



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 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
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- PLAT REINSTATEMENT REQUEST (\$100.00)

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- 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 2260 E Interstate 30, Rockwall, TX 75087

SUBDIVISION Robert Boyd Irvine Survey Abstract No. 120

LOT

BLOCK

GENERAL LOCATION East of Southeast Corner of I-30 & F.M. 3549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Light Industrial

CURRENT USE

Trailer Sales & Repair

PROPOSED ZONING Light Industrial with SUP

PROPOSED USE

Trailer Sales & Repair

ACREAGE 4.341

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 Jowers, Inc.

APPLICANT Big Tex Trailers

CONTACT PERSON Raymond Jowers

CONTACT PERSON Grant Young

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

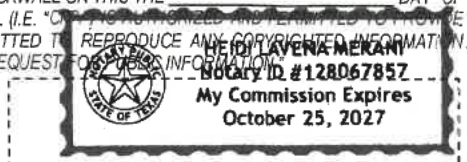
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Raymond Jowers [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 REPRODUCE ANY INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY INFORMATION CONTAINED WITHIN 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 13th DAY OF February, 2026

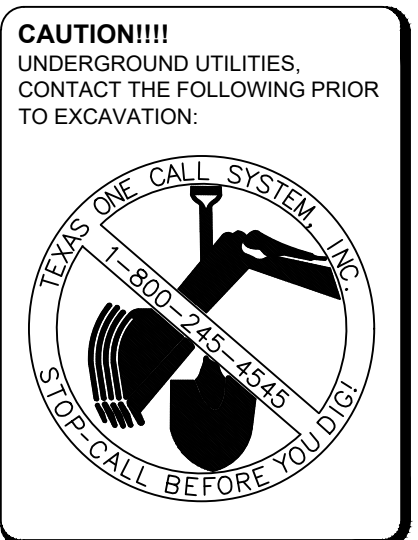
OWNER'S SIGNATURE: _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____



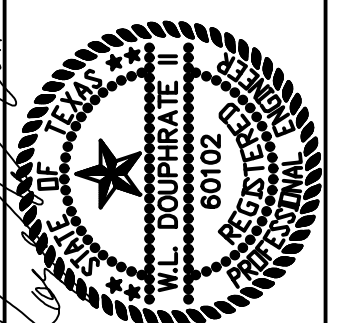
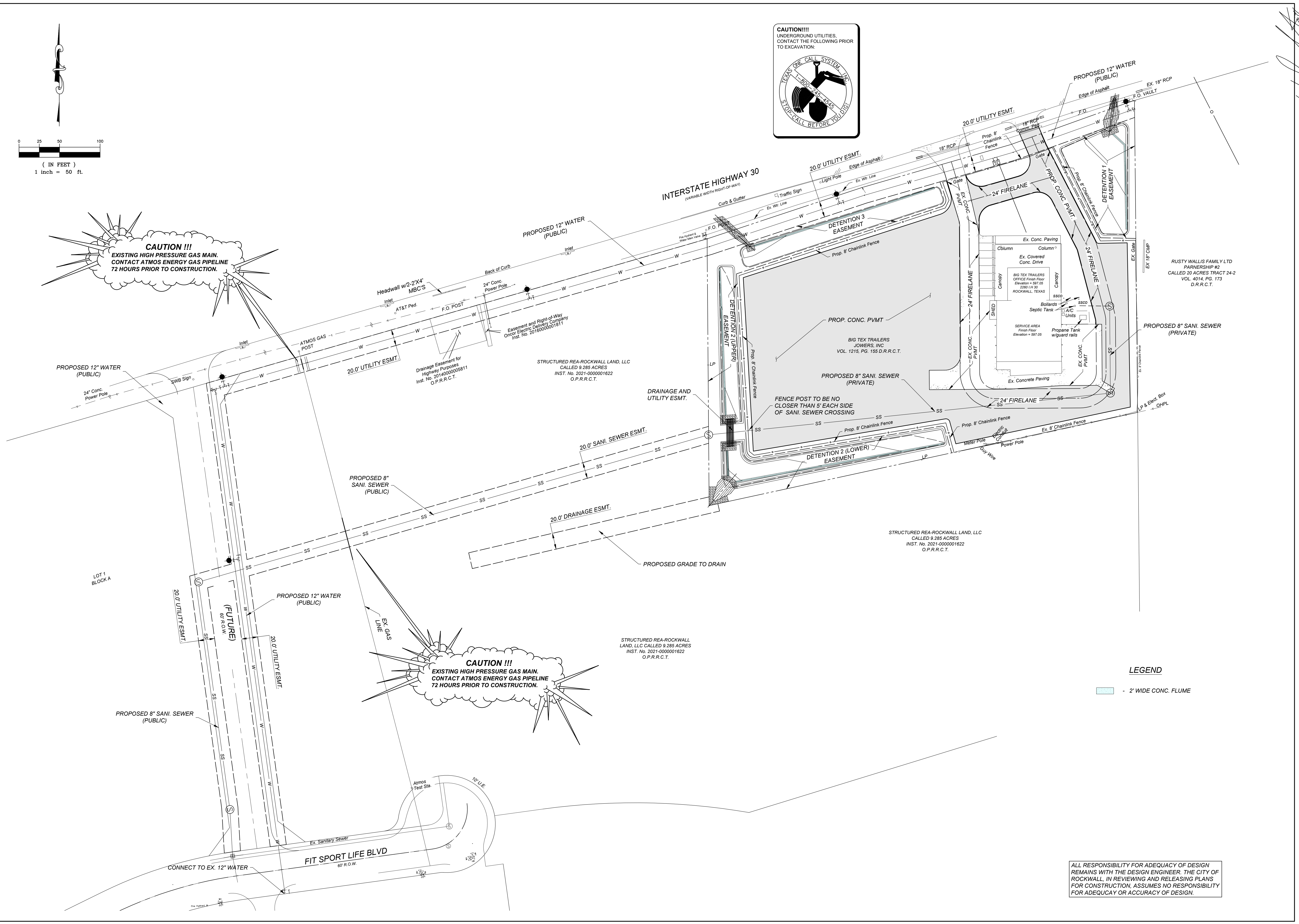
MY COMMISSION EXPIRES

10/25/27



CAUTION !!!
EXISTING HIGH PRESSURE GAS MAIN.
CONTACT ATMOS ENERGY GAS PIPELINE
72 HOURS PRIOR TO CONSTRUCTION.

CAUTION !!!
EXISTING HIGH PRESSURE GAS MAIN.
CONTACT ATMOS ENERGY GAS PIPELINE
72 HOURS PRIOR TO CONSTRUCTION.



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRADE, P.E. LICENSE NO. 60102 STATE OF TEXAS DATE: NOVEMBER 13, 2025

DOUPHRADE & ASSOCIATES, INC.
ENGINEERING-PROJECT MANAGEMENT SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

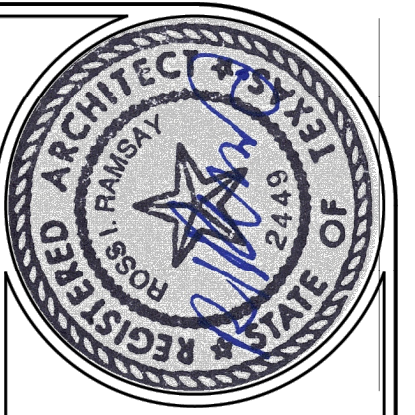
SITE PLAN
BIG TEX TRAILERS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LEGEND
- 2' WIDE CONC. FLUME

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

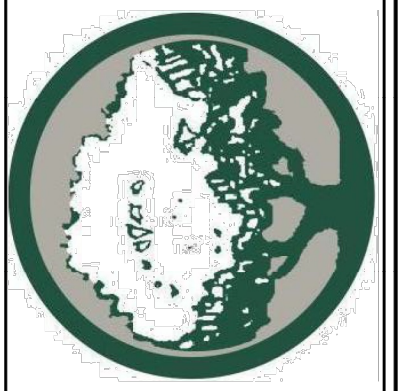
P:\projects\25010\Design Files\25010 SITE BASE.dwg 2.1 SITE PLAN 2/19/2025 3:41:21 PM Lukin Douphrate

REVISION	WLD.
CHECKED	DLL
DRAWN	DLL
SCALE	1" = 50'
DATE	NOV. 2025
PROJECT	25010
	2.1



RAMSAY & REYES
ARCHITECTURE - MANAGEMENT

2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087

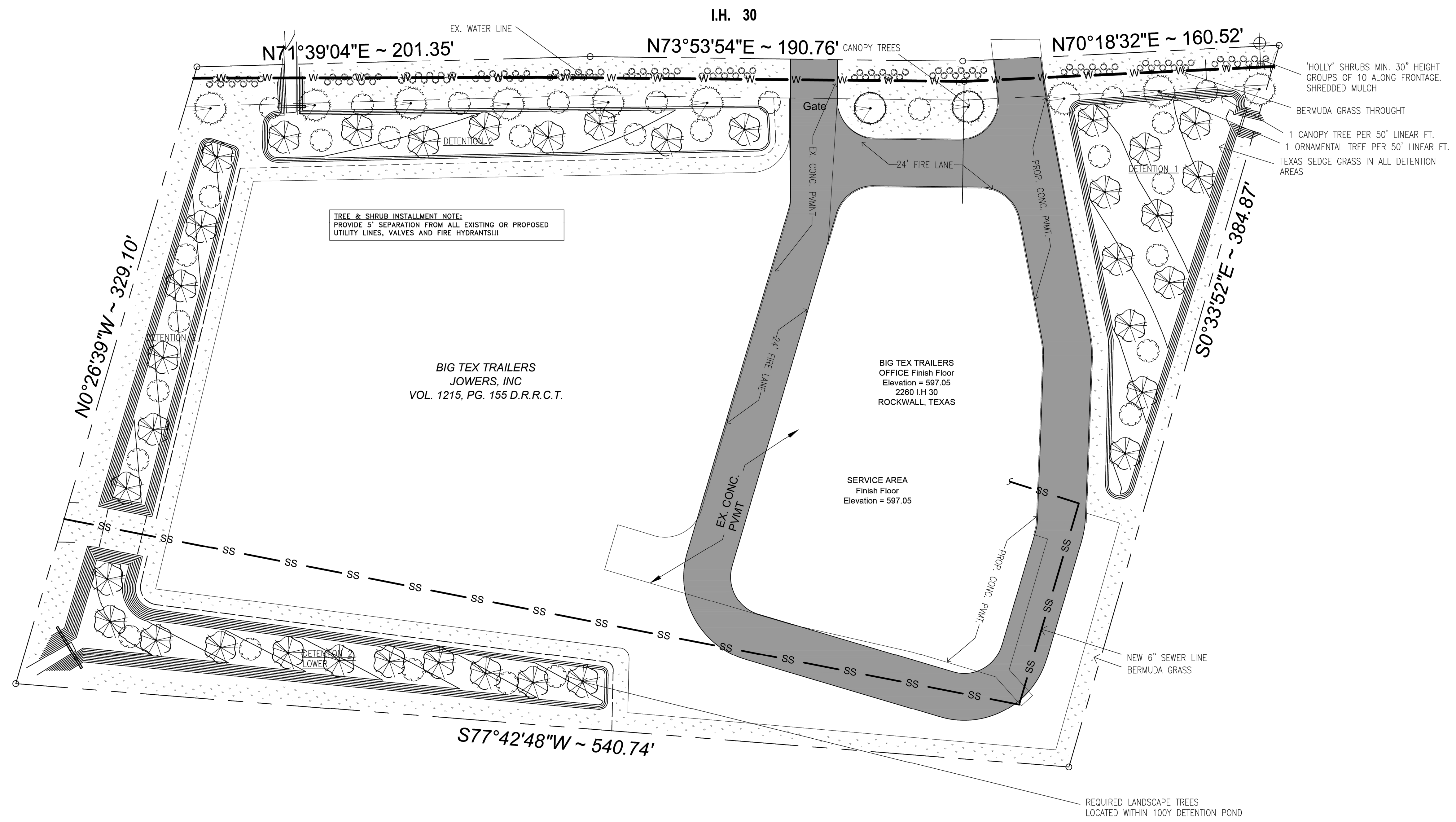


NO.	DATE	REVISIONS DESCRIPTIONS/ISSUE
1	10.28.25	1ST RESPONSE TO COMMENTS
2	02.11.25	2ND RESPONSE TO CITY COMMENTS

BIG-TEX TRAILERS
PROJECT NAME AND ADDRESS:
2260 I-30
ROCKWALL, TX 75087

PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	09.23.25
SCALE	
SHEET NO.	of

DRAWING NAME:
LANDSCAPE PLAN
SCALE: 1" = 30'



TREE & SHRUB INSTALLMENT NOTE:
PROVIDE 5' SEPARATION FROM ALL EXISTING OR PROPOSED UTILITY LINES, VALVES AND FIRE HYDRANTS!!!

- 'HOLLY' SHRUBS MIN. 30" HEIGHT GROUPS OF 10 ALONG FRONTAGE. SHREDDED MULCH
- BERMUDA GRASS THROUGHOUT
- 1 CANOPY TREE PER 50' LINEAR FT.
- 1 ORNAMENTAL TREE PER 50' LINEAR FT.
- TEXAS SEDGE GRASS IN ALL DETENTION AREAS

REQUIRED DETENTION POND LANDSCAPE

AREA (SF) / 750 = # OF CANOPY TREES	AREA (SF) / 1500 = # OF ACCENT TREES
DETENTION 1 : 10,000SF/750 = 13 CANOPY TREES	10,000/1500 = 6 ACCENT TREE
DETENTION 2 : 6,384SF/750 = 8 CANOPY TREES	6,384/1500 = 4 ACCENT TREE
DETENTION 2 UPPER : 4,746SF/750 = 6 CANOPY TREES	4,746/1500 = 3 ACCENT TREE
DETENTION 2 LOWER : 8,556SF/750 = 11 CANOPY TREES	8,556/1500 = 5 ACCENT TREE

REQUIRED LANDSCAPE BUFFER @ ADJUTING ROW

NORTH
-FRONTAGE ALONG I-30
-1 CANOPY TREE PER 50 LINEAL FEET:
552.63' / 48' OF DRIVEWAY = 504.63'
504.63' / 50' LINEAL FT PER TREE = 10.09
TREES REQUIRED = 10
TREES SHOWN = 11

1 ACCENT TREE PER 50 LINEAL FEET:
552.63' / 48' OF DRIVEWAY = 504.63'
504.63' / 50' LINEAL FT PER TREE = 10.09
TREES REQUIRED = 10
TREES SHOWN = 11

10 SHRUBS PER 30 LINEAL FEET:
253.09' / 3' = 84.4 SHRUBS REQUIRED
SHRUBS PROVIDED : 85

SOUTH - NONE
EAST - NONE
WEST - NONE

TREE LIST AND LEGEND

SYMBOL	TYPE	BOTANICAL / COMMON NAME	CONTAINER	QTY	SIZE HEIGHT	SYMBOL	TYPE
	CANOPY	Sopindus drummondii 'BALD CYPRESS'	BALLED & BURLAPPED	38	6" CAL. 12'-0"		BERMUDA GRASS - Cynodon dactylon
	CANOPY	Ulmus crassifolia 'CEDAR ELM'	BALLED & BURLAPPED	11	6" CAL. 12'-0"		NEW CONCRETE
	ACCENT	Chilopsis linearis Desert willow	BALLED & BURLAPPED	28	3" CAL. 12'-0"		MULCH, 2" MIN. SHREDDED HARDWOOD OR CYPRESS
	SHRUB	Ilex cornuta burfordii 'BURFORD HOLLY'	3gal	120	30"H		

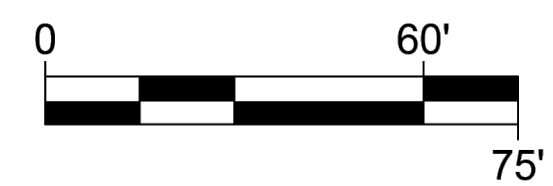
NOTE:
ALL TREES AND GRASS HAVE A 4" MULCH RING
NO TREES TO BE WITHIN 5' OF PUBLIC UTILITIES
INSTALL 'TEXAS SEDGE' - Carex texensis IN AREAS OF WATER DETENTION (~30,000 SF)

- REFER TO CIVIL GRADING PLAN FOR ADDITIONAL GRADING AND DRAINAGE INFORMATION. CONTRACTOR TO FIELD VERIFY ALL UTILITY LINES, EASEMENTS, SETBACKS, GRADES, HARDSCAPE AND PLANTING ELEMENTS PRIOR TO INSTALLATION. CONTRACTOR TO LAYOUT ALL PLANTING MATERIALS PRIOR TO INSTALLATION TO IDENTIFY ANY CONFLICTS WITH UTILITIES, EASEMENTS OR OTHER EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITY LINES OR ANY OTHER DAMAGE DONE TO THE SITE. CONTRACTOR TO CONTACT TEXAS 811 AT LEAST 48 HOURS IN ADVANCE OF ANY EXCAVATION ON SITE.
- CONTRACTOR TO FOLLOW ANY AND ALL APPLICABLE RULES, REGULATIONS, CODES AND ORDINANCES.
- CONTRACTOR RESPONSIBLE FOR PULLING ALL APPLICABLE PERMITS FOR WORK DONE ON SITE.
- CONTRACTOR TO VERIFY ALL QUANTITIES ON THE LANDSCAPE PLANS. ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
- CONTRACTOR RESPONSIBLE FOR PROVIDING AND MAINTAINING A SAFE WORK ENVIRONMENT. CHECK WITH GENERAL CONTRACTOR REGARDING JOB SITE RULES AND REGULATIONS.
- TREE PLANTING AREAS ARE TO PROVIDE A MINIMUM OF 12' OF FRIABLE NATIVE SOIL MEETING THE REQUIREMENTS OF THE PLANTING NOTES AND SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH OTHER TRADES AT THE DIRECTION OF THE GENERAL CONTRACTOR.
- UPON REASONABLE COMPLETION OF THE SCOPE OF WORK, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY WHEEL RUTS, SETTLING FORM SOIL AMENDMENT, EROSION OR OTHER COSMETIC LANDSCAPE SITE ELEMENTS PENDING APPROVAL BY GENERAL CONTRACTOR.
- CONTRACTOR TO PROVIDE PHOTOS OF ALL NURSERY STOCK AT LEAST 1 MONTH PRIOR TO PURCHASE FOR APPROVAL BY OWNER'S REPRESENTATIVE.
- CONTRACTOR TO PROVIDE A 1 YEAR WARRANTY FOR ALL PLANT MATERIAL AFTER FINAL ACCEPTANCE OF LANDSCAPE BY OWNER'S REPRESENTATIVE.

This Proposed Site Concept is for illustrative purposes only and subject to change. This Proposed Site Concept, along with development regulations, is intended to describe the intent of the Planned Development. Significant deviations from this Proposed Site Concept, as determined by the Director, will require an amendment to the Proposed Site Concept and, as necessary, the development regulations.

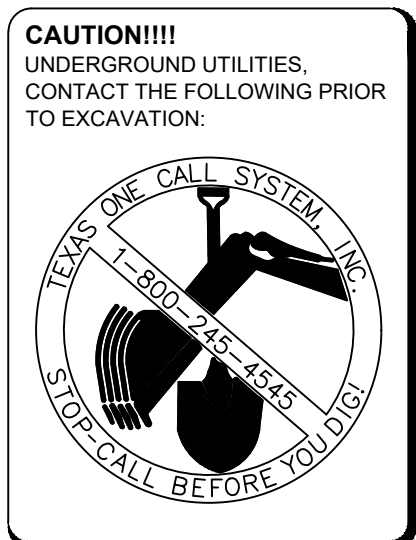
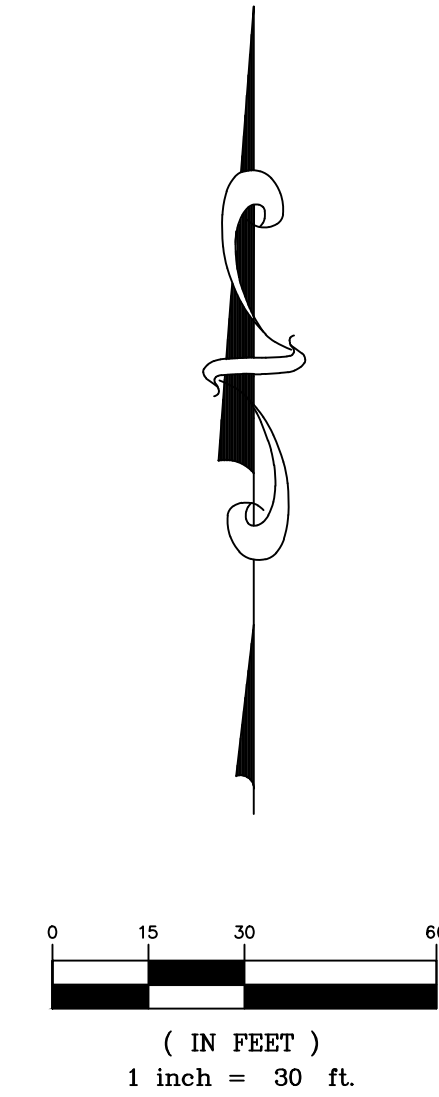
All current development requirements of the City as amended shall be met unless approved otherwise within these Planned Development Regulations.

No "100 YEAR FLOOD PLAN" exists on this site. All current development requirements of the City as amended shall be met unless approved otherwise within these Planned Development Regulations.



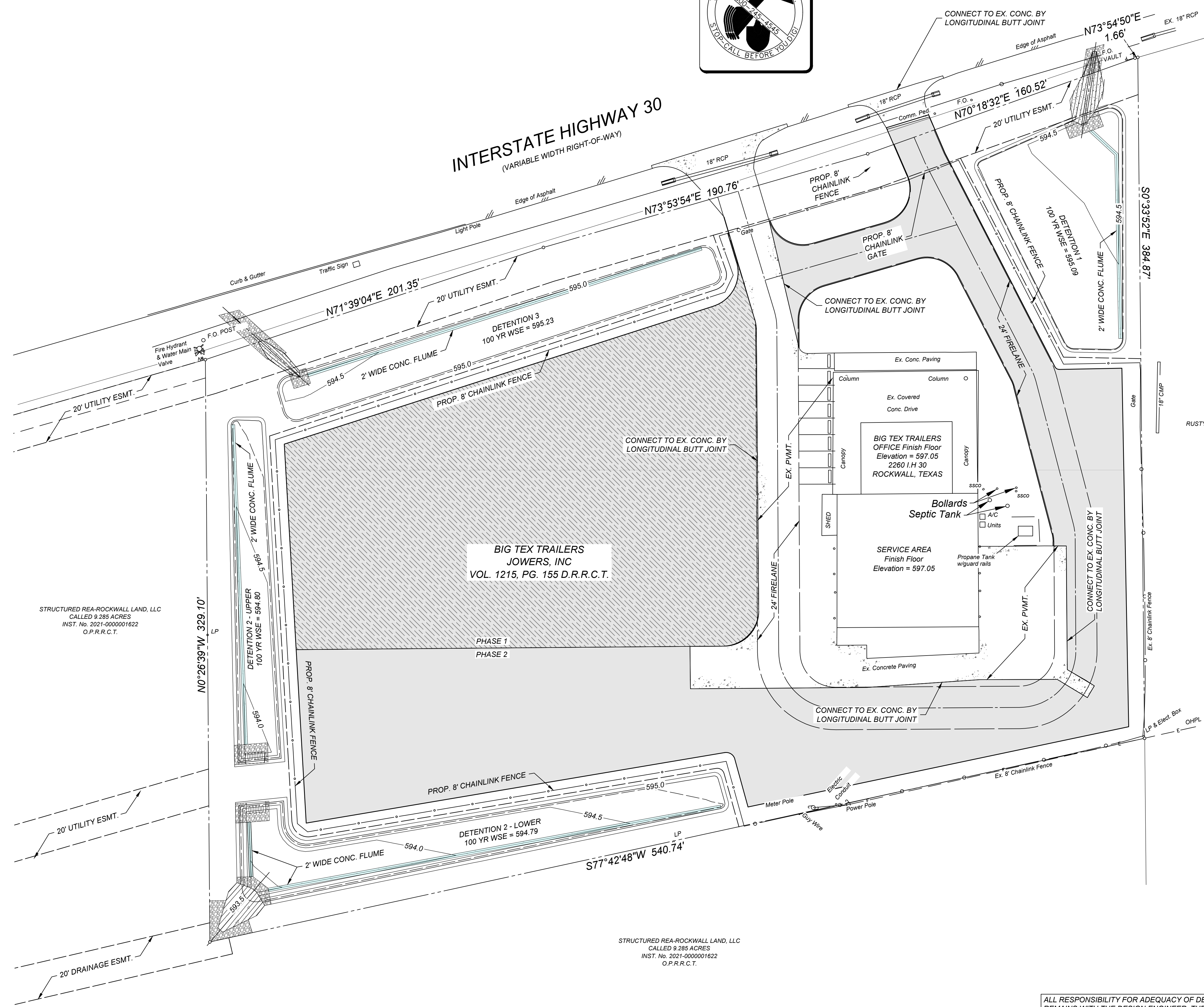
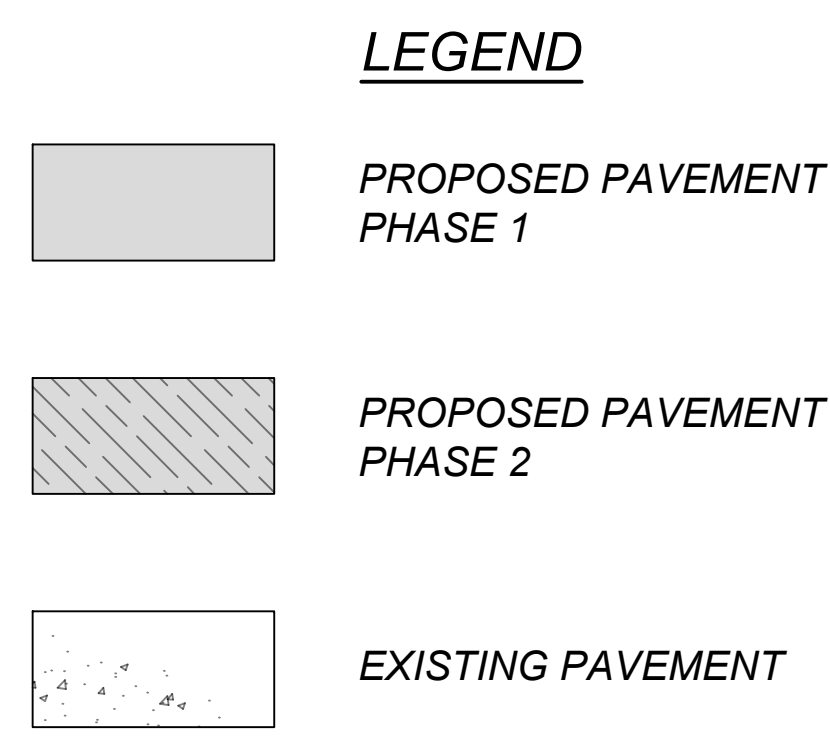
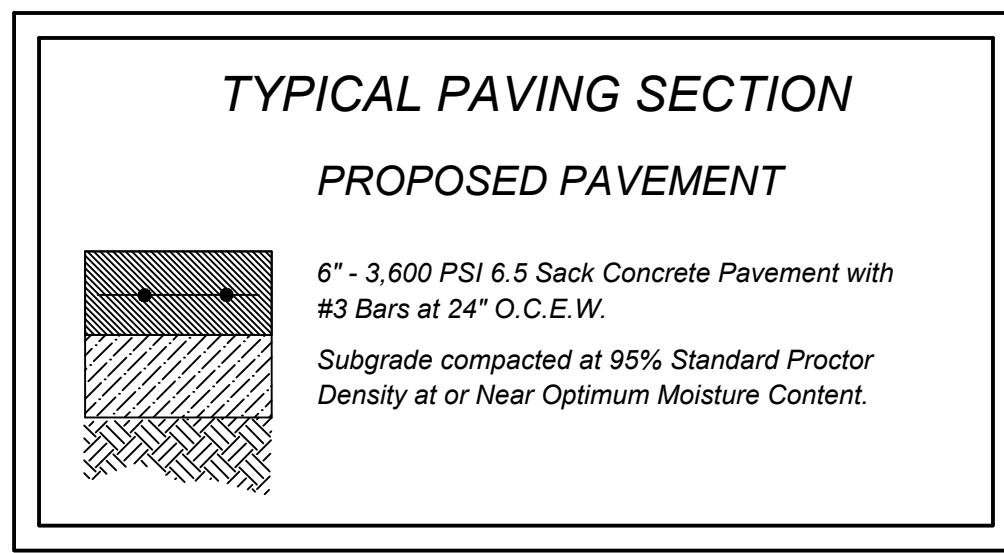
ARCHITECT/PLANNER:
ARCHITECTONICS TEXAS, LLC
ROSS RAMSAY
(469)974-8889
2235 RIDGE RD. STE 201
ROCKWALL, TEXAS 75087

CIVIL ENGINEER:
DUB DOUPHRA
DOUPHRA & ASSOCIATES, INC
REGISTERED PROFESSIONAL ENGINEER
LIC. NO. #60102



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRAATE & ASSOCIATES, INC. DATE: NOVEMBER 13, 2025

DOUPHRAATE & ASSOCIATES, INC.
ENGINEERING + PROJECT MANAGEMENT SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005



STRUCTURED REA-ROCKWALL LAND, LLC
CALLED 9.285 ACRES
INST. No. 2021-0000001622
O.P.R.R.C.T.

STRUCTURED REA-ROCKWALL LAND, LLC
CALLED 9.285 ACRES
INST. No. 2021-0000001622
O.P.R.R.C.T.

RUSTY WALLIS FAMILY LTD PARTNERSHIP #2
CALLED 20 ACRES TRACT 24-2
VOL. 4014, PG. 173
D.R.R.C.T.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

PAVING PLAN
BIG TEX TRAILERS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	WLD.
CHECKED	
DRAWN	DLL
SCALE	1" = 30'
DATE	NOV. 2025
PROJECT	25010
	3.1

P:\projects\25010\Design Files\25010 PAVING PLAN_27192025.dwg, 3.1 PAVING PLAN, 27/10/2025, 3:43:50 PM, Luke Douphrate



DEVELOPMENT APPLICATION

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

STAFF ONLY

PLANNING & ZONING CASE NO. _____

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PROPERTY INFORMATION [PLEASE PRINT]

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LOT

BLOCK

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CURRENT ZONING Light Industrial

CURRENT USE Trailer Sales & Repair

PROPOSED ZONING Light Industrial with SUP

PROPOSED USE Trailer Sales & Repair

ACREAGE 4.341

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LOTS [PROPOSED]

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APPLICANT Big Tex Trailers

CONTACT PERSON Raymond Jowers

CONTACT PERSON Grant Young

ADDRESS

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CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

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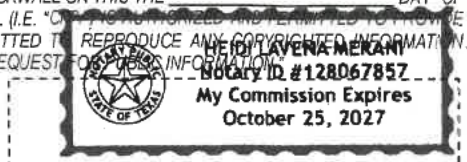
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GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th DAY OF February, 2026

OWNER'S SIGNATURE: [Signature]

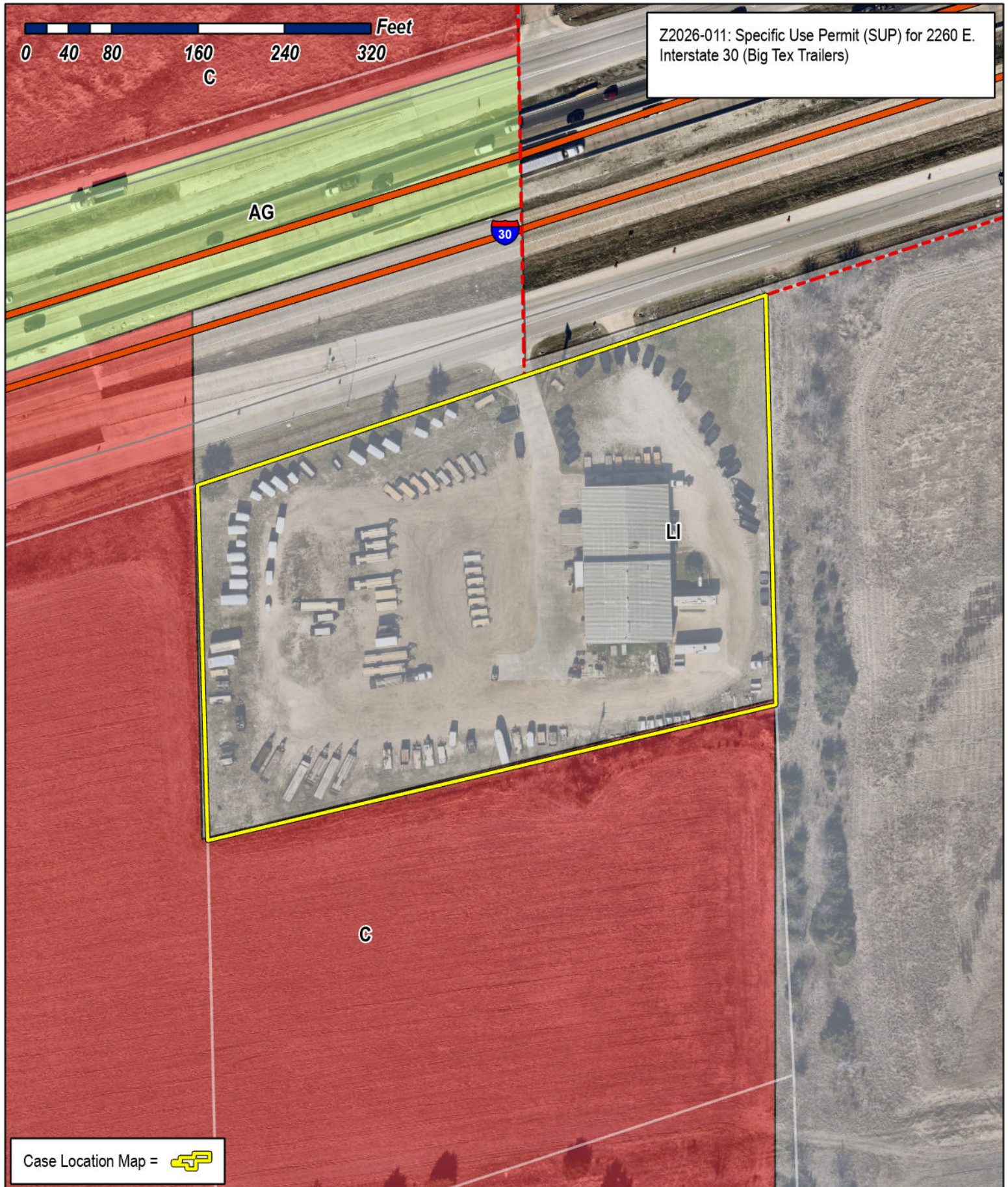
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]



MY COMMISSION EXPIRES 10/25/27



Z2026-011: Specific Use Permit (SUP) for 2260 E. Interstate 30 (Big Tex Trailers)



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.

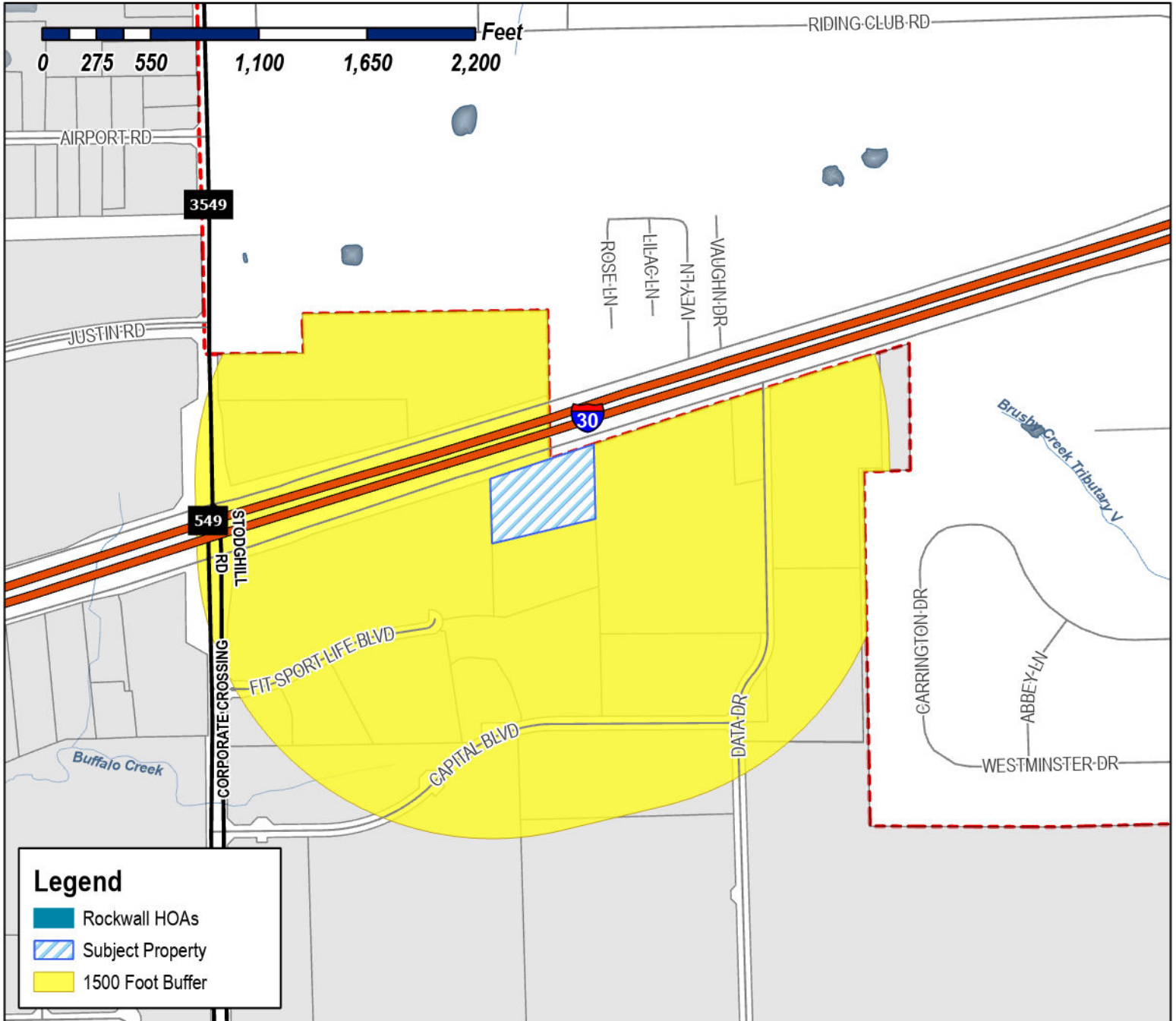




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Legend

- Rockwall HOAs
- Subject Property
- 1500 Foot Buffer

Case Number: Z2026-011
Case Name: Specific Use Permit (SUP) for Big Tex Trailers
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 2260 E. Interstate 30

Date Saved: 3/9/2026
 For Questions on this Case Call (972) 771-7745

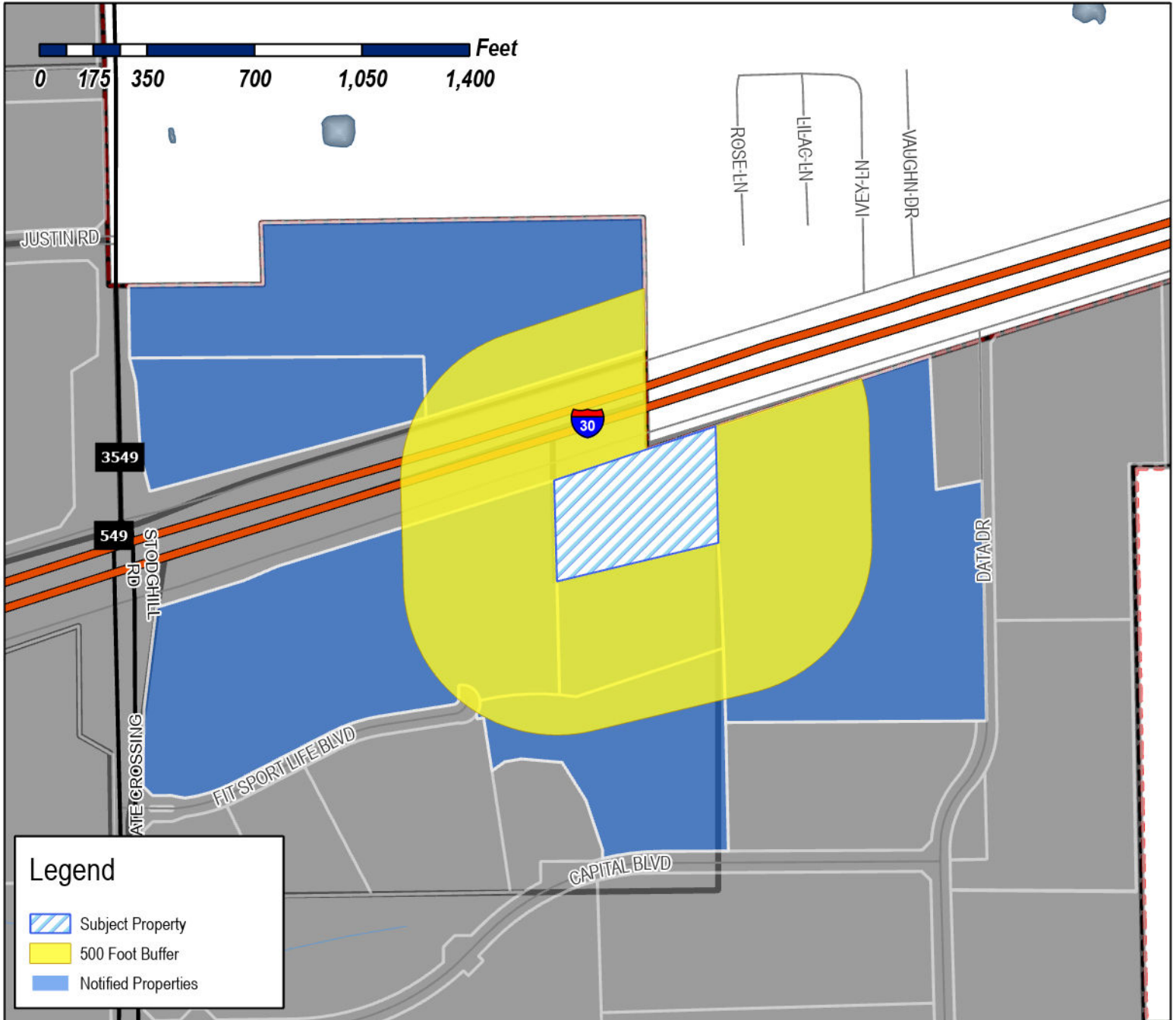




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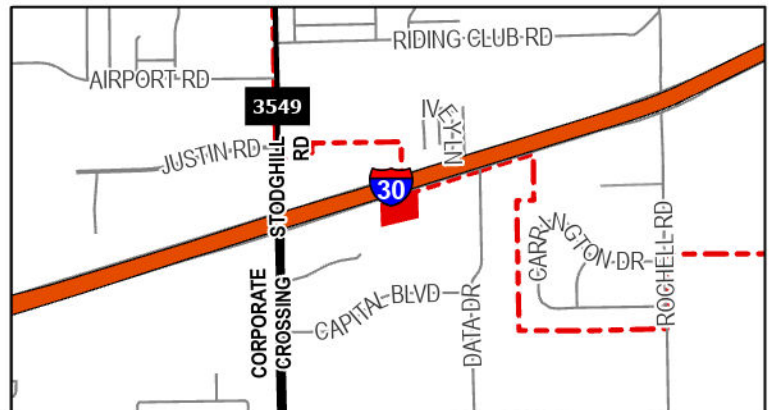
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Case Name: Specific Use Permit (SUP) for Big Tex Trailers
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 2260 E. Interstate 30

Date Saved: 3/4/2026

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



MIRANDA VINOD
9105 BRIARCREST DR
ROWLETT, TX 75088

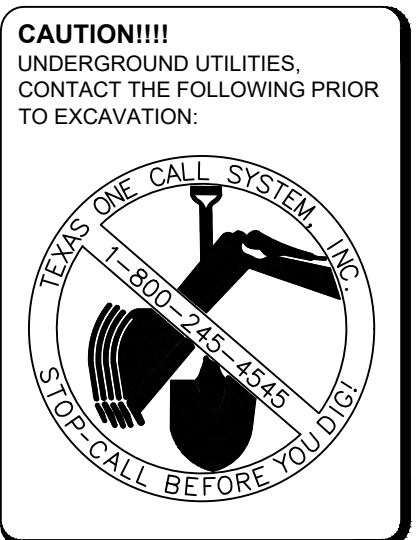
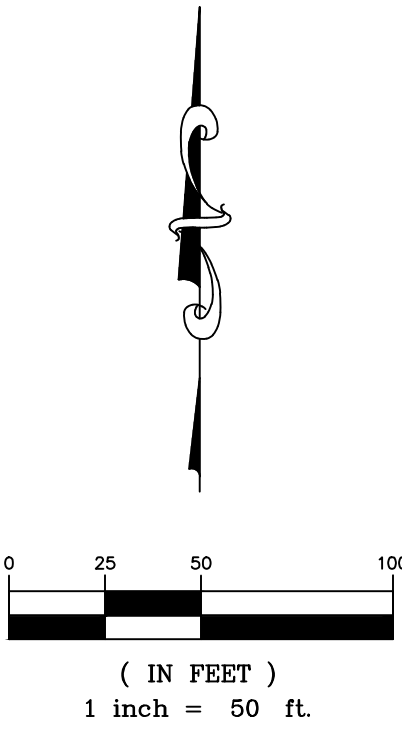
WALLIS RUSTY FAMILY LTD PARTNERSHIP #2
12277 SHILOH RD
DALLAS, TX 75228

MIRANDA VINOD
9105 BRIARCREST DR
ROWLETT, TX 75088

JOWERS INC
PO BOX 1870
ROCKWALL, TX 75087

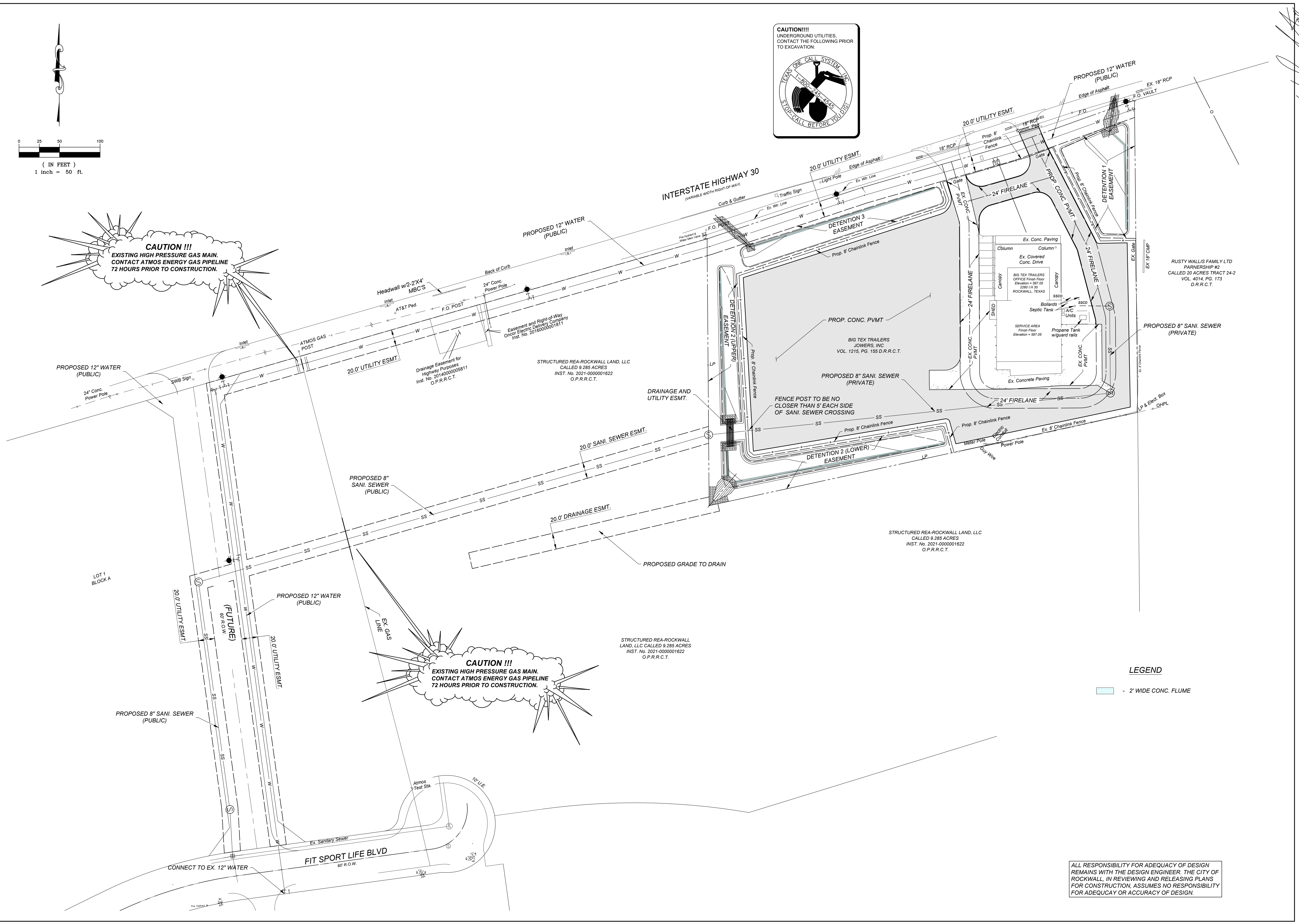
STRUCTURED REA- ROCKWALL LAND LLC
3104 E Camelback Rd
Phoenix, AZ 85016

RESIDENT
2260 E I30
ROCKWALL, TX 75087



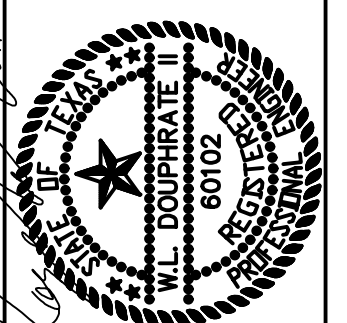
CAUTION !!!
EXISTING HIGH PRESSURE GAS MAIN.
CONTACT ATMOS ENERGY GAS PIPELINE
72 HOURS PRIOR TO CONSTRUCTION.

CAUTION !!!
EXISTING HIGH PRESSURE GAS MAIN.
CONTACT ATMOS ENERGY GAS PIPELINE
72 HOURS PRIOR TO CONSTRUCTION.



LEGEND
- 2' WIDE CONC. FLUME

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN
REMAINS WITH THE DESIGN ENGINEER. THE CITY OF
ROCKWALL, IN REVIEWING AND RELEASING PLANS
FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY
FOR ADEQUACY OR ACCURACY OF DESIGN.



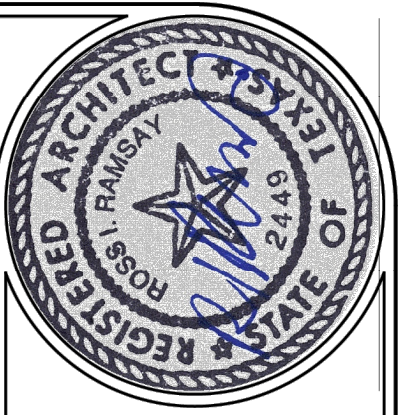
THE SEAL APPEARING ON THIS
DOCUMENT WAS AUTHORIZED BY
W.L. DOUPHRATE, P.E.
LICENSE NO. 60102
DATE: NOVEMBER 13, 2025

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING-PROJECT MANAGEMENT SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

SITE PLAN
BIG TEX TRAILERS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

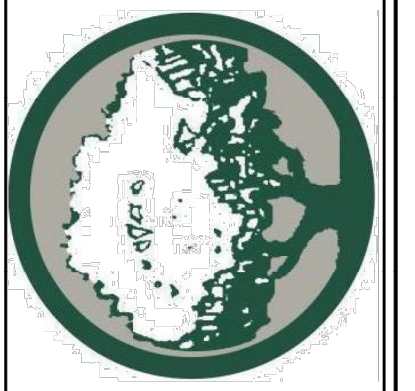
REVISION	WLD.
CHECKED	DLL
DRAWN	DLL
SCALE	1" = 50'
DATE	NOV. 2025
PROJECT	25010
	2.1

P:\projects\25010\Design Files\25010 SITE BASE.dwg 2.1 SITE PLAN 2/19/2025 3:41:21 PM Lukin Douphrate



RAMSAY & REYES
ARCHITECTURE - MANAGEMENT

2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087



NO.	DATE	REVISIONS DESCRIPTIONS/ISSUE
1	10.28.25	1ST RESPONSE TO COMMENTS
2	02.11.25	2ND RESPONSE TO CITY COMMENTS

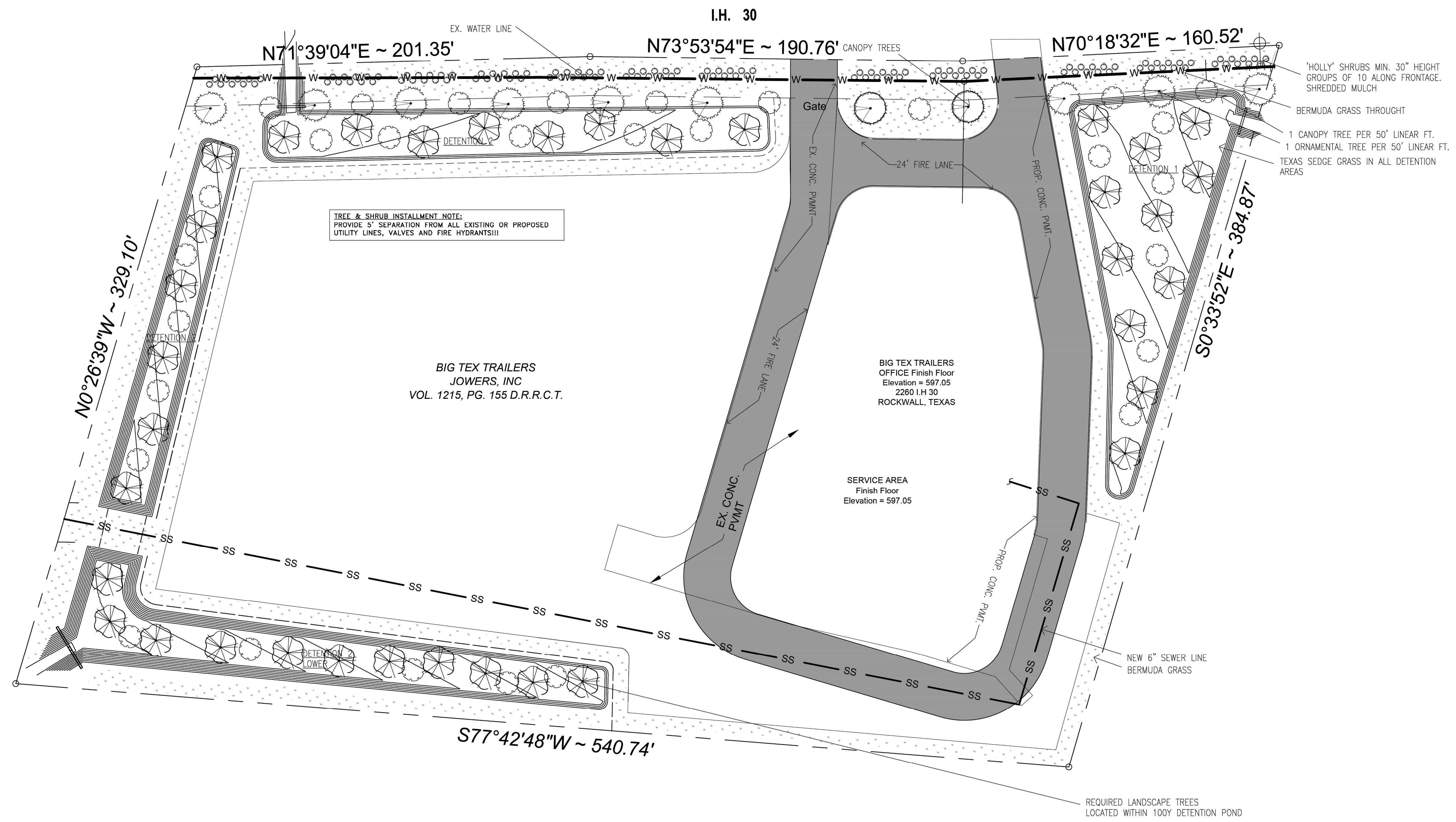
BIG-TEX TRAILERS

PROJECT NAME AND ADDRESS:
2260 I-30
ROCKWALL, TX 75087

PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	09.23.25
SCALE	
SHEET NO.	of

DRAWING NAME:
LANDSCAPE PLAN

SCALE: 1" = 30'



TREE & SHRUB INSTALLMENT NOTE:
PROVIDE 5' SEPARATION FROM ALL EXISTING OR PROPOSED UTILITY LINES, VALVES AND FIRE HYDRANTS!!!

BIG TEX TRAILERS
JOWERS, INC
VOL. 1215, PG. 155 D.R.R.C.T.

