



**CASE COVER SHEET**

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

**PLANNING & ZONING CASE NO.**

**PLANNING & ZONING FEE**

**PLATTING APPLICATION**

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

**SITE PLAN APPLICATION**

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

**ZONING APPLICATION**

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

**OTHER APPLICATION**

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

**RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL**

**ARCHITECTURE REVIEW BOARD**

**PLANNING AND ZONING COMMISSION**

**CITY COUNCIL READING #1**

**CITY COUNCIL READING #2**

**CONDITIONS OF APPROVAL**

**NOTES**



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)<sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
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- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

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- TREE REMOVAL (\$75.00)
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### NOTES:

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## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

~~1111~~ 4571 Hwy 267 Rockwall TX

SUBDIVISION

LOT

1

BLOCK

A

GENERAL LOCATION

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

CURRENT ZONING

AG

CURRENT USE

Nursery

PROPOSED ZONING

Light Industrial

PROPOSED USE

Nursery

ACREAGE

9.94

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

Ronald Hawkins

APPLICANT

CONTACT PERSON

-

CONTACT PERSON

ADDRESS



ADDRESS

CITY, STATE & ZIP

PHONE

E-MAIL

CITY, STATE & ZIP

PHONE

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ronald Hawkins [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 \$ 350.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

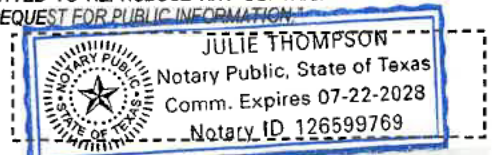
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF April, 2026

OWNER'S SIGNATURE

*Ronald Hawkins*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Julie Thompson*



MY COMMISSION EXPIRES 7/22/2028

Ron Hawkins  
4571 SH-276, Rockwall, TX 75032  
rjhawk6@aol.com  
972-670-4293  
04/16/26

Planning & Zoning Department  
City of Rockwall  
385 S. Goliad Street  
Rockwall, TX 75087

RE: Zoning Change Request – AG to Light Industrial (LI)

Dear Planning & Zoning Commission,

I am requesting a zoning change for my property located at 4571 SH-276, Rockwall, TX 75032 from Agricultural (AG) to Light Industrial (LI).

I believe this request is appropriate for the area and aligns with the continued growth and development of the City of Rockwall.

Thank you for your time and consideration. Please let me know if any additional information is needed.

Sincerely,  
Ron Hawkins



OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I, the undersigned owner of the land shown on this plat, and designated herein as LOT 1, BLOCK A, RONALD HAWKINS subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the LOT 1, BLOCK A, RONALD HAWKINS subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City. I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

Ronald Hawkins, Owner STATE OF TEXAS COUNTY OF ROCKWALL
Jeniree Hawkins, Owner STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Ronald Hawkins, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public in and for the State of Texas My Commission Expires: \_\_\_\_\_
Notary Public in and for the State of Texas My Commission Expires: \_\_\_\_\_

APPROVED:

I hereby certify that the above and foregoing subdivision plat - being an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas on the \_\_\_\_ day of \_\_\_\_\_, 2026.

Mayor of the City of Rockwall Planning and Zoning Chairman
City Secretary City Engineer

KNOW ALL MEN BY THESE PRESENTS:

That I, Tina Y. Hoque, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

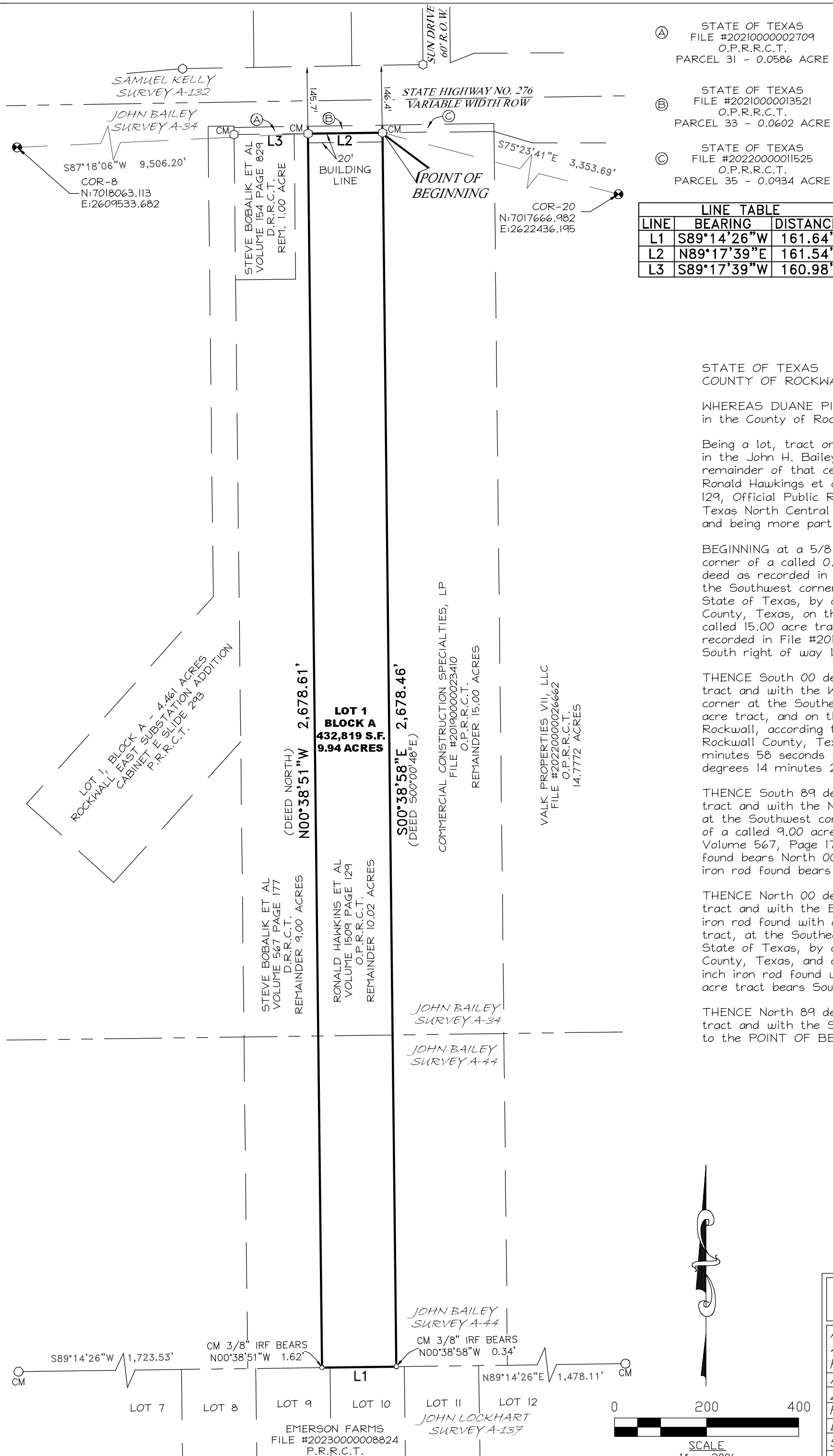
This \_\_\_\_ day of \_\_\_\_\_, 2026

PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Tina Y. Hoque Registered Professional Land Surveyor No. 6746

NOTES:

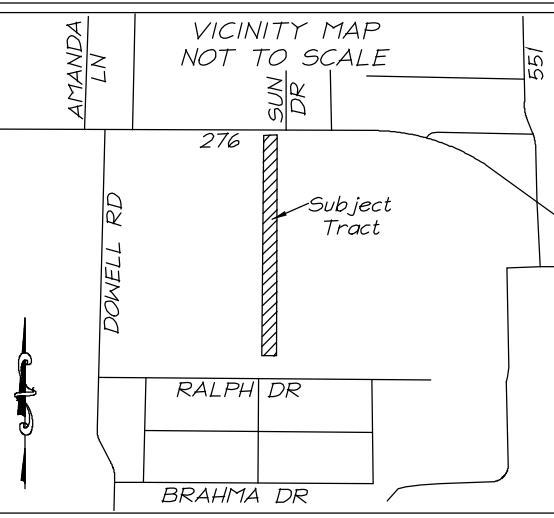
- 1. Bearings based on Texas State Plane Coordinates, Texas North Central Zone 4202 as obtained by GPS observation.
2. Any structure new or existing may not extend across new property lines.
3. The purpose of this plat is to create one platted lot.
4. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale, No Projection.
5. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
6. The property is shown as being located within Zone X by Flood Insurance Rate Map No. 48397C0045L, dated 09/26/2008. It is shown as not being located in a special flood hazard area inundated by 100-year flood.
7. No easement record search was made by this office concerning this property.
8. Abstract lines shown hereon are approximate in location.
9. This survey was made without the benefit of a current title commitment, and may be subject to record evidence which is not available for consideration at the time of this survey.
10. Subdividers Statement: Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
11. Public Improvement Statement: It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
12. Drainage and Detention Easements: The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
13. Fire Lanes: All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane Improvements.
14. Street Appurtenances: All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).



