



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.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE)¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE)¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$250.00 + \$20.00 ACRE)¹
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- ☒ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1&2}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **JOHN KING / E. QUAIL RUN / OLD QUAIL RUN**
SUBDIVISION **TRACT 1-04 (S.R. Barnes Survey)** LOT BLOCK
GENERAL LOCATION **ABSTRACT No. 13, ROCKWALL COUNTY**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **Comm- NS** CURRENT USE **NA**
PROPOSED ZONING **NS + SUP** PROPOSED USE **CHILD CARE CENTER**
ACREAGE **2.75** LOTS [CURRENT] LOTS [PROPOSED]

- ☐ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☒ OWNER **LISA BROOKS** ☒ APPLICANT **RENEE HOLLAND**
CONTACT PERSON **LISA BROOKS** CONTACT PERSON **RENEE HOLLAND**
ADDRESS **1215 RIDGE RD W** ADDRESS **805 EAGLE PASS**

CITY, STATE & ZIP **ROCKWALL, TX 75087** CITY, STATE & ZIP **HEATH, TX 75032**
PHONE **214.402.2349** PHONE **214.402.6511**
E-MAIL **aalcbrookse@yahoo.com** E-MAIL **j holland 1977@yahoo**

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ [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 \$ _____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. 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 _____ DAY OF _____, 20____.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES



CHECKLIST FOR SITE PLAN SUBMITTALS

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

CASE NUMBER:

OVERLAY DISTRICT:

REVIEWED BY:

REVIEW DATE:

1.1 GENERAL INFORMATION FOR ALL PLANS SUBMITTED

Requirements	✓= OK	N/A	Comments	UDC Reference
Items Necessary for Site Plan Review:				<i>Per Application</i>
✓ Site Plan	✓	<input type="checkbox"/>		§03.04, of Art. 11
✓ Landscape Plan	<input type="checkbox"/>	✗		-
✓ Treescape Plan	<input type="checkbox"/>	✗		-
✓ Photometric Plan	<input type="checkbox"/>	✗		-
✓ Building Elevations	✓	<input type="checkbox"/>		-
Building Material Sample Board and Color Rendering of Building Elevations	✓	<input type="checkbox"/>	If required the sample board should detail all building materials, with each material clearly labeled and indicating manufacturer info, color, etc. Check with Planning Staff to see which is appropriate for the submitted project.	§03.04.A, of Art. 11
Submittal Requirements	<input type="checkbox"/>	<input type="checkbox"/>	Four (4) large (24" x 36") folded copies and one (1) PDF digital copy of each plan is required at the time of submittal.	§03.04.A, of Art. 11
Is the property properly platted?	<input type="checkbox"/>	<input type="checkbox"/>	Indicate if the property has been properly platted.	-
Title Block (Project Name, Legal Description and/or Address)	✓	<input type="checkbox"/>	The title block is to be located in the lower right-hand corner of all sheets and contain the project name, street address, and/or the lot and block designation.	§03.04.A, of Art. 11
Case Number	✓	<input type="checkbox"/>	The case number should be placed in the lower right-hand corner below the title block of all sheets.	§03.04.A, of Art. 11
Owners (Name, Address, and Phone Number)	✓	<input type="checkbox"/>	The owners name, address, and phone number are required to be in the lower right-hand corner left of the title block.	§03.04.A, of Art. 11
Developer (Name, Address, and Phone Number)	<input type="checkbox"/>	✗	The name, address, and phone number of the person or company that prepared the plans are required in the lower right-hand corner left of the title block.	§03.04.A, of Art. 11
North Point	✓	<input type="checkbox"/>	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.	§03.04.A, of Art. 11
Numeric and Graphic Scale	✓	<input type="checkbox"/>	The recommended engineering scales are 1" = 20', 1" = 40', etc. ... with a maximum of 1" = 100'.	§03.04.A, of Art. 11
Vicinity Map	✓	<input type="checkbox"/>	The vicinity map should locate the site relative to the nearest major roadways in a one-half mile radius.	§03.04.A, of Art. 11
Signature Block	<input type="checkbox"/>	<input type="checkbox"/>	Standard signature block with signature space for the Planning & Zoning Chairman and Planning Director.	§03.04.A, of Art. 11
Date	✓	<input type="checkbox"/>	The date that the plans were prepared is required on all submittals.	§03.04.A, of Art. 11
Proposed Land Use:			Indicate the proposed use for this site. Additionally, indicate the proposed use for all structures.	§03.04.A, of Art. 11
✓ Commercial	✓	<input type="checkbox"/>	Land Uses Permitted in the RO, NS, GR, C, DT, RC & Designated Planned Development District Ordinances.	-
✓ Industrial	<input type="checkbox"/>	✗	Land Uses Permitted in the RT, LI, HI & Designated Planned Development District Ordinances.	-

2.1 SITE PLAN: MISCELLANEOUS AND DENSITY & DIMENSIONAL INFORMATION

Requirements	✓= OK	N/A	Comments	UDC Reference
Total Lot or Site Area (Acreage and Square Footage)	✓	<input type="checkbox"/>	If the site is part of a larger tract include a key map showing the entire tract of land and the location of the site being planned.	§03.04.B, of Art. 11

Perimeter Dimensions of the Site		<input type="checkbox"/>	Indicate the perimeter dimensions of the site in feet.	§03.04.B, of Art. 11
Buildings (Square Footage)		<input type="checkbox"/>	Indicate the location and total square footage of all existing and planned buildings on the site.	§03.04.B, of Art. 11
Perimeter Dimensions of all Buildings		<input type="checkbox"/>	Indicate the wall lengths of all buildings on the site.	§03.04.B, of Art. 11
Distance Between Buildings	<input type="checkbox"/>		Indicate the distance between all existing and planned buildings located on the site.	§03.04.B, of Art. 11
Distance Between Buildings and Property Lines		<input type="checkbox"/>	Indicate the distance between all property lines and existing and planned buildings located on the site.	§03.04.B, of Art. 11
Indicate all Property Lines		<input type="checkbox"/>	Indicate all existing property lines. If the site plan requires a platting case that will alter the property lines show the proposed changes in a different line weight.	§03.04.B, of Art. 11
Indicate all Building Setbacks		<input type="checkbox"/>	Indicate all building setbacks adjacent to right-of-way.	§03.04.B, of Art. 11
Indicate all Easements		<input type="checkbox"/>	Additionally, indicate all utilities both existing and proposed.	§03.04.B, of Art. 11
Indicate all Drive/Turning Radii		<input type="checkbox"/>		§03.04.B, of Art. 11
Indicate all Drive Widths		<input type="checkbox"/>		§03.04.B, of Art. 11
Indicate all Fire Lanes		<input type="checkbox"/>	Indicate and label the widths of all fire lanes existing and proposed for the site.	§03.04.B, of Art. 11
Indicate location of all Fire Hydrants		<input type="checkbox"/>		§03.04.B, of Art. 11
Indicate all Sidewalks		<input type="checkbox"/>	Indicate and label the widths of all sidewalks existing and proposed for the site.	§03.04.B, of Art. 11
Adjacent Street Right-Of-Way		<input type="checkbox"/>	Reference the City's Master Transportation Plan for right-of-way information.	§03.04.B, of Art. 11
Label all Adjacent Street Name		<input type="checkbox"/>	Label all adjacent existing and proposed street names.	§03.04.B, of Art. 11
Adjacent Street Centerlines		<input type="checkbox"/>	Indicate the street centerline for all existing and proposed streets.	§03.04.B, of Art. 11
Median Breaks in Adjacent Streets		<input type="checkbox"/>		§03.04.B, of Art. 11

2.2 SITE PLAN: PARKING INFORMATION

Requirements	✓= OK	N/A	Comments	UDC Reference
Dimension of a Typical Parking Space		<input type="checkbox"/>	See the comment section in <i>Adequate Parking and Maneuvering</i> below.	§05.03, of Art. 06
Parking Table		<input type="checkbox"/>	Provide parking table indicating the total number of required parking spaces by use, the total number of required handicapped parking spaces and the total parking provided.	§05.01, of Art. 06
Handicap Parking Spaces Shown		<input type="checkbox"/>		§05.04, of Art. 06
Adequate Parking		<input type="checkbox"/>	Reference Table 3 of Article VI.	Table 5, Art. 06
Adequate Parking and Maneuvering		<input type="checkbox"/>	All parking spaces and aisle dimensions shall conform to the off-street parking requirements in section 2.19 of the City's Standards of Design and Construction (<i>Check w/ the Engineering Department</i>).	§05.03.C, of Art. 06
Adequate Loading Area	<input type="checkbox"/>		Loading spaces shall be a minimum of 12 feet in width, 65 feet in length, and 14 feet in height except as may otherwise be approved by the city engineer (<i>Art. VI 6.5 Loading Requirements</i>).	§06.04, of Art. 06
Adequate Loading Maneuvering	<input type="checkbox"/>		It is also the purpose of this Article to require allocation of sufficient off-street/on-site loading facilities by businesses and industry to ensure that the loading and unloading of vehicles will not interfere with traffic flow or block roadways or fire lanes.	§01.02, of Art. 06
Type and Depth of Paving Material	<input type="checkbox"/>		Indicate the type and depth of the paving material and provide a detail or cut-sheet. All required parking and loading areas shall be constructed of concrete, but may have a surface treatment of brick, stone or other similar material.	§03.02, of Art. 06

2.3 SITE PLAN: SIGNAGE

Requirements	✓= OK	N/A	Comments	UDC Reference
NOTE: All signage shall conform to Chapter 32 of the Rockwall Municipal Code of Ordinance, unless otherwise specified in an Overlay District or Planned Development District with specific signage requirements.				

Proposed or Existing Signage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location and type of all proposed and/or existing signage on the site plan. Additionally, provide a detail or cut-sheet showing the elevations, lighting and dimensions of the proposed signage.	\$06.02.F, of Art. 05
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2.4 SITE PLAN: SCREENING

Requirements	✓= OK	N/A	Comments	UDC Reference
Indicate the Type and Location of any Existing and/or Proposed Fences	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the height and type of fence proposed or existing.	\$08.02.F, of Art. 08
Utility Equipment Screening (Pad or Ground Mounted) to be submitted later	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pad mounted utility equipment, and air conditioning units, shall be screened from horizontal view from any adjacent public street and from any adjacent property. Utility equipment and air conditioning units shall be screened utilizing plantings, berms, or walls matching the main structure.	\$01.05.C, of Art. 05
Utility Equipment Screening (Roof Mounted)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	All buildings must be designed such that no roof mounted mechanical equipment, HVAC, or satellite dishes shall be visible from any direction.	\$01.05.C, of Art. 05
Above Ground Storage Tanks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Aboveground storage tanks shall be screened utilizing walls matching the main structure. Screening plans for above ground storage tanks shall generally conform to the diagram below (i.e. incorporate primary screening – screening wall – and secondary screening) and be approved by the Planning and Zoning Commission in conjunction with a site plan.	\$01.05.D, of Art. 05
Dumpster Screening	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. Dumpster storage should be located to the rear of the buildings with proper access. Trash dumpster shall not be located in any required parking space and shall allow proper access by service trucks. The minimum enclosure area shall be 12'x10'. A minimum of 6" bollards will be required at potential impact zones and the pad site shall be paved to city standards.	\$01.05.B, of Art. 05
Outside Storage	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Off-Street Loading Dock Screening	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Off-street loading docks must be screened from all public streets and any residential district that abuts or is directly across a public street or alley from the lot. The screening must be at least six feet in height and may be provided by using a masonry fence, berms, plantings or a combination of the above.	\$01.05.A, of Art. 05
Residential Adjacency Standards	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The director may require wing walls, landscape screens, changes in building orientation, and/or other architectural elements to minimize the impact of uses adjacent to residential property within 150 feet (also reference Art. VIII 5.2).	\$01.06, of Art. 05

3.1 LANDSCAPE PLAN



Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data	<input type="checkbox"/>	<input type="checkbox"/>	Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist.	See Sec. 2.1 of this checklist
Impervious Area vs. Landscape/Open Space Area Provided and Required (As Per Zoning District)	<input type="checkbox"/>	<input type="checkbox"/>	Indicate the applicable zoning district percentage of landscaping required and provided, and the impervious area vs. the amount of landscaping and open spaces required and provided.	\$01.01.B, of Art. 05
Landscape Table	<input type="checkbox"/>	<input type="checkbox"/>	Provide a landscape table showing plant materials, quantities, size and spacing for existing and proposed landscaping. Complete description of plant materials shown on the plan, including names, locations, qualities, container or caliper sizes at installation, heights, spread, and spacing requirements should also be listed on the plan.	\$05.03.B, of Art. 08
Indicate all Landscaping	<input type="checkbox"/>	<input type="checkbox"/>	Indicate the locations of all existing and proposed landscaping.	\$05.03.B, of Art. 08
Location of Water Courses and Significant Drainage Features	<input type="checkbox"/>	<input type="checkbox"/>	Indicate the locations of all existing and/or proposed water courses and the location of any existing and/or proposed significant drainage features.	-
Indicate all Landscape Buffers	<input type="checkbox"/>	<input type="checkbox"/>	Indicate the locations and dimensions of the required landscape buffers.	\$05.01, of Art. 08

Acceptable Landscape Materials:				Sec. 04., of Art. 08
✓ Trees allowed in Street Landscape Buffers	<input type="checkbox"/>	<input type="checkbox"/>	Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Bald Cypress, Chinese Pistachio, October Glory Maple, Pecan, Texas Ash, Live Oak, Chinquapin Oak, and Burr Oak (Understory Trees: Texas Redbud, Mexican Plum, Downy Hawthorn, Wax Myrtle, Yaupon, and Deciduous Yaupon)	Appendix C
✓ Trees not allowed in Landscape Buffers	<input type="checkbox"/>	<input type="checkbox"/>	Silver Maple, Box Elder, Mimosa, Catalpa, Hackberry, Sugarberry, Honey Locust, Tulip Tree, Chinaberry, Sycamore, Cottonwood, Willows, American Elm, Siberian Elm, Jerusalem Thorn/Petuma, Bois D'Arc, Flowering Crabapple Tree, Ginko Tree, Peach/Plum, Mulberry, Texas Mountain Laurel, Lilac Chaste Tree, and Pine Tree.	Appendix C
Protected Trees (That Will Remain On-Site)	<input type="checkbox"/>	<input type="checkbox"/>	Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Prior to any construction or land development, the developer shall clearly mark all protected and feature trees with an aluminum tag -- indicating the trees relationship to the treescape plan -- and flag (i.e. bright fluorescent red vinyl tape). In those instances where a protected tree is so close to the construction area that construction equipment could possibly damage the tree, a protective fence shall be required.	§07.01, of Art. 09
Parking Lot Landscaping	<input type="checkbox"/>	<input type="checkbox"/>	Complete description of landscaping and screening to be provided in or near off-street parking and loading areas, including the information as to the amount (in sq. ft.) of landscape area to be provided internal to parking areas, the total square footage included in the parking area, and the number and location of required off-street parking and loading spaces.	§05.03.E, of Art. 08
Location of all Site Amenities	<input type="checkbox"/>	<input type="checkbox"/>	Identify the size, height, location, and material of proposed seating, lighting, planter's sculptures, water features and landscape paving and other public amenities.	-
Identify Visibility Triangles	<input type="checkbox"/>	<input type="checkbox"/>	Identify visibility triangles on all lots for all driveway intersections and public streets.	§01.08, of Art. 05
Landscape Buffer - Street Trees	<input type="checkbox"/>	<input type="checkbox"/>	Large trees (a species which normally reaches a height of 30 feet or more upon maturity) shall be provided in the required street landscape buffer in numbers equal to one (1) tree for every 50 feet of street frontage.	§05.01, of Art. 08
Tree Locations	<input type="checkbox"/>	<input type="checkbox"/>	Trees must be planted at least five (5) feet from water, sewer and storm sewer lines.	§05.03.E, of Art. 08
Irrigation Requirements Note	<input type="checkbox"/>	<input type="checkbox"/>	Provide note indicating irrigation will meet requirements of UDC.	§05.04, of Art. 08
Hydro mulch (or non-sod option)	<input type="checkbox"/>	<input type="checkbox"/>	The developer shall establish grass and maintain the seeded area, including watering, until a "Permanent Stand of Grass" is obtained at which time the project will be accepted by the City. A "Stand of Grass" shall consist of 75% to 80% coverage and a minimum of one-inch (1") in height as determined by the City.	Sec. 4.2, Coverage, Engr Standards of Design and Construction
Rights-of-Way & Landscape Buffers	<input type="checkbox"/>	<input type="checkbox"/>	All landscape buffers and public right-of-way located adjacent to a proposed development shall be improved with grass (i.e. sod -- hydro mulch shall be prohibited in these areas) prior to the issuance of a Certificate of Occupancy (CO).	§05.03.G, of Art. 08

4.1 TREESCAPE PLAN



Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data	<input type="checkbox"/>	<input type="checkbox"/>	Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist.	See Sec. 2.1 of this checklist
Buildings	<input type="checkbox"/>	<input type="checkbox"/>	Indicate the location of all existing or proposed structures, and/or the building pads as shown on the grading plan.	§03.01.A, of Art. 09
Indicate all Site Elevations, Grades, Major Contours and the Limits of Construction	<input type="checkbox"/>	<input type="checkbox"/>		§03.01.C, of Art. 09

Protected Trees (To Remain On Site)	<input type="checkbox"/>	<input type="checkbox"/>	Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Such trees shall be marked and a drip line of said trees shall be protected prior to and during all construction, including dirt work.	§03.01.E, of Art. 09
Protected Trees (To be Removed from the Site)	<input type="checkbox"/>	<input type="checkbox"/>	Indicate the location of all protected trees (4" or larger) that are to be removed from the site and the proposed locations of all replacement trees.	§03.01.F, of Art. 09
Treescape Table	<input type="checkbox"/>	<input type="checkbox"/>	Provide a table showing the total inches of trees to be removed and the total inches of trees to be replaced.	§03.01.G, of Art. 09

5.1 PHOTOMETRIC AND LIGHTING PLANS



Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data Table	<input type="checkbox"/>	<input type="checkbox"/>	Provide the same site data information required in Section 2.1 <i>Site Plan: Miscellaneous and Density and Dimensional Requirements</i> of this checklist.	See Sec. 2.1 of this checklist -
Indicate Lighting Levels (in Foot Candles [FC])	<input type="checkbox"/>	<input type="checkbox"/>	Show lighting levels in foot-candles (FC) measured throughout the site and extended to all property lines of the subject property.	§03.03, of Art. 07
Adjacent Property with Common Lot Lines:				
✓ Residential Use	<input type="checkbox"/>	<input type="checkbox"/>	The allowable maximum light intensity measured at the property line of a residential property shall be 0.2 of one foot candle.	§03.03.B, of Art. 07
✓ Commercial Use	<input type="checkbox"/>	<input type="checkbox"/>	The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one foot candle. <i>Subject to requirements in Art. VII 3.3.C.</i>	§03.03.C, of Art. 07
Under-Canopy Lighting	<input type="checkbox"/>	<input type="checkbox"/>	Under canopy lighting (i.e. fuel stations, drive through lanes and covered parking structures) shall not exceed 35 foot candles (with the exception below).	§03.03.E.1, of Art. 07
Lighting for Motor Vehicle Dealerships	<input type="checkbox"/>	<input type="checkbox"/>	Shall not exceed 0.3 of one foot candle within the front yard of the development. The remainder will comply with the 0.2 of one foot candle.	§03.03.E.2, of Art. 07
Lighting in Parking Areas	<input type="checkbox"/>	<input type="checkbox"/>	The maximum outdoor maintained, computed and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site, with a maximum of 0.2 FC at the property line. (Exceptions: (1) under canopy lighting and (2) motor vehicle dealerships)	§03.03.G, of Art. 07
Building and Pole Mounted Lighting	<input type="checkbox"/>	<input type="checkbox"/>	Indicate the location and type of all exterior lighting, including pole mounted, wall-mounted, signage, etc.	§03.03.E, of Art. 07
Indicate the Mounting Height for all Proposed Light Fixtures	<input type="checkbox"/>	<input type="checkbox"/>	No light pole, base or combination thereof shall exceed 30 feet, unless further restricted within an Overlay District.	§03.03.D of Art. 07
Indicate the Wattage of all Light Sources	<input type="checkbox"/>	<input type="checkbox"/>	Provide lighting cut sheets that indicates the wattage for each exterior lighting fixture. Light sources (e.g. light bulbs) shall be oriented down and toward the center of the site or shielded so as to not be visible from the property line.	§03.03.A, of Art. 07
Proposed Light Fixtures	<input type="checkbox"/>	<input type="checkbox"/>	Provide elevation drawings and/or cut-sheets of proposed light fixtures on/with photometric plan.	§03.03, of Art. 07

6.1 BUILDING ELEVATIONS: NON-INDUSTRIAL

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Exterior Elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>North</u> <u>South</u> <u>East</u> <u>West</u> (Circle all that apply)	-
Indicate Exterior Elevations Adjacent to Public Right-of-Way	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>North</u> <u>South</u> <u>East</u> <u>West</u> (Circle all that apply)	-
Minimum 90% Masonry Requirement <i>OVERLAY DISTRICTS ONLY</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exterior walls should consist of 90% masonry materials excluding doors and windows.	§06.02.C, of Art. 05
Indicate Amount and Location of the Minimum 20% Stone Requirement <i>OVERLAY DISTRICTS ONLY</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Applies to facades that are visible from a public right-of-way and/or open space.	§06.02.C, of Art. 05
Indicate the Surface Area of Each Facade	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the surface area (square feet) of each façade and the percentage and square footage of each material used on that façade.	§04.01, of Art. 05
Proposed Building Materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Specifications and description of all proposed building materials, on all proposed buildings.	§04.01, of Art. 05
Indicate the Roofing Materials and Color	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

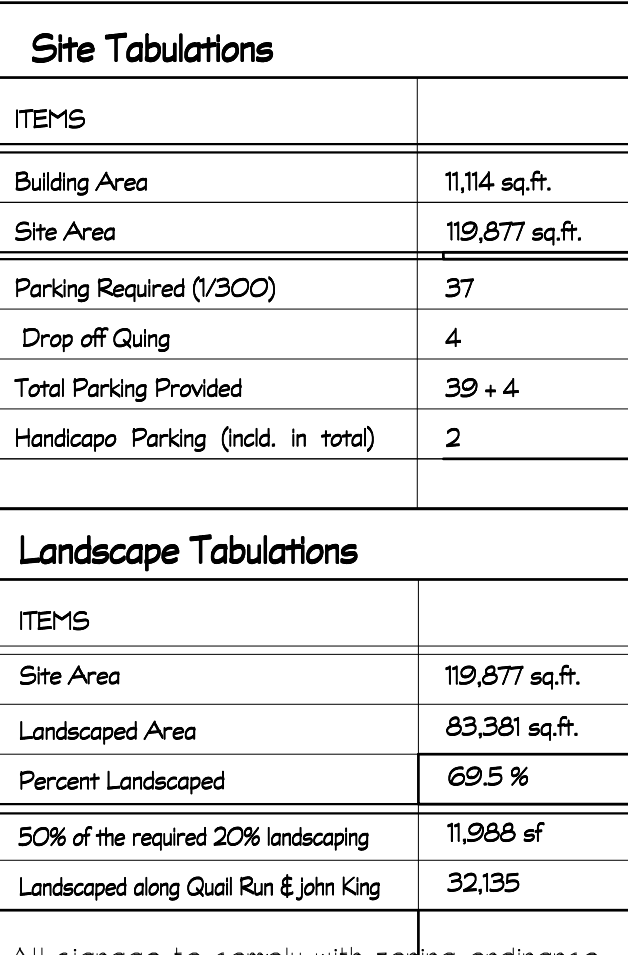
Indicate Parapet Wall Height **(If Applicable, finish the interior side of the parapet wall)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If applicable indicate the parapet wall by dashing in the top of roof deck. **Projecting elements and parapets that are visible from adjacent properties or public right-of-way shall be finished on the interior side using the same materials as the exterior facing wall.	§04.01, of Art. 05
Indicate all Roof Mounted Mechanical Equipment (If Applicable)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If applicable indicate any proposed roof mounted mechanical equipment and indicate how these will be screened from view.	§01.05.C, of Art. 05
Indicate Any Additional Design Elements Proposed (If Applicable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate any additional design elements for the base, walls, or parapets (such as cornice, arcades, and covered walkways/windows). Be sure to include the location, size, color, and material of any proposed structure.	
Indicate Building Height(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The height of the building shall be measured from the average elevation of the finished grade along the front of the building to the highest point of the roof or parapet of the building if it is a flat, mansard or shed roof; or to the midpoint of the roof if it is gable, hip or gambrel roof.	§07.03 of Art. 05
Minimum Standards for Articulation:				
Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Wall Height [H] = H 2. Wall Length [L] = 3 x H 3. Secondary Entry/Arch. Element Length = 25% x L 4. Wall Projection = 25% x H 5. Primary Entry/Arch. Element Width = 2 x (25% x L) 6. Projection Height = 25% x H 7. Primary Entry/Arch. Element Length = 2 x (25% x L)	§04.01.C.1, of Art. 05
Secondary Facades	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Wall Height [H] = H 2. Wall Length [L] = 3 x H 3. Secondary Entry/Arch. Element Length = 15% x L 4. Secondary Entry/Arch. Element Width = 15% x H 5. Projection Height = 15% x H	§04.01.C.2, of Art. 05

6.2 BUILDING ELEVATIONS: INDUSTRIAL

Requirements	✓ = OK	N/A	Comments	UDC Reference
NOTE: Industrial buildings are subject to all the elements listed in Section 6.1 Building Elevations: Non-Industrial with the exception of the following standards.				
Minimum 90% Masonry Requirement	<input type="checkbox"/>	<input type="checkbox"/>	Exterior walls should consist of 90% masonry materials excluding doors and windows.	§05.01.A.1, of Art. 05
Indicate Amount and Location of the Minimum 20% Stone Requirement	<input type="checkbox"/>	<input type="checkbox"/>	Applies to facades that are visible from a public right-of-way and/or open space.	§05.01.A.1.a.1, of Art. 05
Minimum Standards for Articulation:				
Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)	<input type="checkbox"/>	<input type="checkbox"/>	1. Wall Height [H] = H 2. Wall Length [L] = 4 x H 3. Wall Projection = 25% x H 4. Entry/Arch. Element Length = 33% x L 5. Projection Height = 25% x H 6. Entry/Arch. Element Width = 2 x (25% x H)	§05.01.C.1, of Art. 05
Secondary Facades	<input type="checkbox"/>	<input type="checkbox"/>	1. Wall Height [H] = H 2. Wall Length [L] = 3 x H 3. Entry/Arch. Element Length = 15% x L 4. Entry/Arch. Element Width = 15% x H 5. Projection Height = 15% x H	§05.01.C.2, of Art. 05

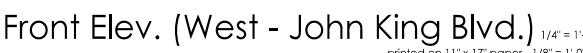


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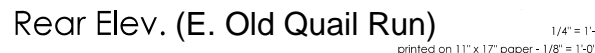
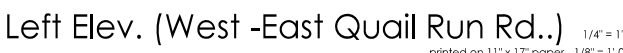
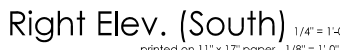
Owner/Developer	Lot/Block
Lisa Brooks / Renee Holland 7215 Ridge Row Rockwall, Texas 75087 214-402-22349 aalcbrooks@yahoo.com	Tract 1-04 of the S. R. Barnes Surey, Abstract No 13 City of Rockwall, Rockwall County, Texas 2.751 Acres

(SUP Request) Z2025-006 (orig. zoning case)



Masonry Tabulation				
AREAS	MASONRY SF	SIDING SF.	TOTAL SF.	% MASONRY
FRONT	1,339	0	1,339	100
LEFT	442	0	442	100
REAR	1,163	0	1,163	100
RIGHT	488	0	488	100
TOTALS	3,432 SF.	0 SF.	3,432 SF.	100 %

Square footages, do not include doors, & windows.



(SUP Request) Z2025-006 (orig. zoning case)



creativearchitects
scott b. roberts, architect

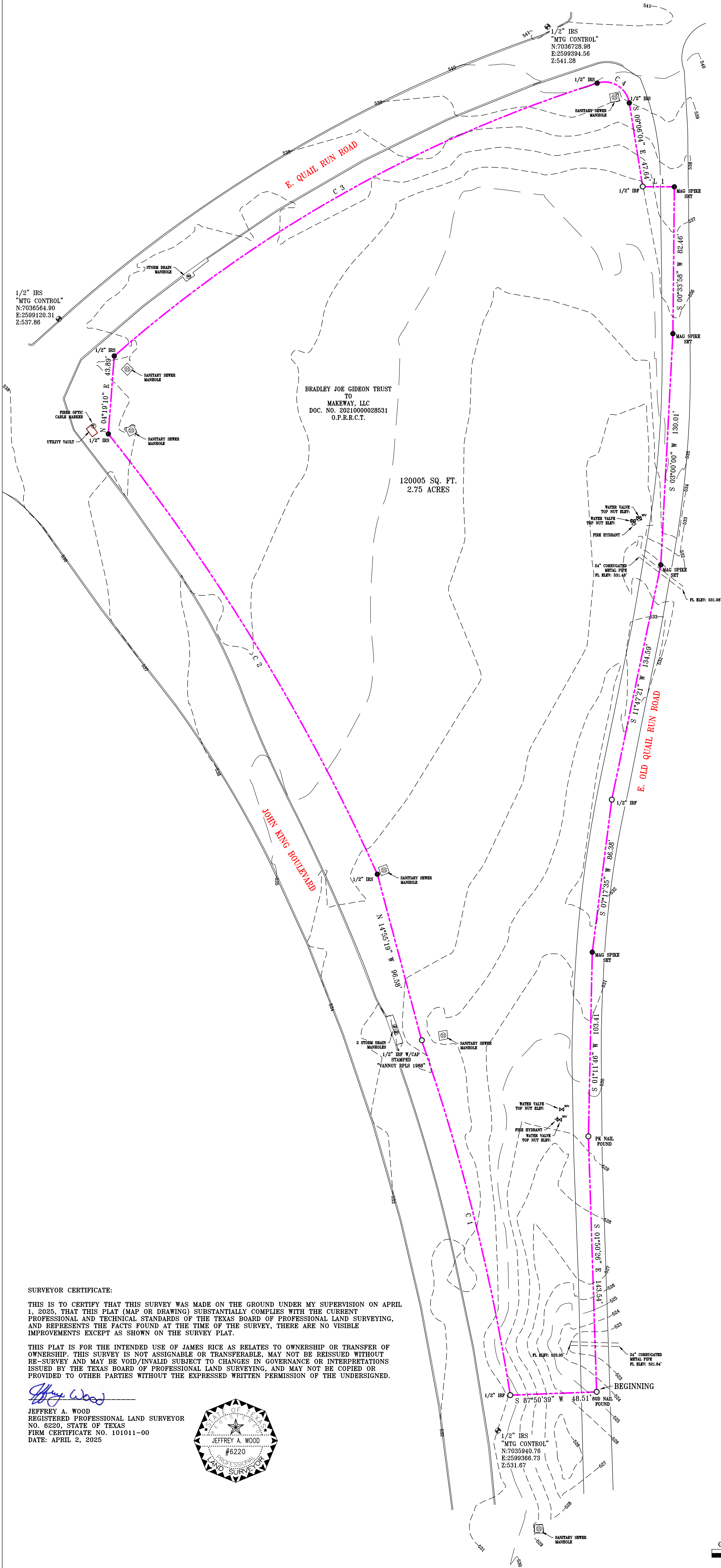
elevations

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creative architects

S.R. BARNES HEADRIGHT SURVEY, ABSTRACT 13

LINE	BEARING	DISTANCE
L 1	S 89°52'55" E	17.75

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C 1	1160.00'	205.55'	10°09'10"	N 14°01'14" W	205.28'
C 2	1171.00'	290.36'	14°12'25"	N 31°25'08" W	289.62'
C 3	757.50'	313.57'	23°43'04"	N 60°31'23" E	311.34'
C 4	14.00'	24.07'	98°30'28"	S 58°21'18" E	21.21'



PROPERTY DESCRIPTION
120005 SQ. FT.
2.75 ACRES
CITY OF ROCKWALL, ROCKWALL COUNTY

All that certain lot, tract or parcel of land situated in the S.R. Barnes Headright Survey, City of Rockwall, Rockwall County, Texas, being all of that certain tract of land described in the deed from Bradley Joe Gideon Trust to Makeway, LLC, as recorded in Document Number 20210000028531 of the Official Public Records of Rockwall County, Texas (hereinafter called Subject Tract) and being more particularly described by metes and bounds as follows:

BEGINNING at a 604 nail found for a corner lying in E. Old Quail Run Road, said corner being the Southeast corner of the said Subject Tract and an outside ell of John King Boulevard;

THENCE S. 87 deg. 50 min. 39 sec. W. a distance of 48.51 feet along the North Right-of-Way line of the said John King Boulevard and the South line of the said Subject Tract to a 1/2" iron rod found for a corner at the beginning of a circular curve to the left, said corner being the Southwest corner of the said Subject Tract;

THENCE in a Northwesterly direction along the arc of the said circular curve to the left a distance of 205.55 feet, with a radius of 1160.00 feet, a central angle of 10 deg. 09 min. 10 sec., a chord bearing of N. 14 deg. 01 min. 14 sec. W. and a chord distance of 205.28 feet along the East Right-of-Way line of the said John King Boulevard and the West line of the said Subject Tract to a 1/2" iron rod with cap stamped "VANNOY RPLS 1988" found for a corner at the end of the said circular curve to the left;

THENCE N. 14 deg. 55 min. 19 sec. W. a distance of 96.58 feet along the East Right-of-Way line of the said John King Boulevard and the West line of the said Subject Tract to a 1/2" iron rod with plastic cap stamped "MTG ENG" set (hereinafter called 1/2" iron rod set) for a corner at the beginning of a circular curve to the left;

THENCE in a Northwesterly direction along the arc of the said circular curve to the left a distance of 290.36 feet, with a radius of 1171.00 feet, a central angle of 14 deg. 12 min. 25 sec., a chord bearing of N. 31 deg. 25 min. 08 sec. W. and a chord distance of 289.62 feet along the East Right-of-Way line of the said John King Boulevard and the West line of the said Subject Tract to a 1/2" iron rod set for a corner at the end of the said circular curve to the left;

THENCE N. 04 deg. 19 min. 10 sec. E. a distance of 43.89 feet along the East Right-of-Way line of the said John King Boulevard and the West line of the said Subject Tract to a 1/2" iron rod set for a corner at the intersection of the East Right-of-Way line of the said John King Boulevard and the South Right-of-Way line of E. Quail Run Road and the Northeast line of the said Subject Tract to the right, said corner being the Northwest corner of the said Subject Tract;

THENCE in a Northeasterly direction along the arc of the said circular curve to the right a distance of 313.57 feet, with a radius of 757.50 feet, a central angle of 23 deg. 43 min. 04 sec., a chord bearing of S. 58 deg. 31 min. 23 sec. E. and a chord distance of 311.34 feet along the South Right-of-Way line of the said E. Quail Run Road to a 1/2" iron rod set for a corner at the end of the said circular curve to the right and at the beginning of a circular curve to the right;

THENCE in a Southeasterly direction along the arc of the said circular curve to the right a distance of 24.07 feet, with a radius of 14.00 feet, a central angle of 98 deg. 30 min. 28 sec., a chord bearing of N. 60 deg. 31 min. 23 sec. E. and a chord distance of 21.21 feet along the Southwest Right-of-Way line of the said E. Quail Run Road and the Northeast line of the said Subject Tract to a 1/2" iron rod set for a corner at the end of the said circular curve to the right;

THENCE S. 09 deg. 06 min. 04 sec. E. a distance of 47.64 feet along the West Right-of-Way line of the said E. Quail Run Road and the East line of the said Subject Tract to a 1/2" iron rod set for a corner at an angle point;

THENCE S. 89 deg. 52 min. 55 sec. E. a distance of 17.75 feet along the South Right-of-Way line of the said E. Quail Run Road and the North line of the said Subject Tract to a mag spike set for a corner lying in the said E. Old Quail Run Road, said corner being the Northeast corner of the said Subject Tract;

THENCE S. 00 deg. 33 min. 58 sec. W. a distance of 82.46 feet along the said E. Quail Run Road and the East line of the said Subject Tract to a mag spike set for a corner at an angle point;

THENCE S. 03 deg. 00 min. 00 sec. W. a distance of 130.01 feet along the said E. Quail Run Road and the East line of the said Subject Tract to a mag spike set for a corner at an angle point;

THENCE S. 11 deg. 47 min. 21 sec. W. a distance of 134.59 feet along the said E. Quail Run Road and the East line of the said Subject Tract to a 1/2" iron rod found for a corner at an angle point;

THENCE S. 07 deg. 17 min. 35 sec. W. a distance of 86.38 feet along the said E. Quail Run Road and the East line of the said Subject Tract to a mag spike set for a corner at an angle point;

THENCE S. 01 deg. 11 min. 46 sec. W. a distance of 103.41 feet along the said E. Quail Run Road and the East line of the said Subject Tract to a pk nail found for a corner at an angle point;

THENCE S. 01 deg. 50 min. 26 sec. E. a distance of 143.54 feet to the POINT OF BEGINNING and containing 120005 square feet, 2.75 acres of land.

NOTE:

- BEARING SOURCE: BEARINGS BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NAD-83
- ELEVATIONS BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
- STORM AND SEWER MANHOLES ARE LOCKED, AND ACCESS COULD NOT BE OBTAINED.
- ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "MTG ENG"
- SURVEY PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT, SURVEYOR DID NOT RESEARCH EASEMENTS OF RECORDED OR NOT OF RECORDED.