BIG TEX TRAILERS
OFFICE Finish Floor
Elevation = 597.05
2260 I.H 30
ROCKWALL, TEXAS

SERVICE AREA
Finish Floor
Elevation = 597.05

- 'HOLLY' SHRUBS MIN. 30" HEIGHT GROUPS OF 10 ALONG FRONTAGE. SHREDDED MULCH
- BERMUDA GRASS THROUGHOUT
- 1 CANOPY TREE PER 50' LINEAR FT.
- 1 ORNAMENTAL TREE PER 50' LINEAR FT.
- TEXAS SEDGE GRASS IN ALL DETENTION AREAS

REQUIRED DETENTION POND LANDSCAPE

AREA (SF) / 750 = # OF CANOPY TREES	AREA (SF) / 1500 = # OF ACCENT TREES
DETENTION 1 : 10,000SF/750 = 13 CANOPY TREES	10,000/1500 = 6 ACCENT TREE
DETENTION 2 : 6,384SF/750 = 8 CANOPY TREES	6,384/1500 = 4 ACCENT TREE
DETENTION 2 UPPER : 4,746SF/750 = 6 CANOPY TREES	4,746/1500 = 3 ACCENT TREE
DETENTION 2 LOWER : 8,556SF/750 = 11 CANOPY TREES	8,556/1500 = 5 ACCENT TREE

REQUIRED LANDSCAPE BUFFER @ ABUTTING ROW

NORTH
-FRONTAGE ALONG I-30
-1 CANOPY TREE PER 50 LINEAL FEET:
552.63' - 48' OF DRIVEWAY = 504.63'
504.63' / 50' LINEAR FT PER TREE = 10.09
TREES REQUIRED = 10
TREES SHOWN = 11

1 ACCENT TREE PER 50 LINEAL FEET:
552.63' - 48' OF DRIVEWAY = 504.63'
504.63' / 50' LINEAR FT PER TREE = 10.09
TREES REQUIRED = 10
TREES SHOWN = 11

10 SHRUBS PER 30 LINEAL FEET:
253.09' / 3' = 84.4 SHRUBS REQUIRED
SHRUBS PROVIDED : 85

SOUTH - NONE
EAST - NONE
WEST - NONE

TREE LIST AND LEGEND

SYMBOL	TYPE	BOTANICAL / COMMON NAME	CONTAINER	QTY	SIZE HEIGHT	SYMBOL	TYPE
	CANOPY	Sapindus drummondii 'BALD CYPRESS'	BALLED & BURLAPPED	38	6" CAL. 12'-0"		BERMUDA GRASS - Cynodon dactylon
	CANOPY	Ulmus crassifolia 'CEDAR ELM'	BALLED & BURLAPPED	11	6" CAL. 12'-0"		NEW CONCRETE
	ACCENT	Chilopsis linearis Desert willow	BALLED & BURLAPPED	28	3" CAL. 12'-0"		MULCH, 2" MIN. SHREDDED HARDWOOD OR CYPRESS
	SHRUB	Ilex cornuta burfordii 'BURFORD HOLLY'	3gal	120	30"H		

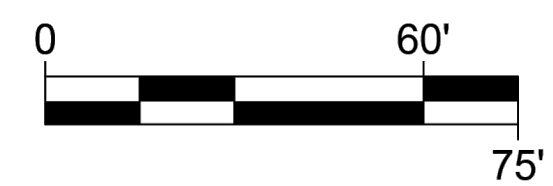
NOTE:
ALL TREES AND GRASS HAVE A 4' MULCH RING
NO TREES TO BE WITHIN 5' OF PUBLIC UTILITIES
INSTALL 'TEXAS SEDGE' - Carex texensis IN AREAS OF WATER DETENTION (~30,000 SF)

- REFER TO CIVIL GRADING PLAN FOR ADDITIONAL GRADING AND DRAINAGE INFORMATION. CONTRACTOR TO FIELD VERIFY ALL UTILITY LINES, EASEMENTS, SETBACKS, GRADES, HARDSCAPE AND PLANTING ELEMENTS PRIOR TO INSTALLATION. CONTRACTOR TO LAYOUT ALL PLANTING MATERIALS PRIOR TO INSTALLATION TO IDENTIFY ANY CONFLICTS WITH UTILITIES, EASEMENTS OR OTHER EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITY LINES OR ANY OTHER DAMAGE DONE TO THE SITE. CONTRACTOR TO CONTACT TEXAS 811 AT LEAST 48 HOURS IN ADVANCE OF ANY EXCAVATION ON SITE.
- CONTRACTOR TO FOLLOW ANY AND ALL APPLICABLE RULES, REGULATIONS, CODES AND ORDINANCES.
- CONTRACTOR RESPONSIBLE FOR PULLING ALL APPLICABLE PERMITS FOR WORK DONE ON SITE.
- CONTRACTOR TO VERIFY ALL QUANTITIES ON THE LANDSCAPE PLANS. ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
- CONTRACTOR RESPONSIBLE FOR PROVIDING AND MAINTAINING A SAFE WORK ENVIRONMENT. CHECK WITH GENERAL CONTRACTOR REGARDING JOB SITE RULES AND REGULATIONS.
- TREE PLANTING AREAS ARE TO PROVIDE A MINIMUM OF 12' OF FRIABLE NATIVE SOIL MEETING THE REQUIREMENTS OF THE PLANTING NOTES AND SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH OTHER TRADES AT THE DIRECTION OF THE GENERAL CONTRACTOR.
- UPON REASONABLE COMPLETION OF THE SCOPE OF WORK, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY WHEEL RUTS, SETTLING FORM SOIL AMENDMENT, EROSION OR OTHER COSMETIC LANDSCAPE SITE ELEMENTS PENDING APPROVAL BY GENERAL CONTRACTOR.
- CONTRACTOR TO PROVIDE PHOTOS OF ALL NURSERY STOCK AT LEAST 1 MONTH PRIOR TO PURCHASE FOR APPROVAL BY OWNER'S REPRESENTATIVE.
- CONTRACTOR TO PROVIDE A 1 YEAR WARRANTY FOR ALL PLANT MATERIAL AFTER FINAL ACCEPTANCE OF LANDSCAPE BY OWNER'S REPRESENTATIVE.

This Proposed Site Concept is for illustrative purposes only and subject to change. This Proposed Site Concept, along with development regulations, is intended to describe the intent of the Planned Development. Significant deviations from this Proposed Site Concept, as determined by the Director, will require an amendment to the Proposed Site Concept and, as necessary, the development regulations.

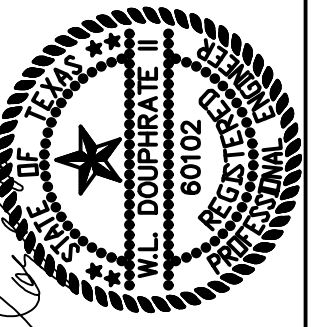
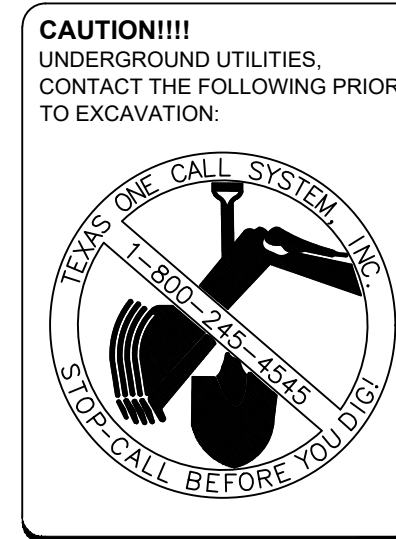
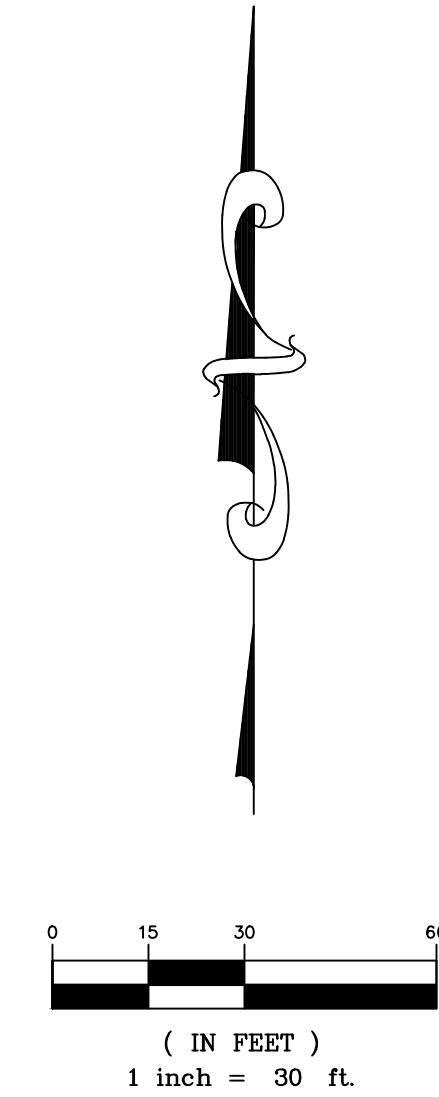
All current development requirements of the City as amended shall be met unless approved otherwise within these Planned Development Regulations.

No "100 YEAR FLOOD PLAN" exists on this site. All current development requirements of the City as amended shall be met unless approved otherwise within these Planned Development Regulations.



ARCHITECT/PLANNER:
ARCHITECTONICS TEXAS, LLC
ROSS RAMSAY
(469)974-8889
2235 RIDGE RD. STE 201
ROCKWALL, TEXAS 75087

CIVIL ENGINEER:
DUB DOUPHRATE
DOUPHRATE & ASSOCIATES, INC
REGISTERED PROFESSIONAL ENGINEER
LIC. NO. #60102



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE, STATE OF TEXAS, P.E. LICENSE NO. 60102, DATE: NOVEMBER 13, 2025

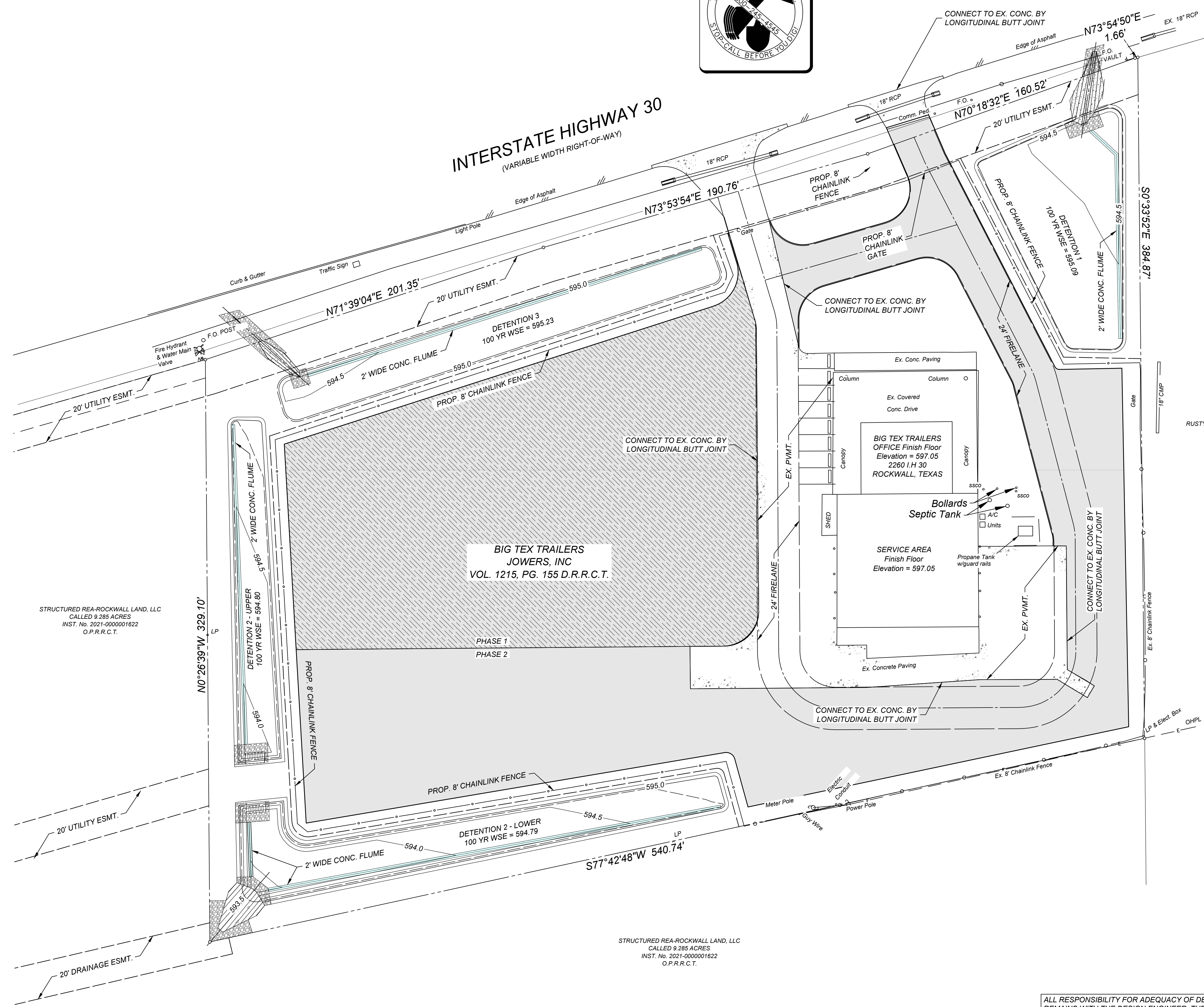
DOUPHRATE & ASSOCIATES, INC.
 ENGINEERING + PROJECT MANAGEMENT + SURVEYING
 2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
 PHONE: (972)771-9004 FAX: (972)771-9005

TYPICAL PAVING SECTION
PROPOSED PAVEMENT

6" - 3,600 PSI 6.5 Sack Concrete Pavement with #3 Bars at 24" O.C.E.W.
 Subgrade compacted at 95% Standard Proctor Density at or Near Optimum Moisture Content.

LEGEND

- PROPOSED PAVEMENT PHASE 1
- PROPOSED PAVEMENT PHASE 2
- EXISTING PAVEMENT



STRUCTURED REA-ROCKWALL LAND, LLC
 CALLED 9.285 ACRES
 INST. No. 2021-0000001622
 O.P.R.R.C.T.

STRUCTURED REA-ROCKWALL LAND, LLC
 CALLED 9.285 ACRES
 INST. No. 2021-0000001622
 O.P.R.R.C.T.

RUSTY WALLIS FAMILY LTD PARTNERSHIP #2
 CALLED 20 ACRES TRACT 24-2
 VOL. 4014, PG. 173
 D.R.R.C.T.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

PAVING PLAN
BIG TEX TRAILERS
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

REVISION	WLD.
CHECKED	
DRAWN	DLL
SCALE	1" = 30'
DATE	NOV. 2025
PROJECT	25010
	3.1

P:\projects\25010\Design Files\25010 PAVING PLAN_21192025.dwg, 3.1 PAVING PLAN, 21/19/2025, 3:43:50 PM, Luke Douphrate

CITY OF ROCKWALL

ORDINANCE NO. 20-01

SPECIFIC USE PERMIT NO. S-212

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW OUTSIDE STORAGE IN A LIGHT INDUSTRIAL (LI) DISTRICT WITHIN THE IH-30 OVERLAY (IH-30 OV) DISTRICT ON A 4.4317-ACRE PARCEL OF LAND, IDENTIFIED AS TRACT 22-01 OF THE R. IRVINE SURVEY, ABSTRACT NO. 120, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'A'* 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 Raymond Jowers for the approval of a Specific Use Permit (SUP) to allow outside storage on a 4.4317-acre parcel of land being described as Tract 22-01, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30 and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after 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. 04-38*] and *Ordinance No. 17-20* 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 approval of this ordinance shall supersede all requirements stipulated in *Ordinance No's. 17-20*;

SECTION 2. That the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing *outside storage* as stipulated by Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 04-38*] on the *Subject Property*; and,

SECTION 3. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in

Section 5, *Industrial Districts*, and Subsection 6.06, *IH-30 Overlay (IH-30 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 04-38] as heretofore amended and as may be amended in the future, and shall be subject to the following conditions:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of outside storage on the *Subject Property* and conformance to these conditions are required for continued operations:

- 1) The Specific Use Permit (SUP) shall be valid for a period of three (3) years from the date of the approval of this ordinance. If an extension of the SUP is necessary, the owner shall submit a request in writing to staff no less than 90 days prior to the expiration of the SUP. Upon receipt of the request, the City Council shall review the SUP and determine if an extension of the SUP is permitted based on the development of FM-549 and the IH-30 overpass construction and/or other development activity in the area.
- 2) All outside display and outside storage of trailers shall generally conform to the concept plan depicted in *Exhibit 'B'* of this ordinance, which shall be incorporated herein by reference.
- 3) The outside display and outside storage of semi-trailers and tractor-trailers shall be prohibited.
- 4) City Council approval of the SUP includes a temporary waiver to certain engineering and fire department standards, including but not limited to, concrete paving requirements and the extension of a 12-inch water line from FM-549. Future development of the subject property will be subject to the Engineering and Fire Department standards in effect at the time of development.
- 5) In the event that the development expands the existing structure or adds additional buildings, the development will be subject to meet the requirements for fire protection.

3.2 COMPLIANCE

Approval of this ordinance – *in accordance with Subsection 2.05, City Council Action, of Article XI, Zoning Related Applications, of the Unified Development Code (UDC)* -- will require compliance to the following:

- 1) Upon obtaining approval of this Specific Use Permit (SUP), should the property owner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02.D(3) of Article XI, *Zoning Related Applications*, of the Unified Development Code (UDC).

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 5. 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 6. 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 7. 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 8. That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 3RD DAY OF FEBRUARY, 2020.**



Jim Pruitt, Mayor

ATTEST:



Kristy Cole, City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney

1st Reading: January 21, 2020

2nd Reading: February 3, 2020

Exhibit 'A'
Zoning Exhibit

Address: 2260 E. IH 30

Legal Description: Tract 22-01 of the R. Irvine Survey, Abstract No. 120

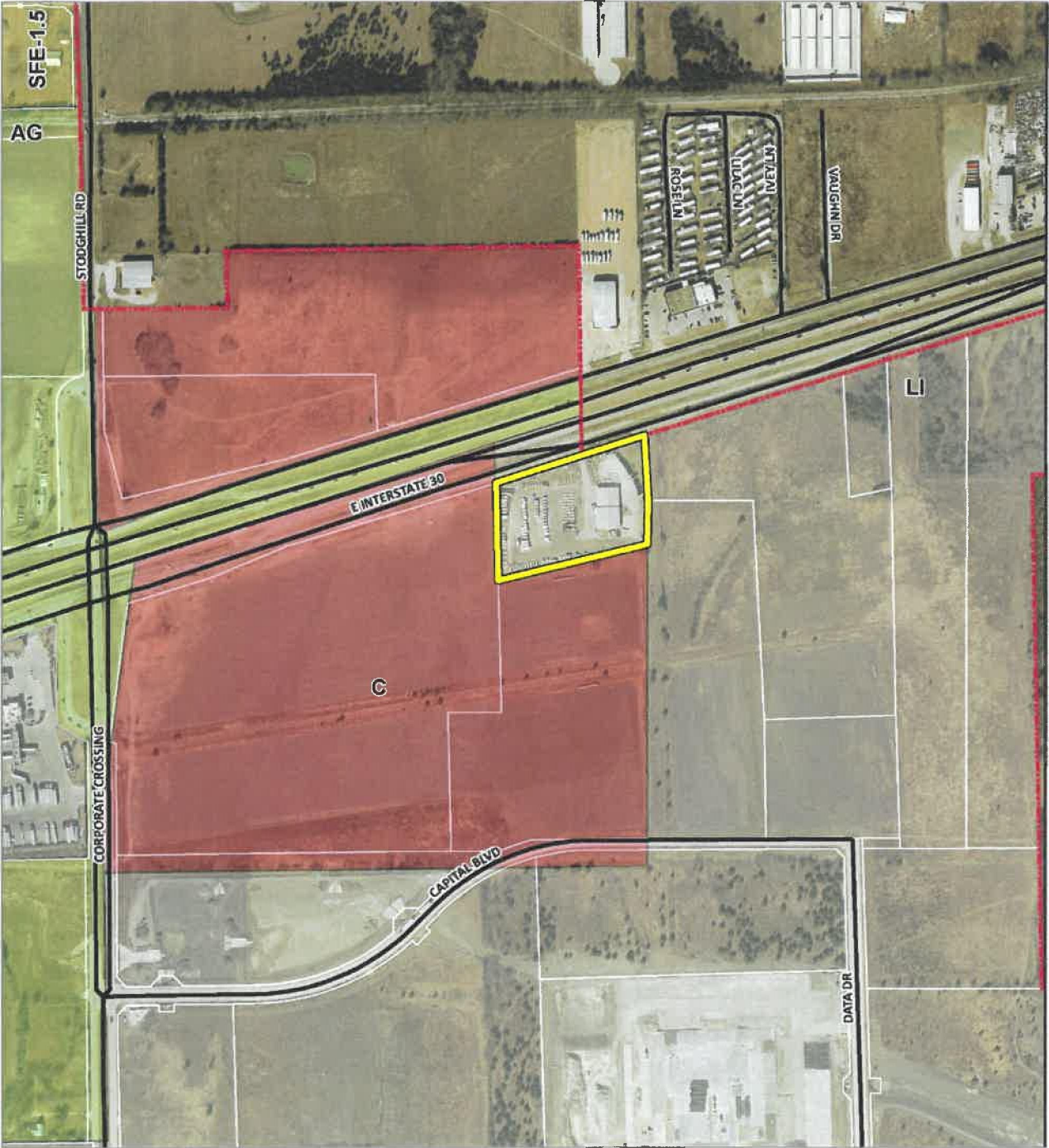
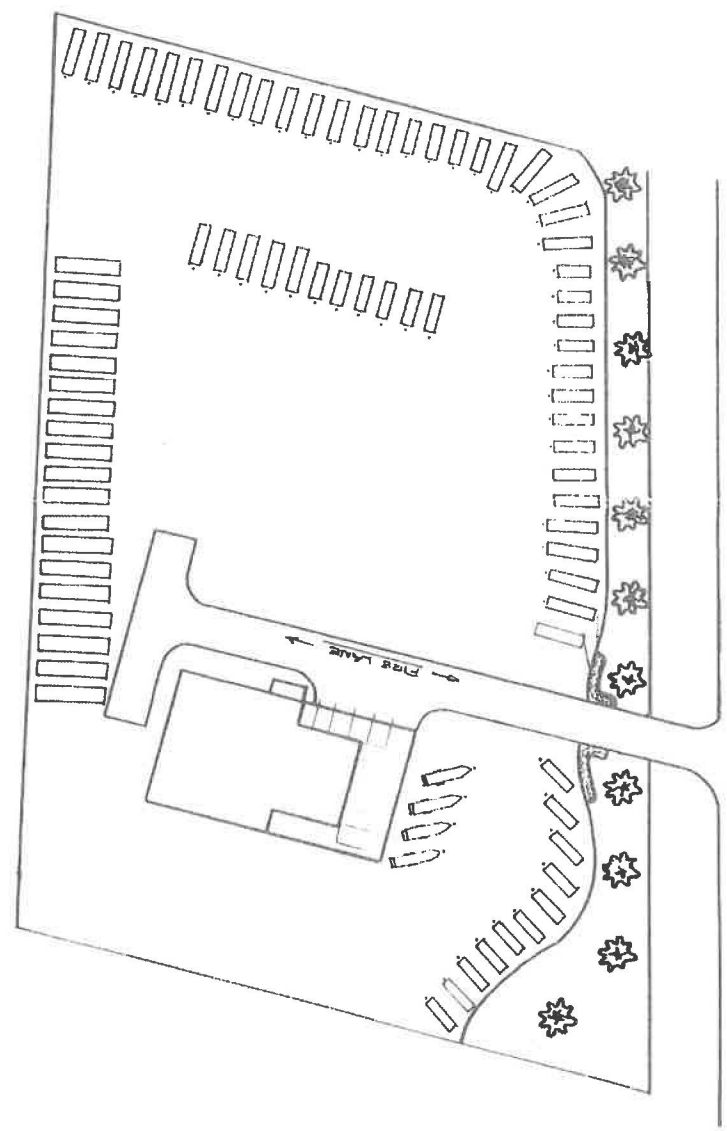


Exhibit 'B'
Concept Plan

PROJECT NO.	TOWERS 2200 E I-30
DATE	11/15/22
BY	
CHECKED BY	
APPROVED BY	
DATE	9/12/27/15/22



PROJECT COMMENTS



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

DATE: 3/27/2026

PROJECT NUMBER: Z2026-011
PROJECT NAME: SUP for Big Tex Trailers
SITE ADDRESS/LOCATIONS: 2260 E Intertstae 30

CASE CAPTION: Hold a public hearing to discuss and consider a request by Grant Young of Big-Tex Trailers on behalf of Raymond Jowers of Jowers, Inc. for the approval of a Specific Use Permit (SUP) amending Ordinance No. 20-01 and allowing outside storage adjacent to IH-30 on a 4.4317-acre tract of land identified as Tract 22-01 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	03/27/2026	Needs Review

03/27/2026: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Specific Use Permit (SUP) for amending Ordinance No. 20-01 and allowing outside storage adjacent to IH-30 on a 4.4317-acre tract of land identified as Tract 22-01 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (Z2026-011) in the lower right-hand corner of all pages on future submittals.

I.4 On August 4, 2008, the City Council approved a request [Case No. Z2008-014] for approval of a Specific Use Permit (SUP) [Ordinance No. 08-38; SUP No. S-056] to allow a recreational vehicle "RV" sales and service facility in a Light Industrial (LI) District. At that time, a condition of approval stated that the Specific Use Permit (SUP) would be valid for a period of three (3) years, commencing on the date a Certificate of Occupancy (CO) was issued for the use; however, the SUP ordinance permitted the owner to petition the City Council for an extension of the Specific Use Permit (SUP) for 90-days prior to the date of expiration. The intent was to allow the City Council to examine the status of the FM-549 overpass construction and/or development activity in the area to determine if an extension to the Specific Use Permit (SUP) is warranted. In accordance with this, the SUP has been extended five (5) times (i.e. April 1, 2011, April 7, 2014, February 14, 2017, February 3, 2020, and December 19, 2022)

M.5 Please provide a letter that details your request. Specifically, please detail the proposed improvements and provide a timeline of completion.

M.6 Site Plan & Paving Plan.

- (1) Please clarify if the indicated chain-link fence will be new, as there is an existing chain-link fence on the subject property. Please note that staff will be obligated to detail that the fence was moved and replaced between 2018-2021. In addition, a number of trees and all of the screening shrubs along I-30 were removed and have not be replaced.
- (2) According to the paving plan there will be a phase 1 and phase 2 of the proposed paving. Please provide a timeline for these phases.
- (3) Please delineate the outside storage areas with a crosshatched pattern.

M.7 Landscape Plan.

(1) The subject property is located within the IH-30 Overlay District and has ~552 linear feet of frontage. According to the General Overlay District Standards the landscape buffer shall be 20-feet wide and include two (2) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage, a berm, and a row of shrubbery. Given this, 11 canopy trees and 22 accent trees are required. In this case, 11 canopy trees and nine (9) accent trees are provided; this will be a variance to Article 05, District Development Standards, of the UDC. In addition to this, a generally continuous row of shrubs has been provided; however, the majority of them are shown to be planted in right-of-way. Lastly a berm is not delineated; this will require a variance as well.

(2) According to Article 08, Landscape and Fence Standards, of the UDC, all parking spaces are to be within 80-feet of a canopy tree. In this case, there are no trees within 80-feet of the existing parking spaces. This will be an exception to the UDC.

(3) According to Article 08, Landscape and Fence Standards, of the UDC, all outside storage areas shall be screened from all public streets, open space, adjacent properties and any residential zoning districts. In addition, the UDC states that the outside storage can be screened with either a masonry wall one (1) foot taller than what is being stored and canopy trees on 20-foot centers, or with a wrought iron fence and three (3) tiered screening (i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees). In this case, no screening is proposed for the outside storage areas. This will be an exception to the UDC.

M.8 Ordinances. Please review the attached draft ordinance prior to the March 31, 2026 Planning & Zoning Commission Work Session meeting, and provide staff with your markups by April 7, 2026.

I.9 Revisions. 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 April 7, 2026; 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 April 14, 2026 Planning and Zoning Commission Public Hearing Meeting.

I.10 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on March 31, 2026, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on April 14, 2026.

I.11 City Council Meeting Dates. The projected City Council meeting dates for this case will be April 20, 2026 (1st Reading) and May 4, 2026 (2nd Reading).

I.12 Meeting Times and Place. All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. Please note that the applicant or a representative will need to be present for the case to be considered by the Planning and Zoning Commission or City Council.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	03/18/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	03/18/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/18/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/16/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/18/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT

No Comments



DEVELOPMENT APPLICATION

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

STAFF 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 2260 E Interstate 30, Rockwall, TX 75087

SUBDIVISION Robert Boyd Irvine Survey Abstract No. 120

LOT

BLOCK

GENERAL LOCATION East of Southeast Corner of I-30 & F.M. 3549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Light Industrial

CURRENT USE

Trailer Sales & Repair

PROPOSED ZONING Light Industrial with SUP

PROPOSED USE

Trailer Sales & Repair

ACREAGE 4.341

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

Jowers, Inc.

APPLICANT

Big Tex Trailers

CONTACT PERSON

Raymond Jowers

CONTACT PERSON

Grant Young

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Raymond Jowers [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 REPRODUCE ANY INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY INFORMATION CONTAINED WITHIN THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

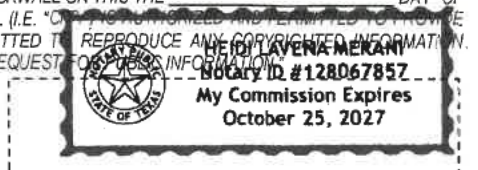
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th DAY OF February, 2026

OWNER'S SIGNATURE: _____

[Signature]

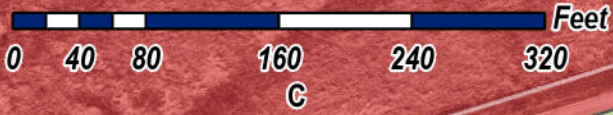
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

[Signature]

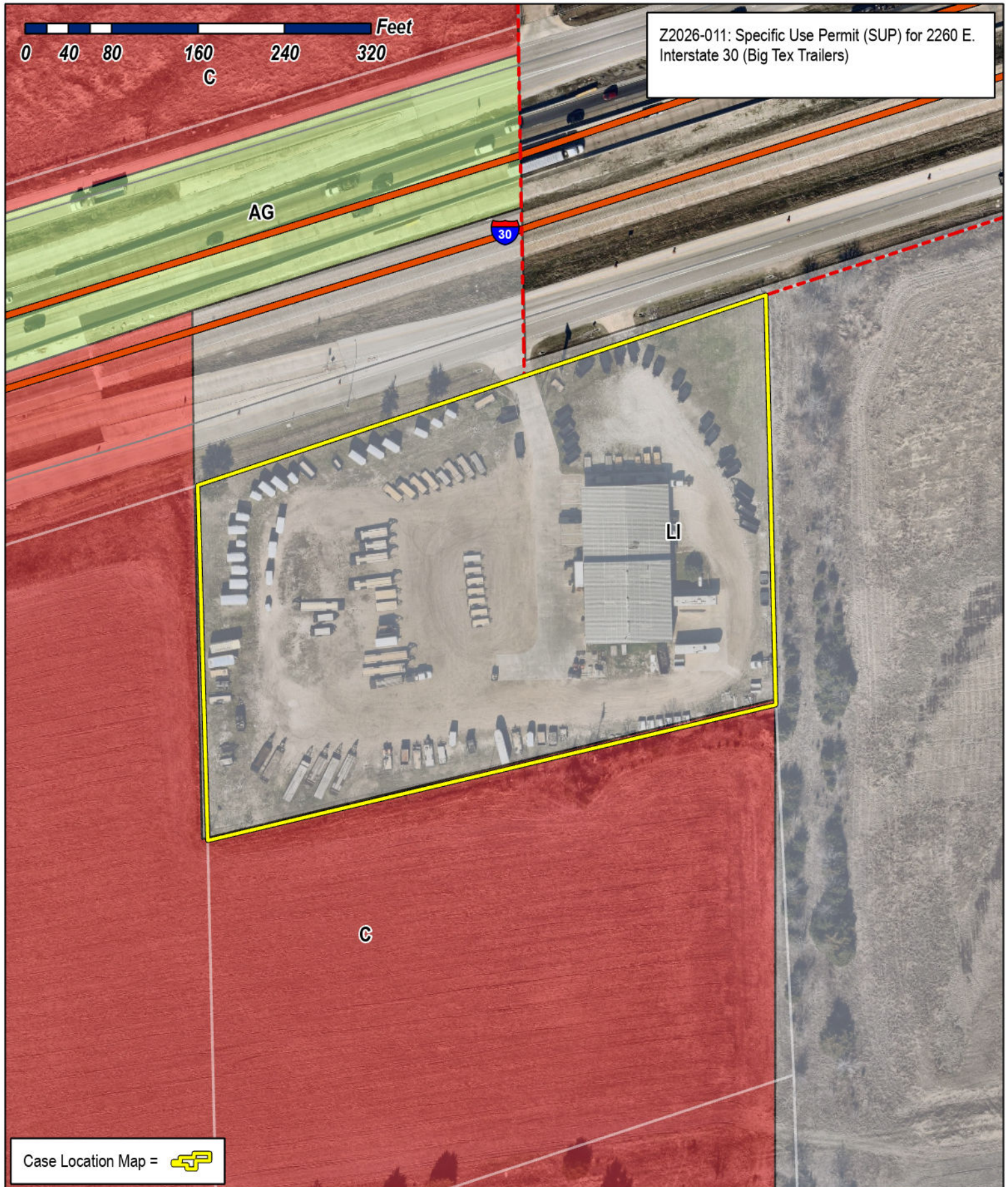


MY COMMISSION EXPIRES

10/25/27



Z2026-011: Specific Use Permit (SUP) for 2260 E. Interstate 30 (Big Tex Trailers)



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.

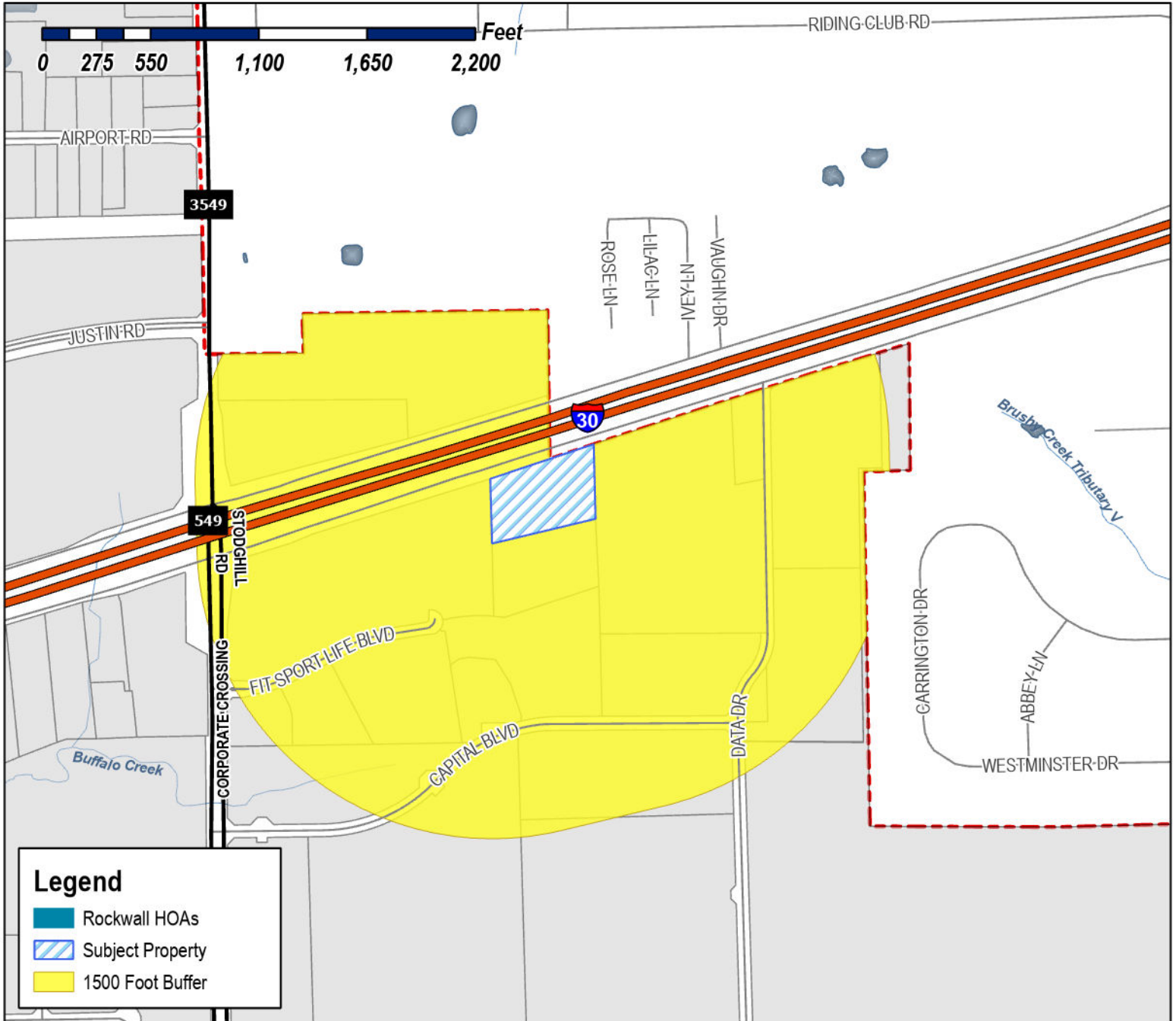




City of Rockwall

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Case Number: Z2026-011
Case Name: Specific Use Permit (SUP) for Big Tex Trailers
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 2260 E. Interstate 30

Date Saved: 3/9/2026
 For Questions on this Case Call (972) 771-7745

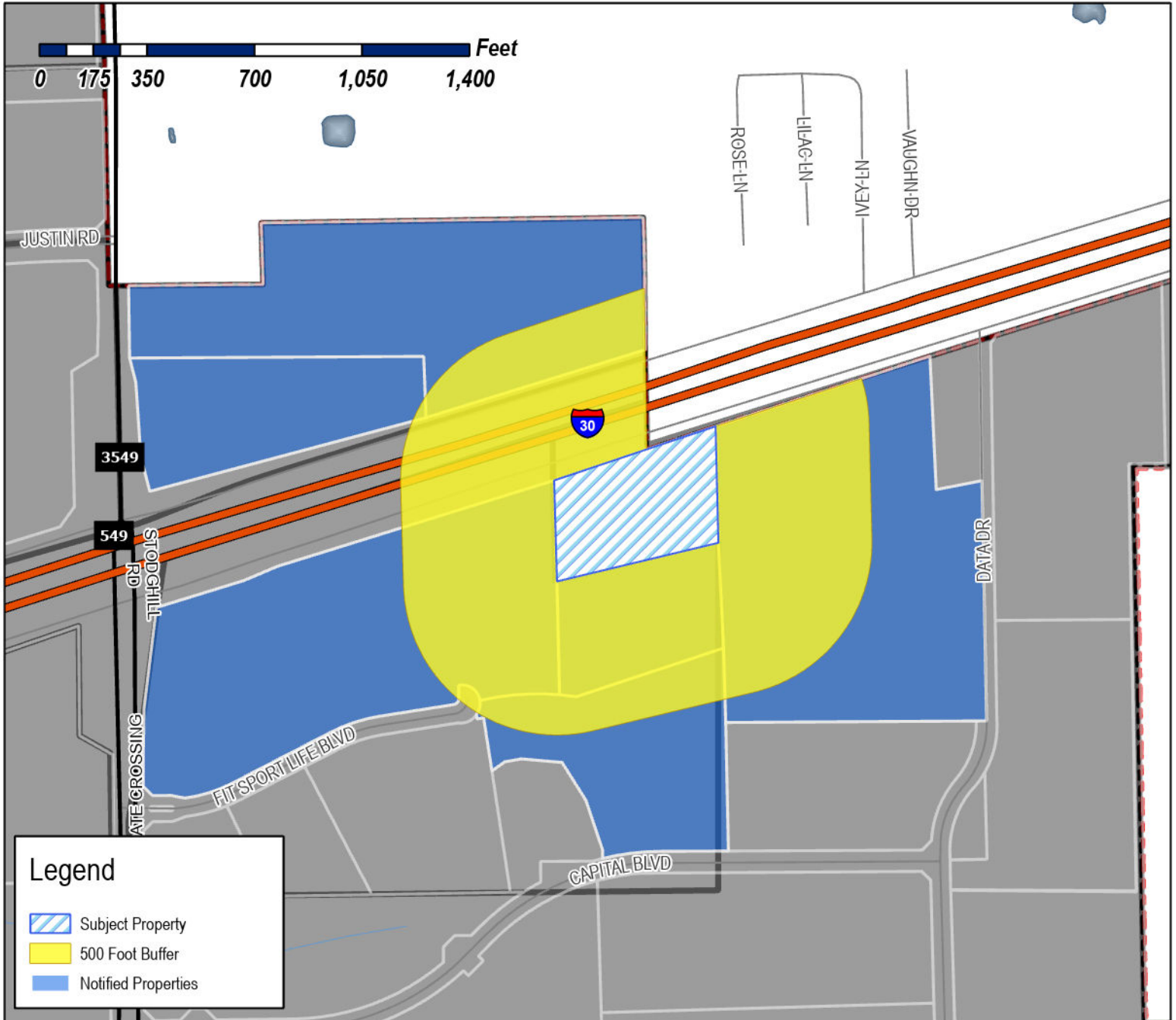




City of Rockwall

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

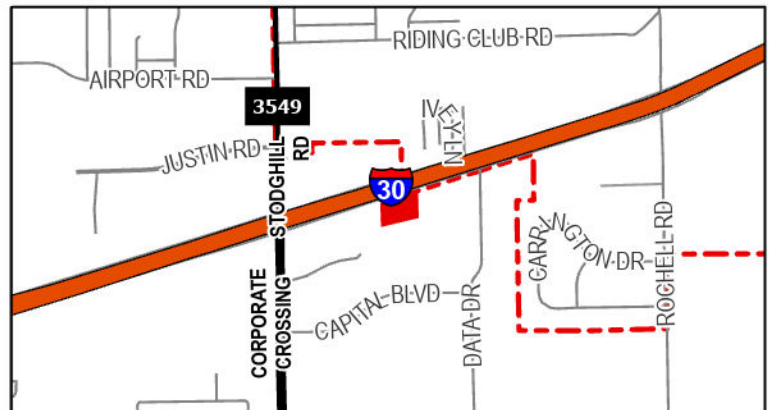
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Case Number: Z2026-011
Case Name: Specific Use Permit (SUP) for Big Tex Trailers
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 2260 E. Interstate 30

Date Saved: 3/4/2026

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



MIRANDA VINOD
9105 BRIARCREST DR
ROWLETT, TX 75088

WALLIS RUSTY FAMILY LTD PARTNERSHIP #2
12277 SHILOH RD
DALLAS, TX 75228

MIRANDA VINOD
9105 BRIARCREST DR
ROWLETT, TX 75088

JOWERS INC
PO BOX 1870
ROCKWALL, TX 75087

STRUCTURED REA- ROCKWALL LAND LLC
3104 E Camelback Rd
Phoenix, AZ 85016

RESIDENT
2260 E I30
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:

Z2026-011: SUP for Big Tex Trailers

Hold a public hearing to discuss and consider a request by Grant Young of Big-Tex Trailers on behalf of Raymond Jowers of Jowers, Inc. for the approval of a Specific Use Permit (SUP) amending Ordinance No. 20-01 and allowing outside storage adjacent to IH-30 on a 4.4317-acre tract of land identified as Tract 22-01 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30, 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, April 14, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 20, 2026 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, April 20, 2026 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. Z2026-011: SUP for Big Tex Trailers

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.

Four horizontal grey bars for providing reasons for the response.

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

March 27, 2026

Memorandum

To: Henry Lee
Planning Department
City of Rockwall

From: W.L. "Dub" Douphrate II

Re: Big Tex Improvements for SUP Renewal

Henry, on behalf of our client Big Tex Trailers, please allow this letter to serve as their formal request to renew their Special Use Permit. Our firm has completed an approved engineering design which includes concrete paving , drainage , utility, and landscape improvements in order to bring the property into city code compliance. Currently our client is planning to move forward with all of these improvements within the next 30-45 days to start construction with the estimated time of completion by December of 2026. The cost of these improvements are extensive so our client respectfully requests the granting of the special use permit in perpetuity.

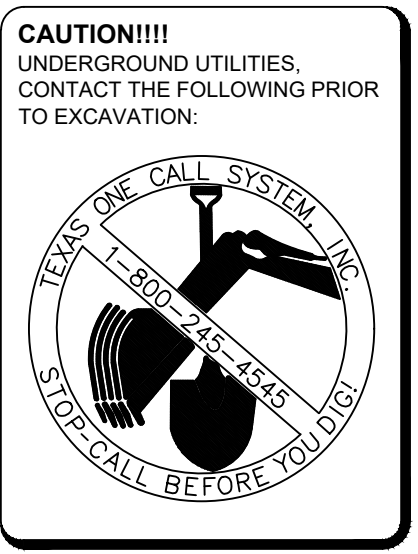
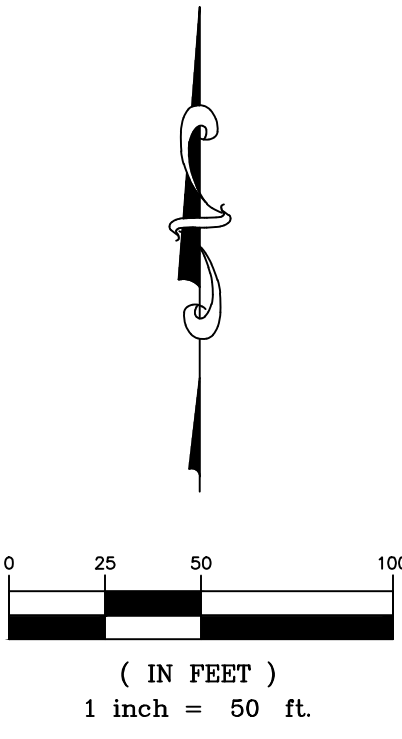
Thank you for your understanding in this matter

Sincerely,

W L Douphrate II

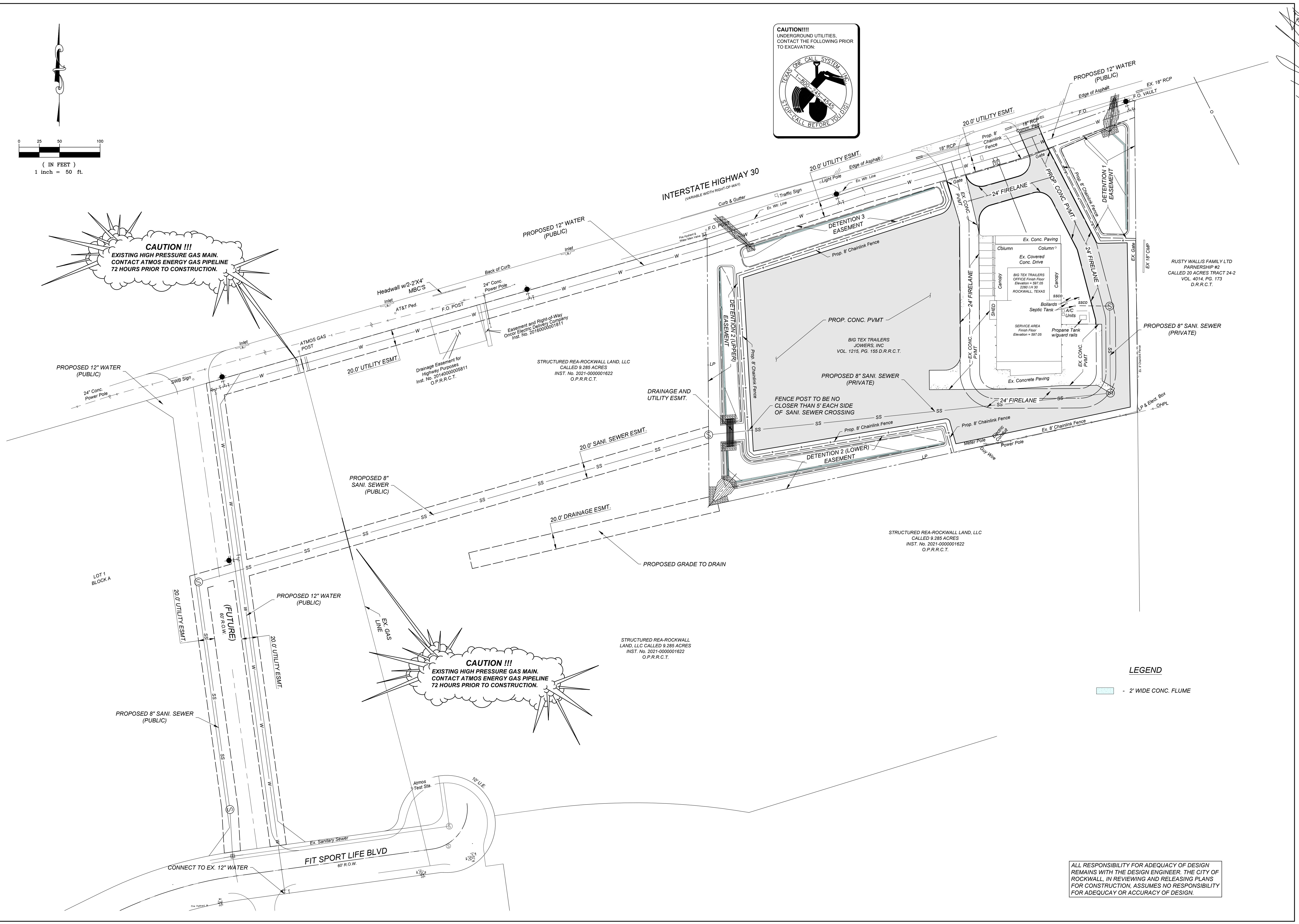
W.L. Douphrate II, P.E.

Cc: Grant Young



CAUTION !!!
EXISTING HIGH PRESSURE GAS MAIN.
CONTACT ATMOS ENERGY GAS PIPELINE
72 HOURS PRIOR TO CONSTRUCTION.

CAUTION !!!
EXISTING HIGH PRESSURE GAS MAIN.
CONTACT ATMOS ENERGY GAS PIPELINE
72 HOURS PRIOR TO CONSTRUCTION.



LEGEND
- 2' WIDE CONC. FLUME

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN
REMAINS WITH THE DESIGN ENGINEER. THE CITY OF
ROCKWALL, IN REVIEWING AND RELEASING PLANS
FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY
FOR ADEQUACY OR ACCURACY OF DESIGN.



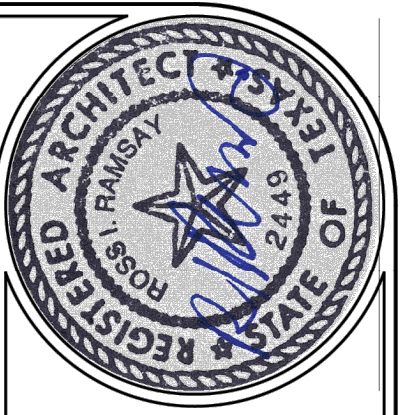
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE, P.E. LICENSE NO. 60102 STATE OF TEXAS DATE: NOVEMBER 13, 2025

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING-PROJECT MANAGEMENT SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

SITE PLAN
BIG TEX TRAILERS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

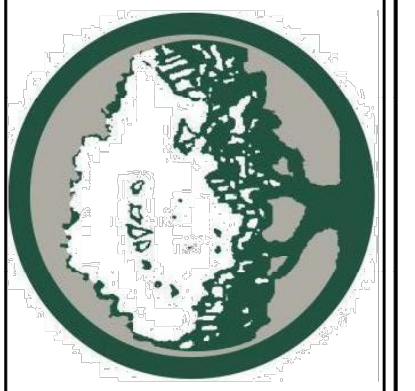
REVISION	WLD.
CHECKED	DLL
DRAWN	DLL
SCALE	1" = 50'
DATE	NOV. 2025
PROJECT	25010
	2.1

P:\projects\25010\Design Files\25010 SITE BASE.dwg 2.1 SITE PLAN 2/19/2025 3:41:21 PM Lukin Douphrate



RAMSAY & REYES
ARCHITECTURE - MANAGEMENT

2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087

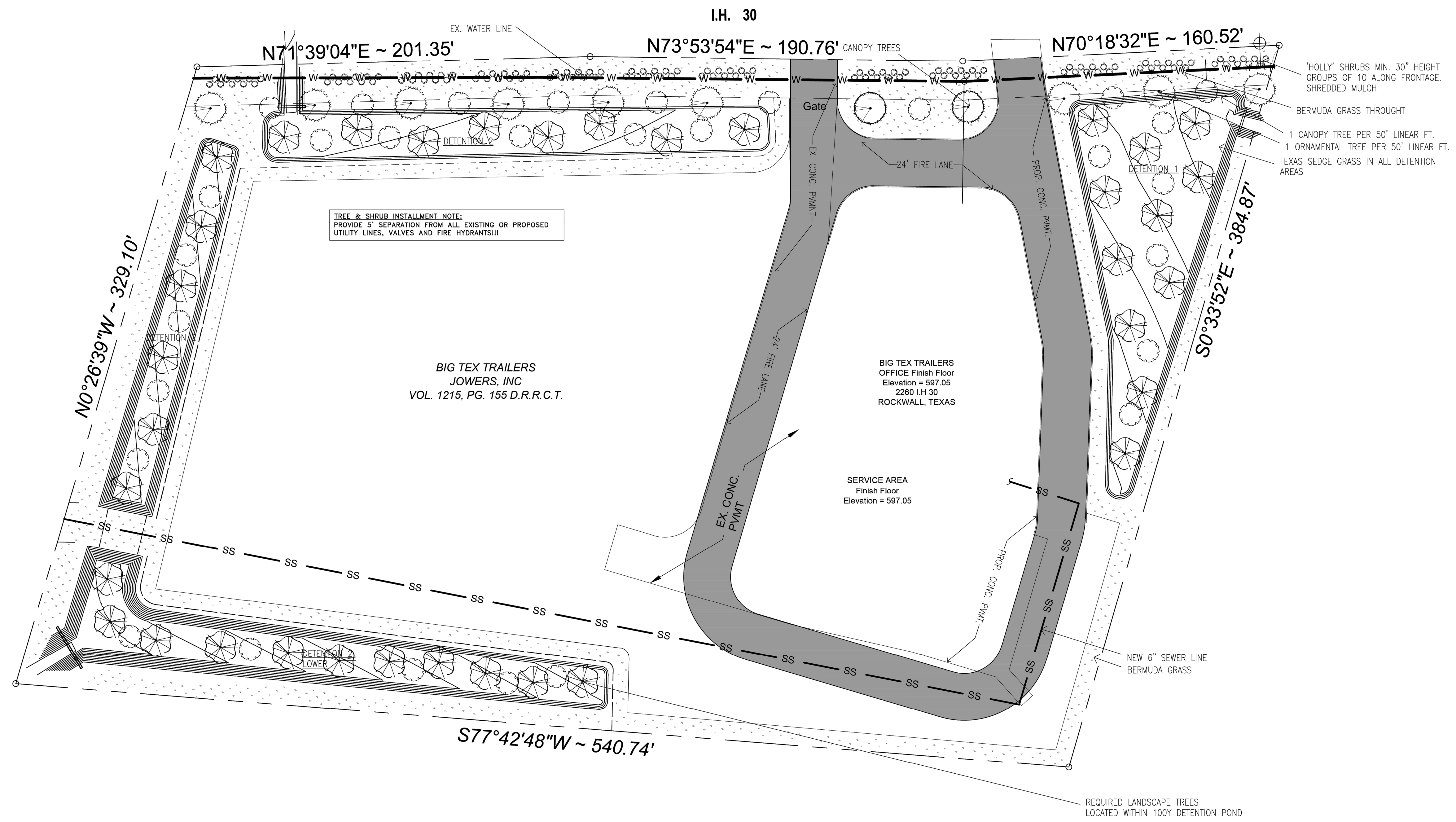


NO.	DATE	REVISIONS DESCRIPTIONS/ISSUE
1	10.28.25	1ST RESPONSE TO COMMENTS
2	02.11.25	2ND RESPONSE TO CITY COMMENTS

BIG-TEX TRAILERS
PROJECT NAME AND ADDRESS:
2260 I-30
ROCKWALL, TX 75087

PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	09.23.25
SCALE	
SHEET NO.	of

DRAWING NAME:
LANDSCAPE PLAN
SCALE: 1" = 30'



TREE & SHRUB INSTALLMENT NOTE:
PROVIDE 5' SEPARATION FROM ALL EXISTING OR PROPOSED UTILITY LINES, VALVES AND FIRE HYDRANTS!!!

BIG TEX TRAILERS
JOWERS, INC
VOL. 1215, PG. 155 D.R.R.C.T.

BIG TEX TRAILERS
OFFICE Finish Floor
Elevation = 597.05
2260 I.H 30
ROCKWALL, TEXAS

SERVICE AREA
Finish Floor
Elevation = 597.05

- 'HOLLY' SHRUBS MIN. 30" HEIGHT GROUPS OF 10 ALONG FRONTAGE. SHREDDED MULCH
- BERMUDA GRASS THROUGHOUT
- 1 CANOPY TREE PER 50' LINEAR FT.
- 1 ORNAMENTAL TREE PER 50' LINEAR FT.
- TEXAS SEDGE GRASS IN ALL DETENTION AREAS

REQUIRED DETENTION POND LANDSCAPE

AREA (SF) / 750 = # OF CANOPY TREES	AREA (SF) / 1500 = # OF ACCENT TREES
DETENTION 1 : 10,000SF/750 = 13 CANOPY TREES	10,000/1500 = 6 ACCENT TREE
DETENTION 2 : 6,384SF/750 = 8 CANOPY TREES	6,384/1500 = 4 ACCENT TREE
DETENTION 2 UPPER : 4,746SF/750 = 6 CANOPY TREES	4,746/1500 = 3 ACCENT TREE
DETENTION 2 LOWER : 8,556SF/750 = 11 CANOPY TREES	8,556/1500 = 5 ACCENT TREE

REQUIRED LANDSCAPE BUFFER @ ADJUTING ROW

NORTH
-FRONTAGE ALONG I-30
-1 CANOPY TREE PER 50 LINEAL FEET:
552.63' - 48' OF DRIVEWAY = 504.63'
504.63' / 50' LINEAR FT PER TREE = 10.09
TREES REQUIRED = 10
TREES SHOWN = 11

1 ACCENT TREE PER 50 LINEAL FEET:
552.63' - 48' OF DRIVEWAY = 504.63'
504.63' / 50' LINEAR FT PER TREE = 10.09
TREES REQUIRED = 10
TREES SHOWN = 11

10 SHRUBS PER 30 LINEAL FEET:
253.09' / 3' = 84.4 SHRUBS REQUIRED
SHRUBS PROVIDED : 85

SOUTH - NONE
EAST - NONE
WEST - NONE

TREE LIST AND LEGEND

SYMBOL	TYPE	BOTANICAL / COMMON NAME	CONTAINER	QTY	SIZE HEIGHT	SYMBOL	TYPE
	CANOPY	Sapindus drummondii 'BALD CYPRESS'	BALLED & BURLAPPED	38	6" CAL. 12'-0"		BERMUDA GRASS - Cynodon dactylon
	CANOPY	Ulmus crassifolia 'CEDAR ELM'	BALLED & BURLAPPED	11	6" CAL. 12'-0"		NEW CONCRETE
	ACCENT	Chilopsis linearis Desert willow	BALLED & BURLAPPED	28	3" CAL. 12'-0"		MULCH, 2" MIN. SHREDDED HARDWOOD OR CYPRESS
	SHRUB	Ilex cornuta burfordii 'BURFORD HOLLY'	3gal	120	30"H		

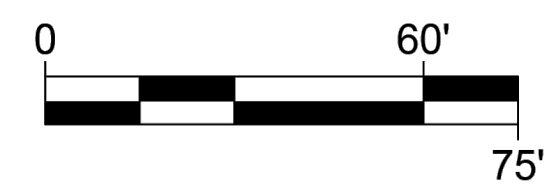
NOTE:
ALL TREES AND GRASS HAVE A 4' MULCH RING
NO TREES TO BE WITHIN 5' OF PUBLIC UTILITIES
INSTALL 'TEXAS SEDGE' - Carex texensis IN AREAS OF WATER DETENTION (~30,000 SF)

- REFER TO CIVIL GRADING PLAN FOR ADDITIONAL GRADING AND DRAINAGE INFORMATION. CONTRACTOR TO FIELD VERIFY ALL UTILITY LINES, EASEMENTS, SETBACKS, GRADES, HARDSCAPE AND PLANTING ELEMENTS PRIOR TO INSTALLATION. CONTRACTOR TO LAYOUT ALL PLANTING MATERIALS PRIOR TO INSTALLATION TO IDENTIFY ANY CONFLICTS WITH UTILITIES, EASEMENTS OR OTHER EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITY LINES OR ANY OTHER DAMAGE DONE TO THE SITE. CONTRACTOR TO CONTACT TEXAS 811 AT LEAST 48 HOURS IN ADVANCE OF ANY EXCAVATION ON SITE.
- CONTRACTOR TO FOLLOW ANY AND ALL APPLICABLE RULES, REGULATIONS, CODES AND ORDINANCES.
- CONTRACTOR RESPONSIBLE FOR PULLING ALL APPLICABLE PERMITS FOR WORK DONE ON SITE.
- CONTRACTOR TO VERIFY ALL QUANTITIES ON THE LANDSCAPE PLANS. ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
- CONTRACTOR RESPONSIBLE FOR PROVIDING AND MAINTAINING A SAFE WORK ENVIRONMENT. CHECK WITH GENERAL CONTRACTOR REGARDING JOB SITE RULES AND REGULATIONS.
- TREE PLANTING AREAS ARE TO PROVIDE A MINIMUM OF 12' OF FRIABLE NATIVE SOIL MEETING THE REQUIREMENTS OF THE PLANTING NOTES AND SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH OTHER TRADES AT THE DIRECTION OF THE GENERAL CONTRACTOR.
- UPON REASONABLE COMPLETION OF THE SCOPE OF WORK, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY WHEEL RUTS, SETTLING FORM SOIL AMENDMENT, EROSION OR OTHER COSMETIC LANDSCAPE SITE ELEMENTS PENDING APPROVAL BY GENERAL CONTRACTOR.
- CONTRACTOR TO PROVIDE PHOTOS OF ALL NURSERY STOCK AT LEAST 1 MONTH PRIOR TO PURCHASE FOR APPROVAL BY OWNER'S REPRESENTATIVE.
- CONTRACTOR TO PROVIDE A 1 YEAR WARRANTY FOR ALL PLANT MATERIAL AFTER FINAL ACCEPTANCE OF LANDSCAPE BY OWNER'S REPRESENTATIVE.