- A STATE OF TEXAS FILE #2021000002709 O.P.R.R.C.T. PARCEL 31 - 0.0586 ACRE
B STATE OF TEXAS FILE #20210000013521 O.P.R.R.C.T. PARCEL 33 - 0.0602 ACRE
C STATE OF TEXAS FILE #20220000011525 O.P.R.R.C.T. PARCEL 35 - 0.0934 ACRE

LINE TABLE
LINE BEARING DISTANCE
L1 S89°14'26"W 161.64'
L2 N89°17'39"E 161.54'
L3 S89°17'39"W 160.98'

LEGEND
G1 CONTROLLING MONUMENT O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T. - PLAT RECORDS, ROCKWALL COUNTY, TEXAS
O 1/2" IRON ROD FOUND
o POINT FOR CORNER
o 5/8" IRON ROD FOUND WITH PINK CAP (TXDOT)



OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF ROCKWALL

WHEREAS DUANE PIERCY AND JENNIFER PIERCY, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

Being a lot, tract or parcel of land situated in the John H. Bailey Survey, Abstract No. 34 and in the John H. Bailey Survey, Abstract No. 44, Rockwall County, Texas, and being all of the remainder of that certain called 10.02 acre tract of land conveyed from Saiyed Mirza et ux to Ronald Hawkins et al, by Warranty Deed with Vendor's Lien, as recorded in Volume 1509, Page 129, Official Public Records, Rockwall County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found with a pink cap stamped (TXDOT) at the Southeast corner of a called 0.0602 acre tract of land, Parcel 33, conveyed to the State of Texas, by deed as recorded in File #20210000013521, Official Public Records, Rockwall County, Texas, at the Southwest corner of a called 0.0934 acre tract of land, Parcel 35, conveyed conveyed to the State of Texas, by deed as recorded in File #20220000011525, Official Public Records, Rockwall County, Texas, on the East line of said 10.02 acre tract, on the West line of the remainder of a called 15.00 acre tract of land conveyed to Commercial Construction Specialties, LP, by deed as recorded in File #20190000023410, Official Public Records, Rockwall County, Texas, and on the South right of way line of State Highway No. 276, a variable width right of way;

THENCE South 00 degrees 38 minutes 58 seconds East, with the East line of said 10.02 acre tract and with the West line of said 15.00 acre tract, a distance of 2,678.46 feet to a point for corner at the Southeast corner of said 10.02 acre tract, at the Southwest corner of said 15.00 acre tract, and on the North line of Lot 10 of Emerson Farms, an addition to the City of Rockwall, according to the plat thereof as recorded in File #20230000008824, Plat Records, Rockwall County, Texas, from which a 3/8 inch iron rod found bears North 00 degrees 38 minutes 58 seconds West, a distance of 0.34 feet and a 1/2 inch iron rod found bears North 89 degrees 14 minutes 26 seconds West, a distance of 1,478.11 feet;

THENCE South 89 degrees 14 minutes 26 seconds West, with the South line of said 10.02 acre tract and with the North line of Emerson Farms, a distance of 161.64 feet to a point for corner at the Southwest corner of said 10.02 acre tract and at the Southeast corner of the remainder of a called 9.00 acre tract of land conveyed to Steve Bobalik et al, by deed as recorded in Volume 567, Page 177, Deed Records, Rockwall County, Texas, from which a 3/8 inch iron rod found bears North 00 degrees 38 minutes 51 seconds West, a distance of 1.62 feet and a 1/2 inch iron rod found bears South 89 degrees 14 minutes 26 seconds West, a distance of 1,723.53 feet;

THENCE North 00 degrees 38 minutes 51 seconds West, with the West line of said 10.02 acre tract and with the East line of said 9.00 acre tract, a distance of 2,678.61 feet to a 5/8 inch iron rod found with a pink cap stamped (TXDOT) at the Southwest corner of said 0.0602 acre tract, at the Southeast corner of a called 0.586 acre tract of land, Parcel 31, conveyed to the State of Texas, by deed as recorded in File #2021000002709, Official Public Records, Rockwall County, Texas, and on the South right of way line of State Highway No. 276, from which a 5/8 inch iron rod found with a pink cap stamped (TXDOT) at the Southwest corner of said 0.586 acre tract bears South 89 degrees 17 minutes 39 seconds West, a distance of 160.98 feet;

THENCE North 89 degrees 17 minutes 39 seconds East, with the South line of said 0.0602 acre tract and with the South right of way line of State Highway No. 276, a distance of 161.54 feet to the POINT OF BEGINNING and CONTAINING 9.94 acres of land.

FINAL PLAT LOT 1, BLOCK A RONALD HAWKINS BEING A FINAL PLAT OF A 9.94 ACRE TRACT OF LAND BEING ONE (1) LOT. 9.94-ACRES OR 432,819 SQUARE FEET SITUATED IN THE J. H. BAILEY SURVEY, ABSTRACT NO. 34 & J. H. BAILEY SURVEY, ABSTRACT NO. 44 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS CASE NO. 2026-

OWNER - RONALD & JENIREE HAWKINS 4571 STATE HIGHWAY 276, ROCKWALL, TX 75032 PHONE NUMBER: 972-670-4293
ADDRESS: 4571 HWY 276 ROCKWALL, TEXAS ACREAGE: 9.94 ACRES ZONING: AG PREPARED: 4/13/2026 BY-LINE JOB NO: 2026-427 SCALE: 1" = 200' TECHNICIAN: TYH
BY-LINE SURVEYING LLC P.O. Box 834 Emory, Tx 75440 Emory (903) 473-5150 Firm No: 10194233 www.bylinesurveying.com Copyright By-Line Surveying LLC. All rights reserved. CASE NO. P2026-



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

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PROPOSED ZONING

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OWNER

Ronald Hawkins

APPLICANT

CONTACT PERSON

-

CONTACT PERSON

ADDRESS



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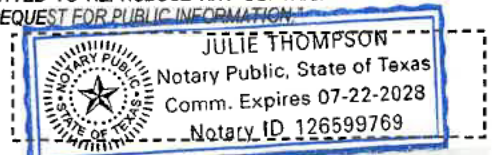
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OWNER'S SIGNATURE

*Ronald Hawkins*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Julie Thompson*