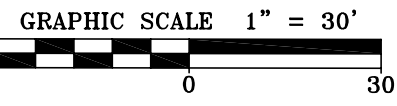
BOUNDARY SURVEY

S.R. BARNES HEADRIGHT SURVEY
ABSTRACT NO. 13
FOR: MAKEWAY LLC

Drawn By JB	Checked By JW	Project No. 250033	Dwg. Date 04/02/2025	File No. 250033	Sheet No.
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5930 Summerhill Road 903.838.8533 telephone
Texarkana, TX 75503 903.832.4700 facsimile





DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE)¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE)¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$250.00 + \$20.00 ACRE)¹
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- ☒ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1&2}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **JOHN KING / E. QUAIL RUN / OLD QUAIL RUN**
SUBDIVISION **TRACT 1-04 (S.R. Barnes Survey)** LOT BLOCK
GENERAL LOCATION **ABSTRACT No. 13, ROCKWALL COUNTY**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **Comm- NS** CURRENT USE **NA**
PROPOSED ZONING **NS + SUP** PROPOSED USE **CHILD CARE CENTER**
ACREAGE **2.75** LOTS [CURRENT] LOTS [PROPOSED]

- ☐ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☒ OWNER **LISA BROOKS** ☒ APPLICANT **RENEE HOLLAND**
CONTACT PERSON **LISA BROOKS** CONTACT PERSON **RENEE HOLLAND**
ADDRESS **1215 RIDGE RD W** ADDRESS **805 EAGLE PASS**

CITY, STATE & ZIP **ROCKWALL, TX 75087** CITY, STATE & ZIP **HEATH, TX 75032**
PHONE **214.402.2349** PHONE **214.402.6511**
E-MAIL **aalcbrookse@yahoo.com** E-MAIL **jholland1977@yahoo**

NOTARY VERIFICATION [REQUIRED]

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

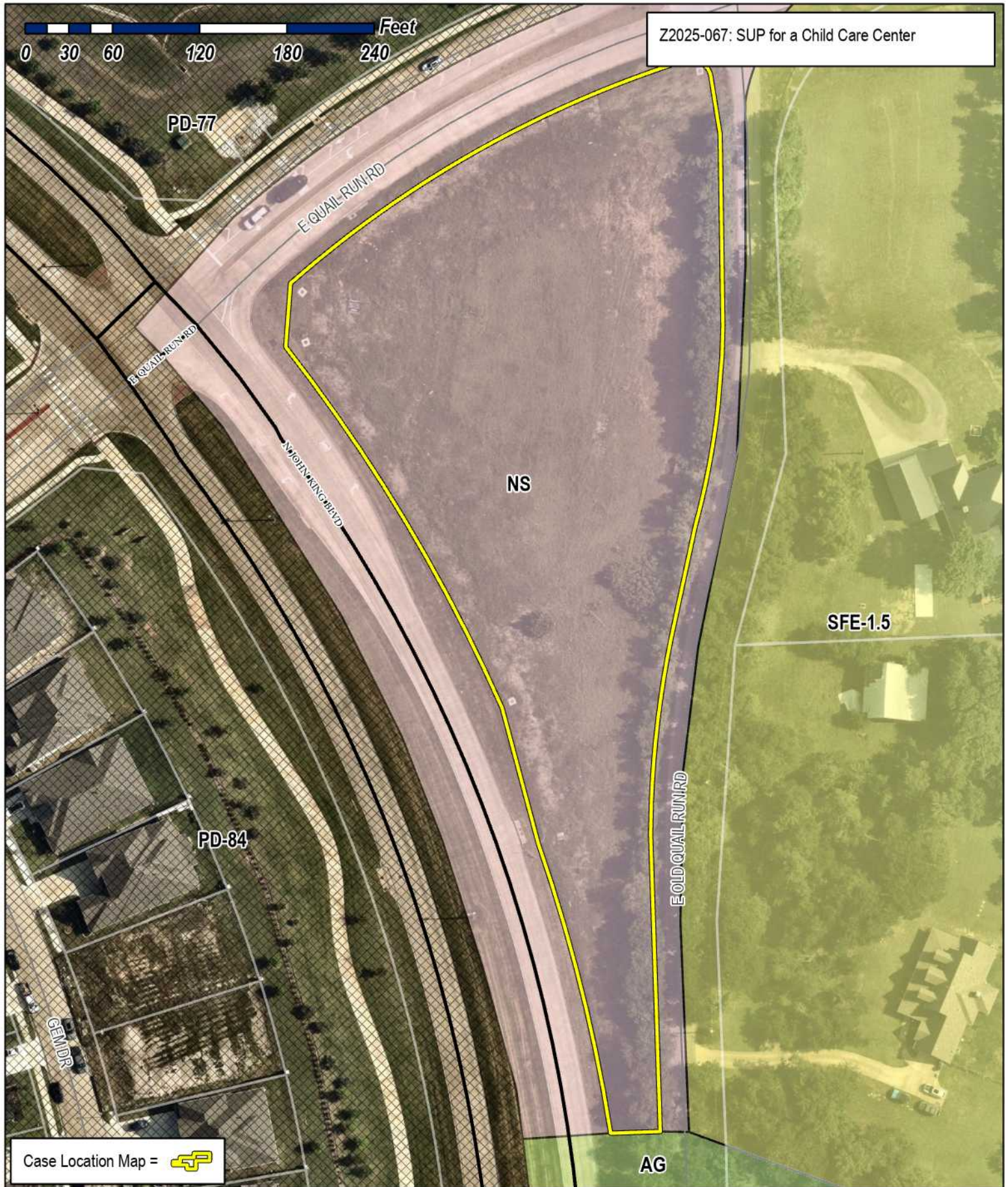
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION,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

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES



City of Rockwall

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

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

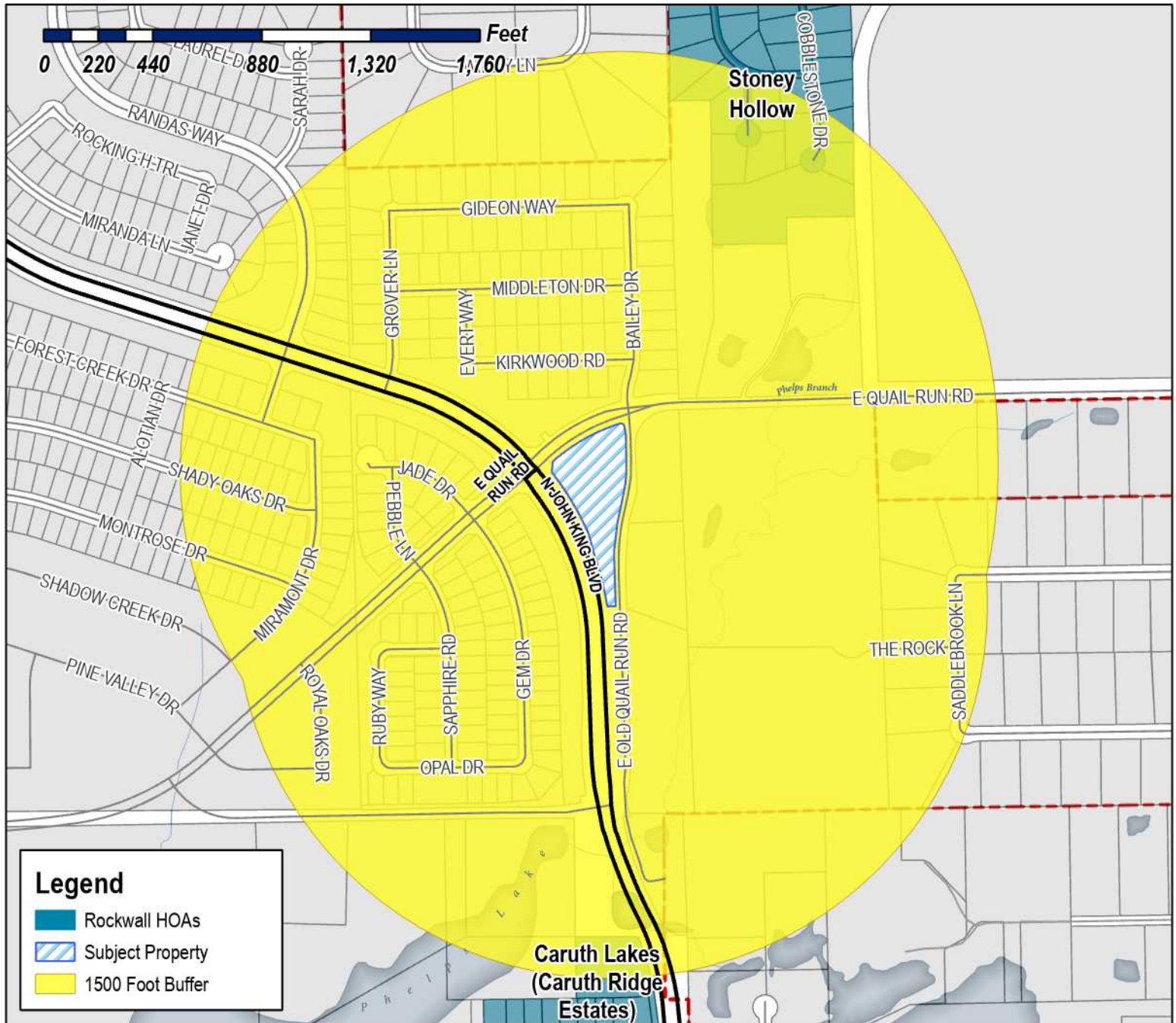




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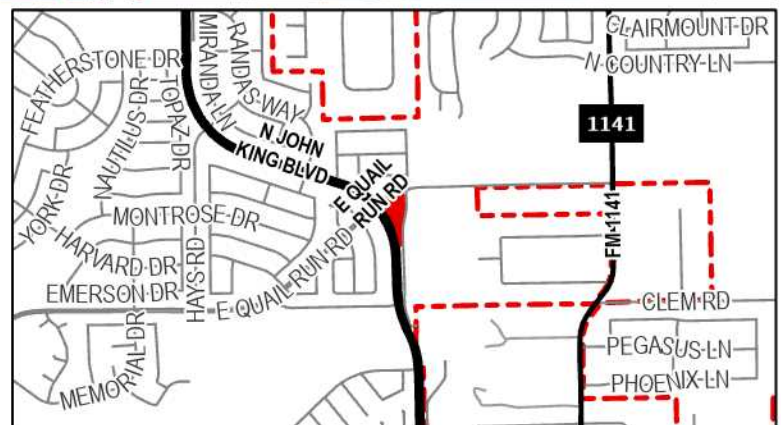
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Case Number: Z2025-067
Case Name: SUP for a Child Care Center
Case Type: Zoning
Zoning: Neighborhood Service (NS) District
Case Address: SE Corner of N John King and Quail Run Road

Date Saved: 10/16/2025

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

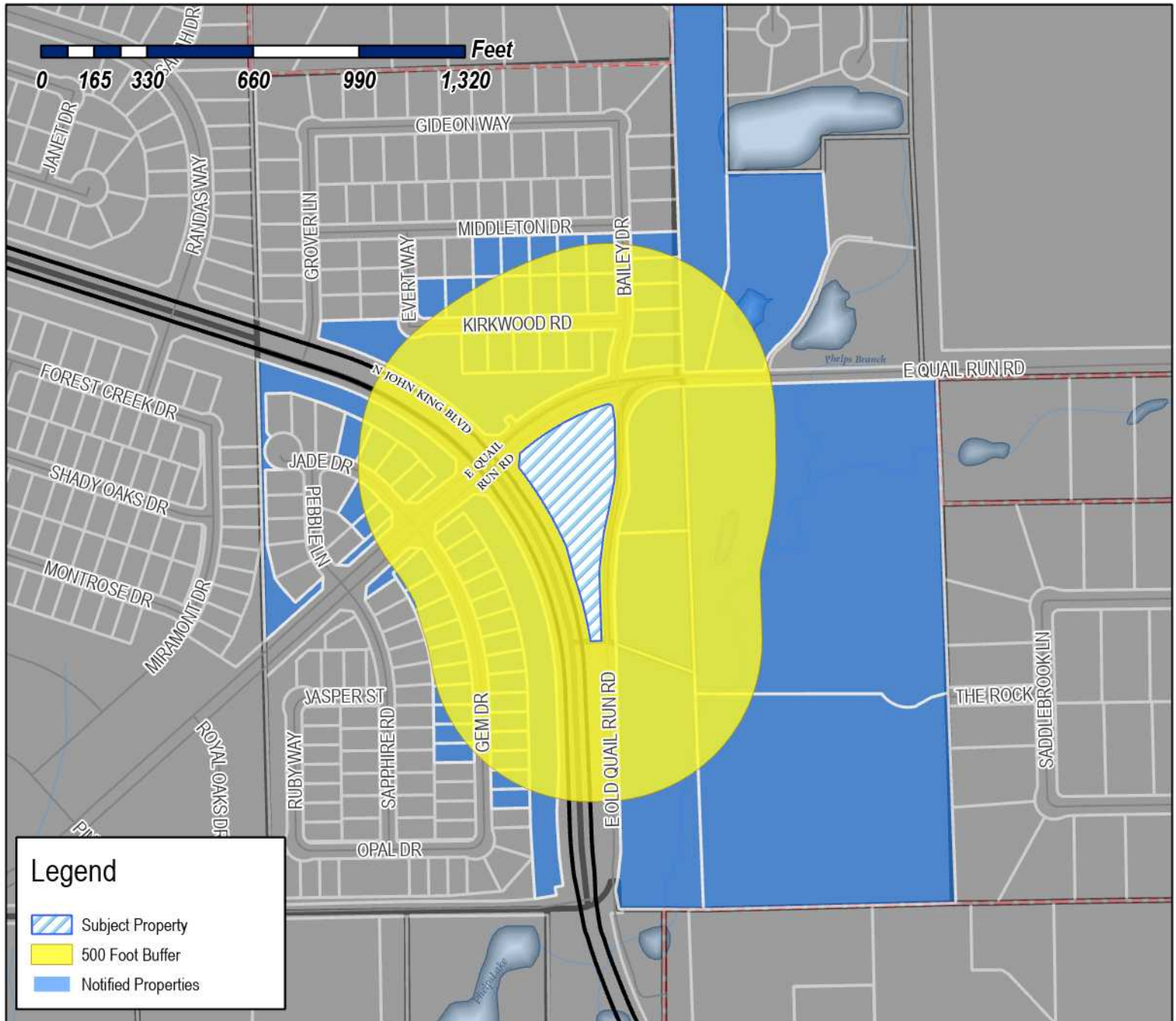




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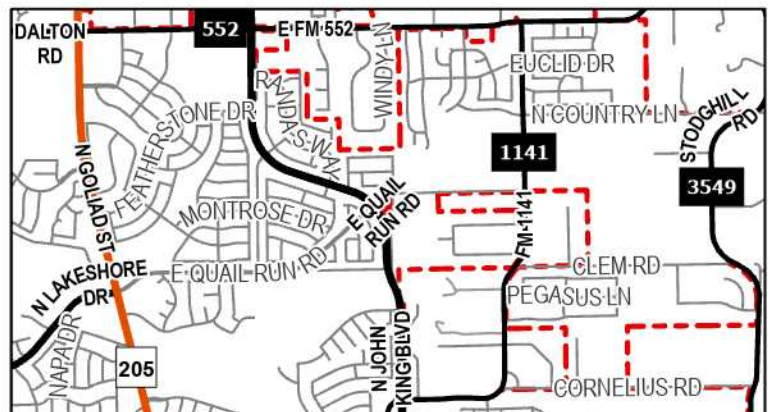
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GIDEON GROVE HOMEOWNERS ASSOCIATION
INC
1024 S Greenville Ave Ste 230
Allen, TX 75002

HUNTER MICHELLE ZERBE AND
TRACY GIL HUNTER
1304 KIRKWOOD ROAD
ROCKWALL, TX 75087

VALENCIA BRANDON AND AMANDA
1308 KIRKWOOD ROAD
ROCKWALL, TX 75087

SMITH SAMUEL CURTIS & CHRISTEN
SWEARENGIN
1309 Kirkwood Rd
Rockwall, TX 75087

ABU BAKR BILAL & NADIA BILAL
1311 MIDDLETON DRIVE
ROCKWALL, TX 75087

MCDANIEL TIMMY E & SHIRLEY G
1312 KIRKWOOD RD
ROCKWALL, TX 75087

WOLFGRAM FAMILY LIVING TRUST
MARK WOLFGRAM AND TIFFANY WOLFGRAM -
TRUSTEES
1313 KRIKWOOD ROAD
ROCKWALL, TX 75087

RESIDENT
1315 MIDDLETON DRIVE
ROCKWALL, TX 75087

CLEMENT MICHAEL BRENT AND ANDREA
KRISTINA
1316 KIRKWOOD RD
ROCKWALL, TX 75087

WATTS RICKY & JACQUELINE
1317 KIRKWOOD RD
ROCKWALL, TX 75087

FARRELL SALLY A AND JOHN T
1319 MIDDLETON DRIVE
ROCKWALL, TX 75087

FARRELL ERIN ELIZABETH AND TIMOTHY DANIEL
1320 KIRKWOOD ROAD
ROCKWALL, TX 75087

RUTTER KENT DOUGLAS AND MARIA ELENA
1321 KIRKWOOD ROAD
ROCKWALL, TX 75087

JORDAN RAYSHAWN AND LANDRIA
1323 MIDDLETON DRIVE
ROCKWALL, TX 75087

BOLES GEORGE AND JANET
1324 KIRKWOOD ROAD
ROCKWALL, TX 75087

KANDIMALLA RAHUL
1325 KIRKWOOD
ROCKWALL, TX 75087

SMALLWOOD GENE R AND SHIRLEY J
1327 MIDDLETON DR
ROCKWALL, TX 75087

LAMPI MATTHEW OLAVI AND LISA CHARMAGNE
1328 KIRKWOOD RD
ROCKWALL, TX 75087

KOUVELIS HILDA & PETER
1415 E QUAIL RUN RD
ROCKWALL, TX 75087

LARRIVIERE MICHAEL R & LISA J
1425 E QUAIL RUN RD
ROCKWALL, TX 75087

PACESETTER HOMES LLC
14400 THE LAKES BLVD BUILDING C SUITE 200
PFLUGERVILLE, TX 78660

TYLER WILLIAM L AND VANITA RAE
1501 THE ROCK
ROCKWALL, TX 75087

LEFERE MARCY NICOLE AND ALIDOR PHILLIP IV
1691 E Quail Run Rd
Rockwall, TX 75087

AZBILL THOMAS &
CHRISTINA CHEW
1714 GEM DR
ROCKWALL, TX 75087

BONNER URSULA L
1720 Gem Dr
Rockwall, TX 75087

HOLLOWAY BETTYE
1726 GEM DR
ROCKWALL, TX 75087

BOGISAM VENKATA RAMESHBABU &
SIREESHA KANDULA
1727 GEM DR
ROCKWALL, TX 75087

GIBSON JASON M & CAMIE
1732 GEM DR
ROCKWALL, TX 75087

RESIDENT
1733 GEM DR
ROCKWALL, TX 75087

JONES CHRISTOPHER JR & JUSTICE JONES
1738 Gem Dr
Rockwall, TX 75087

RESIDENT
1739 GEM DR
ROCKWALL, TX 75087

SKINNER PATRICIA KAY
1744 Gem Dr
Rockwall, TX 75087

RESIDENT
1745 GEM DR
ROCKWALL, TX 75087

VAIRAGYAM RAHUL & LAKSHMI
NARAYANACHARI SRIRAMACHARI
1745 Gem Dr
Rockwall, TX 75087

PICHARDO ROGER FRANCISCO AND COURTNEY
RAE
1751 E QUAIL RUN
ROCKWALL, TX 75087

RESIDENT
1800 E QUAIL RUN RD
ROCKWALL, TX 75087

JENNINGS RYNE THOMAS
1804 GEM DR
ROCKWALL, TX 75087

RESIDENT
1805 GEM DR
ROCKWALL, TX 75087

NGUYEN JASON &
KATHY HOANG DOAN
1810 GEM DR
ROCKWALL, TX 75087

RESIDENT
1815 E OLD QUAIL RUN RD
ROCKWALL, TX 75087

GREWAL MANJINDER S MANJIT K GREWAL
1815 Gem Dr
Rockwall, TX 75087

SAMUEL JOY C & DICKSON I
1816 GEM DR
ROCKWALL, TX 75087

RESIDENT
1822 GEM DR
ROCKWALL, TX 75087

MERTENS ANDREW & JENNIFER LOUISE
SIFUENTES
1823 GEM DR
ROCKWALL, TX 75087

RESIDENT
1828 GEM DR
ROCKWALL, TX 75087

RESIDENT
1831 GEM DR
ROCKWALL, TX 75087

GRACEVILLA BLESSY KUNJUMON
1832 Gem Dr
Rockwall, TX 75087

RESIDENT
1837 GEM DR
ROCKWALL, TX 75087

SCHULZE KYLER W AND
JANETTE SCHULZE
1838 GEM DR
ROCKWALL, TX 75087

PITTI VIKRAM AND
PRATHIBHA ANKALA
1844 GEM DR
ROCKWALL, TX 75087

RESIDENT
1845 GEM DR
ROCKWALL, TX 75087

RESIDENT
1850 GEM DR
ROCKWALL, TX 75087

RESIDENT
1906 JADE DR
ROCKWALL, TX 75087

RESIDENT
1907 JADE DR
ROCKWALL, TX 75087

JARAMILLO JOE & NORA
1912 JADE DR
ROCKWALL, TX 75087

BRUMFIELD ADRIENNE & STANLEY BRUMFIELD
1913 Jade Dr
Rockwall, TX 75087

LOPEZ MICHAEL A & TYLER C SMOCK-LOMBARDI
1918 Jade Dr
Rockwall, TX 75087

SIMMONS LAKEYA
1924 Jade Dr
Rockwall, TX 75087

BERHE MERHAWI
2002 BAILEY DRIVE
ROCKWALL, TX 75087

GARDNER-NEWELL FAMILY TRUST
JAMES K GARDNER JR AND KARIN B NEWELL-
COTRUSTEES
2006 BAILEY DRIVE
ROCKWALL, TX 75087

DEAPEN RICHARD AND ALICIA
2010 BAILEY DRIVE
ROCKWALL, TX 75087

HARRIS ALBERT G AND JENNIFER O
2014 BAILEY DRIVE
ROCKWALL, TX 75087

WIMPEE JAKE M AND REBECCA K
2018 BAILEY DRIVE
ROCKWALL, TX 75087

SHANE HOMES INC
325 N SAINT ST STE 3100 #2901
DALLAS, TX 75201

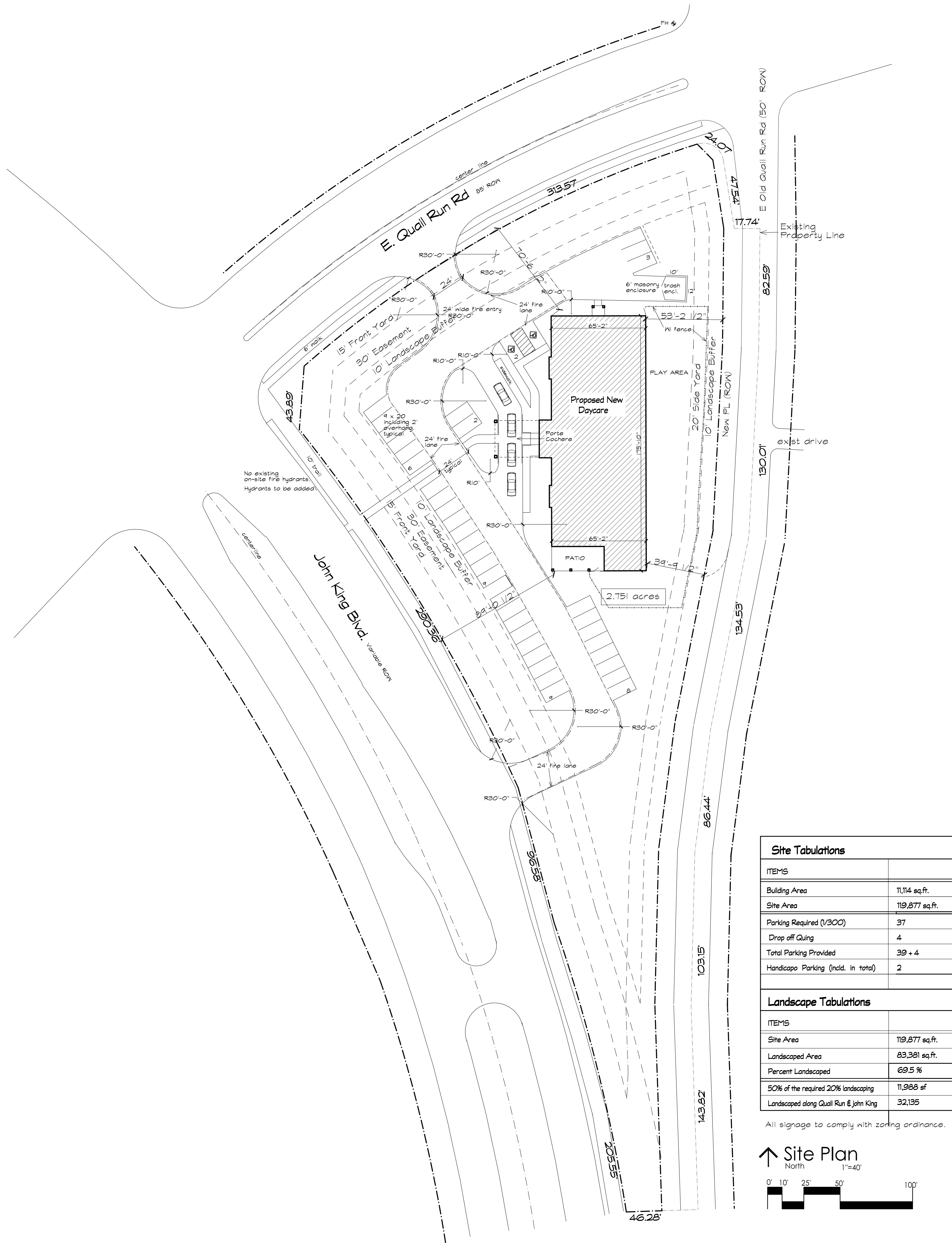
STOCK EDWARD J
3951 VZ COUNTY ROAD 3415
WILLS POINT, TX 75169

WINDSOR HOMES CUMBERLAND LLC
5310 Harvest Hill Rd Ste 162
Dallas, TX 75230

DFW FARMLAND ESTATES LLC
7105 N Cherokee Xing W
Warr Acres, OK 73132

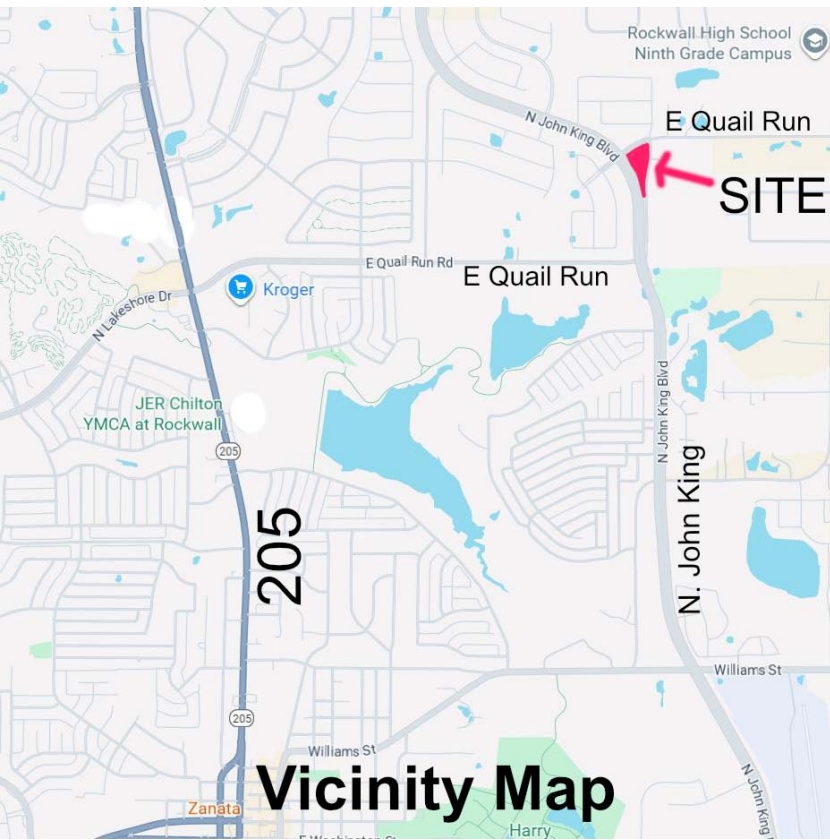
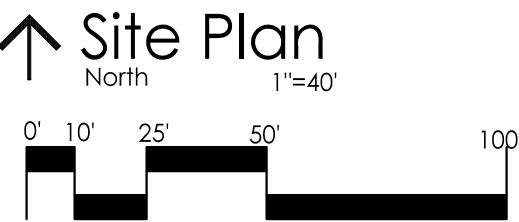
MAKEWAY LLC
805 EAGLE PASS
HEATH, TX 75032

COX GERALD GLEN AND ROSALBA CARRASCO
815 T L Townsend Dr Ste 101
Rockwall, TX 75087



Site Tabulations	
ITEMS	
Building Area	11,114 sq.ft.
Site Area	119,877 sq.ft.
Parking Required (1/300)	37
Drop off/ Pick up	4
Total Parking Provided	39 + 4
Handicap Parking (Incl. in total)	2
Landscape Tabulations	
ITEMS	
Site Area	119,877 sq.ft.
Landscape Area	83,381 sq.ft.
Percent Landscaped	69.5 %
50% of the required 20% landscaping	11,988 sf
Landscaped along Quail Run & John King	32,135

All signage to comply with zoning ordinance.



HARVEST ACADEMY CHILD CARE CENTER

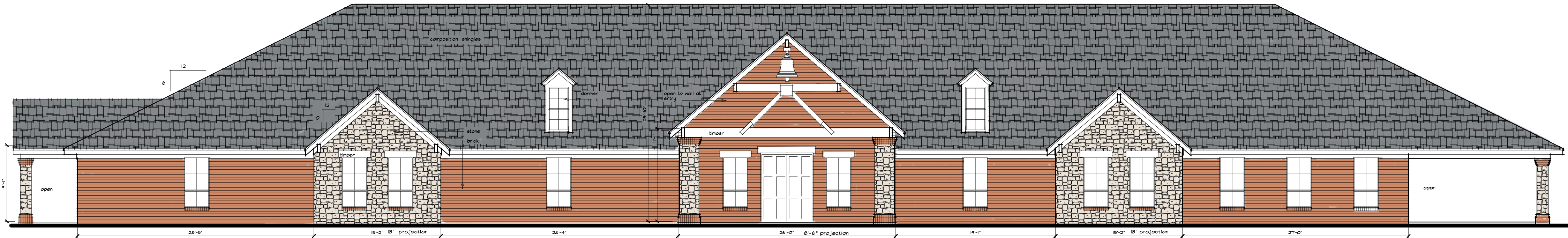
Owner/Developer

Lisa Brooks / Renee Holland
7215 Ridge Row
Rockwall, Texas 75087
aalcbrooks@yahoo.com

Lot/Block

Tract 1-04 of the
S. R. Barnes Surey,
Abstract No 13
City of Rockwall,
Rockwall County, Texas
2.751 Acres

(SUP Request) Z2025-006 (orig. zoning case)

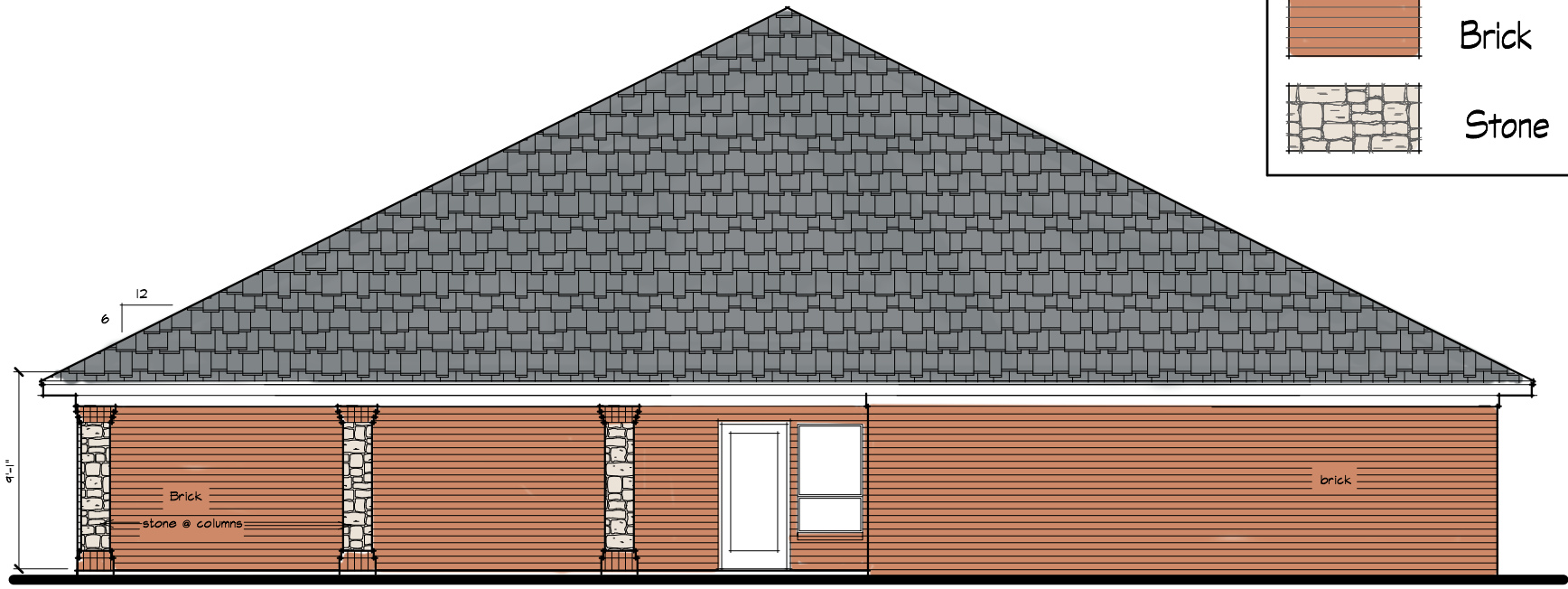


Front Elev. (West - John King Blvd.) 1/4" = 1'-0"
printed on 11" x 17" paper - 1/8" x 1'-0"

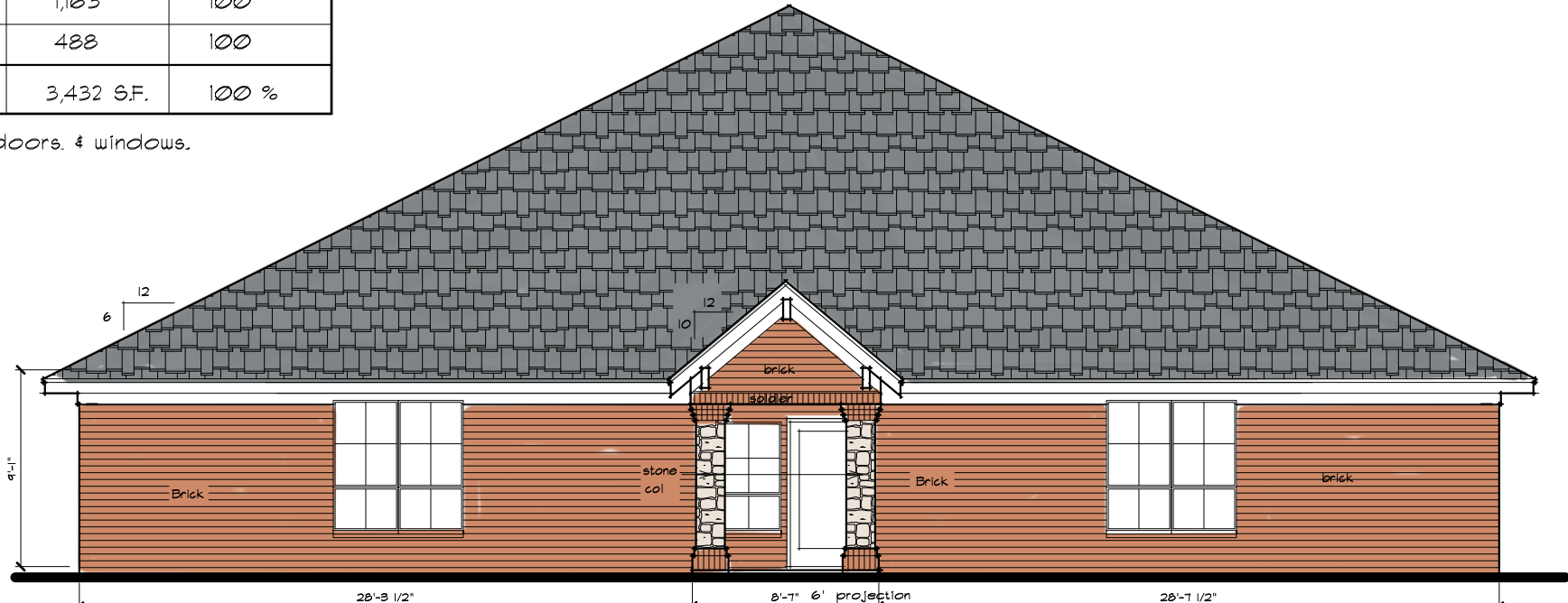
Material Legend	
	Composition Shingles
	Brick
	Stone

Masonry Tabulation				
AREAS	MASONRY SF.	SIDING SF.	TOTAL SF.	% MASONRY
FRONT	1,338	0	1,338	100
LEFT	442	0	442	100
REAR	1,163	0	1,163	100
RIGHT	488	0	488	100
TOTALS	3,432 SF.	0 SF.	3,432 SF.	100 %

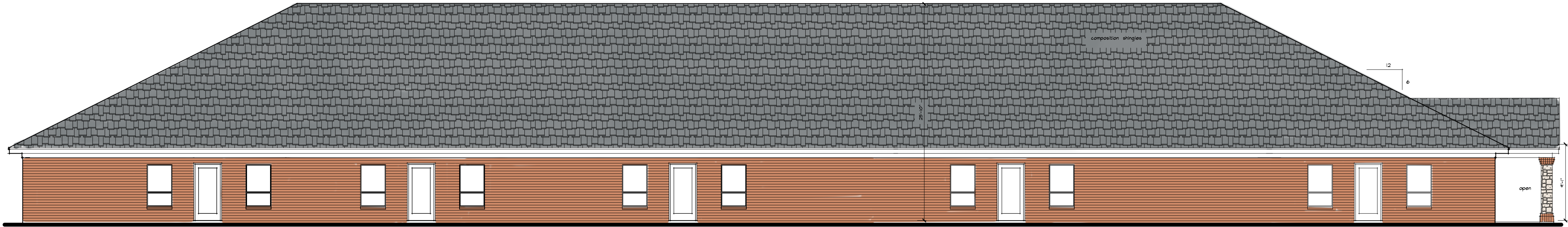
Square footages do not include doors & windows.