This Proposed Site Concept is for illustrative purposes only and subject to change. This Proposed Site Concept, along with development regulations, is intended to describe the intent of the Planned Development. Significant deviations from this Proposed Site Concept, as determined by the Director, will require an amendment to the Proposed Site Concept and, as necessary, the development regulations.

All current development requirements of the City as amended shall be met unless approved otherwise within these Planned Development Regulations.

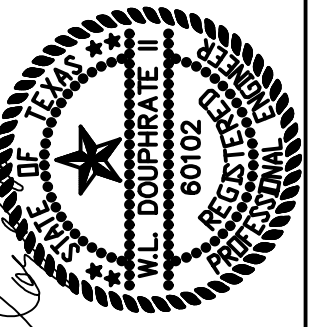
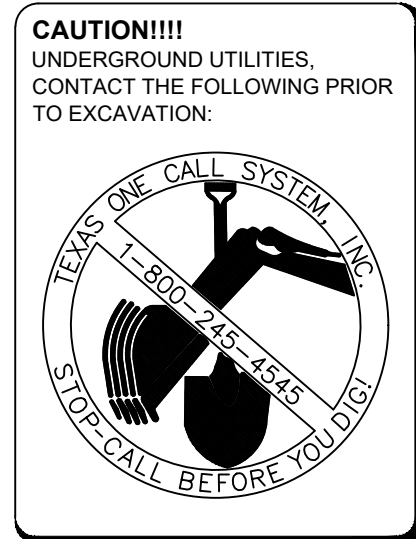
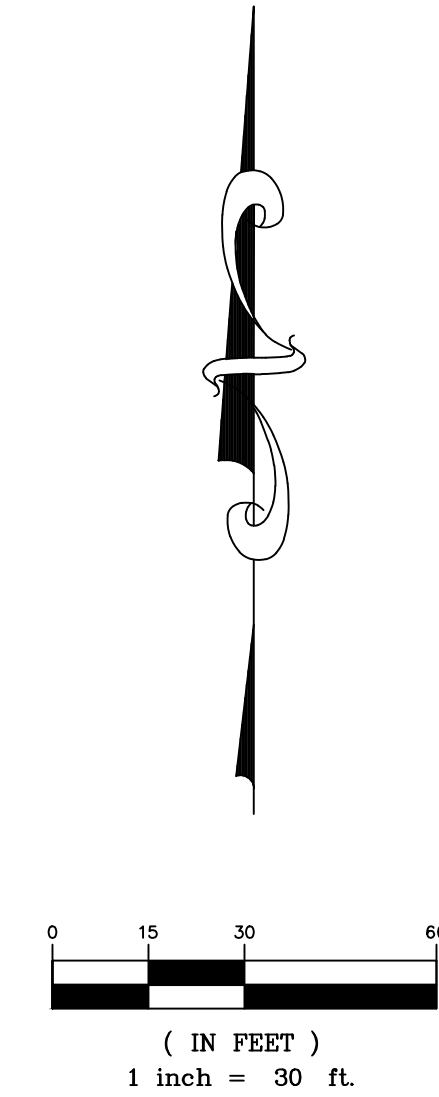
No "100 YEAR FLOOD PLAN" exists on this site. All current development requirements of the City as amended shall be met unless approved otherwise within these Planned Development Regulations.



LANDSCAPE PLAN
SCALE: 1" = 30'

ARCHITECT/PLANNER:
ARCHITECTONICS TEXAS, LLC
ROSS RAMSAY
(469)974-8889
2235 RIDGE RD. STE 201
ROCKWALL, TEXAS 75087

CIVIL ENGINEER:
DUB DOUPHRA
DOUPHRA & ASSOCIATES, INC
REGISTERED PROFESSIONAL ENGINEER
LIC. NO. #60102



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE, STATE OF TEXAS, P.E. LICENSE NO. 60102, DATE: NOVEMBER 13, 2025

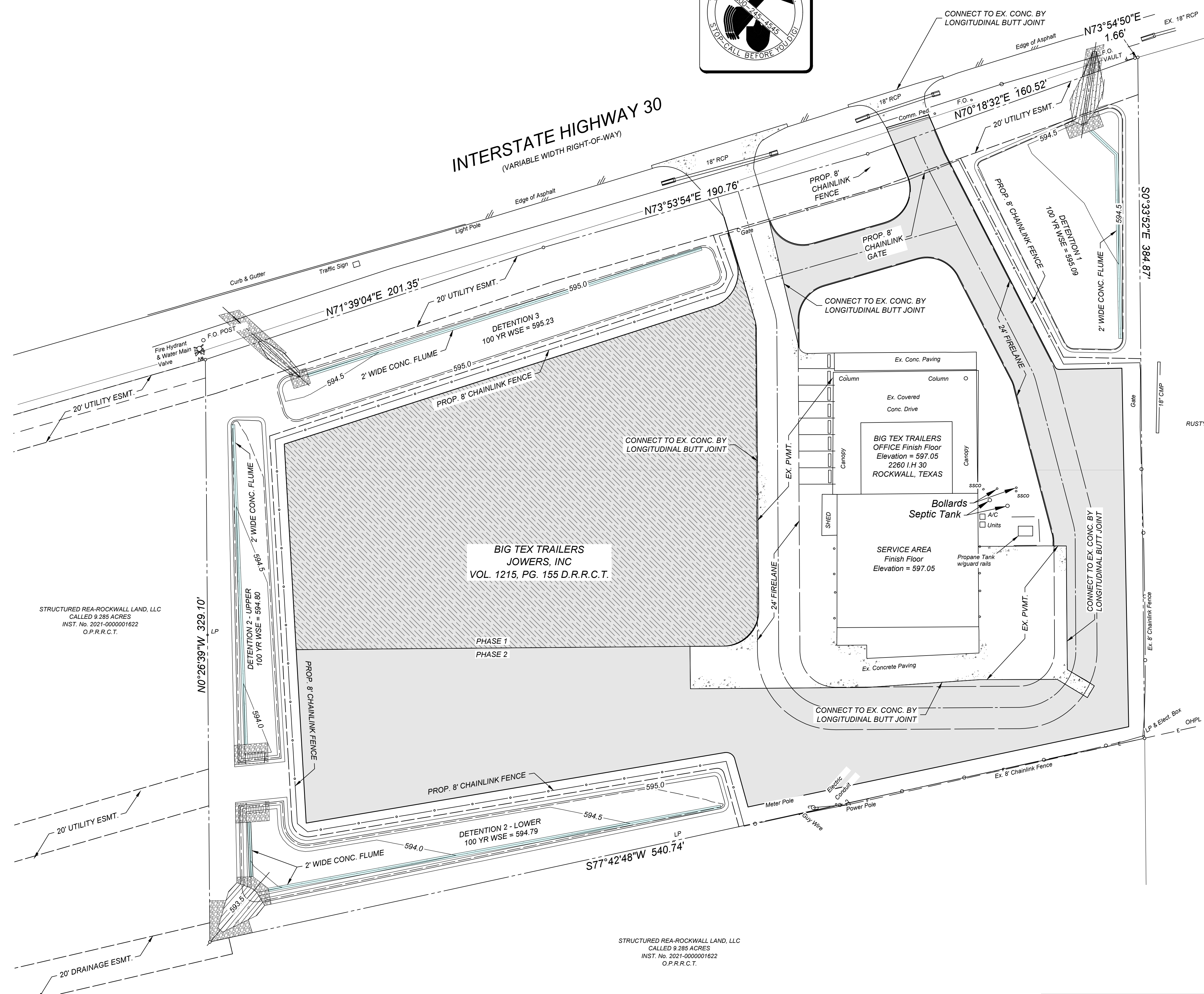
DOUPHRATE & ASSOCIATES, INC.
 ENGINEERING + PROJECT MANAGEMENT + SURVEYING
 2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
 PHONE: (972)771-9004 FAX: (972)771-9005

TYPICAL PAVING SECTION
PROPOSED PAVEMENT

6" - 3,600 PSI 6.5 Sack Concrete Pavement with #3 Bars at 24" O.C.E.W.
 Subgrade compacted at 95% Standard Proctor Density at or Near Optimum Moisture Content.

LEGEND

- PROPOSED PAVEMENT PHASE 1
- PROPOSED PAVEMENT PHASE 2
- EXISTING PAVEMENT



STRUCTURED REA-ROCKWALL LAND, LLC
 CALLED 9.285 ACRES
 INST. No. 2021-0000001622
 O.P.R.R.C.T.

STRUCTURED REA-ROCKWALL LAND, LLC
 CALLED 9.285 ACRES
 INST. No. 2021-0000001622
 O.P.R.R.C.T.

RUSTY WALLIS FAMILY LTD PARTNERSHIP #2
 CALLED 20 ACRES TRACT 24-2
 VOL. 4014, PG. 173
 D.R.R.C.T.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

PAVING PLAN
BIG TEX TRAILERS
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

REVISION	WLD.
CHECKED	
DRAWN	DLL
SCALE	1" = 30'
DATE	NOV. 2025
PROJECT	25010
	3.1

CITY OF ROCKWALL

ORDINANCE NO. 20-01

SPECIFIC USE PERMIT NO. S-212

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW OUTSIDE STORAGE IN A LIGHT INDUSTRIAL (LI) DISTRICT WITHIN THE IH-30 OVERLAY (IH-30 OV) DISTRICT ON A 4.4317-ACRE PARCEL OF LAND, IDENTIFIED AS TRACT 22-01 OF THE R. IRVINE SURVEY, ABSTRACT NO. 120, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'A'* 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 Raymond Jowers for the approval of a Specific Use Permit (SUP) to allow outside storage on a 4.4317-acre parcel of land being described as Tract 22-01, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30 and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after 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. 04-38*] and *Ordinance No. 17-20* 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 approval of this ordinance shall supersede all requirements stipulated in *Ordinance No's. 17-20*;

SECTION 2. That the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing *outside storage* as stipulated by Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 04-38*] on the *Subject Property*; and,

SECTION 3. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in

Section 5, *Industrial Districts*, and Subsection 6.06, *IH-30 Overlay (IH-30 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 04-38] as heretofore amended and as may be amended in the future, and shall be subject to the following conditions:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of outside storage on the *Subject Property* and conformance to these conditions are required for continued operations:

- 1) The Specific Use Permit (SUP) shall be valid for a period of three (3) years from the date of the approval of this ordinance. If an extension of the SUP is necessary, the owner shall submit a request in writing to staff no less than 90 days prior to the expiration of the SUP. Upon receipt of the request, the City Council shall review the SUP and determine if an extension of the SUP is permitted based on the development of FM-549 and the IH-30 overpass construction and/or other development activity in the area.
- 2) All outside display and outside storage of trailers shall generally conform to the concept plan depicted in *Exhibit 'B'* of this ordinance, which shall be incorporated herein by reference.
- 3) The outside display and outside storage of semi-trailers and tractor-trailers shall be prohibited.
- 4) City Council approval of the SUP includes a temporary waiver to certain engineering and fire department standards, including but not limited to, concrete paving requirements and the extension of a 12-inch water line from FM-549. Future development of the subject property will be subject to the Engineering and Fire Department standards in effect at the time of development.
- 5) In the event that the development expands the existing structure or adds additional buildings, the development will be subject to meet the requirements for fire protection.

3.2 COMPLIANCE

Approval of this ordinance – *in accordance with Subsection 2.05, City Council Action, of Article XI, Zoning Related Applications, of the Unified Development Code (UDC)* -- will require compliance to the following:

- 1) Upon obtaining approval of this Specific Use Permit (SUP), should the property owner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02.D(3) of Article XI, *Zoning Related Applications*, of the Unified Development Code (UDC).

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 5. 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 6. 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 7. 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 8. That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 3RD DAY OF FEBRUARY, 2020.**



Jim Pruitt, Mayor

ATTEST:



Kristy Cole, City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney

1st Reading: January 21, 2020

2nd Reading: February 3, 2020

Exhibit 'A'
Zoning Exhibit

Address: 2260 E. IH 30

Legal Description: Tract 22-01 of the R. Irvine Survey, Abstract No. 120

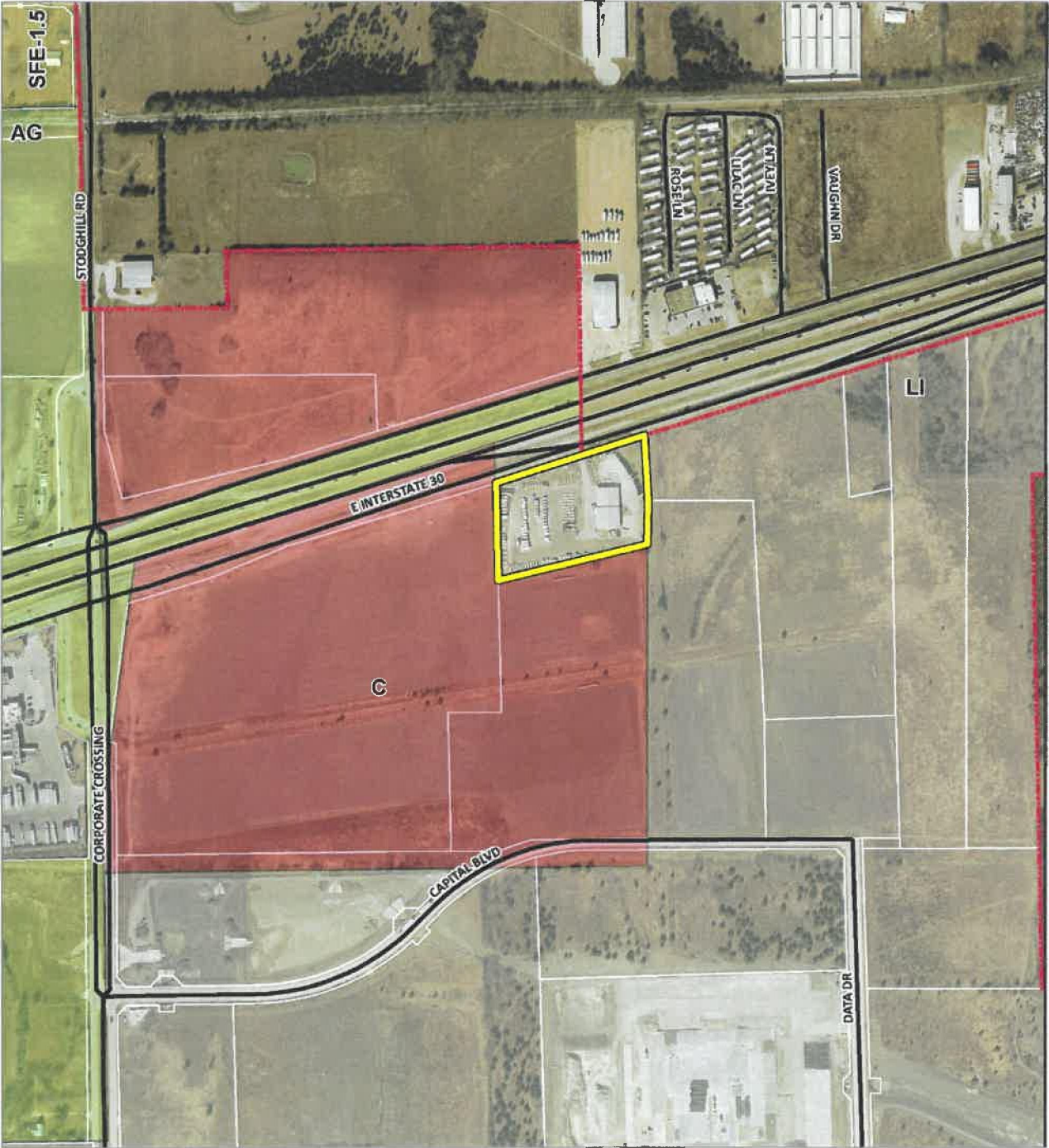
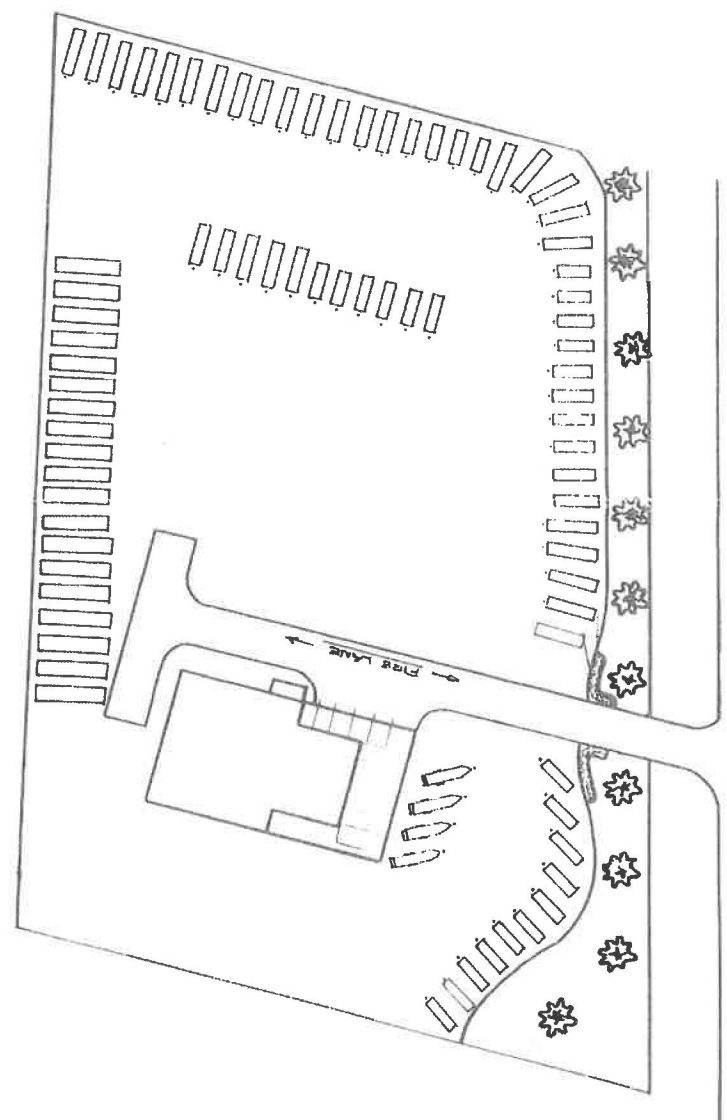


Exhibit 'B'
Concept Plan

PROJECT NO.	TOWERS 2200 E I-30
DATE	11/15/22
BY	
CHECKED BY	
APPROVED BY	
DATE	9/12/27/15/22



WALKABOUT BV

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW OUTSIDE STORAGE IN A LIGHT INDUSTRIAL (LI) DISTRICT WITHIN THE IH-30 OVERLAY (IH-30 OV) DISTRICT ON A 4.4317-ACRE PARCEL OF LAND, IDENTIFIED AS TRACT 22-01 OF THE R. IRVINE SURVEY, ABSTRACT NO. 120, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'A'* 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 Raymond Jowers of Jowers Inc. on behalf of Grant Young of Big Tex Trailers for the approval of a Specific Use Permit (SUP) to allow outside storage on a 4.4317-acre parcel of land being described as Tract 22-01, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30 and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after 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*] and *Ordinance No. 20-01; S-212* 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 approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 20-01*;

SECTION 2. 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) allowing *Outside Storage* as stipulated by Section 1, *Land Use Schedule*, of Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 3. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 05.01, *Industrial Districts*, Subsection 05.02, *Light Industrial (LI) District*, and Subsection 06.06, *IH-30 Overlay (IH-30 OV) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended and as may be amended in the future, and shall be subject to the following conditions:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of outside storage on the *Subject Property* and conformance to these conditions are required for continued operations:

- ~~1) The Specific Use Permit (SUP) shall be valid for a period of three (3) years from the date of the approval of this ordinance. If an extension of the SUP is necessary, the owner shall submit a request in writing to staff no less than 90 days prior to the expiration of the SUP. Upon receipt of the request, the City Council shall review the SUP and determine if an extension of the SUP is permitted based on the development of FM-549 and the IH-30 overpass construction and/or other development activity in the area.~~
- ~~2) City Council approval of the SUP includes a temporary waiver to certain engineering and fire department standards, including but not limited to, concrete paving requirements and the extension of a 12-inch water line from FM-549. Future development of the subject property will be subject to the Engineering and Fire Department standards in effect at the time of development.~~
- 3) That proposed improvements on the *Subject Property* shall generally be in accordance with the *Concept Plan* and *Paving Plan* depicted in *Exhibit 'B'* and *Exhibit 'C'* of this ordinance.
- 4) That proposed landscaping on the *Subject Property* shall generally be in accordance with the *Landscape Plan* depicted in *Exhibit 'D'* of this ordinance.
- 5) If the proposed improvements depicted in *Exhibit 'B'*, *Exhibit 'C'*, and *Exhibit 'D'* are not completed by January 1, 2027 this Specific Use Permit (SUP) shall expire.
- 6) All outside display and outside storage of trailers shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance, which shall be incorporated herein by reference.
- 7) All existing chain link fencing shall be replaced with wrought iron fencing.
- 8) The *Outside Display* and *Outside Storage* of semi-trailers and tractor-trailers shall be prohibited.
- 9) In the event that the development expands the existing structure or adds additional buildings, the development will be subject to meet the requirements for fire protection.

3.2 COMPLIANCE

Approval of this ordinance -- *in accordance with Subsection 2.05, City Council Action, of Article XI, Zoning Related Applications, of the Unified Development Code (UDC)* -- will require compliance to the following:

1) Upon obtaining approval of this Specific Use Permit (SUP), should the property owner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02.D(3) of Article XI, *Zoning Related Applications*, of the Unified Development Code (UDC).

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 5. 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 6. 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 7. 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 8. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF MAY, 2026.

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: April 20, 2026

2nd Reading: May 4, 2026

Exhibit 'A'
Zoning Exhibit

Address: 2260 E. IH 30

Legal Description: Tract 22-01 of the R. Irvine Survey, Abstract No. 120

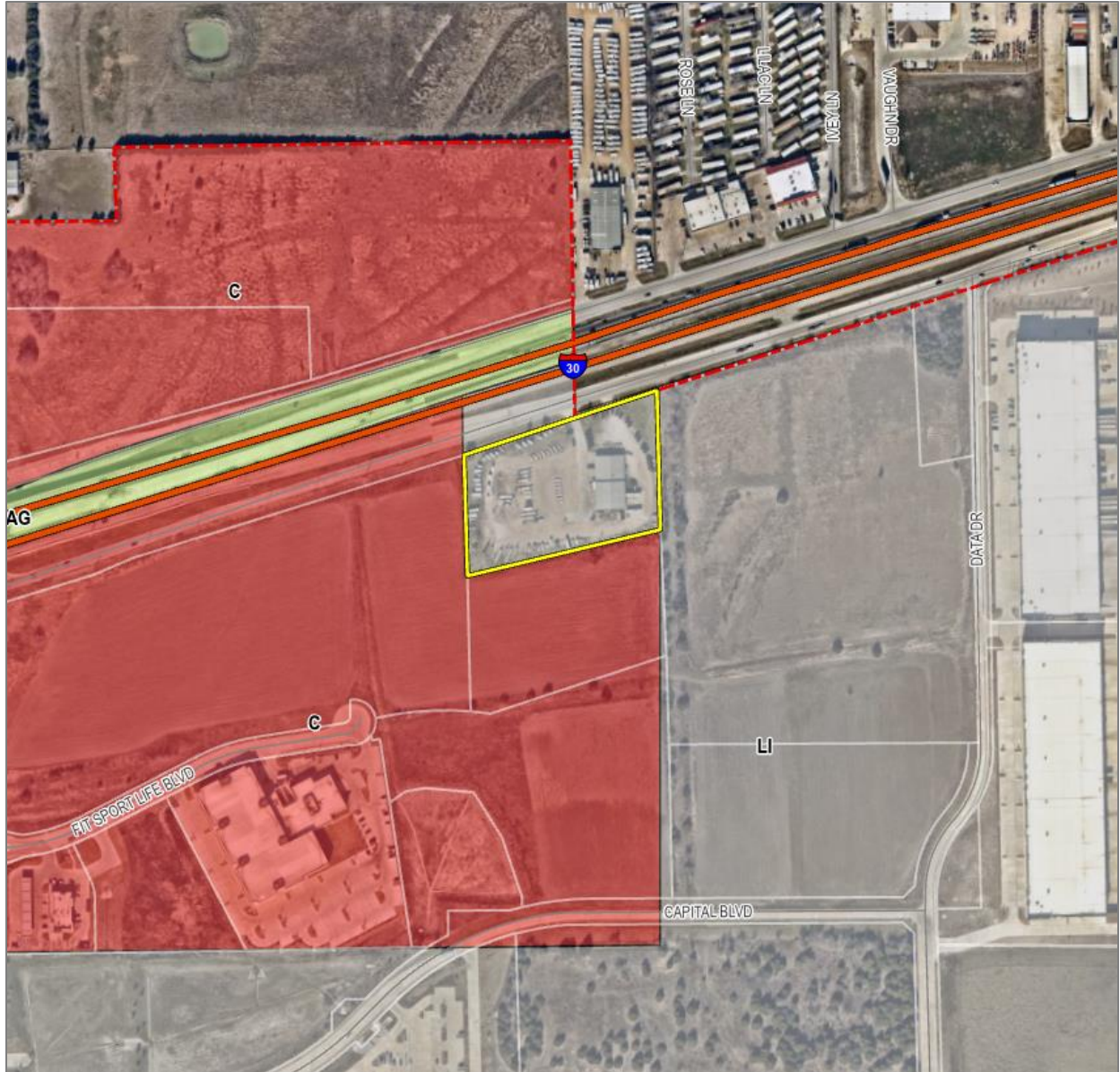
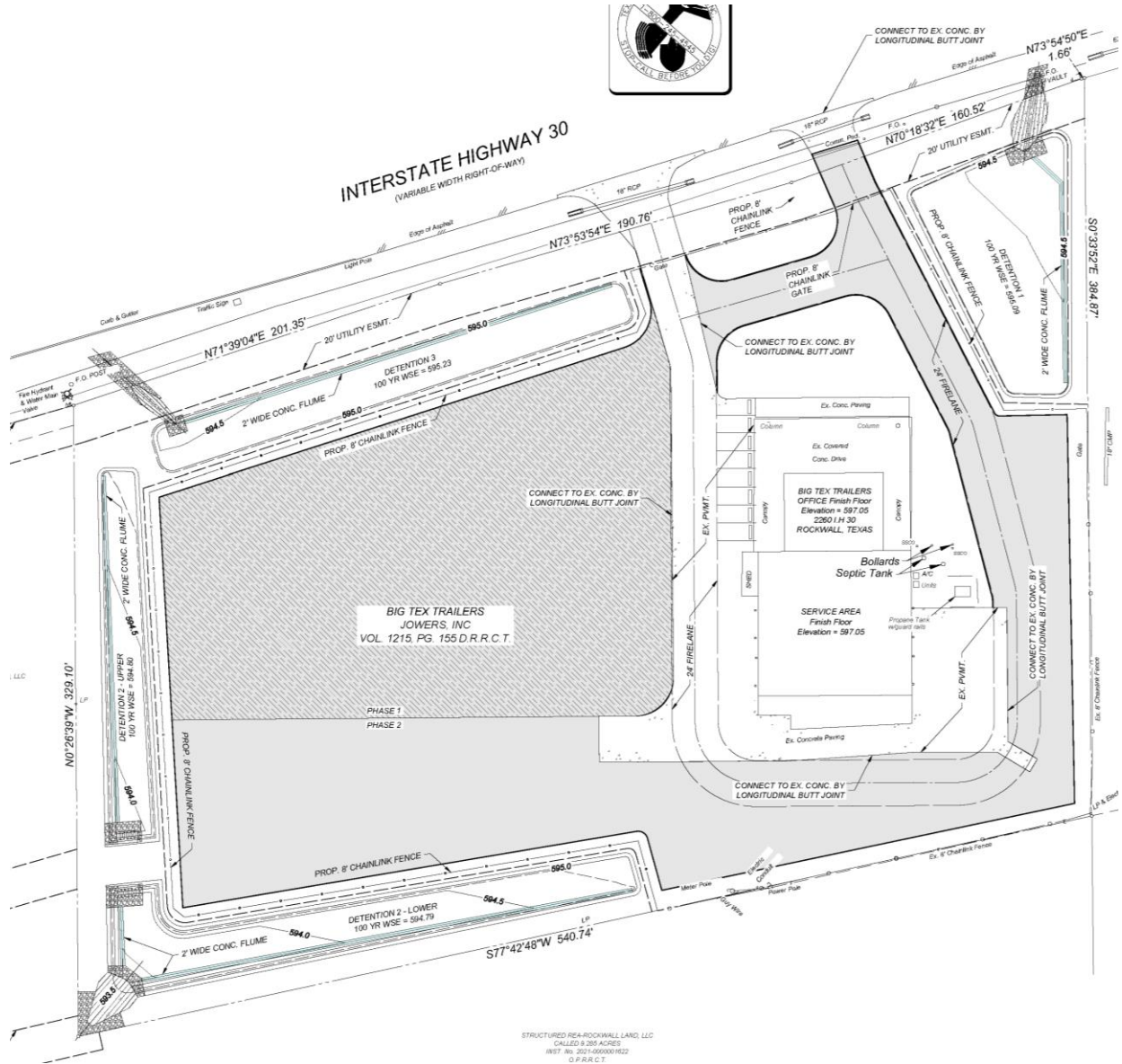
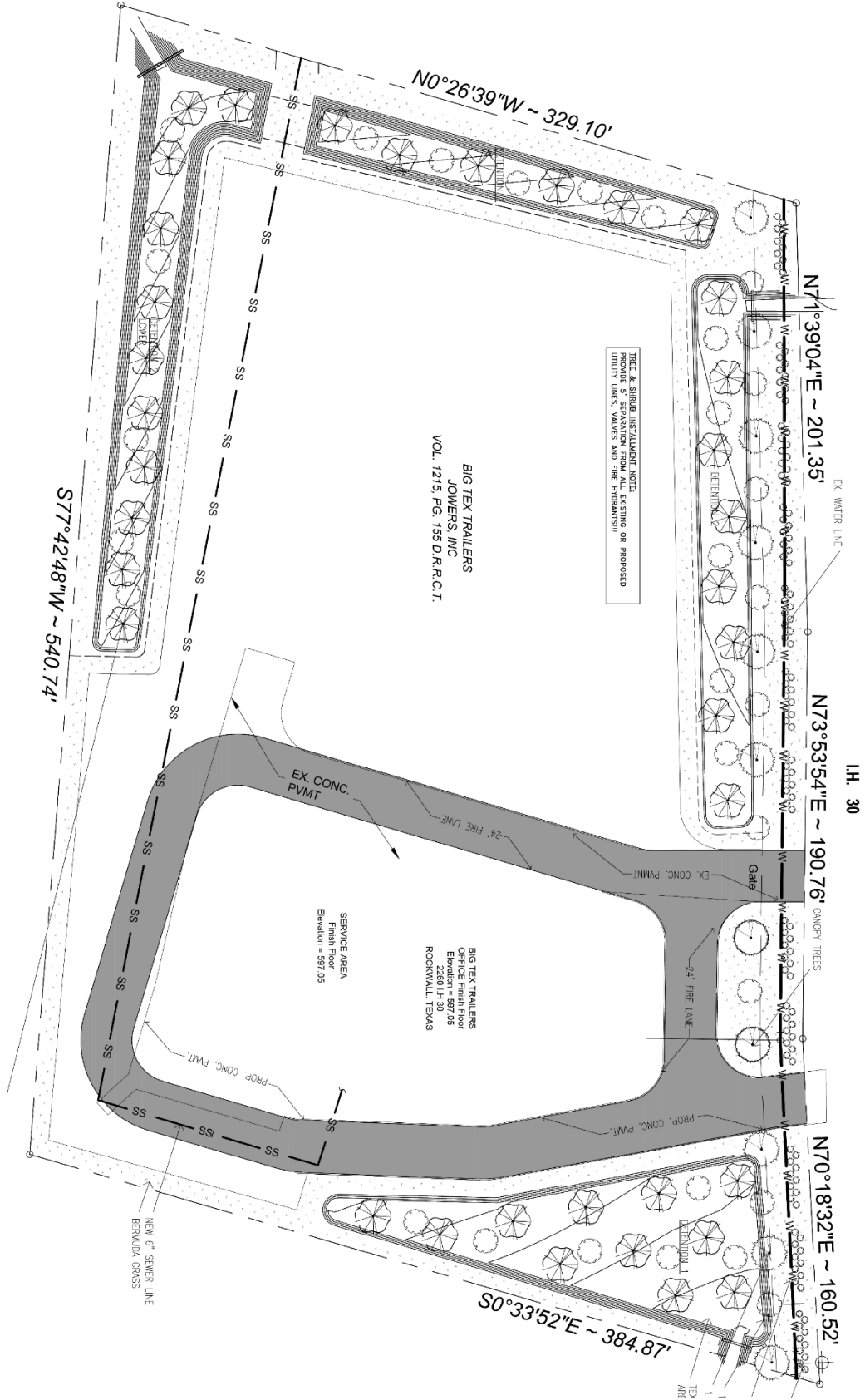


Exhibit 'C' Paving Plan



STRUCTURED REA-ROCKWALL LAND, LLC
 CALLED 8.265 ACRES
 INSTR. No. 2021-000001832
 O.P.R.R.C.T.

Exhibit 'D'
Landscape Plan



CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW OUTSIDE STORAGE IN A LIGHT INDUSTRIAL (LI) DISTRICT WITHIN THE IH-30 OVERLAY (IH-30 OV) DISTRICT ON A 4.4317-ACRE PARCEL OF LAND, IDENTIFIED AS TRACT 22-01 OF THE R. IRVINE SURVEY, ABSTRACT NO. 120, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'A'* 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 Raymond Jowers of Jowers Inc. on behalf of Grant Young of Big Tex Trailers for the approval of a Specific Use Permit (SUP) to allow outside storage on a 4.4317-acre parcel of land being described as Tract 22-01, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30 and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after 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*] and *Ordinance No. 20-01; S-212* 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 approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 20-01*;

SECTION 2. 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) allowing *Outside Storage* as stipulated by Section 1, *Land Use Schedule*, of Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 3. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 05.01, *Industrial Districts*, Subsection 05.02, *Light Industrial (LI) District*, and Subsection 06.06, *IH-30 Overlay (IH-30 OV) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended and as may be amended in the future, and shall be subject to the following conditions:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of outside storage on the *Subject Property* and conformance to these conditions are required for continued operations:

- 1) That proposed improvements on the *Subject Property* shall generally be in accordance with the *Concept Plan* and *Paving Plan* depicted in *Exhibit 'B'* and *Exhibit 'C'* of this ordinance.
- 2) That proposed landscaping on the *Subject Property* shall generally be in accordance with the *Landscape Plan* depicted in *Exhibit 'D'* of this ordinance.
- 3) If the proposed improvements depicted in *Exhibit 'B'*, *Exhibit 'C'*, and *Exhibit 'D'* are not completed by January 1, 2027 this Specific Use Permit (SUP) shall expire.
- 4) All outside display and outside storage of trailers shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance, which shall be incorporated herein by reference.
- 5) All existing chain link fencing shall be replaced with wrought iron fencing.
- 6) The *Outside Display* and *Outside Storage* of semi-trailers and tractor-trailers shall be prohibited.
- 7) In the event that the development expands the existing structure or adds additional buildings, the development will be subject to meet the requirements for fire protection.

3.2 COMPLIANCE

Approval of this ordinance -- *in accordance with Subsection 2.05, City Council Action, of Article XI, Zoning Related Applications, of the Unified Development Code (UDC)* -- will require compliance to the following:

- 1) Upon obtaining approval of this Specific Use Permit (SUP), should the property owner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02.D(3) of Article XI, *Zoning Related Applications*, of the Unified Development Code (UDC).

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 5. 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 6. 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 7. 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 8. That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 4TH DAY OF MAY, 2026.**

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: April 20, 2026

2nd Reading: May 4, 2026

Exhibit 'A'
Zoning Exhibit

Address: 2260 E. IH 30

Legal Description: Tract 22-01 of the R. Irvine Survey, Abstract No. 120

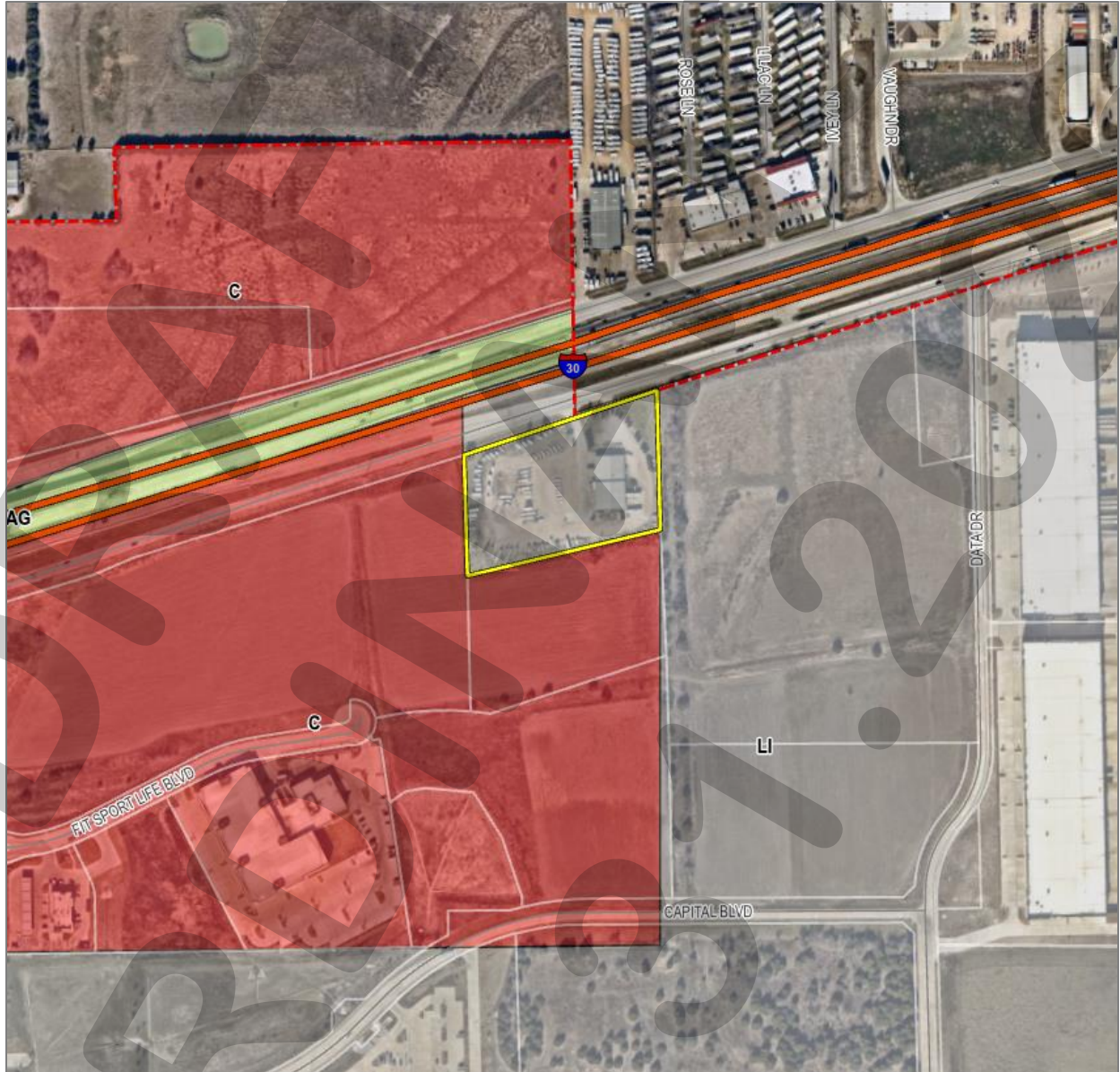
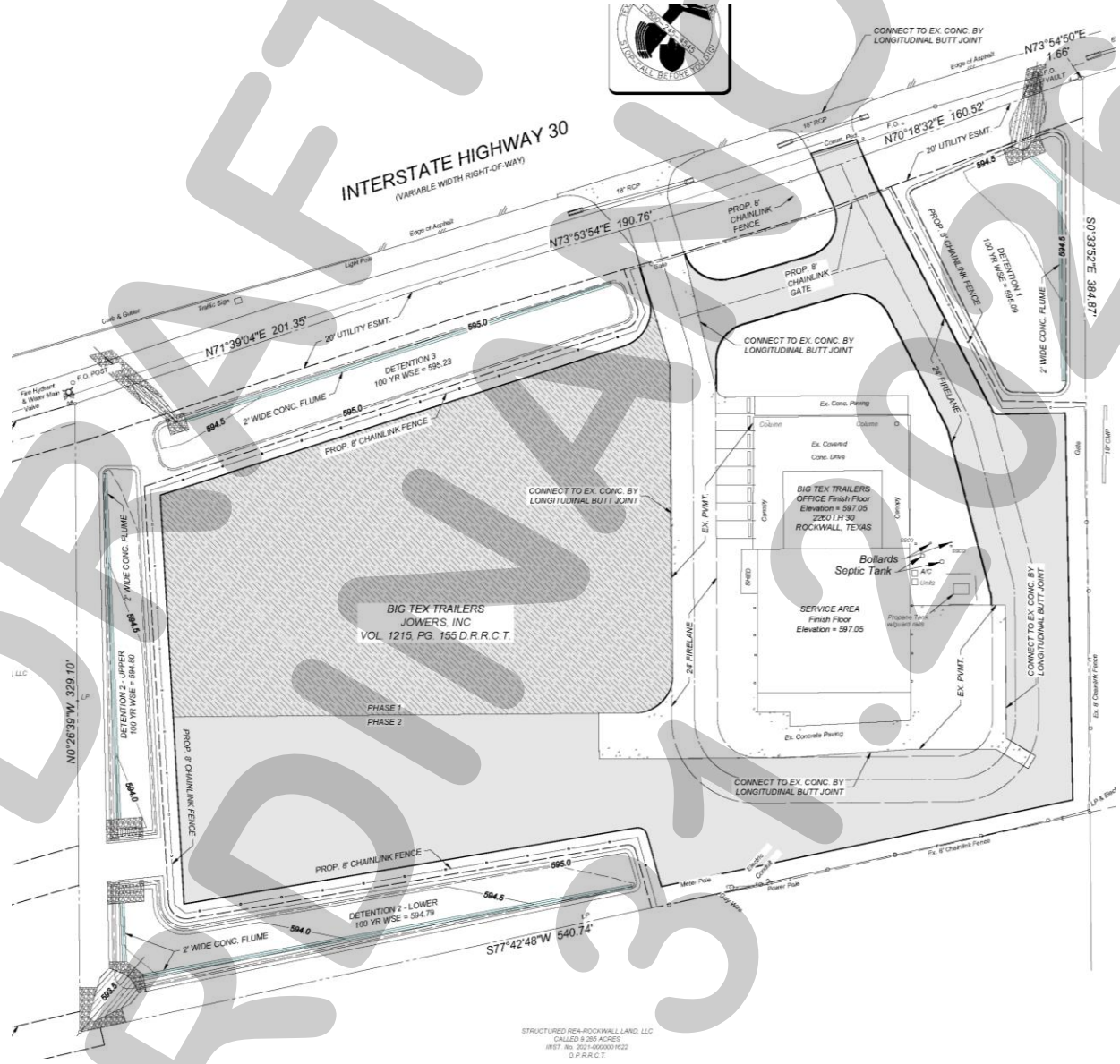


Exhibit 'C' Paving Plan





CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: April 14, 2026
APPLICANT: Grant Young; *Big-Tex Trailers*
CASE NUMBER: Z2026-011; *Specific Use Permit (SUP) for Big-Tex Trailers*

On August 4, 2008, the City Council approved a request [Case No. Z2008-014] for approval of a Specific Use Permit (SUP) [Ordinance No. 08-38; SUP No. S-056] to allow a recreational vehicle "RV" sales and service facility in a Light Industrial (LI) District. At that time, a condition of approval stated that the Specific Use Permit (SUP) would be valid for a period of three (3) years, commencing on the date a Certificate of Occupancy (CO) was issued for the use; however, the SUP ordinance permitted the owner to petition the City Council for an extension of the Specific Use Permit (SUP) 90-days prior to the date of expiration. The intent was to allow the City Council to examine the status of the FM-549 overpass construction and/or development activity in the area to determine if an extension to the Specific Use Permit (SUP) is warranted.

On September 16, 2008, a Certificate of Occupancy (CO) [CO2008-0217] was issued to Walkabout RV, LLC and when the business owner changed, a new Certificate of Occupancy (CO) [CO2009-0100] was issued to Big-Tex Trailers (*i.e. the current occupant*). On April 1, 2011, the applicant submitted a request for an extension to the Specific Use Permit (SUP), which was granted by the City Council [Ordinance No. 08-38; SUP No. S-056] on April 18, 2011. Subsequently, the City Council approved the second extension of the Specific Use Permit (SUP) [Ordinance No. 08-38; SUP No. S-056] on April 7, 2014. On February 14, 2017, the applicant submitted a third request [Case No. Z2017-008] for an extension of the Specific Use Permit (SUP). In response to this, the City Council requested that the applicant amend the Specific Use Permit (SUP) from *recreational vehicle (RV) sales and service facility* to *outside storage* to reflect the changes in use of the property. Subsequently, on April 17, 2017 the City Council rescinded Ordinance No. 08-38; SUP No. S-056 and approved Ordinance No. 17-20; SUP No. S-164, allowing outside storage in a Light Industrial (LI) District. A condition of approval stated that the SUP ordinance would expire three (3) years from date of approval (*i.e. April 17, 2020*) and permitted the applicant to request an extension to the Specific Use Permit (SUP) no less than 90-days prior to the date of expiration. The City Council approved two (2) additional extensions on February 3, 2020 [Case No. Z2019-027; Ordinance No. 20-01] and December 5, 2022.

In addition to the expiration period, the applicant's Specific Use Permit (SUP) permitted site improvements to be delayed. These improvements included concrete paving for the *Outside Storage*, landscape screening, and the extension of a 12-inch water line from FM-549. In accordance with this operational condition, the applicant -- *Grant Young of Big Tex Trailers on behalf of Raymond Jowers of Jowers, Inc.* -- submitted a development application, site plan, landscape plan, paving plan, and letter requesting to extend the Specific Use Permit (SUP) for a period of ten (10) years and install the necessary paving, landscaping, and water line improvements.

Staff should note, before the applicant's Specific Use Permit (SUP) submittal, they submit civil engineering plans which have been reviewed and are waiting on off-site easements. The site plan and paving plan submitted with this request are consistent with what is pending approval from the Engineering Department. In addition, the submitted site plan and paving plans generally conform to the requirements of the Unified Development Code (UDC). The proposed landscape plan indicates that the applicant will be [1] installing landscaping and berms along E. IH-30, [2] providing canopy and accent trees within the detention ponds, and [3] providing three (3) tiered landscaping around the *Outside Storage* areas. These proposed landscape improvements meet the requirements of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC). That being said, staff has included a *Condition of Approval* that all trees cannot be located within a utility easement. Currently, the landscape plan shows seven (7) canopy trees and four (4) accent trees that will need to be shifted outside of a utility easement. In addition, the applicant has indicated that all of the proposed improvements will be installed by January 1, 2027. Given this, staff has included an additional *Condition of Approval* that all of the proposed improvements shall be installed by January 1, 2027, otherwise the Specific Use Permit (SUP) shall expire. Lastly, staff should note that the applicant

has indicated a six (6) foot wrought iron fence around the property, which conforms to the *Operation Condition* included in the draft ordinance.

When examining the applicant's request, staff should point out that the current facility has been in operation since 2009 (*i.e. approximately 18 years*). At the time *Ordinance No. 08-38; SUP No. S-156* was approved, it appears that a majority of the surrounding properties were either undeveloped or not within the corporate limits of the City of Rockwall. The construction of the FM-549 overpass was anticipated to begin between February and July of 2010 (*i.e. within two [2] years of approval of the SUP*) and would take approximately 18-24 months to complete. At that time, the City Council expressed an interest for the applicant to limit the leasing of the property to Big-Tex Trailers for a period of less than three (3) years. This appears to correspond to the anticipated completion date of the proposed overpass construction and the City Council's expectation that the area would re-develop at that time. With no additional development taking place during that time, it seems that subsequent extensions of the Specific Use Permit (SUP) were granted by the City Council. The construction of the FM-549 overpass was delayed and did not start until 2017 (*i.e. approximately seven [7] years after the anticipated start date*) and was completed in 2019. Other development since the previous extension of the Specific Use Permit (SUP) includes [1] a sports complex (*i.e. Fit Sport Life*); [2] two (2) *Warehouse/Distribution Facilities* off Data Drive; [3] the expansion for Pratt Industries, which had a site plan approved January 13, 2026; and [4] a *Retail Store with Gasoline Sales (i.e. 7-11)*. In summary, the original Specific Use Permit (SUP) was limited to three (3) years due to the construction of the FM-549 overpass, the lack of development surrounding the subject property, and whether the proposed land use would be appropriate in the future. Based on this, the Planning and Zoning Commission and City Council is being tasked with determining whether the proposed land use is appropriate on the subject property moving forward given the completion of the FM-549 overpass in 2019 and the recent development near the subject property.

All this being said, this Specific Use Permit (SUP) request is a discretionary decision for the City Council, pending a recommendation from the Planning and Zoning Commission. In accordance with the requirements of the Unified Development Code (UDC) and State law, staff notified all properties within 500-feet of its boundary. These notices were sent out on March 17, 2026, and included six (6) notices. As of this memorandum, staff has not received any notices with regard to the applicant's request. If the Planning and Zoning Commission have any questions concerning this case, staff and the applicant will be available at the April 14, 2026 Planning and Zoning Commission meeting.



DEVELOPMENT APPLICATION

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

STAFF 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 2260 E Interstate 30, Rockwall, TX 75087

SUBDIVISION Robert Boyd Irvine Survey Abstract No. 120

LOT

BLOCK

GENERAL LOCATION East of Southeast Corner of I-30 & F.M. 3549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Light Industrial

CURRENT USE

Trailer Sales & Repair

PROPOSED ZONING Light Industrial with SUP

PROPOSED USE

Trailer Sales & Repair

ACREAGE 4.341

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 Jowers, Inc.

APPLICANT Big Tex Trailers

CONTACT PERSON Raymond Jowers

CONTACT PERSON Grant Young

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

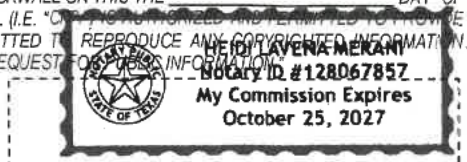
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Raymond Jowers [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 REPRODUCE ANY INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY INFORMATION CONTAINED WITHIN 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 13th DAY OF February, 2026

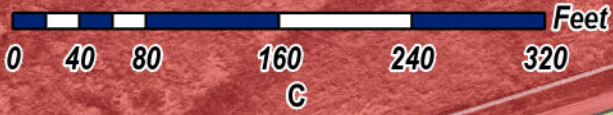
OWNER'S SIGNATURE: _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

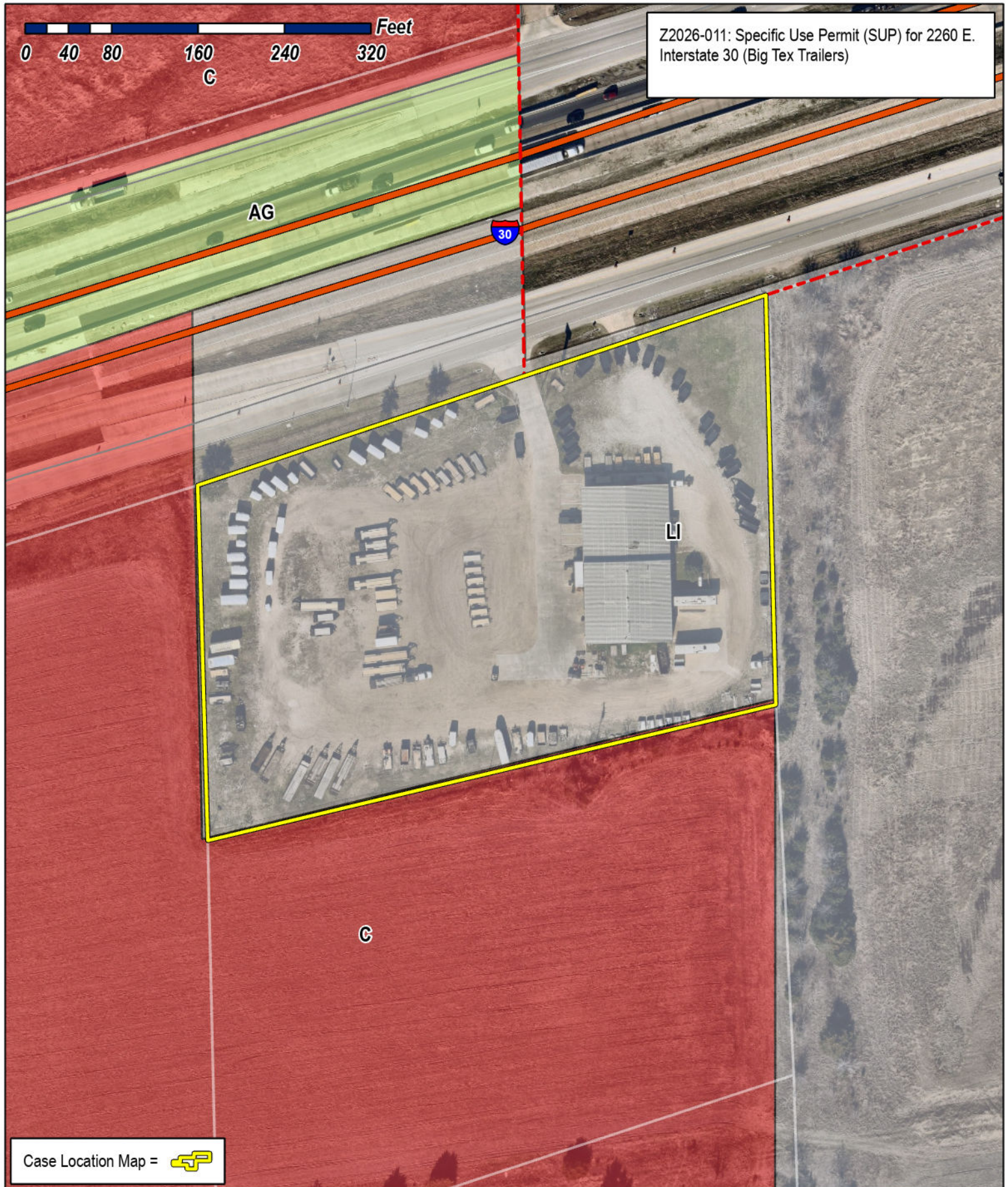



MY COMMISSION EXPIRES

10/25/27



Z2026-011: Specific Use Permit (SUP) for 2260 E. Interstate 30 (Big Tex Trailers)



Case Location Map = 



City of Rockwall

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

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

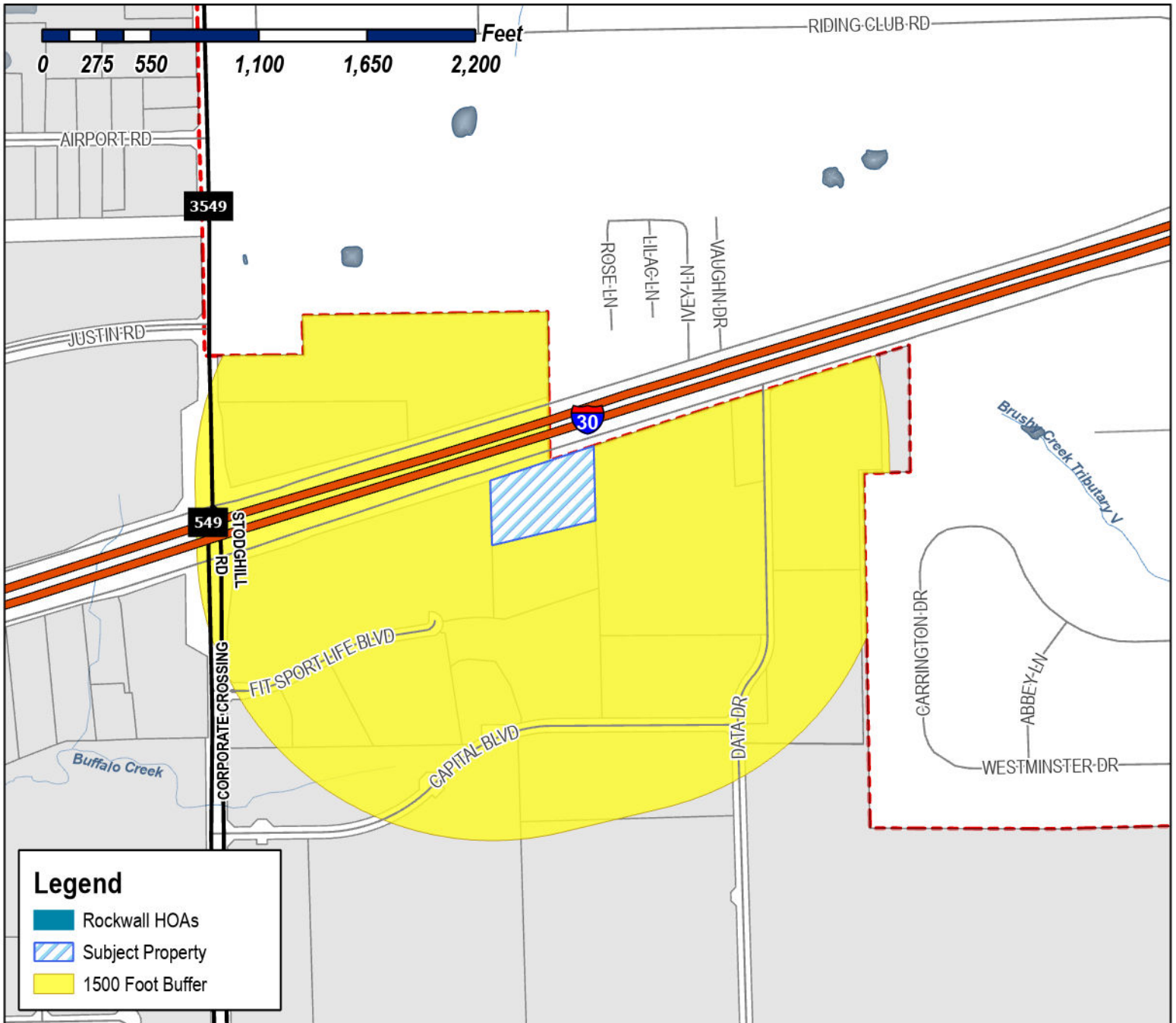




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Case Number: Z2026-011
Case Name: Specific Use Permit (SUP) for Big Tex Trailers
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 2260 E. Interstate 30

Date Saved: 3/9/2026
 For Questions on this Case Call (972) 771-7745

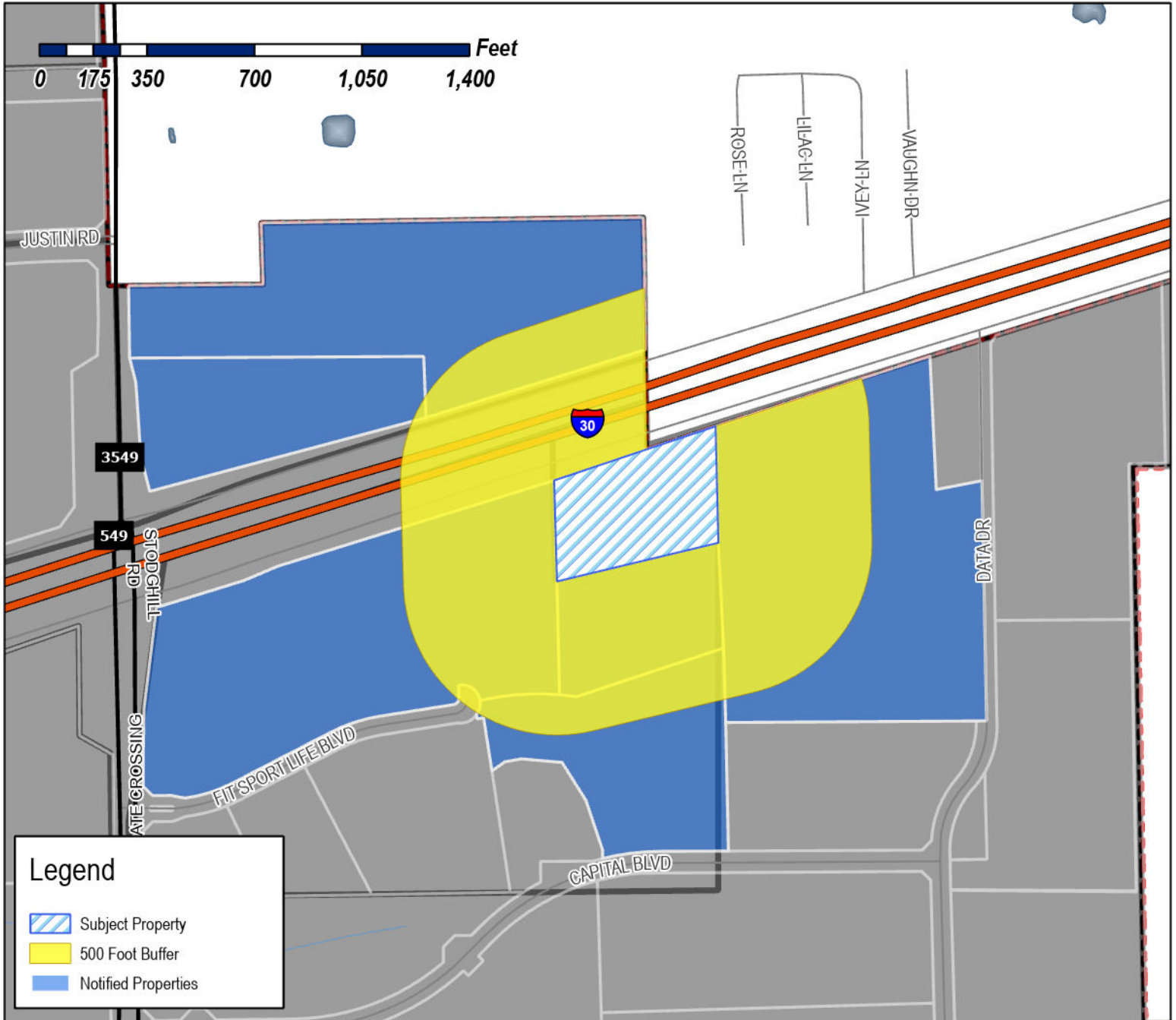




City of Rockwall

Planning & Zoning Department
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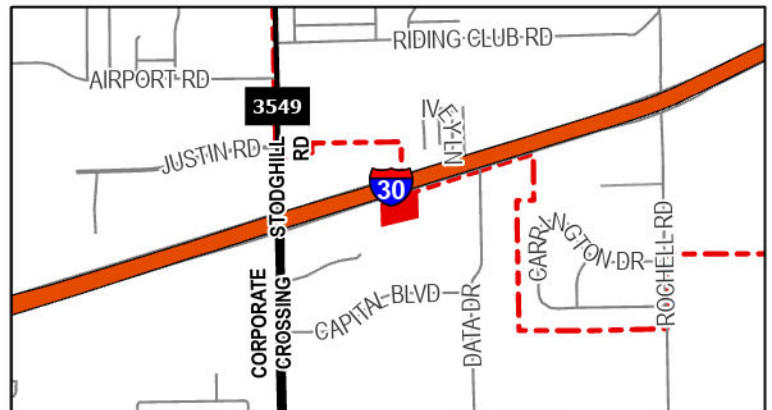
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Case Number: Z2026-011
Case Name: Specific Use Permit (SUP) for Big Tex Trailers
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 2260 E. Interstate 30

Date Saved: 3/4/2026

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



MIRANDA VINOD
9105 BRIARCREST DR
ROWLETT, TX 75088

WALLIS RUSTY FAMILY LTD PARTNERSHIP #2
12277 SHILOH RD
DALLAS, TX 75228

MIRANDA VINOD
9105 BRIARCREST DR
ROWLETT, TX 75088

JOWERS INC
PO BOX 1870
ROCKWALL, TX 75087

STRUCTURED REA- ROCKWALL LAND LLC
3104 E Camelback Rd
Phoenix, AZ 85016

RESIDENT
2260 E I30
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:

Z2026-011: SUP for Big Tex Trailers

Hold a public hearing to discuss and consider a request by Grant Young of Big-Tex Trailers on behalf of Raymond Jowers of Jowers, Inc. for the approval of a Specific Use Permit (SUP) amending Ordinance No. 20-01 and allowing outside storage adjacent to IH-30 on a 4.4317-acre tract of land identified as Tract 22-01 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30, 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, April 14, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 20, 2026 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, April 20, 2026 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. Z2026-011: SUP for Big Tex Trailers

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.

