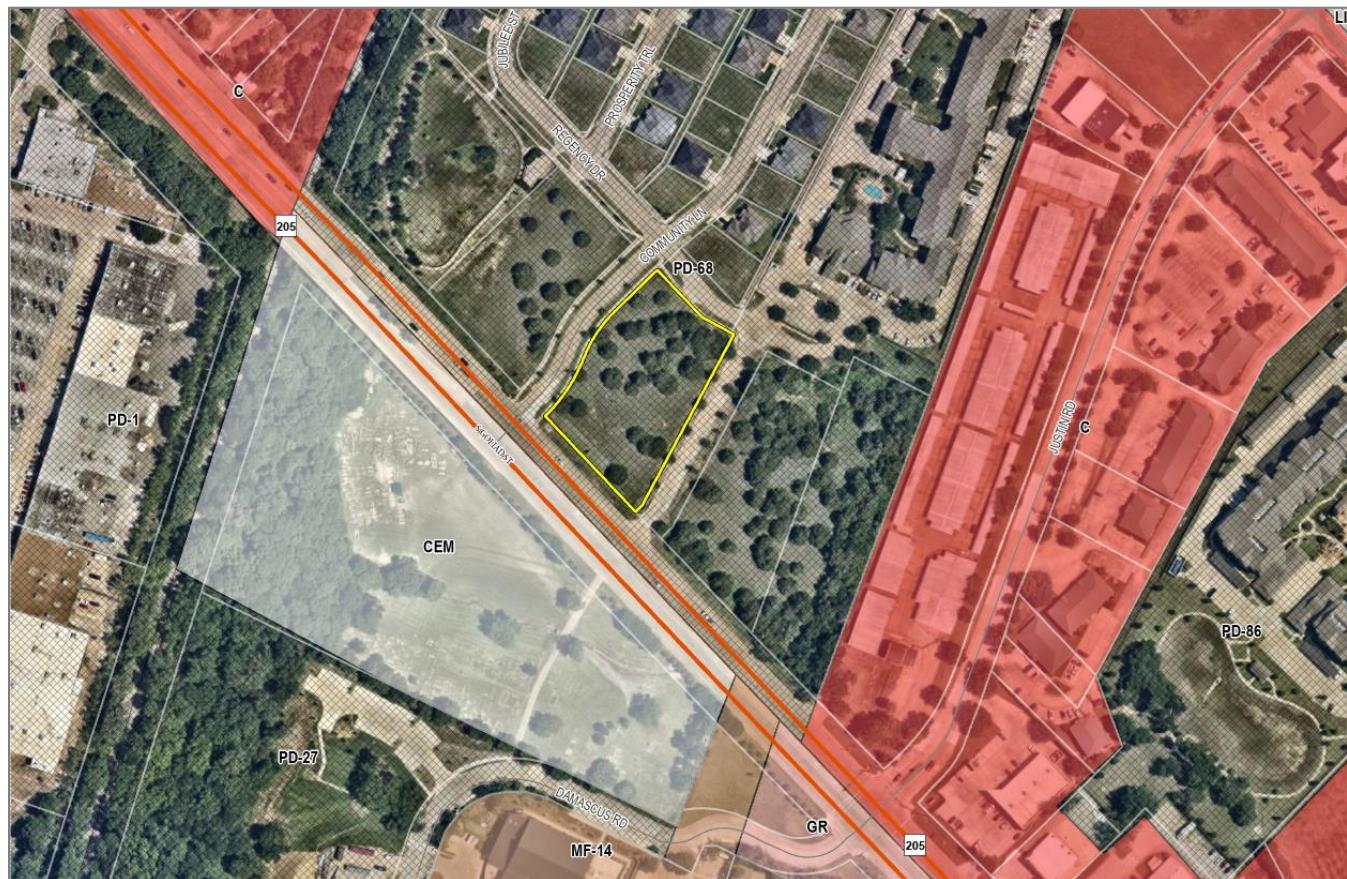
**South:** Directly south of the subject property is S. Goliad Street [SH-205], which is identified as a P6D (i.e. *principal arterial, six [6] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this roadway is a Cemetery owned by the City of Rockwall and zoned Cemetery (CEM) District.

East: Directly east of the subject property is an Age Restricted Apartment Complex (i.e. Evergreen Apartments) on a 6.579-acre parcel of land (i.e. Lot 3, Block A, Eastshore Addition), followed by two (2) vacant parcels of land (i.e. Lots 1 & 2, Block A, Eastshore Addition). Beyond this is a Mini-Warehouse facility (i.e. Advantage Self-Storage), which consists of 555 units on a 4.8164-acre parcel of land (i.e. Lot 2R-A, Block B, Lofland Industrial Park Addition) that is zoned Commercial (C) District. East of this is Justin Road, which is identified as a M4U (i.e. major arterial, four [4] lane, divided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is S. Goliad Street [SH-205], which is identified as a P6D (i.e. principal arterial, six [6] lane, divided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. West of this roadway is a Cemetery owned by the City of Rockwall and zoned Cemetery (CEM) District.

#### MAP 1. LOCATION MAP

**YELLOW: SUBJECT PROPERTY**



#### CHARACTERISTICS OF THE REQUEST

The applicant has submitted a concept plan and conceptual building elevations depicting the establishment of a *Medical Office Building* on the subject property. Based on the provided concept plan, the proposed development will not take direct access off of S. Goliad Street [SH-205], rather access will be taken off Community Lane and a provided access easement along the south property line. In addition, the proposed *Medical Office Building* will be one (1) story, approximately 10,377 SF in size, and have 52 parking spaces. The applicant is also proposing a *Private Sports Court with Dedicated Lighting*. This sports court will be private and only for the use of the clients of the *Medical Office*.

## CONFORMANCE WITH PLANNED DEVELOPMENT DISTRICT 68 (PD-68)

According to the Concept Plan contained in Planned Development District 68 (PD-68) [Ordinance No. 17-05] the subject property is situated within Area 2, which -- according to Ordinance No. 17-05 -- is designated for limited Commercial (C) District land uses. In this case, the applicant is proposing a *Medical Office Building*, which is permitted *by-right* within a Commercial (C) District. The following is a summary of the density and dimensional requirements for a property located within a Commercial (C) District, and how the proposed project conforms to these requirements:

**TABLE 1: COMMERCIAL (C) DISTRICT STANDARDS**

Ordinance Provisions	Zoning District Standards	Conformance to the Standards
Minimum Lot Area	10,000 SF	1.438-Acres; <i>In Conformance</i>
Minimum Lot Width	60'	X > 60-feet; <i>In Conformance</i>
Minimum Lot Depth	100'	X > 100-feet; <i>In Conformance</i>
Minimum Front Yard Setback (1) & (2)	25'	X > 25-feet; <i>In Conformance</i>
Minimum Side Yard Setback (3)	10'	X > 10-feet; <i>In Conformance</i>
Minimum Rear Yard Setback (3)	10'	X > 10-feet; <i>In Conformance</i>
Minimum Between Buildings (3)	20'	X > 20-feet; <i>In Conformance</i>
Maximum Building Height (4)	60'	X < 60%; <i>In Conformance</i>
Maximum Lot Coverage	60%	X < 60%; <i>In Conformance</i>
Minimum Landscaping	20%	X > 20%; <i>In Conformance</i>

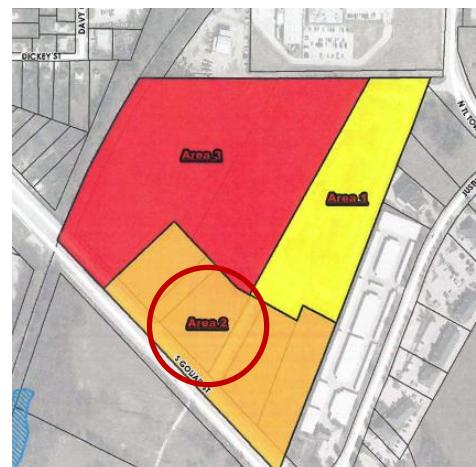
**GENERAL NOTES:**

- 1: FROM FUTURE RIGHT-OF-WAY AS SHOWN ON THE ADOPTED MASTER THOROUGHFARE PLAN OR AS ACTUALLY EXISTS, WHICHEVER IS GREATER.
- 2: PARKING SHOULD NOT BE LOCATED BETWEEN THE FRONT FAÇADE AND THE PROPERTY LINE, UNLESS LOCATED WITHIN AN OVERLAY DISTRICT.
- 3: THE SETBACK CAN BE REDUCED TO ZERO (0) FEET WITH A FIRE RATED WALL.
- 4: BUILDING HEIGHT MAY BE INCREASED UP TO 240-FEET IF APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.

Staff has provided the concept plan from the Planned Development District 68 (PD-68) ordinance [Ordinance No. 17-05] that depicts Area 2 in Figure 1. Based on the PD Development Standards -- outlined within the PD-68 ordinance --, Area 2 is intended for limited Commercial (C) District land uses, and where the land uses prohibited within the ordinance are land uses that are not always appropriate when adjacent to residential land uses (i.e. Areas 1 & 3). In this case, there are residential adjacencies north of the subject property. That being said, given the residential adjacency and the adjacency along a major thoroughfare (i.e. S. Goliad Street [SH-205]), Area 2 can be developed with land uses that are compatible with the existing surrounding residential, but are cognizant of the major thoroughfare. In this case, the proposed *Medical Office* is allowed *by-right* on the subject property and appears to meet the intent of Planned Development District 68 (PD-68); however, the proposed PD Development Plan is a discretionary decision for the City Council, pending a recommendation from the Planning and Zoning Commission.