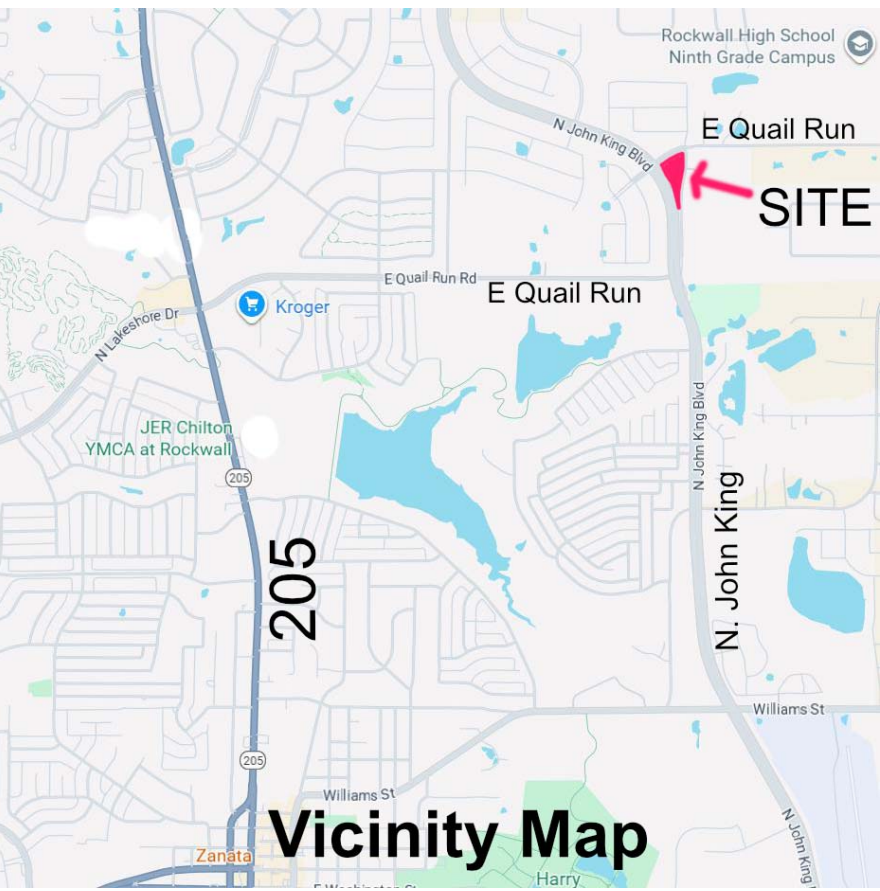
Right Elev. (South) 1/4" = 1'-0"
printed on 11" x 17" paper - 1/8" x 1'-0"



Left Elev. (West -East Quail Run Rd.) 1/4" = 1'-0"
printed on 11" x 17" paper - 1/8" x 1'-0"



Rear Elev. (E. Old Quail Run) 1/4" = 1'-0"
printed on 11" x 17" paper - 1/8" x 1'-0"



HARVEST ACADEMY CHILD CARE CENTER	
Owner/Developer	Lot/Block
Lisa Brooks / Renee Holland 7215 Ridge Row Rockwall, Texas 75087 214-402-22349 aalcbrooks@yahoo.com	Tract 1-04 of the S. R. Barnes Surey, Abstract No 13 City of Rockwall, Rockwall County, Texas 2.751 Acres

(SUP Request) Z2025-006 (orig. zoning case)

revisions:

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1026 creekwood drive
garland, texas 75044
972-530-4872
www.creative-architect.com
scott@cr-ar.com

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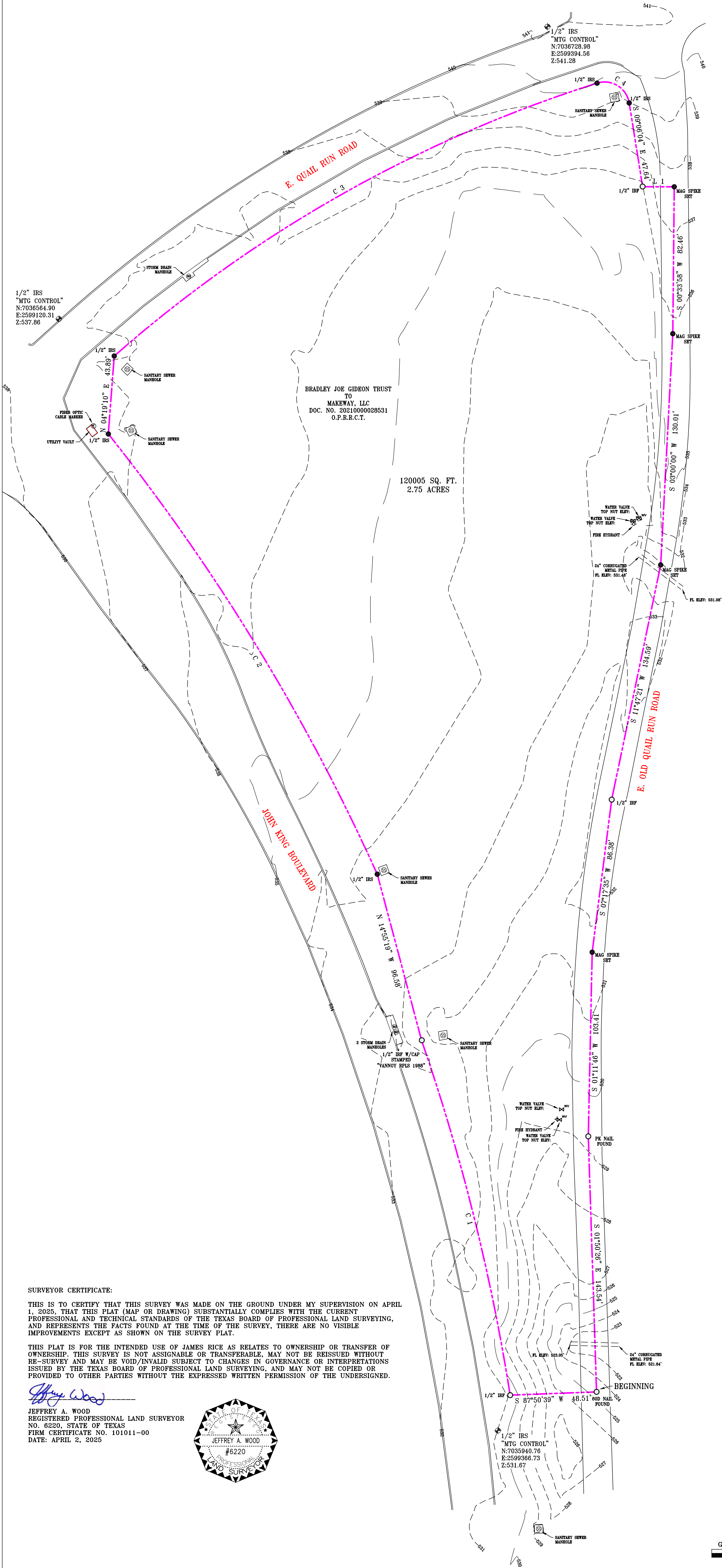
elevations

2025204
october 15, 2024
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creative architects

S.R. BARNES HEADRIGHT SURVEY, ABSTRACT 13

LINE	BEARING	DISTANCE
L 1	S 89°52'55" E	17.75

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C 1	1160.00'	205.55'	10°09'10"	N 14°01'14" W	205.28'
C 2	1171.00'	290.36'	14°12'25"	N 31°25'08" W	289.62'
C 3	757.50'	313.57'	23°43'04"	N 60°31'23" E	311.34'
C 4	14.00'	24.07'	98°30'28"	S 58°21'18" E	21.21'



PROPERTY DESCRIPTION
120005 SQ. FT.
2.75 ACRES
CITY OF ROCKWALL, ROCKWALL COUNTY

All that certain lot, tract or parcel of land situated in the S.R. Barnes Headright Survey, City of Rockwall, Rockwall County, Texas, being all of that certain tract of land described in the deed from Bradley Joe Gideon Trust to Makeway, LLC, as recorded in Document Number 20210000028531 of the Official Public Records of Rockwall County, Texas (hereinafter called Subject Tract) and being more particularly described by metes and bounds as follows:

BEGINNING at a 604 nail found for a corner lying in E. Old Quail Run Road, said corner being the Southeast corner of the said Subject Tract and an outside ell of John King Boulevard;

THENCE S. 87 deg. 50 min. 39 sec. W. a distance of 48.51 feet along the North Right-of-Way line of the said John King Boulevard and the South line of the said Subject Tract to a 1/2" iron rod found for a corner at the beginning of a circular curve to the left, said corner being the Southwest corner of the said Subject Tract;

THENCE in a Northwesterly direction along the arc of the said circular curve to the left a distance of 205.55 feet, with a radius of 1160.00 feet, a central angle of 10 deg. 09 min. 10 sec., a chord bearing of N. 14 deg. 01 min. 14 sec. W. and a chord distance of 205.28 feet along the East Right-of-Way line of the said John King Boulevard and the West line of the said Subject Tract to a 1/2" iron rod with cap stamped "VANNOY RPLS 1988" found for a corner at the end of the said circular curve to the left;

THENCE N. 14 deg. 55 min. 19 sec. W. a distance of 96.58 feet along the East Right-of-Way line of the said John King Boulevard and the West line of the said Subject Tract to a 1/2" iron rod with plastic cap stamped "MTG ENG" set (hereinafter called 1/2" iron rod set) for a corner at the beginning of a circular curve to the left;

THENCE in a Northwesterly direction along the arc of the said circular curve to the left a distance of 290.36 feet, with a radius of 1171.00 feet, a central angle of 14 deg. 12 min. 25 sec., a chord bearing of N. 31 deg. 25 min. 08 sec. W. and a chord distance of 289.62 feet along the East Right-of-Way line of the said John King Boulevard and the West line of the said Subject Tract to a 1/2" iron rod set for a corner at the end of the said circular curve to the left;

THENCE N. 04 deg. 19 min. 10 sec. E. a distance of 43.89 feet along the East Right-of-Way line of the said John King Boulevard and the West line of the said Subject Tract to a 1/2" iron rod set for a corner at the intersection of the East Right-of-Way line of the said John King Boulevard and the South Right-of-Way line of E. Quail Run Road and the Northeast line of the said Subject Tract to the right, said corner being the Northwest corner of the said Subject Tract;

THENCE in a Northeasterly direction along the arc of the said circular curve to the right a distance of 313.57 feet, with a radius of 757.50 feet, a central angle of 23 deg. 43 min. 04 sec., a chord bearing of S. 58 deg. 31 min. 23 sec. E. and a chord distance of 311.34 feet along the South Right-of-Way line of the said E. Quail Run Road to a 1/2" iron rod set for a corner at the end of the said circular curve to the right and at the beginning of a circular curve to the right;

THENCE in a Southeasterly direction along the arc of the said circular curve to the right a distance of 24.07 feet, with a radius of 14.00 feet, a central angle of 98 deg. 30 min. 28 sec., a chord bearing of N. 60 deg. 31 min. 23 sec. E. and a chord distance of 21.21 feet along the Southwest Right-of-Way line of the said E. Quail Run Road and the Northeast line of the said Subject Tract to a 1/2" iron rod set for a corner at the end of the said circular curve to the right;

THENCE S. 09 deg. 06 min. 04 sec. E. a distance of 47.64 feet along the West Right-of-Way line of the said E. Quail Run Road and the East line of the said Subject Tract to a 1/2" iron rod set for a corner at an angle point;

THENCE S. 89 deg. 52 min. 55 sec. E. a distance of 17.75 feet along the South Right-of-Way line of the said E. Quail Run Road and the North line of the said Subject Tract to a mag spike set for a corner lying in the said E. Old Quail Run Road, said corner being the Northeast corner of the said Subject Tract;

THENCE S. 00 deg. 33 min. 58 sec. W. a distance of 82.46 feet along the said E. Quail Run Road and the East line of the said Subject Tract to a mag spike set for a corner at an angle point;

THENCE S. 03 deg. 00 min. 00 sec. W. a distance of 130.01 feet along the said E. Quail Run Road and the East line of the said Subject Tract to a mag spike set for a corner at an angle point;

THENCE S. 11 deg. 47 min. 21 sec. W. a distance of 134.59 feet along the said E. Quail Run Road and the East line of the said Subject Tract to a 1/2" iron rod found for a corner at an angle point;

THENCE S. 07 deg. 17 min. 35 sec. W. a distance of 86.38 feet along the said E. Quail Run Road and the East line of the said Subject Tract to a mag spike set for a corner at an angle point;

THENCE S. 01 deg. 11 min. 46 sec. W. a distance of 103.41 feet along the said E. Quail Run Road and the East line of the said Subject Tract to a pk nail found for a corner at an angle point;

THENCE S. 01 deg. 50 min. 26 sec. E. a distance of 143.54 feet to the POINT OF BEGINNING and containing 120005 square feet, 2.75 acres of land.

SURVEYOR CERTIFICATE:

THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON APRIL 1, 2025, THAT THIS PLAT (MAP OR DRAWING) SUBSTANTIALLY COMPLIES WITH THE CURRENT PROFESSIONAL AND TECHNICAL STANDARDS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY, THERE ARE NO VISIBLE IMPROVEMENTS EXCEPT AS SHOWN ON THE SURVEY PLAT.

THIS PLAT IS FOR THE INTENDED USE OF JAMES RICE AS RELATES TO OWNERSHIP OR TRANSFER OF OWNERSHIP. THIS SURVEY IS NOT ASSIGNABLE OR TRANSFERABLE, MAY NOT BE REISSUED WITHOUT RE-SURVEY AND MAY BE VOID/INVALID SUBJECT TO CHANGES IN GOVERNANCE OR INTERPRETATIONS ISSUED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND MAY NOT BE COPIED OR PROVIDED TO OTHER PARTIES WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE UNDERSIGNED.

JEFFREY A. WOOD
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6220, STATE OF TEXAS
FIRM CERTIFICATE NO. 101011-00
DATE: APRIL 2, 2025

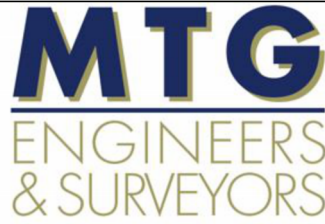


NOTE:

- BEARING SOURCE: BEARINGS BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NAD-83
- ELEVATIONS BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
- STORM AND SEWER MANHOLES ARE LOCKED, AND ACCESS COULD NOT BE OBTAINED.
- ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "MTG ENG"
- SURVEY PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT, SURVEYOR DID NOT RESEARCH EASEMENTS OF RECORDED OR NOT OF RECORDED.

BOUNDARY SURVEY

S.R. BARNES HEADRIGHT SURVEY
ABSTRACT NO. 13
FOR: MAKEWAY LLC



5930 Summerhill Road 903.838.8533 telephone
Texarkana, TX 75503 903.832.4700 facsimile

GRAPHIC SCALE 1" = 30'

Drawn By JB	Checked By JW	Project No. 250033	Dwg. Date 04/02/2025	File No. 250033	Sheet No.
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PROJECT COMMENTS



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

DATE: 10/23/2025

PROJECT NUMBER: Z2025-067
PROJECT NAME: SUP for a Child Care Center
SITE ADDRESS/LOCATIONS: John King & E. Quail Run

CASE CAPTION: Hold a public hearing to discuss and consider a request by Lisa Brooks and Renee Holland of Makeway, LLC for the approval of a Specific Use Permit (SUP) for a Daycare Facility Exceeding the Maximum Building Size in a Neighborhood Services (NS) District on a 2.751-acre tract of land identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Neighborhood Services (NS) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	10/23/2025	Approved w/ Comments

10/23/2025: Z2025-067; SUP for a Daycare that Exceeds the Maximum Square footage in a Neighborhood Services (NS) District
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for a Daycare Facility Exceeding the Maximum Building Size in a Neighborhood Services (NS) District on a 2.751-acre tract of land identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Neighborhood Services (NS) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, and take any action necessary.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.

M.3 For reference, include the case number (Z2025-067) in the lower right-hand corner of all pages on future submittals.

I.4 According to Subsection 07.03, Non-Residential District Development Standards, of Article 5, District Development Standards, of the Unified Development Code (UDC), the Neighborhood Services (NS) District has "(a) maximum building size of 5,000 sf in area, unless otherwise approved through a sup by the Planning and Zoning commission and City Council. In this case, the proposed building is 11,114 SF which is 6,114 SF over the maximum building size permitted in the Neighborhood Services (NS) District.

M.5 A 20-foot landscape buffer -- exclusive of existing or proposed easements -- with 3-tiered screening is required along E. Old Quail Run Road. Three (3) tiered screening consists of distinct rows of each of the following: [1] canopy trees on 20-foot centers, [2] accent trees, [3] and scrubs [5 gallon on 36" Centers, 24" tall at the time of planting] (Subsection 05.02 (B), of Article 08, of the Unified Development Code [UDC]). Currently the site plan is showing only a ten (10) foot landscape buffer, please revise accordingly.

M.6 A 20-foot landscape buffer -- exclusive of existing or proposed easements -- is required along John King Boulevard with a meandering ten (10) foot hike and bike trail. (John King Boulevard Trail Plan) Currently the proposed site plan is showing only a ten (10) foot landscape buffer with a linear ten (10) foot hike and bike trail, please revise accordingly.

M.7 Dumpster Enclosures are required to be eight (8) foot tall in the Overlay Districts. Change the comment on the concept plan to show eight (8)-foot tall instead of the current six (6)-foot callout. (Subsection 06.02(7), Article 05, UDC)

M.8 The current location of the dumpster enclosure does not allow for room for the trash truck to turn around. Please revise the layout accordingly. This may require a call to Republic Trash Services. Staff would suggest moving the dumpster location

M.9 Building Elevations:

1. According to Subsection 06.02, General Overlay District Standards, of Article 05, Of the Unified Development Code (UDC), a minimum of 20% natural or quarried stone is required on all building façades. Currently, the proposed building elevations do not show a minimum of 20% stone on each façade.
2. According to Subsection 06.02 General Overlay District Standards, of Article 5, Of the Unified Development Code (UDC), “(a)ll buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. In addition, a minimum of one (1) row of trees (i.e. four [4] or more accent or canopy trees) shall be planted along perimeter of the subject property to the rear of the building.”
3. The proposed building does not meet the primary and secondary façade articulation requirements for a commercial building. Please provide an exhibit showing the correct calculations and conformance to the requirement, or this will require a variance to the four (4) sided architecture requirement. (Subsection 04.01(C), Article 05, District Development Standards, of the UDC)

M.10 Based on the submitted materials, staff has included the following Operational Conditions in the Specific Use Permit (SUP) ordinance:

- 1) The development of a Daycare Facility on the Subject Property shall generally conform to the Site Plan as depicted in Exhibit ‘B’ of this ordinance.
- 2) The construction of a Daycare Facility on the Subject Property shall generally conform to the Building Elevations depicted in Exhibit ‘C’ of this ordinance.
- 3) A 20-foot landscape buffer with 3-tiered screening is required along E. Old Quail Run Road.
- 4) The development of the subject property shall generally conform to the Conceptual Building Elevations contained in Exhibit ‘C’ of this ordinance; however, the proposed Daycare Facility shall be subject to all of the General Overlay District Standards as stipulated by Article 05, District Development Standards, of the Unified Development Code (UDC). Review for conformance to these requirements shall be completed with the site plan submittal. In addition, a recommendation by the Architecture Review Board (ARB) shall be required prior to approval of the building elevations by the Planning and Zoning Commission. The approval of this Specific Use Permit (SUP) shall not constitute the approval of variances or exceptions to any of the standards stipulated by the Unified Development Code (UDC) with regard to the design of the Daycare Facility.
- 5) The proposed Daycare Facility shall not exceed 11,200 SF.

M.11 Please review the attached Draft Ordinance prior to the October 28, 2025 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than November 4, 2025.

I.12 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 November 4, 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 November 11, 2025 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on October 28, 2025.

I.13 The projected City Council meeting dates for this case will be November 17, 2025 (1st Reading) and December 1, 2025 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	10/23/2025	Approved w/ Comments
10/23/2025: 1. Please be advised the parking space striping must be 20' deep, so there is technically no overhang allowed.			
2. Drive-thru area must be 12' wide.			
3. There is an existing 30' sanitary sewer easement along both frontages with an existing 10" sewer main. You are not permitted to put any improvements or landscaping within this existing 30' easement.			
4. No landscape berms or trees allowed in easement.			

5. Min 200'

General Items:

General Items:

- Must meet City's 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & 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, stone, or stone face. No smooth concrete walls.
- The site will need to be platted.
- No signage is allowed within easements or ROW. No structures or fences within easements.
- Tree mitigation will be required for the removal of any existing trees on site.
- All utilities must be underground.
- Additional comments may be provided at time of Site Plan and Engineering.
- Dumpsters may not directly face a roadway.

Drainage Items:

- Detention is required. Detention is based on zoning, not specific land area use.
- Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
- Detention easement required at freeboard elevation. No vertical walls are allowed in detention easement.
- Detention pond is required to have an emergency spillway.
- Existing flow patterns must be maintained.
- No water or sewer lines can be in detention easement.
- Detention ponds must be irrigated.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No grate inlets allowed.
- FFE for all buildings must be called out when adjacent to a detention area. Minimum 2' above 100-year WSEL.
- All dumpster areas shall drain to an oil/water spectator and then into the storm system.

Water and Wastewater Items:

- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- There is an existing 12" water main along E Old Quail Run available for use.
- Minimum public sewer is 8".
- All commercial sewer connections must be made by a proposed or existing manhole.
- There is an existing 10" sewer main along John King Blvd and E Quail Run Road available for use.
- Water and sanitary sewer and storm sewer must be 10' apart.
- All public utilities must be centered in an easement. Min 20' utility easements.
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.
- \$872.73/acre sewer pro-rata due.

Roadway Paving Items:

- All driveways must meet City spacing requirements.
- All parking, storage, drive aisles must be steel reinforced concrete. (No rock, gravel, or asphalt allowed)
- No gravel or asphalt allowed in any area.
- All Parking to be 20'x9' minimum.

- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane 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.
- Fire lane to be in a platted easement.
- Culverts (if needed) must be engineer designed, 18" minimum, and reinforced concrete pipe with safety end treatments.
- TIA is required. Review fees shall apply
- Install 10' trail along John King.
- Install 5' sidewalk along E. Quail Run Road.

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".
- No landscape berms or tree plantings shall be located on top of City utilities or within easements.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	10/23/2025	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/22/2025	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/20/2025	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	10/20/2025	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/20/2025	Approved
No Comments			

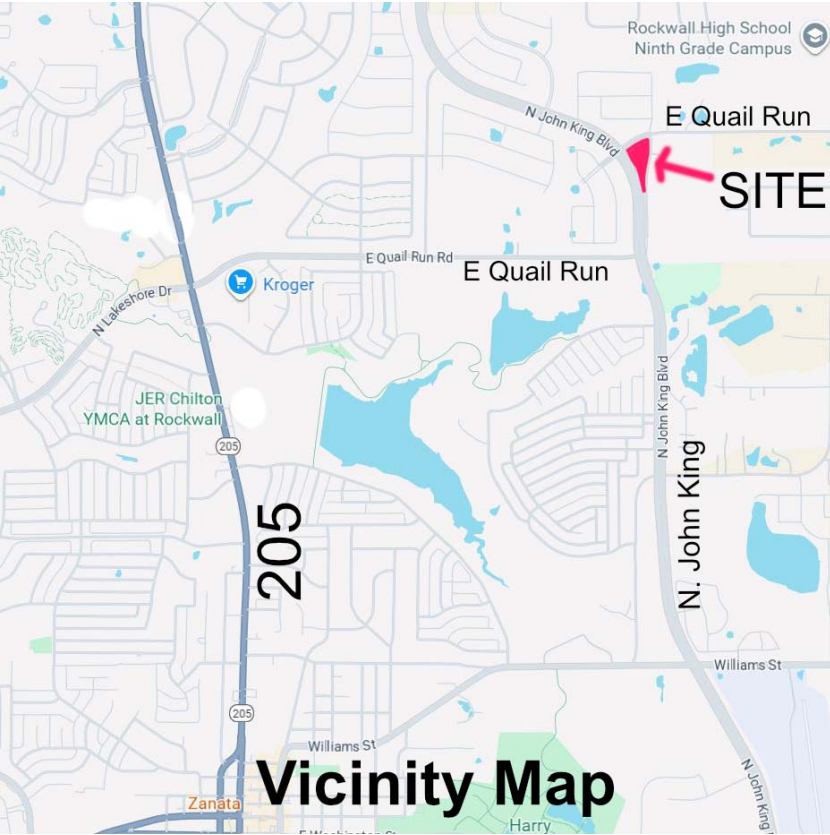
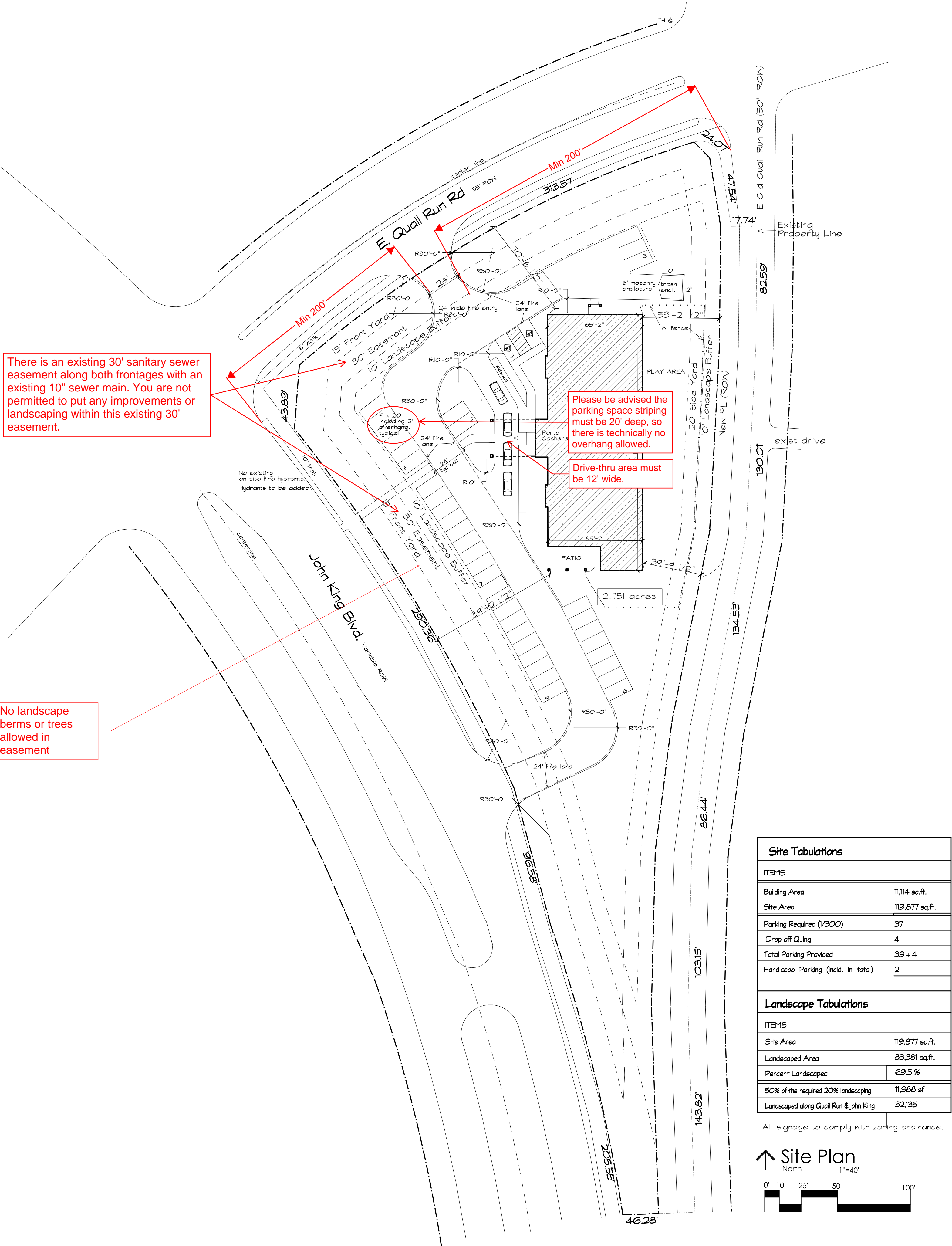
- General Items:**
- Must meet City's 2023 Standards of Design and Construction
 - 4% Engineering Inspection Fees
 - Impact Fees (Water, Wastewater & Roadway)
 - Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
 - Retaining walls 3' and over must be engineered.
 - All retaining walls 18" or taller must be rock, stone, or stone face. No smooth concrete walls.
 - The site will need to be platted.
 - No signage is allowed within easements or ROW. No structures or fences within easements.
 - Tree mitigation will be required for the removal of any existing trees on site.
 - All utilities must be underground.
 - Additional comments may be provided at time of Site Plan and Engineering.
 - Dumpsters may not directly face a roadway.

- Drainage Items:**
- Detention is required. Detention is based on zoning, not specific land area use.
 - Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
 - Detention easement required at freeboard elevation. No vertical walls are allowed in detention easement.
 - Detention pond is required to have an emergency spillway.
 - Existing flow patterns must be maintained.
 - No water or sewer lines can be in detention easement.
 - Detention ponds must be irrigated.
 - The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
 - No grate inlets allowed.
 - FFE for all buildings must be called out when adjacent to a detention area. Minimum 2' above 100-year WSEL.
 - All dumpster areas shall drain to an oil/water spectator and then into the storm system.

- Water and Wastewater Items:**
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
 - Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
 - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
 - There is an existing 12" water main along E Old Quail Run available for use.
 - Minimum public sewer is 8".
 - All commercial sewer connections must be made by a proposed or existing manhole.
 - There is an existing 10" sewer main along John King Blvd and E Quail Run Road available for use.
 - Water and sanitary sewer and storm sewer must be 10' apart.
 - All public utilities must be centered in an easement. Min 20' utility easements.
 - Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.
 - \$872.73/acre sewer pro-rata due.

- Roadway Paving Items:**
- All driveways must meet City spacing requirements.
 - All parking, storage, drive aisles must be steel reinforced concrete. (No rock, gravel, or asphalt allowed)
 - No gravel or asphalt allowed in any area.
 - All Parking to be 20'x9' minimum.
 - No dead-end parking allowed without an City approved turnaround.
 - Drive isles to be 24' wide.
 - Fire lane 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.
 - Fire lane to be in a platted easement.
 - Culverts (if needed) must be engineer designed, 18" minimum, and reinforced concrete pipe with safety end treatments.
 - TIA is required. Review fees shall apply
 - Install 10' trail along John King.
 - Install 5' sidewalk along E. Quail Run Road.

- 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".
 - No landscape berms or tree plantings shall be located on top of City utilities or within easements.



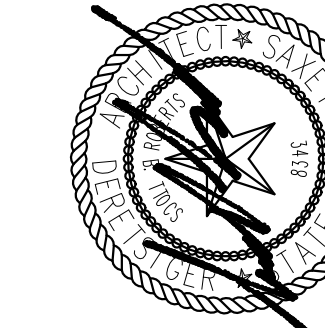
HARVEST ACADEMY CHILD CARE CENTER	
Owner/Developer	Lot/Block
Lisa Brooks / Renee Holland 7215 Ridge Row Rockwall, Texas 75087 214-402-22349 aalcbrooks@yahoo.com	Tract 1-04 of the S. R. Barnes Surey, Abstract No 13 City of Rockwall, Rockwall County, Texas 2.751 Acres

(SUP Request) Z2025-006 (orig. zoning case)

revisions:

1

1



creativearchitects
scott b. roberts, architect

1026 creekwood drive
garland, texas 75044
972-530-4872
www.creative-architect.com
scott@cr-ar.com

Site
2025204
october 15, 2024
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creative architects



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE)¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE)¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$250.00 + \$20.00 ACRE)¹
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- ☒ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1&2}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **JOHN KING / E. QUAIL RUN / OLD QUAIL RUN**
SUBDIVISION **TRACT 1-04 (S.R. Barnes Survey)** LOT BLOCK
GENERAL LOCATION **ABSTRACT No. 13, ROCKWALL COUNTY**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **Comm- NS** CURRENT USE **NA**
PROPOSED ZONING **NS + SUP** PROPOSED USE **CHILD CARE CENTER**
ACREAGE **2.75** LOTS [CURRENT] LOTS [PROPOSED]

- ☐ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☒ OWNER **LISA BROOKS** ☒ APPLICANT **RENEE HOLLAND**
CONTACT PERSON **LISA BROOKS** CONTACT PERSON **RENEE HOLLAND**
ADDRESS **1215 RIDGE RD W** ADDRESS **805 EAGLE PASS**

CITY, STATE & ZIP **ROCKWALL, TX 75087** CITY, STATE & ZIP **HEATH, TX 75032**
PHONE **214.402.2349** PHONE **214.402.6511**
E-MAIL **aalcbrookse@yahoo.com** E-MAIL **j holland 1977@yahoo**

NOTARY VERIFICATION [REQUIRED]

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

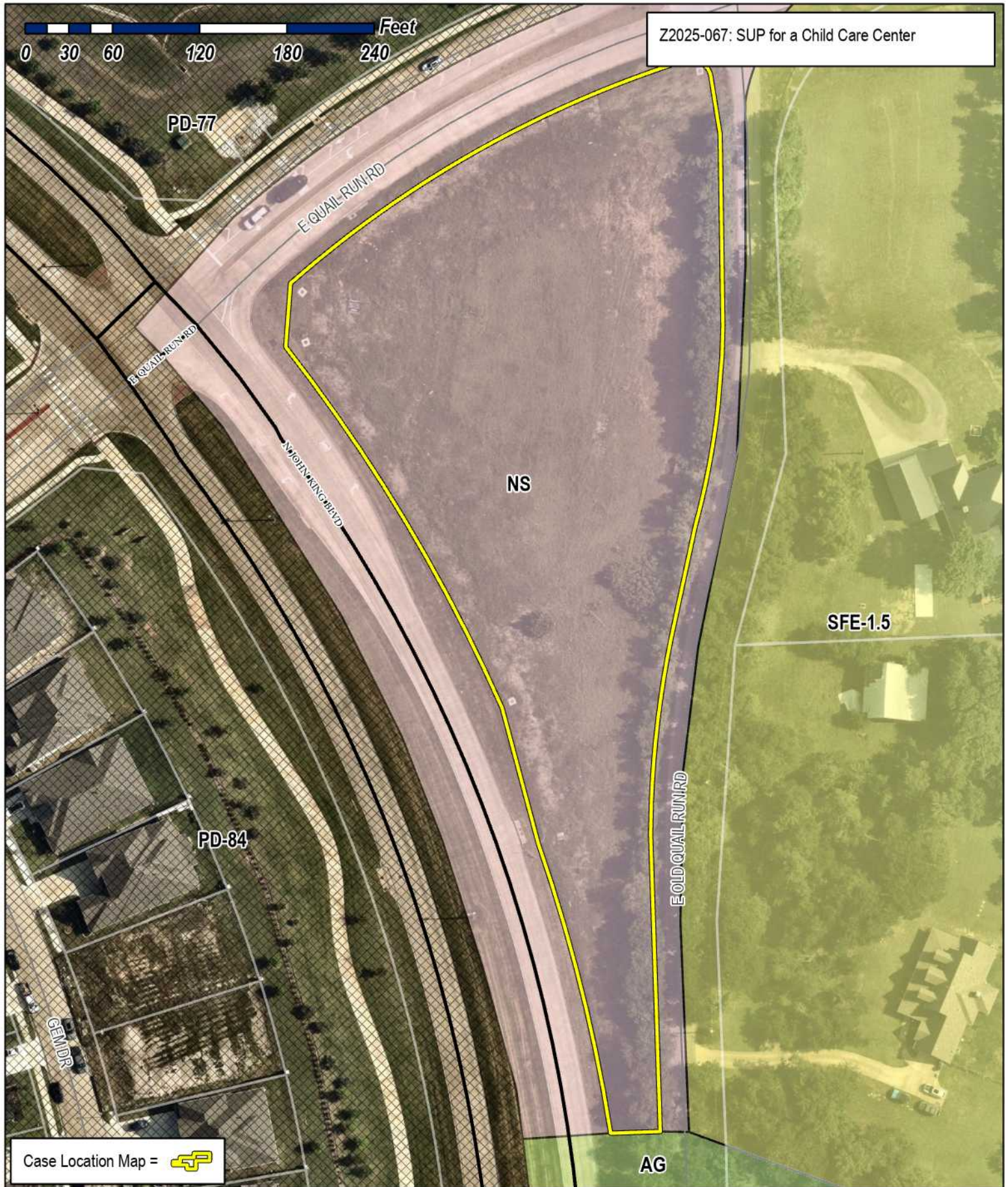
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION,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

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES



Case Location Map = 



City of Rockwall

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

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

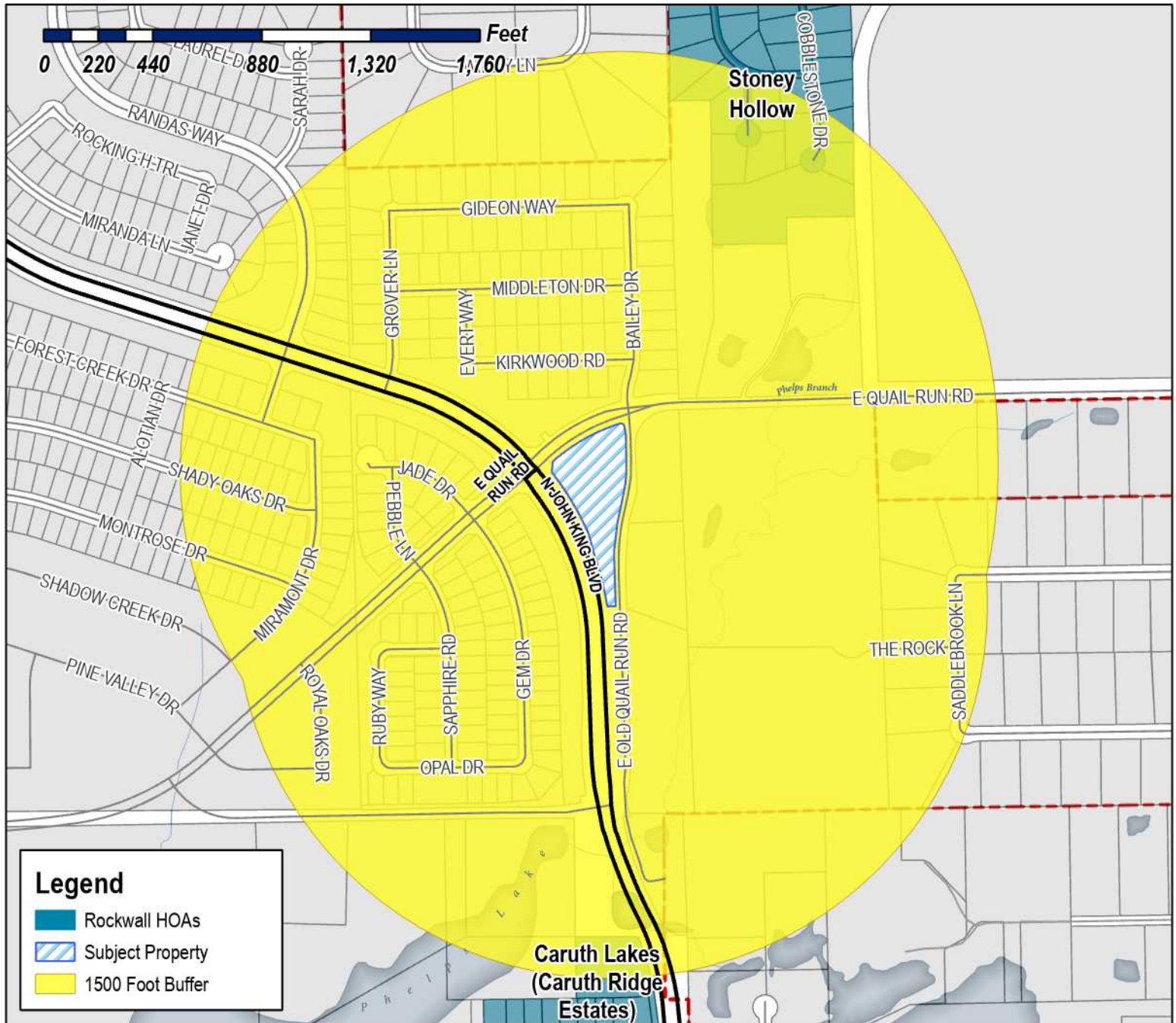




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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(P): (972) 771-7745
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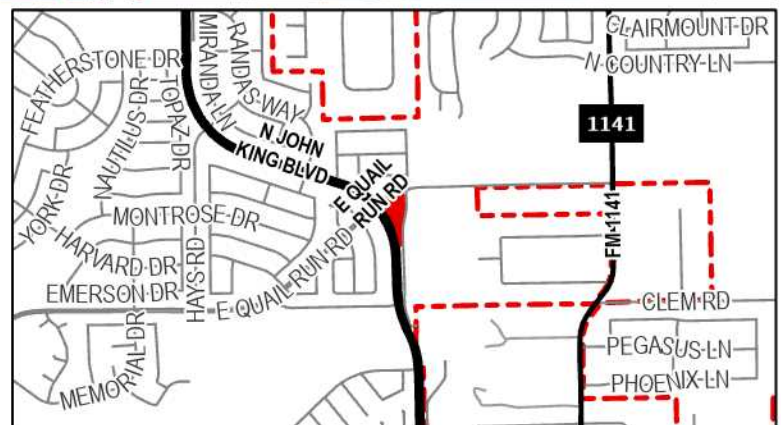
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Case Number: Z2025-067
Case Name: SUP for a Child Care Center
Case Type: Zoning
Zoning: Neighborhood Service (NS) District
Case Address: SE Corner of N John King and Quail Run Road

Date Saved: 10/16/2025

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



Miller, Ryan

From: Zavala, Melanie
Sent: Wednesday, October 22, 2025 12:41 PM
Cc: Miller, Ryan; Lee, Henry; Ross, Bethany
Subject: Neighborhood Notification Program [Z2025-067]
Attachments: Public Notice (10.20.2025).pdf; HOA Map (10.16.2025).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, October 24, 2025](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, November 11, 2025 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, November 17, 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 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>.

Z2025-067: SUP for a Daycare Facility Exceeding the Maximum Building Size

Hold a public hearing to discuss and consider a request by Lisa Brooks and Renee Holland of Makeway, LLC for the approval of a [Specific Use Permit \(SUP\)](#) for a Daycare Facility Exceeding the Maximum Building Size in a Neighborhood Services (NS) District on a 2.751-acre tract of land identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Neighborhood Services (NS) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, and take any action necessary.