Four horizontal grey bars for providing reasons for the response.

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

March 27, 2026

Memorandum

To: Henry Lee
Planning Department
City of Rockwall

From: W.L. "Dub" Douphrate II

Re: Big Tex Improvements for SUP Renewal

Henry, on behalf of our client Big Tex Trailers, please allow this letter to serve as their formal request to renew their Special Use Permit. Our firm has completed an approved engineering design which includes concrete paving , drainage , utility, and landscape improvements in order to bring the property into city code compliance. Currently our client is planning to move forward with all of these improvements within the next 30-45 days to start construction with the estimated time of completion by December of 2026. The cost of these improvements are extensive so our client respectfully requests the granting of the special use permit in perpetuity.

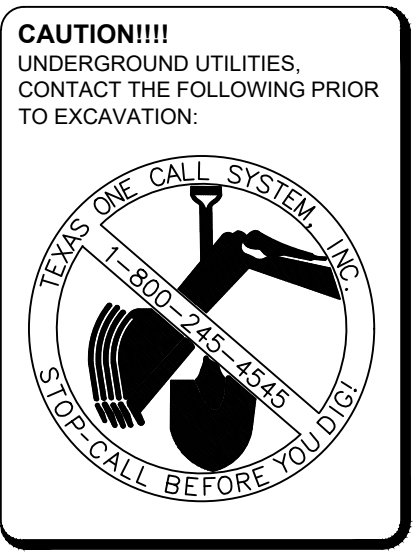
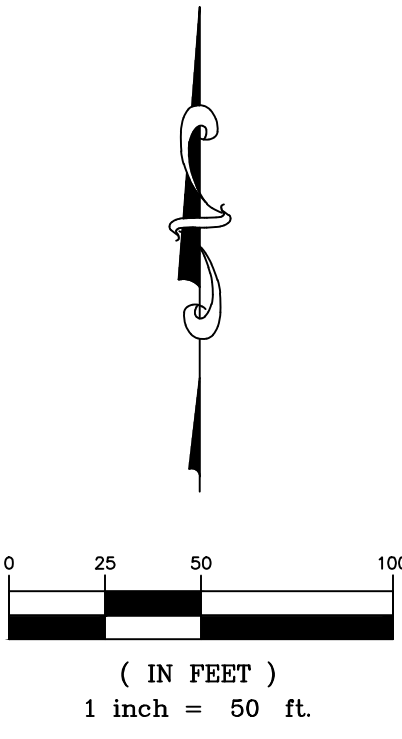
Thank you for your understanding in this matter

Sincerely,

W L Douphrate II

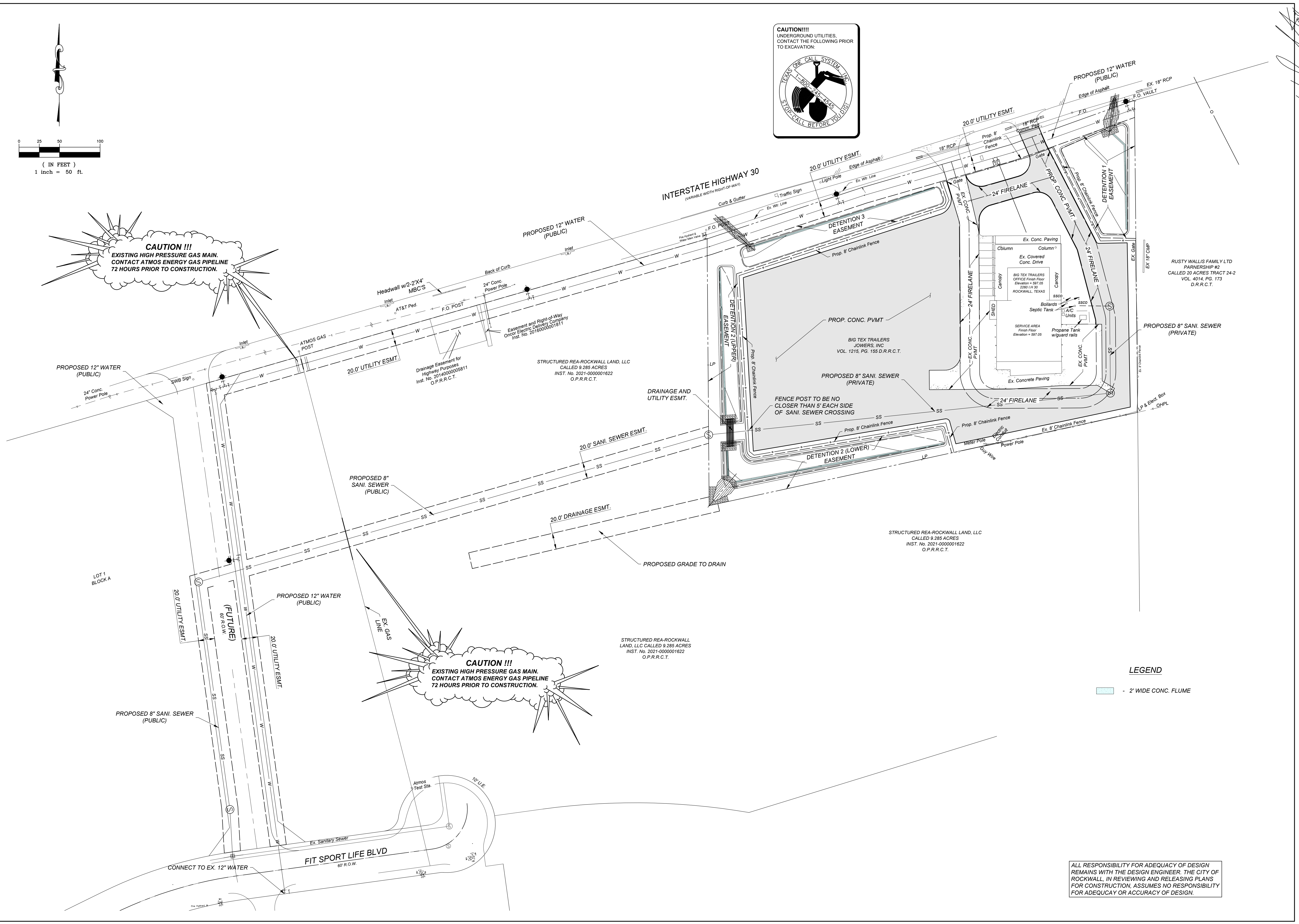
W.L. Douphrate II, P.E.

Cc: Grant Young



CAUTION !!!
EXISTING HIGH PRESSURE GAS MAIN.
CONTACT ATMOS ENERGY GAS PIPELINE
72 HOURS PRIOR TO CONSTRUCTION.

CAUTION !!!
EXISTING HIGH PRESSURE GAS MAIN.
CONTACT ATMOS ENERGY GAS PIPELINE
72 HOURS PRIOR TO CONSTRUCTION.



LEGEND
- 2' WIDE CONC. FLUME

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN
REMAINS WITH THE DESIGN ENGINEER. THE CITY OF
ROCKWALL, IN REVIEWING AND RELEASING PLANS
FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY
FOR ADEQUACY OR ACCURACY OF DESIGN.



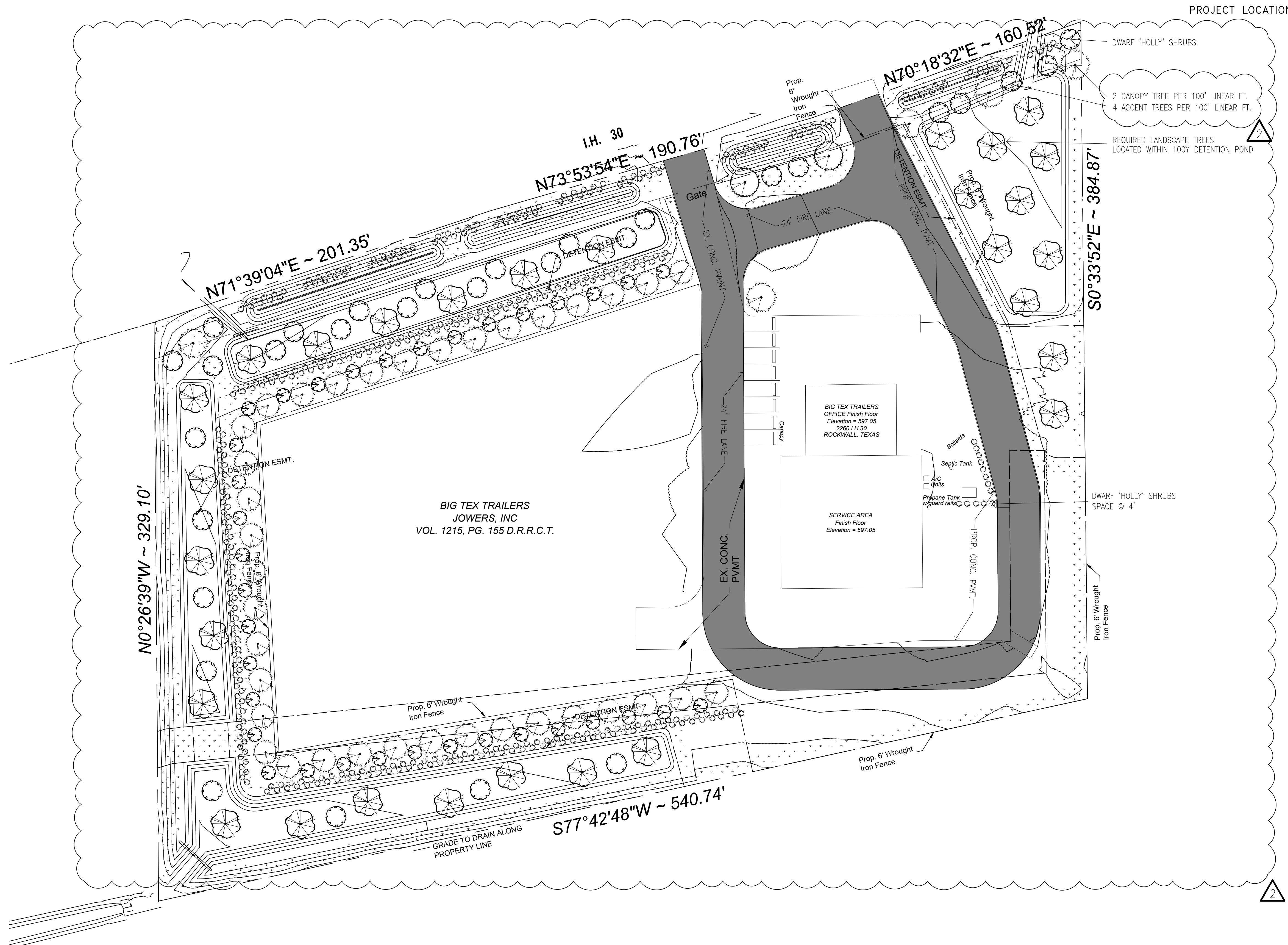
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE, P.E. LICENSE NO. 60102 STATE OF TEXAS DATE: NOVEMBER 13, 2025

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING-PROJECT MANAGEMENT SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

SITE PLAN
BIG TEX TRAILERS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	WLD.
CHECKED	DLL
DRAWN	DLL
SCALE	1" = 50'
DATE	NOV. 2025
PROJECT	25010
	2.1

P:\projects\25010\Design Files\25010 SITE BASE.dwg 2.1 SITE PLAN 2/19/2025 3:41:21 PM Lukin Douphrate



PROJECT LOCATION

REQUIRED DETENTION POND LANDSCAPE

AREA (SF) / 750 = # OF CANOPY TREES	AREA (SF) / 1500 = # OF ACCENT TREES
DETENTION 1 : 10,000SF / 750 = 13 CANOPY TREES	10,000 / 1500 = 6.67 ACCENT TREES
DETENTION 2 : 6,384SF / 750 = 8.51 CANOPY TREES	6,384 / 1500 = 4.26 ACCENT TREES
DETENTION 2 UPPER : 4,746SF / 750 = 6.33 CANOPY TREES	4,746 / 1500 = 3.16 ACCENT TREES
DETENTION 2 LOWER : 8,556SF / 750 = 11.41 CANOPY TREES	8,556 / 1500 = 5.70 ACCENT TREES

REQUIRED LANDSCAPE BUFFER @ ABUTTING ROW

NORTH
 -FRONTAGE ALONG I-30
 2 CANOPY TREE PER 100 LINEAL FEET.
 552.63' / 50' LINEAR FT PER TREE = 11.04
 TREES REQUIRED = 11
 TREES SHOWN = 11

4 ACCENT TREE PER 100 LINEAL FEET:
 552.63' / 25' LINEAR FT PER TREE = 22
 TREES REQUIRED = 22
 TREES SHOWN = 22

10 SHRUBS PER 30 LINEAL FEET: 253.09' / 3' = 84.4 SHRUBS
 REQUIRED SHRUBS PROVIDED : 85

SOUTH- NONE
EAST- NONE
WEST- NONE

ALL OUTSIDE STORAGE AREAS SHALL BE SCREENED FROM ALL PUBLIC STREETS, OPEN SPACE, ADJACENT PROPERTIES AND ANY RESIDENTIAL ZONING DISTRICTS.

IN ADDITION, THE UDC STATES THAT THE OUTSIDE STORAGE CAN BE SCREENED WITH EITHER A MASONRY WALL ONE (1) FOOT TALLER THAN WHAT IS BEING STORED AND CANOPY TREES ON 20-FOOT CENTERS, OR WITH A WROUGHT IRON FENCE AND THREE (3) TIERED SCREENING (I.E. SMALL TO MID-SIZED SHRUBS, LARGE SHRUBS OR ACCENT TREES, AND CANOPY TREES).

THREE TIERED SCREENING:
 -1 ROW OF CANOPY TREES 20' ON CENTER
 -1 ROW OF ACCENT TREES OR LARGE SHRUBS
 -1 ROW OF SMALL SHRUBS

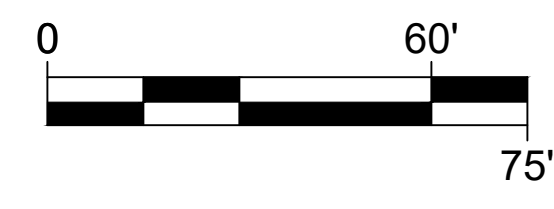
APPLICABLE AREAS: ALL PUBLIC STREETS, OPEN SPACE, ADJACENT PROPERTIES AND ANY RESIDENTIAL ZONING DISTRICTS

TREE LIST AND LEGEND

SYMBOL	TYPE	BOTANICAL / COMMON NAME	CONTAINER	QTY	SIZE HEIGHT	SYMBOL	TYPE
	CANOPY	Sapindus drummondii 'BALD CYPRESS'	BALLED & BURLAPPED	38	6" CAL 12'-0"		BERMUDA GRASS - Cynodon dactylon
	CANOPY	Ulmus crassifolia 'CEDAR ELM'	BALLED & BURLAPPED	43	6" CAL 12'-0"		CONCRETE
	ACCENT	Chilopsis linearis 'DESERT WILLOW'	BALLED & BURLAPPED	30	3" CAL 12'-0"		MULCH, 2" MIN. SHREDDED HARDWOOD OR CYPRESS
	ACCENT	Juniperus virginiana 'RED CEDAR'	3GAL	37	36"H		
	SHRUB	Ilex cornuta burfordii 'BURFORD HOLLY'	3gal	120	30"H		

NOTE:
 ALL TREES AND GRASS HAVE A 4" MULCH RING
 NO TREES TO BE WITHIN 5' OF PUBLIC UTILITIES
 INSTALL 'TEXAS SEDGE' - Carex texensis IN AREAS OF WATER DETENTION (~30,000 SF)

ARCHITECT/PLANNER:
 ARCHITECTONICS TEXAS, LLC
 ROSS RAMSAY
 (469)974-8889
 2235 RIDGE RD., STE 201
 ROCKWALL, TEXAS 75087



LANDSCAPE PLAN
 SCALE: 1" = 30'

TECHNO SYSTEM, INC.
 CONSULTING ENGINEERS

708 BRYSON WAY SOUTHLAKE, TEXAS 76092
 P: 214-415-0551 E: TEXASMEP2@GMAIL.COM
 FIRM No. F11167

REVISIONS	DATE	DESCRIPTION/ISSUE
1	10/28/25	RESPONSE TO COMMENTS - LANDSCAPE PLAN
2	04/07/26	RESPONSE TO COMMENTS - LANDSCAPE PLAN

PROJECT NAME AND ADDRESS:
BIG TEX TRAILERS
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

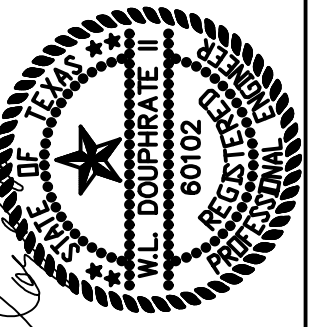
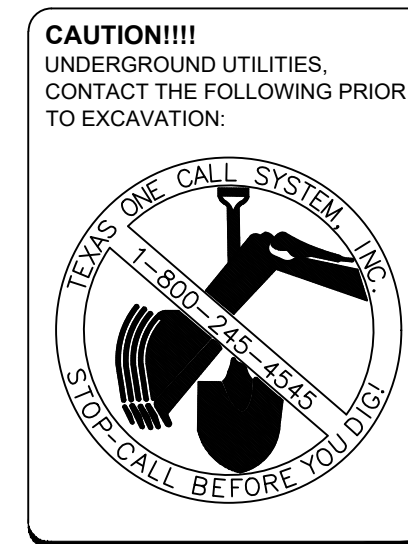
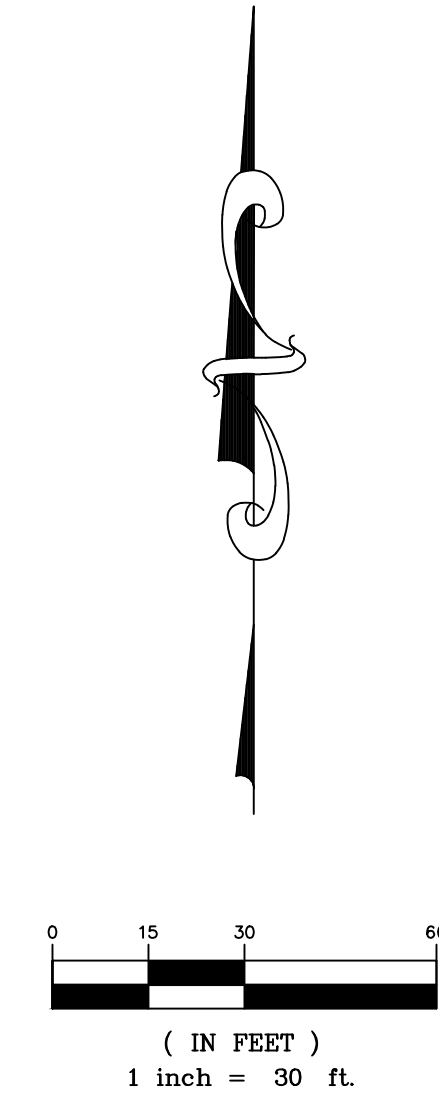
PROJECT NO.	
DRAWN BY	
CHECKED BY	
DATE	8/23/25
SCALE	
SHEET NO.	of
DRAWING NAME:	

No "100 YEAR FLOOD PLAN" exists on this site. All current development requirements of the City as amended shall be met unless approved otherwise within these Planned Development Regulations.

This Proposed Site Concept is for illustrative purposes only and subject to change. This Proposed Site Concept, along with development regulations, is intended to describe the intent of the Planned Development. Significant deviations from this Proposed Site Concept, as determined by the Director, will require an amendment to the Proposed Site Concept and, as necessary, the development regulations.

All current development requirements of the City as amended shall be met unless approved otherwise within these Planned Development Regulations.

L1.0



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE, STATE OF TEXAS, P.E. LICENSE NO. 60102, DATE: NOVEMBER 13, 2025

DOUPHRATE & ASSOCIATES, INC.
 ENGINEERING + PROJECT MANAGEMENT + SURVEYING
 2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
 PHONE: (972)771-9004 FAX: (972)771-9005

PAVING PLAN
BIG TEX TRAILERS
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

REVISION	WLD.
CHECKED	
DRAWN	DLL
SCALE	1" = 30'
DATE	NOV. 2025
PROJECT	25010
	3.1

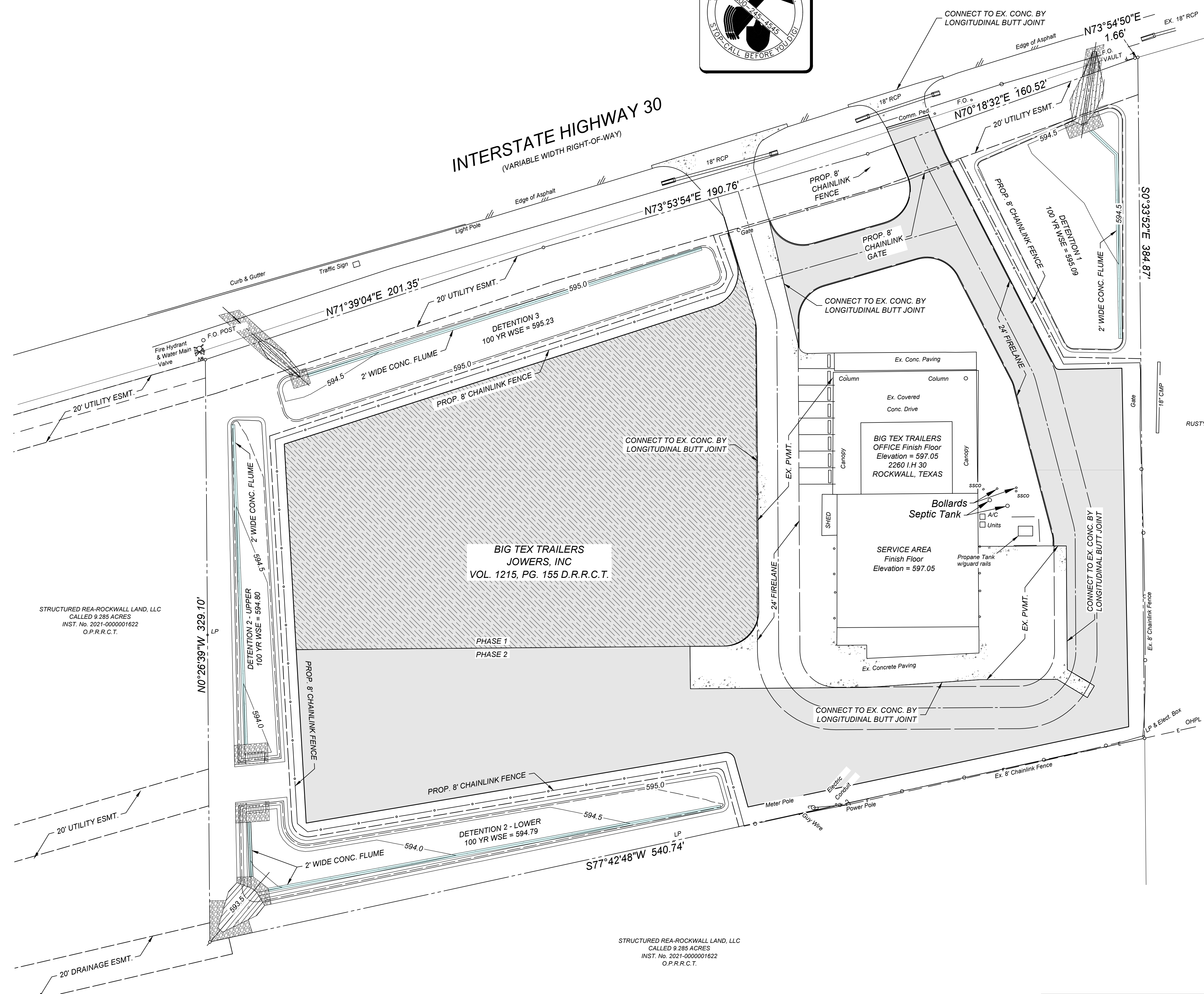
TYPICAL PAVING SECTION

PROPOSED PAVEMENT

6" - 3,600 PSI 6.5 Sack Concrete Pavement with #3 Bars at 24" O.C.E.W.
 Subgrade compacted at 95% Standard Proctor Density at or Near Optimum Moisture Content.

LEGEND

- PROPOSED PAVEMENT PHASE 1
- PROPOSED PAVEMENT PHASE 2
- EXISTING PAVEMENT



STRUCTURED REA-ROCKWALL LAND, LLC
 CALLED 9.285 ACRES
 INST. No. 2021-0000001622
 O.P.R.R.C.T.

STRUCTURED REA-ROCKWALL LAND, LLC
 CALLED 9.285 ACRES
 INST. No. 2021-0000001622
 O.P.R.R.C.T.

RUSTY WALLIS FAMILY LTD PARTNERSHIP #2
 CALLED 20 ACRES TRACT 24-2
 VOL. 4014, PG. 173
 D.R.R.C.T.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

CITY OF ROCKWALL

ORDINANCE NO. 20-01

SPECIFIC USE PERMIT NO. S-212

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW OUTSIDE STORAGE IN A LIGHT INDUSTRIAL (LI) DISTRICT WITHIN THE IH-30 OVERLAY (IH-30 OV) DISTRICT ON A 4.4317-ACRE PARCEL OF LAND, IDENTIFIED AS TRACT 22-01 OF THE R. IRVINE SURVEY, ABSTRACT NO. 120, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'A'* 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 Raymond Jowers for the approval of a Specific Use Permit (SUP) to allow outside storage on a 4.4317-acre parcel of land being described as Tract 22-01, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30 and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after 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. 04-38*] and *Ordinance No. 17-20* 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 approval of this ordinance shall supersede all requirements stipulated in *Ordinance No's. 17-20*;

SECTION 2. That the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing *outside storage* as stipulated by Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 04-38*] on the *Subject Property*; and,

SECTION 3. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in

Section 5, *Industrial Districts*, and Subsection 6.06, *IH-30 Overlay (IH-30 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 04-38] as heretofore amended and as may be amended in the future, and shall be subject to the following conditions:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of outside storage on the *Subject Property* and conformance to these conditions are required for continued operations:

- 1) The Specific Use Permit (SUP) shall be valid for a period of three (3) years from the date of the approval of this ordinance. If an extension of the SUP is necessary, the owner shall submit a request in writing to staff no less than 90 days prior to the expiration of the SUP. Upon receipt of the request, the City Council shall review the SUP and determine if an extension of the SUP is permitted based on the development of FM-549 and the IH-30 overpass construction and/or other development activity in the area.
- 2) All outside display and outside storage of trailers shall generally conform to the concept plan depicted in *Exhibit 'B'* of this ordinance, which shall be incorporated herein by reference.
- 3) The outside display and outside storage of semi-trailers and tractor-trailers shall be prohibited.
- 4) City Council approval of the SUP includes a temporary waiver to certain engineering and fire department standards, including but not limited to, concrete paving requirements and the extension of a 12-inch water line from FM-549. Future development of the subject property will be subject to the Engineering and Fire Department standards in effect at the time of development.
- 5) In the event that the development expands the existing structure or adds additional buildings, the development will be subject to meet the requirements for fire protection.

3.2 COMPLIANCE

Approval of this ordinance – *in accordance with Subsection 2.05, City Council Action, of Article XI, Zoning Related Applications, of the Unified Development Code (UDC)* -- will require compliance to the following:

- 1) Upon obtaining approval of this Specific Use Permit (SUP), should the property owner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02.D(3) of Article XI, *Zoning Related Applications*, of the Unified Development Code (UDC).

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 5. 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 6. 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 7. 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 8. That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 3RD DAY OF FEBRUARY, 2020.**



Jim Pruitt, Mayor

ATTEST:



Kristy Cole, City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney

1st Reading: January 21, 2020

2nd Reading: February 3, 2020

Exhibit 'A'
Zoning Exhibit

Address: 2260 E. IH 30

Legal Description: Tract 22-01 of the R. Irvine Survey, Abstract No. 120

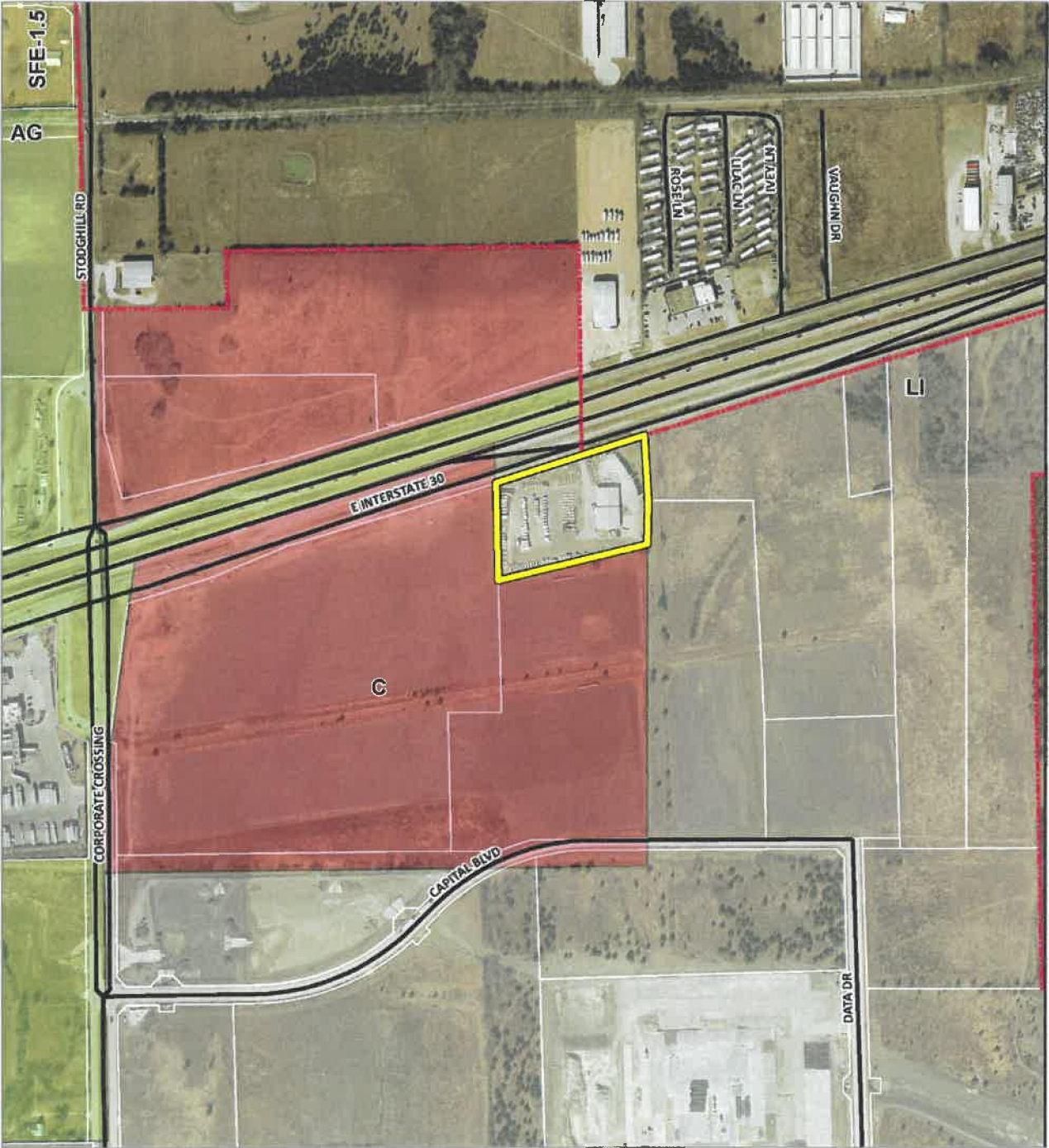
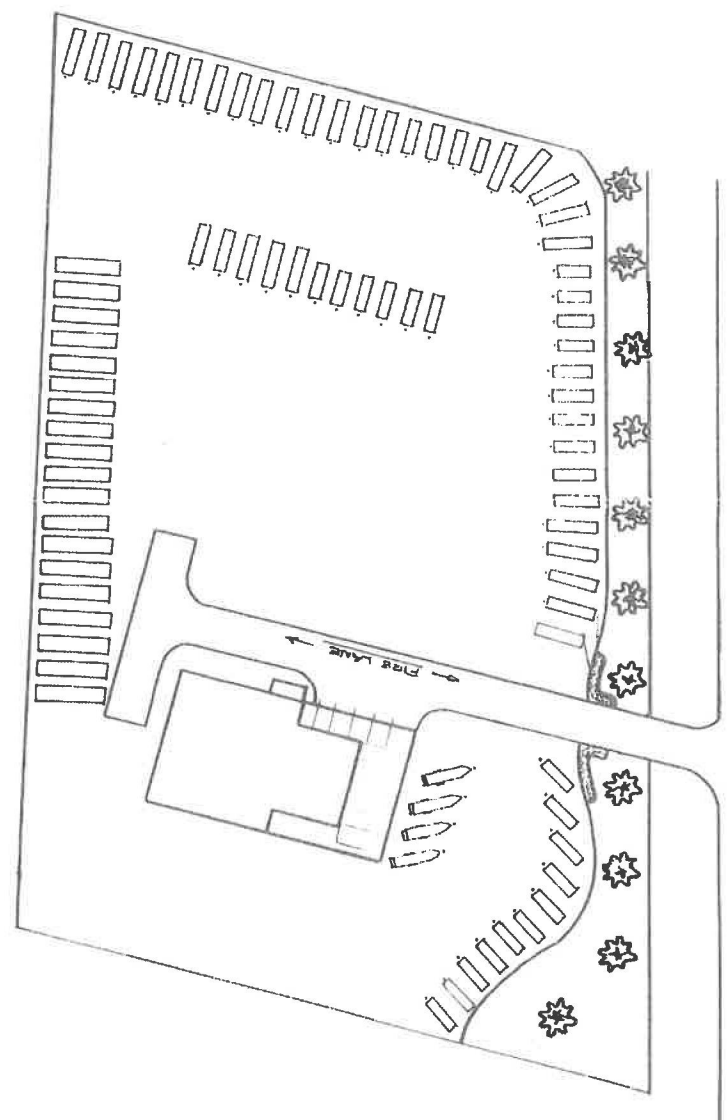


Exhibit 'B'
Concept Plan

TOWERS 2200 E I-30	DATE	9/2. 2011
PROJECT #	NO. 000	9/2. 2011
DATE	NO. 000	9/2. 2011



CHANGES REQUESTED BY THE APPLICANT ARE IN RED
CHANGES SUGGESTED BY STAFF ARE IN BLUE

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW OUTSIDE STORAGE IN A LIGHT INDUSTRIAL (LI) DISTRICT WITHIN THE IH-30 OVERLAY (IH-30 OV) DISTRICT ON A 4.4317-ACRE PARCEL OF LAND, IDENTIFIED AS TRACT 22-01 OF THE R. IRVINE SURVEY, ABSTRACT NO. 120, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'A'* 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 Raymond Jowers of Jowers Inc. on behalf of Grant Young of Big Tex Trailers for the approval of a Specific Use Permit (SUP) to allow outside storage on a 4.4317-acre parcel of land being described as Tract 22-01, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30 and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after 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*] and *Ordinance No. 20-01; S-212* 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 approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 20-01*;

SECTION 2. 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) allowing *Outside Storage* as stipulated by Section 1, *Land Use Schedule*, of Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 3. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 05.01, *Industrial Districts*, Subsection 05.02, *Light Industrial (LI) District*, and Subsection 06.06, *IH-30 Overlay (IH-30 OV) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended and as may be amended in the future, and shall be subject to the following conditions:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of outside storage on the *Subject Property* and conformance to these conditions are required for continued operations:

- ~~1) The Specific Use Permit (SUP) shall be valid for a period of three (3) years from the date of the approval of this ordinance. If an extension of the SUP is necessary, the owner shall submit a request in writing to staff no less than 90 days prior to the expiration of the SUP. Upon receipt of the request, the City Council shall review the SUP and determine if an extension of the SUP is permitted based on the development of FM-549 and the IH-30 overpass construction and/or other development activity in the area.~~
- ~~2) City Council approval of the SUP includes a temporary waiver to certain engineering and fire department standards, including but not limited to, concrete paving requirements and the extension of a 12-inch water line from FM-549. Future development of the subject property will be subject to the Engineering and Fire Department standards in effect at the time of development.~~
- 3) That proposed improvements on the *Subject Property* shall generally be in accordance with the *Concept Plan* and *Paving Plan* depicted in *Exhibit 'B'* and *Exhibit 'C'* of this ordinance.
- 4) That proposed landscaping on the *Subject Property* shall generally be in accordance with the *Landscape Plan* depicted in *Exhibit 'D'* of this ordinance.
- 5) If the proposed improvements depicted in *Exhibit 'B'*, *Exhibit 'C'*, and *Exhibit 'D'* are not completed by January 1, 2027 this Specific Use Permit (SUP) shall expire.
- 6) All outside display and outside storage of trailers shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance, which shall be incorporated herein by reference.
- 7) All existing chain link fencing shall be replaced with wrought iron fencing.
- 8) The *Outside Display* and *Outside Storage* of semi-trailers and tractor-trailers shall be prohibited.
- 9) In the event that the development expands the existing structure or adds additional buildings, the development will be subject to meet the requirements for fire protection.

3.2 COMPLIANCE

Approval of this ordinance -- *in accordance with Subsection 2.05, City Council Action, of Article XI, Zoning Related Applications, of the Unified Development Code (UDC)* -- will require compliance to the following:

1) Upon obtaining approval of this Specific Use Permit (SUP), should the property owner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02.D(3) of Article XI, *Zoning Related Applications*, of the Unified Development Code (UDC).

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 5. 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 6. 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 7. 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 8. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF MAY, 2026.

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: April 20, 2026

2nd Reading: May 4, 2026

Exhibit 'A'
Zoning Exhibit

Address: 2260 E. IH 30

Legal Description: Tract 22-01 of the R. Irvine Survey, Abstract No. 120

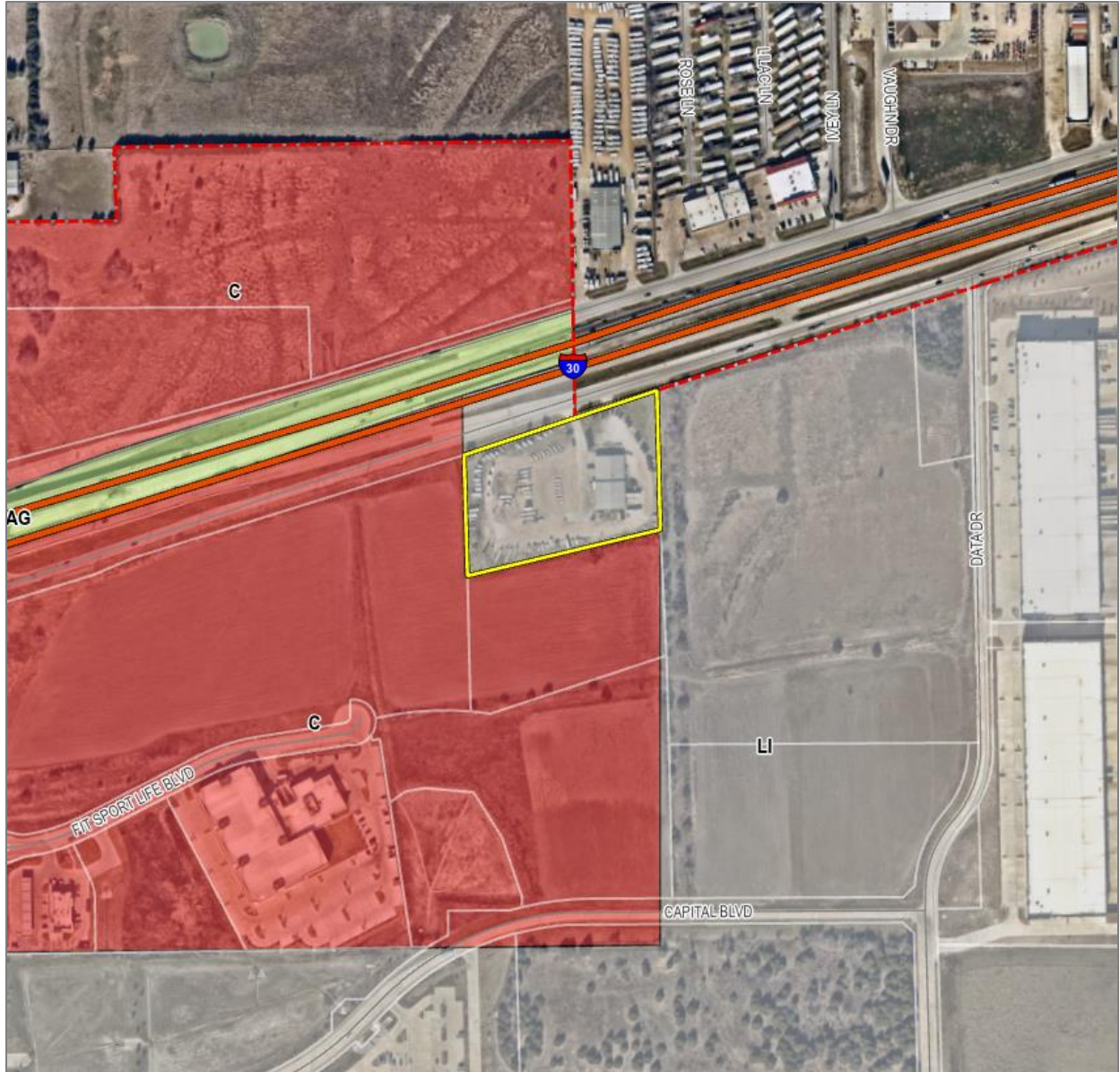


Exhibit 'C' Paving Plan

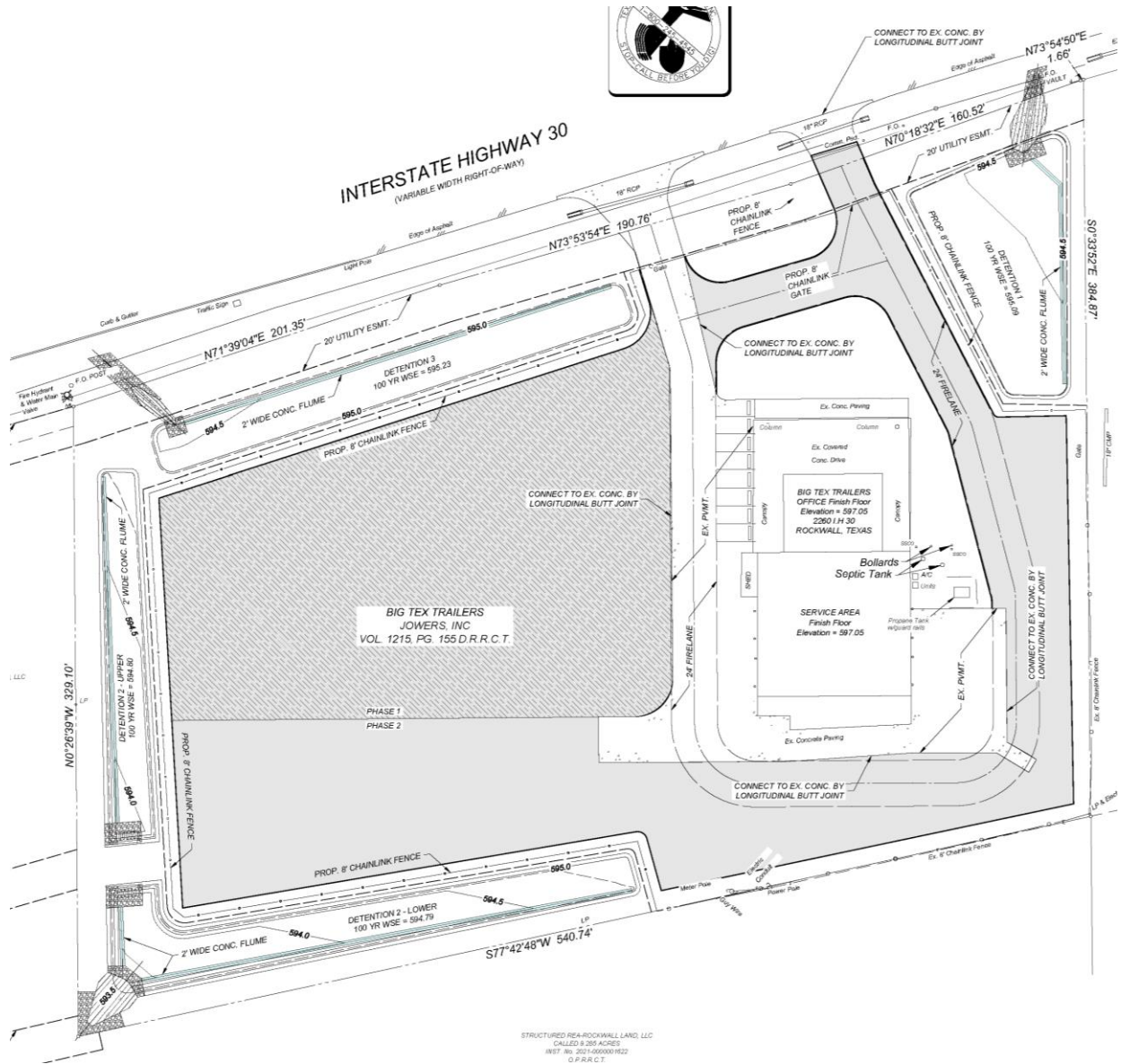
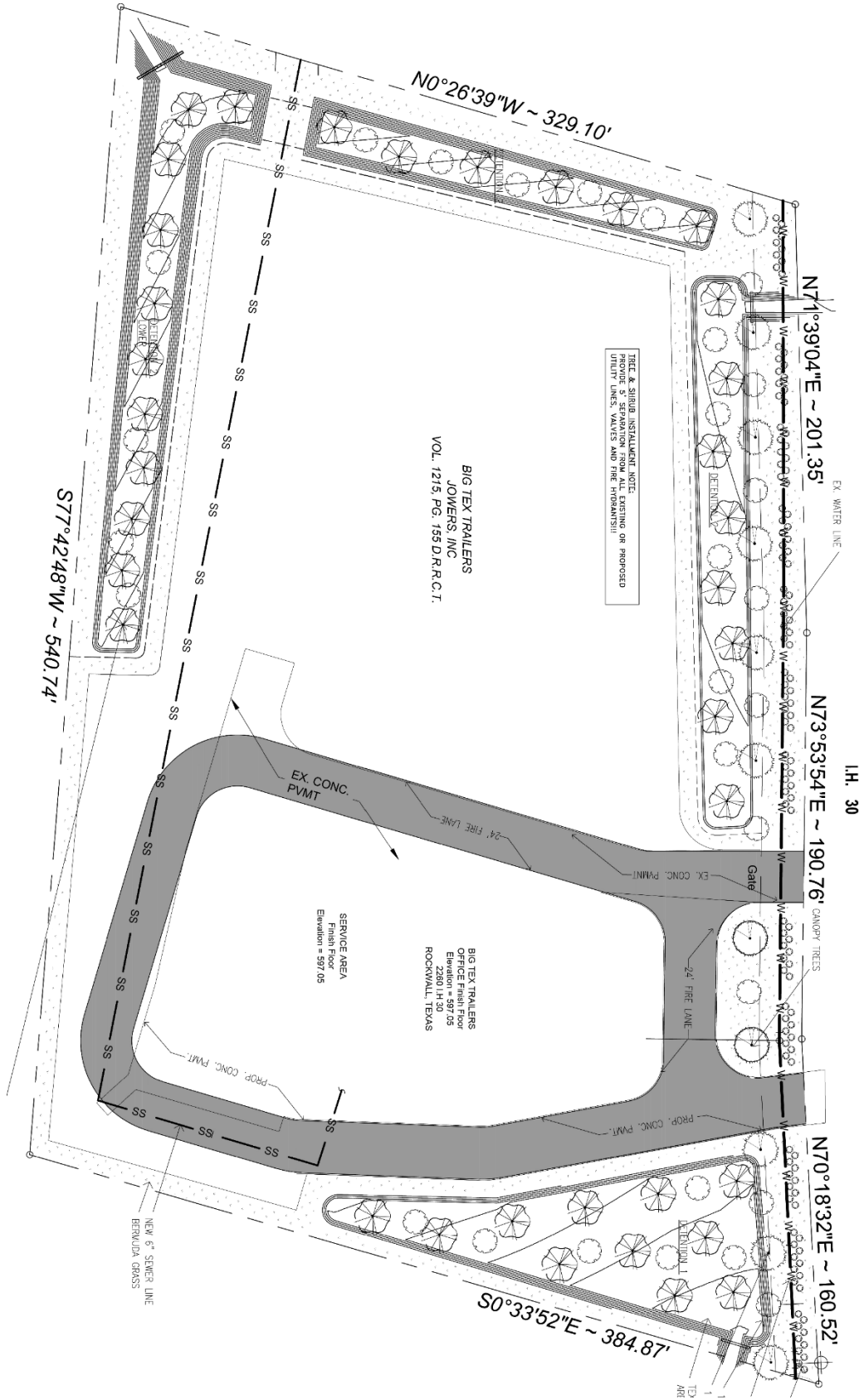


Exhibit 'D' Landscape Plan



CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW OUTSIDE STORAGE IN A LIGHT INDUSTRIAL (LI) DISTRICT WITHIN THE IH-30 OVERLAY (IH-30 OV) DISTRICT ON A 4.4317-ACRE PARCEL OF LAND, IDENTIFIED AS TRACT 22-01 OF THE R. IRVINE SURVEY, ABSTRACT NO. 120, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'A'* 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 Raymond Jowers of Jowers Inc. on behalf of Grant Young of Big Tex Trailers for the approval of a Specific Use Permit (SUP) to allow outside storage on a 4.4317-acre parcel of land being described as Tract 22-01, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30 and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after 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*] and *Ordinance No. 20-01; S-212* 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 approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 20-01*;

SECTION 2. 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) allowing *Outside Storage* as stipulated by Section 1, *Land Use Schedule*, of Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 3. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 05.01, *Industrial Districts*, Subsection 05.02, *Light Industrial (LI) District*, and Subsection 06.06, *IH-30 Overlay (IH-30 OV) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended and as may be amended in the future, and shall be subject to the following conditions:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of outside storage on the *Subject Property* and conformance to these conditions are required for continued operations:

- 1) That proposed improvements on the *Subject Property* shall generally be in accordance with the *Concept Plan* and *Paving Plan* depicted in *Exhibit 'B'* and *Exhibit 'C'* of this ordinance.
- 2) That proposed landscaping on the *Subject Property* shall generally be in accordance with the *Landscape Plan* depicted in *Exhibit 'D'* of this ordinance.
- 3) If the proposed improvements depicted in *Exhibit 'B'*, *Exhibit 'C'*, and *Exhibit 'D'* are not completed by January 1, 2027 this Specific Use Permit (SUP) shall expire.
- 4) All outside display and outside storage of trailers shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance, which shall be incorporated herein by reference.
- 5) All existing chain link fencing shall be replaced with wrought iron fencing.
- 6) The *Outside Display* and *Outside Storage* of semi-trailers and tractor-trailers shall be prohibited.
- 7) In the event that the development expands the existing structure or adds additional buildings, the development will be subject to meet the requirements for fire protection.

3.2 COMPLIANCE

Approval of this ordinance – *in accordance with Subsection 2.05, City Council Action, of Article XI, Zoning Related Applications, of the Unified Development Code (UDC)* -- will require compliance to the following:

- 1) Upon obtaining approval of this Specific Use Permit (SUP), should the property owner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02.D(3) of Article XI, *Zoning Related Applications*, of the Unified Development Code (UDC).

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 5. 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 6. 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 7. 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 8. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF MAY, 2026.