**FIGURE 1: CONCEPT PLAN FOR PD-68**

**RED CIRCLE** = APPROXIMATE LOCATION OF SUBJECT PROPERTY



## CONFORMANCE WITH THE CITY'S CODES

According to Table 5, *Parking Requirement Schedule*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), the *Medical Office* land use required one (1) parking space per 200 SF of building area. In this case, the applicant is proposing a 10,377 SF *Medical Office Building*. Given this, the applicant is required to provide 52 parking spaces (i.e.  $10,377 \text{ SF} / 200 \text{ SF} = 51.885$  or 52 parking spaces). Staff should note, that according to Subsection 03.01, *Calculation of Spaces*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), if a parking calculation results in a fractional parking space the fraction space shall always be rounded up.

According to Subsection 08.04, *Non-Residential Fences*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), a property located within a Commercial (C) District is permitted either a masonry wall or a wrought iron fence. In this case, the applicant is requesting to utilize an eight (8) foot vinyl fence around the *Private Sports Court*. The applicant has indicated that the proposed *Private Sports Court* is related to the services they provide for children/teens, and that privacy is a concern. This item is discretionary to the City Council and the Planning and Zoning Commission; however, staff should note that other vinyl fences have been approved for *Daycare Facilities*.

In addition to the concept plan, the applicant has provided building elevations. Staff has included these building elevations in the *Draft Ordinance* in order to generally tie down the architecture. That being said, the provided building elevations do not meet the material or articulation standards for a building located within an *Overlay District*. Given this, staff has included a *Condition of Approval* in this memo and an *Operational Condition* in the *Draft Ordinance* that requires the building elevations to be reviewed by the Architecture Review Board (ARB) at the time of site plan. At this time, the City Council and Planning and Zoning Commission are *not* approving any exceptions or variances to the building elevations as part of this *PD Development Plan* request. These will be approved with the site plan should this case be approved.

## **INFRASTRUCTURE**

Based on the applicant's concept plan and the proposed density, there are no major *Rodway* or *Wastewater and Water* infrastructure items related to the request; however, staff should note that detention shall be required.

## **NOTIFICATIONS**

On August 22, 2025, staff mailed 42 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Waterstone Homeowner's Association (HOA), which was the only HOA within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff has not received any notices in regard to the applicant's request.

## **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the applicant's request for a *PD Development Plan* for a *Medical Office Building*, staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the concept plan and development standards contained in the *PD Development Plan* ordinance and which are detailed as follows:
  - (a) The development of the subject property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance; and,
  - (b) The development of the subject property shall generally conform to the proposed *Conceptual Building Elevations* depicted in *Exhibit 'C'* of this ordinance; however, the Architectural Review Board (ARB) shall review the building elevations at the time of site plan and provide recommendations to the Planning and Zoning Commission. During the site plan process, the Planning and Zoning Commission shall be tasked with approving any exceptions/variances.
- (2) Any construction resulting from the approval of this *Planned Development District* 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 September 9, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the PD Development Plan by a vote of 7-0.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. [REDACTED]

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

DIRECTOR OF PLANNING: [REDACTED]

CITY ENGINEER: [REDACTED]

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 1301 S. Goliad St, Rockwall, TX

SUBDIVISION The Standard - Rockwall Addition

LOT 27

BLOCK

A

GENERAL LOCATION Located on the corner of S Goliad and Community Ln

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

CURRENT ZONING PD-68, SH-205 Overlay

CURRENT USE None, Vacant lot

PROPOSED ZONING PD-68, SH-205 Overlay

PROPOSED USE Business (Medical Office Bldg)

ACREAGE 1.4384

LOTS [CURRENT]

One (1)

LOTS [PROPOSED]

One (1)

**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 East Shore J/V

APPLICANT Palm Development Partners, LLC

CONTACT PERSON Donna Perry, Venture Manager

CONTACT PERSON Lisa Deaton, Chief Operations Officer

ADDRESS [REDACTED]

ADDRESS [REDACTED]

CITY, STATE & ZIP [REDACTED]

CITY, STATE & ZIP [REDACTED]

PHONE [REDACTED]

PHONE [REDACTED]

E-MAIL [REDACTED]

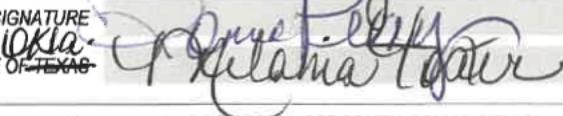
E-MAIL [REDACTED]

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Donna Perry, Venture Manager [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 \$ 221.58, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF August, 20 25. 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 15th DAY OF August, 20 25.

OWNER'S SIGNATURE 

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





## City of Rockwall

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

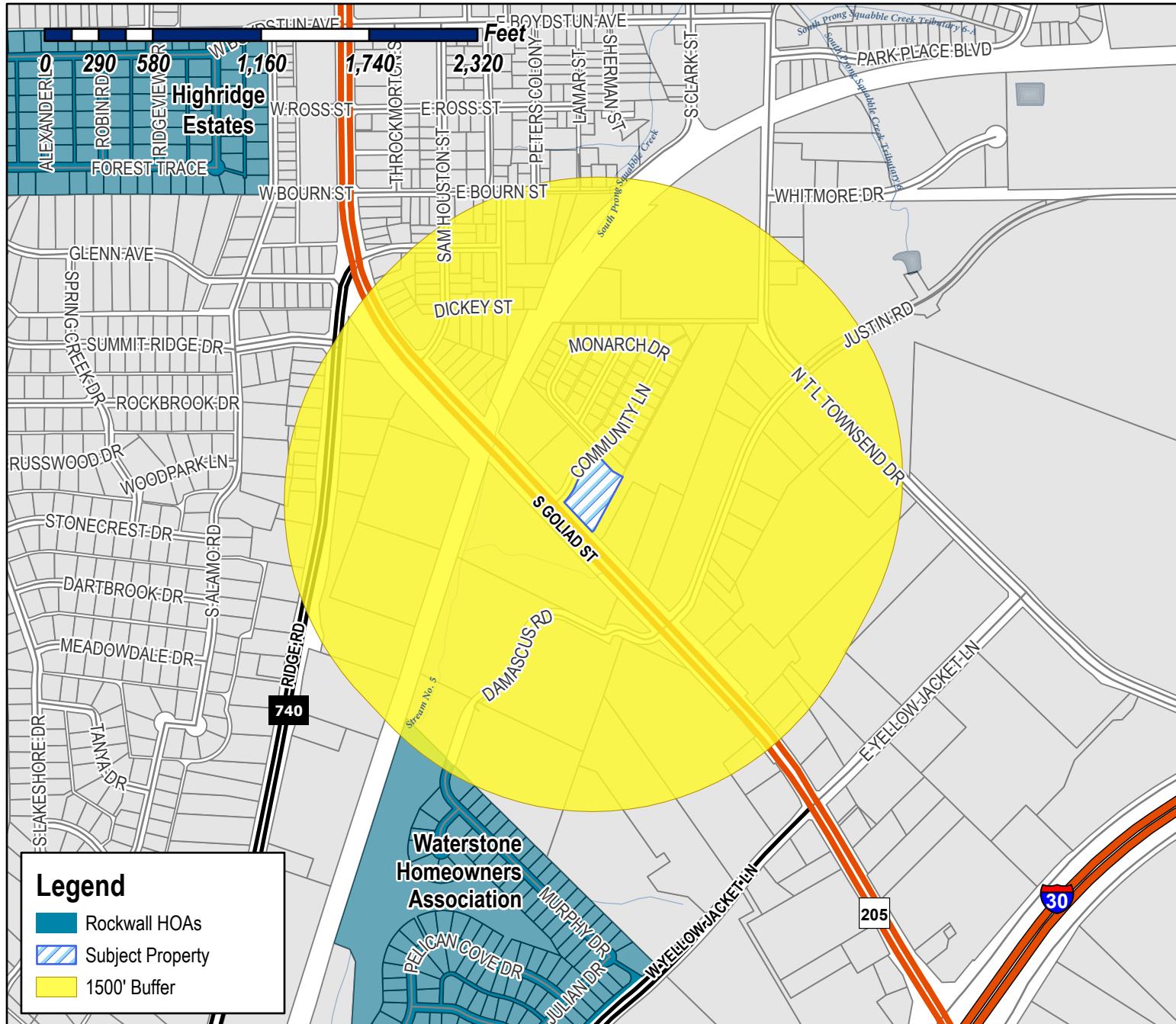
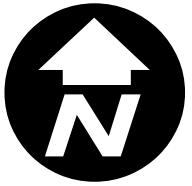