MY COMMISSION EXPIRES

7/22/2028

Feet

276

Z2026-021:Zoning Change from AG to LI

0 115 230 460 690 920




AG

GUMBO DR

LI

AG

Case Location Map = 

PD-76



# 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.

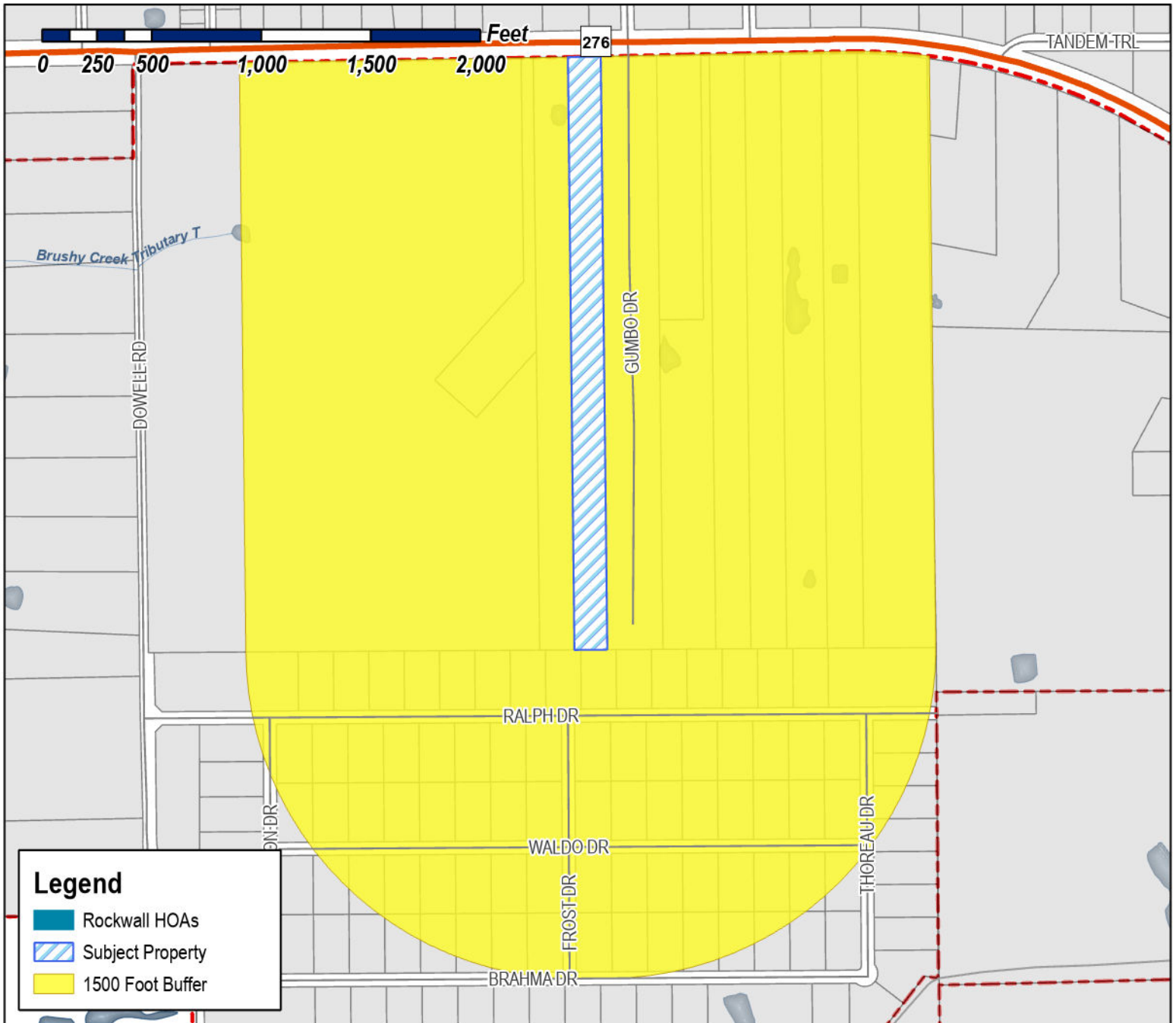




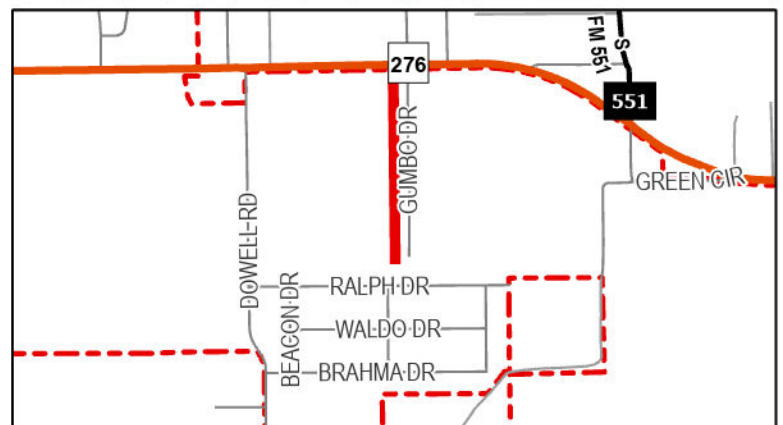
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**Case Number:** Z2026-021  
**Case Name:** Zoning Change from AG to LI  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** 4571 SH 276



**Date Saved:** 4/21/2026

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



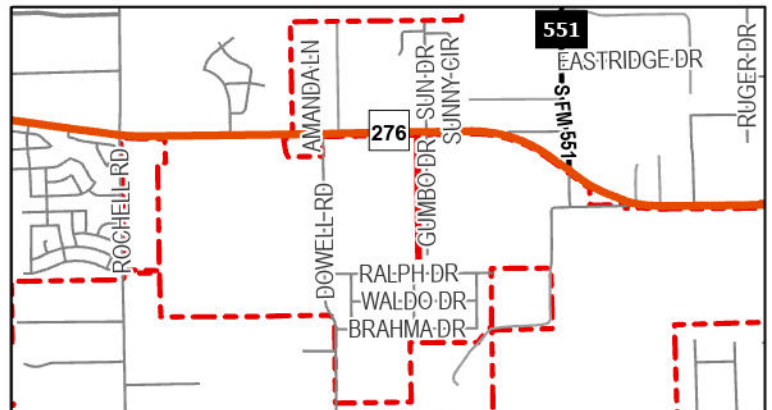
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**Date Saved:** 4/21/2026

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

ONCOR ELECTRIC DELIVERY COMPANY  
PO BOX 139100  
DALLAS, TX 75313

SORRELLS ROBERT  
8731 REXFORD DR  
DALLAS, TX 75209

BOBALIK STEVE A  
4521 STATE HIGHWAY 276  
ROCKWALL, TX 75032

HAWKINS RONALD & JENIREE  
4571 State Highway 276  
Rockwall, TX 75032

ROMO DIANE  
4695 STATE HIGHWAY 276  
ROCKWALL, TX 75032

VALK PROPERTIES VII LLC  
1450 T L Townsend Dr Ste A1  
Rockwall, TX 75032

COMMERCIAL CONSTRUCTION SPECIALTIES LP  
10961 LAKESIDE DRIVE  
QUINLAN, TX 75474

SUMEER HOMES INC  
2404 Texas Dr Ste 103  
Irving, TX 75062

RESIDENT  
4507 HWY276  
ROCKWALL, TX 75087

RESIDENT  
HWY276  
ROCKWALL, TX 75087

RESIDENT  
3290 HWY276  
ROCKWALL, TX 75087

RESIDENT  
4649 HWY276  
ROCKWALL, TX 75087

RESIDENT  
4649 HWY276  
ROCKWALL, TX 75087

RESIDENT  
114 GUMBO  
ROCKWALL, TX 75087

RESIDENT  
4503 RALPH DR  
ROCKWALL, TX 75087

RESIDENT  
4518 RALPH DR  
ROCKWALL, TX 75087

RESIDENT  
4476 RALPH DR  
ROCKWALL, TX 75087

RESIDENT  
4488 RALPH DR  
ROCKWALL, TX 75087

RESIDENT  
4452 RALPH DR  
ROCKWALL, TX 75087

RESIDENT  
4530 RALPH DR  
ROCKWALL, TX 75087

RESIDENT  
4542 RALPH DR  
ROCKWALL, TX 75087

RESIDENT  
4506 RALPH DR  
ROCKWALL, TX 75087

RESIDENT  
4464 RALPH DR  
ROCKWALL, TX 75087

RESIDENT  
4473 RALPH DR  
ROCKWALL, TX 75087

RESIDENT  
4485 RALPH DR  
ROCKWALL, TX 75087

RESIDENT  
4539 RALPH DR  
ROCKWALL, TX 75087

RESIDENT  
4527 RALPH DR  
ROCKWALL, TX 75087

RESIDENT  
4515 RALPH DR  
ROCKWALL, TX 75087

Ron Hawkins  
4571 SH-276, Rockwall, TX 75032  
rjhawk6@aol.com  
972-670-4293  
04/16/26

Planning & Zoning Department  
City of Rockwall  
385 S. Goliad Street  
Rockwall, TX 75087

RE: Zoning Change Request – AG to Light Industrial (LI)

Dear Planning & Zoning Commission,

I am requesting a zoning change for my property located at 4571 SH-276, Rockwall, TX 75032 from Agricultural (AG) to Light Industrial (LI).