Thank you,

Melanie Zavala

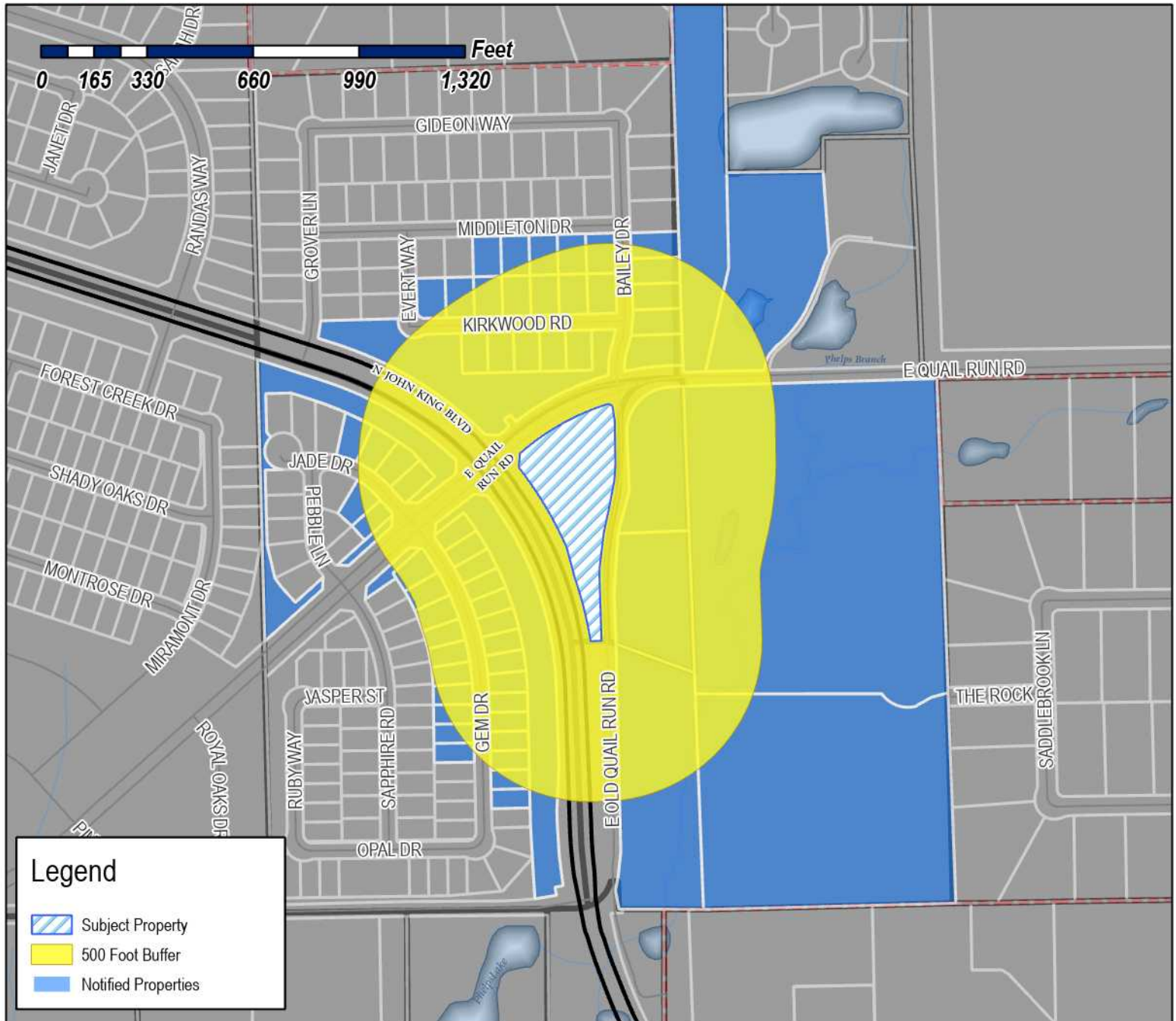
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](#)
972-771-7745 Ext. 6568



City of Rockwall

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

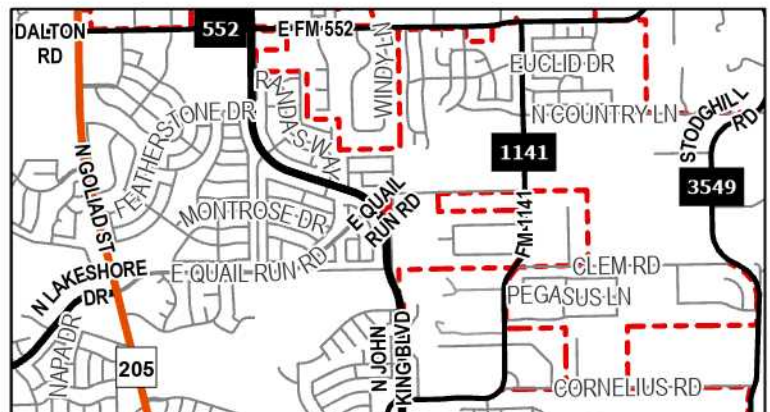
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2025-067
Case Name: SUP for a Child Care Center
Case Type: Zoning
Zoning: Neighborhood Service (NS) District
Case Address: SE Corner of N John King and Quail Run Road

Date Saved: 10/16/2025

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



GIDEON GROVE HOMEOWNERS ASSOCIATION
INC
1024 S Greenville Ave Ste 230
Allen, TX 75002

HUNTER MICHELLE ZERBE AND
TRACY GIL HUNTER
1304 KIRKWOOD ROAD
ROCKWALL, TX 75087

VALENCIA BRANDON AND AMANDA
1308 KIRKWOOD ROAD
ROCKWALL, TX 75087

SMITH SAMUEL CURTIS & CHRISTEN
SWEARENGIN
1309 Kirkwood Rd
Rockwall, TX 75087

ABU BAKR BILAL & NADIA BILAL
1311 MIDDLETON DRIVE
ROCKWALL, TX 75087

MCDANIEL TIMMY E & SHIRLEY G
1312 KIRKWOOD RD
ROCKWALL, TX 75087

WOLFGRAM FAMILY LIVING TRUST
MARK WOLFGRAM AND TIFFANY WOLFGRAM -
TRUSTEES
1313 KRIKWOOD ROAD
ROCKWALL, TX 75087

RESIDENT
1315 MIDDLETON DRIVE
ROCKWALL, TX 75087

CLEMENT MICHAEL BRENT AND ANDREA
KRISTINA
1316 KIRKWOOD RD
ROCKWALL, TX 75087

WATTS RICKY & JACQUELINE
1317 KIRKWOOD RD
ROCKWALL, TX 75087

FARRELL SALLY A AND JOHN T
1319 MIDDLETON DRIVE
ROCKWALL, TX 75087

FARRELL ERIN ELIZABETH AND TIMOTHY DANIEL
1320 KIRKWOOD ROAD
ROCKWALL, TX 75087

RUTTER KENT DOUGLAS AND MARIA ELENA
1321 KIRKWOOD ROAD
ROCKWALL, TX 75087

JORDAN RAYSHAWN AND LANDRIA
1323 MIDDLETON DRIVE
ROCKWALL, TX 75087

BOLES GEORGE AND JANET
1324 KIRKWOOD ROAD
ROCKWALL, TX 75087

KANDIMALLA RAHUL
1325 KIRKWOOD
ROCKWALL, TX 75087

SMALLWOOD GENE R AND SHIRLEY J
1327 MIDDLETON DR
ROCKWALL, TX 75087

LAMPI MATTHEW OLAVI AND LISA CHARMAGNE
1328 KIRKWOOD RD
ROCKWALL, TX 75087

KOUVELIS HILDA & PETER
1415 E QUAIL RUN RD
ROCKWALL, TX 75087

LARRIVIERE MICHAEL R & LISA J
1425 E QUAIL RUN RD
ROCKWALL, TX 75087

PACESETTER HOMES LLC
14400 THE LAKES BLVD BUILDING C SUITE 200
PFLUGERVILLE, TX 78660

TYLER WILLIAM L AND VANITA RAE
1501 THE ROCK
ROCKWALL, TX 75087

LEFERE MARCY NICOLE AND ALIDOR PHILLIP IV
1691 E Quail Run Rd
Rockwall, TX 75087

AZBILL THOMAS &
CHRISTINA CHEW
1714 GEM DR
ROCKWALL, TX 75087

BONNER URSULA L
1720 Gem Dr
Rockwall, TX 75087

HOLLOWAY BETTYE
1726 GEM DR
ROCKWALL, TX 75087

BOGISAM VENKATA RAMESHBABU &
SIREESHA KANDULA
1727 GEM DR
ROCKWALL, TX 75087

GIBSON JASON M & CAMIE
1732 GEM DR
ROCKWALL, TX 75087

RESIDENT
1733 GEM DR
ROCKWALL, TX 75087

JONES CHRISTOPHER JR & JUSTICE JONES
1738 Gem Dr
Rockwall, TX 75087

RESIDENT
1739 GEM DR
ROCKWALL, TX 75087

SKINNER PATRICIA KAY
1744 Gem Dr
Rockwall, TX 75087

RESIDENT
1745 GEM DR
ROCKWALL, TX 75087

VAIRAGYAM RAHUL & LAKSHMI
NARAYANACHARI SRIRAMACHARI
1745 Gem Dr
Rockwall, TX 75087

PICHARDO ROGER FRANCISCO AND COURTNEY
RAE
1751 E QUAIL RUN
ROCKWALL, TX 75087

RESIDENT
1800 E QUAIL RUN RD
ROCKWALL, TX 75087

JENNINGS RYNE THOMAS
1804 GEM DR
ROCKWALL, TX 75087

RESIDENT
1805 GEM DR
ROCKWALL, TX 75087

NGUYEN JASON &
KATHY HOANG DOAN
1810 GEM DR
ROCKWALL, TX 75087

RESIDENT
1815 E OLD QUAIL RUN RD
ROCKWALL, TX 75087

GREWAL MANJINDER S MANJIT K GREWAL
1815 Gem Dr
Rockwall, TX 75087

SAMUEL JOY C & DICKSON I
1816 GEM DR
ROCKWALL, TX 75087

RESIDENT
1822 GEM DR
ROCKWALL, TX 75087

MERTENS ANDREW & JENNIFER LOUISE
SIFUENTES
1823 GEM DR
ROCKWALL, TX 75087

RESIDENT
1828 GEM DR
ROCKWALL, TX 75087

RESIDENT
1831 GEM DR
ROCKWALL, TX 75087

GRACEVILLA BLESSY KUNJUMON
1832 Gem Dr
Rockwall, TX 75087

RESIDENT
1837 GEM DR
ROCKWALL, TX 75087

SCHULZE KYLER W AND
JANETTE SCHULZE
1838 GEM DR
ROCKWALL, TX 75087

PITTI VIKRAM AND
PRATHIBHA ANKALA
1844 GEM DR
ROCKWALL, TX 75087

RESIDENT
1845 GEM DR
ROCKWALL, TX 75087

RESIDENT
1850 GEM DR
ROCKWALL, TX 75087

RESIDENT
1906 JADE DR
ROCKWALL, TX 75087

RESIDENT
1907 JADE DR
ROCKWALL, TX 75087

JARAMILLO JOE & NORA
1912 JADE DR
ROCKWALL, TX 75087

BRUMFIELD ADRIENNE & STANLEY BRUMFIELD
1913 Jade Dr
Rockwall, TX 75087

LOPEZ MICHAEL A & TYLER C SMOCK-LOMBARDI
1918 Jade Dr
Rockwall, TX 75087

SIMMONS LAKEYA
1924 Jade Dr
Rockwall, TX 75087

BERHE MERHAWI
2002 BAILEY DRIVE
ROCKWALL, TX 75087

GARDNER-NEWELL FAMILY TRUST
JAMES K GARDNER JR AND KARIN B NEWELL-
COTRUSTEES
2006 BAILEY DRIVE
ROCKWALL, TX 75087

DEAPEN RICHARD AND ALICIA
2010 BAILEY DRIVE
ROCKWALL, TX 75087

HARRIS ALBERT G AND JENNIFER O
2014 BAILEY DRIVE
ROCKWALL, TX 75087

WIMPEE JAKE M AND REBECCA K
2018 BAILEY DRIVE
ROCKWALL, TX 75087

SHANE HOMES INC
325 N SAINT ST STE 3100 #2901
DALLAS, TX 75201

STOCK EDWARD J
3951 VZ COUNTY ROAD 3415
WILLS POINT, TX 75169

WINDSOR HOMES CUMBERLAND LLC
5310 Harvest Hill Rd Ste 162
Dallas, TX 75230

DFW FARMLAND ESTATES LLC
7105 N Cherokee Xing W
Warr Acres, OK 73132

MAKEWAY LLC
805 EAGLE PASS
HEATH, TX 75032

COX GERALD GLEN AND ROSALBA CARRASCO
815 T L Townsend Dr Ste 101
Rockwall, TX 75087

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:

Z2025-066: SUP for a Daycare Facility Exceeding the Maximum Building Size

Hold a public hearing to discuss and consider a request by Lisa Brooks and Renee Holland of Makeway, LLC for the approval of a Specific Use Permit (SUP) for a Daycare Facility Exceeding the Maximum Building Size in a Neighborhood Services (NS) District on a 2.751-acre tract of land identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Neighborhood Services (NS) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, 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, November 11, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, November 17, 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:

Bethany Ross
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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, November 17, 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. Z2025-066: SUP for a Daycare Facility Exceeding the Maximum Building Size

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:

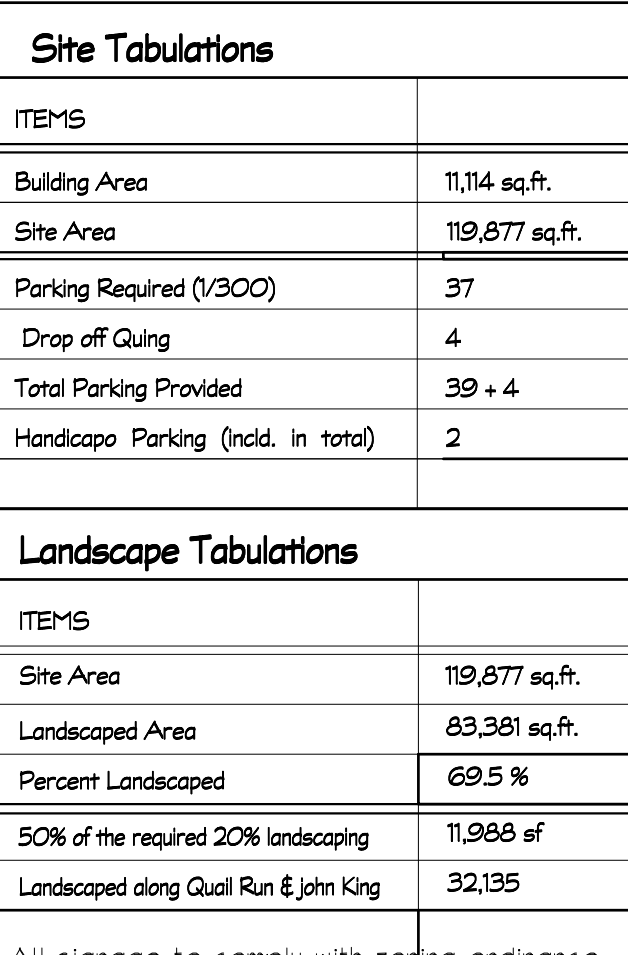
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written 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](#)



2025204

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creative architects



Owner/Developer	Lot/Block
Lisa Brooks / Renee Holland 7215 Ridge Row Rockwall, Texas 75087 214-402-22349 aalcbrooks@yahoo.com	Tract 1-04 of the S. R. Barnes Surey, Abstract No 13 City of Rockwall, Rockwall County, Texas 2.751 Acres

(SUP Request) Z2025-006 (orig. zoning case)



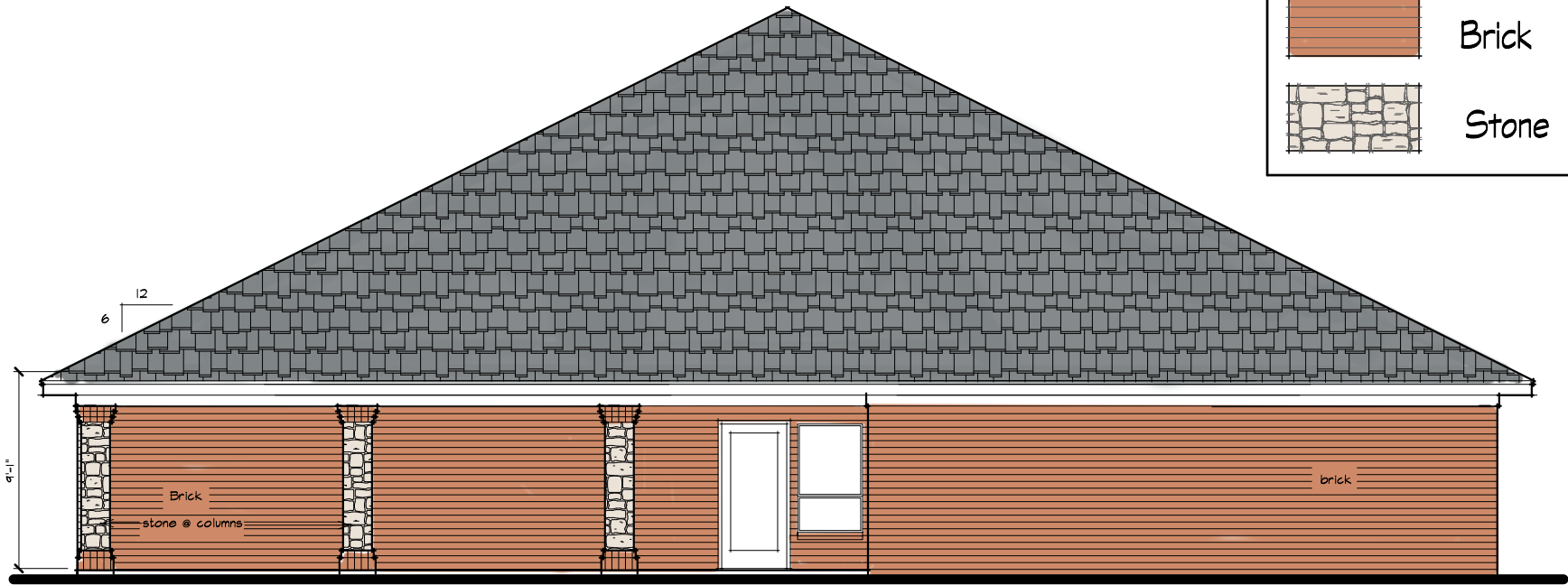
Front Elev. (West - John King Blvd.) 1/4" = 1'-0"
printed on 11" x 17" paper - 1/8" x 1'-0"

Material Legend	
	Composition Shingles
	Brick
	Stone

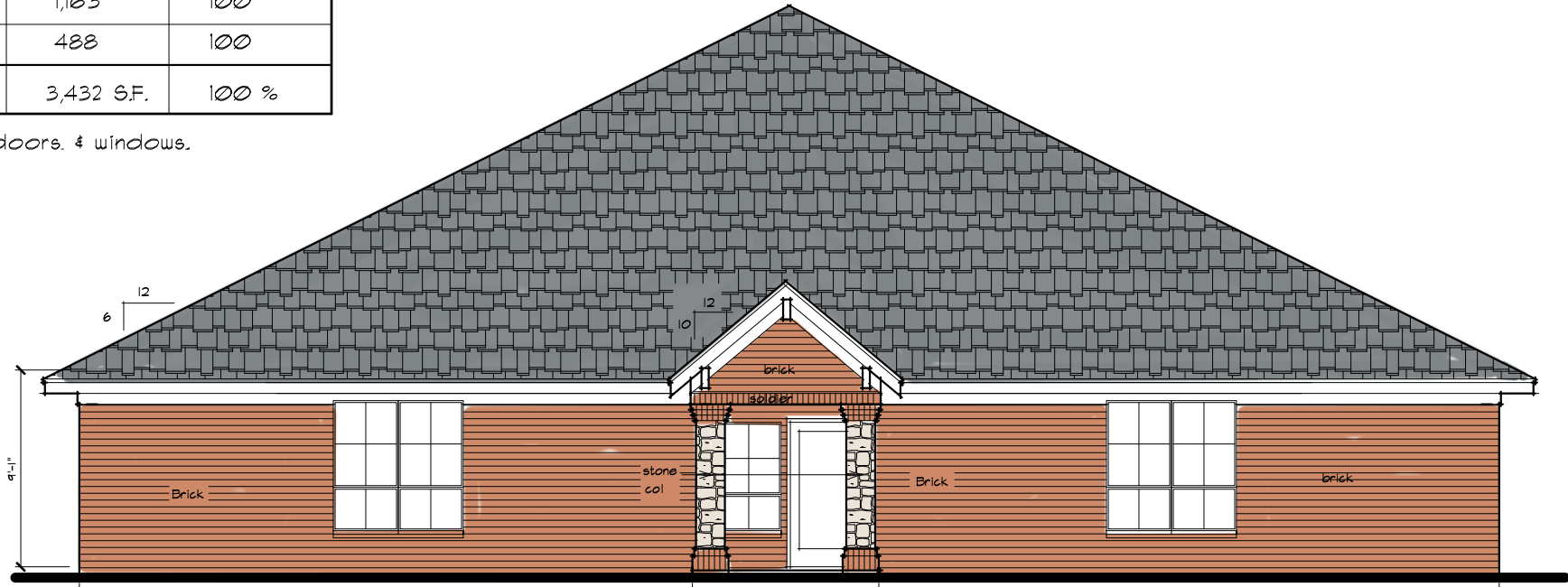
Masonry Tabulation			
AREAS	MASONRY SF.	SIDING SF.	TOTAL SF.
FRONT	1,338	0	1,338
LEFT	442	0	442
REAR	1,163	0	1,163
RIGHT	488	0	488
TOTALS	3,432 SF.	0 SF.	3,432 SF.

Square Footages do not include doors & windows.

100 %



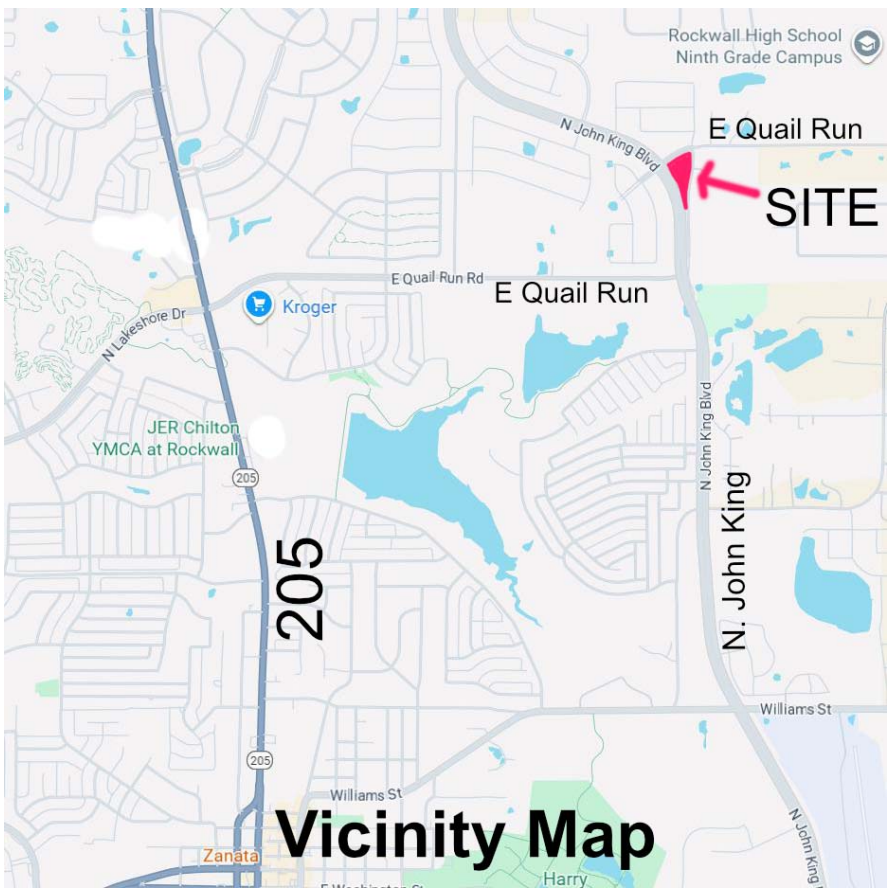
Right Elev. (South) 1/4" = 1'-0"
printed on 11" x 17" paper - 1/8" x 1'-0"



Left Elev. (West -East Quail Run Rd.) 1/4" = 1'-0"
printed on 11" x 17" paper - 1/8" x 1'-0"



Rear Elev. (E. Old Quail Run) 1/4" = 1'-0"
printed on 11" x 17" paper - 1/8" x 1'-0"



HARVEST ACADEMY CHILD CARE CENTER	
Owner/Developer	Lot/Block
Lisa Brooks / Renee Holland 7215 Ridge Row Rockwall, Texas 75087 214-402-22349 aalcbrooks@yahoo.com	Tract 1-04 of the S. R. Barnes Surey, Abstract No 13 City of Rockwall, Rockwall County, Texas 2.751 Acres

(SUP Request) Z2025-006 (orig. zoning case)

revisions:

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1026 creekwood drive
garland, texas 75044
972-530-4872
www.creative-architect.com
scott@cr-ar.com

—

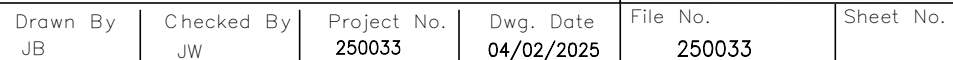
elevations

2025204

october 15, 2024

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creative architects

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C 1	1160.00'	205.55'	10°09'10"	N 14°01'14" W	205.28'
C 2	1171.00'	290.36'	14°12'25"	N 31°25'08" W	289.62'
C 3	757.50'	313.57'	23°43'04"	N 60°31'23" E	311.34'
C 4	14.00'	24.07'	98°30'28"	S 58°21'18" E	21.21'



CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A SPECIFIC USE PERMIT (SUP) FOR A DAYCARE FACILITY EXCEEDING THE MAXIMUM BUILDING SIZE IN A NEIGHBORHOOD SERVICES (NS) DISTRICT FOR A 2.751-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1-04 OF THE S. R. BARNES SURVEY, ABSTRACT NO. 13, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' AND EXHIBIT 'B' OF THIS ORDINANCE; 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 Brooks and Rene'e Holland of Makeway, LLC for the approval of a *Specific Use Permit (SUP)* for a *Daycare Facility Exceeding the Maximum Building Size in a Neighborhood Services (NS) District* on a 2.751-acre tract of land identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Neighborhood Services District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, and more fully described and depicted in *Exhibit 'A'* and *Exhibit 'B'* 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, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) to *Exceed the Maximum Building Size in a Neighborhood Services (NS) District* in accordance with Article 04, *Permissible Uses*, and Article 05, *District Development Standards*, the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 04.03, *Neighborhood Services (NS) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Daycare Facility that Exceeds the Maximum Building Size in a Neighborhood Services (NS) District* and conformance to these operational conditions are required:

- 1) The development of a *Daycare Facility* on the *Subject Property* shall generally conform to the Concept Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) The development of the subject property shall generally conform to the Conceptual Building Elevations contained in *Exhibit 'C'* of this ordinance; however, the proposed *Daycare Facility* shall be subject to all of the *General Overlay District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC). Review for conformance to these requirements shall be completed with the site plan submittal. In addition, a recommendation by the Architecture Review Board (ARB) shall be required prior to approval of the building elevations by the Planning and Zoning Commission. The approval of this Specific Use Permit (SUP) shall not constitute the approval of variances or exceptions to any of the standards stipulated by the Unified Development Code (UDC) with regard to the design of the *Daycare Facility*.
- 3) A 20-foot landscape buffer with three (3) tiered screening (*i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees*) is required along E. Old Quail Run Road.
- 4) The proposed *Daycare Facility* shall not exceed 11,200 SF.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. 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 offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, 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 of this ordinance shall remain in full force and effect.

SECTION 7. 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 1ST DAY OF DECEMBER, 2025.**

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

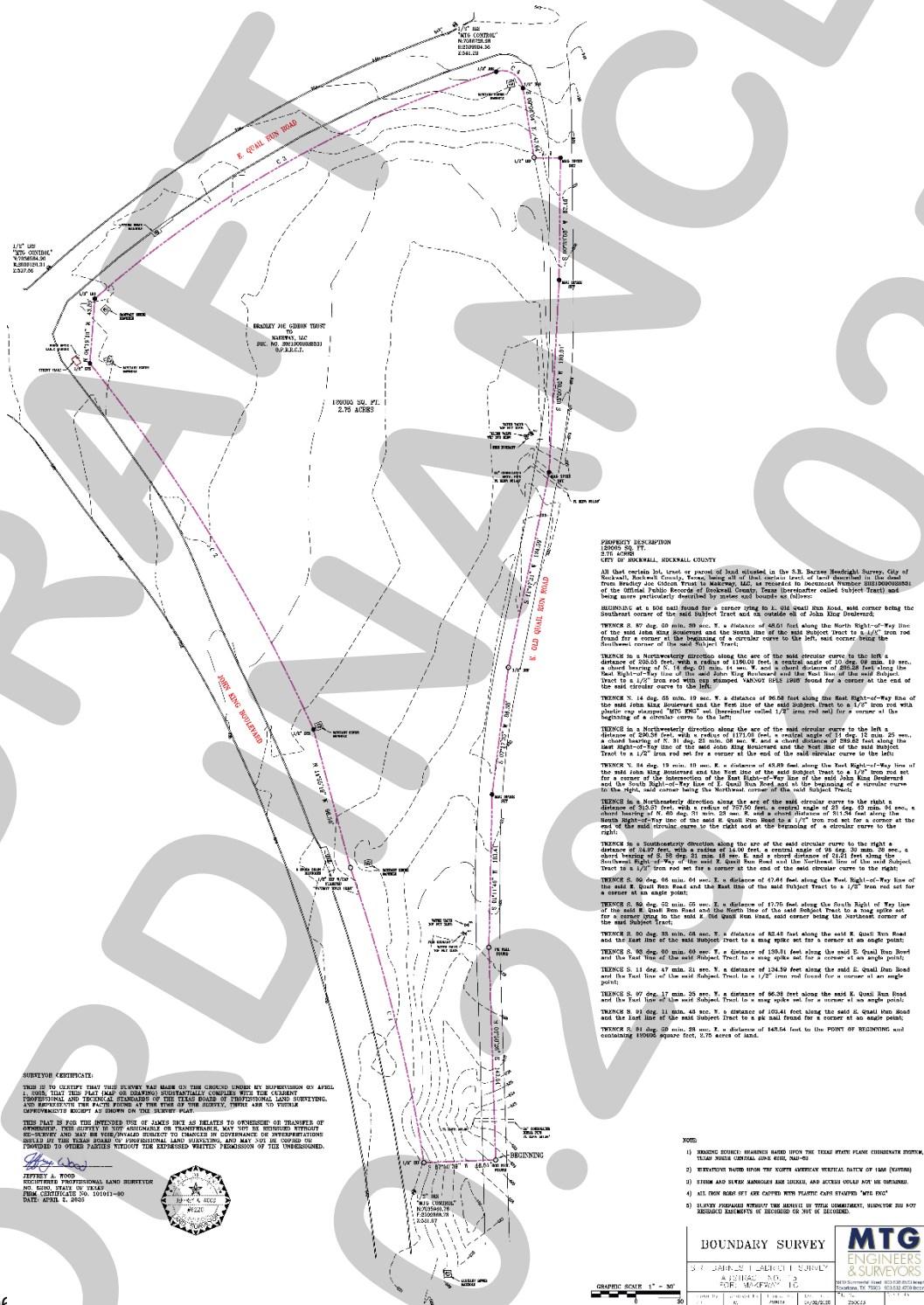
1st Reading: November 17, 2025

2nd Reading: December 1, 2025

S.R. BARNES HEADRIGHT SURVEY, ABSTRACT 13

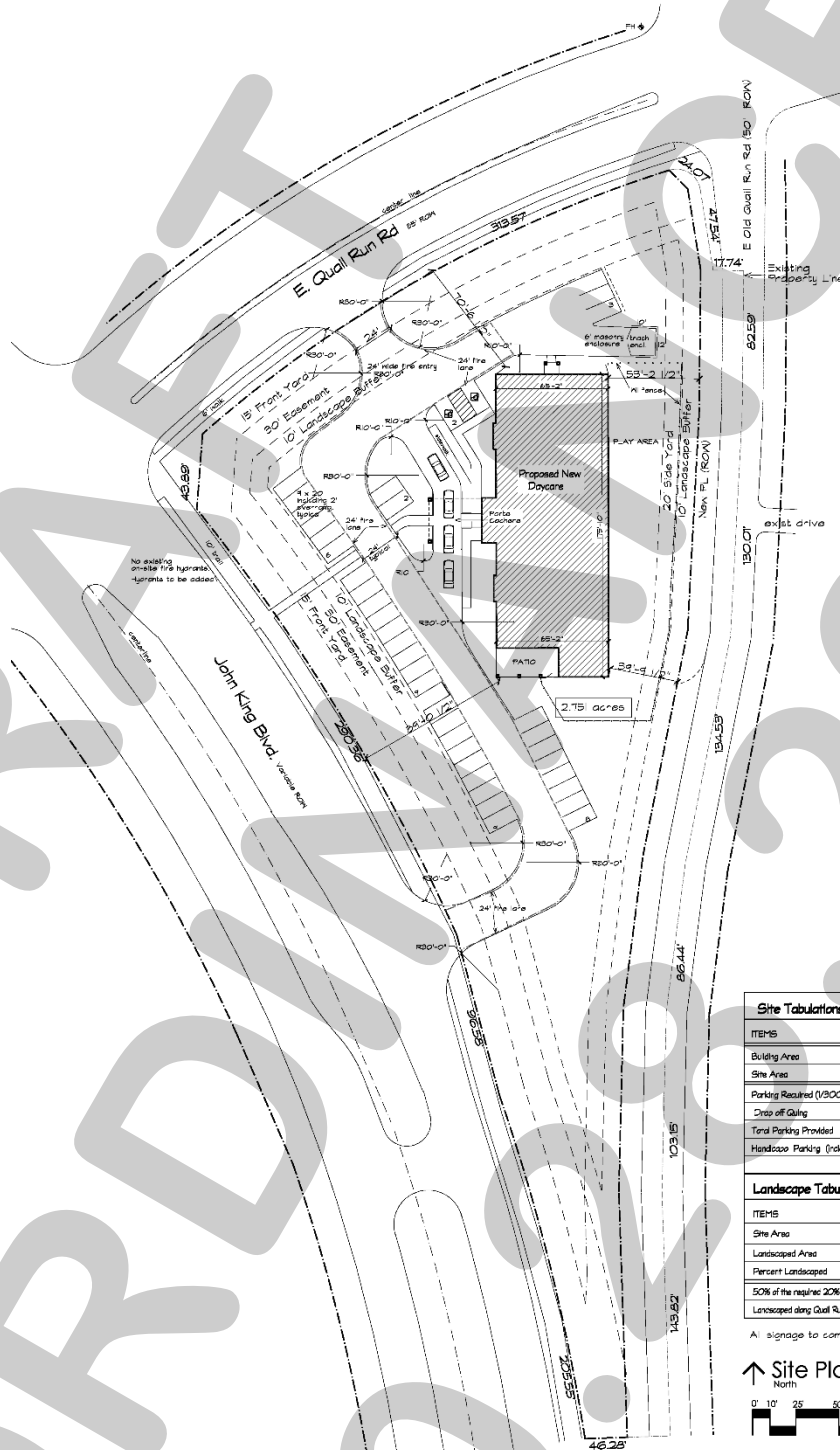
LINE	LOADING	INSTANCE
1 1	28.4670 5.1	45.55

CASE	RAIOW	ARC LENGTH	INITIAL CASE	CASE LOADING	CASE LENGTH
C 1	11.0810	280.65	10709.18	N 1474.14	245.28
C 2	11.7110	290.96	14732.18	N 3170.91	248.62
C 3	7.5710	314.57	38743.94	N 6248.23	311.24
C 4	14.011	344.67	60307.28	S 5613.16	21.81



Z2025-067, Specific Use Permit (SUP) for a
Daycare Facility
Ordinance No. 25-XX, S-3XX

Exhibit 'B' Concept Plan



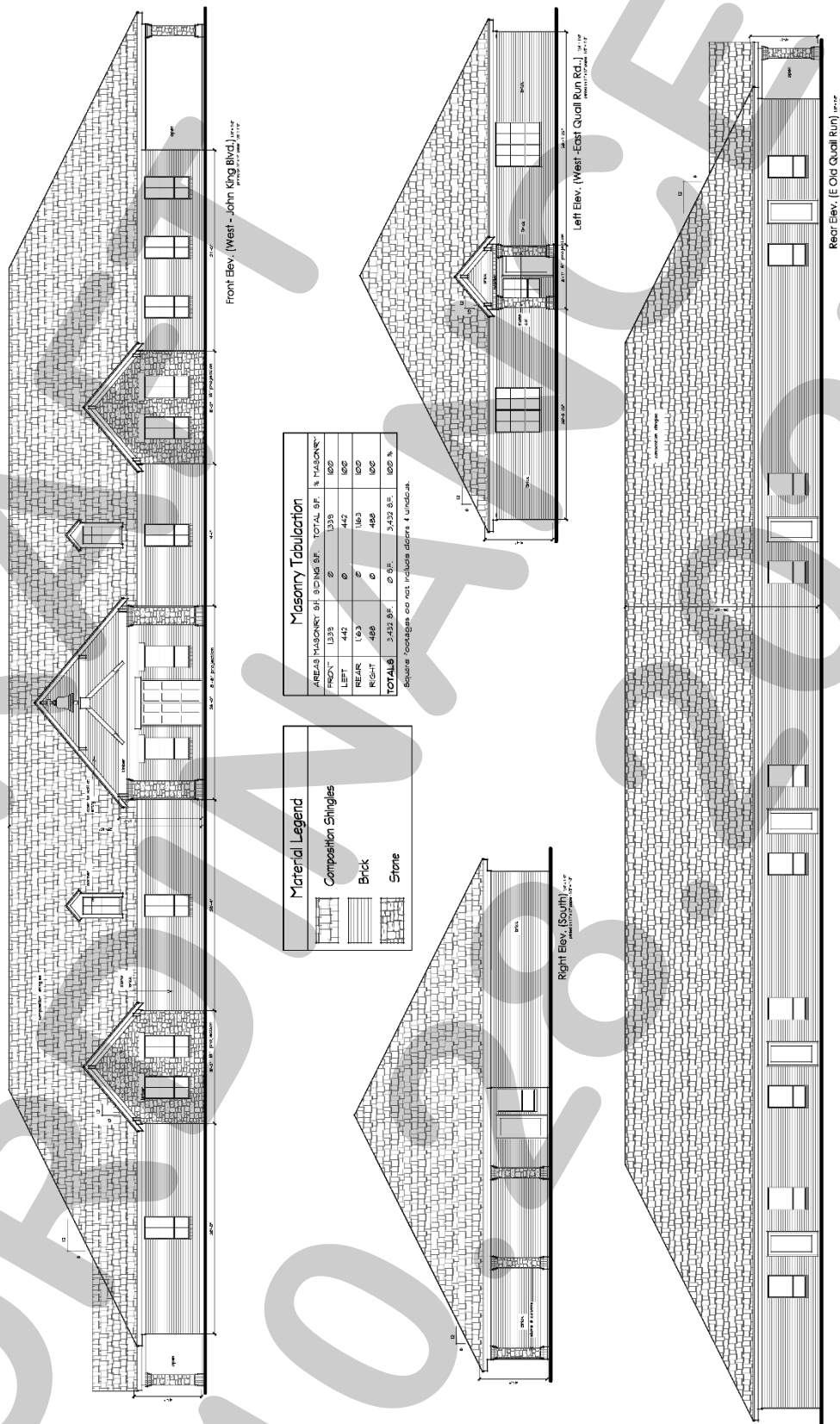
Site Tabulations	
ITEMS	
Building Area	11,114 sq.ft.
Site Area	119,877 sq.ft.
Parking Required (1/300)	37
Cross off Quail	4
Total Parking Provided	39 + 4
Handicap Parking (req'd. in total)	2

Landscape Tabulations	
ITEMS	
Site Area	119,877 sq.ft.
Landscape Area	63,381 sq.ft.
Percent Landscaped	69.5 %
50% of the required 20% landscaping	1,888 sf
Landscape along Quail Run & John King	32,195

A: signage to comply with zoning ordinance.