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: April 20, 2026

2nd Reading: May 4, 2026

Exhibit 'A'
Zoning Exhibit

Address: 2260 E. IH 30

Legal Description: Tract 22-01 of the R. Irvine Survey, Abstract No. 120

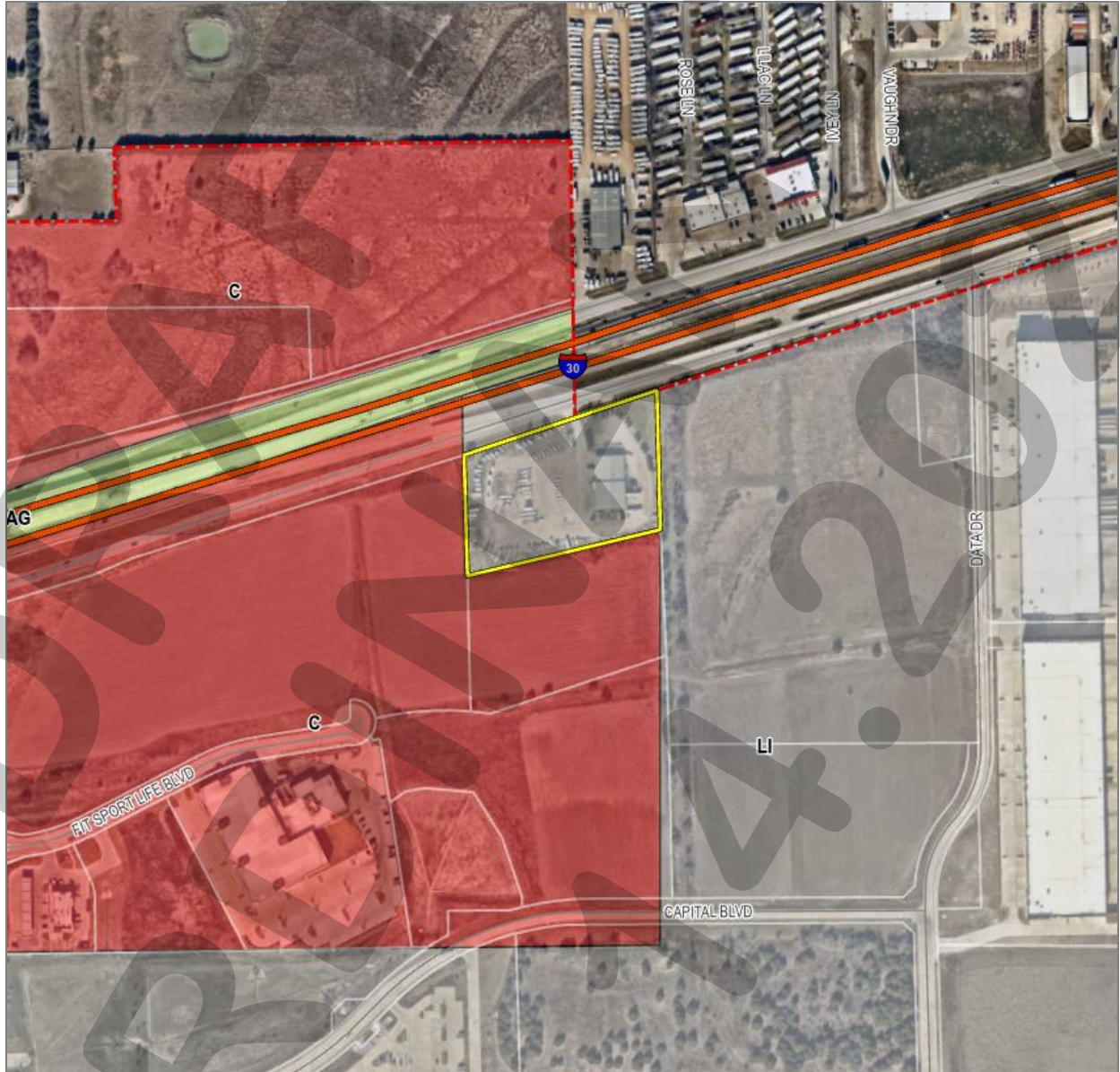


Exhibit 'B'
Concept Plan

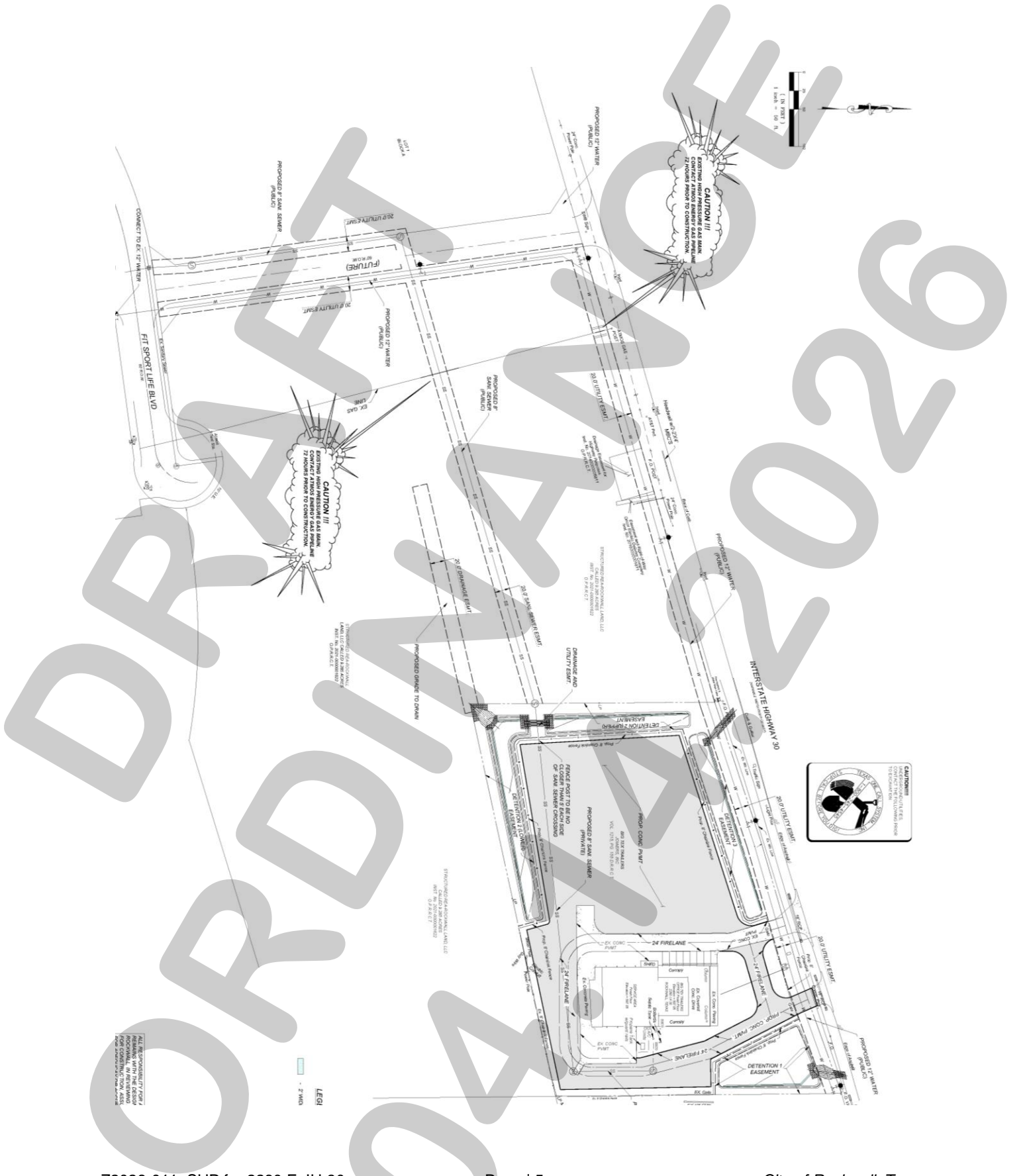
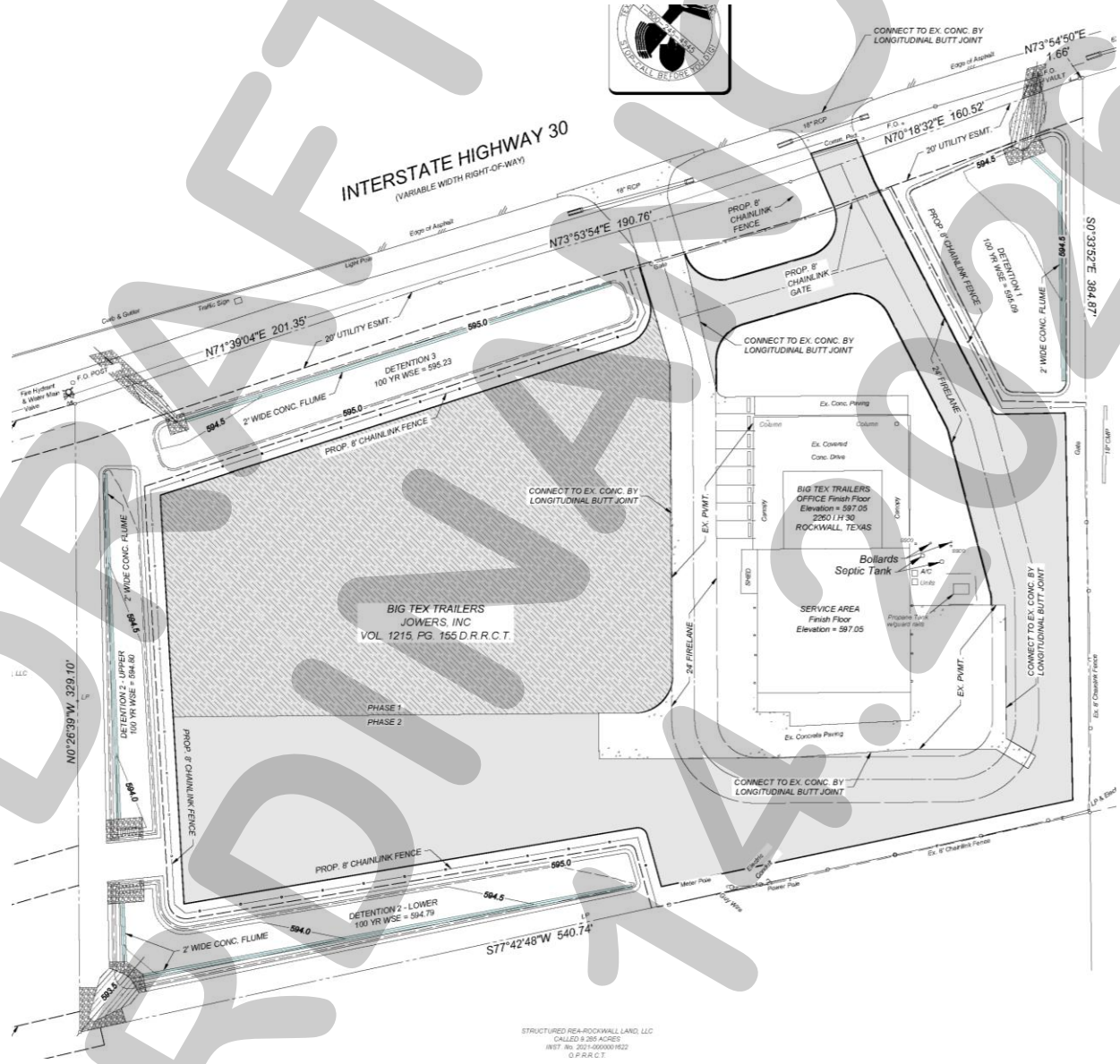
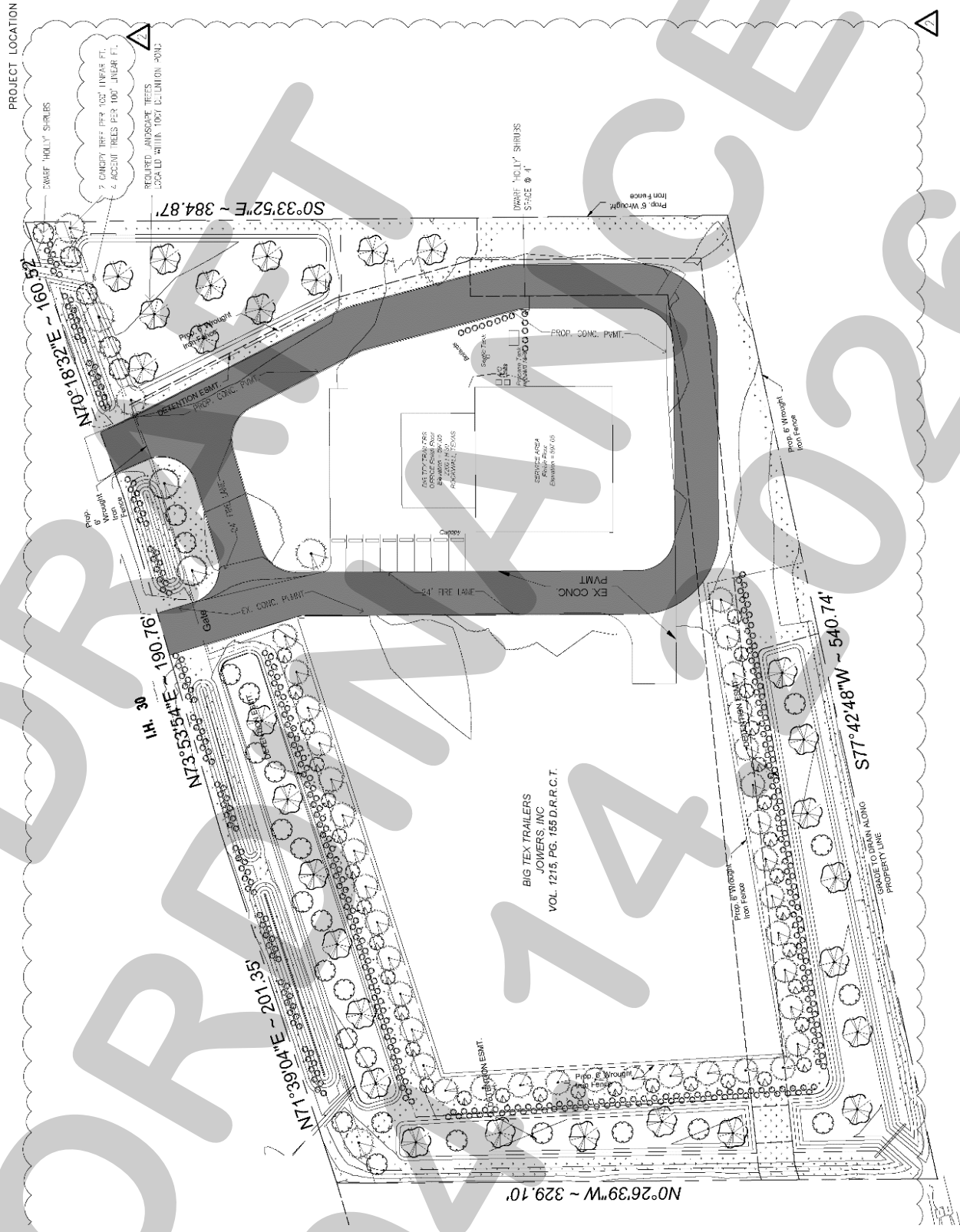


Exhibit 'C'
Paving Plan



STRUCTURED REA-ROCKWALL LAND, LLC
CALLED 8.265 ACRES
INSTR. No. 2021-000001832
O.P.R.R.C.T.

Exhibit 'D'
Landscape Plan





CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council

CC: Mary Smith, *City Manager*
Joey Boyd, *Assistant City Manager*

FROM: Ryan Miller; *Director of Planning and Zoning*

DATE: April 20, 2026

CASE NUMBER: Z2026-011; *Specific Use Permit (SUP) for Big-Tex Trailers*

On April 14, 2026, the Planning and Zoning Commission approved a motion tabling *Case No. Z2026-011* to the April 28, 2026 Planning and Zoning Commission meeting by a vote of 7-0. The purpose of tabling this case, was to allow the applicant additional time to work with staff concerning the proposed operational conditions contained within the draft ordinance. According to Subsection 02.03(C), *Postponement, Recess, and Continuation of a Public Hearing*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), “(a) public hearing that was noticed in the manner prescribed by Subsection 02.03(A) may be postponed by announcing the postponement at the time and place of the noticed public hearing. The postponement of a public hearing shall be to a specific time and date no later than 30-days from the first or most recent public hearing. A postponed public hearing shall be presumed to be held in the same location as the initial public hearing, unless a different location is announced. The announcement of a postponement at a public hearing shall be sufficient notice and no additional notice is required.” Since the Planning and Zoning Commission tabled the case to the April 28, 2026 Planning and Zoning Commission meeting, the City Council will need to announce a new public hearing date of May 4, 2026 at their meeting on April 20, 2026. No additional action on this case is required. Should the City Council have any questions, staff will be available at the April 20, 2026 meeting.



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: April 28, 2026
APPLICANT: Grant Young; *Big-Tex Trailers*
CASE NUMBER: Z2026-011; *Specific Use Permit (SUP) for Big-Tex Trailers*

On August 4, 2008, the City Council approved a request [Case No. Z2008-014] for approval of a Specific Use Permit (SUP) [Ordinance No. 08-38; SUP No. S-056] to allow a recreational vehicle "RV" sales and service facility in a Light Industrial (LI) District. At that time, a condition of approval stated that the Specific Use Permit (SUP) would be valid for a period of three (3) years, commencing on the date a Certificate of Occupancy (CO) was issued for the use; however, the SUP ordinance permitted the owner to petition the City Council for an extension of the Specific Use Permit (SUP) 90-days prior to the date of expiration. The intent was to allow the City Council to examine the status of the FM-549 overpass construction and/or development activity in the area to determine if an extension to the Specific Use Permit (SUP) is warranted.

On September 16, 2008, a Certificate of Occupancy (CO) [CO2008-0217] was issued to Walkabout RV, LLC and when the business owner changed, a new Certificate of Occupancy (CO) [CO2009-0100] was issued to Big-Tex Trailers (*i.e. the current occupant*). On April 1, 2011, the applicant submitted a request for an extension to the Specific Use Permit (SUP), which was granted by the City Council [Ordinance No. 08-38; SUP No. S-056] on April 18, 2011. Subsequently, the City Council approved the second extension of the Specific Use Permit (SUP) [Ordinance No. 08-38; SUP No. S-056] on April 7, 2014. On February 14, 2017, the applicant submitted a third request [Case No. Z2017-008] for an extension of the Specific Use Permit (SUP). In response to this, the City Council requested that the applicant amend the Specific Use Permit (SUP) from *recreational vehicle (RV) sales and service facility* to *outside storage* to reflect the changes in use of the property. Subsequently, on April 17, 2017 the City Council rescinded Ordinance No. 08-38; SUP No. S-056 and approved Ordinance No. 17-20; SUP No. S-164, allowing outside storage in a Light Industrial (LI) District. A condition of approval stated that the SUP ordinance would expire three (3) years from date of approval (*i.e. April 17, 2020*) and permitted the applicant to request an extension to the Specific Use Permit (SUP) no less than 90-days prior to the date of expiration. The City Council approved two (2) additional extensions on February 3, 2020 [Case No. Z2019-027; Ordinance No. 20-01] and December 5, 2022.

In addition to the expiration period, the applicant's Specific Use Permit (SUP) permitted site improvements to be delayed. These improvements included concrete paving for the *Outside Storage*, landscape screening, and the extension of a 12-inch water line from FM-549. In accordance with this operational condition, on March 13, 2026 the applicant -- *Grant Young of Big Tex Trailers on behalf of Raymond Jowers of Jowers, Inc.* -- submitted a development application, site plan, landscape plan, paving plan, and letter requesting to extend the Specific Use Permit (SUP) for a period of ten (10) years and install the necessary paving, landscaping, and water line improvements. At the April 14, 2026 Planning and Zoning Commission meeting, the Planning and Zoning Commission tabled the applicant's case, and requested that a more detailed timeline for securing the easements and constructing the improvements be provided. According to the new letter provided by the applicant, following the Planning and Zoning Commission meeting, the applicant engaged the adjacent property owner requesting the easements; however, this property owner informed the applicant that since the property was for sale they were not interested in granting the easements at this time. In light of this, the applicant has provided two (2) new options to the Planning and Zoning Commission for consideration:

Option 1: The applicant will install the paving, drainage, and landscaping improvements, as well as the onsite water and sewer improvements, but all of the offsite improvements would not be installed and would not be required in the future. In addition, the applicant is requesting that the Specific Use Permit (SUP) be valid for a period an eight (8) years, with the option to extend the Specific Use Permit (SUP) in the future.

Option 2: As an alternative, if the Planning and Zoning Commission is not willing to grant *Option 1*, the applicant is requesting that the Specific Use Permit (SUP) be approved for 18-months to allow them time to relocate their operations off of the subject property.

Staff should note, before the applicant's Specific Use Permit (SUP) submittal, they submitted civil engineering plans, which have been reviewed and are waiting on off-site easements. The site plan and paving plan submitted with this request are consistent with what is pending approval from the Engineering Department. In addition, the submitted site plan and paving plans generally conform to the requirements of the Unified Development Code (UDC). The proposed landscape plan indicates that the applicant will be [1] installing landscaping and berms along E. IH-30, [2] providing canopy and accent trees within the detention ponds, and [3] providing three (3) tiered landscaping around the *Outside Storage* areas. These proposed landscape improvements meet the requirements of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC). That being said, staff has included a *Condition of Approval* that all trees cannot be located within a utility easement. Currently, the landscape plan shows seven (7) canopy trees and four (4) accent trees that will need to be shifted outside of a utility easement. In addition, the applicant has indicated that all of the proposed improvements will be installed by January 1, 2027. Given this, staff has included an additional *Condition of Approval* that all of the proposed improvements shall be installed by January 1, 2027, otherwise the Specific Use Permit (SUP) shall expire. Lastly, staff should note that the applicant has indicated a six (6) foot wrought iron fence will be constructed around the property and the existing chain-link fence will be removed. This conforms to the *Operation Condition* included in the draft ordinance.

When examining the applicant's request, staff should point out that the current facility has been in operation since 2009 (*i.e. approximately 18 years*). At the time *Ordinance No. 08-38; SUP No. S-156* was approved, it appears that a majority of the surrounding properties were either undeveloped or not within the corporate limits of the City of Rockwall. The construction of the FM-549 overpass was anticipated to begin between February and July of 2010 (*i.e. within two [2] years of approval of the SUP*) and would take approximately 18-24 months to complete. At that time, the City Council expressed an interest for the applicant to limit the leasing of the property to Big-Tex Trailers for a period of less than three (3) years. This appears to correspond to the anticipated completion date of the proposed overpass construction and the City Council's expectation that the area would re-develop at that time. With no additional development taking place during that time, it seems that subsequent extensions of the Specific Use Permit (SUP) were granted by the City Council. The construction of the FM-549 overpass was delayed and did not start until 2017 (*i.e. approximately seven [7] years after the anticipated start date*) and was completed in 2019. Other development since the previous extension of the Specific Use Permit (SUP) includes [1] a sports complex (*i.e. Fit Sport Life*); [2] two (2) *Warehouse/Distribution Facilities* off Data Drive; [3] the expansion for Pratt Industries, which had a site plan approved January 13, 2026; and [4] a *Retail Store with Gasoline Sales* (*i.e. 7-11*). In summary, the original Specific Use Permit (SUP) was limited to three (3) years due to the construction of the FM-549 overpass, the lack of development surrounding the subject property, and whether the proposed land use would be appropriate in the future. Based on this, the Planning and Zoning Commission and City Council is being tasked with determining whether the proposed land use is appropriate on the subject property moving forward given the completion of the FM-549 overpass in 2019 and the recent development near the subject property.

All this being said, this Specific Use Permit (SUP) request is a discretionary decision for the City Council, pending a recommendation from the Planning and Zoning Commission. In accordance with the requirements of the Unified Development Code (UDC) and State law, staff notified all properties within 500-feet of the subject property. These notices were sent out on March 17, 2026, and included six (6) notices. As of this memorandum, staff has not received any notices with regard to the applicant's request. If the Planning and Zoning Commission have any questions concerning this case, staff and the applicant will be available at the April 28, 2026 Planning and Zoning Commission meeting.

April 22, 2026

Memorandum

To: Henry Lee
Planning Department
City of Rockwall

From: W.L. "Dub" Douphrate II

Re: Big Tex Improvements for SUP Renewal

Henry, on behalf of our client Big Tex Trailers, please allow this letter to serve as their formal request to modify the conditions of approval to renew their Special Use Permit.

As you know our firm has completed the engineering design which includes the paving, drainage, utility (onsite and offsite), and landscape improvements in order to bring the property into city code compliance. And as previously discussed, our client was originally prepared to move forward with all of these improvements within the next 30-45 days, with the estimated time of completion by the end of 2026, provided the offsite easements were granted in a timely manner by the adjacent property owner.

For your information, we have contacted the adjacent property owner (through their attorney) to discuss the necessity of acquiring the proposed offsite easements in order to install the offsite water and sewer mains. We have recently received their response. The adjacent property owner has clearly stated they are not interested whatsoever in granting these easements.

So, in light of this new information, Big Tex would like to propose two options to be discussed with the planning and zoning commission followed by the city council.

Option No. 1: Consider renewing the SUP with a 8-year time limit and eliminate the requirement of installing the "**offsite**" water and sanitary sewer mains.

This option is conditioned with the understanding that Big Tex will agree to install the "**onsite**" water and sanitary sewer main segments (as shown in the city approved engineering plans) when the adjacent tract is developed and the "**offsite**" water and sanitary sewer main segments are extended through the adjacent tract terminating at the Big Tex property line.

Also, Big Tex will also agree to continue with the currently proposed paving, drainage, and landscaping improvements.

Option No. 2: Consider renewing the SUP only for a short term 18-month period allowing Big Tex enough time to close and relocate their Rockwall trailer business to another location.

Thank you for your understanding in this matter

Sincerely,

W L Douphrate II

W.L. Douphrate II, P.E.

Cc: Grant Young

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW OUTSIDE STORAGE IN A LIGHT INDUSTRIAL (LI) DISTRICT WITHIN THE IH-30 OVERLAY (IH-30 OV) DISTRICT ON A 4.4317-ACRE PARCEL OF LAND, IDENTIFIED AS TRACT 22-01 OF THE R. IRVINE SURVEY, ABSTRACT NO. 120, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED IN EXHIBIT 'A' 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 Raymond Jowers of Jowers Inc. on behalf of Grant Young of Big Tex Trailers for the approval of a Specific Use Permit (SUP) to allow outside storage on a 4.4317-acre parcel of land being described as Tract 22-01, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30 and being more specifically depicted in Exhibit 'A' of this ordinance, which herein after 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] and Ordinance No. 20-01; S-212 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 approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 20-01*;

SECTION 2. 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) allowing *Outside Storage* as stipulated by Section 1, *Land Use Schedule*, of Article 04, *Permissible Uses*, the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 3. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 05.01, *Industrial Districts*, Subsection 05.02, *Light Industrial (LI) District*, and Subsection 06.06, *IH-30 Overlay (IH-30 OV) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] as heretofore amended and as may be amended in the future, and shall be subject to the following conditions:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of outside storage on the *Subject Property* and conformance to these conditions are required for continued operations:

- 1) The Specific Use Permit (SUP) shall be valid for a period of eight (8) years from the date of the approval of this ordinance. If an extension of the SUP is necessary, the owner shall submit a request in writing to staff no less than 90 days prior to the expiration of the SUP. Upon receipt of the request, the City Council shall review the SUP and determine if an extension of the SUP is warranted.
- 2) That proposed onsite improvements on the *Subject Property* shall generally be in accordance with the *Concept Plan* and *Paving Plan* depicted in *Exhibit 'B'* and *Exhibit 'C'* of this ordinance.
- 3) That proposed landscaping on the *Subject Property* shall generally be in accordance with the *Landscape Plan* depicted in *Exhibit 'D'* of this ordinance.
- 4) If the proposed onsite improvements depicted in *Exhibit 'B'*, *Exhibit 'C'*, and *Exhibit 'D'* are not completed by January 1, 2027 this Specific Use Permit (SUP) shall expire.
- 5) All outside display and outside storage of trailers shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance, which shall be incorporated herein by reference.
- 6) All existing chain link fencing shall be replaced with wrought iron fencing.
- 7) The *Outside Display* and *Outside Storage* of semi-trailers and tractor-trailers shall be prohibited.
- 8) In the event that the development expands the existing structure or adds additional buildings, the development will be subject to meet the requirements for fire protection.

3.2 COMPLIANCE

Approval of this ordinance – *in accordance with Subsection 2.05, City Council Action, of Article XI, Zoning Related Applications, of the Unified Development Code (UDC)* -- will require compliance to the following:

- 1) Upon obtaining approval of this Specific Use Permit (SUP), should the property owner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02.D(3) of Article XI, *Zoning Related Applications*, of the Unified Development Code (UDC).

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning

described herein.

SECTION 5. 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 6. 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 7. 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 8. That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 18TH DAY OF MAY, 2026.**

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: May 4, 2026

2nd Reading: May 18, 2026

Exhibit 'A'
Zoning Exhibit

Address: 2260 E. IH 30

Legal Description: Tract 22-01 of the R. Irvine Survey, Abstract No. 120

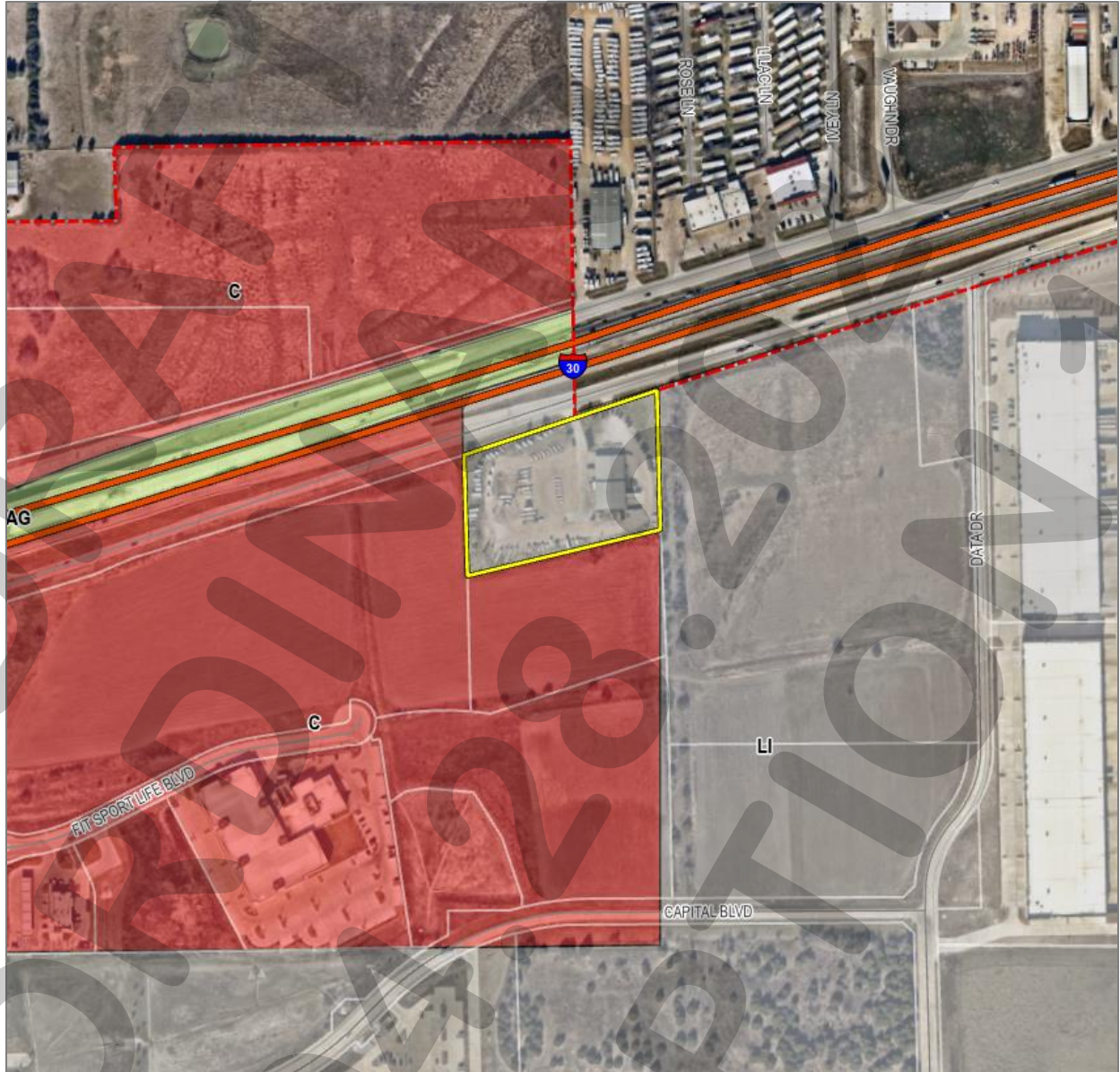
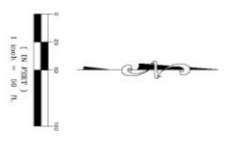
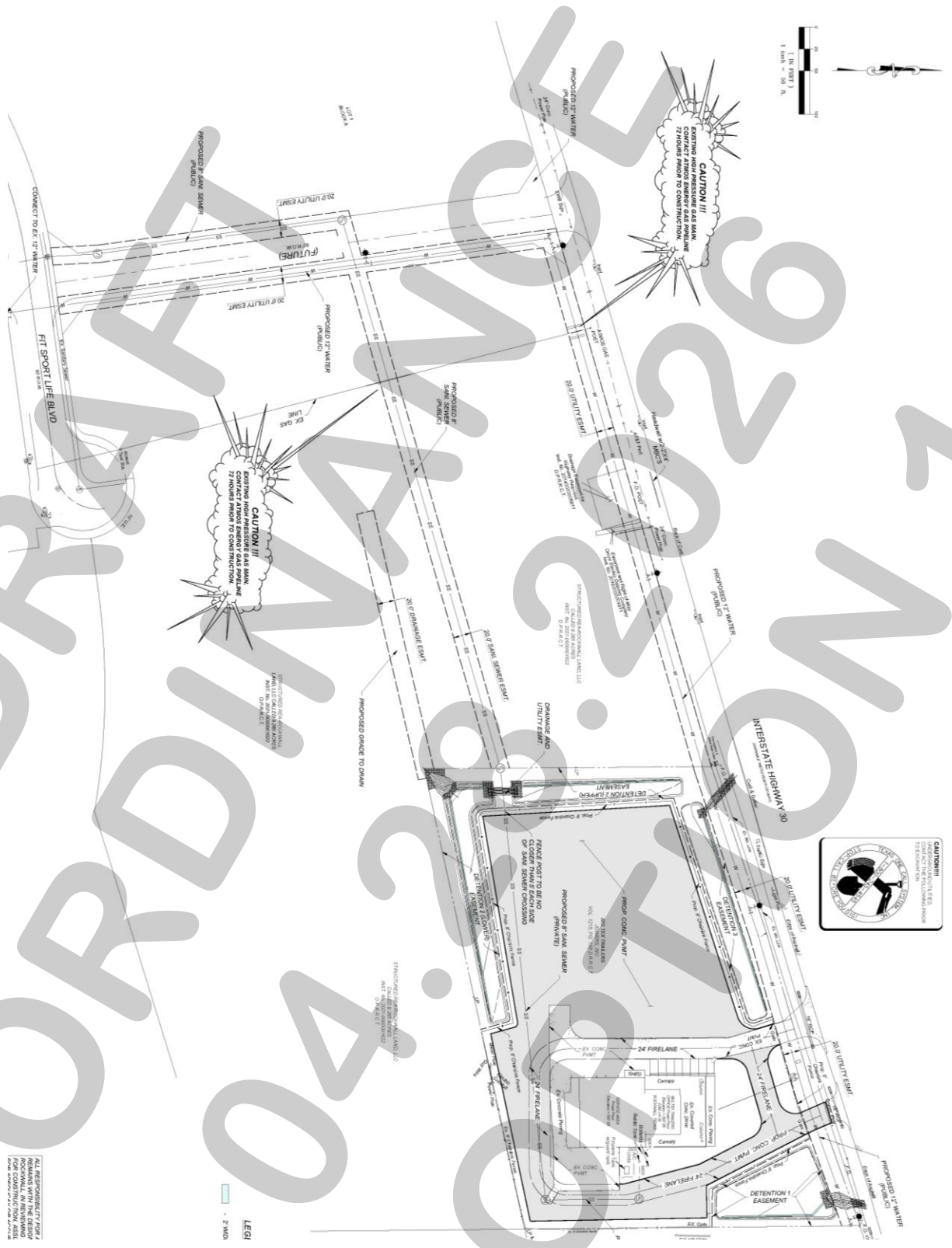


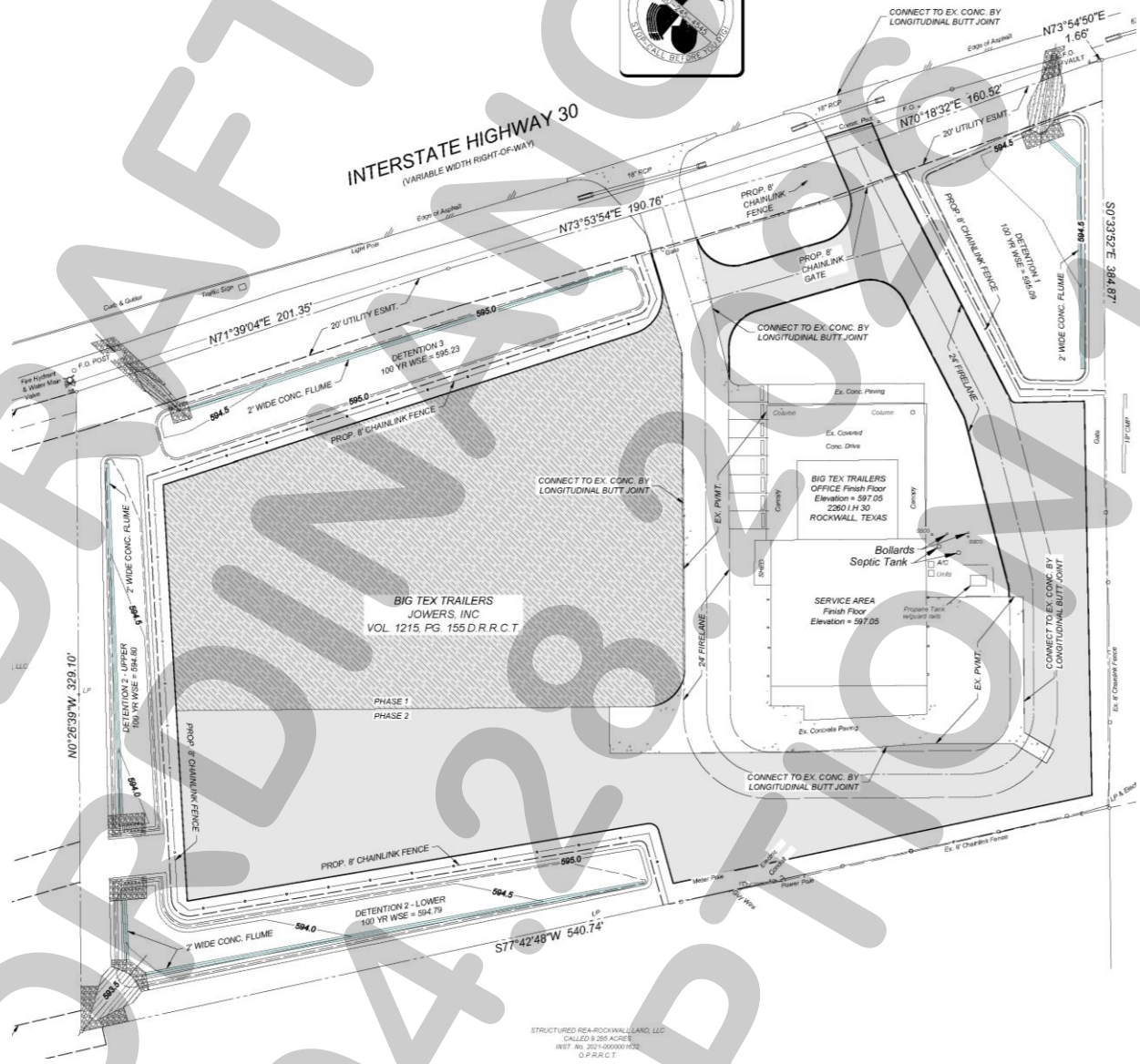
Exhibit 'B'
Concept Plan



ALL RESPONSIBILITY FOR
ROCKWALL INTERVENING
DATE APPROVED BY DATE

LEG
- 2" DIA

Exhibit 'C'
Paving Plan



STRUCTURED REA-ROCKWALL, LLC
 CALLED 8.265 ACRES
 INSTR. NO. 2012-0000011032
 O.P.R.R.C.T.

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW OUTSIDE STORAGE IN A LIGHT INDUSTRIAL (LI) DISTRICT WITHIN THE IH-30 OVERLAY (IH-30 OV) DISTRICT ON A 4.4317-ACRE PARCEL OF LAND, IDENTIFIED AS TRACT 22-01 OF THE R. IRVINE SURVEY, ABSTRACT NO. 120, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'A'* 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 Raymond Jowers of Jowers Inc. on behalf of Grant Young of Big Tex Trailers for the approval of a Specific Use Permit (SUP) to allow outside storage on a 4.4317-acre parcel of land being described as Tract 22-01, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30 and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after 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*] and *Ordinance No. 20-01; S-212* 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 approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 20-01*;

SECTION 2. 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) allowing *Outside Storage* as stipulated by Section 1, *Land Use Schedule*, of Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 3. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 05.01, *Industrial Districts*, Subsection 05.02, *Light Industrial (LI) District*, and Subsection 06.06, *IH-30 Overlay (IH-30 OV) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended and as may be amended in the future, and shall be subject to the following conditions:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of outside storage on the *Subject Property* and conformance to these conditions are required for continued operations:

- 1) The Specific Use Permit (SUP) shall be valid for a period of 18-months. At which point the Specific Use Permit (SUP) shall expire.

3.2 COMPLIANCE

Approval of this ordinance – *in accordance with Subsection 2.05, City Council Action, of Article XI, Zoning Related Applications, of the Unified Development Code (UDC)* -- will require compliance to the following:

- 1) Upon obtaining approval of this Specific Use Permit (SUP), should the property owner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02.D(3) of Article XI, *Zoning Related Applications*, of the Unified Development Code (UDC).

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 5. 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 6. 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 7. 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 8. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 18TH DAY OF MAY, 2026.

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: May 4, 2026

2nd Reading: May 18, 2026

Exhibit 'A'
Zoning Exhibit

Address: 2260 E. IH 30

Legal Description: Tract 22-01 of the R. Irvine Survey, Abstract No. 120

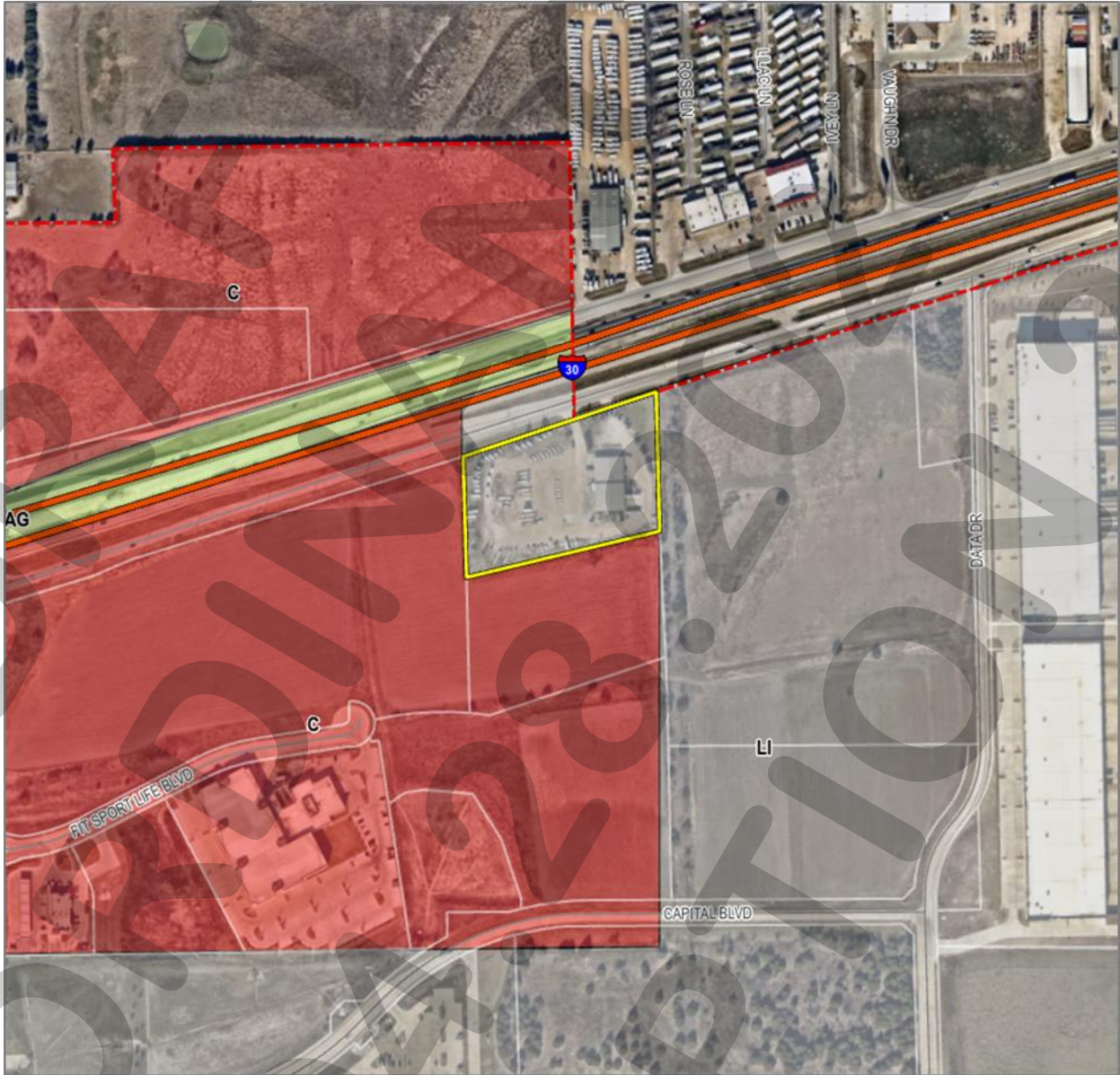
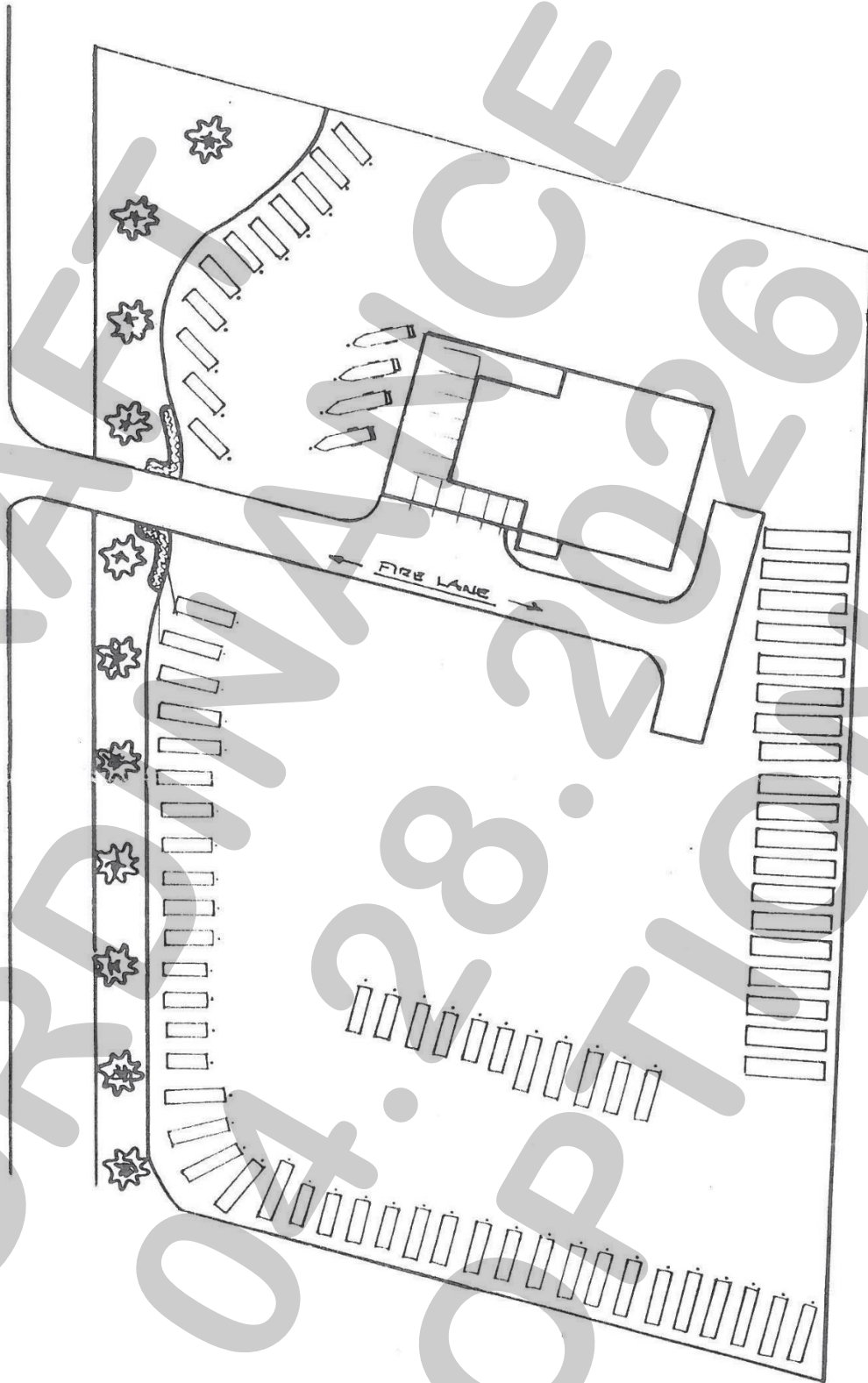


Exhibit 'B'
Concept Plan





CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: April 14, 2026
APPLICANT: Grant Young; *Big-Tex Trailers*
CASE NUMBER: Z2026-011; *Specific Use Permit (SUP) for Big-Tex Trailers*

On August 4, 2008, the City Council approved a request [Case No. Z2008-014] for approval of a Specific Use Permit (SUP) [Ordinance No. 08-38; SUP No. S-056] to allow a recreational vehicle "RV" sales and service facility in a Light Industrial (LI) District. At that time, a condition of approval stated that the Specific Use Permit (SUP) would be valid for a period of three (3) years, commencing on the date a Certificate of Occupancy (CO) was issued for the use; however, the SUP ordinance permitted the owner to petition the City Council for an extension of the Specific Use Permit (SUP) 90-days prior to the date of expiration. The intent was to allow the City Council to examine the status of the FM-549 overpass construction and/or development activity in the area to determine if an extension to the Specific Use Permit (SUP) is warranted.

On September 16, 2008, a Certificate of Occupancy (CO) [CO2008-0217] was issued to Walkabout RV, LLC and when the business owner changed, a new Certificate of Occupancy (CO) [CO2009-0100] was issued to Big-Tex Trailers (*i.e. the current occupant*). On April 1, 2011, the applicant submitted a request for an extension to the Specific Use Permit (SUP), which was granted by the City Council [Ordinance No. 08-38; SUP No. S-056] on April 18, 2011. Subsequently, the City Council approved the second extension of the Specific Use Permit (SUP) [Ordinance No. 08-38; SUP No. S-056] on April 7, 2014. On February 14, 2017, the applicant submitted a third request [Case No. Z2017-008] for an extension of the Specific Use Permit (SUP). In response to this, the City Council requested that the applicant amend the Specific Use Permit (SUP) from *recreational vehicle (RV) sales and service facility* to *outside storage* to reflect the changes in use of the property. Subsequently, on April 17, 2017 the City Council rescinded Ordinance No. 08-38; SUP No. S-056 and approved Ordinance No. 17-20; SUP No. S-164, allowing outside storage in a Light Industrial (LI) District. A condition of approval stated that the SUP ordinance would expire three (3) years from date of approval (*i.e. April 17, 2020*) and permitted the applicant to request an extension to the Specific Use Permit (SUP) no less than 90-days prior to the date of expiration. The City Council approved two (2) additional extensions on February 3, 2020 [Case No. Z2019-027; Ordinance No. 20-01] and December 5, 2022.

In addition to the expiration period, the applicant's Specific Use Permit (SUP) permitted site improvements to be delayed. These improvements included concrete paving for the *Outside Storage*, landscape screening, and the extension of a 12-inch water line from FM-549. In accordance with this operational condition, the applicant -- *Grant Young of Big Tex Trailers on behalf of Raymond Jowers of Jowers, Inc.* -- submitted a development application, site plan, landscape plan, paving plan, and letter requesting to extend the Specific Use Permit (SUP) for a period of ten (10) years and install the necessary paving, landscaping, and water line improvements.

Staff should note, before the applicant's Specific Use Permit (SUP) submittal, they submit civil engineering plans which have been reviewed and are waiting on off-site easements. The site plan and paving plan submitted with this request are consistent with what is pending approval from the Engineering Department. In addition, the submitted site plan and paving plans generally conform to the requirements of the Unified Development Code (UDC). The proposed landscape plan indicates that the applicant will be [1] installing landscaping and berms along E. IH-30, [2] providing canopy and accent trees within the detention ponds, and [3] providing three (3) tiered landscaping around the *Outside Storage* areas. These proposed landscape improvements meet the requirements of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC). That being said, staff has included a *Condition of Approval* that all trees cannot be located within a utility easement. Currently, the landscape plan shows seven (7) canopy trees and four (4) accent trees that will need to be shifted outside of a utility easement. In addition, the applicant has indicated that all of the proposed improvements will be installed by January 1, 2027. Given this, staff has included an additional *Condition of Approval* that all of the proposed improvements shall be installed by January 1, 2027, otherwise the Specific Use Permit (SUP) shall expire. Lastly, staff should note that the applicant

has indicated a six (6) foot wrought iron fence around the property, which conforms to the *Operation Condition* included in the draft ordinance.

When examining the applicant's request, staff should point out that the current facility has been in operation since 2009 (*i.e. approximately 18 years*). At the time *Ordinance No. 08-38; SUP No. S-156* was approved, it appears that a majority of the surrounding properties were either undeveloped or not within the corporate limits of the City of Rockwall. The construction of the FM-549 overpass was anticipated to begin between February and July of 2010 (*i.e. within two [2] years of approval of the SUP*) and would take approximately 18-24 months to complete. At that time, the City Council expressed an interest for the applicant to limit the leasing of the property to Big-Tex Trailers for a period of less than three (3) years. This appears to correspond to the anticipated completion date of the proposed overpass construction and the City Council's expectation that the area would re-develop at that time. With no additional development taking place during that time, it seems that subsequent extensions of the Specific Use Permit (SUP) were granted by the City Council. The construction of the FM-549 overpass was delayed and did not start until 2017 (*i.e. approximately seven [7] years after the anticipated start date*) and was completed in 2019. Other development since the previous extension of the Specific Use Permit (SUP) includes [1] a sports complex (*i.e. Fit Sport Life*); [2] two (2) *Warehouse/Distribution Facilities* off Data Drive; [3] the expansion for Pratt Industries, which had a site plan approved January 13, 2026; and [4] a *Retail Store with Gasoline Sales* (*i.e. 7-11*). In summary, the original Specific Use Permit (SUP) was limited to three (3) years due to the construction of the FM-549 overpass, the lack of development surrounding the subject property, and whether the proposed land use would be appropriate in the future. Based on this, the Planning and Zoning Commission and City Council is being tasked with determining whether the proposed land use is appropriate on the subject property moving forward given the completion of the FM-549 overpass in 2019 and the recent development near the subject property.

All this being said, this Specific Use Permit (SUP) request is a discretionary decision for the City Council, pending a recommendation from the Planning and Zoning Commission. In accordance with the requirements of the Unified Development Code (UDC) and State law, staff notified all properties within 500-feet of its boundary. These notices were sent out on March 17, 2026, and included six (6) notices. As of this memorandum, staff has not received any notices with regard to the applicant's request. If the Planning and Zoning Commission have any questions concerning this case, staff and the applicant will be available at the April 14, 2026 Planning and Zoning Commission meeting.



DEVELOPMENT APPLICATION

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

STAFF 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 2260 E Interstate 30, Rockwall, TX 75087

SUBDIVISION Robert Boyd Irvine Survey Abstract No. 120

LOT

BLOCK

GENERAL LOCATION East of Southeast Corner of I-30 & F.M. 3549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Light Industrial

CURRENT USE

Trailer Sales & Repair

PROPOSED ZONING Light Industrial with SUP

PROPOSED USE

Trailer Sales & Repair

ACREAGE 4.341

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 Jowers, Inc.

APPLICANT Big Tex Trailers

CONTACT PERSON Raymond Jowers

CONTACT PERSON Grant Young

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

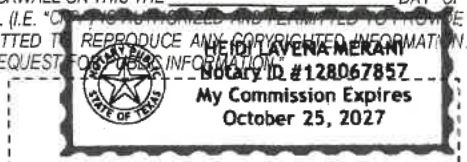
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Raymond Jowers [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 REPRODUCE ANY INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY INFORMATION CONTAINED WITHIN 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 13th DAY OF February, 2026

OWNER'S SIGNATURE: _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

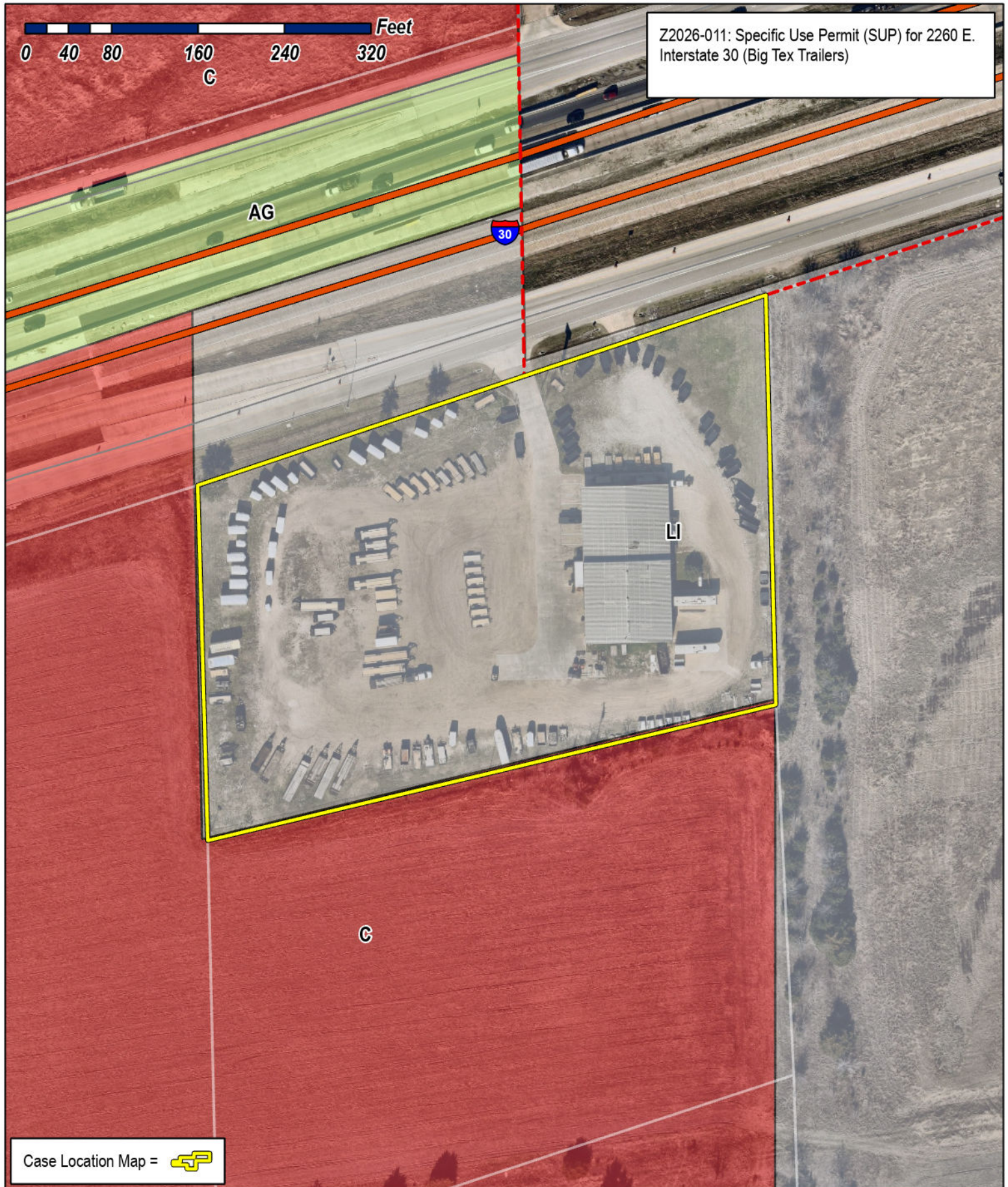


MY COMMISSION EXPIRES

10/25/27



Z2026-011: Specific Use Permit (SUP) for 2260 E. Interstate 30 (Big Tex Trailers)



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.