I believe this request is appropriate for the area and aligns with the continued growth and development of the City of Rockwall.

Thank you for your time and consideration. Please let me know if any additional information is needed.

Sincerely,  
Ron Hawkins



OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I, the undersigned owner of the land shown on this plat, and designated herein as LOT 1, BLOCK A, RONALD HAWKINS subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the LOT 1, BLOCK A, RONALD HAWKINS subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City. I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

Ronald Hawkins, Owner STATE OF TEXAS COUNTY OF ROCKWALL
Jeniree Hawkins, Owner STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Ronald Hawkins, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public in and for the State of Texas My Commission Expires: \_\_\_\_\_
Notary Public in and for the State of Texas My Commission Expires: \_\_\_\_\_

APPROVED:

I hereby certify that the above and foregoing subdivision plat - being an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas on the \_\_\_\_ day of \_\_\_\_\_, 2026.

Mayor of the City of Rockwall Planning and Zoning Chairman
City Secretary City Engineer

KNOW ALL MEN BY THESE PRESENTS:

That I, Tina Y. Hoque, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

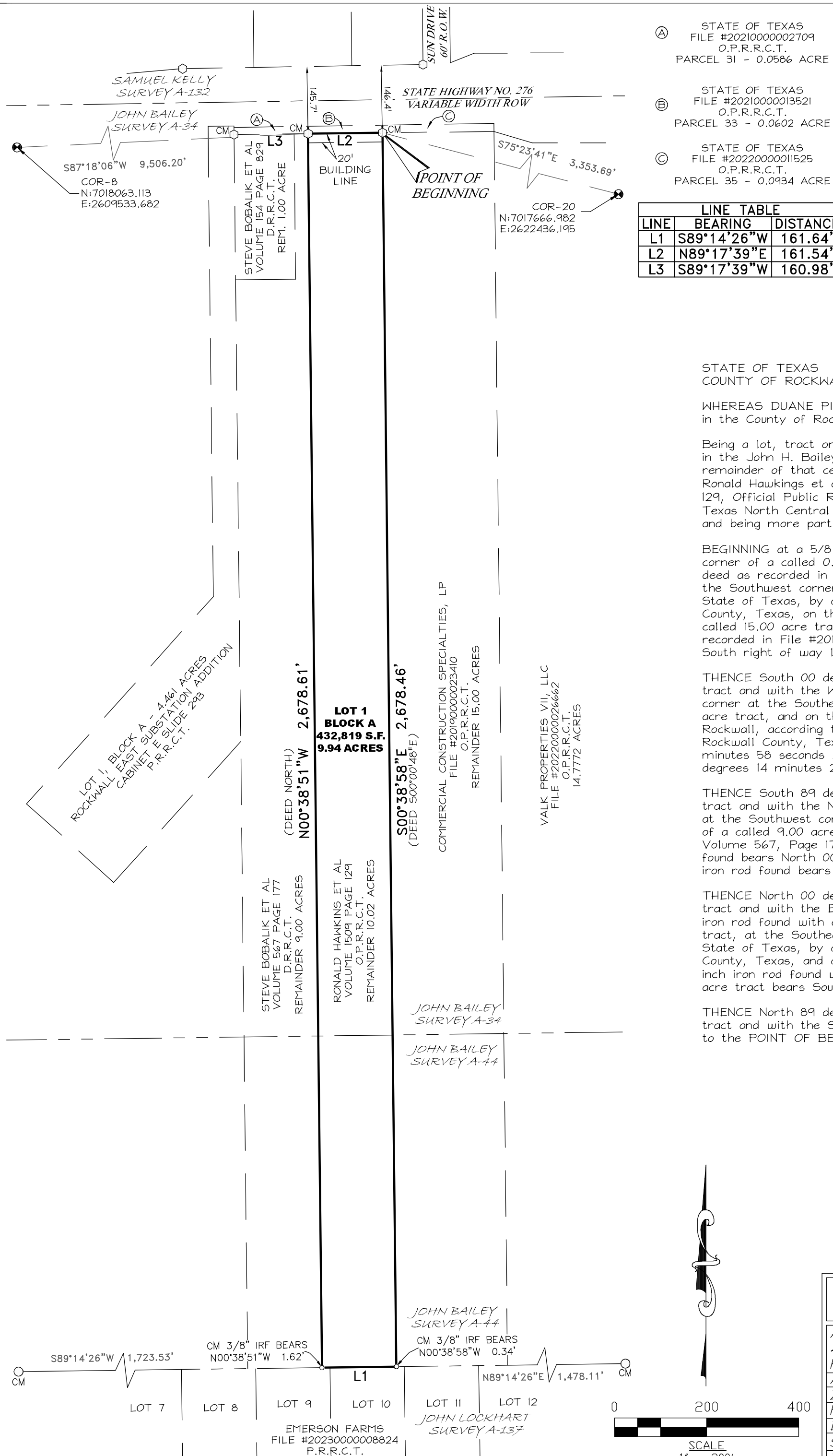
This \_\_\_\_ day of \_\_\_\_\_, 2026

PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Tina Y. Hoque Registered Professional Land Surveyor No. 6746

NOTES:

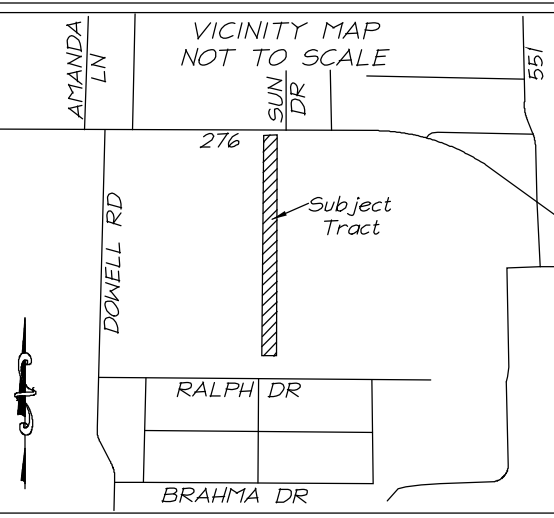
- 1. Bearings based on Texas State Plane Coordinates, Texas North Central Zone 4202 as obtained by GPS observation.
2. Any structure new or existing may not extend across new property lines.
3. The purpose of this plat is to create one platted lot.
4. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale, No Projection.
5. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
6. The property is shown as being located within Zone X by Flood Insurance Rate Map No. 48397C0045L, dated 09/26/2008. It is shown as not being located in a special flood hazard area inundated by 100-year flood.
7. No easement record search was made by this office concerning this property.
8. Abstract lines shown hereon are approximate in location.
9. This survey was made without the benefit of a current title commitment, and may be subject to record evidence which is not available for consideration at the time of this survey.
10. Subdivider's Statement: Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
11. Public Improvement Statement: It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
12. Drainage and Detention Easements: The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
13. Fire Lanes: All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane Improvements.
14. Street Appurtenances: All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).