Exhibit 'C' 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: November 11, 2025

APPLICANT: Lisa Brooks and Rene'e Holland; *Makeway, LLC*

CASE NUMBER: Z2025-067; *Specific Use Permit (SUP) for a Daycare that Exceeds the Maximum Size in Neighborhood Services (NS) District*

SUMMARY

Hold a public hearing to discuss and consider a request by Lisa Brooks and Rene'e Holland of Makeway, LLC for the approval of a Specific Use Permit (SUP) for a *Daycare Facility Exceeding the Maximum Building Size* in a Neighborhood Services (NS) District on a 2.751-acre tract of land identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Neighborhood Services (NS) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, and take any action necessary.

BACKGROUND

The subject property was annexed into the City on March 16, 1998 by *Ordinance No. 98-10 [Case No. A1998-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On April 7, 2025, the City Council approved a zoning change [*Case No. Z2025-006*] changing the zoning of the subject property from an Agriculture (AG) District to a Neighborhood Services (NS) District. The subject property has been vacant since annexation.

PURPOSE

On October 17, 2025, the applicants -- *Lisa Brooks and Rene'e Holland of Makeway, LLC* -- submitted an application requesting a Specific Use Permit (SUP) for a building exceeding 5,000 SF in size in a Neighborhood Services (NS) District to allow the construction of an 11,114 SF daycare facility.

ADJACENT LAND USES AND ACCESS

The subject property is located at the southeast corner of the intersection of John King Boulevard and Quail Run Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is E. Quail Run Road, which is identified as a *A4U (i.e. arterial, four [4] lane, undivided roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Continuing north is the Gideon Grove Subdivision, which was established on May, 3, 2019, consists of 72 single-family residential lots on 29.18-acres, and is zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses. Beyond this is a residential subdivision that is located outside of the corporate limits of the City of Rockwall.

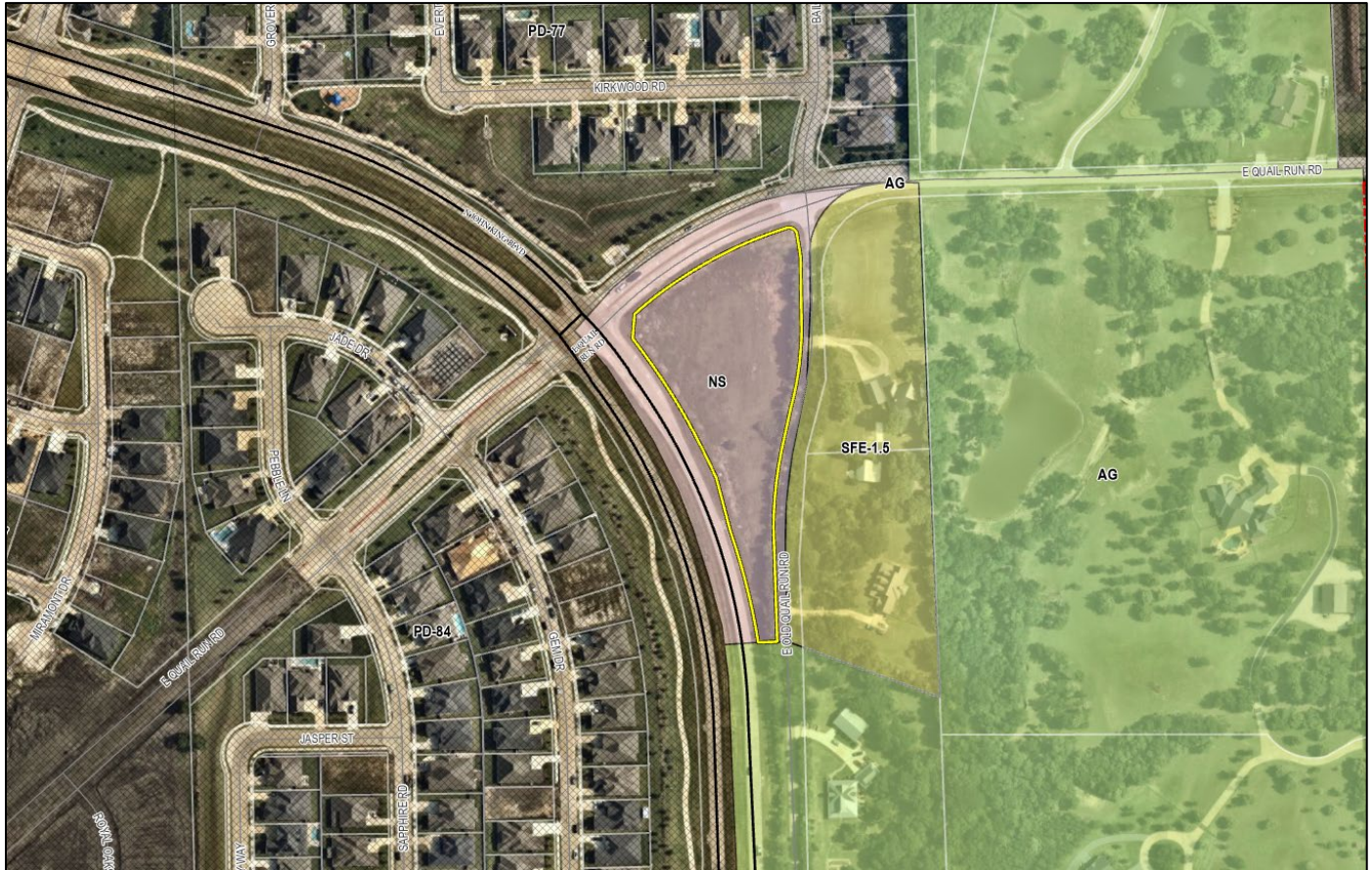
South: Directly south of the subject property is John King Boulevard, which is identified as a *P6D (i.e. principle arterial, six [6] lane, divided roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Continuing south is Phase 8A of the Caruth Lake Subdivision, which was established on December 20, 2012, consists of 63 single-family residential lots on 22.66-acres, and is zoned Planned Development District 5 (PD-5) for Single-Family 8.4 (SF-8.4) District land uses.

East: Directly east of the subject property is E. Old Quail Run Road, which is identified as a *R2* [i.e. residential, two (2) lane, undivided roadway] on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Continuing east are two (2) lots (i.e. Lot 1 [1.82-acres], and Lot 2 [2.12-acres], Block A, Utley Addition) zoned Single-Family Estate 1.5 (SFE-1.5) District. Beyond this is a 17.51-acre tract of land (i.e. Lot 1, Block A, Cox Acres), which has a single-family home situated on the property and is zoned Agricultural (AG) District.

West: Directly west of the subject property is John King Boulevard, which is identified as a *P6D* (i.e. principle arterial, six [6] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Continuing west is Phase 2 of the Gideon Grove Subdivision, which was established on March 22, 2022, consists of 96 single-family residential lots on 30.06-acres, and is zoned Planned Development District 84 (PD-84) for Single-Family 7 (SF-7) District land uses.

MAP 1: LOCATION MAP

YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant is requesting approval of a Specific Use Permit (SUP) to allow the construction of a daycare facility exceeding 5,000 SF in size on a 2.751-acre parcel of land zoned Neighborhood Services (NS) District. According to the Neighborhood Services (NS) District standards contained in the Unified Development Code (UDC), daycare facilities are permitted *by-right* when the building area does not exceed 5,000 SF. When the total building area exceeds this threshold, a Specific Use Permit (SUP) is required. Based on the applicant's submittal, the proposed building will exceed this threshold by 6,114 SF. The site plan shows the construction of a single-story daycare facility with a total building area of approximately 11,114 SF. The proposed building will be oriented toward John King Boulevard, with primary vehicular access taken from E. Quail Run Road and John King Boulevard. No access is proposed from Old E. Quail Run Road, consistent with staff's prior recommendations to limit commercial traffic adjacent to existing residential properties.

The building elevations illustrate a structure designed to complement surrounding residential development. The proposed building incorporates a combination of brick and stone masonry, neutral color tones, and pitched roof elements that reduce the

perception of massing and create a residentially compatible appearance. The overall height of the structure is approximately 20 feet, which is well below the maximum height allowed within the Neighborhood Services (NS) District.

Parking for the facility will be provided along the front and side façades of the building, meeting the minimum off-street parking requirements of the Unified Development Code (UDC). Internal circulation is designed to accommodate parent drop-off and pick-up activity while maintaining safe pedestrian access to the building entrances. A fenced outdoor play area is proposed to the rear of the building and will be enclosed by a minimum six (6) foot wrought-iron fence, consistent with the requirements of the Unified Development Code (UDC). Additional landscape buffering will be provided along all property boundaries, particularly where the property adjoins residentially zoned or used properties. Landscaping along John King Boulevard and Quail Run Road will include canopy trees, ornamental plantings, and turf areas that meet or exceed the minimum landscaping standards of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC).

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 04.03, *Neighborhood Services (NS) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the Neighborhood Services (NS) District is intended to provide for low-intensity retail and service uses that are compatible with and complementary to surrounding residential neighborhoods. The district emphasizes pedestrian-scaled design, high-quality architecture, and site layouts that create appropriate transitions between commercial and residential areas.

The proposed daycare facility generally conforms to the dimensional and site development standards for the Neighborhood Services (NS) District, including building height, setbacks, lot coverage, and off-street parking. The site layout demonstrates compliance with the landscaping and screening requirements of the Unified Development Code (UDC), and the proposed access configuration appropriately directs commercial traffic to John King Boulevard and E. Quail Run Road, avoiding Old E. Quail Run Road, which serves existing residential neighborhoods; however, the proposed driveway configuration along E. Quail Run Road does not meet the minimum driveway spacing requirements established by the City of Rockwall's *Engineering Standards of Design and Construction*. The minimum spacing for E Quail Run Road is 200-feet, and the proposed development provides around 150-feet from the existing drives. In addition, the irregular shape and limited frontage of the site hinder the applicant's ability to fully adhere to the City's spacing requirements. While this spacing deficiency will need to be addressed as a variance during the site plan review process, it is not anticipated to significantly hinder overall traffic circulation or site accessibility given the expected traffic volumes expected along E. Quail Run Road.

The subject property is also located within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, which establishes additional design and development standards intended to promote visual quality and corridor consistency along major roadways. These standards require enhanced site and building design, quality exterior materials, and appropriate screening and buffering for properties visible from the John King Boulevard corridor.

While the proposed site layout and use are consistent with the intent of the Neighborhood Services (NS) District and the SH-205 By-Pass Overlay (SH-205 BY-OV) District's standards, final design will be reviewed through the standard site plan process to verify compliance with all applicable building, landscaping, lighting, and screening requirements.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *Northeast Residential District* and was previously designated for *Low Density Residential* land uses. The Comprehensive Plan describes the *Northeast Residential District* as an area characterized by established and emerging single-family neighborhoods with a predominantly residential development pattern; however, the Plan also acknowledges that neighborhood-supportive commercial uses may be appropriate at the periphery of residential areas -- *particularly along major corridors such as John King Boulevard* -- where adequate buffering and site design can ensure compatibility.

When the City Council approved the rezoning of the property from Agricultural (AG) to Neighborhood Services (NS) District on March 11, 2025, it recognized the property's potential to accommodate neighborhood-serving commercial uses consistent with the intent of the Comprehensive Plan's *Neighborhood/Convenience Center* concept. These small-scale commercial nodes are envisioned to provide everyday services -- *such as childcare facilities, personal care establishments, and professional offices* - - that meet the daily needs of nearby residents while maintaining a residentially compatible scale and character.

The proposed daycare facility aligns with the Comprehensive Plan's guiding principles for neighborhood compatibility and service accessibility. Specifically, the project supports:

- CHAPTER 08 RESIDENTIAL | POLICY 03 | GOAL 01 EXISTING RESIDENTIAL SUBDIVISIONS AND DEVELOPMENTS: Protect existing single-family neighborhoods from the negative effects of non-residential development through appropriate scale, buffering, and design. In this case, the proposed development is providing a ten (10) foot, three (3) tier landscape buffer along Old E. Quail Run Road, which will incorporate the use of the existing thick tree-line along this roadway.
- CHAPTER 09 NON-RESIDENTIAL | POLICY 03 | GOAL 04 COMMERCIAL BUILDING DESIGN: Non-residential buildings adjacent to residential properties should be designed to a residential scale to assist the transition of land uses, and mitigate any potential negative visual impacts of the commercial development. As noted in the *Adjacent Land Uses and Access* section of this case memo, there are several nearby residential subdivisions. The applicant has indicated to staff that the design of the building will reflect the style and architecture of the nearby subdivisions.

The proposed use -- *an early childhood education and daycare facility* -- is a neighborhood-serving, low-intensity land use consistent with these objectives. The project's scale, location, and function align with the City's vision for providing accessible, community-oriented services within close proximity to residential areas. The proposed daycare facility is consistent with the land use intent of the OURHometown Vision 2040 Comprehensive Plan. The project supports the Plan's emphasis on balanced growth, compatible development, and the establishment of neighborhood-scale services that enhance quality of life for nearby residents.

STAFF ANALYSIS

From a land use perspective, staff finds that the proposed daycare facility is consistent with the intent and purpose of the Neighborhood Services (NS) District. The district is designed to accommodate low-intensity commercial and service uses that support adjacent residential neighborhoods while maintaining a residentially compatible scale. The proposed *daycare facility* represents a neighborhood-serving use that would provide a needed community service to nearby residents without introducing an intensity of development inconsistent with the area's established character.

The site layout demonstrates compliance with the applicable development standards contained in the Unified Development Code (UDC), including requirements related to building setbacks, lot coverage, parking, landscaping, and screening. Vehicular access is provided from John King Boulevard and E. Quail Run Road, consistent with prior staff recommendations to avoid access from Old E. Quail Run Road, which serves existing residential homes. However, as mentioned in the Conformance to the City's Codes section of this memo, the proposed driveway configuration along E. Quail Run Road does not meet the minimum driveway spacing requirements established by the City of Rockwall's *Engineering Standards of Design and Construction*. This will require a variance through the site plan process. In addition, the site design includes appropriate buffering and screening, ensuring a functional and visually compatible transition between the proposed commercial use and nearby residential areas.

The property's location at the intersection of John King Boulevard and Quail Run Road also aligns with the OURHometown Vision 2040 Comprehensive Plan's direction for neighborhood-scale, service-oriented commercial uses to be located along major corridors or intersections that can safely accommodate additional traffic and limit direct impacts to residential streets.

In summary, the proposed daycare facility represents a neighborhood-serving, low-intensity use that is compatible with surrounding land uses, consistent with the Comprehensive Plan's policy direction, and appropriate within the Neighborhood Services (NS) District. With all that being said, Specific Use Permits (SUPs) are a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On October 21, 2025, staff notified 69 property owners and occupants within 500-feet of the subject property. Staff also notified the Caruth Lakes (*Caruth Ridge Estates*) and Stoney Hollow Homeowners Association (HOA), which are the only Homeowner's Associations (HOAs) or Neighborhood Groups participating in the Neighborhood Notification Program that are within 1,500-feet of the subject property. 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 written, staff has received two (2) notices in opposition of the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) for a *Daycare Facility* exceeding the maximum size within a Neighborhood Services (NS) District, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) The development of a *Daycare Facility* on the *Subject Property* shall generally conform to the *Concept Plan* as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
 - (b) A ten (10) foot landscape buffer with three (3) tiered screening (*i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees*) is required along E. Old Quail Run Road.
 - (c) The proposed *Daycare Facility* shall not exceed 11,200 SF.
- (2) Any construction resulting from the approval of this Zoning Change 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.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE)¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE)¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$250.00 + \$20.00 ACRE)¹
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- ☒ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1&2}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **JOHN KING / E. QUAIL RUN / OLD QUAIL RUN**
SUBDIVISION **TRACT 1-04 (S.R. Barnes Survey)** LOT BLOCK
GENERAL LOCATION **ABSTRACT No. 13, ROCKWALL COUNTY**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **Comm- NS** CURRENT USE **NA**
PROPOSED ZONING **NS + SUP** PROPOSED USE **CHILD CARE CENTER**
ACREAGE **2.75** LOTS [CURRENT] LOTS [PROPOSED]

- ☐ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☒ OWNER **LISA BROOKS** ☒ APPLICANT **RENEE HOLLAND**
CONTACT PERSON **LISA BROOKS** CONTACT PERSON **RENEE HOLLAND**
ADDRESS **1215 RIDGE RD W** ADDRESS **805 EAGLE PASS**

CITY, STATE & ZIP **ROCKWALL, TX 75087** CITY, STATE & ZIP **HEATH, TX 75032**
PHONE **214.402.2349** PHONE **214.402.6511**
E-MAIL **aalcbrookse@yahoo.com** E-MAIL **j holland 1977@yahoo**

NOTARY VERIFICATION [REQUIRED]

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

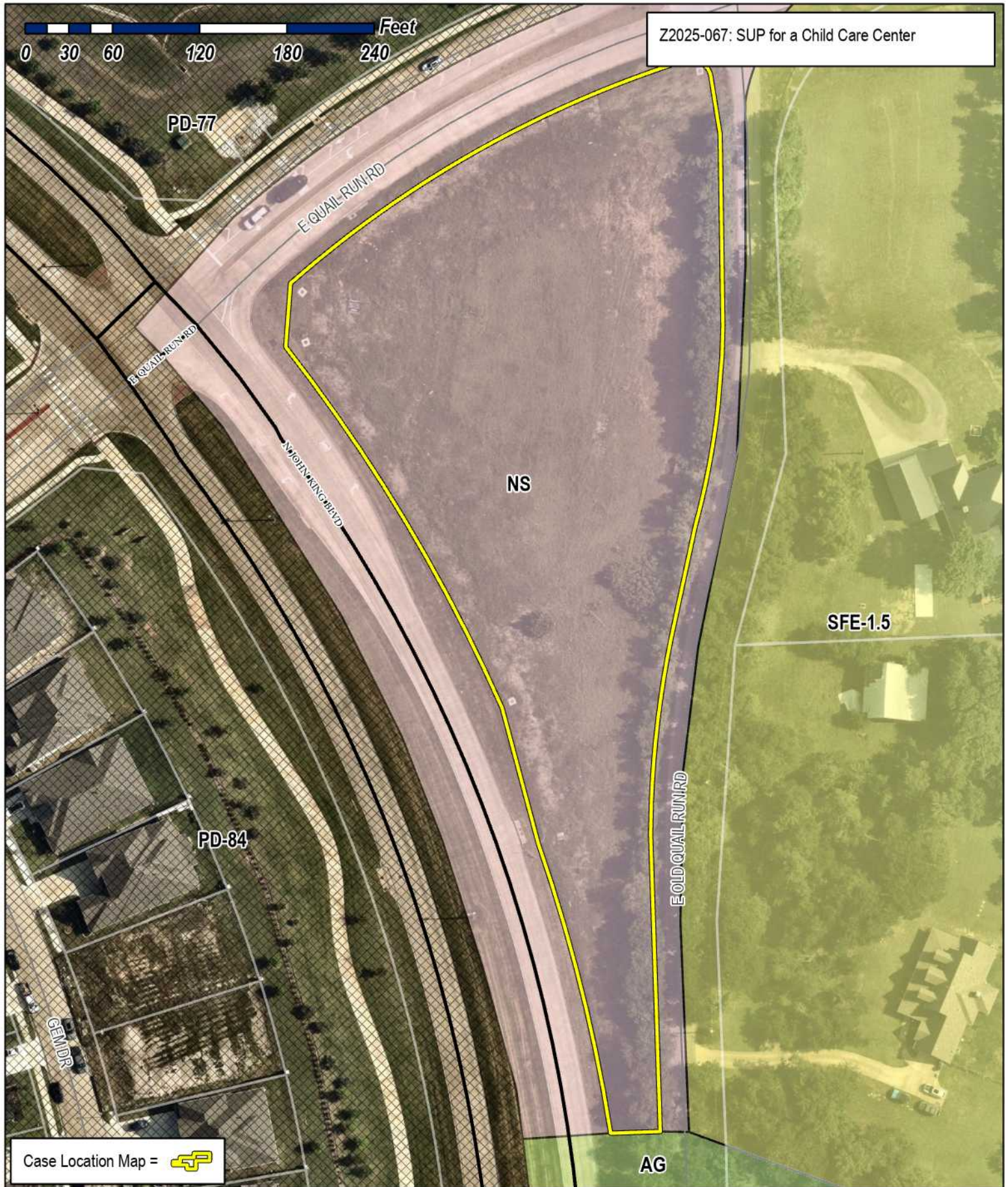
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION,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

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES



Case Location Map = 



City of Rockwall

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

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

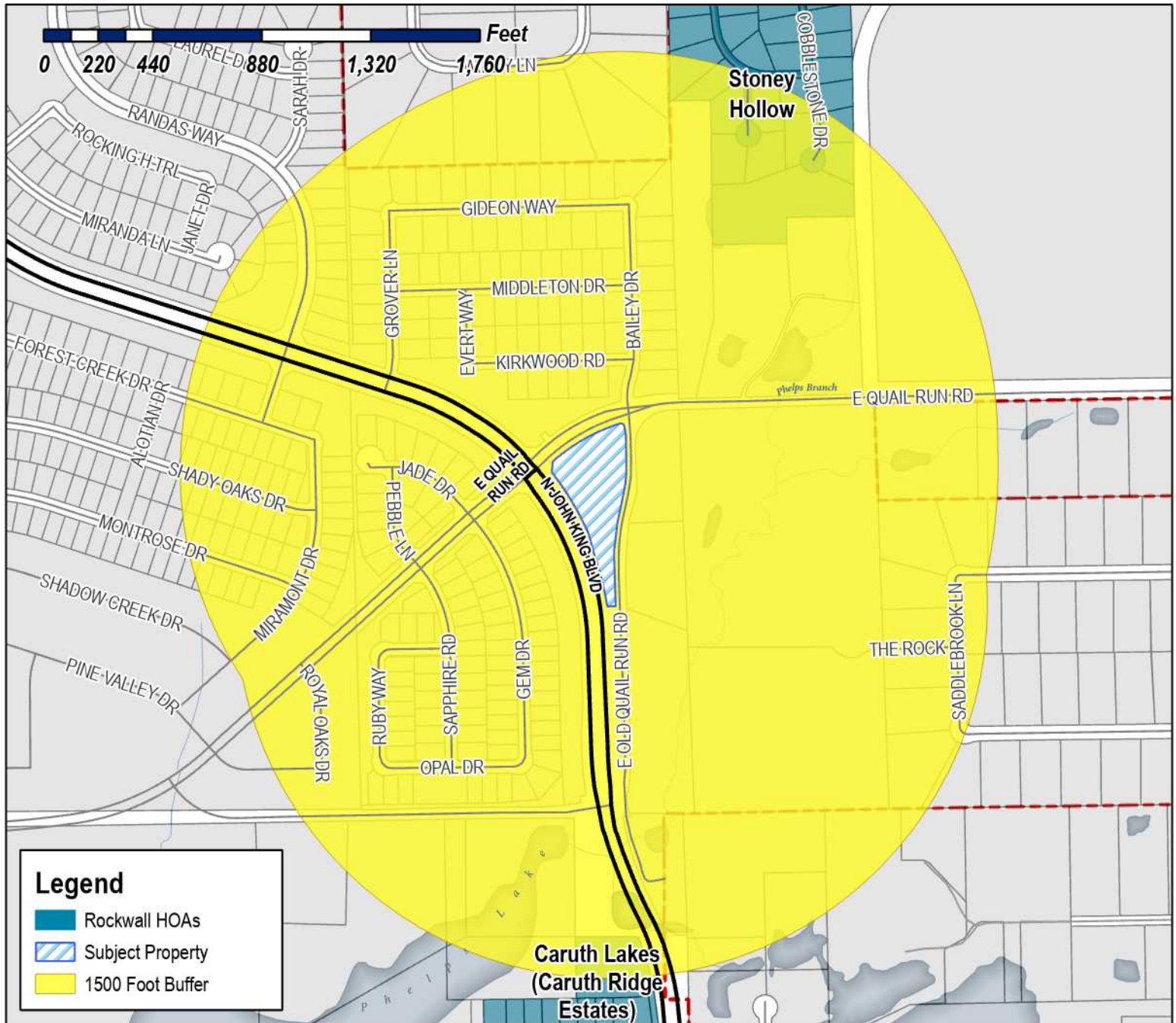




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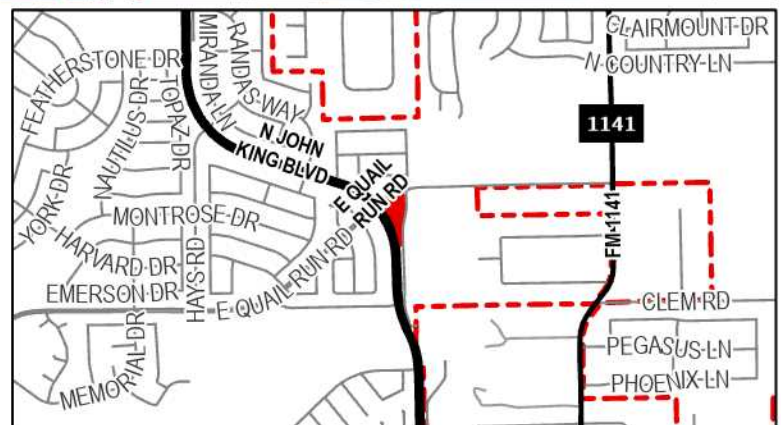
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2025-067
Case Name: SUP for a Child Care Center
Case Type: Zoning
Zoning: Neighborhood Service (NS) District
Case Address: SE Corner of N John King and Quail Run Road

Date Saved: 10/16/2025

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



Miller, Ryan

From: Zavala, Melanie
Sent: Wednesday, October 22, 2025 12:41 PM
Cc: Miller, Ryan; Lee, Henry; Ross, Bethany
Subject: Neighborhood Notification Program [Z2025-067]
Attachments: Public Notice (10.20.2025).pdf; HOA Map (10.16.2025).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, October 24, 2025](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, November 11, 2025 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, November 17, 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 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>.

Z2025-067: SUP for a Daycare Facility Exceeding the Maximum Building Size

Hold a public hearing to discuss and consider a request by Lisa Brooks and Renee Holland of Makeway, LLC for the approval of a [Specific Use Permit \(SUP\)](#) for a Daycare Facility Exceeding the Maximum Building Size in a Neighborhood Services (NS) District on a 2.751-acre tract of land identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Neighborhood Services (NS) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, and take any action necessary.

Thank you,

Melanie Zavala

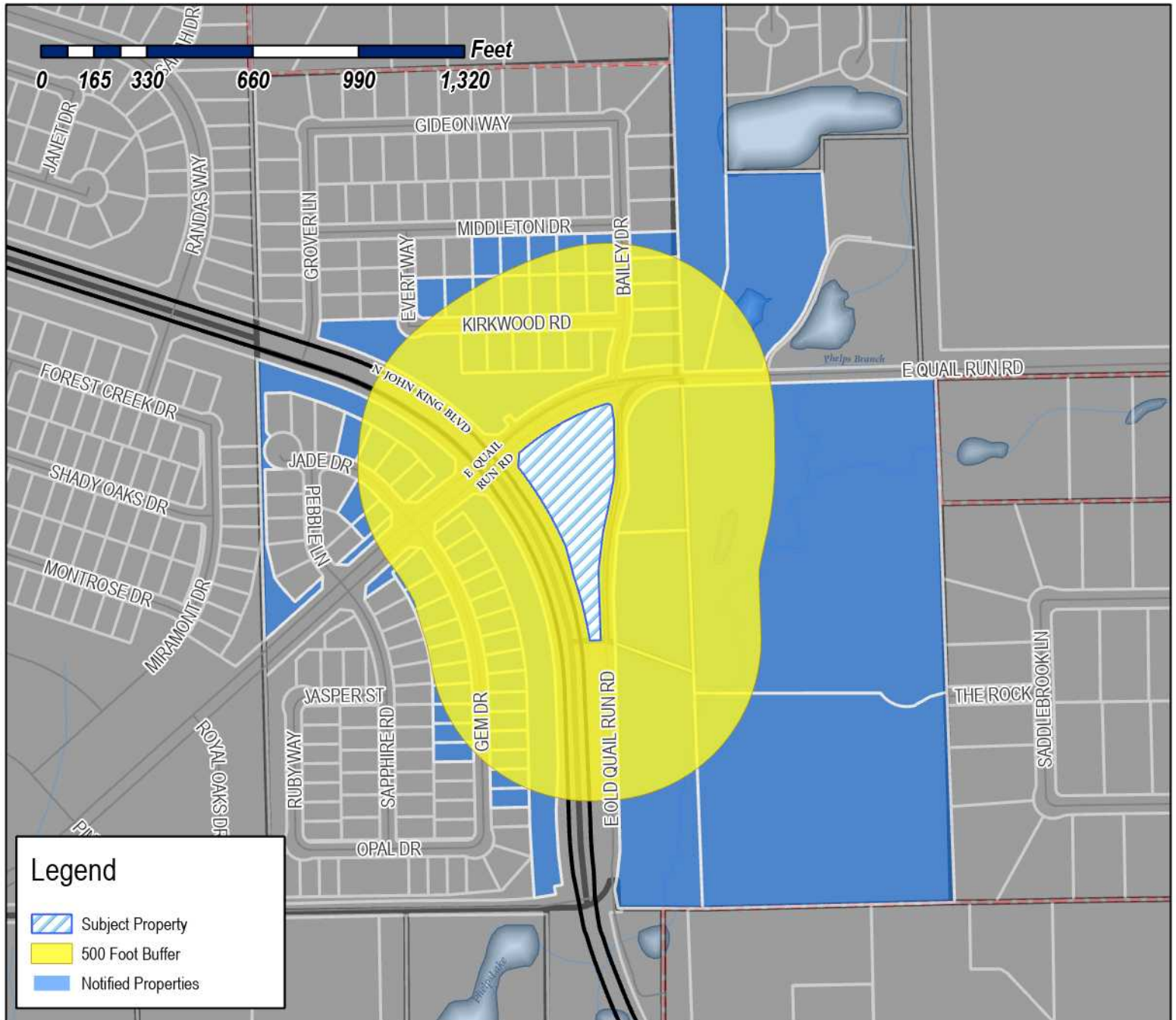
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](#)
972-771-7745 Ext. 6568



City of Rockwall

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

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Case Number: Z2025-067
Case Name: SUP for a Child Care Center
Case Type: Zoning
Zoning: Neighborhood Service (NS) District
Case Address: SE Corner of N John King and Quail Run Road

Date Saved: 10/16/2025

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



GIDEON GROVE HOMEOWNERS ASSOCIATION
INC
1024 S Greenville Ave Ste 230
Allen, TX 75002

HUNTER MICHELLE ZERBE AND
TRACY GIL HUNTER
1304 KIRKWOOD ROAD
ROCKWALL, TX 75087

VALENCIA BRANDON AND AMANDA
1308 KIRKWOOD ROAD
ROCKWALL, TX 75087

SMITH SAMUEL CURTIS & CHRISTEN
SWEARENGIN
1309 Kirkwood Rd
Rockwall, TX 75087

ABU BAKR BILAL & NADIA BILAL
1311 MIDDLETON DRIVE
ROCKWALL, TX 75087

MCDANIEL TIMMY E & SHIRLEY G
1312 KIRKWOOD RD
ROCKWALL, TX 75087

WOLFGRAM FAMILY LIVING TRUST
MARK WOLFGRAM AND TIFFANY WOLFGRAM -
TRUSTEES
1313 KRIKWOOD ROAD
ROCKWALL, TX 75087

RESIDENT
1315 MIDDLETON DRIVE
ROCKWALL, TX 75087

CLEMENT MICHAEL BRENT AND ANDREA
KRISTINA
1316 KIRKWOOD RD
ROCKWALL, TX 75087

WATTS RICKY & JACQUELINE
1317 KIRKWOOD RD
ROCKWALL, TX 75087

FARRELL SALLY A AND JOHN T
1319 MIDDLETON DRIVE
ROCKWALL, TX 75087

FARRELL ERIN ELIZABETH AND TIMOTHY DANIEL
1320 KIRKWOOD ROAD
ROCKWALL, TX 75087

RUTTER KENT DOUGLAS AND MARIA ELENA
1321 KIRKWOOD ROAD
ROCKWALL, TX 75087

JORDAN RAYSHAWN AND LANDRIA
1323 MIDDLETON DRIVE
ROCKWALL, TX 75087

BOLES GEORGE AND JANET
1324 KIRKWOOD ROAD
ROCKWALL, TX 75087

KANDIMALLA RAHUL
1325 KIRKWOOD
ROCKWALL, TX 75087

SMALLWOOD GENE R AND SHIRLEY J
1327 MIDDLETON DR
ROCKWALL, TX 75087

LAMPI MATTHEW OLAVI AND LISA CHARMAGNE
1328 KIRKWOOD RD
ROCKWALL, TX 75087

KOUVELIS HILDA & PETER
1415 E QUAIL RUN RD
ROCKWALL, TX 75087

LARRIVIERE MICHAEL R & LISA J
1425 E QUAIL RUN RD
ROCKWALL, TX 75087

PACESETTER HOMES LLC
14400 THE LAKES BLVD BUILDING C SUITE 200
PFLUGERVILLE, TX 78660

TYLER WILLIAM L AND VANITA RAE
1501 THE ROCK
ROCKWALL, TX 75087

LEFERE MARCY NICOLE AND ALIDOR PHILLIP IV
1691 E Quail Run Rd
Rockwall, TX 75087

AZBILL THOMAS &
CHRISTINA CHEW
1714 GEM DR
ROCKWALL, TX 75087

BONNER URSULA L
1720 Gem Dr
Rockwall, TX 75087

HOLLOWAY BETTYE
1726 GEM DR
ROCKWALL, TX 75087

BOGISAM VENKATA RAMESHBABU &
SIREESHA KANDULA
1727 GEM DR
ROCKWALL, TX 75087

GIBSON JASON M & CAMIE
1732 GEM DR
ROCKWALL, TX 75087

RESIDENT
1733 GEM DR
ROCKWALL, TX 75087

JONES CHRISTOPHER JR & JUSTICE JONES
1738 Gem Dr
Rockwall, TX 75087

RESIDENT
1739 GEM DR
ROCKWALL, TX 75087

SKINNER PATRICIA KAY
1744 Gem Dr
Rockwall, TX 75087

RESIDENT
1745 GEM DR
ROCKWALL, TX 75087

VAIRAGYAM RAHUL & LAKSHMI
NARAYANACHARI SRIRAMACHARI
1745 Gem Dr
Rockwall, TX 75087

PICHARDO ROGER FRANCISCO AND COURTNEY
RAE
1751 E QUAIL RUN
ROCKWALL, TX 75087

RESIDENT
1800 E QUAIL RUN RD
ROCKWALL, TX 75087

JENNINGS RYNE THOMAS
1804 GEM DR
ROCKWALL, TX 75087

RESIDENT
1805 GEM DR
ROCKWALL, TX 75087

NGUYEN JASON &
KATHY HOANG DOAN
1810 GEM DR
ROCKWALL, TX 75087

RESIDENT
1815 E OLD QUAIL RUN RD
ROCKWALL, TX 75087

GREWAL MANJINDER S MANJIT K GREWAL
1815 Gem Dr
Rockwall, TX 75087

SAMUEL JOY C & DICKSON I
1816 GEM DR
ROCKWALL, TX 75087

RESIDENT
1822 GEM DR
ROCKWALL, TX 75087

MERTENS ANDREW & JENNIFER LOUISE
SIFUENTES
1823 GEM DR
ROCKWALL, TX 75087

RESIDENT
1828 GEM DR
ROCKWALL, TX 75087

RESIDENT
1831 GEM DR
ROCKWALL, TX 75087

GRACEVILLA BLESSY KUNJUMON
1832 Gem Dr
Rockwall, TX 75087

RESIDENT
1837 GEM DR
ROCKWALL, TX 75087

SCHULZE KYLER W AND
JANETTE SCHULZE
1838 GEM DR
ROCKWALL, TX 75087

PITTI VIKRAM AND
PRATHIBHA ANKALA
1844 GEM DR
ROCKWALL, TX 75087

RESIDENT
1845 GEM DR
ROCKWALL, TX 75087

RESIDENT
1850 GEM DR
ROCKWALL, TX 75087

RESIDENT
1906 JADE DR
ROCKWALL, TX 75087

RESIDENT
1907 JADE DR
ROCKWALL, TX 75087

JARAMILLO JOE & NORA
1912 JADE DR
ROCKWALL, TX 75087

BRUMFIELD ADRIENNE & STANLEY BRUMFIELD
1913 Jade Dr
Rockwall, TX 75087

LOPEZ MICHAEL A & TYLER C SMOCK-LOMBARDI
1918 Jade Dr
Rockwall, TX 75087

SIMMONS LAKEYA
1924 Jade Dr
Rockwall, TX 75087

BERHE MERHAWI
2002 BAILEY DRIVE
ROCKWALL, TX 75087

GARDNER-NEWELL FAMILY TRUST
JAMES K GARDNER JR AND KARIN B NEWELL-
COTRUSTEES
2006 BAILEY DRIVE
ROCKWALL, TX 75087

DEAPEN RICHARD AND ALICIA
2010 BAILEY DRIVE
ROCKWALL, TX 75087

HARRIS ALBERT G AND JENNIFER O
2014 BAILEY DRIVE
ROCKWALL, TX 75087

WIMPEE JAKE M AND REBECCA K
2018 BAILEY DRIVE
ROCKWALL, TX 75087

SHANE HOMES INC
325 N SAINT ST STE 3100 #2901
DALLAS, TX 75201

STOCK EDWARD J
3951 VZ COUNTY ROAD 3415
WILLS POINT, TX 75169

WINDSOR HOMES CUMBERLAND LLC
5310 Harvest Hill Rd Ste 162
Dallas, TX 75230

DFW FARMLAND ESTATES LLC
7105 N Cherokee Xing W
Warr Acres, OK 73132

MAKEWAY LLC
805 EAGLE PASS
HEATH, TX 75032

COX GERALD GLEN AND ROSALBA CARRASCO
815 T L Townsend Dr Ste 101
Rockwall, TX 75087

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:

Z2025-066: SUP for a Daycare Facility Exceeding the Maximum Building Size

Hold a public hearing to discuss and consider a request by Lisa Brooks and Renee Holland of Makeway, LLC for the approval of a Specific Use Permit (SUP) for a Daycare Facility Exceeding the Maximum Building Size in a Neighborhood Services (NS) District on a 2.751-acre tract of land identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Neighborhood Services (NS) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, 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, November 11, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, November 17, 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:

Bethany Ross
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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, November 17, 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. Z2025-066: SUP for a Daycare Facility Exceeding the Maximum Building Size

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](#)

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.

As a homeowner closest to proposed daycare, my wife and I are strongly against this proposed zoning change. The noise and increased traffic will effect will effect our quality of life and effect our home value negatively

Name: Ricky Watts + Jacqueline Watts

Address: 1317 Kirkwood

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.

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PUBLIC NOTICE



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

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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. Z2025-066: SUP for a Daycare Facility Exceeding the Maximum Building Size

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.

There is already enough (too much) traffic on John King as it is. It's difficult to get out of neighborhood from Quail Run as it is without the constant in and out of Day Care traffic.