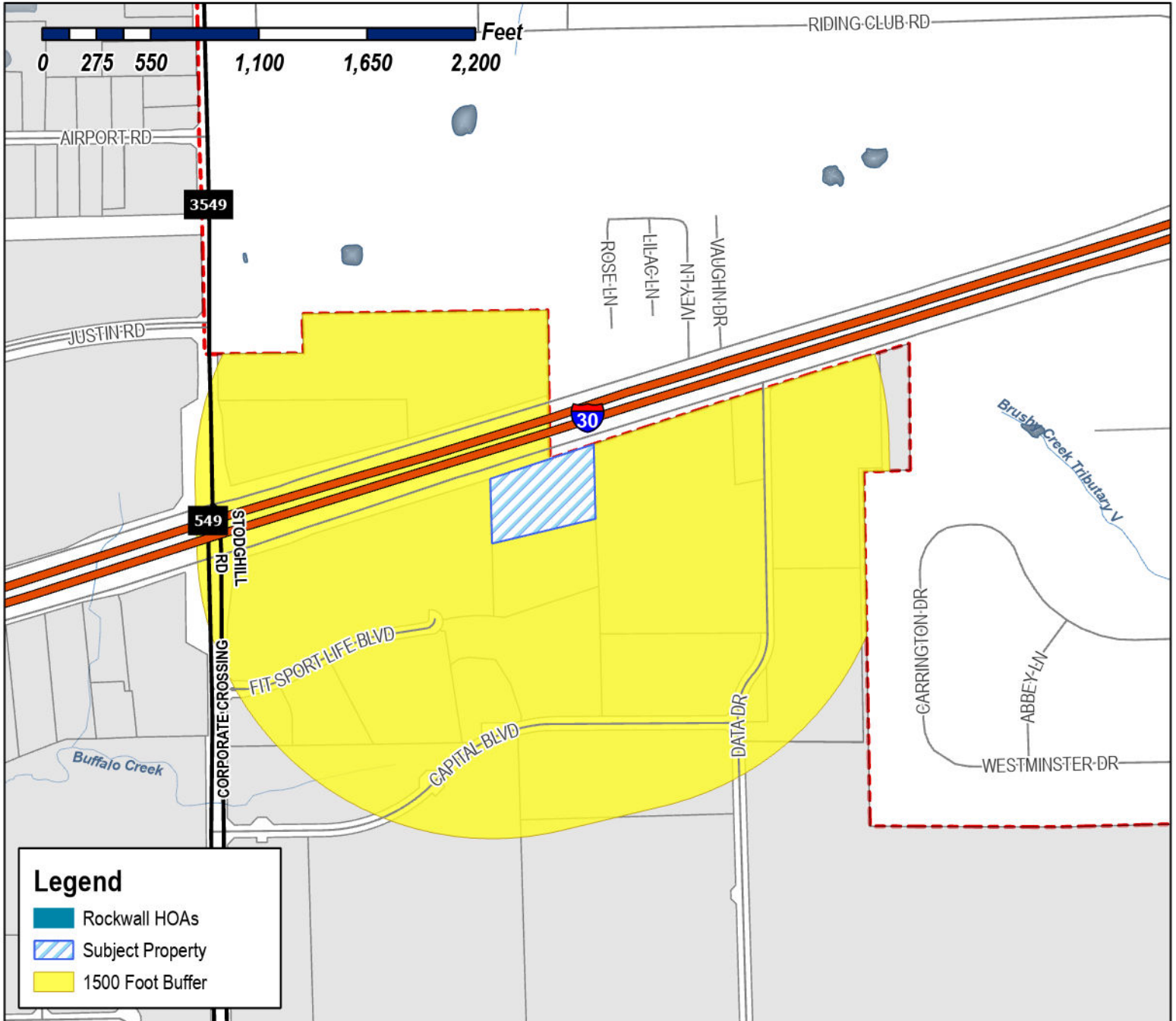




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Legend

- Rockwall HOAs
- Subject Property
- 1500 Foot Buffer

Case Number: Z2026-011
Case Name: Specific Use Permit (SUP) for Big Tex Trailers
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 2260 E. Interstate 30

Date Saved: 3/9/2026
 For Questions on this Case Call (972) 771-7745

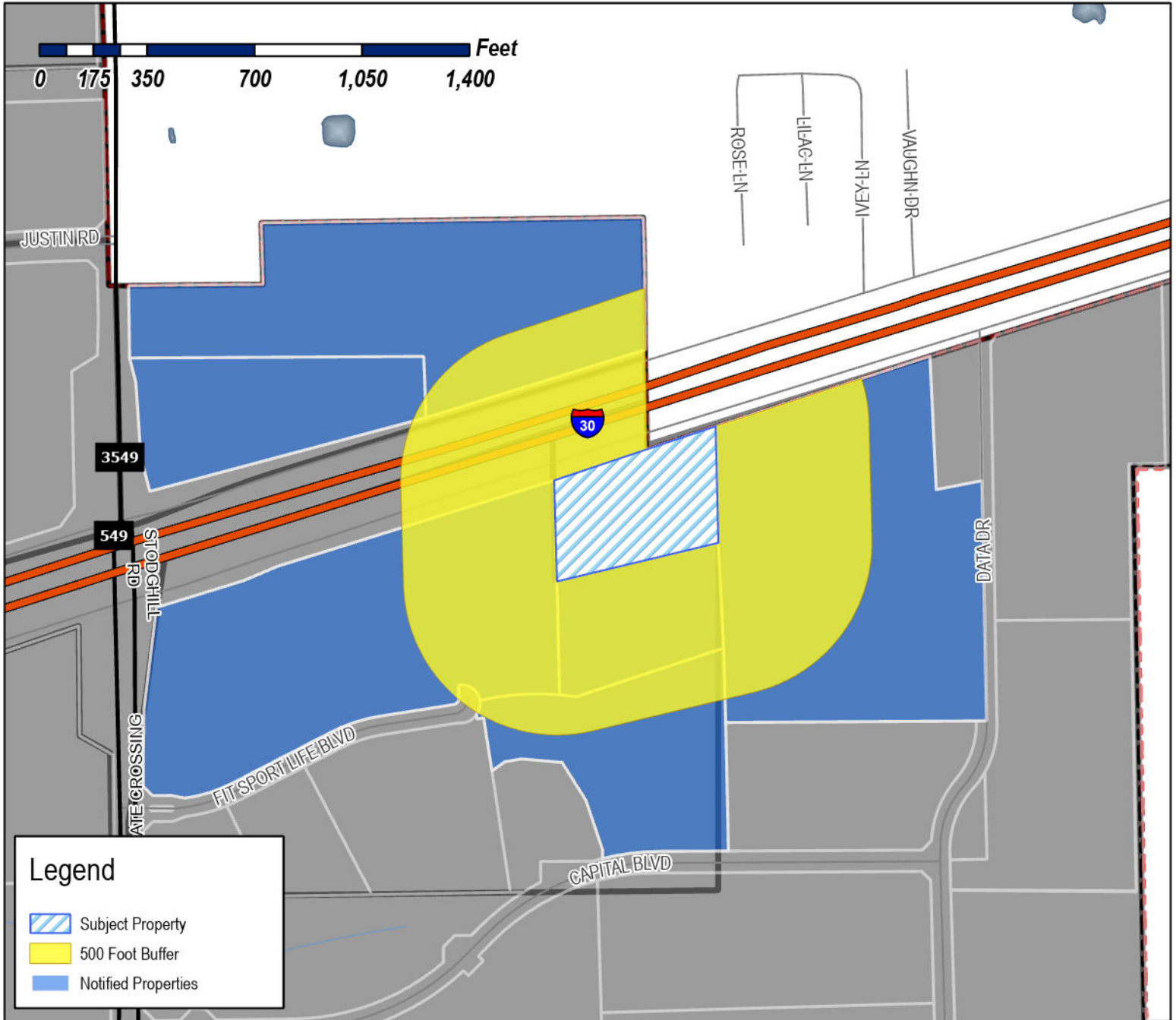




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(P): (972) 771-7745
(W): www.rockwall.com

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.

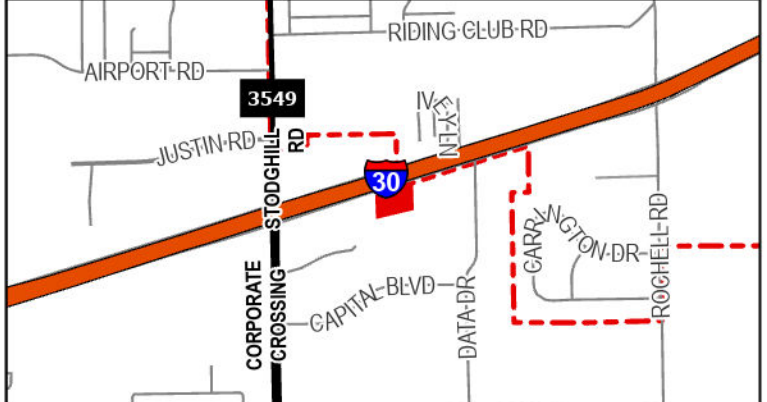


Legend

- Subject Property
- 500 Foot Buffer
- Notified Properties

Case Number: Z2026-011
Case Name: Specific Use Permit (SUP) for Big Tex Trailers
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 2260 E. Interstate 30

Date Saved: 3/4/2026
 For Questions on this Case Call: (972) 771-7745



MIRANDA VINOD
9105 BRIARCREST DR
ROWLETT, TX 75088

WALLIS RUSTY FAMILY LTD PARTNERSHIP #2
12277 SHILOH RD
DALLAS, TX 75228

MIRANDA VINOD
9105 BRIARCREST DR
ROWLETT, TX 75088

JOWERS INC
PO BOX 1870
ROCKWALL, TX 75087

STRUCTURED REA- ROCKWALL LAND LLC
3104 E Camelback Rd
Phoenix, AZ 85016

RESIDENT
2260 E I30
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:

Z2026-011: SUP for Big Tex Trailers

Hold a public hearing to discuss and consider a request by Grant Young of Big-Tex Trailers on behalf of Raymond Jowers of Jowers, Inc. for the approval of a Specific Use Permit (SUP) amending Ordinance No. 20-01 and allowing outside storage adjacent to IH-30 on a 4.4317-acre tract of land identified as Tract 22-01 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30, 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, April 14, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 20, 2026 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, April 20, 2026 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. Z2026-011: SUP for Big Tex Trailers

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.

Four horizontal grey bars for providing reasons for the response.

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

March 27, 2026

Memorandum

To: Henry Lee
Planning Department
City of Rockwall

From: W.L. "Dub" Douphrate II

Re: Big Tex Improvements for SUP Renewal

Henry, on behalf of our client Big Tex Trailers, please allow this letter to serve as their formal request to renew their Special Use Permit. Our firm has completed an approved engineering design which includes concrete paving , drainage , utility, and landscape improvements in order to bring the property into city code compliance. Currently our client is planning to move forward with all of these improvements within the next 30-45 days to start construction with the estimated time of completion by December of 2026. The cost of these improvements are extensive so our client respectfully requests the granting of the special use permit in perpetuity.

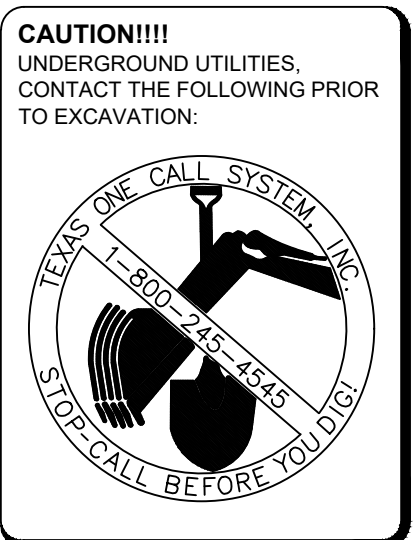
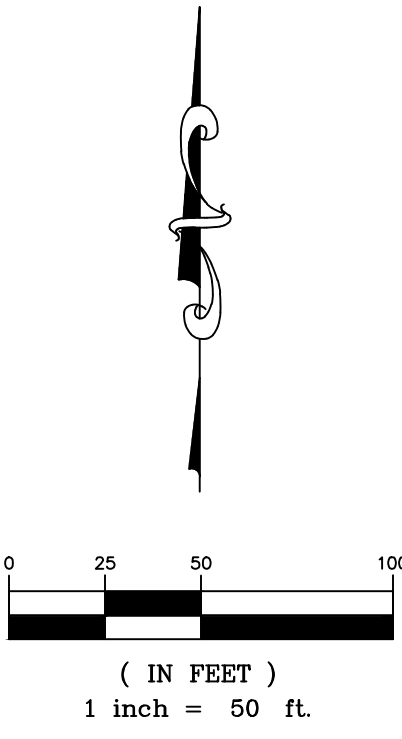
Thank you for your understanding in this matter

Sincerely,

W L Douphrate II

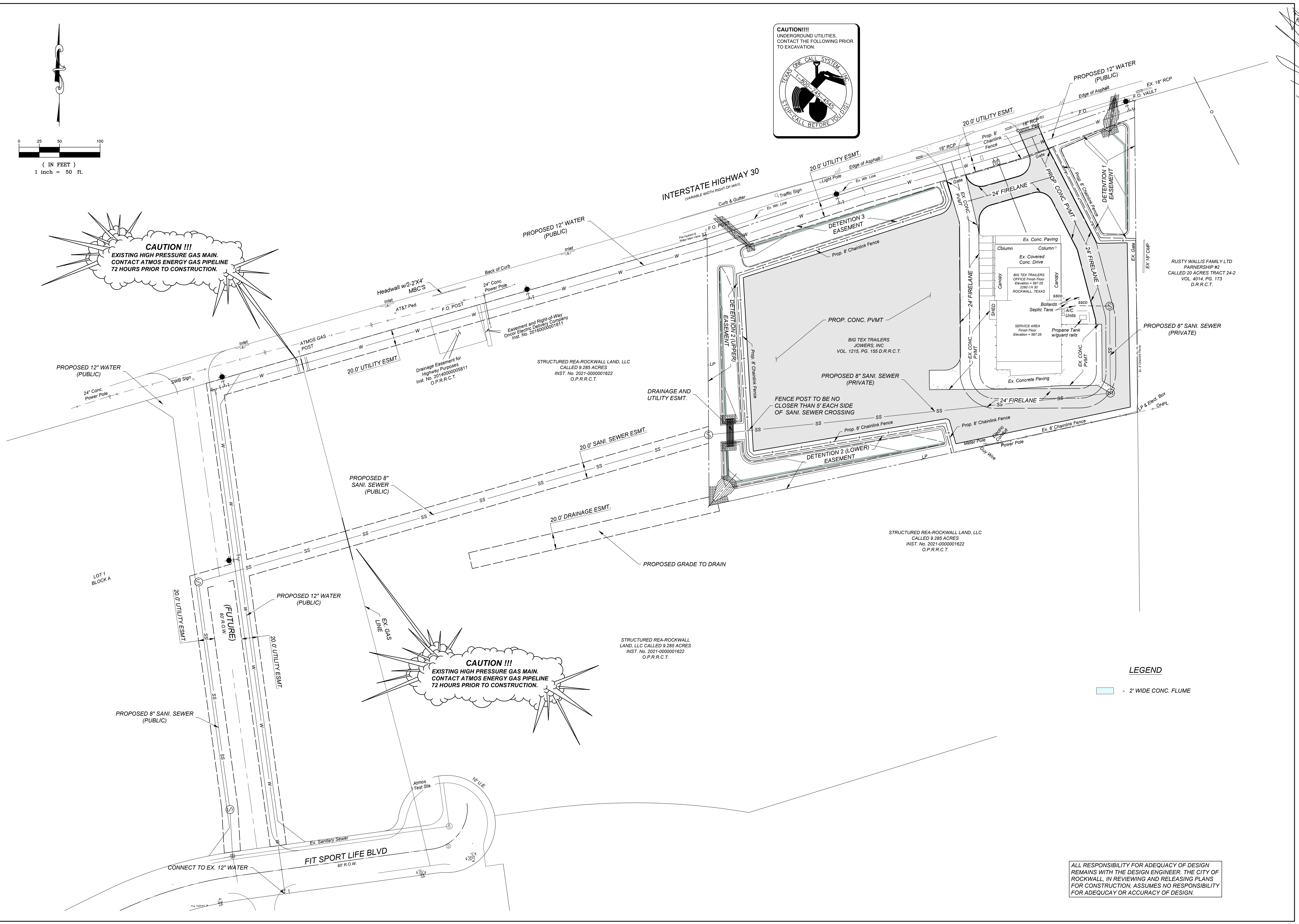
W.L. Douphrate II, P.E.

Cc: Grant Young



CAUTION !!!
EXISTING HIGH PRESSURE GAS MAIN.
CONTACT ATMOS ENERGY GAS PIPELINE
72 HOURS PRIOR TO CONSTRUCTION.

CAUTION !!!
EXISTING HIGH PRESSURE GAS MAIN.
CONTACT ATMOS ENERGY GAS PIPELINE
72 HOURS PRIOR TO CONSTRUCTION.



LEGEND
- 2' WIDE CONC. FLUME

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN
REMAINS WITH THE DESIGN ENGINEER. THE CITY OF
ROCKWALL, IN REVIEWING AND RELEASING PLANS
FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY
FOR ADEQUACY OR ACCURACY OF DESIGN.



THE SEAL APPEARING ON THIS
DOCUMENT WAS AUTHORIZED BY
W.L. DOUPHRATE, P.E.
LICENSE NO. 60102
DATE: NOVEMBER 13, 2025

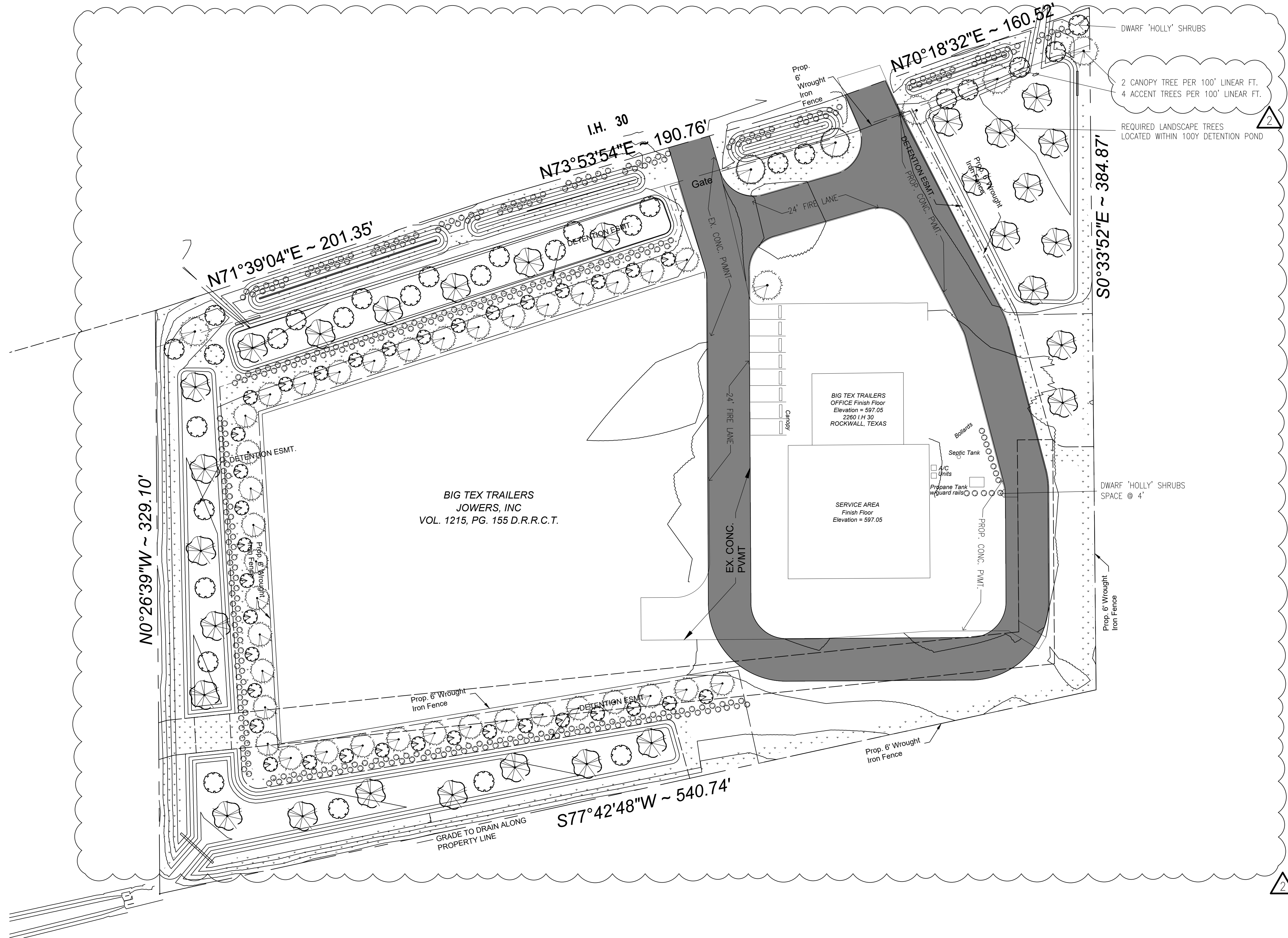
DOUPHRATE & ASSOCIATES, INC.
ENGINEERING-PROJECT MANAGEMENT SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

SITE PLAN
BIG TEX TRAILERS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	WLD.
CHECKED	DLL
DRAWN	
SCALE	1" = 50'
DATE	NOV. 2025
PROJECT	25010
	2.1

P:\projects\25010\Design Files\25010 SITE BASE.dwg 2.1 SITE PLAN 2/19/2025 3:41:21 PM Lukin Douphrate

PROJECT LOCATION



REQUIRED DETENTION POND LANDSCAPE

AREA (SF) / 750 = # OF CANOPY TREES	AREA (SF) / 1500 = # OF ACCENT TREES
DETENTION 1 : 10,000SF / 750 = 13 CANOPY TREES	10,000 / 1500 = 6.67 ACCENT TREES
DETENTION 2 : 6,384SF / 750 = 8.51 ACCENT TREES	6,384 / 1500 = 4.26 ACCENT TREES
DETENTION 2 UPPER : 4,746SF / 750 = 6.33 ACCENT TREES	4,746 / 1500 = 3.16 ACCENT TREES
DETENTION 2 LOWER : 8,556SF / 750 = 11.41 ACCENT TREES	8,556 / 1500 = 5.70 ACCENT TREES

REQUIRED LANDSCAPE BUFFER @ ABUTTING ROW

NORTH
 -FRONTAGE ALONG I-30
 2 CANOPY TREE PER 100 LINEAL FEET.
 552.63' / 50' LINEAR FT PER TREE = 11.04
 TREES REQUIRED = 11
 TREES SHOWN = 11

4 ACCENT TREE PER 100 LINEAL FEET:
 552.63' / 25' LINEAR FT PER TREE = 22
 TREES REQUIRED = 22
 TREES SHOWN = 22

10 SHRUBS PER 30 LINEAL FEET: 253.09' / 3' = 84.4 SHRUBS
 REQUIRED SHRUBS PROVIDED : 85

SOUTH- NONE
EAST- NONE
WEST- NONE

ALL OUTSIDE STORAGE AREAS SHALL BE SCREENED FROM ALL PUBLIC STREETS, OPEN SPACE, ADJACENT PROPERTIES AND ANY RESIDENTIAL ZONING DISTRICTS.

IN ADDITION, THE UDC STATES THAT THE OUTSIDE STORAGE CAN BE SCREENED WITH EITHER A MASONRY WALL ONE (1) FOOT TALLER THAN WHAT IS BEING STORED AND CANOPY TREES ON 20-FOOT CENTERS, OR WITH A WROUGHT IRON FENCE AND THREE (3) TIERED SCREENING (I.E. SMALL TO MID-SIZED SHRUBS, LARGE SHRUBS OR ACCENT TREES, AND CANOPY TREES).

"THREE TIERED SCREENING"
 -1 ROW OF CANOPY TREES 20' ON CENTER
 -1 ROW OF ACCENT TREES OR LARGE SHRUBS
 -1 ROW OF SMALL SHRUBS

APPLICABLE AREAS: ALL PUBLIC STREETS, OPEN SPACE, ADJACENT PROPERTIES AND ANY RESIDENTIAL ZONING DISTRICTS

TECHNO SYSTEM, INC.
 CONSULTING ENGINEERS

708 BRYSON WAY SOUTHLAKE, TEXAS 76092
 P: 214-415-0551 E: TEXASMEP2@GMAIL.COM
 FIRM No. F11167

REVISIONS	DATE
DESCRIPTION/ISSUE	10/28/25
RESPONSE TO COMMENTS - LANDSCAPE PLAN	04/07/26
RESPONSE TO COMMENTS - LANDSCAPE PLAN	

BIG TEX TRAILERS
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	8/23/25
SCALE	
SHEET NO.	of
DRAWING NAME:	

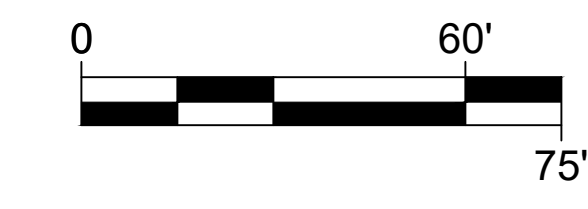
L1.0

ARCHITECT/PLANNER:
 ARCHITECTONICS TEXAS, LLC
 ROSS RAMSAY
 (469)974-8889
 2235 RIDGE RD., STE 201
 ROCKWALL, TEXAS 75087

TREE LIST AND LEGEND

SYMBOL	TYPE	BOTANICAL / COMMON NAME	CONTAINER	QTY	SIZE HEIGHT	SYMBOL	TYPE
	CANOPY	Sapindus drummondii BALD CYPRESS	BALLED & BURLAPPED	38	6" CAL. 12'-0"		BERMUDA GRASS - Cynodon dactylon
	CANOPY	Ulmus crassifolia CEDAR ELM	BALLED & BURLAPPED	43	6" CAL. 12'-0"		CONCRETE
	ACCENT	Chilopsis linearis Desert willow	BALLED & BURLAPPED	30	3" CAL. 12'-0"		MULCH, 2" MIN. SHREDDED HARDWOOD OR CYPRESS
	ACCENT	Juniperus virginiana RED CEDAR	3GAL	37	36"H		
	SHRUB	Ilex cornuta burfordii BURFORD HOLLY	3gal	120	30"H		

NOTE:
 ALL TREES AND GRASS HAVE A 4" MULCH RING
 NO TREES TO BE WITHIN 5' OF PUBLIC UTILITIES
 INSTALL "TEXAS SEDGE" - Carex texensis IN AREAS OF WATER DETENTION (~30,000 SF)

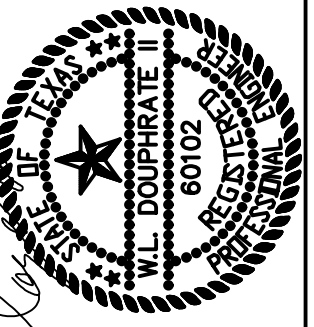
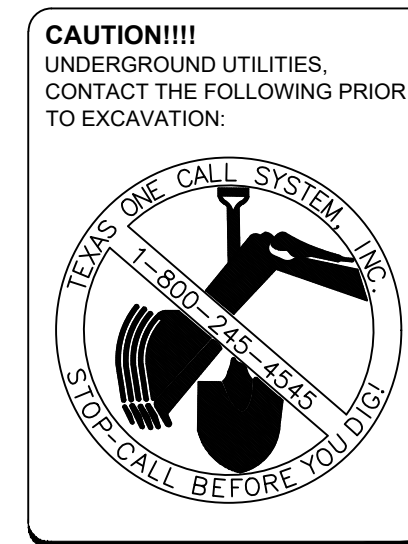
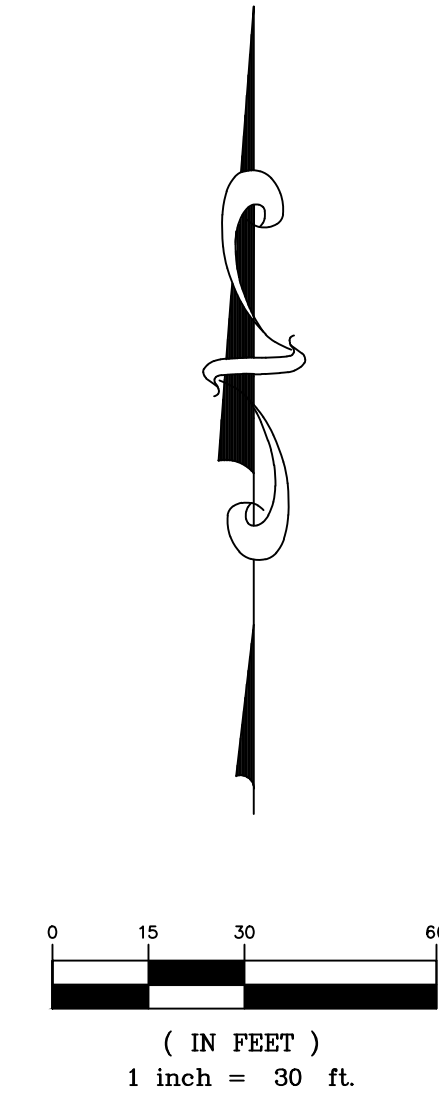


LANDSCAPE PLAN
 SCALE: 1" = 30'

No "100 YEAR FLOOD PLAN" exists on this site. All current development requirements of the City as amended shall be met unless approved otherwise within these Planned Development Regulations.

This Proposed Site Concept is for illustrative purposes only and subject to change. This Proposed Site Concept, along with development regulations, is intended to describe the intent of the Planned Development. Significant deviations from this Proposed Site Concept, as determined by the Director, will require an amendment to the Proposed Site Concept and, as necessary, the development regulations.

All current development requirements of the City as amended shall be met unless approved otherwise within these Planned Development Regulations.



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE, STATE OF TEXAS, P.E. LICENSE NO. 60102, DATE: NOVEMBER 13, 2025

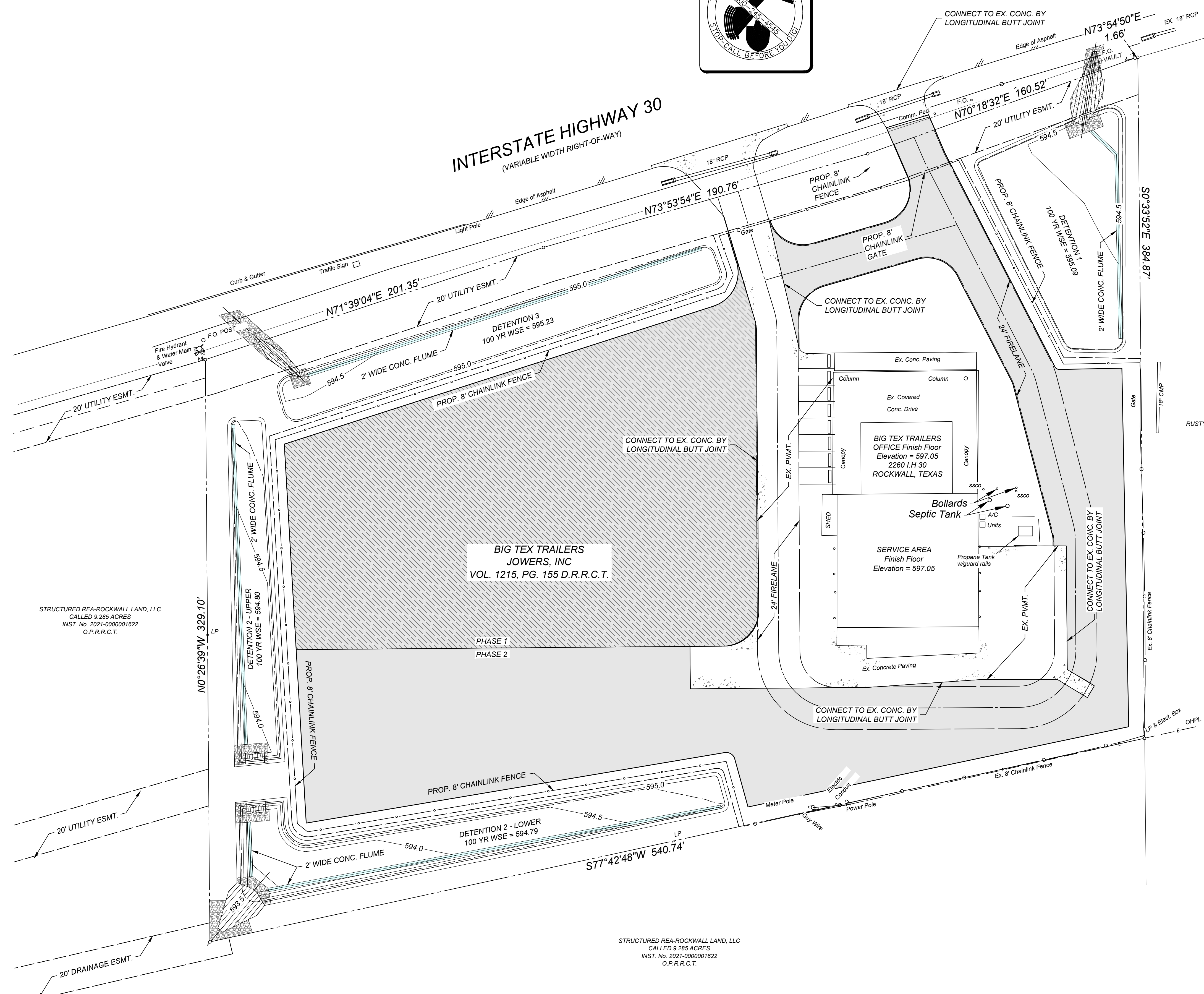
DOUPHRATE & ASSOCIATES, INC.
 ENGINEERING + PROJECT MANAGEMENT SURVEYING
 2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
 PHONE: (972)771-9004 FAX: (972)771-9005

TYPICAL PAVING SECTION
PROPOSED PAVEMENT

6" - 3,600 PSI 6.5 Sack Concrete Pavement with #3 Bars at 24" O.C.E.W.
 Subgrade compacted at 95% Standard Proctor Density at or Near Optimum Moisture Content.

LEGEND

- PROPOSED PAVEMENT PHASE 1
- PROPOSED PAVEMENT PHASE 2
- EXISTING PAVEMENT



STRUCTURED REA-ROCKWALL LAND, LLC
 CALLED 9.285 ACRES
 INST. No. 2021-0000001622
 O.P.R.R.C.T.

STRUCTURED REA-ROCKWALL LAND, LLC
 CALLED 9.285 ACRES
 INST. No. 2021-0000001622
 O.P.R.R.C.T.

RUSTY WALLIS FAMILY LTD PARTNERSHIP #2
 CALLED 20 ACRES TRACT 24-2
 VOL. 4014, PG. 173
 D.R.R.C.T.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

PAVING PLAN
BIG TEX TRAILERS
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

REVISION	WLD.
CHECKED	
DRAWN	DLL
SCALE	1" = 30'
DATE	NOV. 2025
PROJECT	25010
	3.1

P:\projects\25010\Design Files\25010 PAVING PLAN_27192025.dwg, 3.1 PAVING PLAN, 27/19/2025 3:43:50 PM, Luke Douphrate

CITY OF ROCKWALL

ORDINANCE NO. 20-01

SPECIFIC USE PERMIT NO. S-212

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW OUTSIDE STORAGE IN A LIGHT INDUSTRIAL (LI) DISTRICT WITHIN THE IH-30 OVERLAY (IH-30 OV) DISTRICT ON A 4.4317-ACRE PARCEL OF LAND, IDENTIFIED AS TRACT 22-01 OF THE R. IRVINE SURVEY, ABSTRACT NO. 120, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'A'* 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 Raymond Jowers for the approval of a Specific Use Permit (SUP) to allow outside storage on a 4.4317-acre parcel of land being described as Tract 22-01, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30 and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after 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. 04-38*] and *Ordinance No. 17-20* 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 approval of this ordinance shall supersede all requirements stipulated in *Ordinance No's. 17-20*;

SECTION 2. That the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing *outside storage* as stipulated by Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 04-38*] on the *Subject Property*; and,

SECTION 3. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in

Section 5, *Industrial Districts*, and Subsection 6.06, *IH-30 Overlay (IH-30 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 04-38] as heretofore amended and as may be amended in the future, and shall be subject to the following conditions:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of outside storage on the *Subject Property* and conformance to these conditions are required for continued operations:

- 1) The Specific Use Permit (SUP) shall be valid for a period of three (3) years from the date of the approval of this ordinance. If an extension of the SUP is necessary, the owner shall submit a request in writing to staff no less than 90 days prior to the expiration of the SUP. Upon receipt of the request, the City Council shall review the SUP and determine if an extension of the SUP is permitted based on the development of FM-549 and the IH-30 overpass construction and/or other development activity in the area.
- 2) All outside display and outside storage of trailers shall generally conform to the concept plan depicted in *Exhibit 'B'* of this ordinance, which shall be incorporated herein by reference.
- 3) The outside display and outside storage of semi-trailers and tractor-trailers shall be prohibited.
- 4) City Council approval of the SUP includes a temporary waiver to certain engineering and fire department standards, including but not limited to, concrete paving requirements and the extension of a 12-inch water line from FM-549. Future development of the subject property will be subject to the Engineering and Fire Department standards in effect at the time of development.
- 5) In the event that the development expands the existing structure or adds additional buildings, the development will be subject to meet the requirements for fire protection.

3.2 COMPLIANCE

Approval of this ordinance – *in accordance with Subsection 2.05, City Council Action, of Article XI, Zoning Related Applications, of the Unified Development Code (UDC)* -- will require compliance to the following:

- 1) Upon obtaining approval of this Specific Use Permit (SUP), should the property owner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02.D(3) of Article XI, *Zoning Related Applications*, of the Unified Development Code (UDC).

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 5. 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 6. 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 7. 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 8. That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 3RD DAY OF FEBRUARY, 2020.**



Jim Pruitt, Mayor

ATTEST:



Kristy Cole, City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney

1st Reading: January 21, 2020

2nd Reading: February 3, 2020

Exhibit 'A'
Zoning Exhibit

Address: 2260 E. IH 30

Legal Description: Tract 22-01 of the R. Irvine Survey, Abstract No. 120

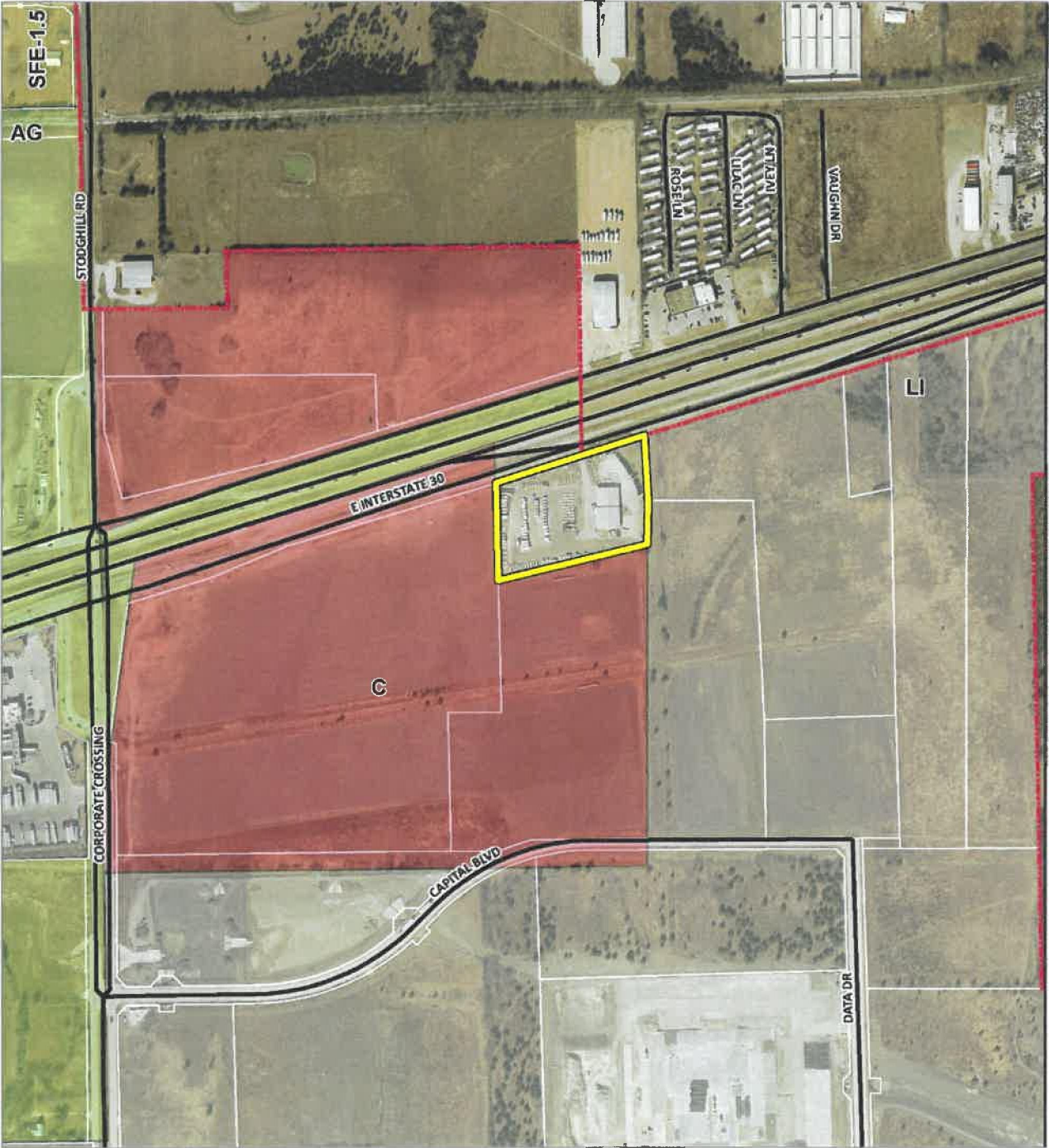
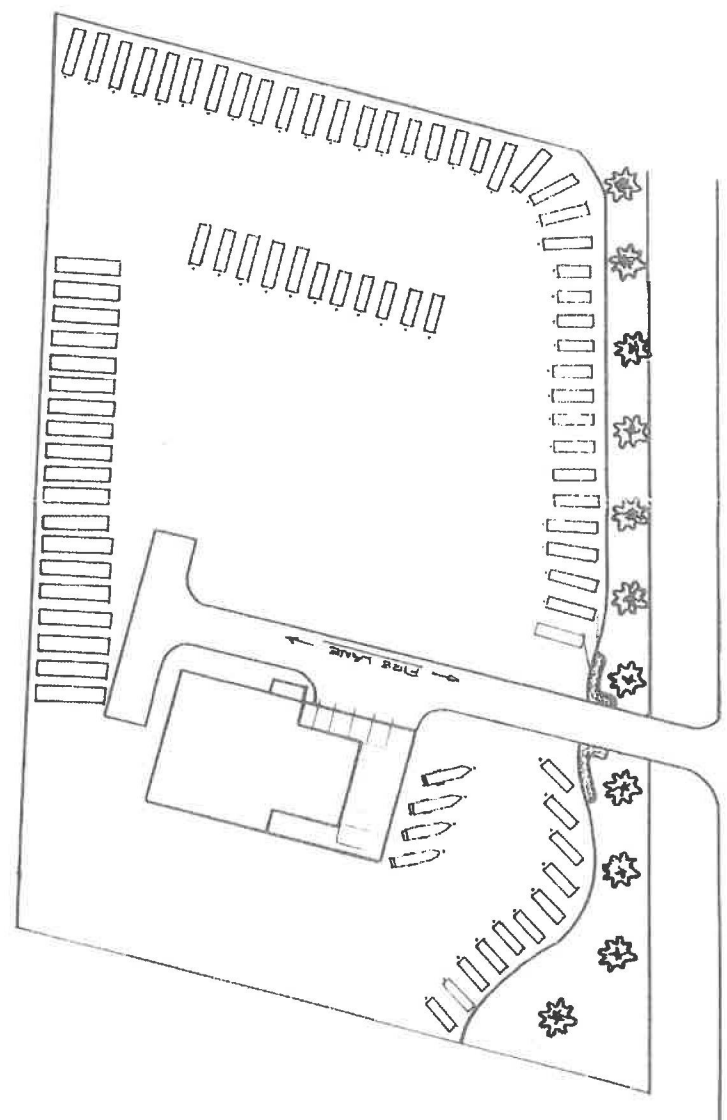


Exhibit 'B'
Concept Plan

PROJECT NO.	TOWERS 2200 E I-30
DATE	11/15/22
BY	
CHECKED BY	
APPROVED BY	
DATE	9/12/27/15/22



CHANGES REQUESTED BY THE APPLICANT ARE IN RED
CHANGES SUGGESTED BY STAFF ARE IN BLUE

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW OUTSIDE STORAGE IN A LIGHT INDUSTRIAL (LI) DISTRICT WITHIN THE IH-30 OVERLAY (IH-30 OV) DISTRICT ON A 4.4317-ACRE PARCEL OF LAND, IDENTIFIED AS TRACT 22-01 OF THE R. IRVINE SURVEY, ABSTRACT NO. 120, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'A'* 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 Raymond Jowers of Jowers Inc. on behalf of Grant Young of Big Tex Trailers for the approval of a Specific Use Permit (SUP) to allow outside storage on a 4.4317-acre parcel of land being described as Tract 22-01, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30 and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after 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*] and *Ordinance No. 20-01; S-212* 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 approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 20-01*;

SECTION 2. 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) allowing *Outside Storage* as stipulated by Section 1, *Land Use Schedule*, of Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 3. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 05.01, *Industrial Districts*, Subsection 05.02, *Light Industrial (LI) District*, and Subsection 06.06, *IH-30 Overlay (IH-30 OV) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended and as may be amended in the future, and shall be subject to the following conditions:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of outside storage on the *Subject Property* and conformance to these conditions are required for continued operations:

- ~~1) The Specific Use Permit (SUP) shall be valid for a period of three (3) years from the date of the approval of this ordinance. If an extension of the SUP is necessary, the owner shall submit a request in writing to staff no less than 90 days prior to the expiration of the SUP. Upon receipt of the request, the City Council shall review the SUP and determine if an extension of the SUP is permitted based on the development of FM-549 and the IH-30 overpass construction and/or other development activity in the area.~~
- ~~2) City Council approval of the SUP includes a temporary waiver to certain engineering and fire department standards, including but not limited to, concrete paving requirements and the extension of a 12-inch water line from FM-549. Future development of the subject property will be subject to the Engineering and Fire Department standards in effect at the time of development.~~
- 3) That proposed improvements on the *Subject Property* shall generally be in accordance with the *Concept Plan* and *Paving Plan* depicted in *Exhibit 'B'* and *Exhibit 'C'* of this ordinance.
- 4) That proposed landscaping on the *Subject Property* shall generally be in accordance with the *Landscape Plan* depicted in *Exhibit 'D'* of this ordinance.
- 5) If the proposed improvements depicted in *Exhibit 'B'*, *Exhibit 'C'*, and *Exhibit 'D'* are not completed by January 1, 2027 this Specific Use Permit (SUP) shall expire.
- 6) All outside display and outside storage of trailers shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance, which shall be incorporated herein by reference.
- 7) All existing chain link fencing shall be replaced with wrought iron fencing.
- 8) The *Outside Display* and *Outside Storage* of semi-trailers and tractor-trailers shall be prohibited.
- 9) In the event that the development expands the existing structure or adds additional buildings, the development will be subject to meet the requirements for fire protection.

3.2 COMPLIANCE

Approval of this ordinance – *in accordance with Subsection 2.05, City Council Action, of Article XI, Zoning Related Applications, of the Unified Development Code (UDC)* -- will require compliance to the following:

1) Upon obtaining approval of this Specific Use Permit (SUP), should the property owner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02.D(3) of Article XI, *Zoning Related Applications*, of the Unified Development Code (UDC).

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 5. 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 6. 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 7. 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 8. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF MAY, 2026.

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: April 20, 2026

2nd Reading: May 4, 2026

Exhibit 'A'
Zoning Exhibit

Address: 2260 E. IH 30

Legal Description: Tract 22-01 of the R. Irvine Survey, Abstract No. 120

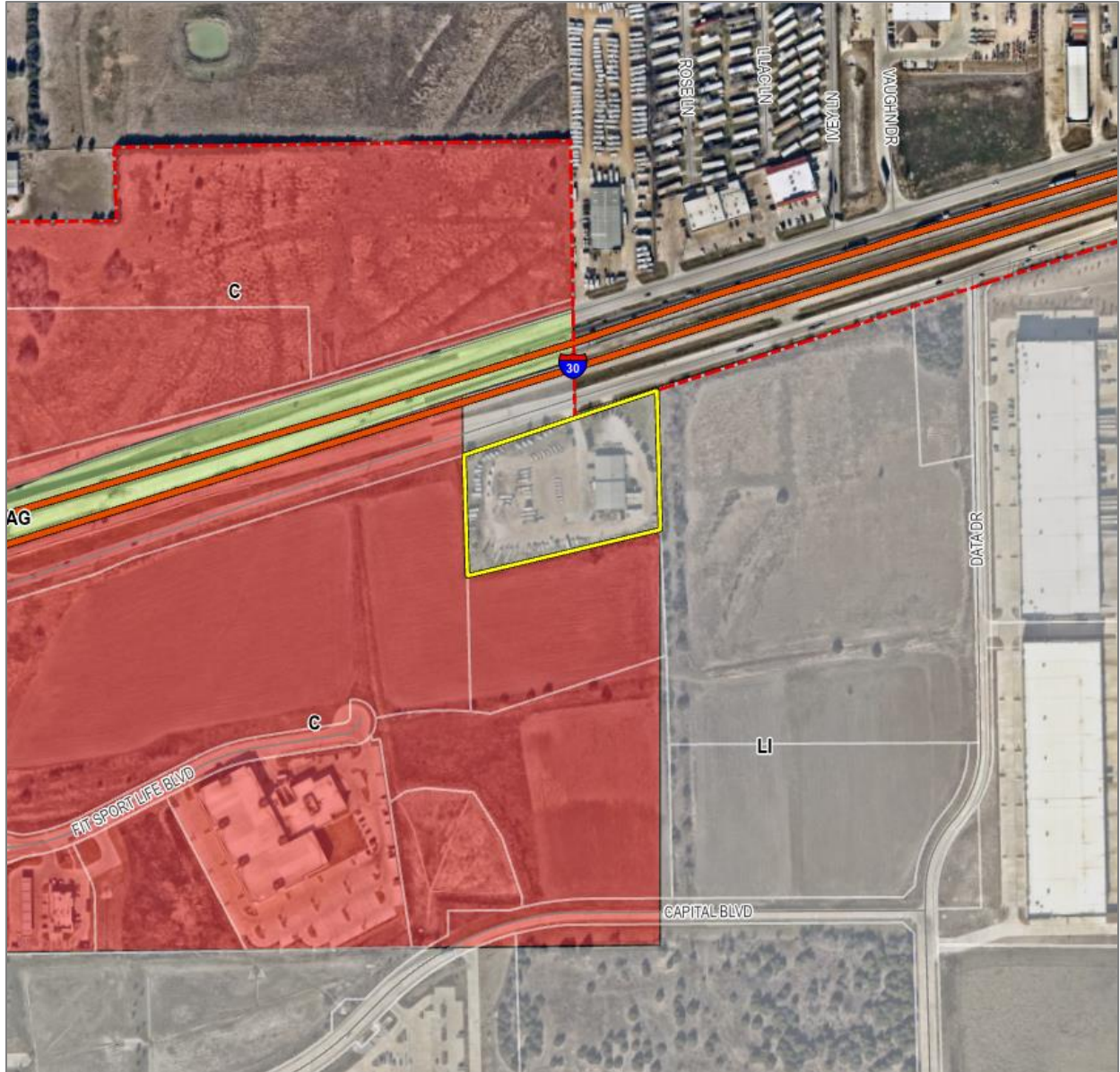
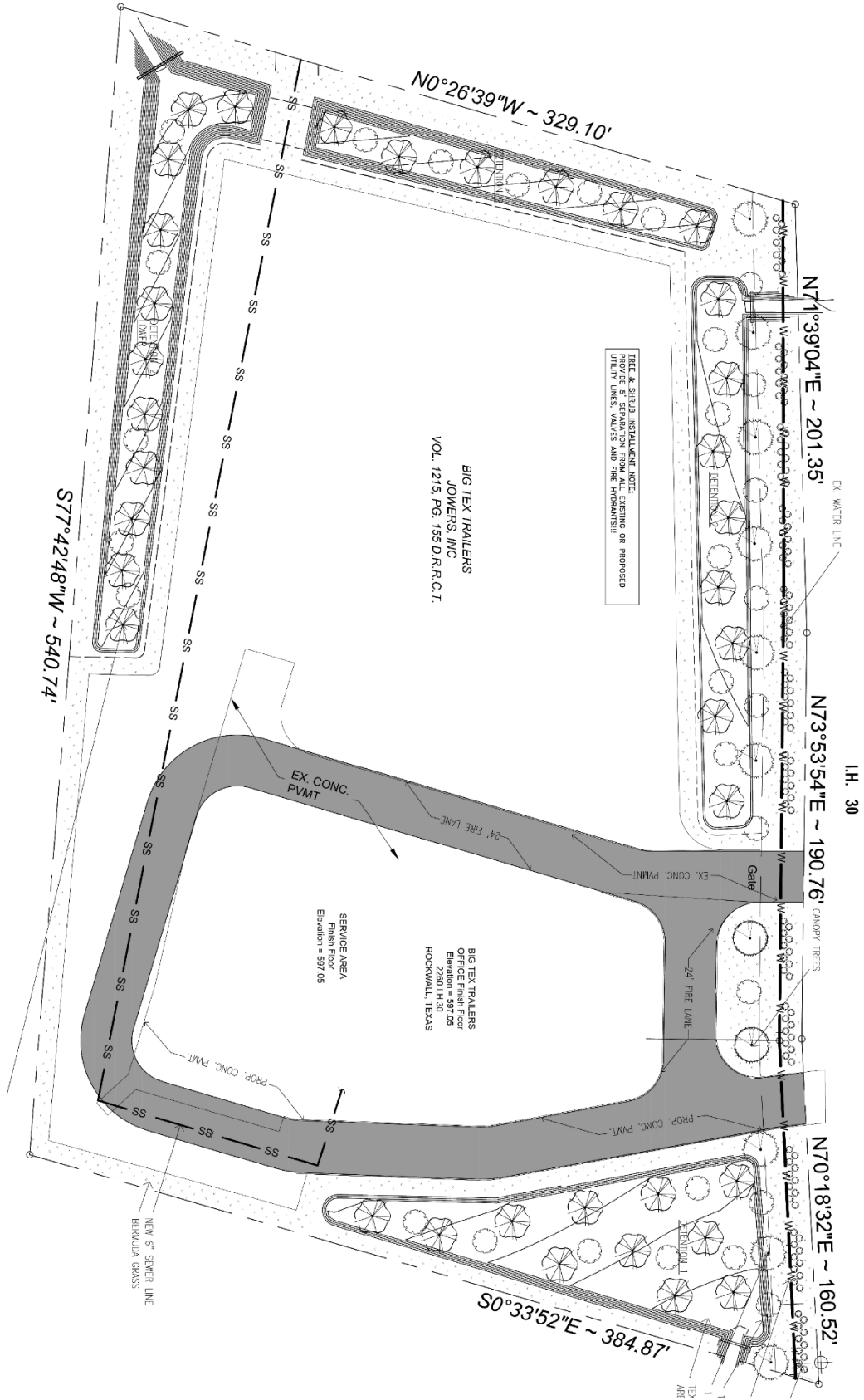


Exhibit 'D'
Landscape Plan



CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW OUTSIDE STORAGE IN A LIGHT INDUSTRIAL (LI) DISTRICT WITHIN THE IH-30 OVERLAY (IH-30 OV) DISTRICT ON A 4.4317-ACRE PARCEL OF LAND, IDENTIFIED AS TRACT 22-01 OF THE R. IRVINE SURVEY, ABSTRACT NO. 120, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'A'* 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 Raymond Jowers of Jowers Inc. on behalf of Grant Young of Big Tex Trailers for the approval of a Specific Use Permit (SUP) to allow outside storage on a 4.4317-acre parcel of land being described as Tract 22-01, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30 and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after 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*] and *Ordinance No. 20-01; S-212* 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 approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 20-01*;

SECTION 2. 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) allowing *Outside Storage* as stipulated by Section 1, *Land Use Schedule*, of Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 3. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 05.01, *Industrial Districts*, Subsection 05.02, *Light Industrial (LI) District*, and Subsection 06.06, *IH-30 Overlay (IH-30 OV) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended and as may be amended in the future, and shall be subject to the following conditions:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of outside storage on the *Subject Property* and conformance to these conditions are required for continued operations:

- 1) That proposed improvements on the *Subject Property* shall generally be in accordance with the *Concept Plan* and *Paving Plan* depicted in *Exhibit 'B'* and *Exhibit 'C'* of this ordinance.
- 2) That proposed landscaping on the *Subject Property* shall generally be in accordance with the *Landscape Plan* depicted in *Exhibit 'D'* of this ordinance.
- 3) If the proposed improvements depicted in *Exhibit 'B'*, *Exhibit 'C'*, and *Exhibit 'D'* are not completed by January 1, 2027 this Specific Use Permit (SUP) shall expire.
- 4) All outside display and outside storage of trailers shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance, which shall be incorporated herein by reference.
- 5) All existing chain link fencing shall be replaced with wrought iron fencing.
- 6) The *Outside Display* and *Outside Storage* of semi-trailers and tractor-trailers shall be prohibited.
- 7) In the event that the development expands the existing structure or adds additional buildings, the development will be subject to meet the requirements for fire protection.

3.2 COMPLIANCE

Approval of this ordinance – *in accordance with Subsection 2.05, City Council Action, of Article XI, Zoning Related Applications, of the Unified Development Code (UDC)* -- will require compliance to the following:

- 1) Upon obtaining approval of this Specific Use Permit (SUP), should the property owner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02.D(3) of Article XI, *Zoning Related Applications*, of the Unified Development Code (UDC).

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 5. 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 6. 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 7. 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 8. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF MAY, 2026.