- A STATE OF TEXAS FILE #2021000002709 O.P.R.R.C.T. PARCEL 31 - 0.0586 ACRE
B STATE OF TEXAS FILE #2021000013521 O.P.R.R.C.T. PARCEL 33 - 0.0602 ACRE
C STATE OF TEXAS FILE #2022000011525 O.P.R.R.C.T. PARCEL 35 - 0.0934 ACRE

LINE TABLE
LINE BEARING DISTANCE
L1 S89°14'26"W 161.64'
L2 N89°17'39"E 161.54'
L3 S89°17'39"W 160.98'

LEGEND
G1 CONTROLLING MONUMENT O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T. - PLAT RECORDS, ROCKWALL COUNTY, TEXAS
O 1/2" IRON ROD FOUND
o POINT FOR CORNER
o 5/8" IRON ROD FOUND WITH PINK CAP (TXDOT)



OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF ROCKWALL

WHEREAS DUANE PIERCY AND JENNIFER PIERCY, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

Being a lot, tract or parcel of land situated in the John H. Bailey Survey, Abstract No. 34 and in the John H. Bailey Survey, Abstract No. 44, Rockwall County, Texas, and being all of the remainder of that certain called 10.02 acre tract of land conveyed from Saiyed Mirza et ux to Ronald Hawkins et al, by Warranty Deed with Vendor's Lien, as recorded in Volume 1509, Page 129, Official Public Records, Rockwall County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found with a pink cap stamped (TXDOT) at the Southeast corner of a called 0.0602 acre tract of land, Parcel 33, conveyed to the State of Texas, by deed as recorded in File #2021000013521, Official Public Records, Rockwall County, Texas, at the Southwest corner of a called 0.0934 acre tract of land, Parcel 35, conveyed conveyed to the State of Texas, by deed as recorded in File #2022000011525, Official Public Records, Rockwall County, Texas, on the East line of said 10.02 acre tract, on the West line of the remainder of a called 15.00 acre tract of land conveyed to Commercial Construction Specialties, LP, by deed as recorded in File #2019000023410, Official Public Records, Rockwall County, Texas, and on the South right of way line of State Highway No. 276, a variable width right of way;

THENCE South 00 degrees 38 minutes 58 seconds East, with the East line of said 10.02 acre tract and with the West line of said 15.00 acre tract, a distance of 2,678.46 feet to a point for corner at the Southeast corner of said 10.02 acre tract, at the Southwest corner of said 15.00 acre tract, and on the North line of Lot 10 of Emerson Farms, an addition to the City of Rockwall, according to the plat thereof as recorded in File #20230000008824, Plat Records, Rockwall County, Texas, from which a 3/8 inch iron rod found bears North 00 degrees 38 minutes 58 seconds West, a distance of 0.34 feet and a 1/2 inch iron rod found bears North 89 degrees 14 minutes 26 seconds West, a distance of 1,478.11 feet;

THENCE South 89 degrees 14 minutes 26 seconds West, with the South line of said 10.02 acre tract and with the North line of Emerson Farms, a distance of 161.64 feet to a point for corner at the Southwest corner of said 10.02 acre tract and at the Southeast corner of the remainder of a called 9.00 acre tract of land conveyed to Steve Bobalik et al, by deed as recorded in Volume 567, Page 177, Deed Records, Rockwall County, Texas, from which a 3/8 inch iron rod found bears North 00 degrees 38 minutes 51 seconds West, a distance of 1.62 feet and a 1/2 inch iron rod found bears South 89 degrees 14 minutes 26 seconds West, a distance of 1,723.53 feet;

THENCE North 00 degrees 38 minutes 51 seconds West, with the West line of said 10.02 acre tract and with the East line of said 9.00 acre tract, a distance of 2,678.61 feet to a 5/8 inch iron rod found with a pink cap stamped (TXDOT) at the Southwest corner of said 0.0602 acre tract, at the Southeast corner of a called 0.586 acre tract of land, Parcel 31, conveyed to the State of Texas, by deed as recorded in File #2021000002709, Official Public Records, Rockwall County, Texas, and on the South right of way line of State Highway No. 276, from which a 5/8 inch iron rod found with a pink cap stamped (TXDOT) at the Southwest corner of said 0.586 acre tract bears South 89 degrees 17 minutes 39 seconds West, a distance of 160.98 feet;

THENCE North 89 degrees 17 minutes 39 seconds East, with the South line of said 0.0602 acre tract and with the South right of way line of State Highway No. 276, a distance of 161.54 feet to the POINT OF BEGINNING and CONTAINING 9.94 acres of land.

FINAL PLAT LOT 1, BLOCK A RONALD HAWKINS BEING A FINAL PLAT OF A 9.94 ACRE TRACT OF LAND BEING ONE (1) LOT. 9.94-ACRES OR 432,819 SQUARE FEET SITUATED IN THE J. H. BAILEY SURVEY, ABSTRACT NO. 34 & J. H. BAILEY SURVEY, ABSTRACT NO. 44 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS CASE NO. 20226-

OWNER - RONALD & JENIREE HAWKINS 4571 STATE HIGHWAY 276, ROCKWALL, TX 75032 PHONE NUMBER: 972-670-4293
ADDRESS: 4571 HWY 276 ROCKWALL, TEXAS ACREAGE: 9.94 ACRES ZONING: AG PREPARED: 4/13/2026 BY-LINE JOB NO: 2026-427 SCALE: 1" = 200' TECHNICIAN: TYH
BY-LINE SURVEYING LLC P.O. Box 834 Emory, Tx 75440 Em: (903) 473-5150 Firm No: 10194233 www: bylinesurveying.com Copyright By-Line Surveying LLC. All rights reserved. CASE NO. P2026-

# PROJECT COMMENTS



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

DATE: 4/23/2026

PROJECT NUMBER: Z2026-021  
PROJECT NAME: Zoning Change from AG to LI  
SITE ADDRESS/LOCATIONS: 4571 HWy 276

CASE CAPTION: Hold a public hearing to discuss and consider a request by Ron Hawkins for the approval of a Zoning Change from an Agricultural (AG) District to a Light Industrial (LI) District for a 9.9398-acre tract of land identified as Tract 3 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4571 SH-276, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Bethany Ross	04/23/2026	Approved w/ Comments

04/23/2026: Z2026-021; Zoning Change from AG to LI

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of approval of a Zoning Change from an Agricultural (AG) District to a Light Industrial (LI) District for a 9.9398-acre tract of land identified as Tract 3 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4571 SH-276.

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

M.3 For reference, include the case number (Z2026-021) in the lower right-hand corner of all pages on future submittals.

I.4 According to the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the South Central Estates District and is scheduled for Technology/Employment Center land uses. The proposed change in zoning -- from Agricultural (AG) District to a Light Industrial (LI) District -- is consistent with the OURHometown Vision 2040 Comprehensive Plan.

I.5 Please note that regardless of the submitted request -- if this zoning case is approved -- any development on the subject property will be required to adhere to all applicable requirements of the Unified Development Code (UDC) for a property that is zoned Light Industrial (LI) District and situated within the SH-276 Overlay (SH-276 OV) District.

M.6 Please review the attached Draft Ordinance prior to the April 28, 2026 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than May 5, 2026.

I.7 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 May 5, 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 May 12, 2026 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on April 28, 2026.

I.8 The projected City Council meeting dates for this case will be May 18, 2026 (1st Reading) and June 1, 2026 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	04/23/2026	Approved w/ Comments

04/23/2026: General Items:

- Must meet City 2023 Standards of Design and Construction.
- Must pay roadway impact fees
- Minimum easement width is 20' for new easements.
- No structures, including walls or fences, allowed in easements or ROW.
- No signage is allowed within easements or ROW.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock or stone face. No smooth concrete walls.
- All utilities must be underground. All overhead power lines will need to be buried.
- The property must be platted.
- Tree mitigation will be required for the removal of trees on site.
- All State (TXDOT) roadways shall have a minimum of 10' water & sanitary sewer easement along ROW. Required landscaping and buffer may not be within these easements.
- A TXDOT Permit will be required for all utility, drainage, and pavement improvements within TXDOT ROW.
- Dumpsters should be orientated so that a trash truck can maneuver the property with the least amount of circling required. May not directly face a roadway.
- Need to show existing and proposed utilities on the Site Plan.
- Additional comments may be provided at time of Site Plan and Engineering.