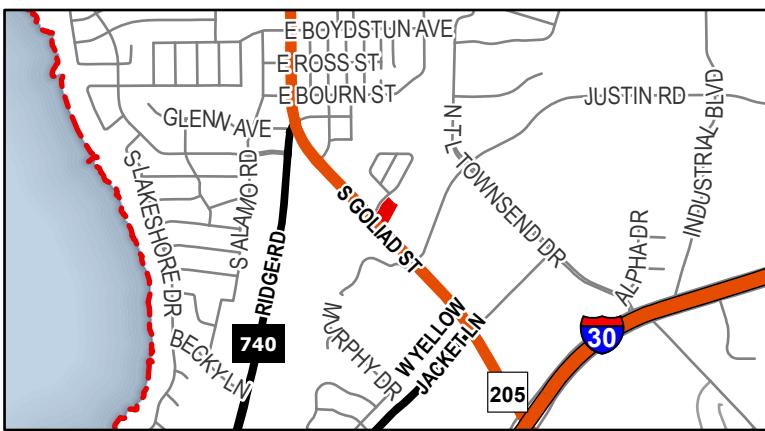
# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
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**Date Saved:** 8/14/2025  
For Questions on this Case Call (972) 771-7745



**From:** [Zavala, Melanie](#)  
**Cc:** [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)  
**Subject:** Neighborhood Notification Program [Z2025-055]  
**Date:** Thursday, August 21, 2025 8:19:02 AM  
**Attachments:** [Public Notice \(08.19.2025\).pdf](#)  
[HOA Map \(08.15.2025\).pdf](#)

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HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, August 22, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, September 9, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 15, 2025 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to [Planning@rockwall.com](mailto:Planning@rockwall.com) at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2025-055: PD Development Plan for Medical Office Building

Hold a public hearing to discuss and consider a request by Lisa Deaton of Palm Development Partners, LLC on behalf of Donna Perry of East Shore J/V for the approval of a PD Development Plan for Medical Office Building on a 1.4384-acre parcel of land identified as Lot 27, Block A, The Standard-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 68 (PD-68) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1301 S. Goliad Street [SH-205], and take any action necessary.

*Melanie Zavala*

Planning & Zoning Coordinator | Planning Dept. | City of Rockwall

385 S. Goliad Street | Rockwall, TX 75087

[Planning & Zoning Rockwall](#)

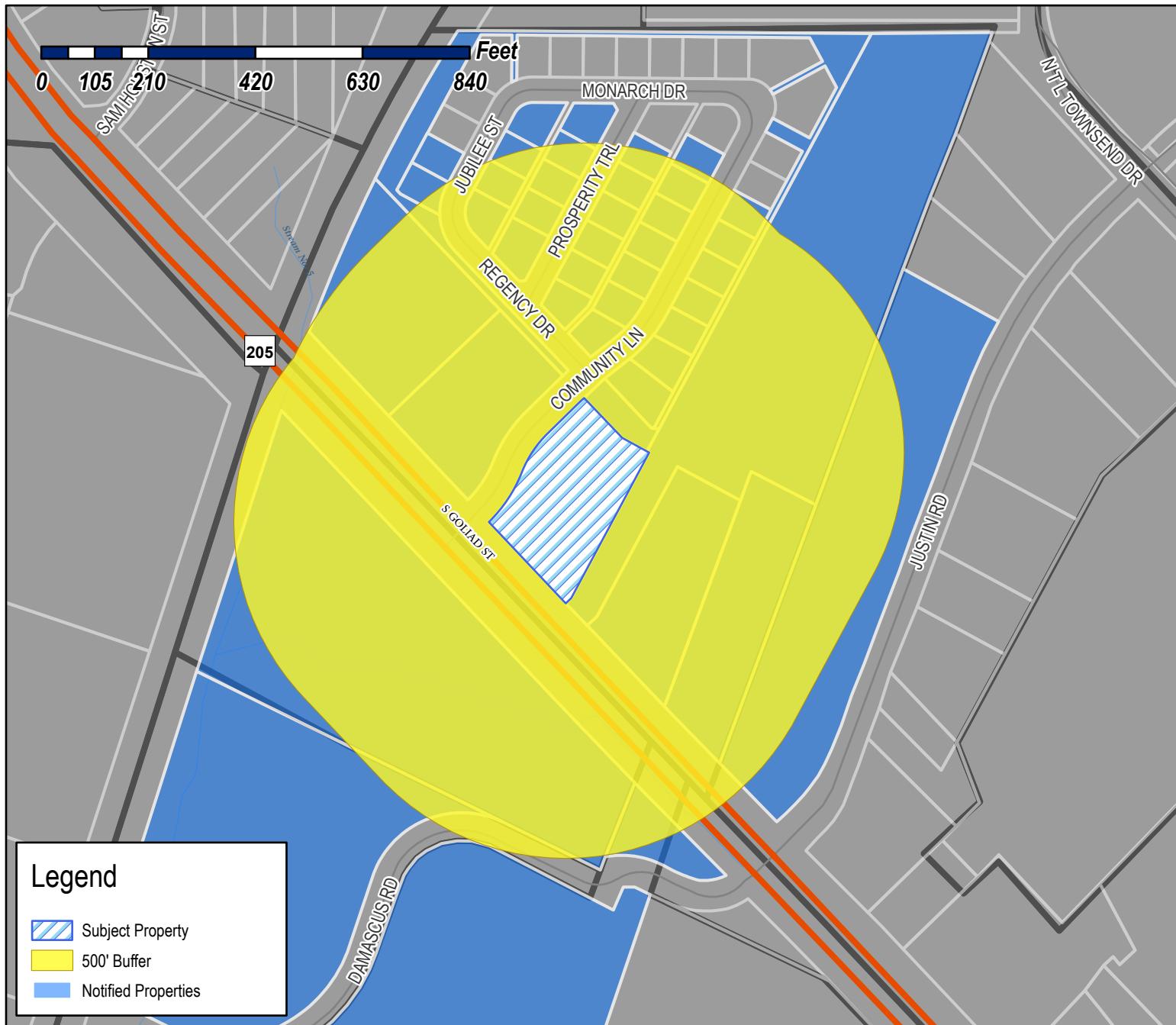
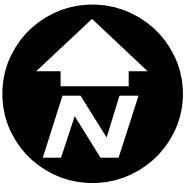
972-771-7745 Ext. 6568



# City of Rockwall

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

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**Case Number:** Z2025-055  
**Case Name:** PD Development Plan for a Medical Office Building  
**Case Type:** Zoning  
**Zoning:** Planned Development District (PD-68)  
**Case Address:** 1301 S. Goliad Street

**Date Saved:** 8/14/2025

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



ROCKWALL SENIOR COMMUNITY LP  
C/O LIFENET COMMUNITY BEHAVIORAL  
HEALTHCARE  
1132 Glade Rd  
Colleyville, TX 76034

RESIDENT  
1275 S GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
1300 S GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
1301 S GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
1325 S GOLIAD  
ROCKWALL, TX 75087

HERITAGE CHRISTIAN ACADEMY  
1408 S GOLIAD ST  
ROCKWALL, TX 75087

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

EAST SHORE J/V  
5499 Glen Lakes Dr Ste 110  
Dallas, TX 75231

RESIDENT  
601 COMMUNITY LN  
ROCKWALL, TX 75087

RESIDENT  
601 PROSPERITY TR  
ROCKWALL, TX 75087

RESIDENT  
602 COMMUNITY LN  
ROCKWALL, TX 75087

THOMAS LOU BERTHA  
602 JUBILEE STREET  
ROCKWALL, TX 75087

RESIDENT  
603 JUBILEE ST  
ROCKWALL, TX 75087

RESIDENT  
604 PROSPERITY TR  
ROCKWALL, TX 75087

ADAIR HARMON L JR AND CAROLE J  
605 COMMUNITY DRIVE  
ROCKWALL, TX 75087

MORGAN JERRY RAY & GABRIELA HANNI  
605 PROSPERITY TRL  
ROCKWALL, TX 75087

RESIDENT  
606 JUBILEE ST  
ROCKWALL, TX 75087

PAMELA K BEERS REVOCABLE TRUST  
PAMELA K BEERS- TRUSTEE  
606 COMMUNITY LANE  
ROCKWALL, TX 75087

RESIDENT  
607 COMMUNITY LN  
ROCKWALL, TX 75087

CATHEY OPAL A  
607 JUBILEE ST  
ROCKWALL, TX 75087

RESIDENT  
608 PROSPERITY TR  
ROCKWALL, TX 75087

MCCURRY JAMES M  
609 Prosperity Trl  
Rockwall, TX 75087

RESIDENT  
610 COMMUNITY LN  
ROCKWALL, TX 75087

BUSBY ARTHUR LEE JR &  
DOROTHEA BUSBY  
611 Community Ln  
Rockwall, TX 75087

THE DAVID AND PATRICIA HENDRICKSON LIVING  
TRUST  
DAVID L HENDRICKSON & PATRICIA S  
HENDRICKSON - TRUSTEES  
611 JUBILEE ST  
ROCKWALL, TX 75087

ALFRED T WILLIAMS AND PATRICIA M WILLIAMS  
REVOCABLE LIVING TRUST  
PATRICIA M WILLIAMS - SURVIVOR TRUSTEE  
612 PROSPERITY TRL  
ROCKWALL, TX 75087