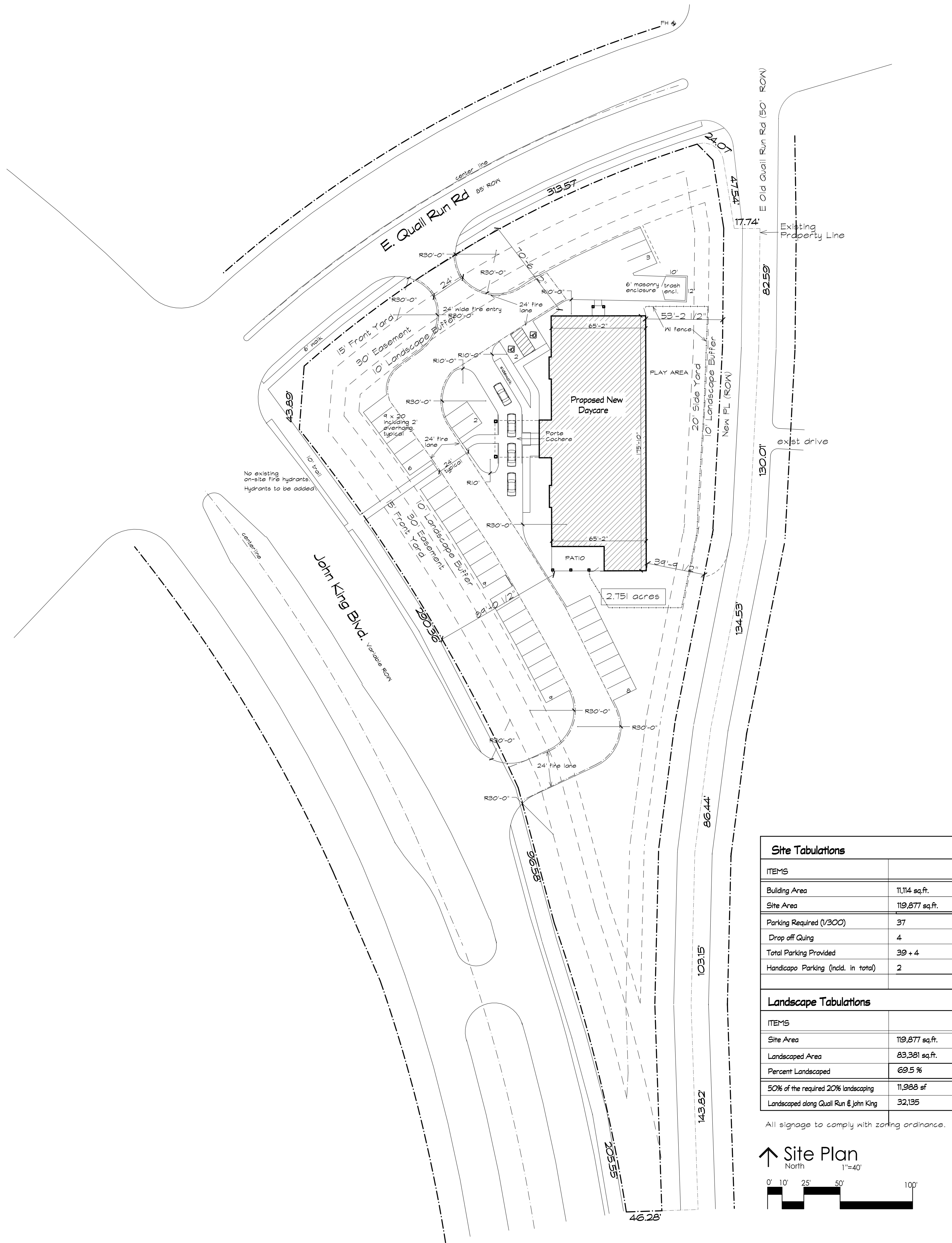
Name: Tim & Gail McDaniel

Address: 1312 Kirkwood Rd

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.

It seems City Council has already made up their minds on this issue!

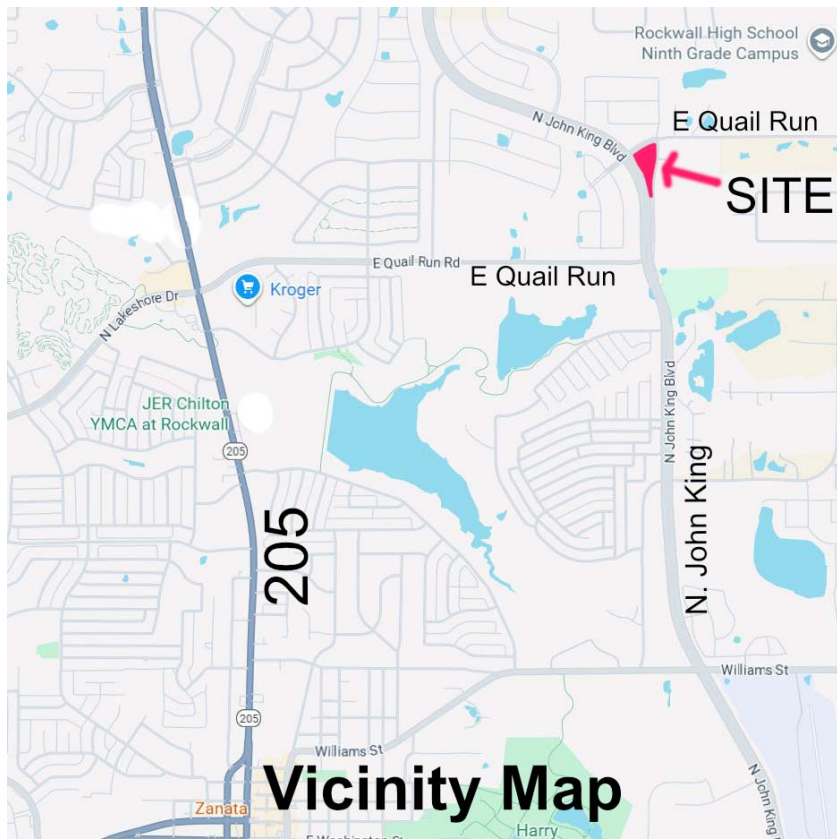
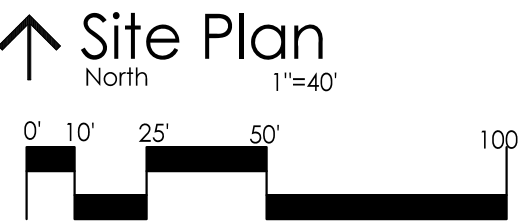
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



Site Tabulations	
ITEMS	
Building Area	11,114 sq.ft.
Site Area	119,877 sq.ft.
Parking Required (1/300)	37
Drop off Quing	4
Total Parking Provided	39 + 4
Handicapo Parking (Incd. In total)	2

Landscape Tabulations	
ITEMS	
Site Area	119,877 sq.ft.
Landscape Area	83,381 sq.ft.
Percent Landscaped	69.5 %
50% of the required 20% landscaping	11,988 sf
Landscaped along Quail Run & John King	32,135

All signage to comply with zoning ordinance.



HARVEST ACADEMY CHILD CARE CENTER

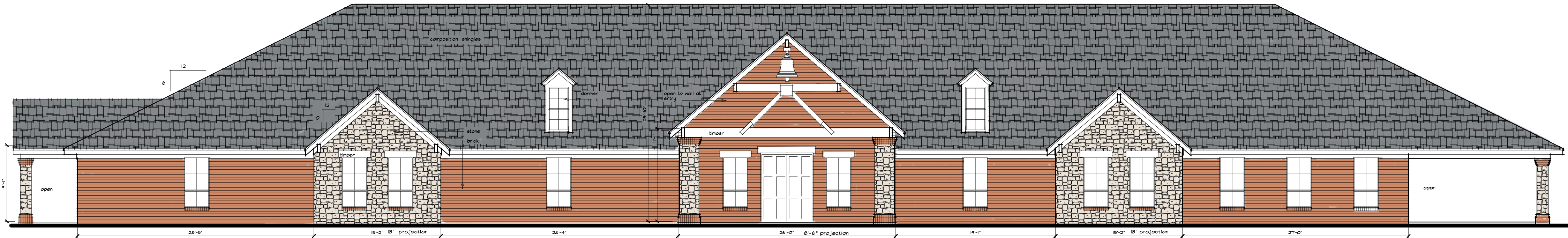
Owner/Developer

Lisa Brooks / Renee Holland
7215 Ridge Row
Rockwall, Texas 75087
aalcbrooks@yahoo.com

Lot/Block

Tract 1-04 of the
S. R. Barnes Surey,
Abstract No 13
City of Rockwall,
Rockwall County, Texas
2.751 Acres

(SUP Request) Z2025-006 (orig. zoning case)



Front Elev. (West - John King Blvd.) 1/4" = 1'-0"
printed on 11" x 17" paper - 1/8" x 1'-0"

Material Legend	
	Composition Shingles
	Brick
	Stone

Masonry Tabulation			
AREAS	MASONRY SF.	SIDING SF.	TOTAL SF.
FRONT	1,338	0	1,338
LEFT	442	0	442
REAR	1,163	0	1,163
RIGHT	488	0	488
TOTALS	3,432 SF.	0 SF.	3,432 SF.

Square Footages do not include doors & windows.

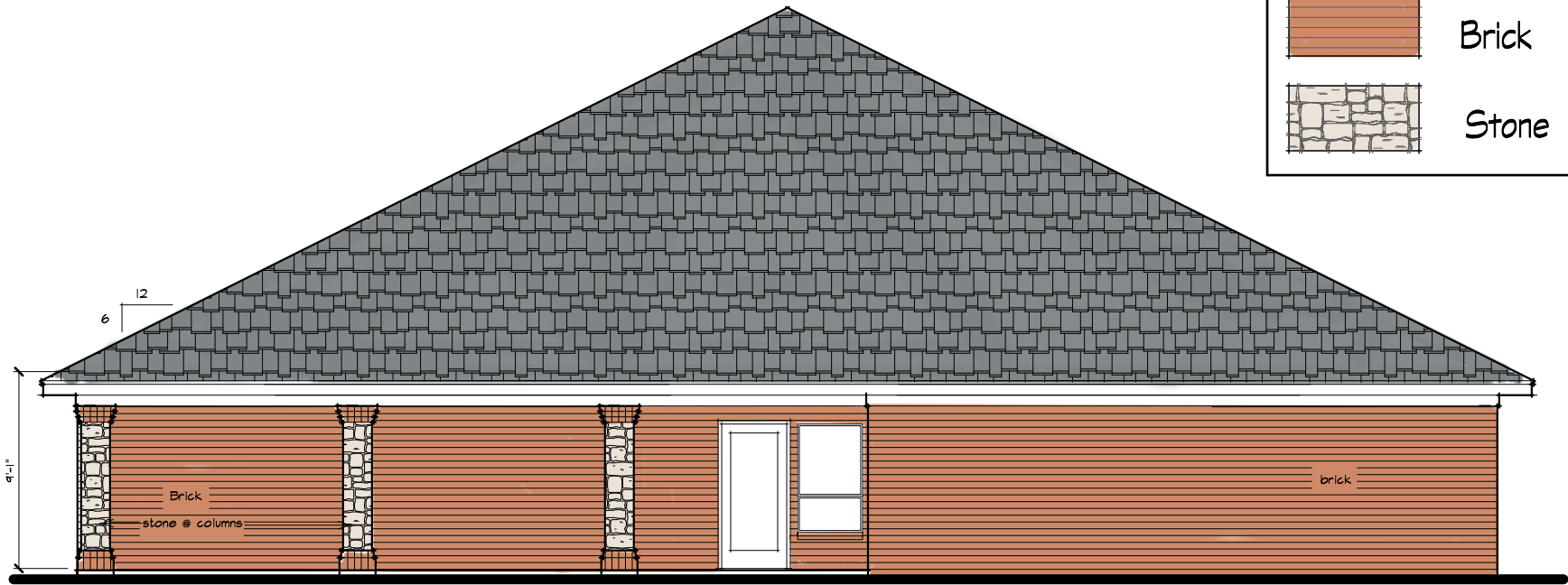
% MASONRY 100

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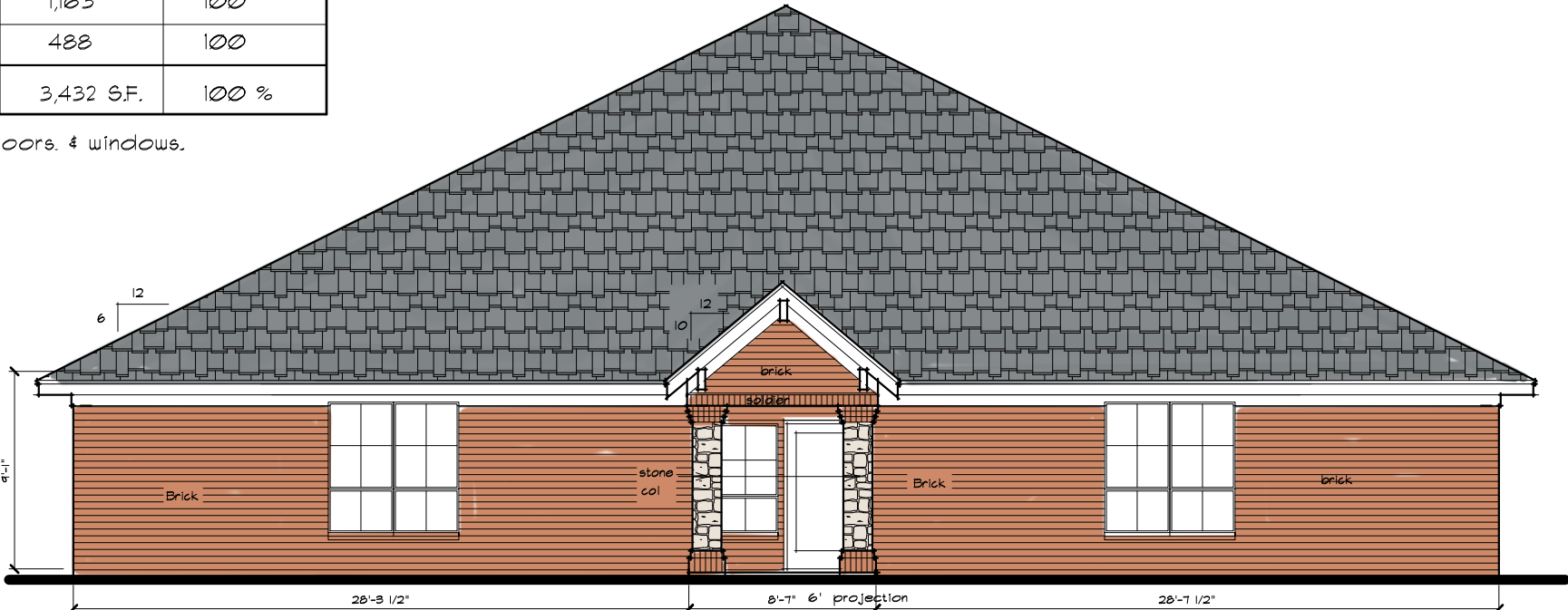
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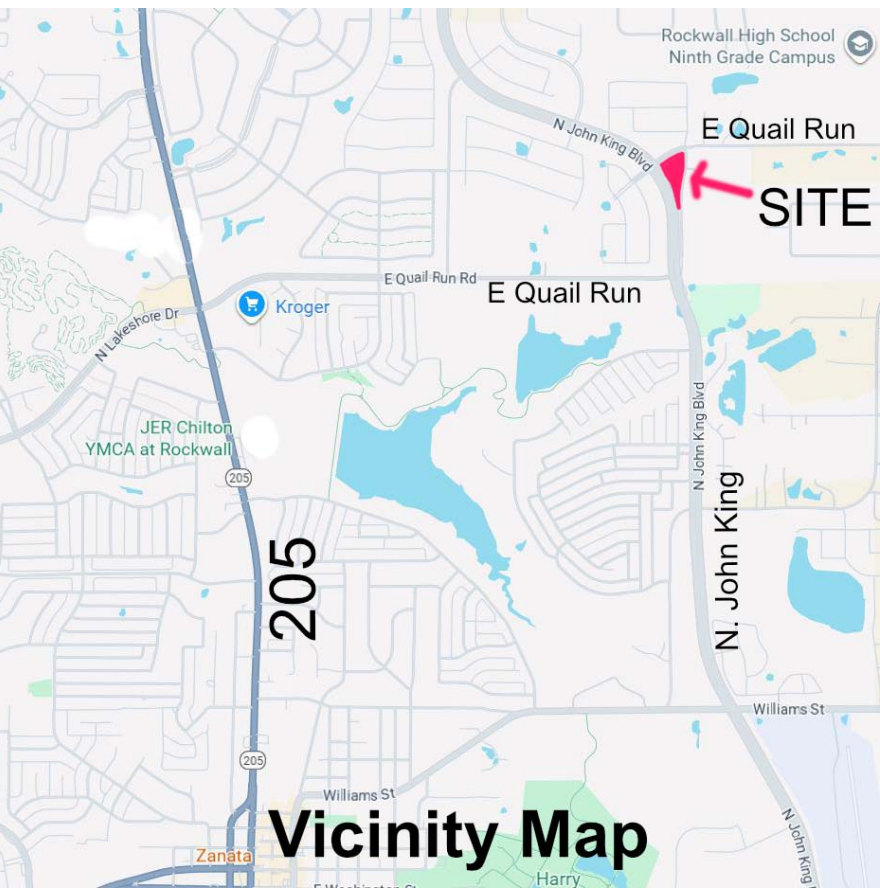
Right Elev. (South) 1/4" = 1'-0"
printed on 11" x 17" paper - 1/8" x 1'-0"



Left Elev. (West -East Quail Run Rd.) 1/4" = 1'-0"
printed on 11" x 17" paper - 1/8" x 1'-0"



Rear Elev. (E. Old Quail Run) 1/4" = 1'-0"
printed on 11" x 17" paper - 1/8" x 1'-0"



HARVEST ACADEMY CHILD CARE CENTER	
Owner/Developer	Lot/Block
Lisa Brooks / Renee Holland 7215 Ridge Row Rockwall, Texas 75087 214-402-22349 aalcbrooks@yahoo.com	Tract 1-04 of the S. R. Barnes Surey, Abstract No 13 City of Rockwall, Rockwall County, Texas 2.751 Acres

(SUP Request) Z2025-006 (orig. zoning case)

revisions:

—

—



—

 **creativearchitects**
scott b. roberts, architect

—

1026 creekwood drive
garland, texas 75044
972-530-4872
www.creative-architect.com
scott@cr-ar.com

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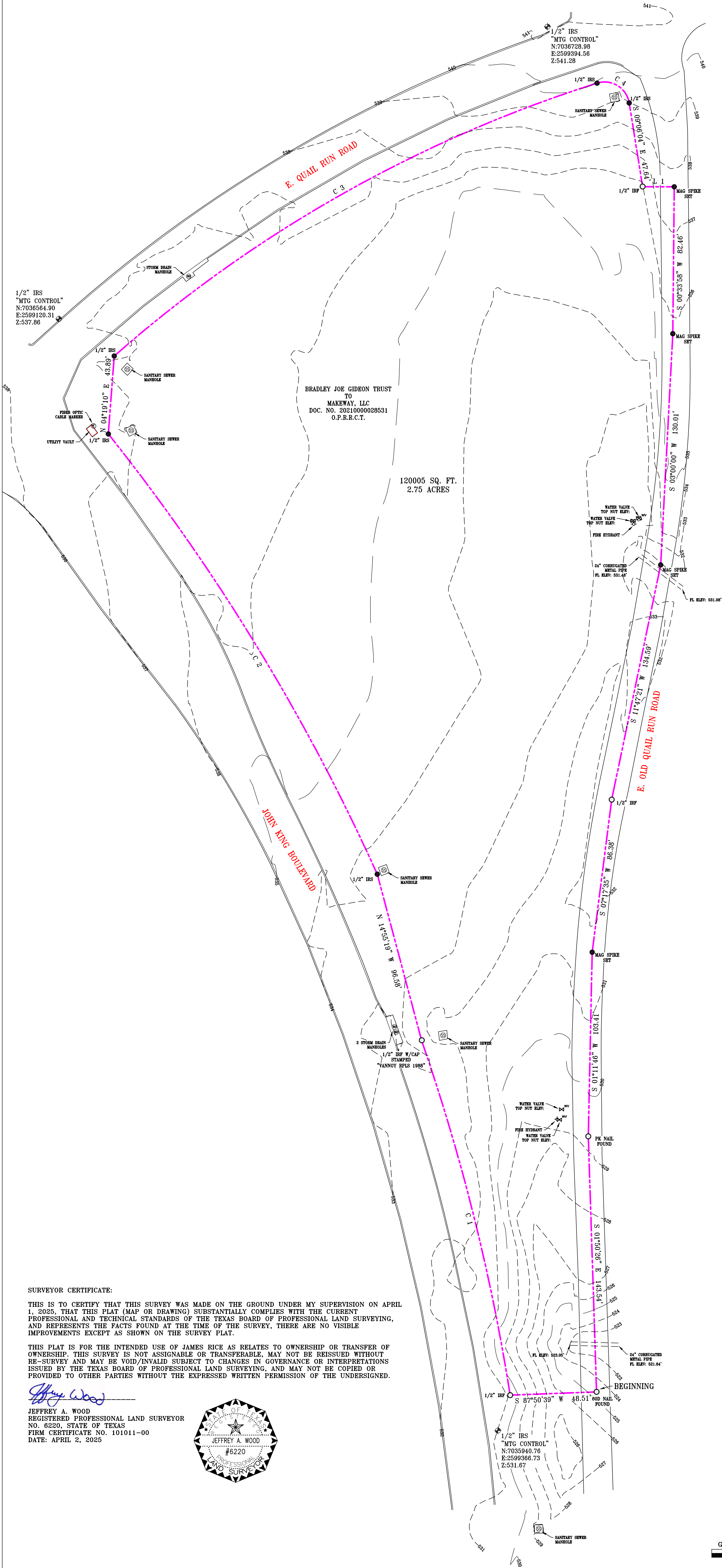
elevations

2025204
october 15, 2024
© copyright 2025
creative architects

S.R. BARNES HEADRIGHT SURVEY, ABSTRACT 13

LINE	BEARING	DISTANCE
L 1	S 89°52'55" E	17.75

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C 1	1160.00'	205.55'	10°09'10"	N 14°01'14" W	205.28'
C 2	1171.00'	290.36'	14°12'25"	N 31°25'08" W	289.62'
C 3	757.50'	313.57'	23°43'04"	N 60°31'23" E	311.34'
C 4	14.00'	24.07'	98°30'28"	S 58°21'18" E	21.21'



PROPERTY DESCRIPTION
120005 SQ. FT.
2.75 ACRES
CITY OF ROCKWALL, ROCKWALL COUNTY

All that certain lot, tract or parcel of land situated in the S.R. Barnes Headright Survey, City of Rockwall, Rockwall County, Texas, being all of that certain tract of land described in the deed from Bradley Joe Gideon Trust to Makeway, LLC, as recorded in Document Number 20210000028531 of the Official Public Records of Rockwall County, Texas (hereinafter called Subject Tract) and being more particularly described by metes and bounds as follows:

BEGINNING at a 604 nail found for a corner lying in E. Old Quail Run Road, said corner being the Southeast corner of the said Subject Tract and an outside ell of John King Boulevard;

THENCE S. 87 deg. 50 min. 39 sec. W. a distance of 48.51 feet along the North Right-of-Way line of the said John King Boulevard and the South line of the said Subject Tract to a 1/2" iron rod found for a corner at the beginning of a circular curve to the left, said corner being the Southwest corner of the said Subject Tract;

THENCE in a Northwesterly direction along the arc of the said circular curve to the left a distance of 205.55 feet, with a radius of 1160.00 feet, a central angle of 10 deg. 09 min. 10 sec., a chord bearing of N. 14 deg. 01 min. 14 sec. W. and a chord distance of 205.28 feet along the East Right-of-Way line of the said John King Boulevard and the West line of the said Subject Tract to a 1/2" iron rod with cap stamped "VANNOY RPLS 1988" found for a corner at the end of the said circular curve to the left;

THENCE N. 14 deg. 55 min. 19 sec. W. a distance of 96.58 feet along the East Right-of-Way line of the said John King Boulevard and the West line of the said Subject Tract to a 1/2" iron rod with plastic cap stamped "MTG ENG" set (hereinafter called 1/2" iron rod set) for a corner at the beginning of a circular curve to the left;

THENCE in a Northwesterly direction along the arc of the said circular curve to the left a distance of 290.36 feet, with a radius of 1171.00 feet, a central angle of 14 deg. 12 min. 25 sec., a chord bearing of N. 31 deg. 25 min. 08 sec. W. and a chord distance of 289.62 feet along the East Right-of-Way line of the said John King Boulevard and the West line of the said Subject Tract to a 1/2" iron rod set for a corner at the end of the said circular curve to the left;

THENCE N. 04 deg. 19 min. 10 sec. E. a distance of 43.89 feet along the East Right-of-Way line of the said John King Boulevard and the West line of the said Subject Tract to a 1/2" iron rod set for a corner at the intersection of the East Right-of-Way line of the said John King Boulevard and the South Right-of-Way line of E. Quail Run Road and the Northeast line of the said Subject Tract to the right, said corner being the Northwest corner of the said Subject Tract;

THENCE in a Northeasterly direction along the arc of the said circular curve to the right a distance of 313.57 feet, with a radius of 757.50 feet, a central angle of 23 deg. 43 min. 04 sec., a chord bearing of S. 58 deg. 31 min. 23 sec. E. and a chord distance of 311.34 feet along the South Right-of-Way line of the said E. Quail Run Road to a 1/2" iron rod set for a corner at the end of the said circular curve to the right and at the beginning of a circular curve to the right;

THENCE in a Southeasterly direction along the arc of the said circular curve to the right a distance of 24.07 feet, with a radius of 14.00 feet, a central angle of 98 deg. 30 min. 28 sec., a chord bearing of N. 60 deg. 31 min. 18 sec. E. and a chord distance of 21.21 feet along the Southwest Right-of-Way line of the said E. Quail Run Road and the Northeast line of the said Subject Tract to a 1/2" iron rod set for a corner at the end of the said circular curve to the right;

THENCE S. 09 deg. 06 min. 04 sec. E. a distance of 47.64 feet along the West Right-of-Way line of the said E. Quail Run Road and the East line of the said Subject Tract to a 1/2" iron rod set for a corner at an angle point;

THENCE S. 89 deg. 52 min. 55 sec. E. a distance of 17.75 feet along the South Right-of-Way line of the said E. Quail Run Road and the North line of the said Subject Tract to a mag spike set for a corner lying in the said E. Old Quail Run Road, said corner being the Northeast corner of the said Subject Tract;

THENCE S. 00 deg. 33 min. 58 sec. W. a distance of 82.46 feet along the said E. Quail Run Road and the East line of the said Subject Tract to a mag spike set for a corner at an angle point;

THENCE S. 03 deg. 00 min. 00 sec. W. a distance of 130.01 feet along the said E. Quail Run Road and the East line of the said Subject Tract to a mag spike set for a corner at an angle point;

THENCE S. 11 deg. 47 min. 21 sec. W. a distance of 134.59 feet along the said E. Quail Run Road and the East line of the said Subject Tract to a 1/2" iron rod found for a corner at an angle point;

THENCE S. 07 deg. 17 min. 35 sec. W. a distance of 86.38 feet along the said E. Quail Run Road and the East line of the said Subject Tract to a mag spike set for a corner at an angle point;

THENCE S. 01 deg. 11 min. 46 sec. W. a distance of 103.41 feet along the said E. Quail Run Road and the East line of the said Subject Tract to a pk nail found for a corner at an angle point;

THENCE S. 01 deg. 50 min. 26 sec. E. a distance of 143.54 feet to the POINT OF BEGINNING and containing 120005 square feet, 2.75 acres of land.

NOTE:

- BEARING SOURCE: BEARINGS BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NAD-83
- ELEVATIONS BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
- STORM AND SEWER MANHOLES ARE LOCKED, AND ACCESS COULD NOT BE OBTAINED.
- ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "MTG ENG"
- SURVEY PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT, SURVEYOR DID NOT RESEARCH EASEMENTS OF RECORDED OR NOT OF RECORDED.

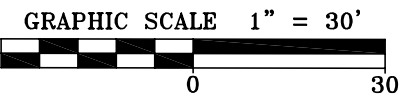
BOUNDARY SURVEY

S.R. BARNES HEADRIGHT SURVEY
ABSTRACT NO. 13
FOR: MAKEWAY LLC

Drawn By JB	Checked By JW	Project No. 250033	Dwg. Date 04/02/2025	File No. 250033	Sheet No.
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5930 Summerhill Road 903.838.8533 telephone
Texarkana, TX 75503 903.832.4700 facsimile



CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A SPECIFIC USE PERMIT (SUP) FOR A DAYCARE FACILITY EXCEEDING THE MAXIMUM BUILDING SIZE IN A NEIGHBORHOOD SERVICES (NS) DISTRICT FOR A 2.751-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1-04 OF THE S. R. BARNES SURVEY, ABSTRACT NO. 13, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* AND *EXHIBIT 'B'* OF THIS ORDINANCE; 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 Brooks and Rene'e Holland of Makeway, LLC for the approval of a *Specific Use Permit (SUP)* for a *Daycare Facility Exceeding the Maximum Building Size in a Neighborhood Services (NS) District* on a 2.751-acre tract of land identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Neighborhood Services District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, and more fully described and depicted in *Exhibit 'A'* and *Exhibit 'B'* 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, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) to *Exceed the Maximum Building Size in a Neighborhood Services (NS) District* in accordance with Article 04, *Permissible Uses*, and Article 05, *District Development Standards*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 04.03, *Neighborhood Services (NS) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Daycare Facility that Exceeds the Maximum Building Size in a Neighborhood Services (NS) District* and conformance to these operational conditions are required:

- 1) The development of a *Daycare Facility* on the *Subject Property* shall generally conform to the Concept Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) The development of the subject property shall generally conform to the Conceptual Building Elevations contained in *Exhibit 'C'* of this ordinance; however, the proposed *Daycare Facility* shall be subject to all of the *General Overlay District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC). Review for conformance to these requirements shall be completed with the site plan submittal. In addition, a recommendation by the Architecture Review Board (ARB) shall be required prior to approval of the building elevations by the Planning and Zoning Commission. The approval of this Specific Use Permit (SUP) shall not constitute the approval of variances or exceptions to any of the standards stipulated by the Unified Development Code (UDC) with regard to the design of the *Daycare Facility*.
- 3) A 20-foot landscape buffer with three (3) tiered screening (*i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees*) is required along E. Old Quail Run Road.
- 4) The proposed *Daycare Facility* shall not exceed 11,200 SF.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. 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 offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, 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 of this ordinance shall remain in full force and effect.

SECTION 7. 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 1ST DAY OF DECEMBER, 2025.**

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

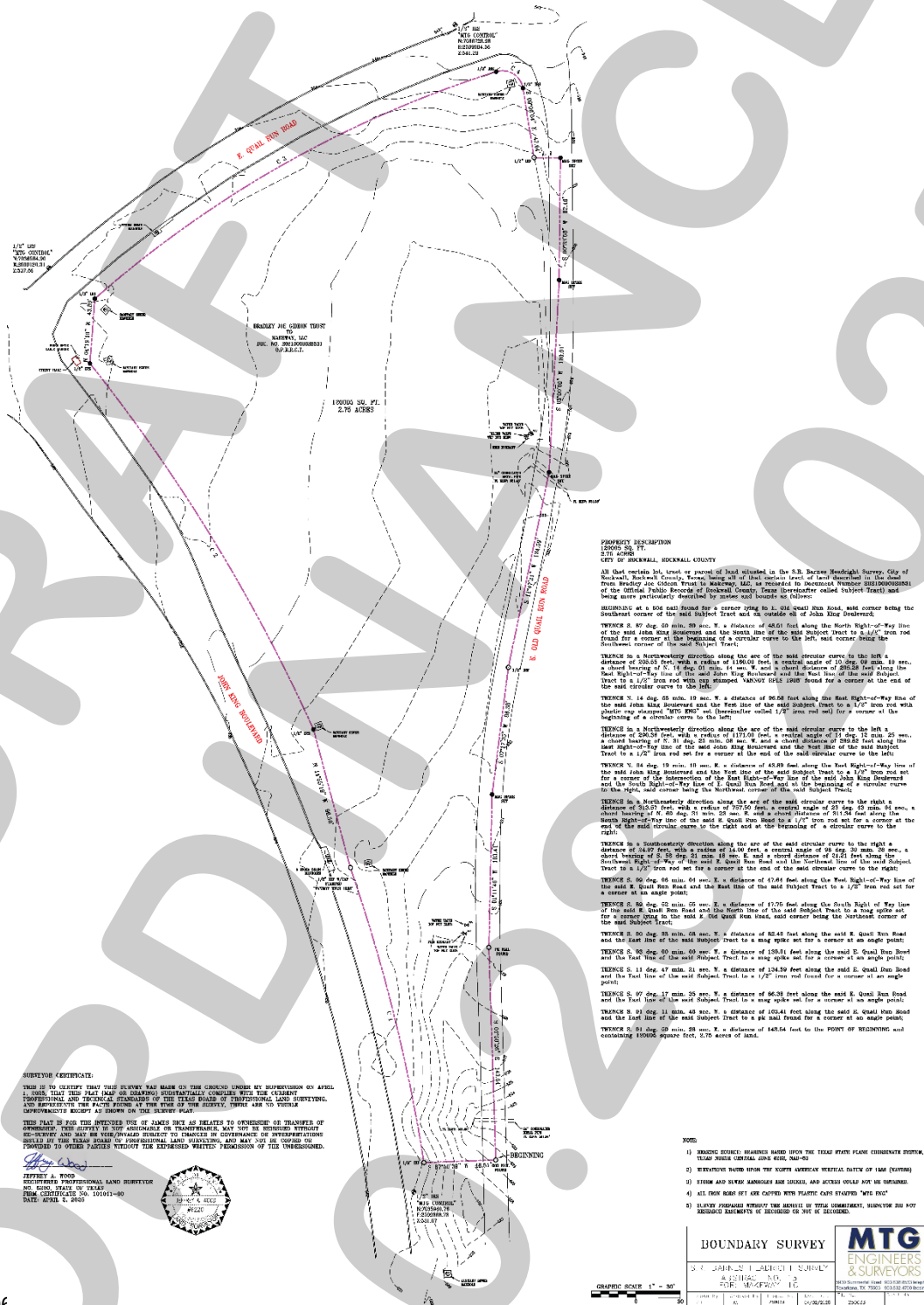
1st Reading: November 17, 2025

2nd Reading: December 1, 2025

S.R. BARNES HEADRIGHT SURVEY, ABSTRACT 13

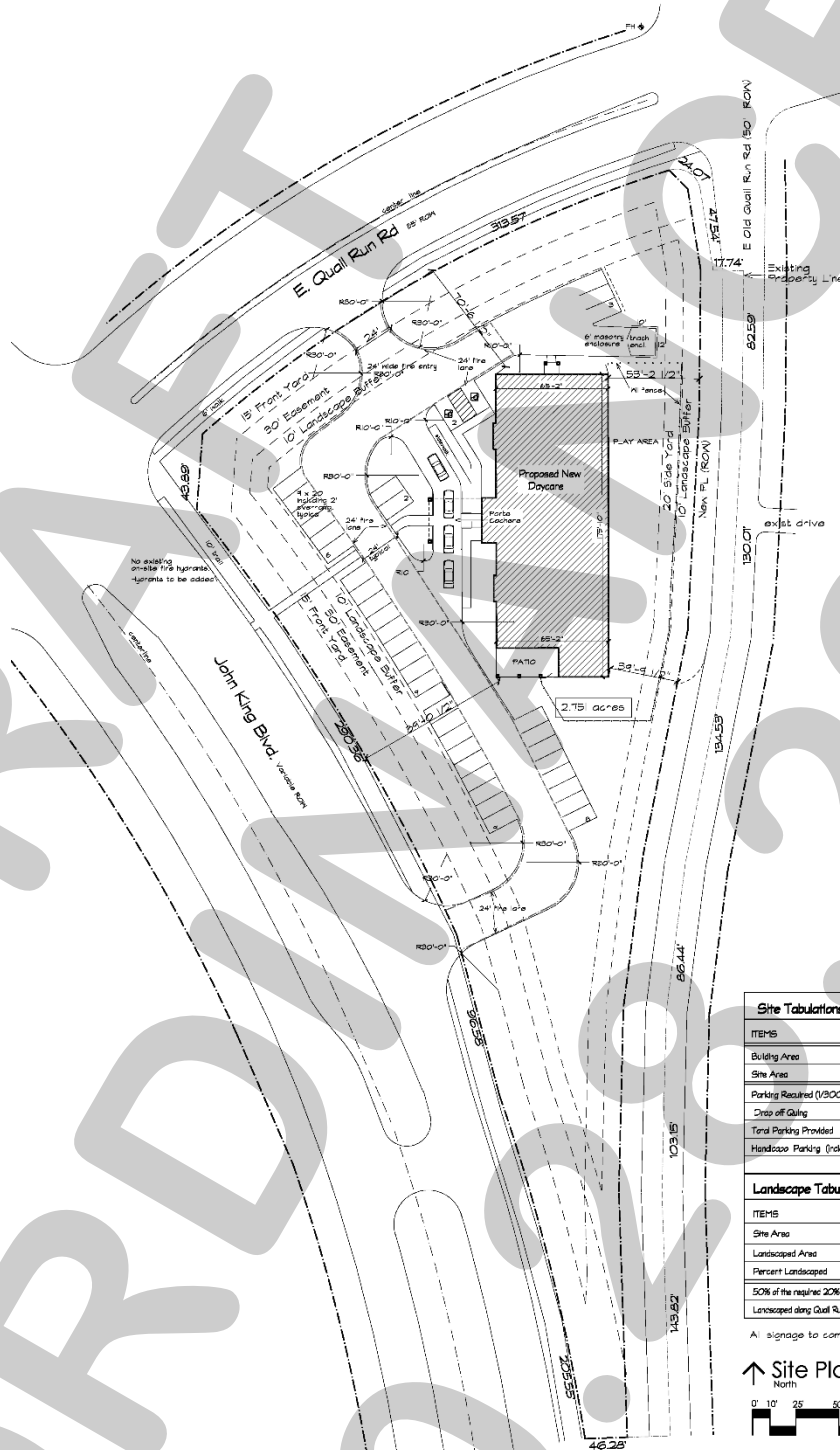
LINE	LOADING	INSTANCE
1 1	28.4670 51.5	45.55

CURVE	RAIUS	ARC LENGTH	INITIAL ANGLE	CURVE LOADING	CURVE LENGTH
C 1	1108.00	280.65	3709.18	N 14°11'14"	285.28
C 2	1171.00	290.96	4472.32	N 31°02'10"	298.62
C 3	757.30	314.57	5842.94	N 62°48'23"	311.24
C 4	1401	364.67	6930.28	S 50°21'30"	21.81



Z2025-067, Specific Use Permit (SUP) for a
Daycare Facility
Ordinance No. 25-XX, S-3XX

Exhibit 'B' Concept Plan



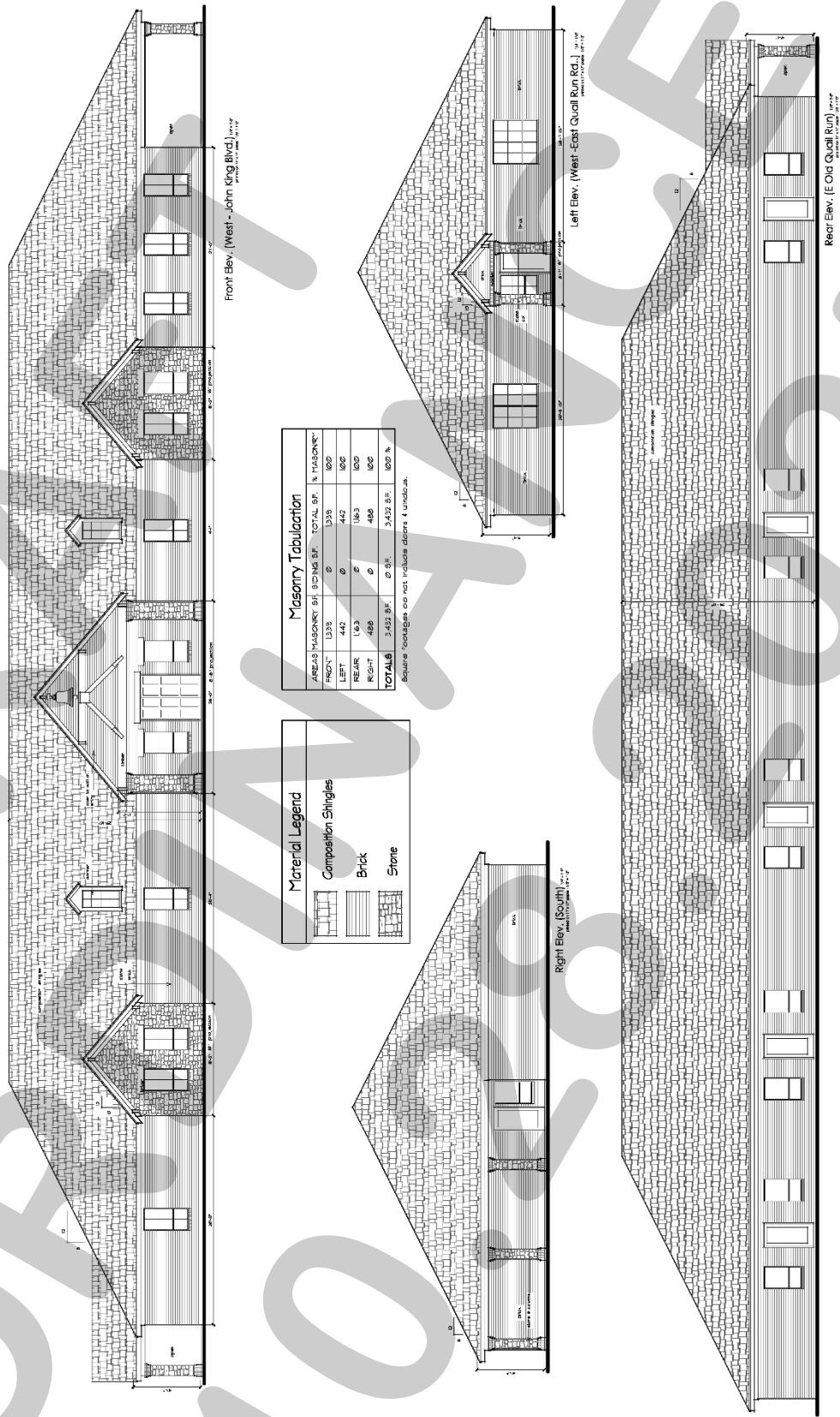
Site Tabulations	
ITEMS	
Building Area	11,114 sq.ft.
Site Area	119,877 sq.ft.
Parking Required (1/300)	37
Cross off Quail	4
Total Parking Provided	39 + 4
Handicap Parking (mdd. in total)	2

Landscape Tabulations	
ITEMS	
Site Area	119,877 sq.ft.
Landscape Area	63,381 sq.ft.
Percent Landscaped	69.5 %
50% of the required 20% landscaping	1,848 sf
Landscape along Quail Run & John King	32,195

A: signage to comply with zoning ordinance.