Drainage Items:

- Existing flow patterns must be maintained. Drainage may not be increased towards any direction.
- Detention must be provided if increasing impervious area.
- Detention calculations are based on zoning, not land use area.
- Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
- Detention ponds must provide an emergency spillway.
- Detention ponds must be in a drainage easement located at the freeboard elevation.
- Detention ponds must be irrigated.
- Must match the existing flow conditions for the detention outfall or an off-site easement is required.
- No vertical walls are allowed in detention easement.
- No public water or sanitary sewer are allowed in detention easement.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No grate inlets allowed.
- FFE for all buildings must be called out when adjacent to a detention area. Minimum 2' above 100-year WSEL.
- 100-year WSEL must be called out for detention ponds.
- All Dumpster areas shall drain to an oil/water separator and then into the storm system.
- Driveway culverts must be engineer designed (if needed).
- Wetland determination required for existing pond.

Water and Wastewater Items:

- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- There is no City water available for this site. This site is located within Blackland CCN. Will need a letter from Blackland stating that they can serve the property with City required fire flows.
- There is no City sewer available for the site. All septic systems shall be permitted through Rockwall County.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements. No structures or berms allowed in easements.

- All public utilities must be centered in easement.
- Water to be 10' separated from storm and sewer lines.
- All State (TXDOT) roadways shall have a minimum of 10' water & sanitary sewer easement along ROW. Required landscaping and buffer may not be within these easements.
- Pro-ratas may apply. Will be determined at time of Engineering.

Paving Items:

- A TXDOT Permit will be required for all utility, drainage, and pavement improvements within TXDOT ROW.
- All driveways must meet City and TXDOT spacing requirements. Per TxDOT driveway requirements, driveways are a minimum 425' from one another or roadway intersections.
- All parking, storage, drive aisles must be reinforced concrete. No rock, gravel, or asphalt allowed in any area.
- All Parking to be 20'x9' minimum.
- No dead-end parking allowed with without a City approved turnaround area, 15'x64' striped and signed no parking area.
- All drive isles to be a minimum of 24' wide.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane (if needed) to be in a platted easement.
- Culverts (if needed) for driveways will need to be engineered.
- Must meet driveway width maximum and minimum sizes.
- All State (TXDOT) roadways shall have a minimum of 10' water & sanitary sewer easement along ROW. Required landscaping and buffer may not be within these easements.
- TIA is required and review fees paid.

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- No landscape berms or tree plantings shall be located on top of City utilities or within easements.

Operation & Maintenance Plan for Structural Control Measures:

The owner or operator of any new development or redeveloped site must develop and implement an Operation and Maintenance Plan (O&M Plan) addressing the maintenance requirements for all structural stormwater control measures installed on site, including but not limited to detention ponds and retention ponds.

The O&M Plan must be submitted to the City for recordkeeping purposes at the time of Engineering. To ensure long-term maintenance regardless of ownership changes, the owner or operator must provide proof that the O&M Plan has been incorporated into the property deed restrictions or Homeowners Association (HOA) covenants, as applicable.

The site owner or operator must maintain the O&M Plan on-site along with documentation of all maintenance activities performed. These records must be made available for review by the City of Rockwall or TCEQ within 24 hours of request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	04/23/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/22/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/20/2026	Approved

No Comments

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DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/20/2026	Approved

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No Comments

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DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/20/2026	Approved

---

No Comments

**General Items:**

- Must meet City 2023 Standards of Design and Construction.
- Must pay roadway impact fees
- Minimum easement width is 20' for new easements.
- No structures, including walls or fences, allowed in easements or ROW.
- No signage is allowed within easements or ROW.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock or stone face. No smooth concrete walls.
- All utilities must be underground. All overhead power lines will need to be buried.
- The property must be platted.
- Tree mitigation will be required for the removal of trees on site.
- All State (TXDOT) roadways shall have a minimum of 10' water & sanitary sewer easement along ROW. Required landscaping and buffer may not be within these easements.
- A TXDOT Permit will be required for all utility, drainage, and pavement improvements within TXDOT ROW.
- Dumpsters should be orientated so that a trash truck can maneuver the property with the least amount of circling required. May not directly face a roadway.
- Need to show existing and proposed utilities on the Site Plan.
- Additional comments may be provided at time of Site Plan and Engineering.

**Drainage Items:**

- Existing flow patterns must be maintained. Drainage may not be increased towards any direction.
- Detention must be provided if increasing impervious area.
- Detention calculations are based on zoning, not land use area.
- Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
- Detention ponds must provide an emergency spillway.
- Detention ponds must be in a drainage easement located at the freeboard elevation.
- Detention ponds must be irrigated.
- Must match the existing flow conditions for the detention outfall or an off-site easement is required.
- No vertical walls are allowed in detention easement.
- No public water or sanitary sewer are allowed in detention easement.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No grate inlets allowed.
- FFE for all buildings must be called out when adjacent to a detention area. Minimum 2' above 100-year WSEL.
- 100-year WSEL must be called out for detention ponds.
- All Dumpster areas shall drain to an oil/water separator and then into the storm system.
- Driveway culverts must be engineer designed (if needed).
- Wetland determination required for existing pond.

**Water and Wastewater Items:**

- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- There is no City water available for this site. This site is located within Blackland CCN. Will need a letter from Blackland stating that they can serve the property with City required fire flows.
- There is no City sewer available for the site. All septic systems shall be permitted through Rockwall County.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements. No structures or berms allowed in easements.
- All public utilities must be centered in easement.
- Water to be 10' separated from storm and sewer lines.
- All State (TXDOT) roadways shall have a minimum of 10' water & sanitary sewer easement along ROW. Required landscaping and buffer may not be within these easements.
- Pro-ratas may apply. Will be determined at time of Engineering.

**Paving Items:**

- A TXDOT Permit will be required for all utility, drainage, and pavement improvements within TXDOT ROW.
- All driveways must meet City and TXDOT spacing requirements. Per TxDOT driveway requirements, driveways are a minimum 425' from one another or roadway intersections.
- All parking, storage, drive aisles must be reinforced concrete. No rock, gravel, or asphalt allowed in any area.
- All Parking to be 20'x9' minimum.
- No dead-end parking allowed with without a City approved turnaround area, 15'x64' striped and signed no parking area.
- All drive isles to be a minimum of 24' wide.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane (if needed) to be in a platted easement.
- Culverts (if needed) for driveways will need to be engineered.
- Must meet driveway width maximum and minimum sizes.
- All State (TXDOT) roadways shall have a minimum of 10' water & sanitary sewer easement along ROW. Required landscaping and buffer may not be within these easements.
- TIA is required and review fees paid.