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: April 20, 2026

2nd Reading: May 4, 2026

Exhibit 'A'
Zoning Exhibit

Address: 2260 E. IH 30

Legal Description: Tract 22-01 of the R. Irvine Survey, Abstract No. 120

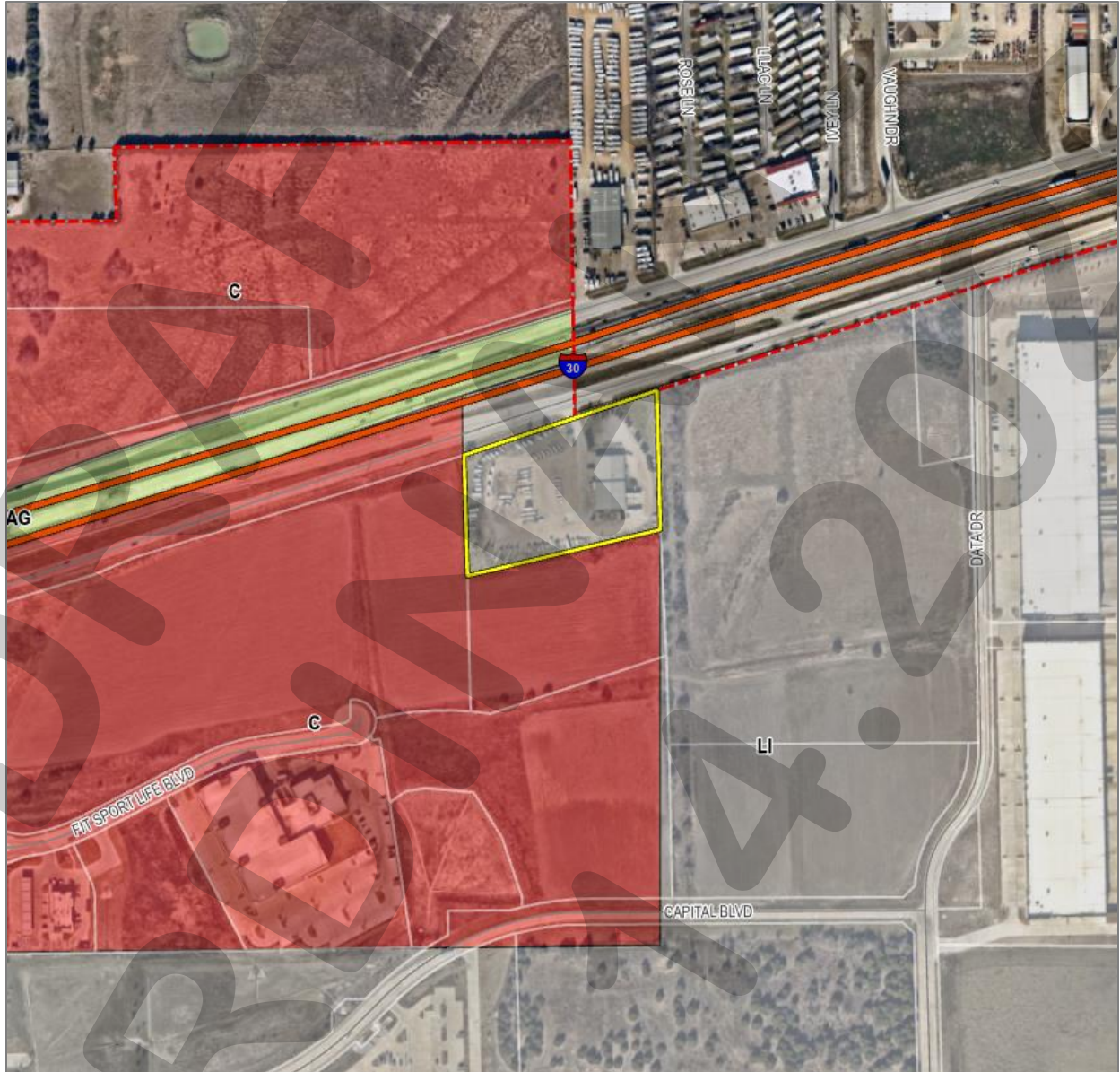
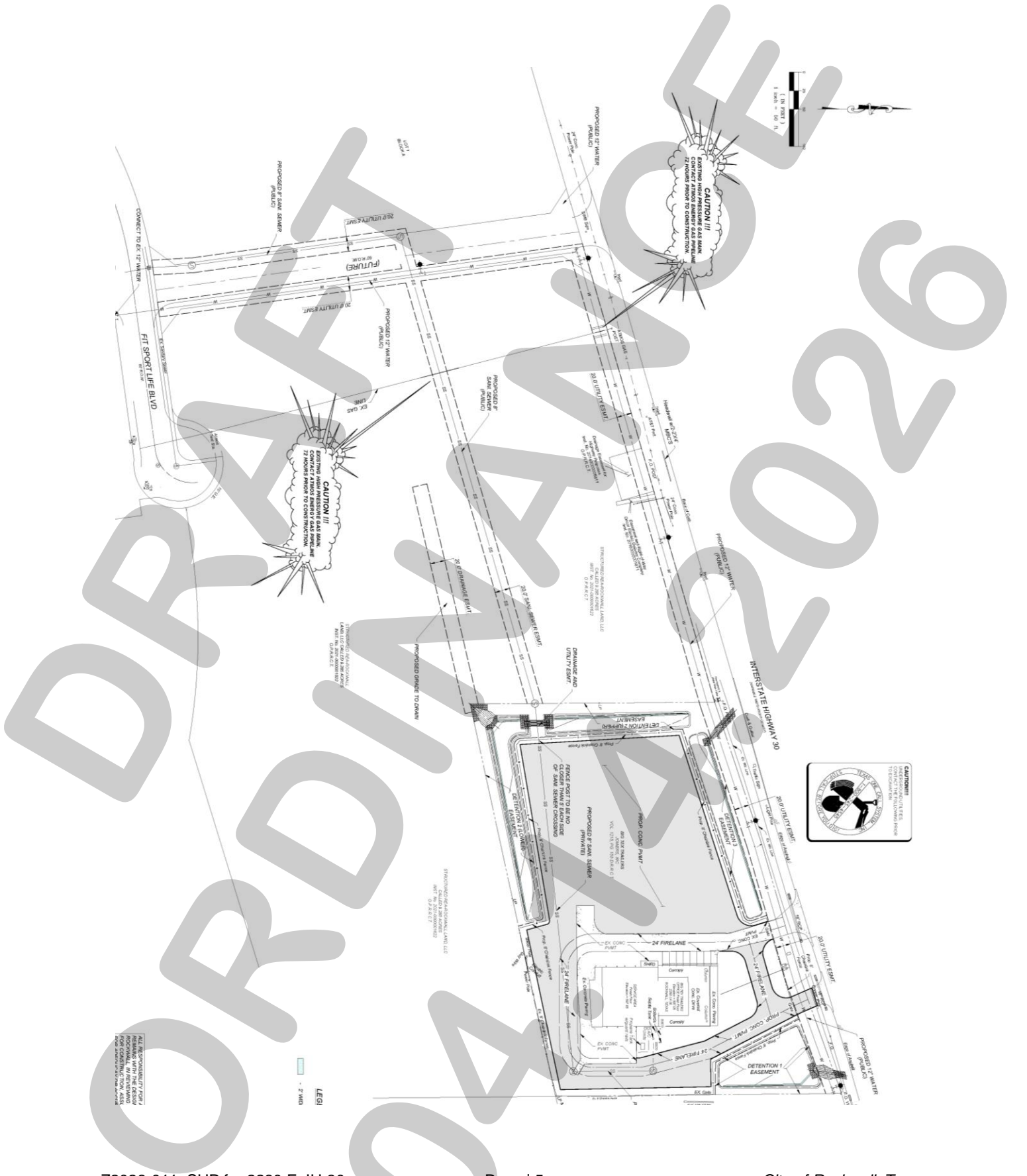


Exhibit 'B'
Concept Plan





CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: May 12, 2026
APPLICANT: Grant Young; *Big-Tex Trailers*
CASE NUMBER: Z2026-011; *Specific Use Permit (SUP) for Big-Tex Trailers*

On March 13, 2026 the applicant -- *Grant Young of Big Tex Trailers on behalf of Raymond Jowers of Jowers, Inc.* -- submitted a development application, site plan, landscape plan, paving plan, and letter requesting to extend the Specific Use Permit (SUP) for Big-Tex Trailers for a period of ten (10) years and install the necessary paving, landscaping, and water line improvements. At the April 14, 2026 Planning and Zoning Commission meeting, the Planning and Zoning Commission tabled the applicant's case, and requested that a more detailed timeline for securing the easements and constructing the improvements be provided. Based on this the applicant engaged the adjacent property owner requesting the easements; however, this property owner informed the applicant that since the property was for sale they were not interested in granting the easements at this time. In light of this, the applicant provided two (2) new options to the Planning and Zoning Commission for consideration at the April 28, 2026 meeting:

Option 1: The applicant will install the paving, drainage, landscaping improvements, and the onsite water and sewer improvements, but all of the offsite improvements would *not* be installed and would *not* be required in the future. In addition, the applicant is requesting that the Specific Use Permit (SUP) be valid for a period an eight (8) years, with the option to extend the Specific Use Permit (SUP) in the future.

Option 2: As an alternative, if the Planning and Zoning Commission is not willing to grant *Option 1*, the applicant is requesting that the Specific Use Permit (SUP) be approved for 18-months to allow them time to relocate their operations off of the subject property.

After reviewing this proposal, the Planning and Zoning Commission expressed concern that the applicant's proposal did not address the infrastructure improvements necessary to support this land use, and subsequently approved a motion to table the applicant's request to the May 12, 2026 Planning and Zoning Commission meeting. Specifically, the Planning and Zoning Commission wanted the applicant to explore other options concerning the offsite water improvements and for the applicant to provide a better construction timeline for completing the proposed improvements. Based on this, the applicant has provided a new letter proposing to install the paving, landscaping, drainage, on-site sewer improvements, and installing a 12-inch line for both onsite and offsite water improvements. Previously, the applicant was proposing to construct the water line to extend to the west; however, due to the inability to obtain the necessary easement, the proposed water line is now being proposed to extend to the east within the IH-30 right-of-way (ROW) toward Data Drive. As a reminder, the applicant had submitted civil engineering plans that were designed to extend the utilities to the west. Given this -- *if approved* -- the applicant is requesting three (3) months for the redesign of the civil engineering plans, and one (1) year to complete the construction of the improvements. Once these improvements are complete, the applicant is requesting an eight (8) year extension to the Specific Use Permit (SUP) with the ability to request a subsequent extension in the future. If approved, this request will effectively extend the Specific Use Permit (SUP) for a period of nine (9) years and three (3) months, pending the applicant meets the proposed construction and design timelines.

With this being said, this Specific Use Permit (SUP) request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. In accordance with the requirements of the Unified Development Code (UDC) and State law, staff notified all properties within 500-feet of the subject property. These notices were sent out on March 17, 2026, and included six (6) notices. As of this memorandum, staff has not received any notices with regard to the applicant's request. If the Planning and Zoning Commission has any questions concerning this case, staff and the applicant will be available at the May 12, 2026 Planning and Zoning Commission meeting.



DEVELOPMENT APPLICATION

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

STAFF 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 2260 E Interstate 30, Rockwall, TX 75087

SUBDIVISION Robert Boyd Irvine Survey Abstract No. 120

LOT

BLOCK

GENERAL LOCATION East of Southeast Corner of I-30 & F.M. 3549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Light Industrial

CURRENT USE Trailer Sales & Repair

PROPOSED ZONING Light Industrial with SUP

PROPOSED USE Trailer Sales & Repair

ACREAGE 4.341

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 Jowers, Inc.

APPLICANT Big Tex Trailers

CONTACT PERSON Raymond Jowers

CONTACT PERSON Grant Young

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

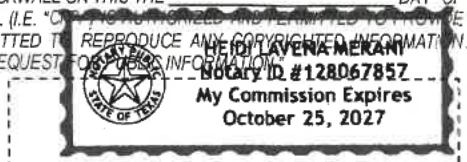
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Raymond Jowers [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 REPRODUCE ANY INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY INFORMATION CONTAINED WITHIN THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

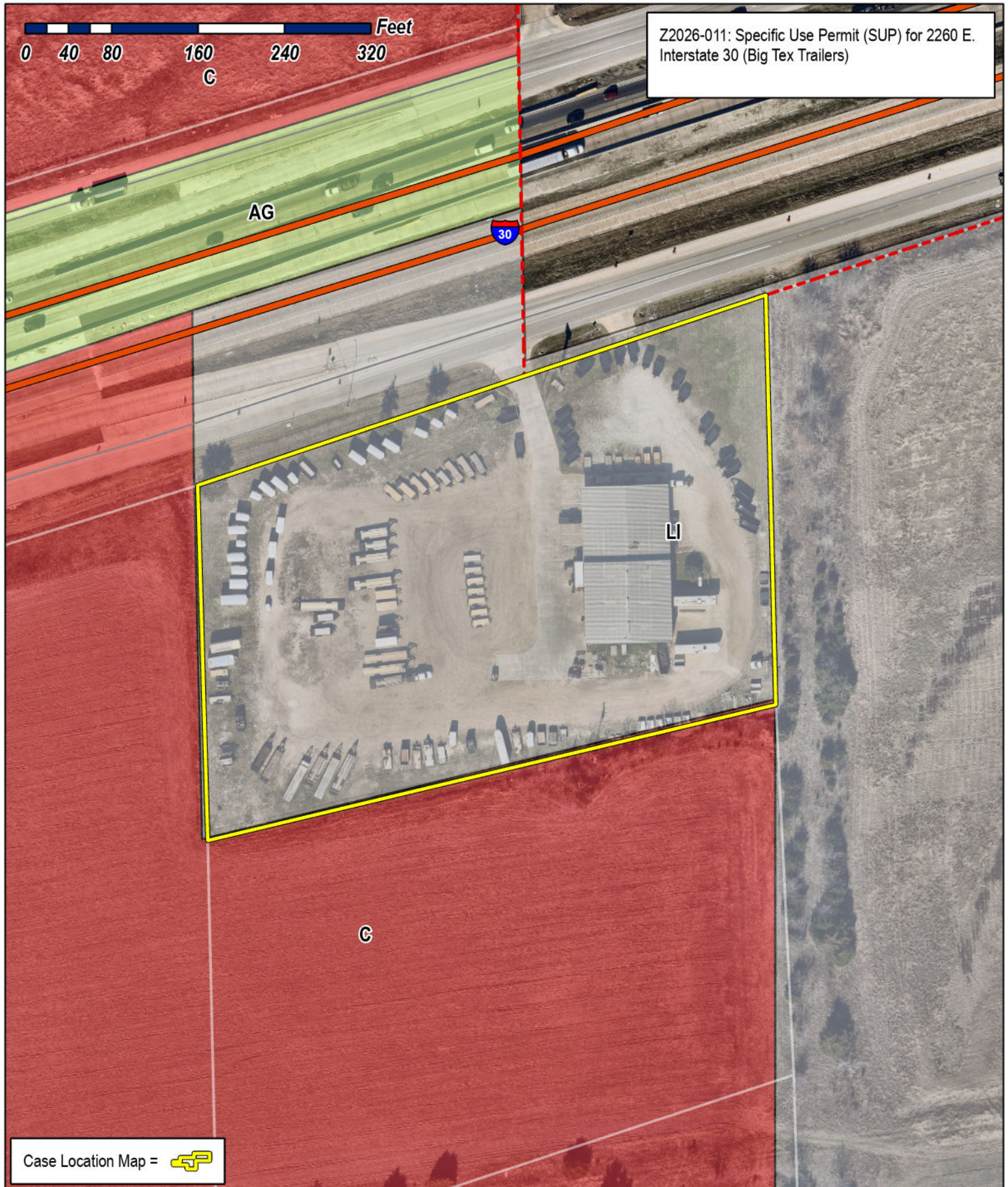
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th DAY OF February, 2026

OWNER'S SIGNATURE: [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]



MY COMMISSION EXPIRES 10/25/27



Z2026-011: Specific Use Permit (SUP) for 2260 E. Interstate 30 (Big Tex Trailers)

0 40 80 160 240 320 Feet

AG

30

LI

C

Case Location Map = 



City of Rockwall

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

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

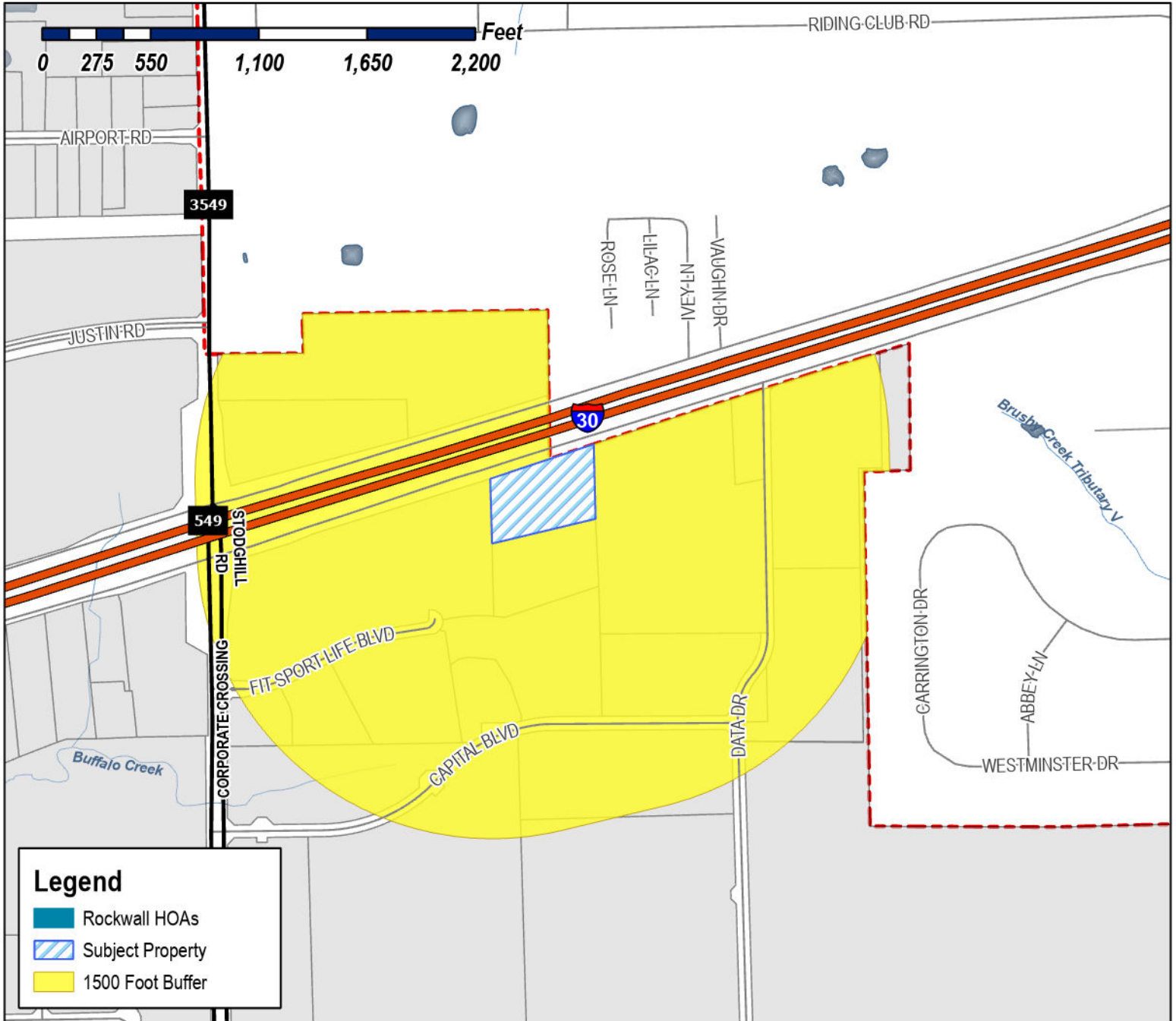




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Case Number: Z2026-011
Case Name: Specific Use Permit (SUP) for Big Tex Trailers
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 2260 E. Interstate 30

Date Saved: 3/9/2026
 For Questions on this Case Call (972) 771-7745

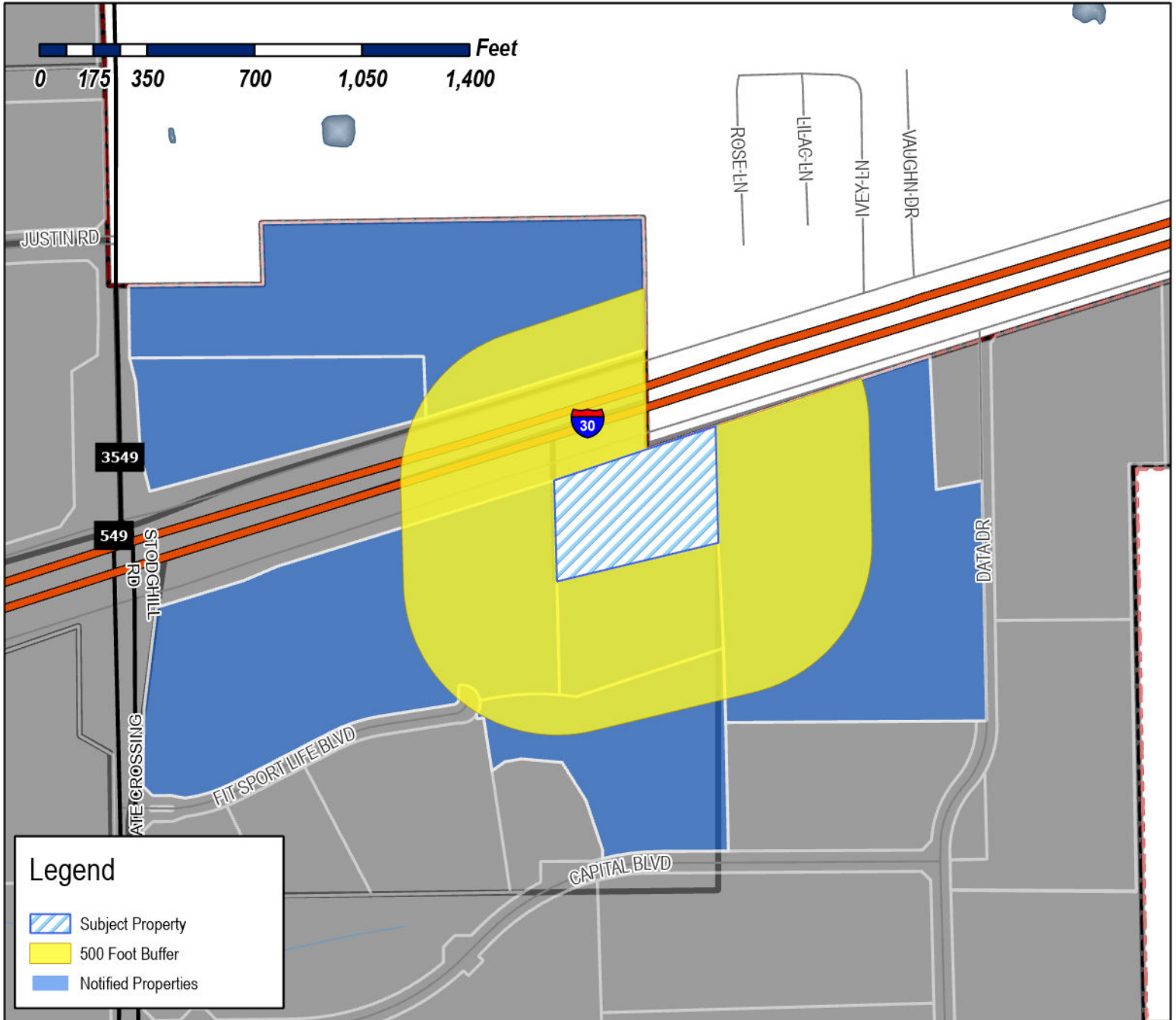




City of Rockwall

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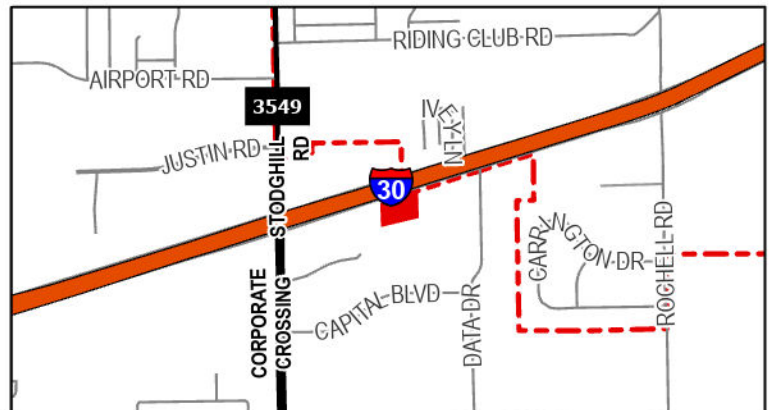
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Case Number: Z2026-011
Case Name: Specific Use Permit (SUP) for Big Tex Trailers
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 2260 E. Interstate 30

Date Saved: 3/4/2026

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



MIRANDA VINOD
9105 BRIARCREST DR
ROWLETT, TX 75088

WALLIS RUSTY FAMILY LTD PARTNERSHIP #2
12277 SHILOH RD
DALLAS, TX 75228

MIRANDA VINOD
9105 BRIARCREST DR
ROWLETT, TX 75088

JOWERS INC
PO BOX 1870
ROCKWALL, TX 75087

STRUCTURED REA- ROCKWALL LAND LLC
3104 E Camelback Rd
Phoenix, AZ 85016

RESIDENT
2260 E I30
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:

Z2026-011: SUP for Big Tex Trailers

Hold a public hearing to discuss and consider a request by Grant Young of Big-Tex Trailers on behalf of Raymond Jowers of Jowers, Inc. for the approval of a Specific Use Permit (SUP) amending Ordinance No. 20-01 and allowing outside storage adjacent to IH-30 on a 4.4317-acre tract of land identified as Tract 22-01 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30, 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, April 14, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 20, 2026 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, April 20, 2026 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. Z2026-011: SUP for Big Tex Trailers

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

May 6, 2026

Memorandum

To: Henry Lee
Planning Department
City of Rockwall

From: W.L. "Dub" Douphrate II

Re: Big Tex Improvements for SUP Renewal

Henry, on behalf of our client Big Tex Trailers, please allow this letter to serve as their formal request to modify the conditions of approval to renew their Special Use Permit.

The Owner of Big Tex has agreed to revise the design of the west drainage detention pond so that no offsite drainage easement will be required. Big Tex also agrees to reroute the proposed offsite 12" water to the east side of the property connecting to the existing 12" located at the drive approach of Data Dr. and IH 30.

At the point of the Data Dr. connection, the proposed 12" water line will extend west within and parallel to the IH 30 right of way line which is also adjacent to the Rusty Wallis tract. The remaining proposed section of the 12" water line will then extend through the Big Tex tract but within a designated water line easement adjacent to the north property line.

We estimate the drainage and water design changes will require at least 3 months of design time to complete which will include the necessary reviews, approvals, and permits from both the City of Rockwall engineering department and Txdot.

Big Tex therefore is requesting a year to construct the proposed improvements following the completion of the design changes.

In addition, Big Tex is also requesting the SUP to have a 8-year time limit with the ability to request an extension when the 8-year term expires. This 8-year term limit will begin when the proposed improvements are completed and accepted by the City of Rockwall.

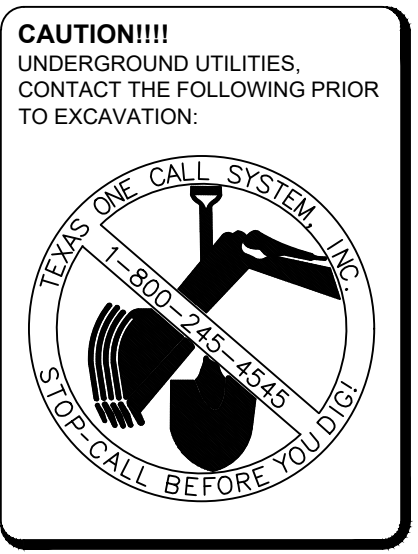
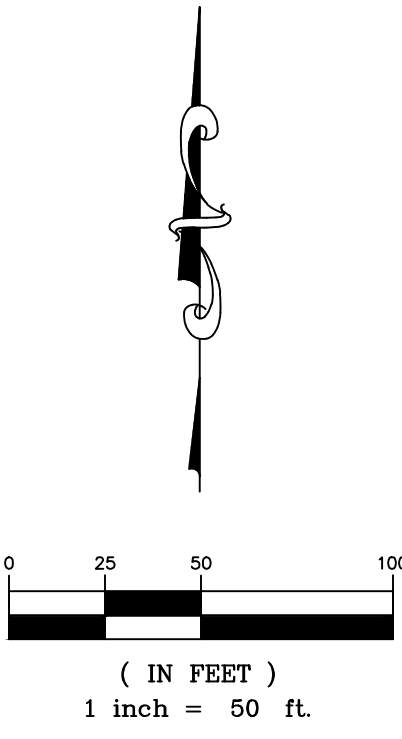
Thank you for your understanding in this matter

Sincerely,

W L Douphrate II

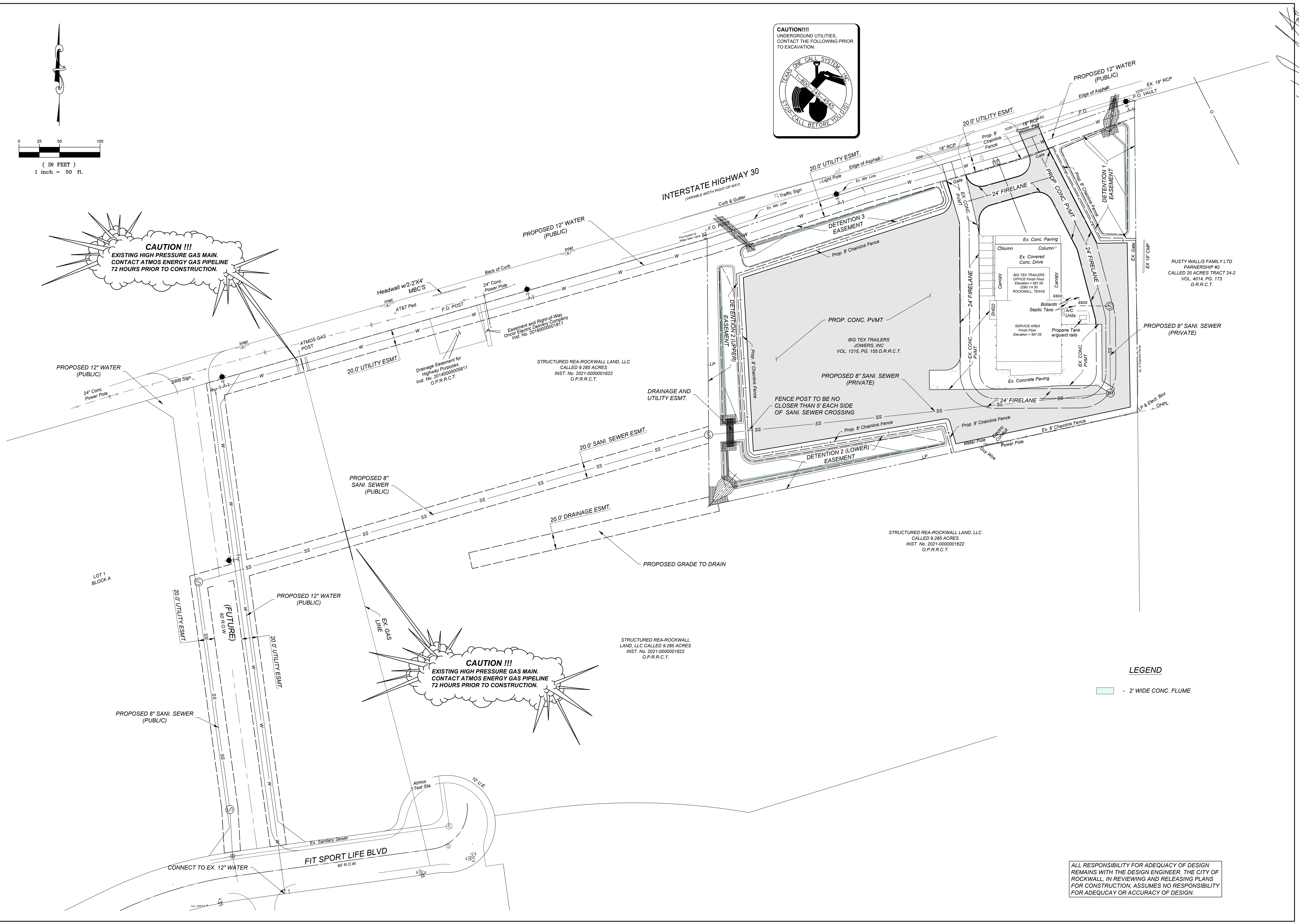
W.L. Douphrate II, P.E.

Cc: Grant Young



CAUTION !!!
EXISTING HIGH PRESSURE GAS MAIN.
CONTACT ATMOS ENERGY GAS PIPELINE
72 HOURS PRIOR TO CONSTRUCTION.

CAUTION !!!
EXISTING HIGH PRESSURE GAS MAIN.
CONTACT ATMOS ENERGY GAS PIPELINE
72 HOURS PRIOR TO CONSTRUCTION.



LEGEND
- 2' WIDE CONC. FLUME

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN
REMAINS WITH THE DESIGN ENGINEER. THE CITY OF
ROCKWALL, IN REVIEWING AND RELEASING PLANS
FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY
FOR ADEQUACY OR ACCURACY OF DESIGN.



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE, P.E. LICENSE NO. 60102 STATE OF TEXAS DATE: NOVEMBER 13, 2025

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING-PROJECT MANAGEMENT SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

SITE PLAN
BIG TEX TRAILERS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	WLD.
CHECKED	DLL
DRAWN	
SCALE	1" = 50'
DATE	NOV. 2025
PROJECT	25010
	2.1

P:\projects\25010\Design Files\25010 SITE BASE.dwg (Rev. 2.1) SITE PLAN_211912025 3:41:21 PM, Luke Douphrate

CITY OF ROCKWALL

ORDINANCE NO. 20-01

SPECIFIC USE PERMIT NO. S-212

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW OUTSIDE STORAGE IN A LIGHT INDUSTRIAL (LI) DISTRICT WITHIN THE IH-30 OVERLAY (IH-30 OV) DISTRICT ON A 4.4317-ACRE PARCEL OF LAND, IDENTIFIED AS TRACT 22-01 OF THE R. IRVINE SURVEY, ABSTRACT NO. 120, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'A'* 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 Raymond Jowers for the approval of a Specific Use Permit (SUP) to allow outside storage on a 4.4317-acre parcel of land being described as Tract 22-01, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30 and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after 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. 04-38*] and *Ordinance No. 17-20* 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 approval of this ordinance shall supersede all requirements stipulated in *Ordinance No's. 17-20*;

SECTION 2. That the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing *outside storage* as stipulated by Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 04-38*] on the *Subject Property*; and,

SECTION 3. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in

Section 5, *Industrial Districts*, and Subsection 6.06, *IH-30 Overlay (IH-30 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 04-38] as heretofore amended and as may be amended in the future, and shall be subject to the following conditions:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of outside storage on the *Subject Property* and conformance to these conditions are required for continued operations:

- 1) The Specific Use Permit (SUP) shall be valid for a period of three (3) years from the date of the approval of this ordinance. If an extension of the SUP is necessary, the owner shall submit a request in writing to staff no less than 90 days prior to the expiration of the SUP. Upon receipt of the request, the City Council shall review the SUP and determine if an extension of the SUP is permitted based on the development of FM-549 and the IH-30 overpass construction and/or other development activity in the area.
- 2) All outside display and outside storage of trailers shall generally conform to the concept plan depicted in *Exhibit 'B'* of this ordinance, which shall be incorporated herein by reference.
- 3) The outside display and outside storage of semi-trailers and tractor-trailers shall be prohibited.
- 4) City Council approval of the SUP includes a temporary waiver to certain engineering and fire department standards, including but not limited to, concrete paving requirements and the extension of a 12-inch water line from FM-549. Future development of the subject property will be subject to the Engineering and Fire Department standards in effect at the time of development.
- 5) In the event that the development expands the existing structure or adds additional buildings, the development will be subject to meet the requirements for fire protection.

3.2 COMPLIANCE

Approval of this ordinance – *in accordance with Subsection 2.05, City Council Action, of Article XI, Zoning Related Applications, of the Unified Development Code (UDC)* -- will require compliance to the following:

- 1) Upon obtaining approval of this Specific Use Permit (SUP), should the property owner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02.D(3) of Article XI, *Zoning Related Applications*, of the Unified Development Code (UDC).

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 5. 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 6. 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 7. 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 8. That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 3RD DAY OF FEBRUARY, 2020.**



Jim Pruitt, Mayor

ATTEST:



Kristy Cole, City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney

1st Reading: January 21, 2020

2nd Reading: February 3, 2020

Exhibit 'A'
Zoning Exhibit

Address: 2260 E. IH 30

Legal Description: Tract 22-01 of the R. Irvine Survey, Abstract No. 120

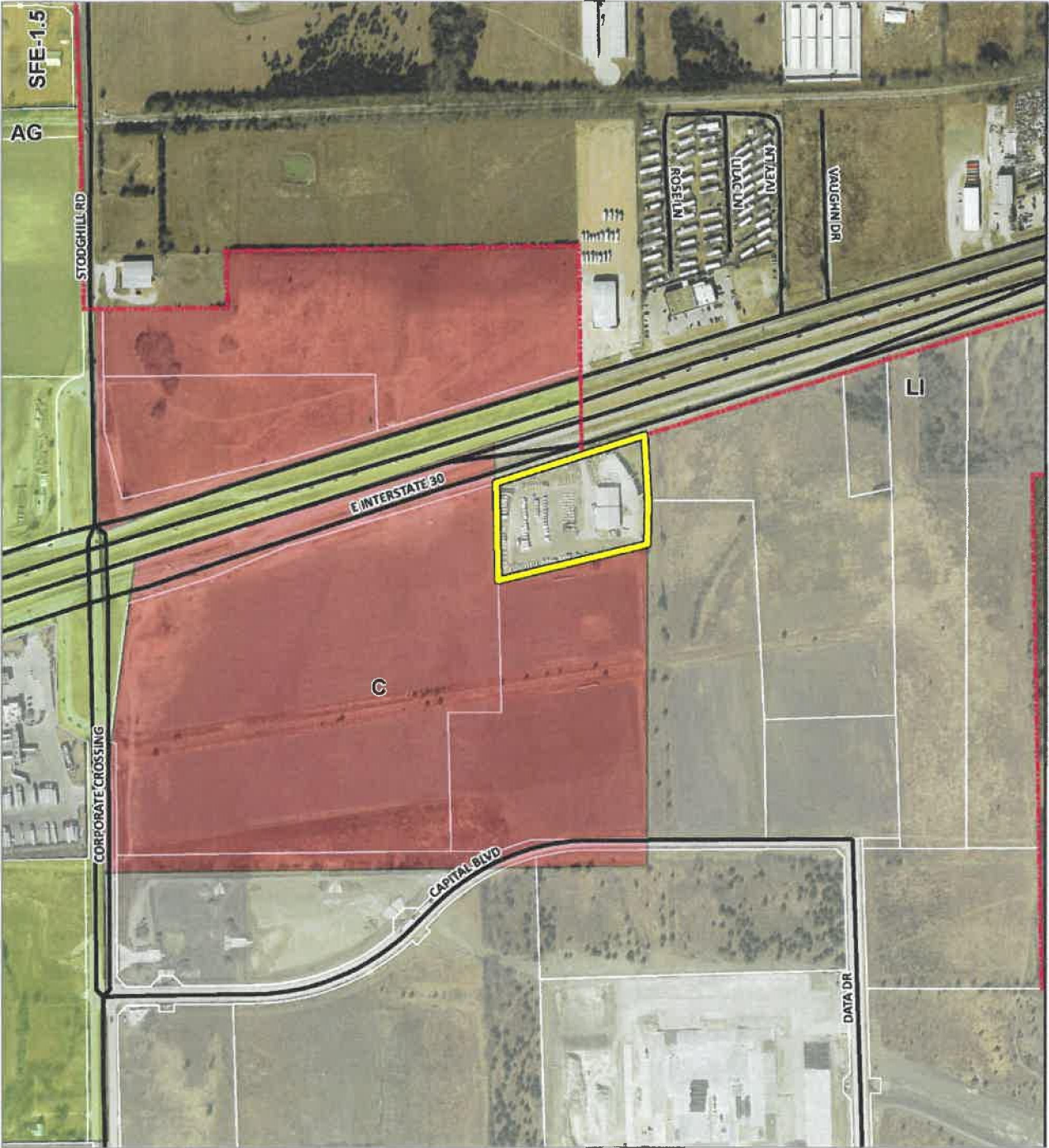
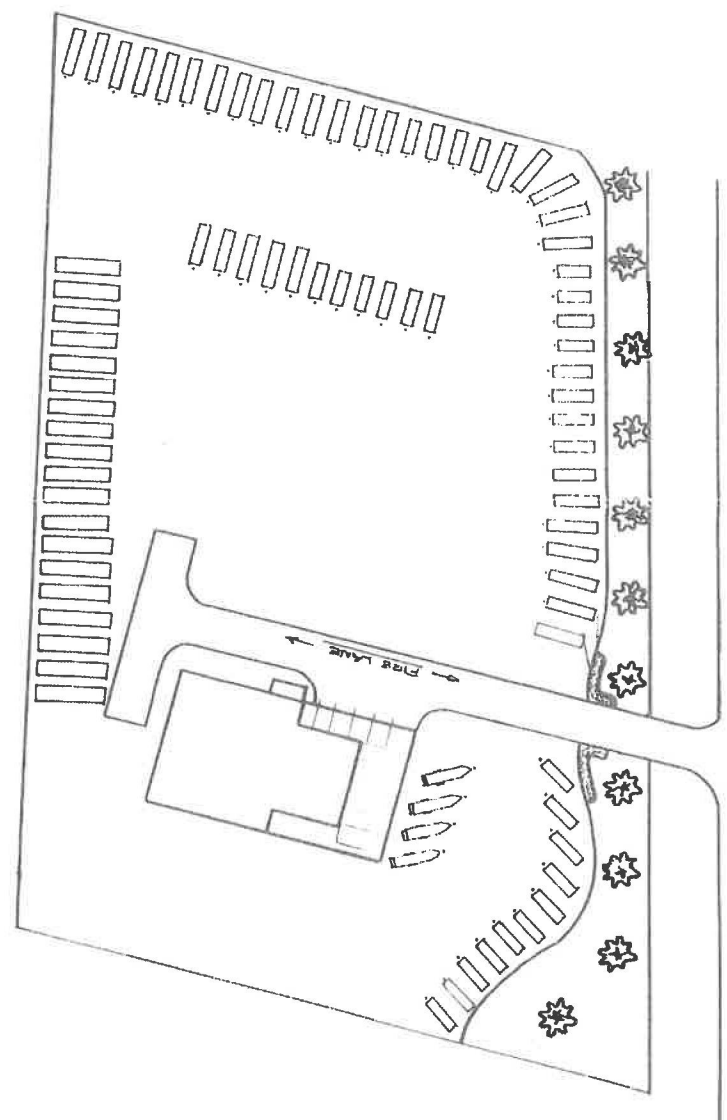


Exhibit 'B'
Concept Plan

PROJECT NO.	TOWERS 2200 E I-30
DATE	4/20/2012
BY	
SCALE	
PROJECT	
DATE	9/22/2011
BY	1522



WALKABOUT BL

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW OUTSIDE STORAGE IN A LIGHT INDUSTRIAL (LI) DISTRICT WITHIN THE IH-30 OVERLAY (IH-30 OV) DISTRICT ON A 4.4317-ACRE PARCEL OF LAND, IDENTIFIED AS TRACT 22-01 OF THE R. IRVINE SURVEY, ABSTRACT NO. 120, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'A'* 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 Raymond Jowers of Jowers Inc. on behalf of Grant Young of Big Tex Trailers for the approval of a Specific Use Permit (SUP) to allow outside storage on a 4.4317-acre parcel of land being described as Tract 22-01, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30 and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after 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*] and *Ordinance No. 20-01; S-212* 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 approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 20-01*;

SECTION 2. 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) allowing *Outside Storage* as stipulated by Section 1, *Land Use Schedule*, of Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 3. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 05.01, *Industrial Districts*, Subsection 05.02, *Light Industrial (LI) District*, and Subsection 06.06, *IH-30 Overlay (IH-30 OV) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] as heretofore amended and as may be amended in the future, and shall be subject to the following conditions:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of outside storage on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The proposed onsite improvements for the *Subject Property* shall conform with the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.
- (2) The proposed onsite improvements for the *Subject Property* shall conform with the *Paving Plan* depicted in *Exhibit 'C'* of this ordinance.
- (3) The proposed landscaping for the *Subject Property* shall conform with the *Landscape Plan* depicted in *Exhibit 'D'* of this ordinance.
- (4) The Specific Use Permit (SUP) shall be valid for a period of nine (9) years, three (3) months from the date of the approval of this ordinance. During this time period, the applicant will have three (3) months from the approval date of this ordinance (*i.e. by September 1, 2026*) to complete the civil engineering plans. Following this the applicant will have one (1) year (*i.e. by September 1, 2027*) to complete the construction of the required improvements (*i.e. complete the paving, landscaping, drainage, sewer, and water improvements*). Once construction is complete, the Specific Use Permit (SUP) shall be valid for eight (8) subsequent years. If an extension of the SUP is necessary, the owner shall submit a request in writing to staff no less than 90 days prior to the expiration of the SUP. Upon receipt of the request, the City Council shall review the SUP and determine if an extension of the SUP is warranted.
- (5) If the proposed improvements depicted in *Exhibit 'B'*, *Exhibit 'C'*, and *Exhibit 'D'* do not have approved civil engineering plans by September 1, 2026, or if the proposed improvements are not constructed by September 1, 2027 this Specific Use Permit (SUP) shall expire.
- (6) All *Outside Display/Outside Storage* of trailers shall conform to the *Concept Plan* contained in *Exhibit 'B'* of this ordinance.
- (7) All existing chain link fencing shall be replaced with wrought iron fencing.
- (8) The *Outside Display/Outside Storage* of semi-trailers and tractor-trailers shall be prohibited.
- (9) In the event that the existing structure is expanded or additional buildings are constructed, the subject property will be required to meet the fire protection requirements.

3.2 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 approval of this Specific Use Permit (SUP), should the property owner 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 Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 5. 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 6. 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 7. 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 8. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF JUNE, 2026.

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: May 18, 2026

2nd Reading: June 1, 2026

DRAFT
ORDINANCE
05.12.2026

Exhibit 'A'
Zoning Exhibit

Address: 2260 E. IH 30

Legal Description: Tract 22-01 of the R. Irvine Survey, Abstract No. 120

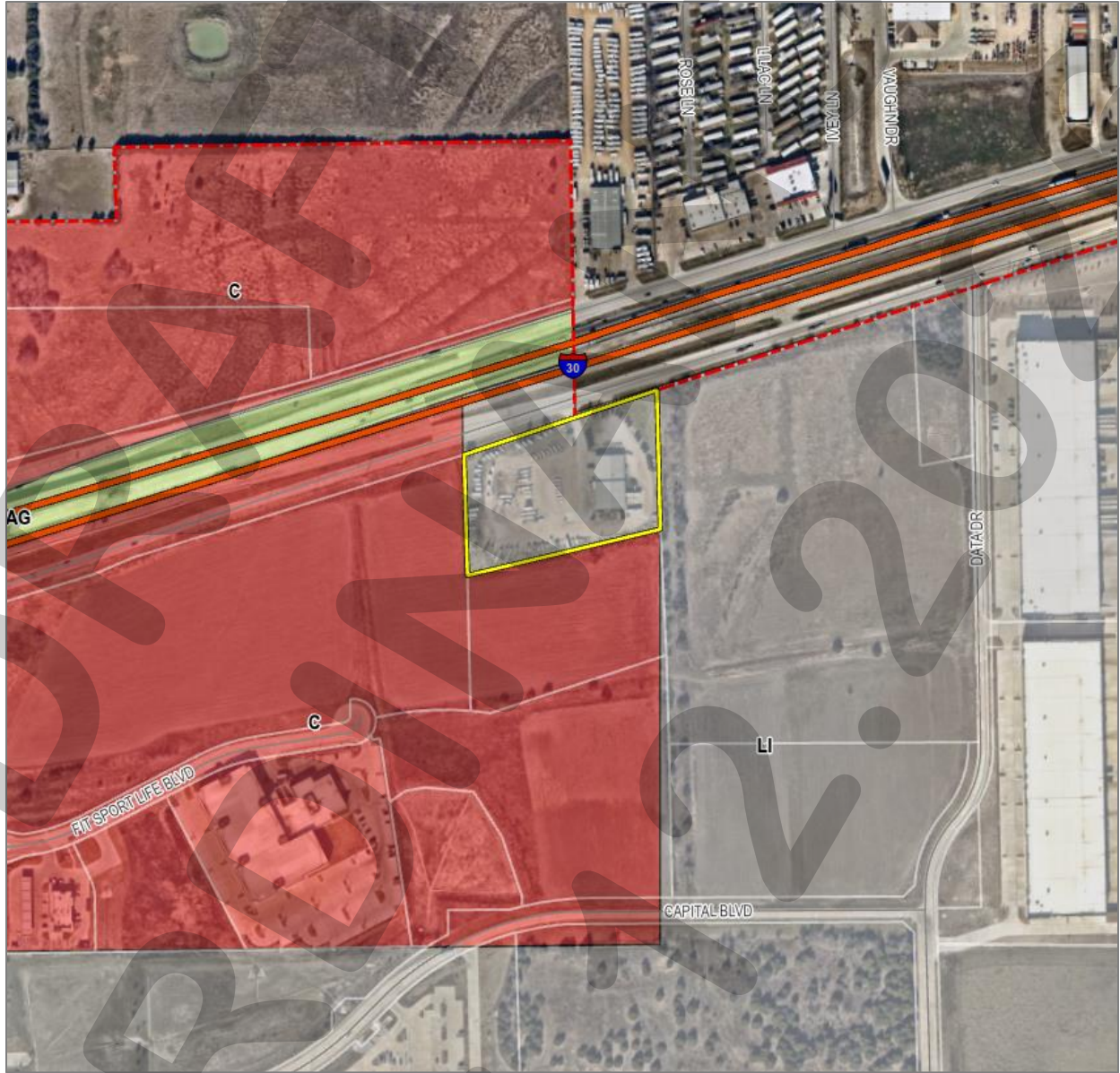
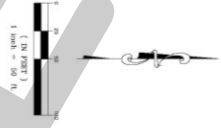
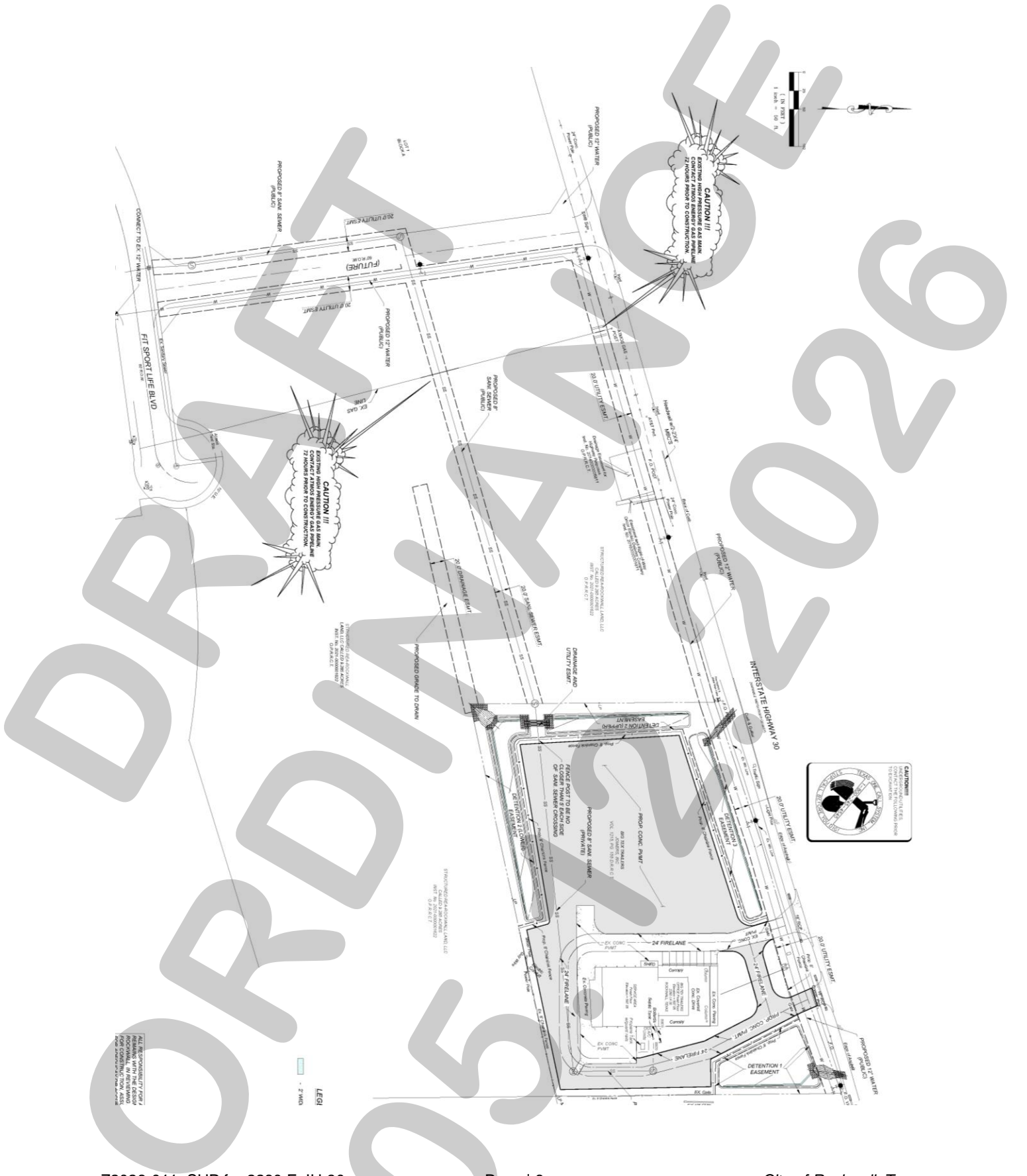


Exhibit 'B'
Concept Plan





CITY OF ROCKWALL
CITY COUNCIL MEMORANDUM

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: May 18, 2026
APPLICANT: Grant Young; *Big-Tex Trailers*
CASE NUMBER: Z2026-011; *Specific Use Permit (SUP) for Big-Tex Trailers*

On August 4, 2008, the City Council approved a request [Case No. Z2008-014] for approval of a Specific Use Permit (SUP) [Ordinance No. 08-38; SUP No. S-056] to allow a recreational vehicle “RV” sales and service facility in a Light Industrial (LI) District. At that time, a condition of approval stated that the Specific Use Permit (SUP) would be valid for a period of three (3) years, commencing on the date a Certificate of Occupancy (CO) was issued for the use; however, the SUP ordinance permitted the owner to petition the City Council for an extension of the Specific Use Permit (SUP) 90-days prior to the date of expiration. The intent was to allow the City Council to examine the status of the FM-549 overpass construction and/or development activity in the area to determine if an extension to the Specific Use Permit (SUP) is warranted.

On September 16, 2008, a Certificate of Occupancy (CO) [CO2008-0217] was issued to Walkabout RV, LLC and when the business owner changed, a new Certificate of Occupancy (CO) [CO2009-0100] was issued to Big-Tex Trailers (*i.e. the current occupant*). On April 1, 2011, the applicant submitted a request for an extension to the Specific Use Permit (SUP), which was granted by the City Council [Ordinance No. 08-38; SUP No. S-056] on April 18, 2011. Subsequently, the City Council approved the second extension of the Specific Use Permit (SUP) [Ordinance No. 08-38; SUP No. S-056] on April 7, 2014. On February 14, 2017, the applicant submitted a third request [Case No. Z2017-008] for an extension of the Specific Use Permit (SUP). In response to this, the City Council requested that the applicant amend the Specific Use Permit (SUP) from *recreational vehicle (RV) sales and service facility* to *outside storage* to reflect the changes in use of the property. Subsequently, on April 17, 2017 the City Council rescinded Ordinance No. 08-38; SUP No. S-056 and approved Ordinance No. 17-20; SUP No. S-164, allowing outside storage in a Light Industrial (LI) District. A condition of approval stated that the SUP ordinance would expire three (3) years from date of approval (*i.e. April 17, 2020*) and permitted the applicant to request an extension to the Specific Use Permit (SUP) no less than 90-days prior to the date of expiration. The City Council approved two (2) additional extensions on February 3, 2020 [Case No. Z2019-027; Ordinance No. 20-01] and December 5, 2022.

In addition to the expiration period, the applicant’s Specific Use Permit (SUP) permitted site improvements to be delayed. These improvements included concrete paving for the *Outside Storage*, landscape screening, and the extension of a 12-inch water line from FM-549. In accordance with this operational condition on March 13, 2026, the applicant -- *Grant Young of Big Tex Trailers on behalf of Raymond Jowers of Jowers, Inc.* -- submitted a development application, site plan, landscape plan, paving plan, and letter requesting to extend the Specific Use Permit (SUP) for a period of ten (10) years and install the necessary paving, landscaping, and water line improvements. At the April 14, 2026 Planning and Zoning Commission meeting, the Planning and Zoning Commission tabled the applicant’s case, and requested that a more detailed timeline for securing the easements and constructing the improvements be provided. The applicant subsequently returned to the Planning and Zoning Commission on April 28, 2026 and informed the Planning and Zoning Commission that after discussion with the adjacent property owner, that the offsite easements would not be provided. In light of this, the applicant provided two (2) new options to the Planning and Zoning Commission for consideration at the April 28, 2026 meeting. After reviewing this proposal, the Planning and Zoning Commission expressed concern that the applicant’s proposal did not address the infrastructure improvements necessary to support this land use, and subsequently approved a motion to table the applicant’s request to the May 12, 2026 Planning and Zoning Commission meeting. Specifically, the Planning and Zoning Commission wanted the applicant to explore other options concerning the offsite water improvements and for the applicant to provide a better construction timeline for completing the proposed improvements.

Based on this, the applicant provided a new letter proposing to install the paving, landscaping, drainage, on-site sewer improvements, and installing a 12-inch line for both onsite and offsite water improvements. Previously, the applicant was proposing to construct the water line to extend to the west; however, due to the inability to obtain the necessary easement, the

proposed water line is now being proposed to extend to the east within the IH-30 right-of-way (ROW) toward Data Drive. Before the submittal of the proposed Specific Use Permit (SUP), the applicant had submitted civil engineering plans that were designed to extend the utilities to the west. Given this -- *if approved* -- the applicant is requesting three (3) months for the redesign of the civil engineering plans, and one (1) year to complete the construction of the improvements. Once these improvements are complete, the applicant is requesting an eight (8) year extension to the Specific Use Permit (SUP) with the ability to request a subsequent extension in the future. If approved, this request will effectively extend the Specific Use Permit (SUP) for a period of nine (9) years and three (3) months, pending the applicant meets the proposed construction and design timelines.

The submitted site plan and paving plans generally conform to the requirements of the Unified Development Code (UDC). The proposed landscape plan indicates that the applicant will be [1] installing landscaping and berms along E. IH-30, [2] providing canopy and accent trees within the detention ponds, and [3] providing three (3) tiered landscaping around the *Outside Storage* areas. These proposed landscape improvements meet the requirements of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC). That being said, staff has included a *Condition of Approval* that all trees cannot be located within a utility easement. Currently, the landscape plan shows seven (7) canopy trees and four (4) accent trees that will need to be shifted outside of a utility easement.

When examining the applicant's request, staff should point out that the current facility has been in operation since 2009 (*i.e. approximately 18 years*). At the time *Ordinance No. 08-38; SUP No. S-156* was approved, it appears that a majority of the surrounding properties were either undeveloped or not within the corporate limits of the City of Rockwall. The construction of the FM-549 overpass was anticipated to begin between February and July of 2010 (*i.e. within two [2] years of approval of the SUP*) and would take approximately 18-24 months to complete. At that time, the City Council expressed an interest for the applicant to limit the leasing of the property to Big-Tex Trailers for a period of less than three (3) years. This appears to correspond to the anticipated completion date of the proposed overpass construction and the City Council's expectation that the area would re-develop at that time. With no additional development taking place during that time, it seems that subsequent extensions of the Specific Use Permit (SUP) were granted by the City Council. The construction of the FM-549 overpass was delayed and did not start until 2017 (*i.e. approximately seven [7] years after the anticipated start date*) and was completed in 2019. Other development since the previous extension of the Specific Use Permit (SUP) includes [1] a sports complex (*i.e. Fit Sport Life*); [2] two (2) *Warehouse/Distribution Facilities* off Data Drive; [3] the expansion for Pratt Industries, which had a site plan approved January 13, 2026; and [4] a *Retail Store with Gasoline Sales (i.e. 7-11)*. In summary, the original Specific Use Permit (SUP) was limited to three (3) years due to the construction of the FM-549 overpass, the lack of development surrounding the subject property, and whether the proposed land use would be appropriate in the future. Based on this, the Planning and Zoning Commission and City Council is being tasked with determining whether the proposed land use is appropriate on the subject property moving forward given the completion of the FM-549 overpass in 2019 and the recent development near the subject property.

With this being said, this Specific Use Permit (SUP) request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. On May 12, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 5-0, with Commissioner Hagaman recusing himself, Commissioner Brock absent, and with the condition that the SUP be valid for a period of six (6) years and three (3) months. Specifically, three (3) months for engineering design, one (1) year for the instillation of the improvements, and an additional five (5) years. In accordance with the requirements of the Unified Development Code (UDC) and State law, staff notified all properties within 500-feet of the subject property. These notices were sent out on March 17, 2026, and included six (6) notices. As of this memorandum, staff has not received any notices with regard to the applicant's request. If the City Council has any questions concerning this case, staff and the applicant will be available at the May 18, 2026 City Council meeting.



DEVELOPMENT APPLICATION

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

STAFF 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 2260 E Interstate 30, Rockwall, TX 75087

SUBDIVISION Robert Boyd Irvine Survey Abstract No. 120

LOT

BLOCK

GENERAL LOCATION East of Southeast Corner of I-30 & F.M. 3549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Light Industrial

CURRENT USE

Trailer Sales & Repair

PROPOSED ZONING Light Industrial with SUP

PROPOSED USE

Trailer Sales & Repair

ACREAGE 4.341

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

Jowers, Inc.