RESIDENT  
613 PROSPERITY TR  
ROCKWALL, TX 75087

RESIDENT  
614 COMMUNITY LN  
ROCKWALL, TX 75087

RESIDENT  
615 JUBILEE ST  
ROCKWALL, TX 75087

MONTGOMERY PAMELA ANN  
615 COMMUNITY LN  
ROCKWALL, TX 75087

RESIDENT  
616 PROSPERITY TR  
ROCKWALL, TX 75087

HAMMERLING CHRISTOPHER JOHN AND RONI  
PENBERTHY  
617 PROSPERITY TR  
ROCKWALL, TX 75087

GARCIA ROY AND JENIFER  
618 COMMUNITY LANE  
ROCKWALL, TX 75087

RESIDENT  
619 COMMUNITY LN  
ROCKWALL, TX 75087

WINCH TERRI L  
620 PROSPERITY TRAIL  
ROCKWALL, TX 75087

RESIDENT  
621 PROSPERITY TR  
ROCKWALL, TX 75087

RESIDENT  
622 COMMUNITY LN  
ROCKWALL, TX 75087

RESIDENT  
623 COMMUNITY LN  
ROCKWALL, TX 75087

JOHNSON LINDA JONES & ALLEN RAY  
626 COMMUNITY LANE  
ROCKWALL, TX 75087

RESIDENT  
660 JUSTIN RD  
ROCKWALL, TX 75087

THE STANDARD MCP LTD  
8226 Douglas Ave Ste 709  
Dallas, TX 75225

PS LPT PROPERTIES INVESTORS  
DEPT-PT-TX-26644  
PO BOX 25025  
GLENDALE, CA 91201

# PUBLIC NOTICE



CITY OF ROCKWALL  
PLANNING AND ZONING DEPARTMENT  
PHONE: (972) 771-7745  
EMAIL: PLANNING@ROCKWALL.COM

**Property Owner and/or Resident of the City of Rockwall:**

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2025-055: PD Development Plan for a Medical Office Building

Hold a public hearing to discuss and consider a request by Lisa Deaton of Palm Development Partners, LLC on behalf of Donna Perry of East Shore JV for the approval of a PD Development Plan for Medical Office Building on a 1.4384-acre parcel of land identified as Lot 27, Block A, The Standard-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 68 (PD-68) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1301 S. Goliad Street [SH-205], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, September 9, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 15, 2025 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**Henry Lee**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, September 15, 2025 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

## Ryan Miller, AICP

USE THIS QR CODE  
TO GO DIRECTLY  
TO THE WEBSITE



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

Case No. Z2025-055: PD Development Plan for a Medical Office Building

**Please place a check mark on the appropriate line below:**

I am in favor of the request for the reasons listed below.

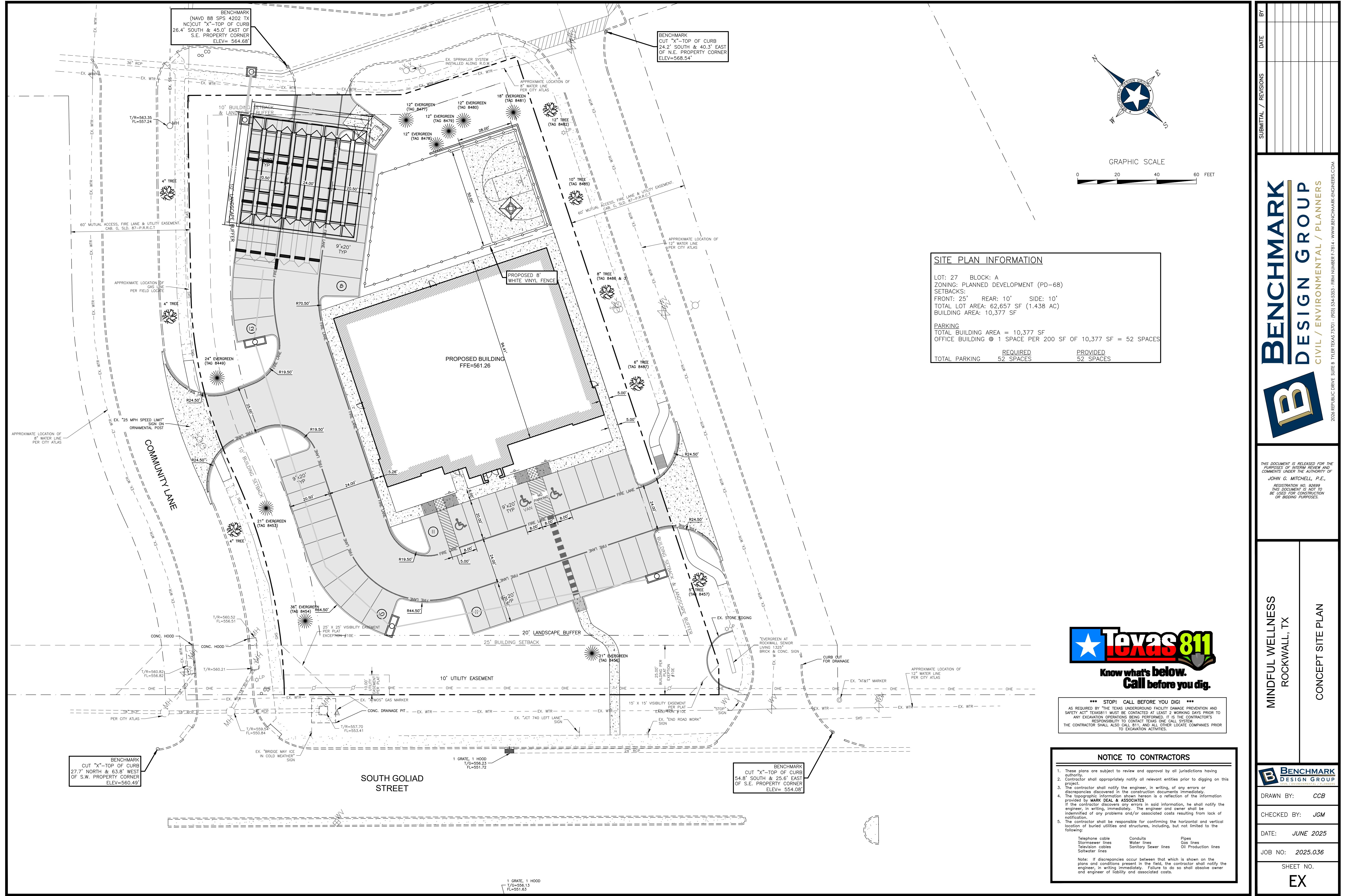
I am opposed to the request for the reasons listed below.

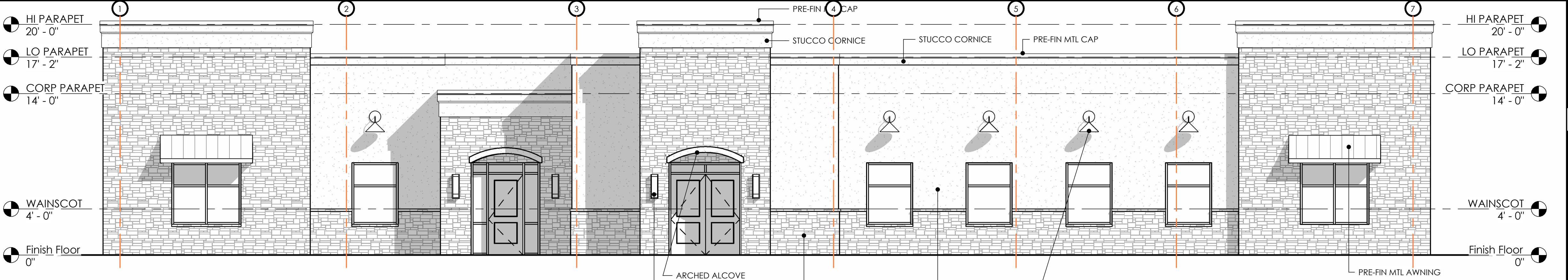
Name:

**Address:**

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

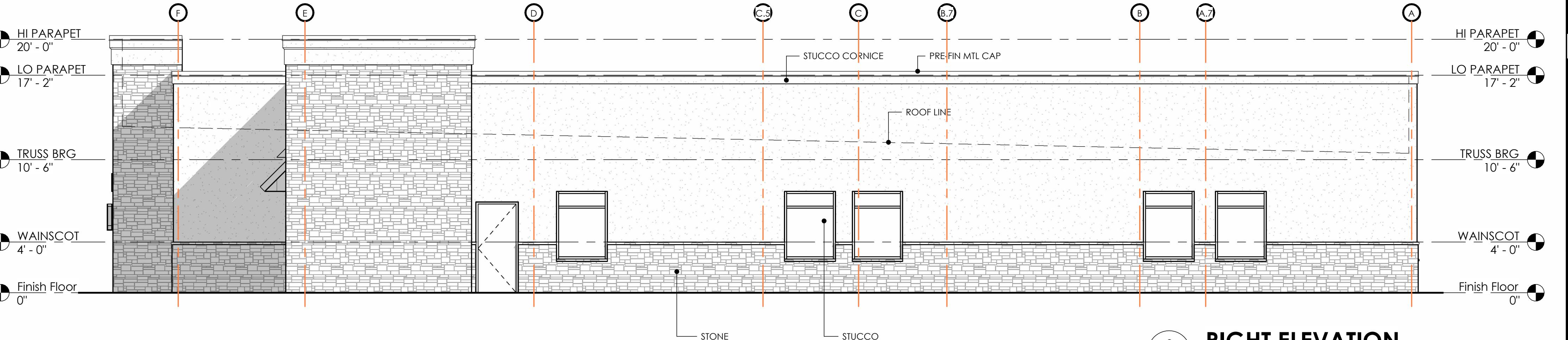
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE





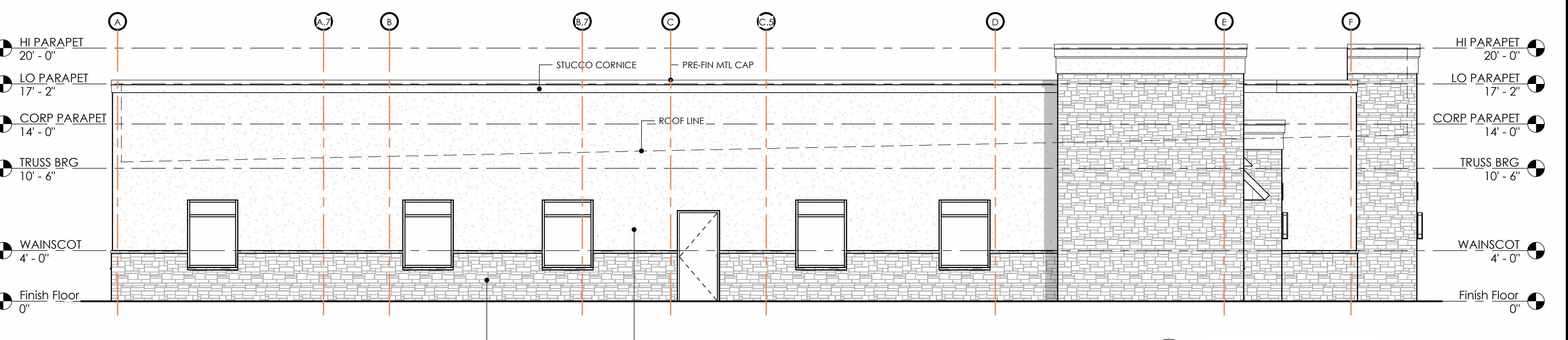
**FRONT ELEVATION**

SCALE: 3/16" = 1'-0"



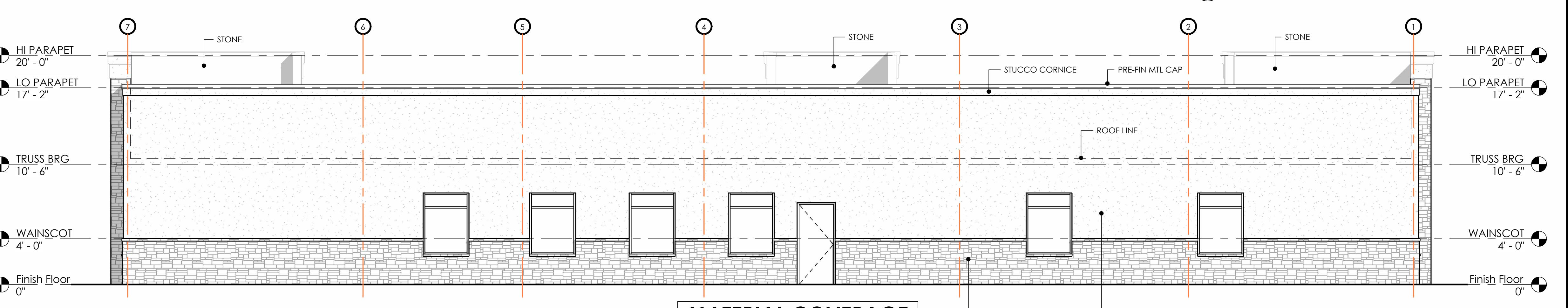
**RIGHT ELEVATION**

SCALE: 3/16" = 1'-0"



**LEFT ELEVATION**

SCALE: 3/16" = 1'-0"



**MATERIAL COVERAGE**

Stucco	3,847 SF	57%
Stone	2,941 SF	43%

**REAR ELEVATION**

SCALE: 3/16" = 1'-0"

**TLM ASSOCIATES, INC.**  
ARCHITECTS + ENGINEERS

www.tlm.com  
117 East LaFayette Street, Jackson, Tennessee  
731.388.9840 (phone) - 731.388.9959 (fax)

**ARCHITECTURAL ELEVATIONS**  
**MINDFUL HEALTH**  
ROCKWALL, TEXAS FACILITY  
FOR  
PALM DEVELOPMENT  
1301 S. Goliad St., ROCKWALL, TEXAS 75087

15 AUG 2025

TO105

**DP2**

Preliminary  
Not For Construction

CONSULTANT

Preliminary  
Not For Construction

**TLM ASSOCIATES, INC.**  
ARCHITECTS + ENGINEERS

www.tlmae.com  
117 East LaFayette Street, Jackson, Tennessee  
731.388.7840 (phone) - 731.388.7959 (fax)

RENDERING

MINDFUL HEALTH

ROCKWALL, TEXAS FACILITY  
FOR  
PALM DEVELOPMENT

1301 S. Goliad St., ROCKWALL, TEXAS 75087

15 AUG 2025

T0105

**DP1**



**CITY OF ROCKWALL**

**ORDINANCE NO. 25-XX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 68 (PD-68) [ORDINANCE NO. 17-05] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR A MEDICAL OFFICE BUILDING ON A 1.4384-ACRE PARCEL OF LAND IDENTIFIED AS LOT 27, BLOCK A, THE STANDARD-ROCKWALL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Lisa Deaton of Pal Development Partners, LLC on behalf of Donna Perry of East Shore J/V for the approval of a *PD Development Plan* for a *Medical Office Building*, on a 1.4384-acre parcel of land identified as Lot 27, Block A, The Standard-Rockwall Addition, City of Rockwall, Rockwall County, Texas and more fully described and depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; 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 Planned Development District 68 (PD-68) [Ordinance No. 17-05] and the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

**SECTION 1.** That Planned Development District 68 (PD-68) [Ordinance No. 17-05] and the Unified Development Code [Ordinance No. 20-02], as heretofore amended, shall be further amended by adopting this *PD Development Plan* and amending the official zoning map of the City of Rockwall for the *Subject Property*; and,

**SECTION 2.** That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

**SECTION 3.** That development of the *Subject Property* shall generally be in accordance with the *Conceptual Building Elevations*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

**SECTION 4.** That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 68 (PD-68) [Ordinance No. 17-05], the Unified Development Code [Ordinance No. 20-02], and in compliance with the following conditions and requirements:

- (1) The development of the subject property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.
- (2) The development of the subject property shall generally conform to the proposed *Conceptual Building Elevations* depicted in *Exhibit 'C'* of this ordinance; however, the Architectural Review Board (ARB) shall review the building elevations at the time of site plan and provide recommendations to the Planning and Zoning Commission. During the site plan process, the Planning and Zoning Commission shall be tasked with approving any exceptions/variances.

**SECTION 5.** That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction 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 6.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, 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 for this ordinance are declared to be severable;

**SECTION 7.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

**SECTION 8.** That this ordinance shall take effect immediately from and after its passage;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 6<sup>th</sup> DAY OF OCTOBER, 2025.**