Exhibit 'C' 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: November 17, 2025

APPLICANT: Lisa Brooks and Rene'e Holland; *Makeway, LLC*

CASE NUMBER: Z2025-067; *Specific Use Permit (SUP) for a Daycare that Exceeds the Maximum Size in Neighborhood Services (NS) District*

SUMMARY

Hold a public hearing to discuss and consider a request by Lisa Brooks and Rene'e Holland of Makeway, LLC for the approval of a Specific Use Permit (SUP) for a *Daycare Facility Exceeding the Maximum Building Size* in a Neighborhood Services (NS) District on a 2.751-acre tract of land identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Neighborhood Services (NS) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, and take any action necessary.

BACKGROUND

The subject property was annexed into the City on March 16, 1998 by *Ordinance No. 98-10 [Case No. A1998-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On April 7, 2025, the City Council approved a zoning change [*Case No. Z2025-006*] changing the zoning of the subject property from an Agriculture (AG) District to a Neighborhood Services (NS) District. The subject property has been vacant since annexation.

PURPOSE

On October 17, 2025, the applicants -- *Lisa Brooks and Rene'e Holland of Makeway, LLC* -- submitted an application requesting a Specific Use Permit (SUP) for a building exceeding 5,000 SF in size in a Neighborhood Services (NS) District to allow the construction of an 11,114 SF daycare facility.

ADJACENT LAND USES AND ACCESS

The subject property is located at the southeast corner of the intersection of John King Boulevard and Quail Run Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is E. Quail Run Road, which is identified as a *A4U (i.e. arterial, four [4] lane, undivided roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Continuing north is the Gideon Grove Subdivision, which was established on May, 3, 2019, consists of 72 single-family residential lots on 29.18-acres, and is zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses. Beyond this is a residential subdivision that is located outside of the corporate limits of the City of Rockwall.

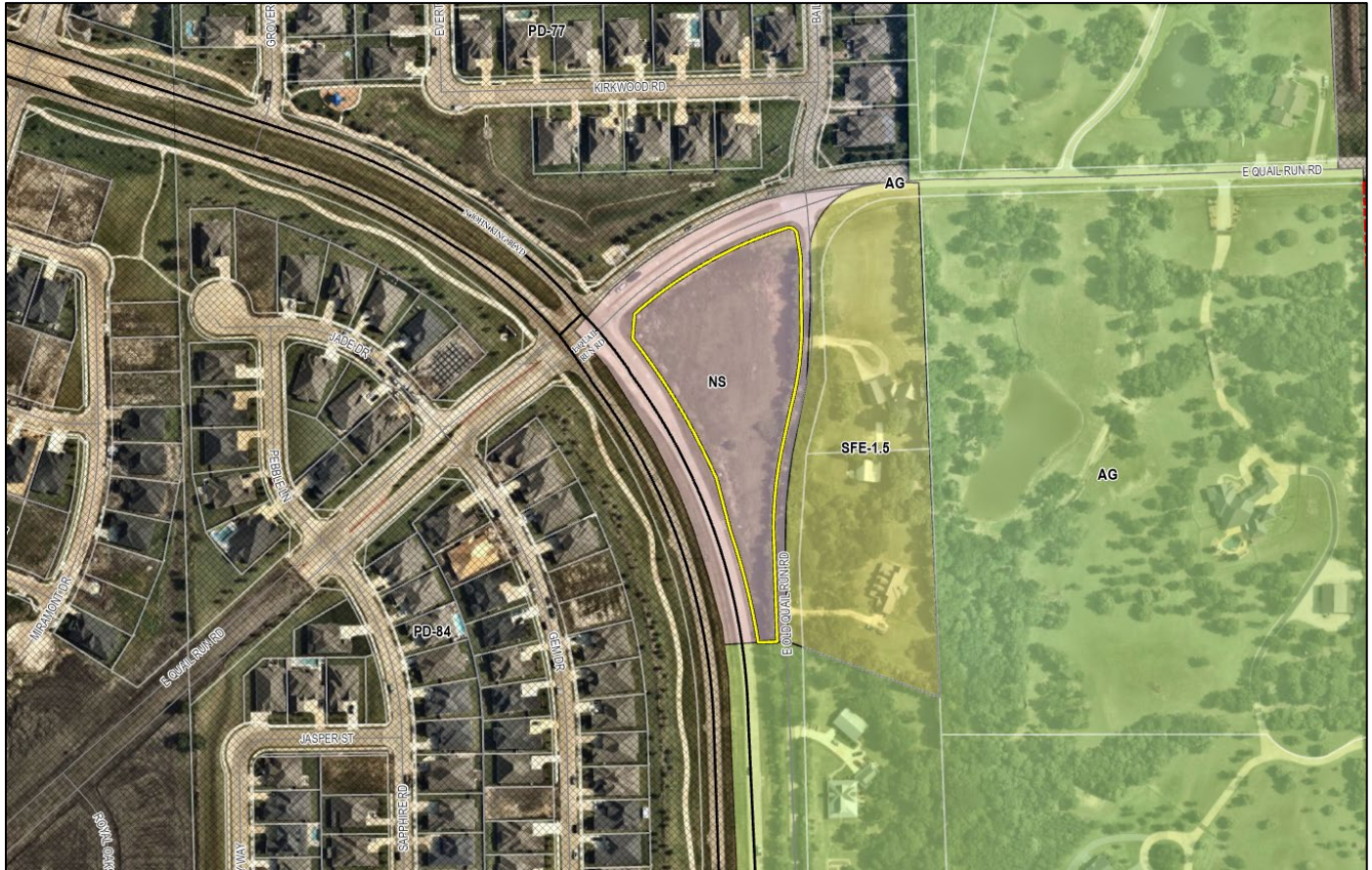
South: Directly south of the subject property is John King Boulevard, which is identified as a *P6D (i.e. principle arterial, six [6] lane, divided roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Continuing south is Phase 8A of the Caruth Lake Subdivision, which was established on December 20, 2012, consists of 63 single-family residential lots on 22.66-acres, and is zoned Planned Development District 5 (PD-5) for Single-Family 8.4 (SF-8.4) District land uses.

East: Directly east of the subject property is E. Old Quail Run Road, which is identified as a *R2* [i.e. residential, two (2) lane, undivided roadway] on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Continuing east are two (2) lots (i.e. Lot 1 [1.82-acres], and Lot 2 [2.12-acres], Block A, Utley Addition) zoned Single-Family Estate 1.5 (SFE-1.5) District. Beyond this is a 17.51-acre tract of land (i.e. Lot 1, Block A, Cox Acres), which has a single-family home situated on the property and is zoned Agricultural (AG) District.

West: Directly west of the subject property is John King Boulevard, which is identified as a *P6D* (i.e. principle arterial, six [6] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Continuing west is Phase 2 of the Gideon Grove Subdivision, which was established on March 22, 2022, consists of 96 single-family residential lots on 30.06-acres, and is zoned Planned Development District 84 (PD-84) for Single-Family 7 (SF-7) District land uses.

MAP 1: LOCATION MAP

YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant is requesting approval of a Specific Use Permit (SUP) to allow the construction of a daycare facility exceeding 5,000 SF in size on a 2.751-acre parcel of land zoned Neighborhood Services (NS) District. According to the Neighborhood Services (NS) District standards contained in the Unified Development Code (UDC), daycare facilities are permitted *by-right* when the building area does not exceed 5,000 SF. When the total building area exceeds this threshold, a Specific Use Permit (SUP) is required. Based on the applicant's submittal, the proposed building will exceed this threshold by 6,114 SF. The site plan shows the construction of a single-story daycare facility with a total building area of approximately 11,114 SF. The proposed building will be oriented toward John King Boulevard, with primary vehicular access taken from E. Quail Run Road and John King Boulevard. No access is proposed from Old E. Quail Run Road, consistent with staff's prior recommendations to limit commercial traffic adjacent to existing residential properties.

The building elevations illustrate a structure designed to complement surrounding residential development. The proposed building incorporates a combination of brick and stone masonry, neutral color tones, and pitched roof elements that reduce the

perception of massing and create a residentially compatible appearance. The overall height of the structure is approximately 20 feet, which is well below the maximum height allowed within the Neighborhood Services (NS) District.

Parking for the facility will be provided along the front and side façades of the building, meeting the minimum off-street parking requirements of the Unified Development Code (UDC). Internal circulation is designed to accommodate parent drop-off and pick-up activity while maintaining safe pedestrian access to the building entrances. A fenced outdoor play area is proposed to the rear of the building and will be enclosed by a minimum six (6) foot wrought-iron fence, consistent with the requirements of the Unified Development Code (UDC). Additional landscape buffering will be provided along all property boundaries, particularly where the property adjoins residentially zoned or used properties. Landscaping along John King Boulevard and Quail Run Road will include canopy trees, ornamental plantings, and turf areas that meet or exceed the minimum landscaping standards of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC).

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 04.03, *Neighborhood Services (NS) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the Neighborhood Services (NS) District is intended to provide for low-intensity retail and service uses that are compatible with and complementary to surrounding residential neighborhoods. The district emphasizes pedestrian-scaled design, high-quality architecture, and site layouts that create appropriate transitions between commercial and residential areas.

The proposed daycare facility generally conforms to the dimensional and site development standards for the Neighborhood Services (NS) District, including building height, setbacks, lot coverage, and off-street parking. The site layout demonstrates compliance with the landscaping and screening requirements of the Unified Development Code (UDC), and the proposed access configuration appropriately directs commercial traffic to John King Boulevard and E. Quail Run Road, avoiding Old E. Quail Run Road, which serves existing residential neighborhoods; however, the proposed driveway configuration along E. Quail Run Road does not meet the minimum driveway spacing requirements established by the City of Rockwall's *Engineering Standards of Design and Construction*. The minimum spacing for E Quail Run Road is 200-feet, and the proposed development provides around 150-feet from the existing drives. In addition, the irregular shape and limited frontage of the site hinder the applicant's ability to fully adhere to the City's spacing requirements. While this spacing deficiency will need to be addressed as a variance during the site plan review process, it is not anticipated to significantly hinder overall traffic circulation or site accessibility given the expected traffic volumes expected along E. Quail Run Road.

The subject property is also located within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, which establishes additional design and development standards intended to promote visual quality and corridor consistency along major roadways. These standards require enhanced site and building design, quality exterior materials, and appropriate screening and buffering for properties visible from the John King Boulevard corridor.

While the proposed site layout and use are consistent with the intent of the Neighborhood Services (NS) District and the SH-205 By-Pass Overlay (SH-205 BY-OV) District's standards, final design will be reviewed through the standard site plan process to verify compliance with all applicable building, landscaping, lighting, and screening requirements.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *Northeast Residential District* and was previously designated for *Low Density Residential* land uses. The Comprehensive Plan describes the *Northeast Residential District* as an area characterized by established and emerging single-family neighborhoods with a predominantly residential development pattern; however, the Plan also acknowledges that neighborhood-supportive commercial uses may be appropriate at the periphery of residential areas -- *particularly along major corridors such as John King Boulevard* -- where adequate buffering and site design can ensure compatibility.

When the City Council approved the rezoning of the property from Agricultural (AG) to Neighborhood Services (NS) District on March 11, 2025, it recognized the property's potential to accommodate neighborhood-serving commercial uses consistent with the intent of the Comprehensive Plan's *Neighborhood/Convenience Center* concept. These small-scale commercial nodes are envisioned to provide everyday services -- *such as childcare facilities, personal care establishments, and professional offices* - - that meet the daily needs of nearby residents while maintaining a residentially compatible scale and character.

The proposed daycare facility aligns with the Comprehensive Plan's guiding principles for neighborhood compatibility and service accessibility. Specifically, the project supports:

- CHAPTER 08 RESIDENTIAL | POLICY 03 | GOAL 01 EXISTING RESIDENTIAL SUBDIVISIONS AND DEVELOPMENTS: Protect existing single-family neighborhoods from the negative effects of non-residential development through appropriate scale, buffering, and design. In this case, the proposed development is providing a ten (10) foot, three (3) tier landscape buffer along Old E. Quail Run Road, which will incorporate the use of the existing thick tree-line along this roadway.
- CHAPTER 09 NON-RESIDENTIAL | POLICY 03 | GOAL 04 COMMERCIAL BUILDING DESIGN: Non-residential buildings adjacent to residential properties should be designed to a residential scale to assist the transition of land uses, and mitigate any potential negative visual impacts of the commercial development. As noted in the *Adjacent Land Uses and Access* section of this case memo, there are several nearby residential subdivisions. The applicant has indicated to staff that the design of the building will reflect the style and architecture of the nearby subdivisions.

The proposed use -- *an early childhood education and daycare facility* -- is a neighborhood-serving, low-intensity land use consistent with these objectives. The project's scale, location, and function align with the City's vision for providing accessible, community-oriented services within close proximity to residential areas. The proposed daycare facility is consistent with the land use intent of the OURHometown Vision 2040 Comprehensive Plan. The project supports the Plan's emphasis on balanced growth, compatible development, and the establishment of neighborhood-scale services that enhance quality of life for nearby residents.

STAFF ANALYSIS

From a land use perspective, staff finds that the proposed daycare facility is consistent with the intent and purpose of the Neighborhood Services (NS) District. The district is designed to accommodate low-intensity commercial and service uses that support adjacent residential neighborhoods while maintaining a residentially compatible scale. The proposed *daycare facility* represents a neighborhood-serving use that would provide a needed community service to nearby residents without introducing an intensity of development inconsistent with the area's established character.

The site layout demonstrates compliance with the applicable development standards contained in the Unified Development Code (UDC), including requirements related to building setbacks, lot coverage, parking, landscaping, and screening. Vehicular access is provided from John King Boulevard and E. Quail Run Road, consistent with prior staff recommendations to avoid access from Old E. Quail Run Road, which serves existing residential homes. However, as mentioned in the Conformance to the City's Codes section of this memo, the proposed driveway configuration along E. Quail Run Road does not meet the minimum driveway spacing requirements established by the City of Rockwall's *Engineering Standards of Design and Construction*. This will require a variance through the site plan process. In addition, the site design includes appropriate buffering and screening, ensuring a functional and visually compatible transition between the proposed commercial use and nearby residential areas.

The property's location at the intersection of John King Boulevard and Quail Run Road also aligns with the OURHometown Vision 2040 Comprehensive Plan's direction for neighborhood-scale, service-oriented commercial uses to be located along major corridors or intersections that can safely accommodate additional traffic and limit direct impacts to residential streets.

In summary, the proposed daycare facility represents a neighborhood-serving, low-intensity use that is compatible with surrounding land uses, consistent with the Comprehensive Plan's policy direction, and appropriate within the Neighborhood Services (NS) District. With all that being said, Specific Use Permits (SUPs) are a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On October 21, 2025, staff notified 69 property owners and occupants within 500-feet of the subject property. Staff also notified the Caruth Lakes (*Caruth Ridge Estates*) and Stoney Hollow Homeowners Association (HOA), which are the only Homeowner's Associations (HOAs) or Neighborhood Groups participating in the Neighborhood Notification Program that are within 1,500-feet of the subject property. 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 written, staff has received three (3) notices in opposition of the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request for a Specific Use Permit (SUP) for a *Daycare Facility* exceeding the maximum size within a Neighborhood Services (NS) District, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) The development of a *Daycare Facility* on the *Subject Property* shall generally conform to the *Concept Plan* as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
 - (b) A ten (10) foot landscape buffer with three (3) tiered screening (*i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees*) is required along E. Old Quail Run Road.
 - (c) The proposed *Daycare Facility* shall not exceed 11,200 SF.
- (2) Any construction resulting from the approval of this Zoning Change 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 November 11, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 6-0, with Commissioner Hustings absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE)¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE)¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$250.00 + \$20.00 ACRE)¹
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- ☒ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1&2}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **JOHN KING / E. QUAIL RUN / OLD QUAIL RUN**
SUBDIVISION **TRACT 1-04 (S.R. Barnes Survey)** LOT BLOCK
GENERAL LOCATION **ABSTRACT No. 13, ROCKWALL COUNTY**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **Comm- NS** CURRENT USE **NA**
PROPOSED ZONING **NS + SUP** PROPOSED USE **CHILD CARE CENTER**
ACREAGE **2.75** LOTS [CURRENT] LOTS [PROPOSED]

- ☐ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☒ OWNER **LISA BROOKS** ☒ APPLICANT **RENEE HOLLAND**
CONTACT PERSON **LISA BROOKS** CONTACT PERSON **RENEE HOLLAND**
ADDRESS **1215 RIDGE RD W** ADDRESS **805 EAGLE PASS**

CITY, STATE & ZIP **ROCKWALL, TX 75087** CITY, STATE & ZIP **HEATH, TX 75032**
PHONE **214.402.2349** PHONE **214.402.6511**
E-MAIL **aalcbrookse@yahoo.com** E-MAIL **j holland 1977@yahoo**

NOTARY VERIFICATION [REQUIRED]

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

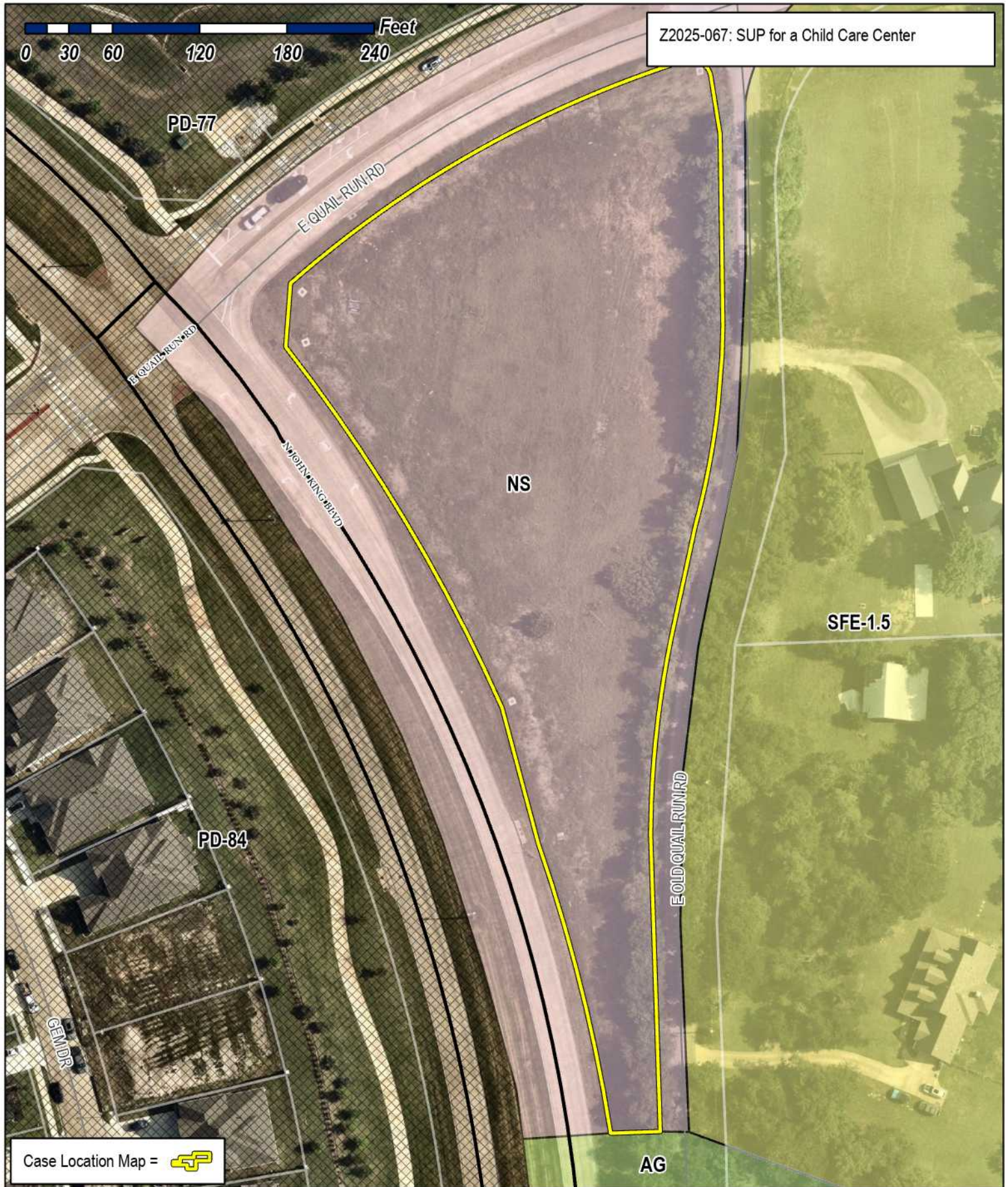
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION,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

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES



Case Location Map = 



City of Rockwall

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

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

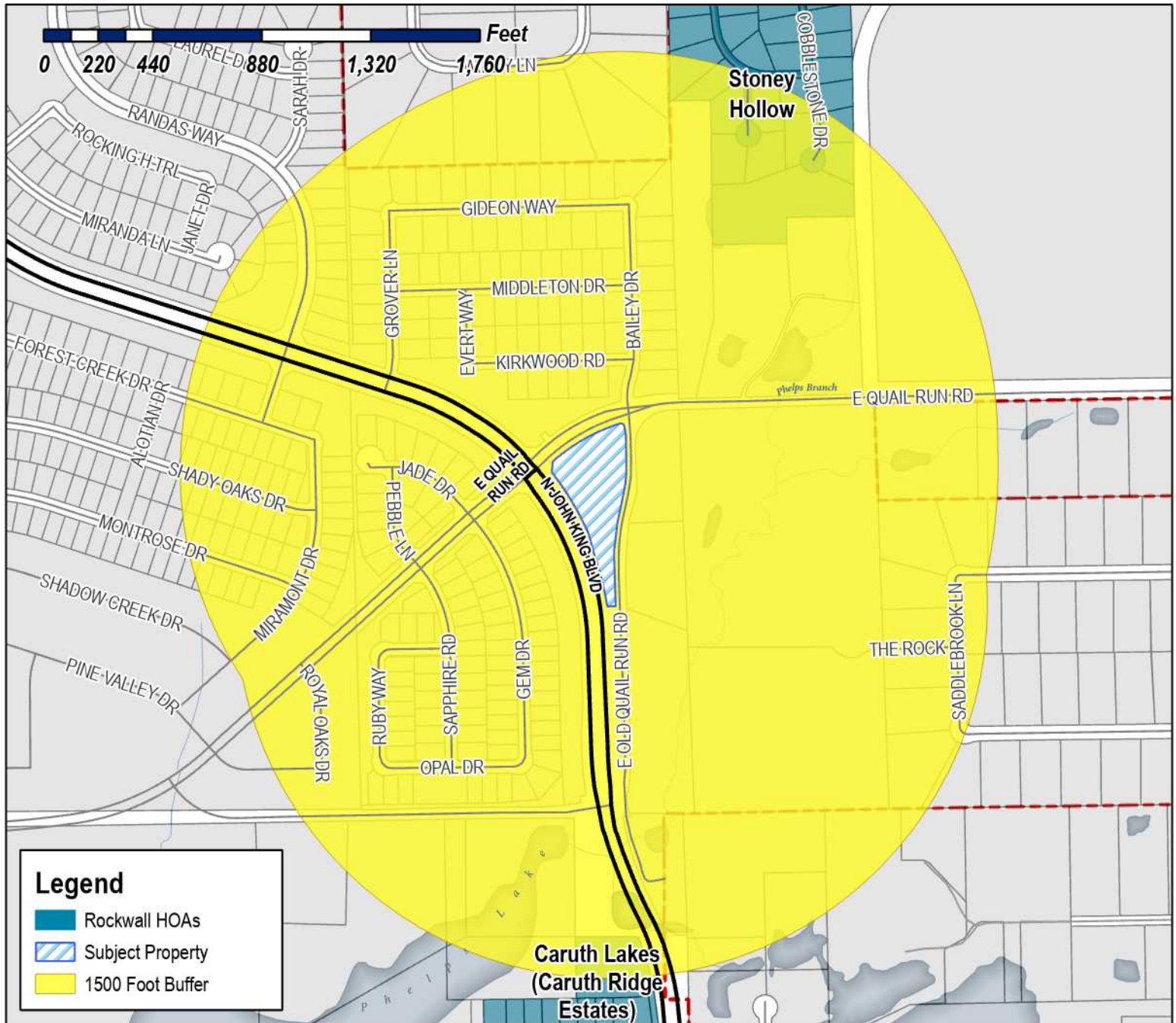




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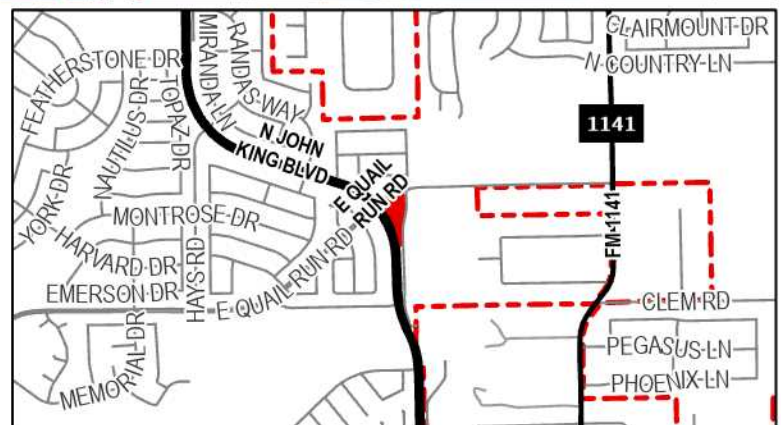
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Case Number: Z2025-067
Case Name: SUP for a Child Care Center
Case Type: Zoning
Zoning: Neighborhood Service (NS) District
Case Address: SE Corner of N John King and Quail Run Road

Date Saved: 10/16/2025

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



Miller, Ryan

From: Zavala, Melanie
Sent: Wednesday, October 22, 2025 12:41 PM
Cc: Miller, Ryan; Lee, Henry; Ross, Bethany
Subject: Neighborhood Notification Program [Z2025-067]
Attachments: Public Notice (10.20.2025).pdf; HOA Map (10.16.2025).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, October 24, 2025](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, November 11, 2025 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, November 17, 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 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>.

Z2025-067: SUP for a Daycare Facility Exceeding the Maximum Building Size

Hold a public hearing to discuss and consider a request by Lisa Brooks and Renee Holland of Makeway, LLC for the approval of a [Specific Use Permit \(SUP\)](#) for a Daycare Facility Exceeding the Maximum Building Size in a Neighborhood Services (NS) District on a 2.751-acre tract of land identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Neighborhood Services (NS) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, and take any action necessary.

Thank you,

Melanie Zavala

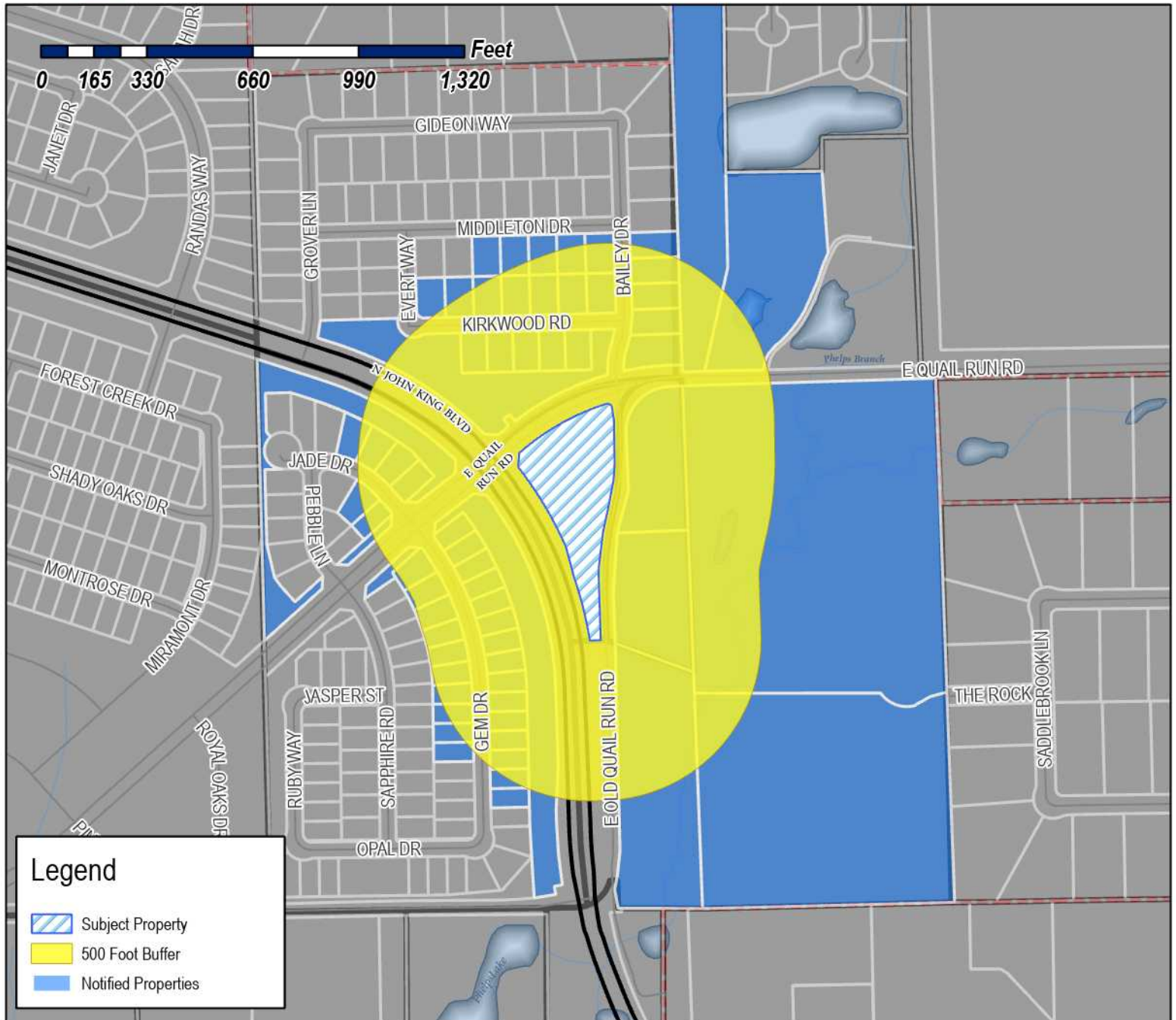
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](#)
972-771-7745 Ext. 6568



City of Rockwall

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

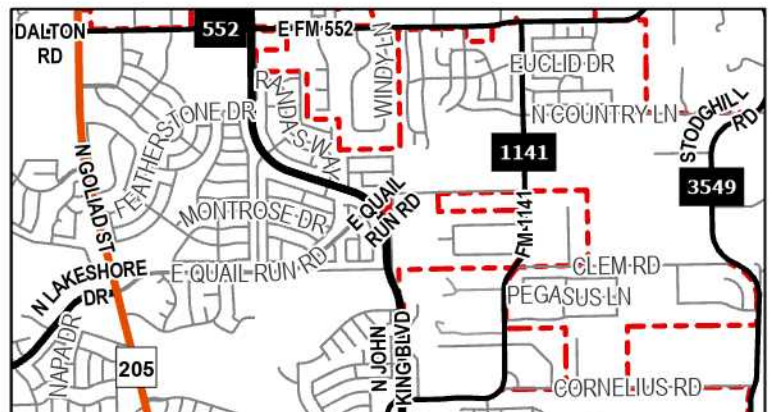
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Case Number: Z2025-067
Case Name: SUP for a Child Care Center
Case Type: Zoning
Zoning: Neighborhood Service (NS) District
Case Address: SE Corner of N John King and Quail Run Road

Date Saved: 10/16/2025

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



GIDEON GROVE HOMEOWNERS ASSOCIATION
INC
1024 S Greenville Ave Ste 230
Allen, TX 75002

HUNTER MICHELLE ZERBE AND
TRACY GIL HUNTER
1304 KIRKWOOD ROAD
ROCKWALL, TX 75087

VALENCIA BRANDON AND AMANDA
1308 KIRKWOOD ROAD
ROCKWALL, TX 75087

SMITH SAMUEL CURTIS & CHRISTEN
SWEARENGIN
1309 Kirkwood Rd
Rockwall, TX 75087

ABU BAKR BILAL & NADIA BILAL
1311 MIDDLETON DRIVE
ROCKWALL, TX 75087

MCDANIEL TIMMY E & SHIRLEY G
1312 KIRKWOOD RD
ROCKWALL, TX 75087

WOLFGRAM FAMILY LIVING TRUST
MARK WOLFGRAM AND TIFFANY WOLFGRAM -
TRUSTEES
1313 KRIKWOOD ROAD
ROCKWALL, TX 75087

RESIDENT
1315 MIDDLETON DRIVE
ROCKWALL, TX 75087

CLEMENT MICHAEL BRENT AND ANDREA
KRISTINA
1316 KIRKWOOD RD
ROCKWALL, TX 75087

WATTS RICKY & JACQUELINE
1317 KIRKWOOD RD
ROCKWALL, TX 75087

FARRELL SALLY A AND JOHN T
1319 MIDDLETON DRIVE
ROCKWALL, TX 75087

FARRELL ERIN ELIZABETH AND TIMOTHY DANIEL
1320 KIRKWOOD ROAD
ROCKWALL, TX 75087

RUTTER KENT DOUGLAS AND MARIA ELENA
1321 KIRKWOOD ROAD
ROCKWALL, TX 75087

JORDAN RAYSHAWN AND LANDRIA
1323 MIDDLETON DRIVE
ROCKWALL, TX 75087

BOLES GEORGE AND JANET
1324 KIRKWOOD ROAD
ROCKWALL, TX 75087

KANDIMALLA RAHUL
1325 KIRKWOOD
ROCKWALL, TX 75087

SMALLWOOD GENE R AND SHIRLEY J
1327 MIDDLETON DR
ROCKWALL, TX 75087

LAMPI MATTHEW OLAVI AND LISA CHARMAGNE
1328 KIRKWOOD RD
ROCKWALL, TX 75087

KOUVELIS HILDA & PETER
1415 E QUAIL RUN RD
ROCKWALL, TX 75087

LARRIVIERE MICHAEL R & LISA J
1425 E QUAIL RUN RD
ROCKWALL, TX 75087

PACESETTER HOMES LLC
14400 THE LAKES BLVD BUILDING C SUITE 200
PFLUGERVILLE, TX 78660

TYLER WILLIAM L AND VANITA RAE
1501 THE ROCK
ROCKWALL, TX 75087

LEFERE MARCY NICOLE AND ALIDOR PHILLIP IV
1691 E Quail Run Rd
Rockwall, TX 75087

AZBILL THOMAS &
CHRISTINA CHEW
1714 GEM DR
ROCKWALL, TX 75087

BONNER URSULA L
1720 Gem Dr
Rockwall, TX 75087

HOLLOWAY BETTYE
1726 GEM DR
ROCKWALL, TX 75087

BOGISAM VENKATA RAMESHBABU &
SIREESHA KANDULA
1727 GEM DR
ROCKWALL, TX 75087

GIBSON JASON M & CAMIE
1732 GEM DR
ROCKWALL, TX 75087

RESIDENT
1733 GEM DR
ROCKWALL, TX 75087

JONES CHRISTOPHER JR & JUSTICE JONES
1738 Gem Dr
Rockwall, TX 75087

RESIDENT
1739 GEM DR
ROCKWALL, TX 75087

SKINNER PATRICIA KAY
1744 Gem Dr
Rockwall, TX 75087

RESIDENT
1745 GEM DR
ROCKWALL, TX 75087

VAIRAGYAM RAHUL & LAKSHMI
NARAYANACHARI SRIRAMACHARI
1745 Gem Dr
Rockwall, TX 75087

PICHARDO ROGER FRANCISCO AND COURTNEY
RAE
1751 E QUAIL RUN
ROCKWALL, TX 75087

RESIDENT
1800 E QUAIL RUN RD
ROCKWALL, TX 75087

JENNINGS RYNE THOMAS
1804 GEM DR
ROCKWALL, TX 75087

RESIDENT
1805 GEM DR
ROCKWALL, TX 75087

NGUYEN JASON &
KATHY HOANG DOAN
1810 GEM DR
ROCKWALL, TX 75087

RESIDENT
1815 E OLD QUAIL RUN RD
ROCKWALL, TX 75087

GREWAL MANJINDER S MANJIT K GREWAL
1815 Gem Dr
Rockwall, TX 75087

SAMUEL JOY C & DICKSON I
1816 GEM DR
ROCKWALL, TX 75087

RESIDENT
1822 GEM DR
ROCKWALL, TX 75087

MERTENS ANDREW & JENNIFER LOUISE
SIFUENTES
1823 GEM DR
ROCKWALL, TX 75087

RESIDENT
1828 GEM DR
ROCKWALL, TX 75087

RESIDENT
1831 GEM DR
ROCKWALL, TX 75087

GRACEVILLA BLESSY KUNJUMON
1832 Gem Dr
Rockwall, TX 75087

RESIDENT
1837 GEM DR
ROCKWALL, TX 75087

SCHULZE KYLER W AND
JANETTE SCHULZE
1838 GEM DR
ROCKWALL, TX 75087

PITTI VIKRAM AND
PRATHIBHA ANKALA
1844 GEM DR
ROCKWALL, TX 75087

RESIDENT
1845 GEM DR
ROCKWALL, TX 75087

RESIDENT
1850 GEM DR
ROCKWALL, TX 75087

RESIDENT
1906 JADE DR
ROCKWALL, TX 75087

RESIDENT
1907 JADE DR
ROCKWALL, TX 75087

JARAMILLO JOE & NORA
1912 JADE DR
ROCKWALL, TX 75087

BRUMFIELD ADRIENNE & STANLEY BRUMFIELD
1913 Jade Dr
Rockwall, TX 75087

LOPEZ MICHAEL A & TYLER C SMOCK-LOMBARDI
1918 Jade Dr
Rockwall, TX 75087

SIMMONS LAKEYA
1924 Jade Dr
Rockwall, TX 75087

BERHE MERHAWI
2002 BAILEY DRIVE
ROCKWALL, TX 75087

GARDNER-NEWELL FAMILY TRUST
JAMES K GARDNER JR AND KARIN B NEWELL-
COTRUSTEES
2006 BAILEY DRIVE
ROCKWALL, TX 75087

DEAPEN RICHARD AND ALICIA
2010 BAILEY DRIVE
ROCKWALL, TX 75087

HARRIS ALBERT G AND JENNIFER O
2014 BAILEY DRIVE
ROCKWALL, TX 75087

WIMPEE JAKE M AND REBECCA K
2018 BAILEY DRIVE
ROCKWALL, TX 75087

SHANE HOMES INC
325 N SAINT ST STE 3100 #2901
DALLAS, TX 75201

STOCK EDWARD J
3951 VZ COUNTY ROAD 3415
WILLS POINT, TX 75169

WINDSOR HOMES CUMBERLAND LLC
5310 Harvest Hill Rd Ste 162
Dallas, TX 75230

DFW FARMLAND ESTATES LLC
7105 N Cherokee Xing W
Warr Acres, OK 73132

MAKEWAY LLC
805 EAGLE PASS
HEATH, TX 75032

COX GERALD GLEN AND ROSALBA CARRASCO
815 T L Townsend Dr Ste 101
Rockwall, TX 75087

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:

Z2025-066: SUP for a Daycare Facility Exceeding the Maximum Building Size

Hold a public hearing to discuss and consider a request by Lisa Brooks and Renee Holland of Makeway, LLC for the approval of a Specific Use Permit (SUP) for a Daycare Facility Exceeding the Maximum Building Size in a Neighborhood Services (NS) District on a 2.751-acre tract of land identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Neighborhood Services (NS) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, 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, November 11, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, November 17, 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:

Bethany Ross
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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, November 17, 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. Z2025-066: SUP for a Daycare Facility Exceeding the Maximum Building Size

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](#)

ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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

CASE NUMBER Z2025-067

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☐ I am in favor of the request
- ☒ I am in opposition of the request

NAME Sally Farrell

ADDRESS 1319 Middleton Dr, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

When the original zoning change was approved to allow for a day care center, why wasn't it approved for the larger size? Have the plans changed to make it larger or was there a handshake agreement to approve the zone change with fewer square feet just to get it passed, knowing a request would be submitted later to increase the size? Why is a larger facility required?