APPLICANT

Big Tex Trailers

CONTACT PERSON

Raymond Jowers

CONTACT PERSON

Grant Young

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Raymond Jowers [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 REPRODUCE ANY INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY INFORMATION CONTAINED WITHIN THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

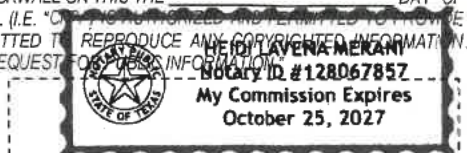
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th DAY OF February, 2026

OWNER'S SIGNATURE: _____

[Signature]

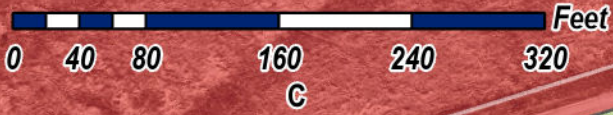
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

[Signature]

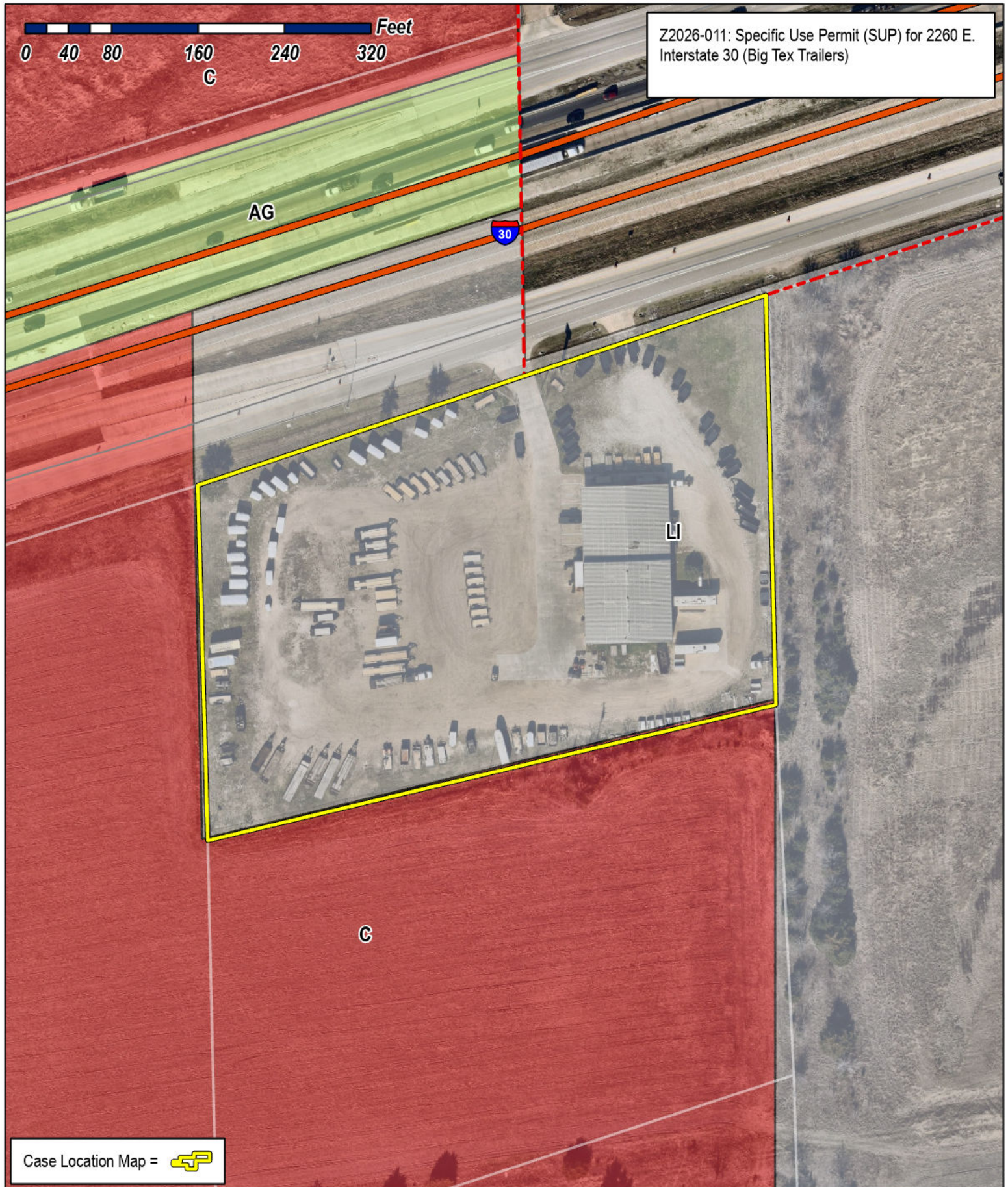


MY COMMISSION EXPIRES

10/25/27



Z2026-011: Specific Use Permit (SUP) for 2260 E. Interstate 30 (Big Tex Trailers)



Case Location Map = 



City of Rockwall

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

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

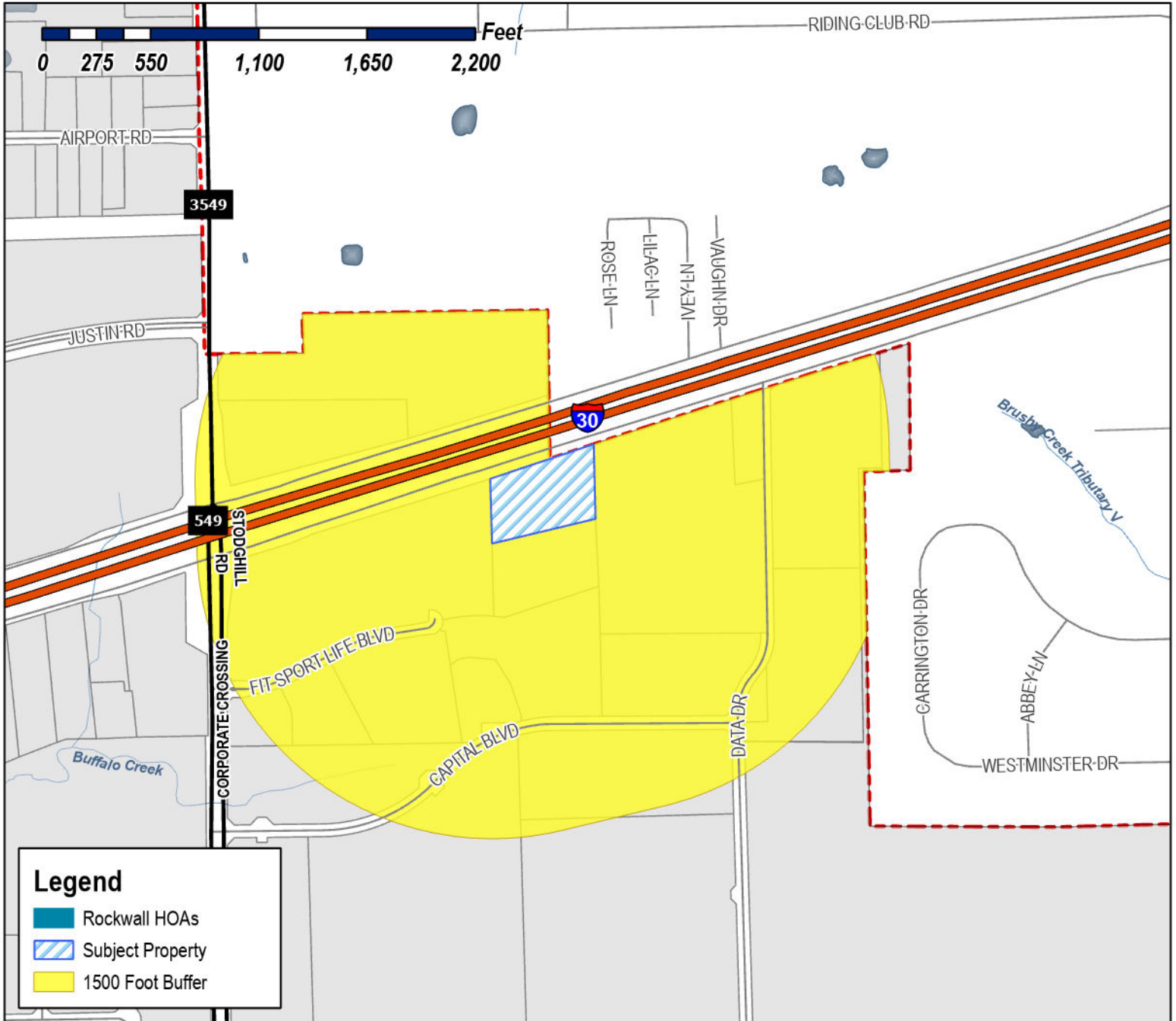




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Case Number: Z2026-011
Case Name: Specific Use Permit (SUP) for Big Tex Trailers
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 2260 E. Interstate 30

Date Saved: 3/9/2026
 For Questions on this Case Call (972) 771-7745

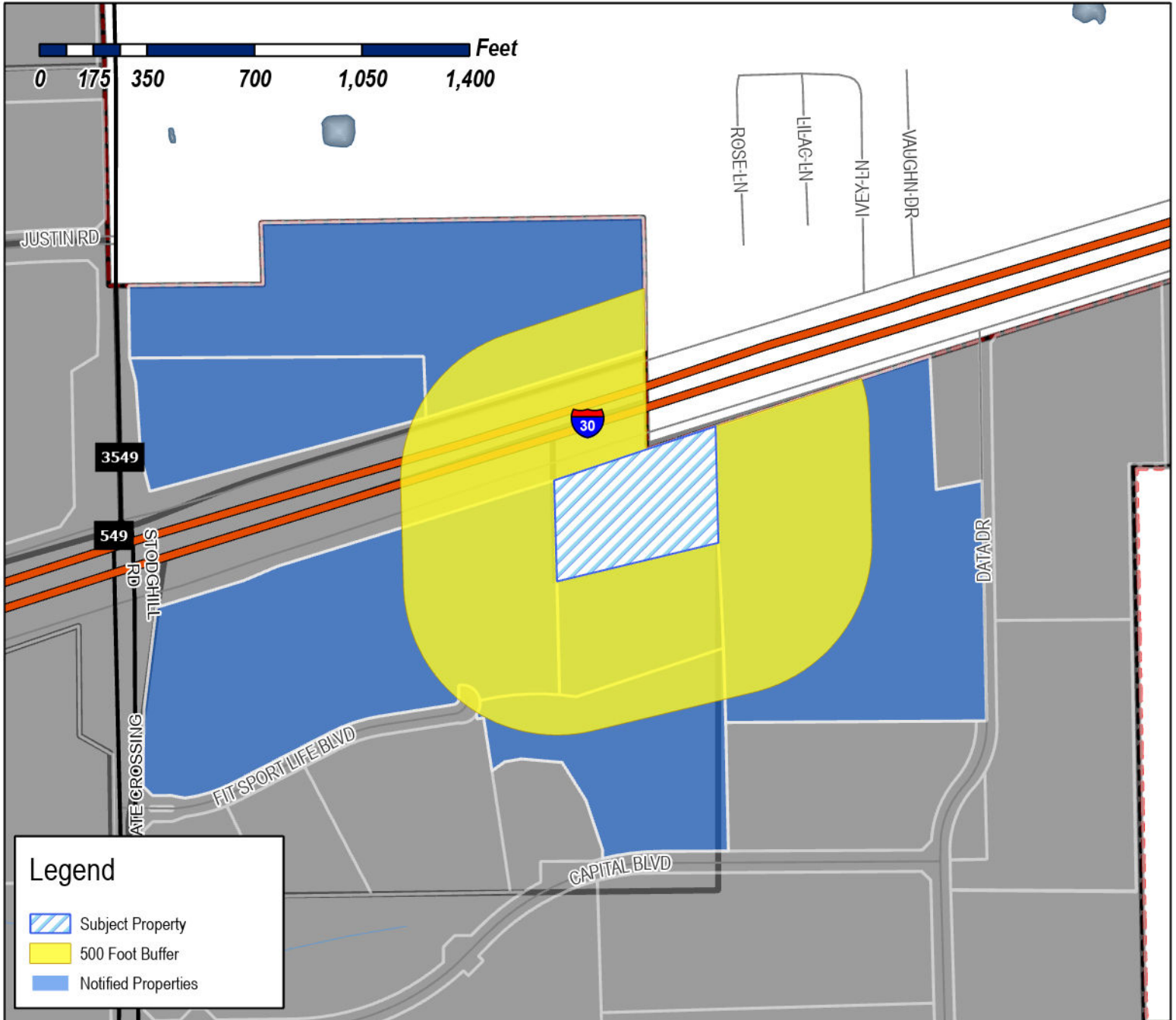




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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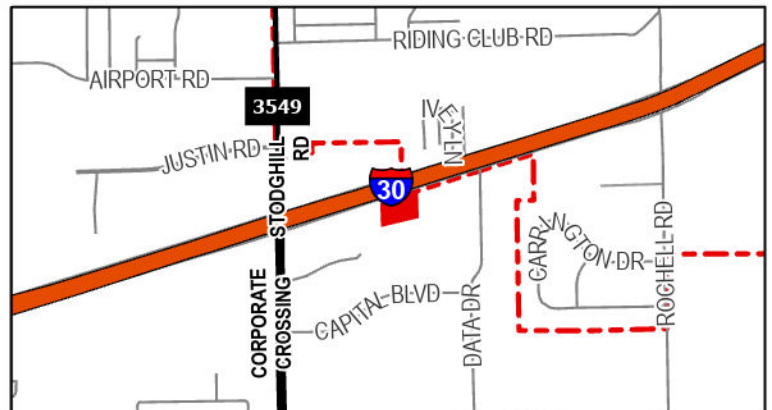
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Case Number: Z2026-011
Case Name: Specific Use Permit (SUP) for Big Tex Trailers
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 2260 E. Interstate 30

Date Saved: 3/4/2026

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



MIRANDA VINOD
9105 BRIARCREST DR
ROWLETT, TX 75088

WALLIS RUSTY FAMILY LTD PARTNERSHIP #2
12277 SHILOH RD
DALLAS, TX 75228

MIRANDA VINOD
9105 BRIARCREST DR
ROWLETT, TX 75088

JOWERS INC
PO BOX 1870
ROCKWALL, TX 75087

STRUCTURED REA- ROCKWALL LAND LLC
3104 E Camelback Rd
Phoenix, AZ 85016

RESIDENT
2260 E I30
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:

Z2026-011: SUP for Big Tex Trailers

Hold a public hearing to discuss and consider a request by Grant Young of Big-Tex Trailers on behalf of Raymond Jowers of Jowers, Inc. for the approval of a Specific Use Permit (SUP) amending Ordinance No. 20-01 and allowing outside storage adjacent to IH-30 on a 4.4317-acre tract of land identified as Tract 22-01 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30, 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, April 14, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 20, 2026 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, April 20, 2026 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. Z2026-011: SUP for Big Tex Trailers

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.

Four horizontal grey bars for providing reasons for the response.

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

May 6, 2026

Memorandum

To: Henry Lee
Planning Department
City of Rockwall

From: W.L. "Dub" Douphrate II

Re: Big Tex Improvements for SUP Renewal

Henry, on behalf of our client Big Tex Trailers, please allow this letter to serve as their formal request to modify the conditions of approval to renew their Special Use Permit.

The Owner of Big Tex has agreed to revise the design of the west drainage detention pond so that no offsite drainage easement will be required. Big Tex also agrees to reroute the proposed offsite 12" water to the east side of the property connecting to the existing 12" located at the drive approach of Data Dr. and IH 30.

At the point of the Data Dr. connection, the proposed 12" water line will extend west within and parallel to the IH 30 right of way line which is also adjacent to the Rusty Wallis tract. The remaining proposed section of the 12" water line will then extend through the Big Tex tract but within a designated water line easement adjacent to the north property line.

We estimate the drainage and water design changes will require at least 3 months of design time to complete which will include the necessary reviews, approvals, and permits from both the City of Rockwall engineering department and Txdot.

Big Tex therefore is requesting a year to construct the proposed improvements following the completion of the design changes.

In addition, Big Tex is also requesting the SUP to have a 8-year time limit with the ability to request an extension when the 8-year term expires. This 8-year term limit will begin when the proposed improvements are completed and accepted by the City of Rockwall.

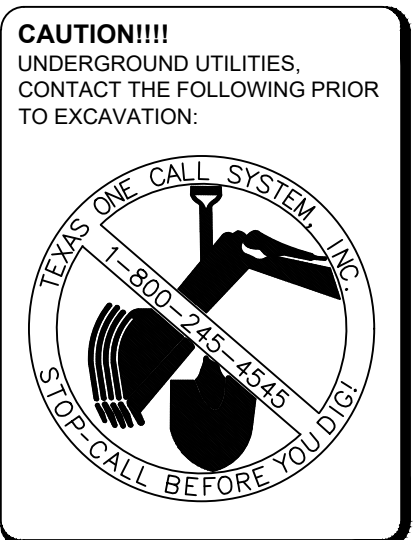
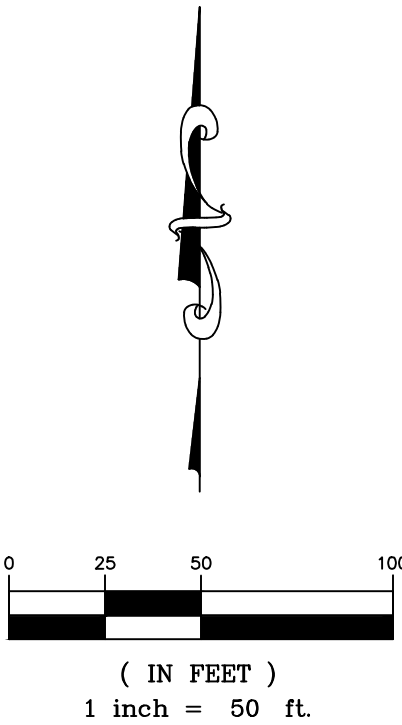
Thank you for your understanding in this matter

Sincerely,

W L Douphrate II

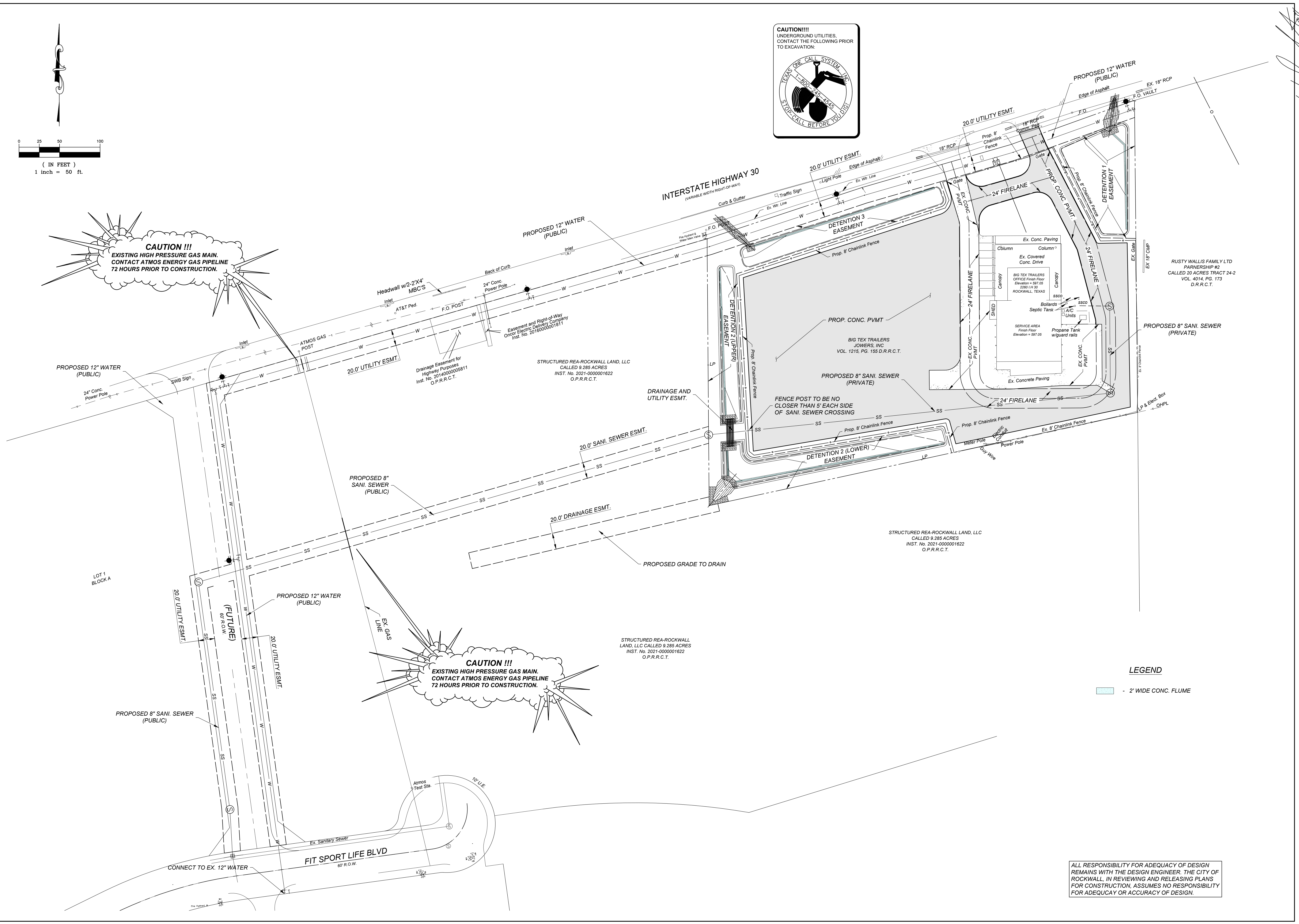
W.L. Douphrate II, P.E.

Cc: Grant Young



CAUTION !!!
EXISTING HIGH PRESSURE GAS MAIN.
CONTACT ATMOS ENERGY GAS PIPELINE
72 HOURS PRIOR TO CONSTRUCTION.

CAUTION !!!
EXISTING HIGH PRESSURE GAS MAIN.
CONTACT ATMOS ENERGY GAS PIPELINE
72 HOURS PRIOR TO CONSTRUCTION.



LEGEND
- 2' WIDE CONC. FLUME

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN
REMAINS WITH THE DESIGN ENGINEER. THE CITY OF
ROCKWALL, IN REVIEWING AND RELEASING PLANS
FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY
FOR ADEQUACY OR ACCURACY OF DESIGN.



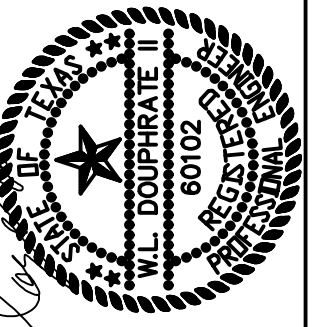
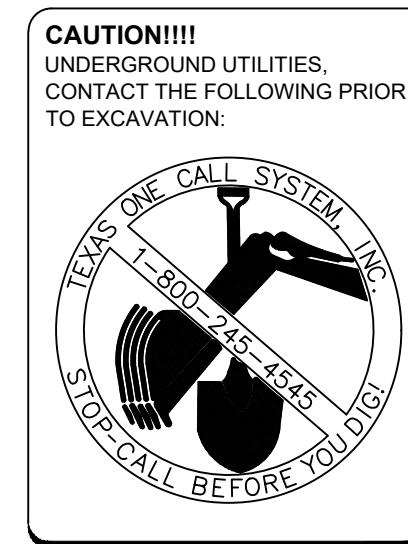
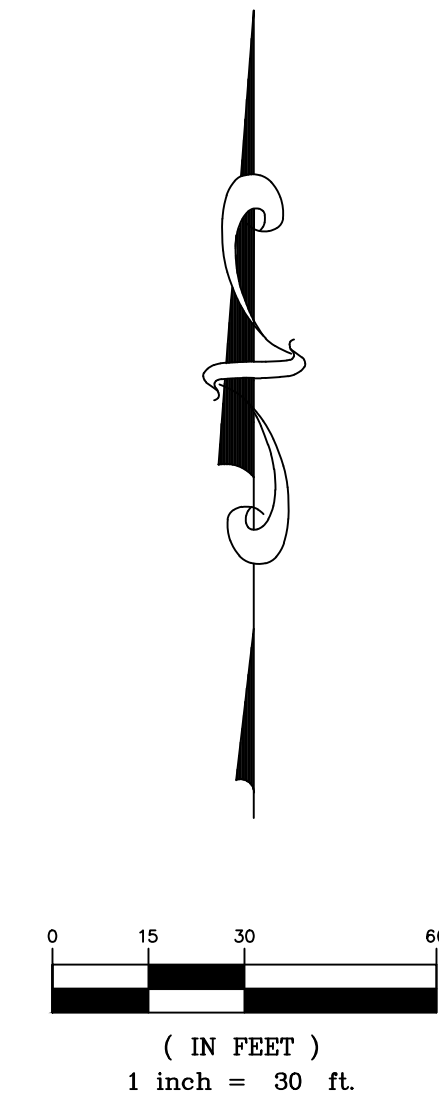
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE, P.E. LICENSE NO. 60102 STATE OF TEXAS DATE: NOVEMBER 13, 2025

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING-PROJECT MANAGEMENT SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

SITE PLAN
BIG TEX TRAILERS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	WLD.
CHECKED	DLL
DRAWN	DLL
SCALE	1" = 50'
DATE	NOV. 2025
PROJECT	25010
	2.1

P:\projects\25010\Design Files\25010 SITE BASE.dwg 2.1 SITE PLAN 2/19/2025 3:41:21 PM Lukin Douphrate



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRAE, P.E. LICENSE NO. 60102 DATE: NOVEMBER 13, 2025

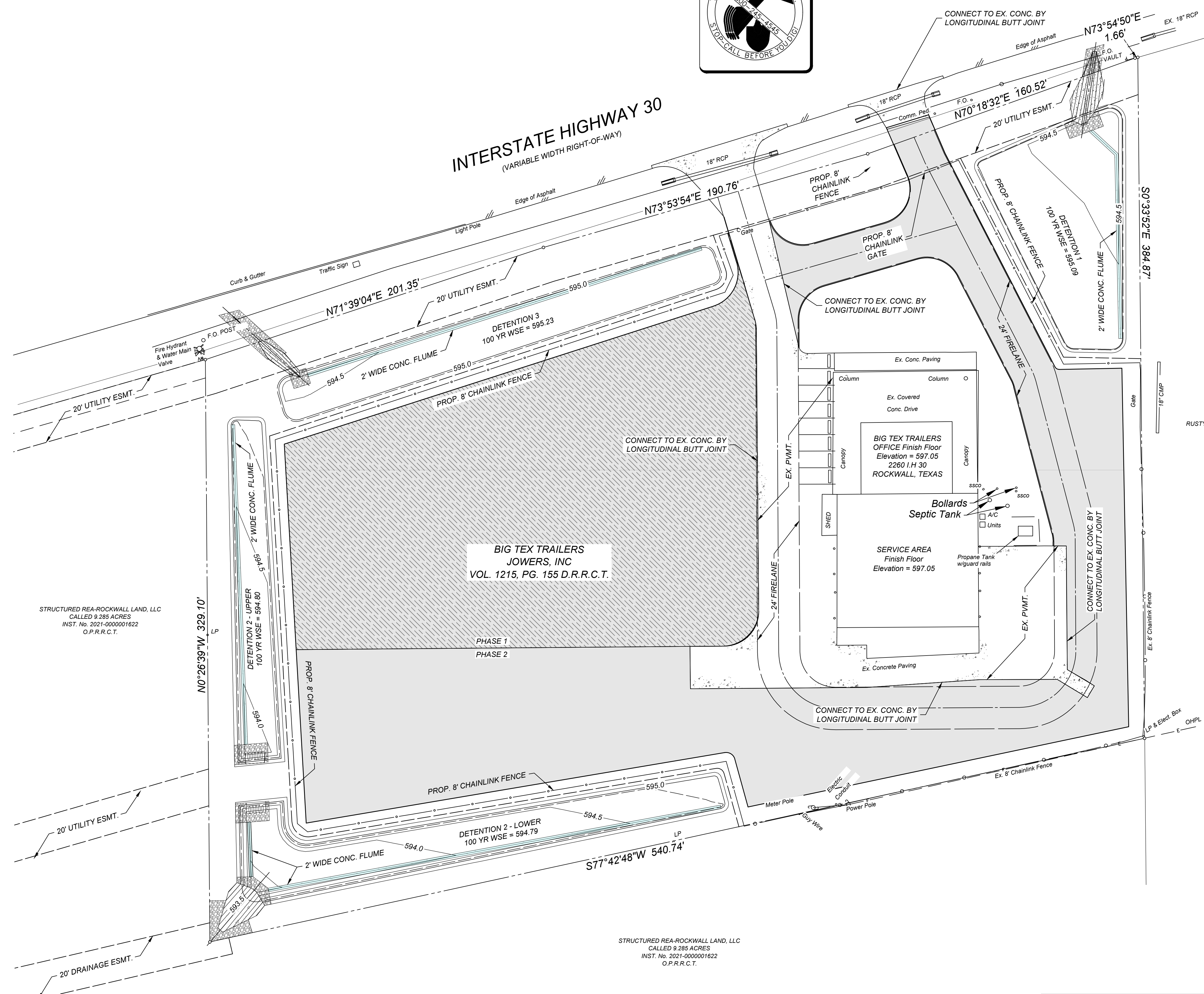
DOUPHRAE & ASSOCIATES, INC.
 ENGINEERING + PROJECT MANAGEMENT SURVEYING
 2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
 PHONE: (972)771-9004 FAX: (972)771-9005

TYPICAL PAVING SECTION
PROPOSED PAVEMENT

6" - 3,600 PSI 6.5 Sack Concrete Pavement with #3 Bars at 24" O.C.E.W.
 Subgrade compacted at 95% Standard Proctor Density at or Near Optimum Moisture Content.

LEGEND

- PROPOSED PAVEMENT PHASE 1
- PROPOSED PAVEMENT PHASE 2
- EXISTING PAVEMENT



STRUCTURED REA-ROCKWALL LAND, LLC
 CALLED 9.285 ACRES
 INST. No. 2021-0000001622
 O.P.R.R.C.T.

STRUCTURED REA-ROCKWALL LAND, LLC
 CALLED 9.285 ACRES
 INST. No. 2021-0000001622
 O.P.R.R.C.T.

RUSTY WALLIS FAMILY LTD PARTNERSHIP #2
 CALLED 20 ACRES TRACT 24-2
 VOL. 4014, PG. 173
 D.R.R.C.T.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

PAVING PLAN
BIG TEX TRAILERS
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

REVISION	WLD.
CHECKED	
DRAWN	DLL
SCALE	1" = 30'
DATE	NOV. 2025
PROJECT	25010
	3.1

CITY OF ROCKWALL

ORDINANCE NO. 20-01

SPECIFIC USE PERMIT NO. S-212

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW OUTSIDE STORAGE IN A LIGHT INDUSTRIAL (LI) DISTRICT WITHIN THE IH-30 OVERLAY (IH-30 OV) DISTRICT ON A 4.4317-ACRE PARCEL OF LAND, IDENTIFIED AS TRACT 22-01 OF THE R. IRVINE SURVEY, ABSTRACT NO. 120, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'A'* 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 Raymond Jowers for the approval of a Specific Use Permit (SUP) to allow outside storage on a 4.4317-acre parcel of land being described as Tract 22-01, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30 and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after 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. 04-38*] and *Ordinance No. 17-20* 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 approval of this ordinance shall supersede all requirements stipulated in *Ordinance No's. 17-20*;

SECTION 2. That the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing *outside storage* as stipulated by Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 04-38*] on the *Subject Property*; and,

SECTION 3. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in

Section 5, *Industrial Districts*, and Subsection 6.06, *IH-30 Overlay (IH-30 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 04-38] as heretofore amended and as may be amended in the future, and shall be subject to the following conditions:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of outside storage on the *Subject Property* and conformance to these conditions are required for continued operations:

- 1) The Specific Use Permit (SUP) shall be valid for a period of three (3) years from the date of the approval of this ordinance. If an extension of the SUP is necessary, the owner shall submit a request in writing to staff no less than 90 days prior to the expiration of the SUP. Upon receipt of the request, the City Council shall review the SUP and determine if an extension of the SUP is permitted based on the development of FM-549 and the IH-30 overpass construction and/or other development activity in the area.
- 2) All outside display and outside storage of trailers shall generally conform to the concept plan depicted in *Exhibit 'B'* of this ordinance, which shall be incorporated herein by reference.
- 3) The outside display and outside storage of semi-trailers and tractor-trailers shall be prohibited.
- 4) City Council approval of the SUP includes a temporary waiver to certain engineering and fire department standards, including but not limited to, concrete paving requirements and the extension of a 12-inch water line from FM-549. Future development of the subject property will be subject to the Engineering and Fire Department standards in effect at the time of development.
- 5) In the event that the development expands the existing structure or adds additional buildings, the development will be subject to meet the requirements for fire protection.

3.2 COMPLIANCE

Approval of this ordinance – *in accordance with Subsection 2.05, City Council Action, of Article XI, Zoning Related Applications, of the Unified Development Code (UDC)* -- will require compliance to the following:

- 1) Upon obtaining approval of this Specific Use Permit (SUP), should the property owner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02.D(3) of Article XI, *Zoning Related Applications*, of the Unified Development Code (UDC).

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 5. 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 6. 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 7. 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 8. That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 3RD DAY OF FEBRUARY, 2020.**



Jim Pruitt, Mayor

ATTEST:



Kristy Cole, City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney

1st Reading: January 21, 2020

2nd Reading: February 3, 2020

Exhibit 'A'
Zoning Exhibit

Address: 2260 E. IH 30

Legal Description: Tract 22-01 of the R. Irvine Survey, Abstract No. 120

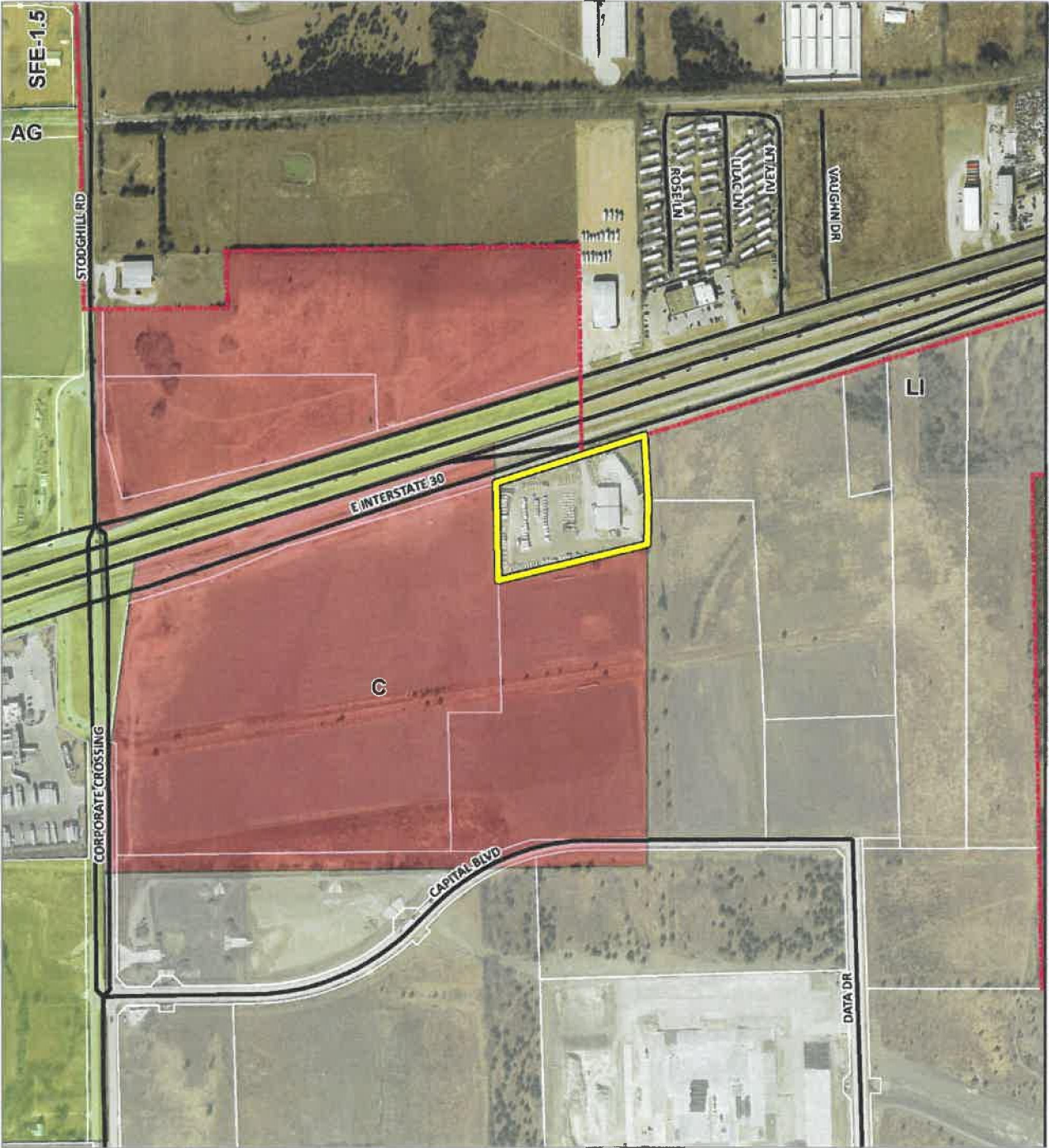
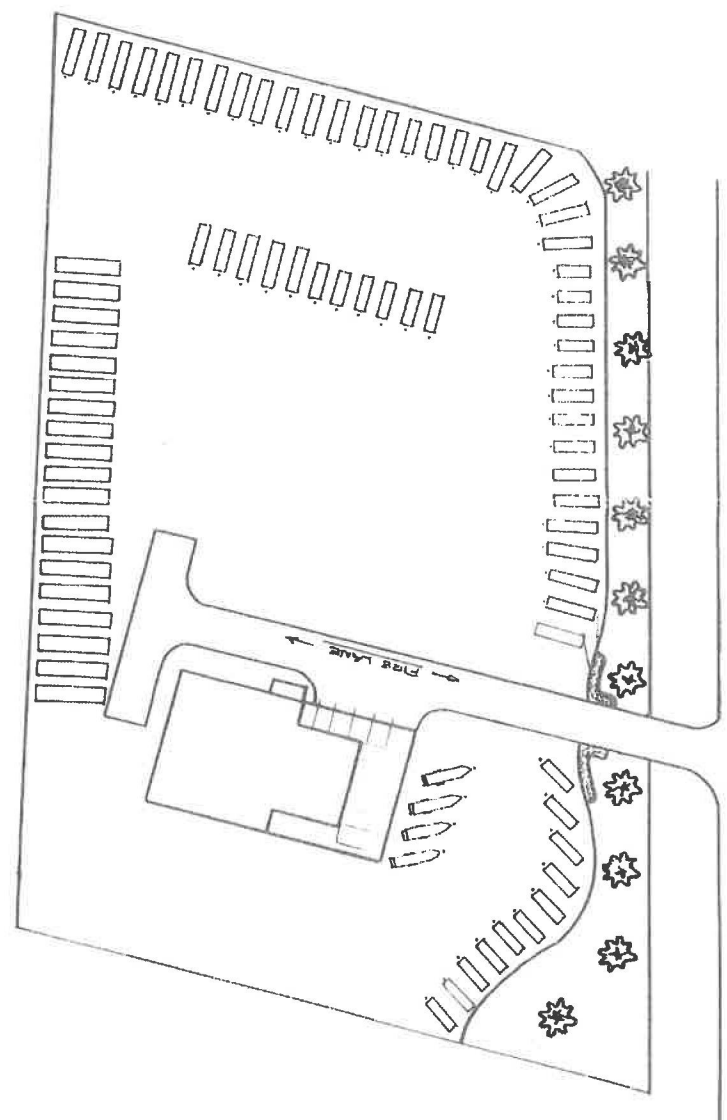


Exhibit 'B'
Concept Plan

PROJECT NO.	TOWERS 2200 E I-30
DATE	11/15/22
BY	
CHECKED BY	
APPROVED BY	
DATE	9/12/27/15/22



CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW OUTSIDE STORAGE IN A LIGHT INDUSTRIAL (LI) DISTRICT WITHIN THE IH-30 OVERLAY (IH-30 OV) DISTRICT ON A 4.4317-ACRE PARCEL OF LAND, IDENTIFIED AS TRACT 22-01 OF THE R. IRVINE SURVEY, ABSTRACT NO. 120, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'A'* 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 Raymond Jowers of Jowers Inc. on behalf of Grant Young of Big Tex Trailers for the approval of a Specific Use Permit (SUP) to allow outside storage on a 4.4317-acre parcel of land being described as Tract 22-01, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30 and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after 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*] and *Ordinance No. 20-01; S-212* 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 approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 20-01*;

SECTION 2. 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) allowing *Outside Storage* as stipulated by Section 1, *Land Use Schedule*, of Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 3. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 05.01, *Industrial Districts*, Subsection 05.02, *Light Industrial (LI) District*, and Subsection 06.06, *IH-30 Overlay (IH-30 OV) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] as heretofore amended and as may be amended in the future, and shall be subject to the following conditions:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of outside storage on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The proposed onsite improvements for the *Subject Property* shall conform with the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.
- (2) The proposed onsite improvements for the *Subject Property* shall conform with the *Paving Plan* depicted in *Exhibit 'C'* of this ordinance.
- (3) The proposed landscaping for the *Subject Property* shall conform with the *Landscape Plan* depicted in *Exhibit 'D'* of this ordinance.
- (4) The Specific Use Permit (SUP) shall be valid for a period of six (6) years, three (3) months from the date of the approval of this ordinance. During this time period, the applicant will have three (3) months from the approval date of this ordinance (*i.e. by September 1, 2026*) to complete the civil engineering plans. Following this the applicant will have one (1) year (*i.e. by September 1, 2027*) to complete the construction of the required improvements (*i.e. complete the paving, landscaping, drainage, sewer, and water improvements*). Once construction is complete, the Specific Use Permit (SUP) shall be valid for five (5) subsequent years. If an extension of the SUP is necessary, the owner shall submit a request in writing to staff no less than 90 days prior to the expiration of the SUP. Upon receipt of the request, the City Council shall review the SUP and determine if an extension of the SUP is warranted.
- (5) If the proposed improvements depicted in *Exhibit 'B'*, *Exhibit 'C'*, and *Exhibit 'D'* do not have approved civil engineering plans by September 1, 2026, or if the proposed improvements are not constructed by September 1, 2027 this Specific Use Permit (SUP) shall expire.
- (6) All *Outside Display/Outside Storage* of trailers shall conform to the *Concept Plan* contained in *Exhibit 'B'* of this ordinance.
- (7) All existing chain link fencing shall be replaced with wrought iron fencing.
- (8) The *Outside Display/Outside Storage* of semi-trailers and tractor-trailers shall be prohibited.
- (9) In the event that the existing structure is expanded or additional buildings are constructed, the subject property will be required to meet the fire protection requirements.

3.2 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 approval of this Specific Use Permit (SUP), should the property owner 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 Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 5. 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 6. 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 7. 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 8. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF JUNE, 2026.

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: May 18, 2026

2nd Reading: June 1, 2026

Exhibit 'A'
Zoning Exhibit

Address: 2260 E. IH 30

Legal Description: Tract 22-01 of the R. Irvine Survey, Abstract No. 120

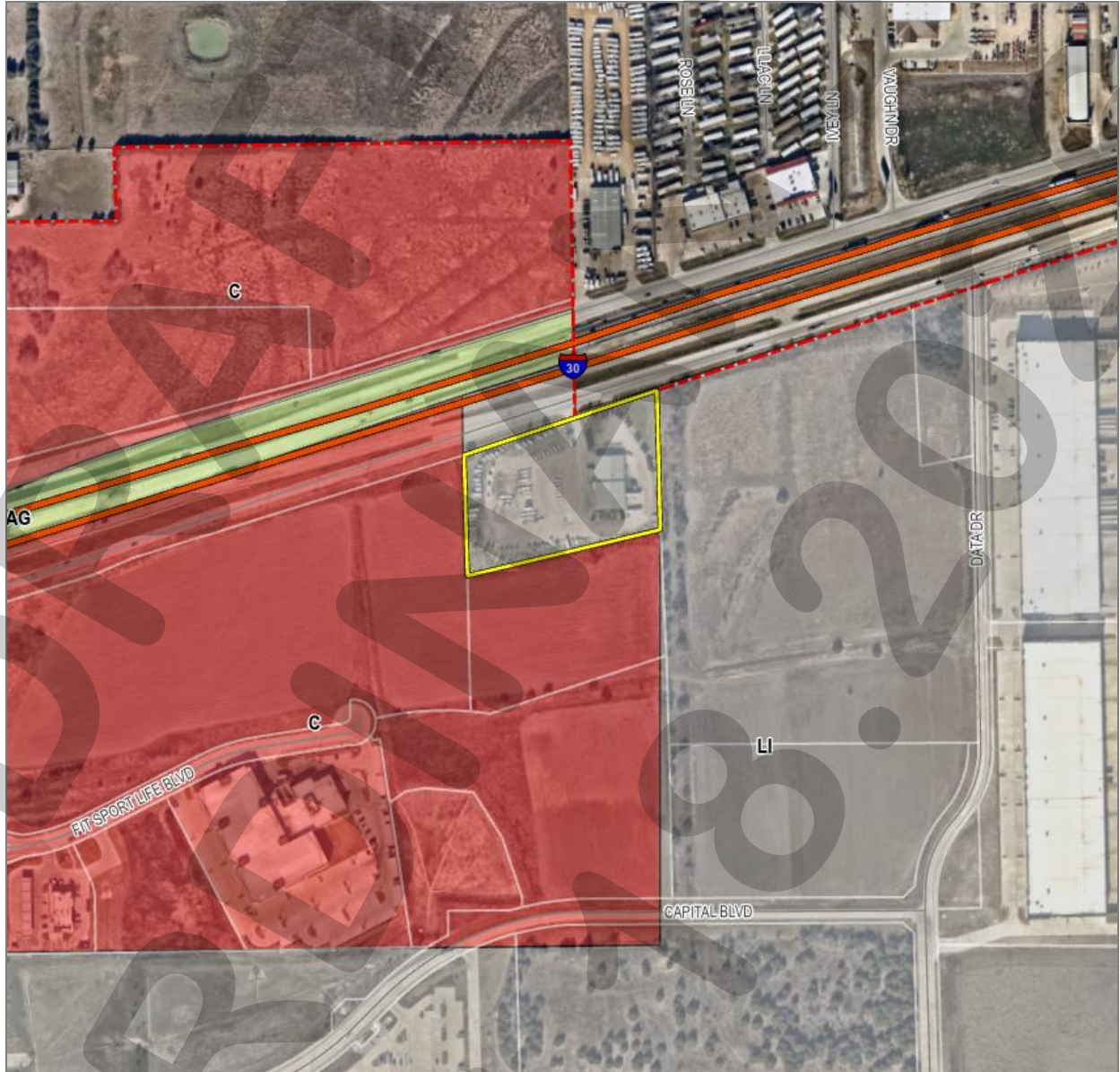
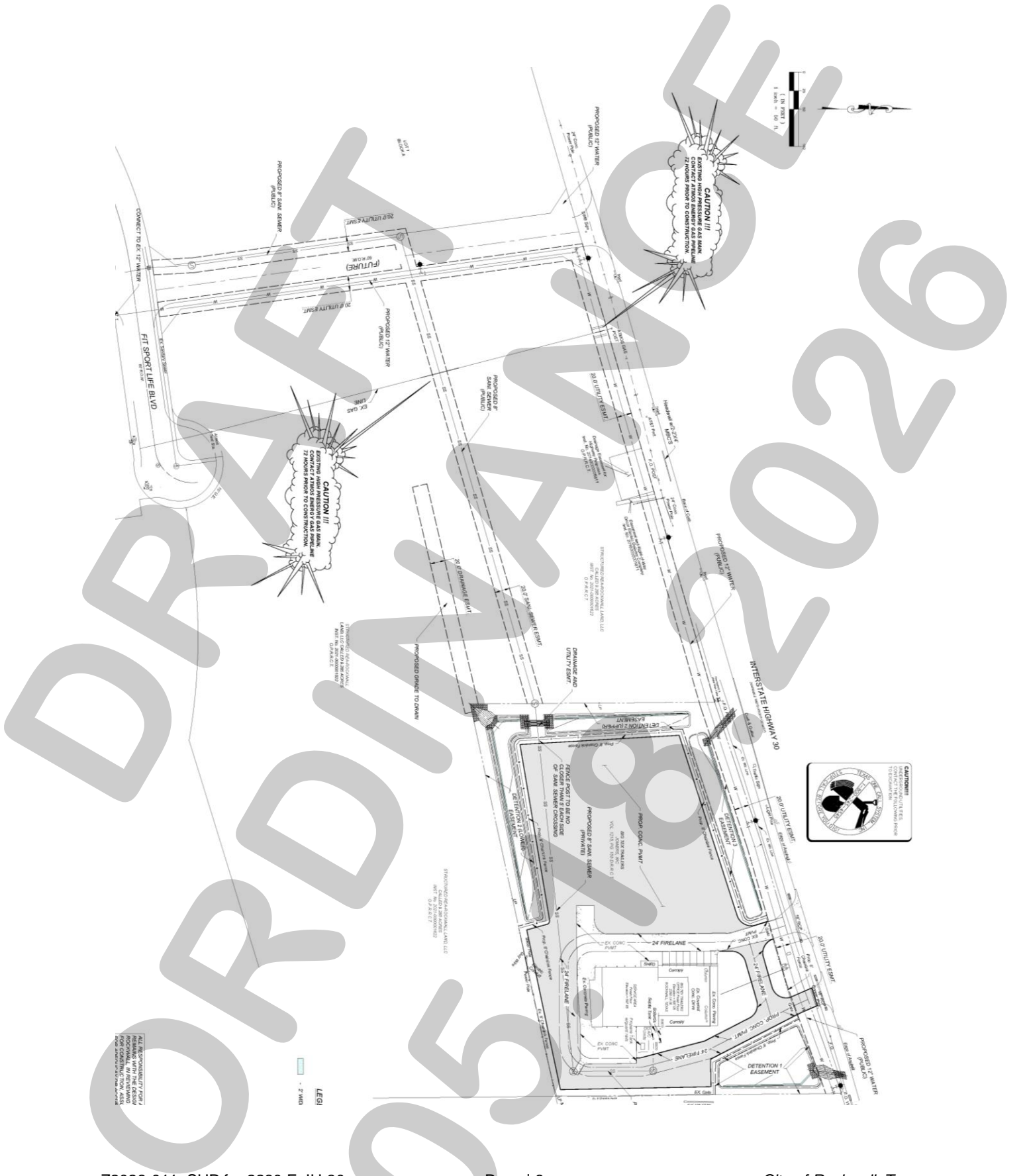


Exhibit 'B'
Concept Plan



CITY OF ROCKWALL

ORDINANCE NO. 26-16

SPECIFIC USE PERMIT NO. S-395

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW OUTSIDE STORAGE IN A LIGHT INDUSTRIAL (LI) DISTRICT WITHIN THE IH-30 OVERLAY (IH-30 OV) DISTRICT ON A 4.4317-ACRE PARCEL OF LAND, IDENTIFIED AS TRACT 22-01 OF THE R. IRVINE SURVEY, ABSTRACT NO. 120, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'A'* 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 Raymond Jowers of Jowers Inc. on behalf of Grant Young of Big Tex Trailers for the approval of a Specific Use Permit (SUP) to allow outside storage on a 4.4317-acre parcel of land being described as Tract 22-01, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30 and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after 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*] and *Ordinance No. 20-01; S-212* 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 approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 20-01*;

SECTION 2. 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) allowing *Outside Storage* as stipulated by Section 1, *Land Use Schedule*, of Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 3. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 05.01, *Industrial Districts*, Subsection 05.02, *Light Industrial (LI) District*, and Subsection 06.06, *IH-30 Overlay (IH-30 OV) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] as heretofore amended and as may be amended in the future, and shall be subject to the following conditions:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of outside storage on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The proposed onsite improvements for the *Subject Property* shall conform with the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.
- (2) The proposed onsite improvements for the *Subject Property* shall conform with the *Paving Plan* depicted in *Exhibit 'C'* of this ordinance.
- (3) The proposed landscaping for the *Subject Property* shall conform with the *Landscape Plan* depicted in *Exhibit 'D'* of this ordinance.
- (4) The Specific Use Permit (SUP) shall be valid for a period of six (6) years, three (3) months from the date of the approval of this ordinance. During this time period, the applicant will have three (3) months from the approval date of this ordinance (*i.e. by September 1, 2026*) to complete the civil engineering plans. Following this the applicant will have one (1) year (*i.e. by September 1, 2027*) to complete the construction of the required improvements (*i.e. complete the paving, landscaping, drainage, sewer, and water improvements*). Once construction is complete, the Specific Use Permit (SUP) shall be valid for five (5) subsequent years. If an extension of the SUP is necessary, the owner shall submit a request in writing to staff no less than 90 days prior to the expiration of the SUP. Upon receipt of the request, the City Council shall review the SUP and determine if an extension of the SUP is warranted.
- (5) If the proposed improvements depicted in *Exhibit 'B'*, *Exhibit 'C'*, and *Exhibit 'D'* do not have approved civil engineering plans by September 1, 2026, or if the proposed improvements are not constructed by September 1, 2027 this Specific Use Permit (SUP) shall expire.
- (6) All *Outside Display/Outside Storage* of trailers shall conform to the *Concept Plan* contained in *Exhibit 'B'* of this ordinance.
- (7) All existing chain link fencing shall be replaced with wrought iron fencing.
- (8) The *Outside Display/Outside Storage* of semi-trailers and tractor-trailers shall be prohibited.
- (9) In the event that the existing structure is expanded or additional buildings are constructed, the subject property will be required to meet the fire protection requirements.

3.2 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 approval of this Specific Use Permit (SUP), should the property owner 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 Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

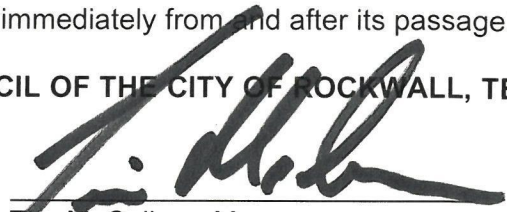
SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 6. 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 7. 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 8. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF JUNE, 2026.



Tim McCallum, Mayor

ATTEST:



Kristy Teague, City Secretary



APPROVED AS TO FORM:



Frank J. Garza, City Attorney

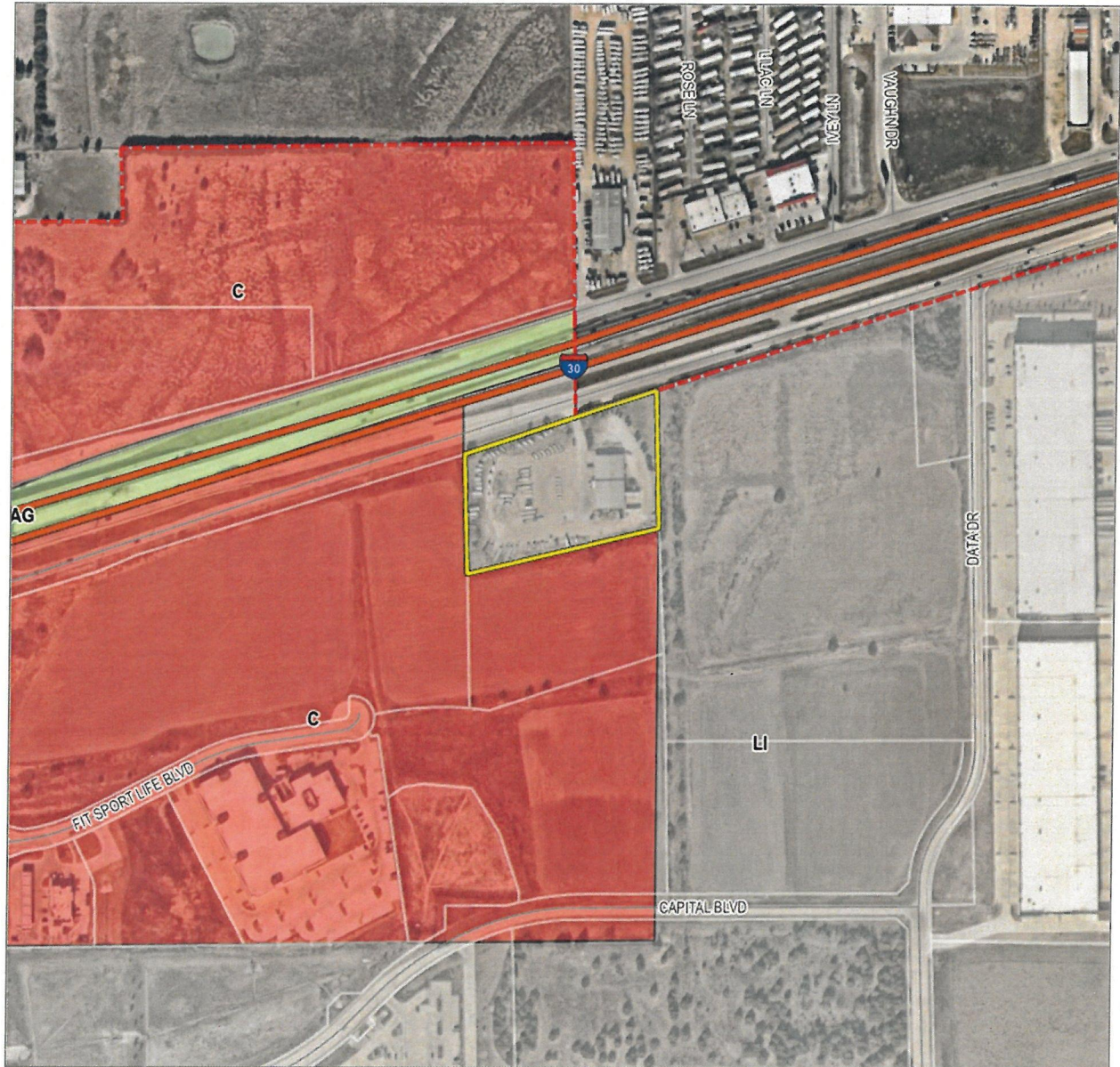
1st Reading: May 18, 2026

2nd Reading: June 1, 2026

Exhibit 'A'
Zoning Exhibit

Address: 2260 E. IH 30

Legal Description: Tract 22-01 of the R. Irvine Survey, Abstract No. 120





DATE: June 4, 2026

TO: Grant Young
Big-Tex Trailers
2260 E. I-30
Rockwall, TX 75087

CC: Raymond Jowers
Jowers, Inc.
PO Box 1870
Rockwall, TX 75087-1870

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

SUBJECT: Z2026-011; *Specific Use Permit (SUP) for 2260 E. I-30 (Big-Tex Trailers)*

Grant Young:

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 June 1, 2026. 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 proposed onsite improvements for the Subject Property shall conform with the Concept Plan depicted in Exhibit 'B' of this ordinance.
 - (b) The proposed onsite improvements for the Subject Property shall conform with the Paving Plan depicted in Exhibit 'C' of this ordinance.
 - (c) The proposed landscaping for the Subject Property shall conform with the Landscape Plan depicted in Exhibit 'D' of this ordinance.
 - (d) The Specific Use Permit (SUP) shall be valid for a period of six (6) years, three (3) months from the date of the approval of this ordinance. During this time period, the applicant will have three (3) months from the approval date of this ordinance (i.e. by September 1, 2026) to complete the civil engineering plans. Following this the applicant will have one (1) year (i.e. by September 1, 2027) to complete the construction of the required improvements (i.e. complete the paving, landscaping, drainage, sewer, and water improvements). Once construction is complete, the Specific Use Permit (SUP) shall be valid for five (5) subsequent years. If an extension of the SUP is necessary, the owner shall submit a request in writing to staff no less than 90 days prior to the expiration of the SUP. Upon receipt of the request, the City Council shall review the SUP and determine if an extension of the SUP is warranted.
 - (e) If the proposed improvements depicted in Exhibit 'B', Exhibit 'C', and Exhibit 'D' do not have approved civil engineering plans by September 1, 2026, or if the proposed improvements are not constructed by September 1,

2027 this Specific Use Permit (SUP) shall expire.

- (f) All Outside Display/Outside Storage of trailers shall conform to the Concept Plan contained in Exhibit 'B' of this ordinance.
- (g) All existing chain link fencing shall be replaced with wrought iron fencing.
- (h) The Outside Display/Outside Storage of semi-trailers and tractor-trailers shall be prohibited.
- (i) In the event that the existing structure is expanded or additional buildings are constructed, the subject property will be required to meet the fire protection requirements.

Planning and Zoning Commission

On April 14, 2026, the Planning and Zoning Commission approved a motion to table the SUP request until the April 28, 2026 Planning and Zoning Commission meeting.

On April 28, 2026, the Planning and Zoning Commission approved a motion to table the SUP request until the May 12, 2026 Planning and Zoning Commission meeting.

On May 12, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the SUP by a vote of 5-0, with Commissioner Hagaman recusing himself and Commissioner Brock absent and with the condition that the SUP be valid for a period of six (6) years and three (3) months. Specifically, three (3) months for engineering design, one (1) year for the installation of the improvements, and five (5) additional years.

City Council

On May 18, 2026, the City Council approved a motion to approve the SUP by a vote of 6-1, with the Planning and Zoning Commission's recommendations, and Council Member Jeffus dissenting.

On June 1, 2026, 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. 26-16, S-395*, 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 a (972) 772-6434.

Sincerely,



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