**ATTEST:**

---

Kristy Teague, *City Secretary*

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Tim McCallum, *Mayor*

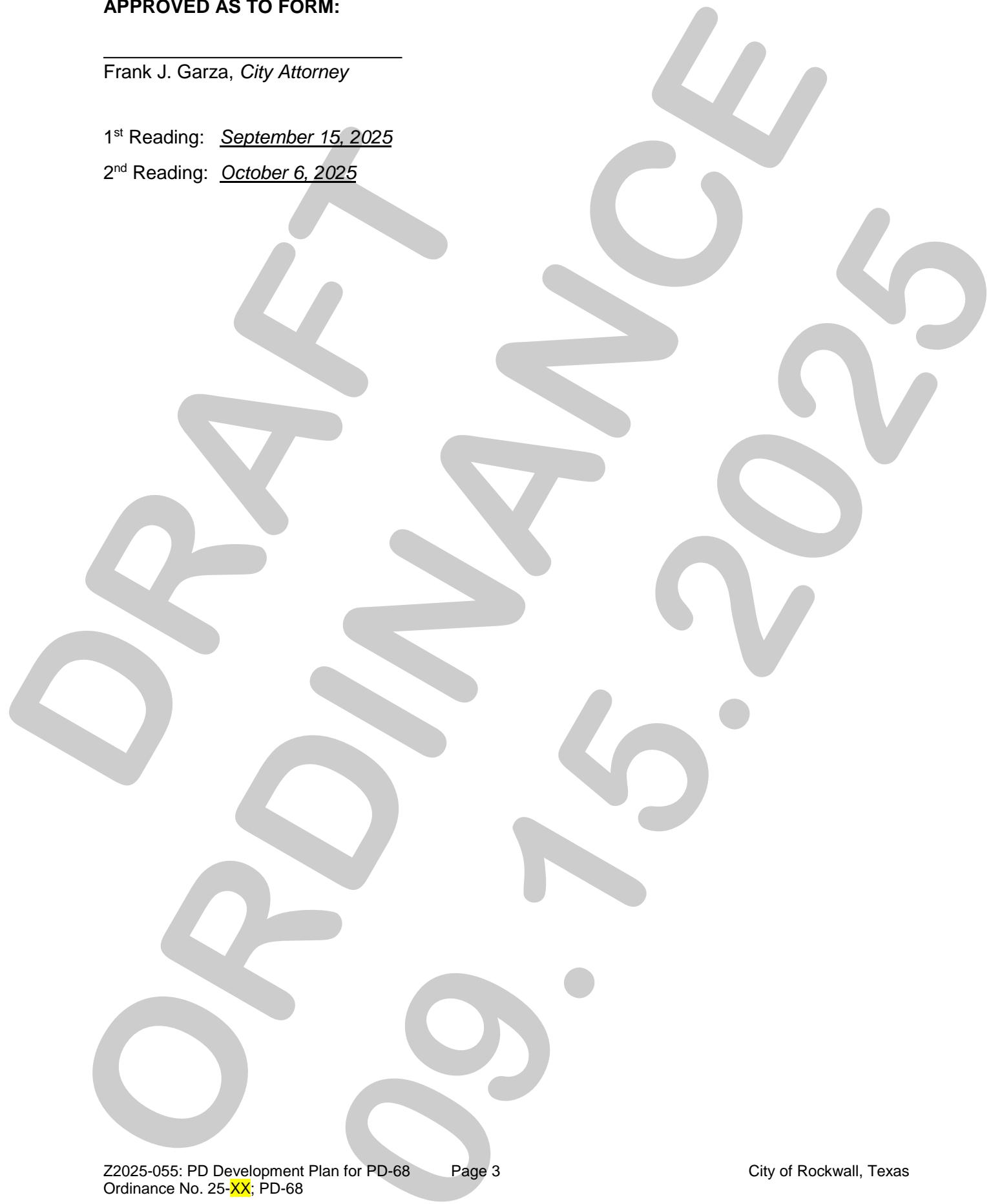
**APPROVED AS TO FORM:**

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Frank J. Garza, *City Attorney*

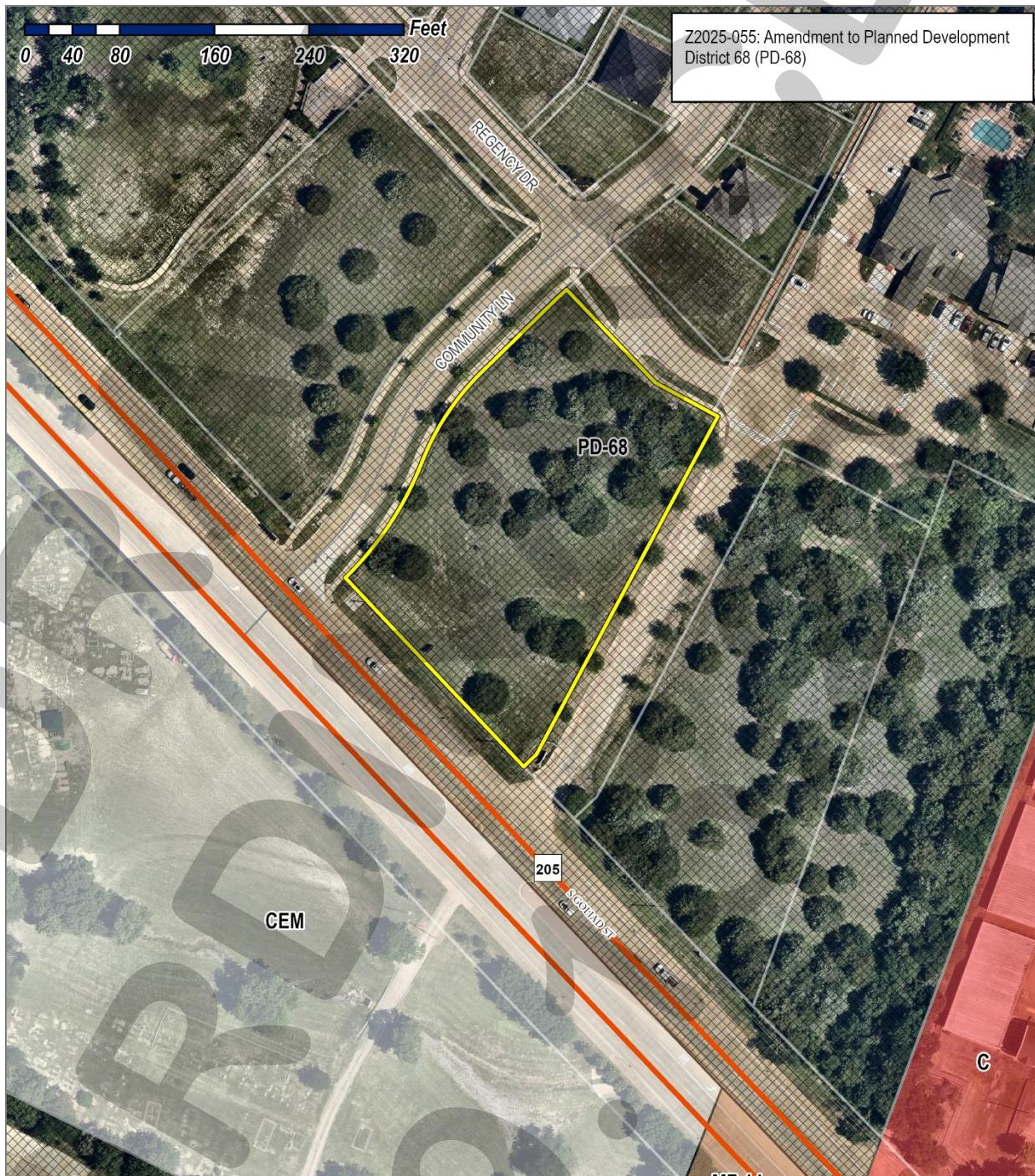
1<sup>st</sup> Reading: September 15, 2025