PLEASE CHECK ALL THAT APPLY.

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☒ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ Other:

HOW DID YOU HEAR ABOUT THIS ZONING OR SPECIFIC USE PERMIT (SUP) REQUEST?

- ☒ I received a property owner notification in the mail
- ☐ I read about the request on the City's website
- ☐ I saw a zoning sign on the property
- ☐ I read about the request in the Rockwall Herald Banner
- ☐ My neighbors told me about the request
- ☐ Other:

PUBLIC NOTICE



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

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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. Z2025-066: SUP for a Daycare Facility Exceeding the Maximum Building Size

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.

There is already enough (too much) traffic on John King as it is. It's difficult to get out of neighborhood from Quail Run as it is without the constant in and out of Day Care traffic.

Name: Tim & Gail McDaniel

Address: 1312 Kirkwood Rd

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.

It seems City Council has already made up thier minds on this issue!

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

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.

As a homeowner closest to proposed daycare, my wife and I are strongly against this proposed zoning change. The noise and increased traffic will effect will effect our quality of life and effect our home value negatively

Name: Ricky Watts + Jacqueline Watts

Address: 1317 Kirkwood

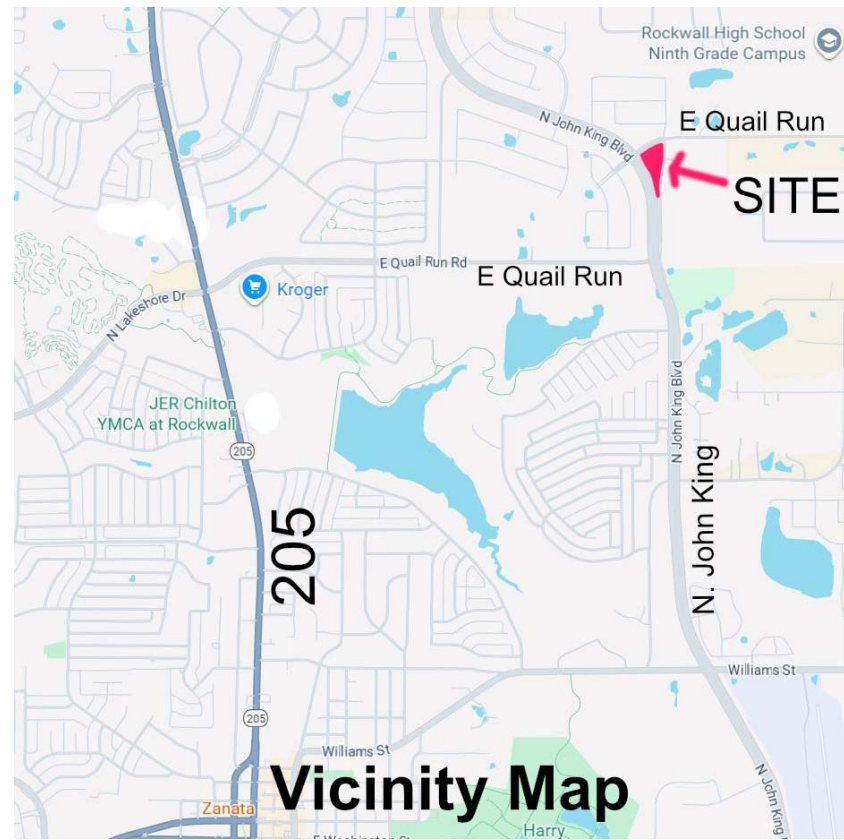
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written 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



2025204

© copyright 2025
creative architects



Owner/Developer	Lot/Block
-----------------	-----------

2.75 Acres

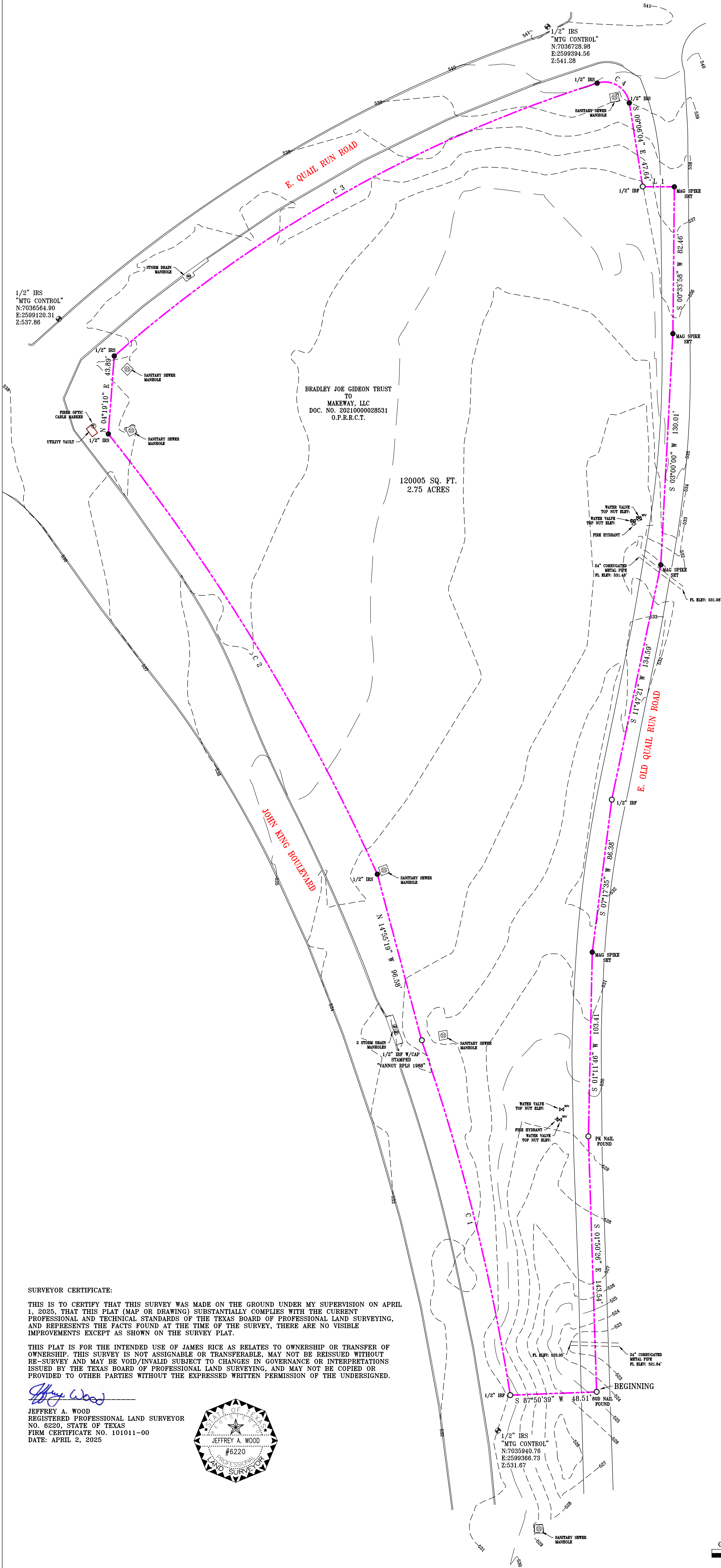
2.751 Acres

(SUP Request) Z2025-006 (orig. zoning case)

S.R. BARNES HEADRIGHT SURVEY, ABSTRACT 13

LINE	BEARING	DISTANCE
L 1	S 89°52'55" E	17.75

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C 1	1160.00'	205.55'	10°09'10"	N 14°01'14" W	205.28'
C 2	1171.00'	290.36'	14°12'25"	N 31°25'08" W	289.62'
C 3	757.50'	313.57'	23°43'04"	N 60°31'23" E	311.34'
C 4	14.00'	24.07'	98°30'28"	S 58°21'18" E	21.21'



PROPERTY DESCRIPTION
120005 SQ. FT.
2.75 ACRES
CITY OF ROCKWALL, ROCKWALL COUNTY

All that certain lot, tract or parcel of land situated in the S.R. Barnes Headright Survey, City of Rockwall, Rockwall County, Texas, being all of that certain tract of land described in the deed from Bradley Joe Gideon Trust to Makeway, LLC, as recorded in Document Number 20210000028531 of the Official Public Records of Rockwall County, Texas (hereinafter called Subject Tract) and being more particularly described by metes and bounds as follows:

BEGINNING at a 604 nail found for a corner lying in E. Old Quail Run Road, said corner being the Southeast corner of the said Subject Tract and an outside ell of John King Boulevard;

THENCE S. 87 deg. 50 min. 39 sec. W. a distance of 48.51 feet along the North Right-of-Way line of the said John King Boulevard and the South line of the said Subject Tract to a 1/2" iron rod found for a corner at the beginning of a circular curve to the left, said corner being the Southwest corner of the said Subject Tract;

THENCE in a Northwesterly direction along the arc of the said circular curve to the left a distance of 205.55 feet, with a radius of 1160.00 feet, a central angle of 10 deg. 09 min. 10 sec., a chord bearing of N. 14 deg. 01 min. 14 sec. W. and a chord distance of 205.28 feet along the East Right-of-Way line of the said John King Boulevard and the West line of the said Subject Tract to a 1/2" iron rod with cap stamped "VANNOY RPLS 1988" found for a corner at the end of the said circular curve to the left;

THENCE N. 14 deg. 55 min. 19 sec. W. a distance of 96.58 feet along the East Right-of-Way line of the said John King Boulevard and the West line of the said Subject Tract to a 1/2" iron rod with plastic cap stamped "MTG ENG" set (hereinafter called 1/2" iron rod set) for a corner at the beginning of a circular curve to the left;

THENCE in a Northwesterly direction along the arc of the said circular curve to the left a distance of 290.36 feet, with a radius of 1171.00 feet, a central angle of 14 deg. 12 min. 25 sec., a chord bearing of N. 31 deg. 25 min. 08 sec. W. and a chord distance of 289.62 feet along the East Right-of-Way line of the said John King Boulevard and the West line of the said Subject Tract to a 1/2" iron rod set for a corner at the end of the said circular curve to the left;

THENCE N. 04 deg. 19 min. 10 sec. E. a distance of 43.89 feet along the East Right-of-Way line of the said John King Boulevard and the West line of the said Subject Tract to a 1/2" iron rod set for a corner at the intersection of the East Right-of-Way line of the said John King Boulevard and the South Right-of-Way line of E. Quail Run Road and the Northeast line of the said Subject Tract to the right, said corner being the Northwest corner of the said Subject Tract;

THENCE in a Northeasterly direction along the arc of the said circular curve to the right a distance of 313.57 feet, with a radius of 757.50 feet, a central angle of 23 deg. 43 min. 04 sec., a chord bearing of S. 58 deg. 31 min. 23 sec. E. and a chord distance of 311.34 feet along the South Right-of-Way line of the said E. Quail Run Road to a 1/2" iron rod set for a corner at the end of the said circular curve to the right and at the beginning of a circular curve to the right;

THENCE in a Southeasterly direction along the arc of the said circular curve to the right a distance of 24.07 feet, with a radius of 14.00 feet, a central angle of 98 deg. 30 min. 28 sec., a chord bearing of N. 60 deg. 31 min. 18 sec. E. and a chord distance of 21.21 feet along the Southwest Right-of-Way line of the said E. Quail Run Road and the Northeast line of the said Subject Tract to a 1/2" iron rod set for a corner at the end of the said circular curve to the right;

THENCE S. 09 deg. 06 min. 04 sec. E. a distance of 47.64 feet along the West Right-of-Way line of the said E. Quail Run Road and the East line of the said Subject Tract to a 1/2" iron rod set for a corner at an angle point;

THENCE S. 89 deg. 52 min. 55 sec. E. a distance of 17.75 feet along the South Right-of-Way line of the said E. Quail Run Road and the North line of the said Subject Tract to a mag spike set for a corner lying in the said E. Old Quail Run Road, said corner being the Northeast corner of the said Subject Tract;

THENCE S. 00 deg. 33 min. 58 sec. W. a distance of 82.46 feet along the said E. Quail Run Road and the East line of the said Subject Tract to a mag spike set for a corner at an angle point;

THENCE S. 03 deg. 00 min. 00 sec. W. a distance of 130.01 feet along the said E. Quail Run Road and the East line of the said Subject Tract to a mag spike set for a corner at an angle point;

THENCE S. 11 deg. 47 min. 21 sec. W. a distance of 134.59 feet along the said E. Quail Run Road and the East line of the said Subject Tract to a 1/2" iron rod found for a corner at an angle point;

THENCE S. 07 deg. 17 min. 35 sec. W. a distance of 86.38 feet along the said E. Quail Run Road and the East line of the said Subject Tract to a mag spike set for a corner at an angle point;

THENCE S. 01 deg. 11 min. 46 sec. W. a distance of 103.41 feet along the said E. Quail Run Road and the East line of the said Subject Tract to a pk nail found for a corner at an angle point;

THENCE S. 01 deg. 50 min. 26 sec. E. a distance of 143.54 feet to the POINT OF BEGINNING and containing 120005 square feet, 2.75 acres of land.

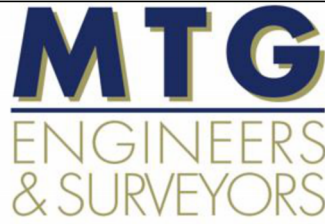
NOTE:

- BEARING SOURCE: BEARINGS BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NAD-83
- ELEVATIONS BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
- STORM AND SEWER MANHOLES ARE LOCKED, AND ACCESS COULD NOT BE OBTAINED.
- ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "MTG ENG"
- SURVEY PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT, SURVEYOR DID NOT RESEARCH EASEMENTS OF RECORDED OR NOT OF RECORDED.

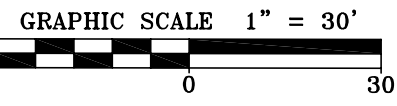
BOUNDARY SURVEY

S.R. BARNES HEADRIGHT SURVEY
ABSTRACT NO. 13
FOR: MAKEWAY LLC

Drawn By JB	Checked By JW	Project No. 250033	Dwg. Date 04/02/2025	File No. 250033	Sheet No.
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5930 Summerhill Road 903.838.8533 telephone
Texarkana, TX 75503 903.832.4700 facsimile



CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A SPECIFIC USE PERMIT (SUP) FOR A DAYCARE FACILITY EXCEEDING THE MAXIMUM BUILDING SIZE IN A NEIGHBORHOOD SERVICES (NS) DISTRICT FOR A 2.751-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1-04 OF THE S. R. BARNES SURVEY, ABSTRACT NO. 13, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' AND EXHIBIT 'B' OF THIS ORDINANCE; 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 Brooks and Rene'e Holland of Makeway, LLC for the approval of a Specific Use Permit (SUP) for a Daycare Facility Exceeding the Maximum Building Size in a Neighborhood Services (NS) District on a 2.751-acre tract of land identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Neighborhood Services District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, and more fully described and depicted in *Exhibit 'A'* and *Exhibit 'B'* 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, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) to *Exceed the Maximum Building Size in a Neighborhood Services (NS) District* in accordance with Article 04, *Permissible Uses*, and Article 05, *District Development Standards*, the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 04.03, *Neighborhood Services (NS) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Daycare Facility that Exceeds the Maximum Building Size in a Neighborhood Services (NS) District* and conformance to these operational conditions are required:

- 1) The development of a *Daycare Facility* on the *Subject Property* shall generally conform to the Concept Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) The development of the subject property shall generally conform to the Conceptual Building Elevations contained in *Exhibit 'C'* of this ordinance; however, the proposed *Daycare Facility* shall be subject to all of the *General Overlay District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC). Review for conformance to these requirements shall be completed with the site plan submittal. In addition, a recommendation by the Architecture Review Board (ARB) shall be required prior to approval of the building elevations by the Planning and Zoning Commission. The approval of this Specific Use Permit (SUP) shall not constitute the approval of variances or exceptions to any of the standards stipulated by the Unified Development Code (UDC) with regard to the design of the *Daycare Facility*.
- 3) A 20-foot landscape buffer with three (3) tiered screening (*i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees*) is required along E. Old Quail Run Road.
- 4) The proposed *Daycare Facility* shall not exceed 11,200 SF.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. 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 offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, 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 of this ordinance shall remain in full force and effect.

SECTION 7. 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 1ST DAY OF DECEMBER, 2025.**

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

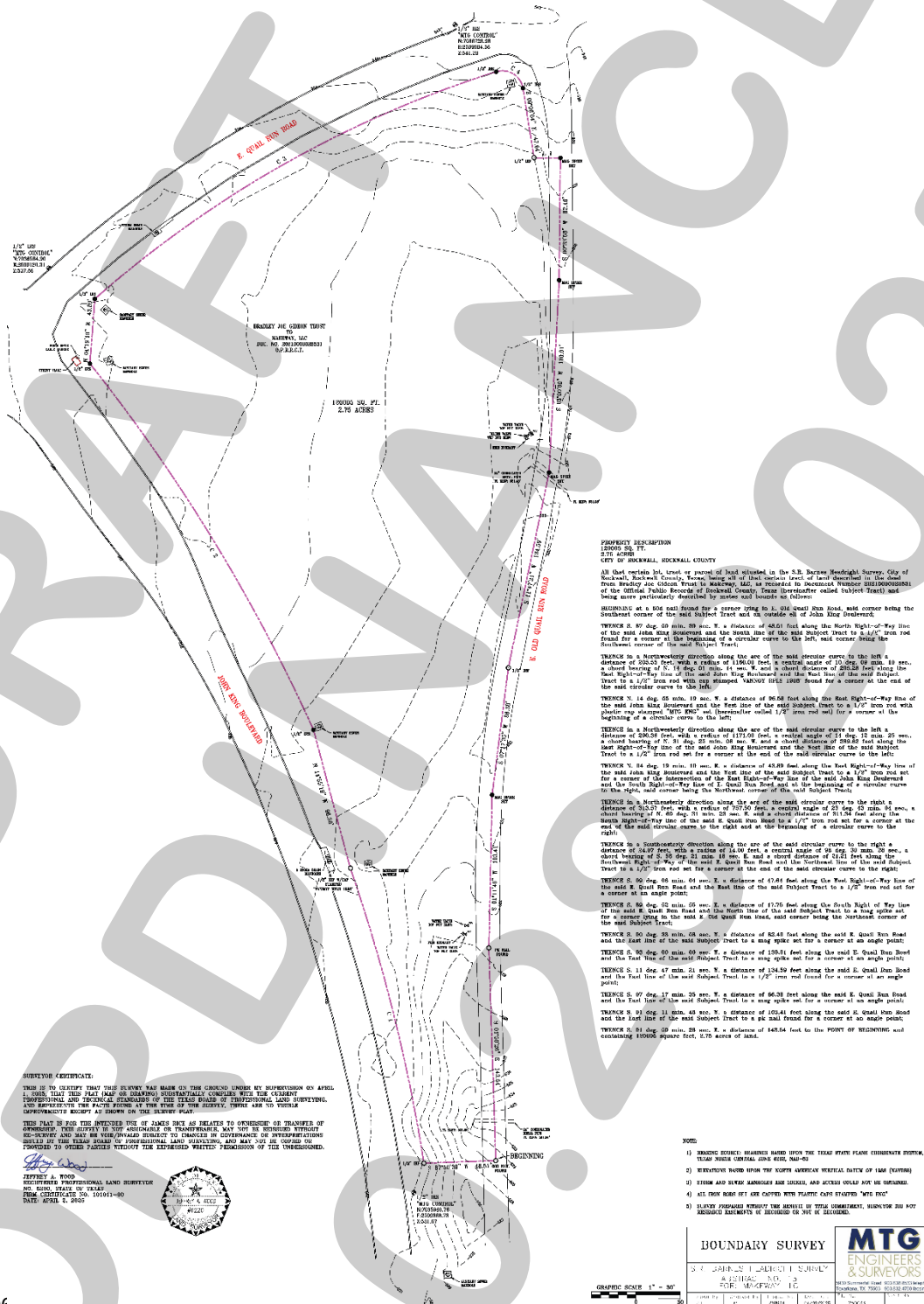
1st Reading: November 17, 2025

2nd Reading: December 1, 2025

S.R. BARNES HEADRIGHT SURVEY, ABSTRACT 13

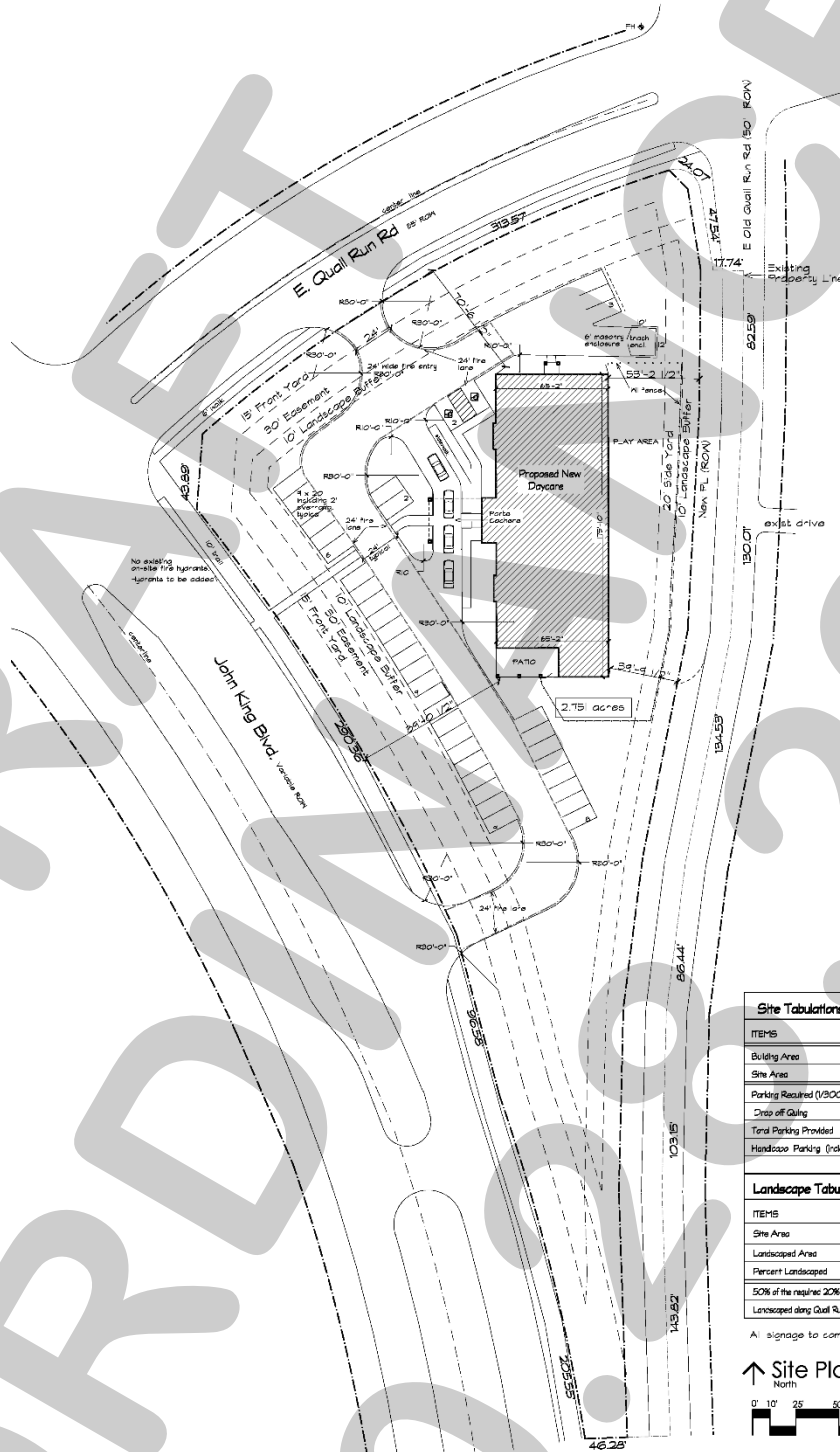
LINE	LOADING	INSTANCE
1 1	28 40762 51 Y	45.55

CURVE	RAIUS	ARC LENGTH	INITIAL ANGLE	CURVE LOADING	CURVE LENGTH
C 1	1118.00	280.65	3709.18	N 14°11'14" Y	285.28
C 2	1171.00	290.96	4472.32	N 31°02'10" Y	298.62
C 3	757.30	314.57	5842.94	N 62°48'23" E	311.24
C 4	14.01	344.67	6930.28	S 59°21'30" E	21.81



Z2025-067, Specific Use Permit (SUP) for a
Daycare Facility
Ordinance No. 25-XX, S-3XX

Exhibit 'B' Concept Plan



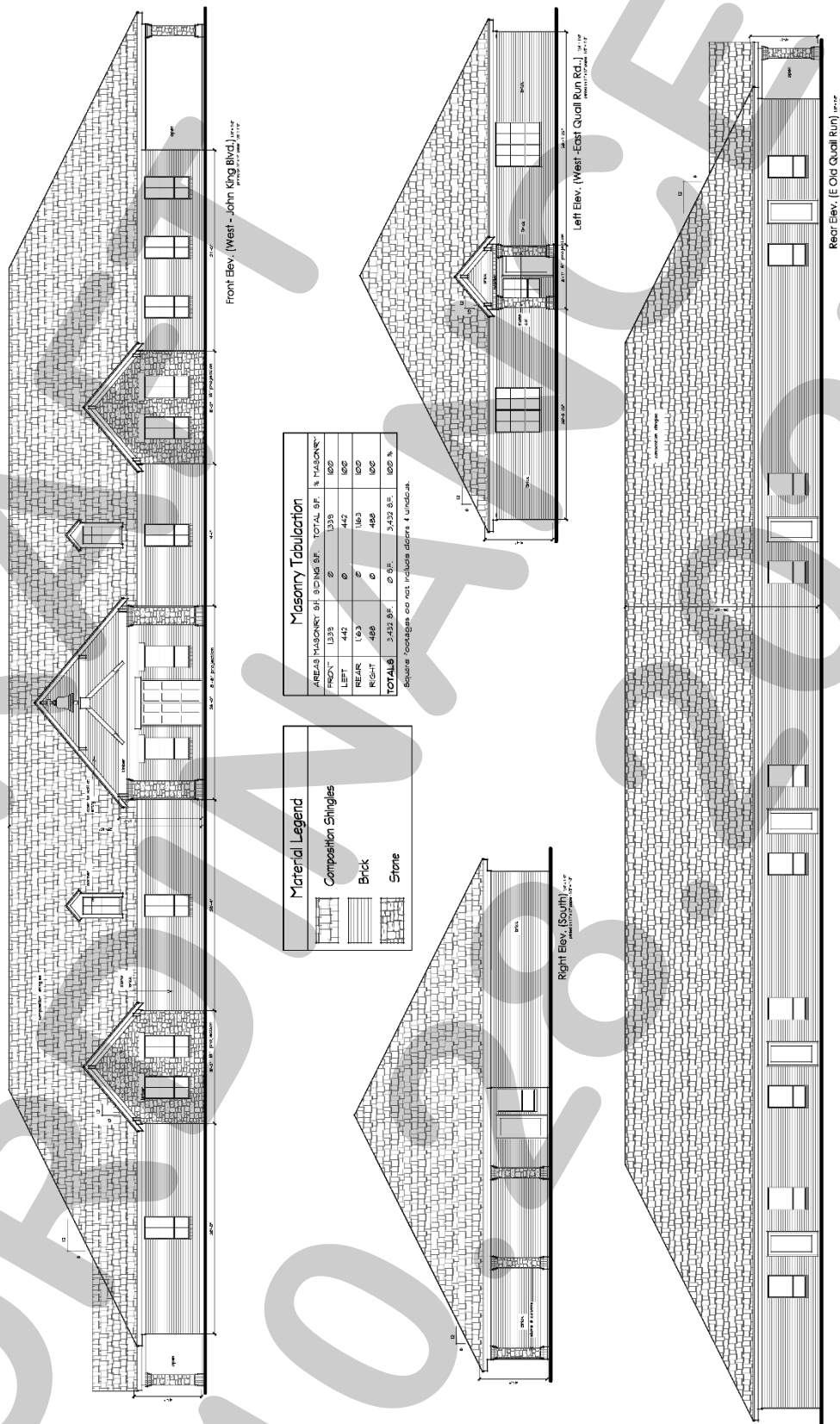
Site Tabulations	
ITEMS	
Building Area	11,114 sq.ft.
Site Area	119,877 sq.ft.
Parking Required (1/300)	37
Cross off Quail	4
Total Parking Provided	39 + 4
Handicap Parking (req'd. in total)	2

Landscape Tabulations	
ITEMS	
Site Area	119,877 sq.ft.
Landscape Area	63,381 sq.ft.
Percent Landscaped	69.5 %
50% of the required 20% landscaping	1,848 sf
Landscaped along Quail Run & John King	32,195

A: signage to comply with zoning ordinance.



Exhibit 'C' Building Elevations





December 2, 2025

TO: Lisa Brooks
1215 Ridge Road West
Rockwall, Texas 75087

CC: Rene'e Holland
805 Eagle Pass
Heath, Texas 75032

FROM: Bethany Ross
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

SUBJECT: Z2025-067; *Specific Use Permit for a Daycare Facility*

Lisa and Rene'e:

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 December 1, 2025. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) The development of a *Daycare Facility* on the *Subject Property* shall generally conform to the *Concept Plan* as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
 - (b) A ten (10) foot landscape buffer with three (3) tiered screening (*i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees*) is required along E. Old Quail Run Road.
 - (c) The proposed *Daycare Facility* shall not exceed 11,200 SF.
- (2) Any construction resulting from the approval of this Zoning Change 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 November 11, 2025, the Planning and Zoning Commission approved a motion to approve the Specific Use Permit (SUP) by a vote of 6-0, with Commissioner Hustings absent.

City Council

On November 17, 2025, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 7-0.

On December 1, 2025, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 7-0.

Included with this letter is a copy of *Ordinance No. 25-78, S-387*, 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) 772-6488.

Sincerely,

A handwritten signature in black ink that reads "Bethany Ross". The signature is fluid and cursive, with the first name "Bethany" and the last name "Ross" clearly distinguishable.

Bethany Ross
Senior Planner
Planning and Zoning Department

CITY OF ROCKWALL

ORDINANCE NO. 25-78

SPECIFIC USE PERMIT NO. S-387

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A SPECIFIC USE PERMIT (SUP) FOR A DAYCARE FACILITY EXCEEDING THE MAXIMUM BUILDING SIZE IN A NEIGHBORHOOD SERVICES (NS) DISTRICT FOR A 2.751-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1-04 OF THE S. R. BARNES SURVEY, ABSTRACT NO. 13, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' AND EXHIBIT 'B' OF THIS ORDINANCE; 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 Brooks and Rene'e Holland of Makeway, LLC for the approval of a Specific Use Permit (SUP) for a *Daycare Facility Exceeding the Maximum Building Size in a Neighborhood Services (NS) District* on a 2.751-acre tract of land identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Neighborhood Services District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, and more fully described and depicted in *Exhibit 'A'* and *Exhibit 'B'* 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, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) to *Exceed the Maximum Building Size in a Neighborhood Services (NS) District* in accordance with Article 04, *Permissible Uses*, and Article 05, *District Development Standards*, the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 04.03, *Neighborhood Services (NS) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Daycare Facility that Exceeds the Maximum Building Size in a Neighborhood Services (NS) District* and conformance to these operational conditions are required:

- 1) The development of a *Daycare Facility* on the *Subject Property* shall generally conform to the Concept Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) A ten (10)-foot landscape buffer with three (3) tiered screening (*i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees*) is required along E. Old Quail Run Road.
- 3) The proposed *Daycare Facility* shall not exceed 11,200 SF.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.


SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. 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 offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, 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 of this ordinance shall remain in full force and effect.

SECTION 7. 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 1ST DAY OF DECEMBER, 2025.**



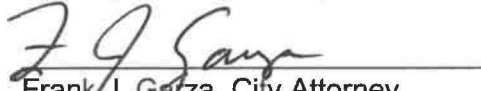
Tim McCallum, Mayor

ATTEST:



Kristy Teague, City Secretary

APPROVED AS TO FORM:



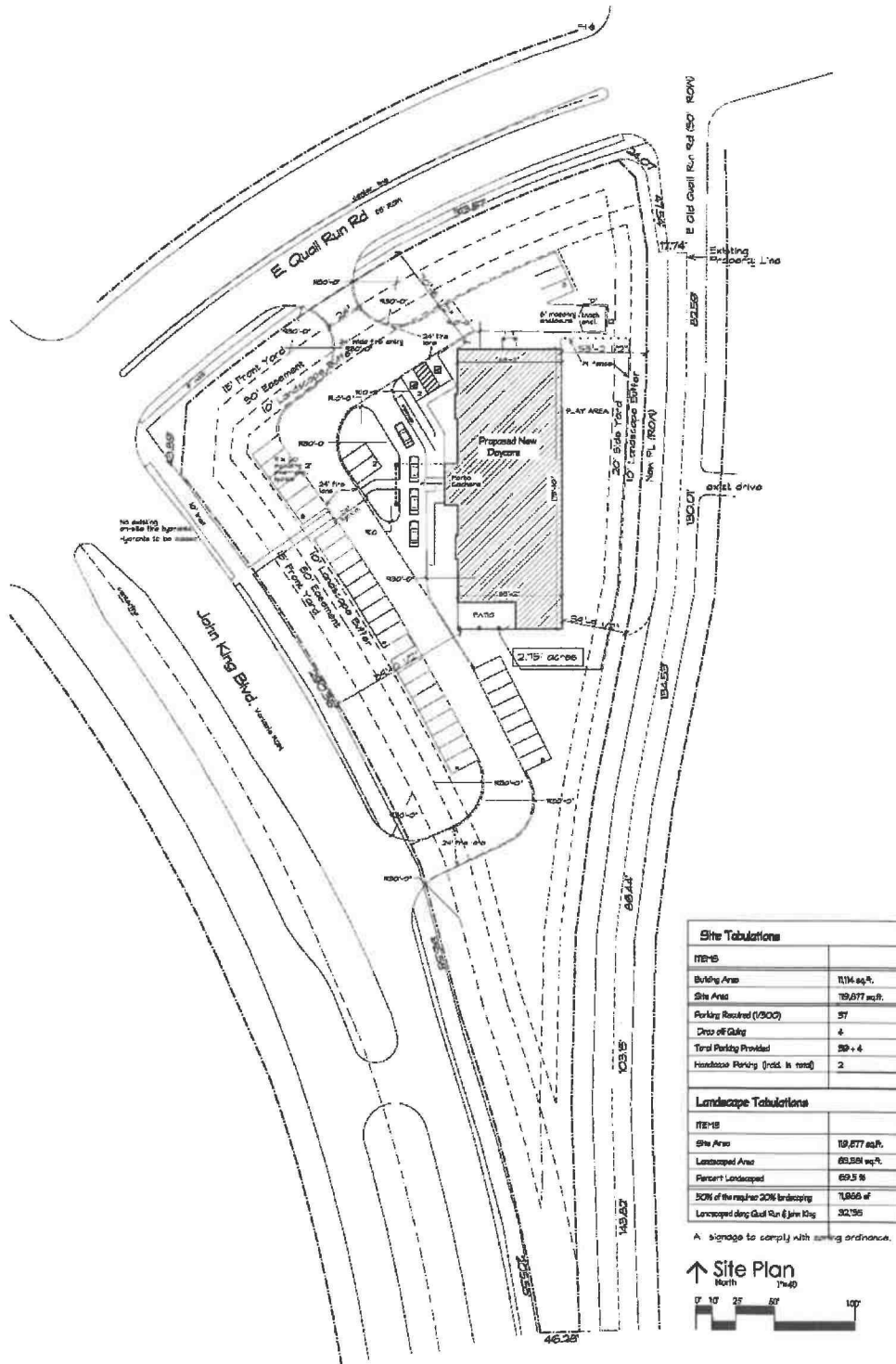
Frank J. Garza, City Attorney



1st Reading: November 17, 2025

2nd Reading: December 1, 2025

Exhibit 'B' Concept Plan



Site Tabulations	
ITEMS	
Building Area	11,114 sq. ft.
Site Area	119,877 sq. ft.
Parking Required (1/300)	37
Drop off/ Pick up	4
Total Parking Provided	39 + 4
Handicap Parking (1 incl. in total)	2
Landscape Tabulations	
ITEMS	
Site Area	119,877 sq. ft.
Landscape Area	68,881 sq. ft.
Percent Landscaped	69.5 %
SCN of the required 20% landscaping	1,866 sf
Landscaped along Quail Run & John King	32,135

A: signage to comply with zoning ordinance.