**Landscaping:**

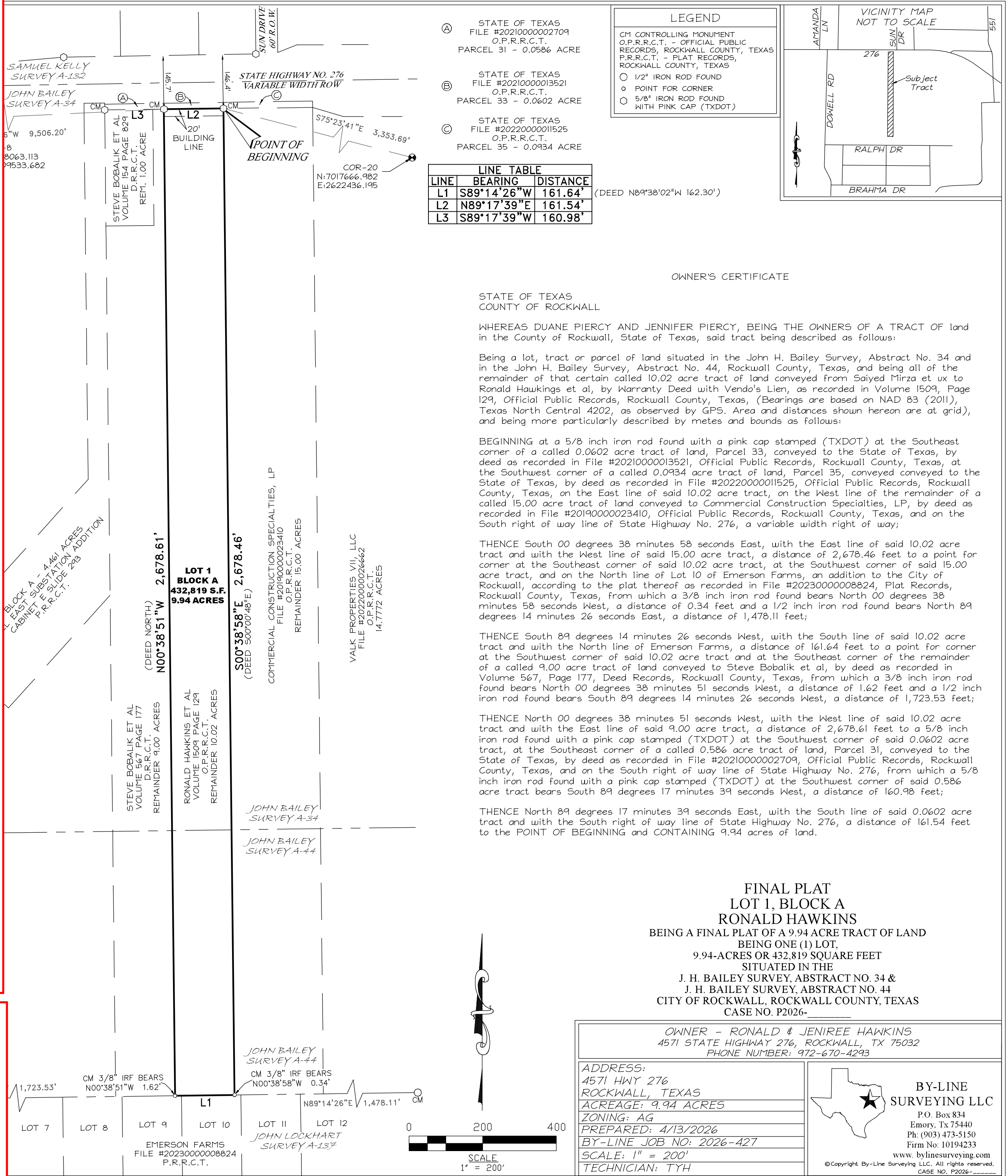
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- No landscape berms or tree plantings shall be located on top of City utilities or within easements.

**Operation & Maintenance Plan for Structural Control Measures:**

The owner or operator of any new development or redeveloped site must develop and implement an Operation and Maintenance Plan (O&M Plan) addressing the maintenance requirements for all structural stormwater control measures installed on site, including but not limited to detention ponds and retention ponds.

The O&M Plan must be submitted to the City for recordkeeping purposes at the time of Engineering. To ensure long-term maintenance regardless of ownership changes, the owner or operator must provide proof that the O&M Plan has been incorporated into the property deed restrictions or Homeowners Association (HOA) covenants, as applicable.

The site owner or operator must maintain the O&M Plan on-site along with documentation of all maintenance activities performed. These records must be made available for review by the City of Rockwall or TCEQ within 24 hours of request.





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)<sup>2</sup>

### NOTES:

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 4571 Hwy 267 Rockwall TX

SUBDIVISION \_\_\_\_\_ LOT 1 BLOCK A

GENERAL LOCATION \_\_\_\_\_

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

CURRENT ZONING AG CURRENT USE Nursery

PROPOSED ZONING Light Industrial PROPOSED USE Nursery

ACREAGE 9.94 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 Ronald Hawkins  APPLICANT \_\_\_\_\_

CONTACT PERSON \_\_\_\_\_ CONTACT PERSON \_\_\_\_\_

ADDRESS \_\_\_\_\_ ADDRESS \_\_\_\_\_

CITY, STATE & ZIP \_\_\_\_\_ CITY, STATE & ZIP \_\_\_\_\_

PHONE \_\_\_\_\_ PHONE \_\_\_\_\_

E-MAIL \_\_\_\_\_ E-MAIL \_\_\_\_\_

## NOTARY VERIFICATION [REQUIRED]

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

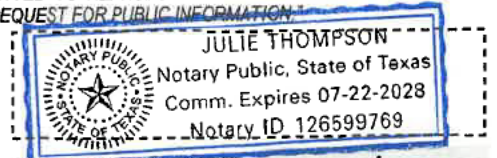
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 350.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF April, 2026

OWNER'S SIGNATURE \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Julie Thompson