2<sup>nd</sup> Reading: October 6, 2025

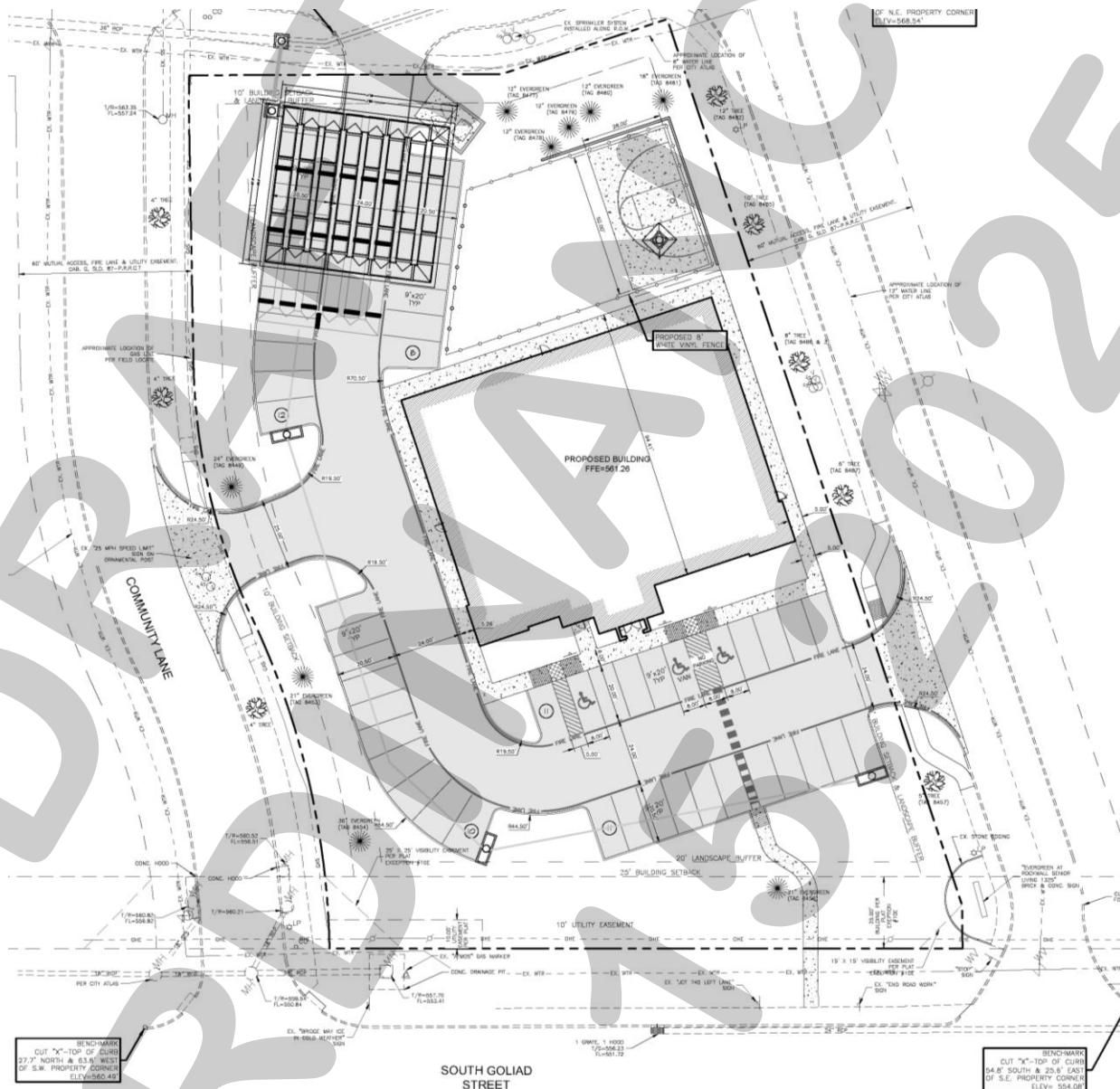


**Exhibit 'A':**  
*Location Map*

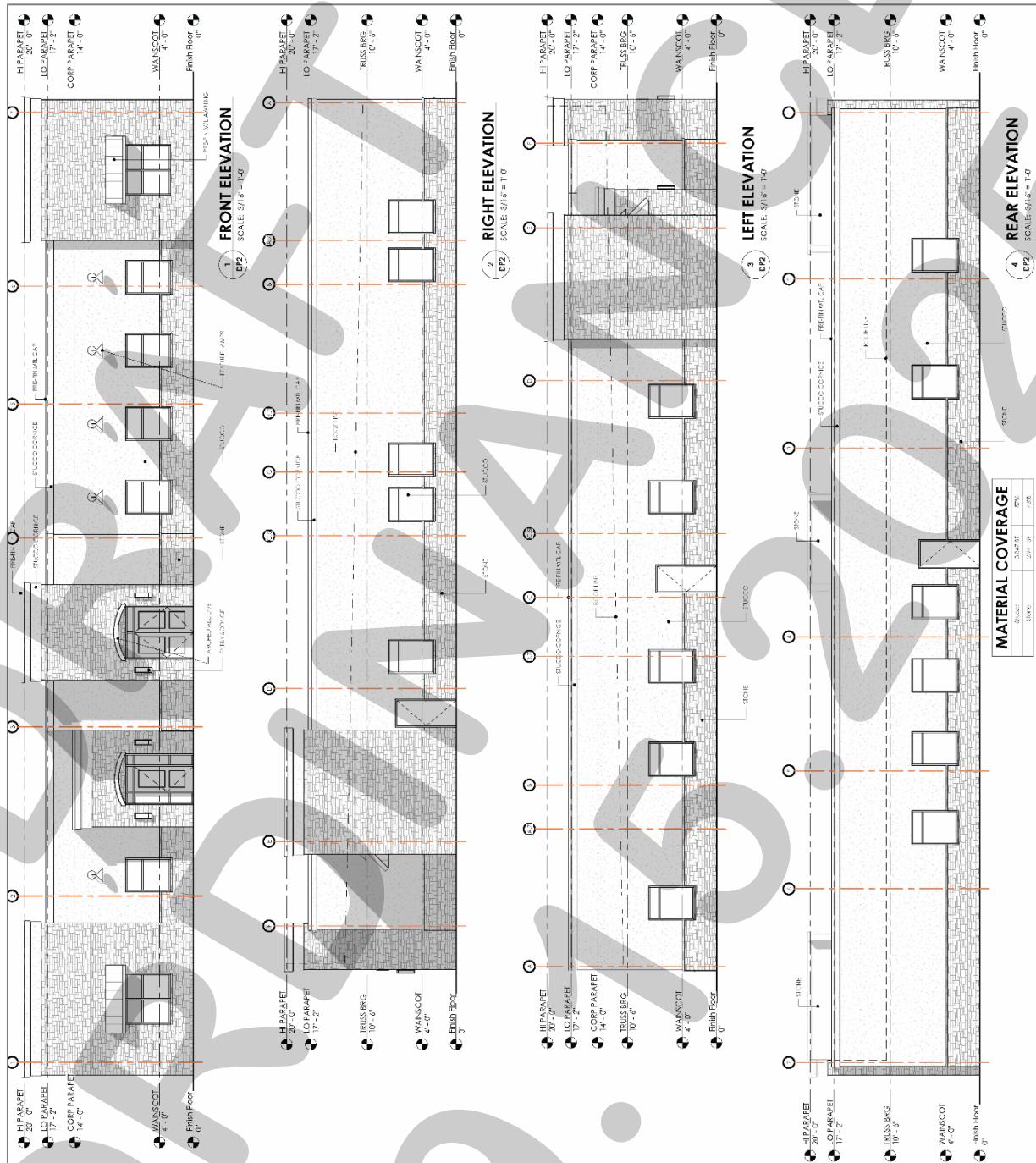
Legal Description: Lot 27, Block A, The Standard-Rockwall Addition



## **Exhibit 'B':** *Concept Plan*



**Exhibit 'C':**  
*Conceptual Building Elevations*



**CITY OF ROCKWALL**

**ORDINANCE NO. 25-63**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 68 (PD-68) [ORDINANCE NO. 17-05] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR A MEDICAL OFFICE BUILDING ON A 1.4384-ACRE PARCEL OF LAND IDENTIFIED AS LOT 27, BLOCK A, THE STANDARD-ROCKWALL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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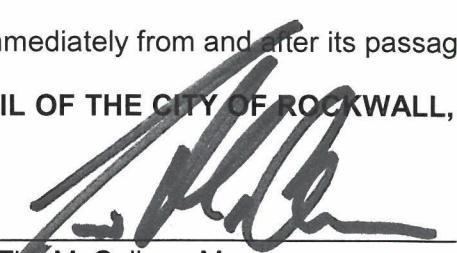
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THIS THE 6<sup>th</sup> DAY OF OCTOBER, 2025.**



Tom McCallum, Mayor

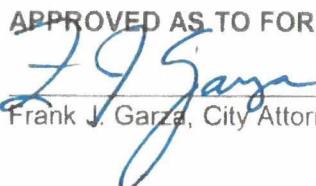
ATTEST:



Kristy Teague, City Secretary



APPROVED AS TO FORM:

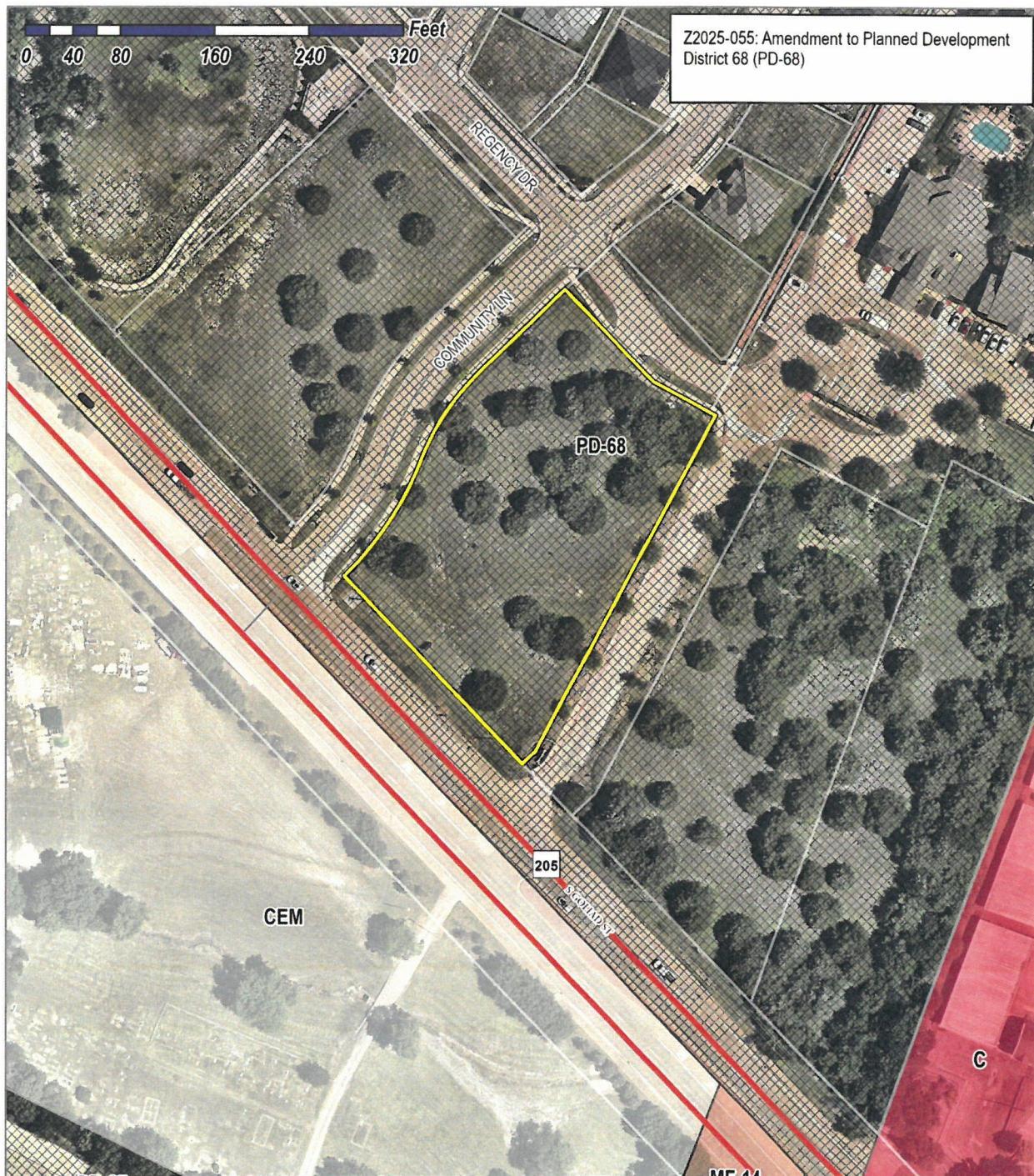
  
Frank J. Garza, City Attorney

1<sup>st</sup> Reading: September 15, 2025

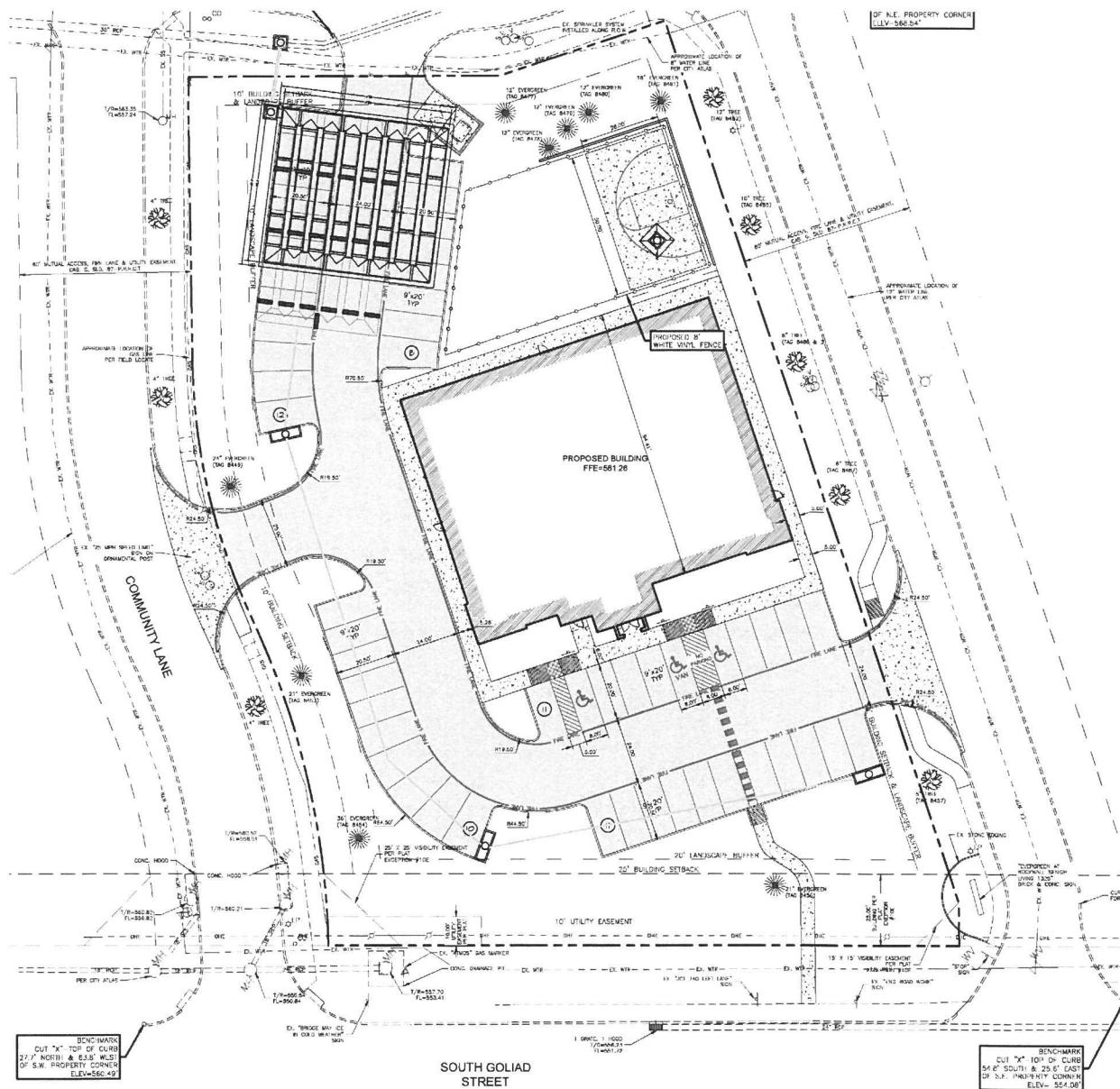
2<sup>nd</sup> Reading: October 6, 2025

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*Location Map*

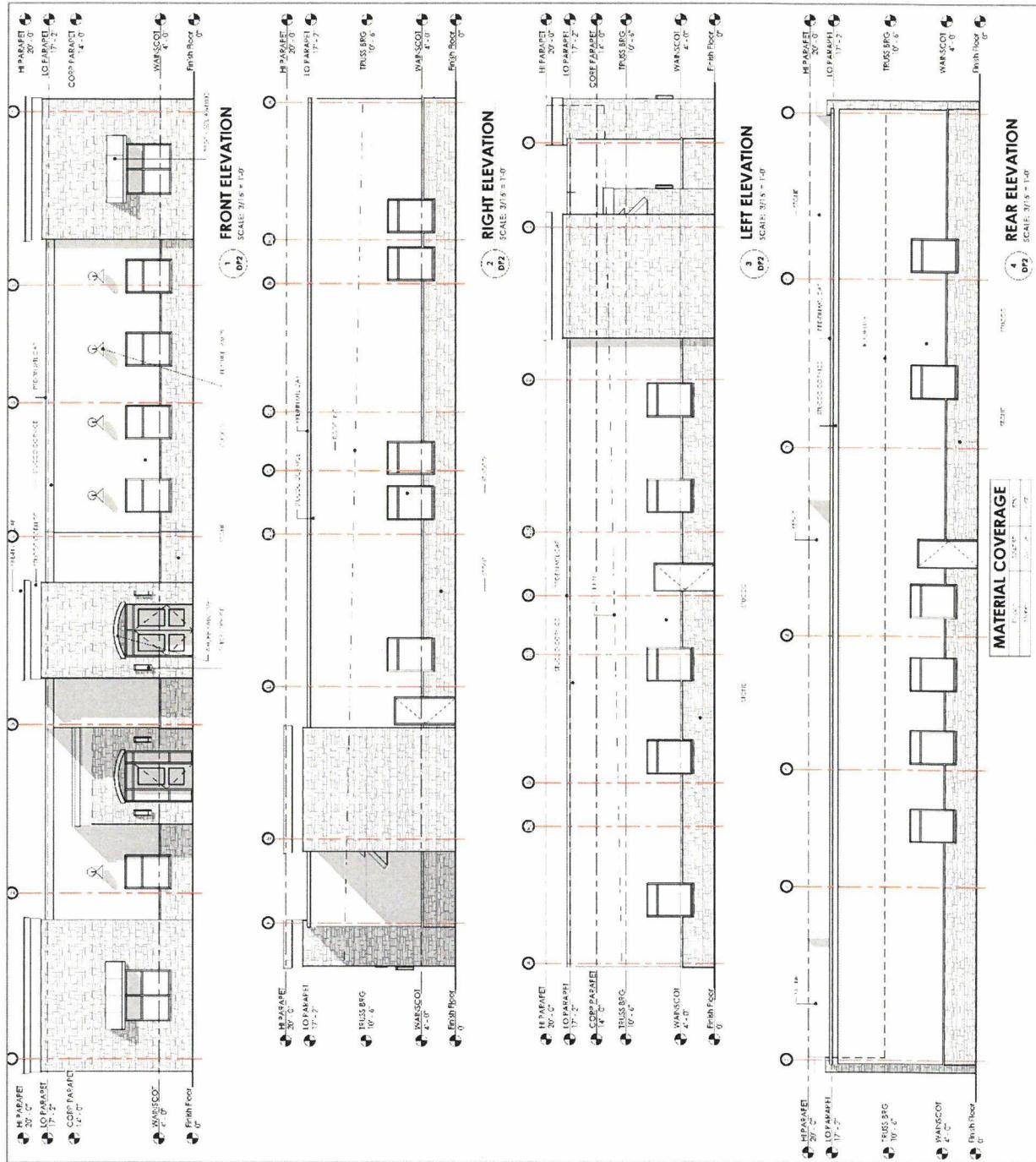
Legal Description: Lot 27, Block A, The Standard-Rockwall Addition



**Exhibit 'B':**  
**Concept Plan**



**Exhibit 'C':**  
*Conceptual Building Elevations*





DATE: December 4, 2025

TO: Lisa Deaton  
Palm Development Partners, LLC  
23134 Hwy 22 N.  
Yuma, TN 38390

CC: Donna Perry  
East Shore J/V  
54499 Glen Lakes Drive Suite 110  
Dallas, TX 75231

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

SUBJECT: Z2025-055; *PD Development Plan for a Medical Office Building*

Lisa Deaton:

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall was approved by the City Council on October 6, 2025. The following is a record of all recommendations, voting records and conditions of approval:

Conditions of Approval

- (1) The applicant shall be responsible for maintaining compliance with the concept plan and development standards contained in the PD Development Plan ordinance and which are detailed as follows:
  - (a) The development of the subject property shall generally conform to the Concept Plan depicted in Exhibit 'B' of this ordinance; and,
  - (b) The development of the subject property shall generally conform to the proposed *Conceptual Building Elevations* depicted in *Exhibit 'C'* of this ordinance; however, the Architectural Review Board (ARB) shall review the building elevations at the time of site plan and provide recommendations to the Planning and Zoning Commission. During the site plan process, the Planning and Zoning Commission shall be tasked with approving any exceptions/variances.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) request 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 September 9, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the PD Development Plan by a vote of 7-0.

City Council

On September 15, 2025, the City Council approved a motion to approve the PD Development Plan by a vote of 7-0.

On October 6, 2025, the City Council approved a motion to approve the PD Development Plan by a vote of 7-0.

Included with this letter is a copy of *Ordinance No. 25-63*, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me at (972) 772-6434.

Sincerely,



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