MY COMMISSION EXPIRES 7/22/2028

Feet

276

Z2026-021:Zoning Change from AG to LI

0 115 230 460 690 920



Case Location Map = 

PD-76



# 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.

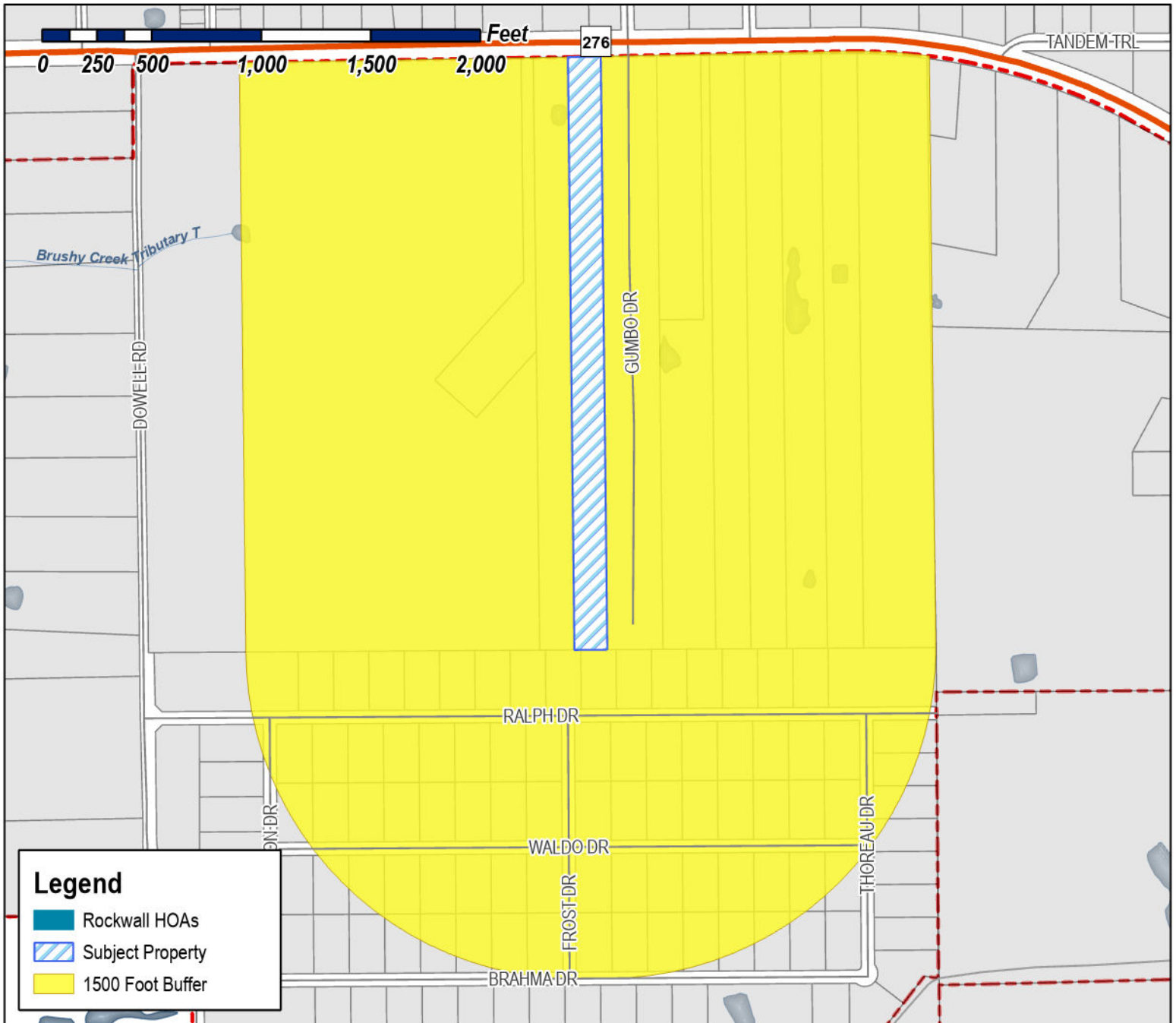




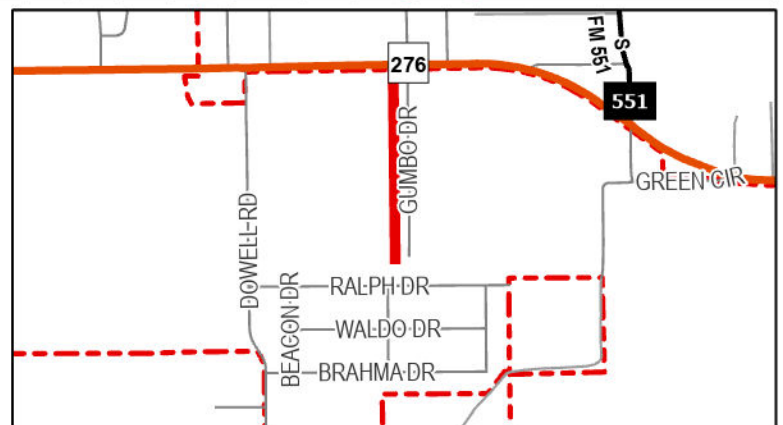
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**Case Number:** Z2026-021  
**Case Name:** Zoning Change from AG to LI  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** 4571 SH 276



**Date Saved:** 4/21/2026

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



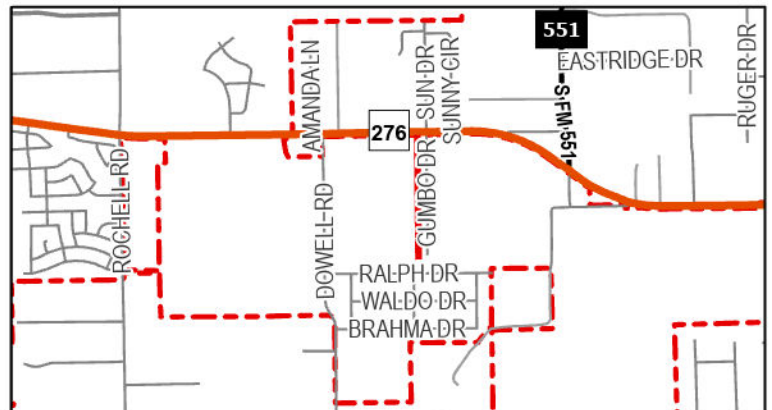
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For Questions on this Case Call: (972) 771-7745

ONCOR ELECTRIC DELIVERY COMPANY  
PO BOX 139100  
DALLAS, TX 75313

SORRELLS ROBERT  
8731 REXFORD DR  
DALLAS, TX 75209

BOBALIK STEVE A  
4521 STATE HIGHWAY 276  
ROCKWALL, TX 75032

HAWKINS RONALD & JENIREE  
4571 State Highway 276  
Rockwall, TX 75032

ROMO DIANE  
4695 STATE HIGHWAY 276  
ROCKWALL, TX 75032

VALK PROPERTIES VII LLC  
1450 T L Townsend Dr Ste A1  
Rockwall, TX 75032

COMMERCIAL CONSTRUCTION SPECIALTIES LP  
10961 LAKESIDE DRIVE  
QUINLAN, TX 75474

SUMEER HOMES INC  
2404 Texas Dr Ste 103  
Irving, TX 75062

RESIDENT  
4507 HWY276  
ROCKWALL, TX 75087

RESIDENT  
HWY276  
ROCKWALL, TX 75087

RESIDENT  
3290 HWY276  
ROCKWALL, TX 75087

RESIDENT  
4649 HWY276  
ROCKWALL, TX 75087

RESIDENT  
4649 HWY276  
ROCKWALL, TX 75087

RESIDENT  
114 GUMBO  
ROCKWALL, TX 75087

RESIDENT  
4503 RALPH DR  
ROCKWALL, TX 75087

RESIDENT  
4518 RALPH DR  
ROCKWALL, TX 75087

RESIDENT  
4476 RALPH DR  
ROCKWALL, TX 75087

RESIDENT  
4488 RALPH DR  
ROCKWALL, TX 75087

RESIDENT  
4452 RALPH DR  
ROCKWALL, TX 75087

RESIDENT  
4530 RALPH DR  
ROCKWALL, TX 75087

RESIDENT  
4542 RALPH DR  
ROCKWALL, TX 75087

RESIDENT  
4506 RALPH DR  
ROCKWALL, TX 75087

RESIDENT  
4464 RALPH DR  
ROCKWALL, TX 75087

RESIDENT  
4473 RALPH DR  
ROCKWALL, TX 75087

RESIDENT  
4485 RALPH DR  
ROCKWALL, TX 75087

RESIDENT  
4539 RALPH DR  
ROCKWALL, TX 75087

RESIDENT  
4527 RALPH DR  
ROCKWALL, TX 75087

RESIDENT  
4515 RALPH DR  
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:

## Z2026-021: Zoning Change from AG to LI

Hold a public hearing to discuss and consider a request by Ron Hawkins for the approval of a Zoning Change from an Agricultural (AG) District to a Light Industrial (LI) District for a 9.9398-acre tract of land identified as Tract 3 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4571 SH-276, 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, May 12, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 18, 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:

**Bethany Ross**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

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

Your comments must be received by Monday, May 18, 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. Z2026-021: Zoning Change from AG to LI

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 support or opposition.

Name: [Grey box]  
Address: [Grey box]

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

Ron Hawkins  
4571 SH-276, Rockwall, TX 75032  
rjhawk6@aol.com  
972-670-4293  
04/16/26

Planning & Zoning Department  
City of Rockwall  
385 S. Goliad Street  
Rockwall, TX 75087

RE: Zoning Change Request – AG to Light Industrial (LI)

Dear Planning & Zoning Commission,

I am requesting a zoning change for my property located at 4571 SH-276, Rockwall, TX 75032 from Agricultural (AG) to Light Industrial (LI).

I believe this request is appropriate for the area and aligns with the continued growth and development of the City of Rockwall.

Thank you for your time and consideration. Please let me know if any additional information is needed.

Sincerely,  
Ron Hawkins



**OWNER'S DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I, the undersigned owner of the land shown on this plat, and designated herein as LOT 1, BLOCK A, RONALD HAWKINS subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the LOT 1, BLOCK A, RONALD HAWKINS subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City. I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

Ronald Hawkins, Owner  
STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

Jeniree Hawkins, Owner  
STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, on this day personally appeared Ronald Hawkins, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Before me, the undersigned authority, on this day personally appeared Jeniree Hawkins, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**APPROVED:**

I hereby certify that the above and foregoing subdivision plat - being an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas on the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Mayor of the City of Rockwall \_\_\_\_\_ Planning and Zoning Chairman

City Secretary \_\_\_\_\_ City Engineer

**KNOW ALL MEN BY THESE PRESENTS:**

That I, Tina Y. Hoque, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

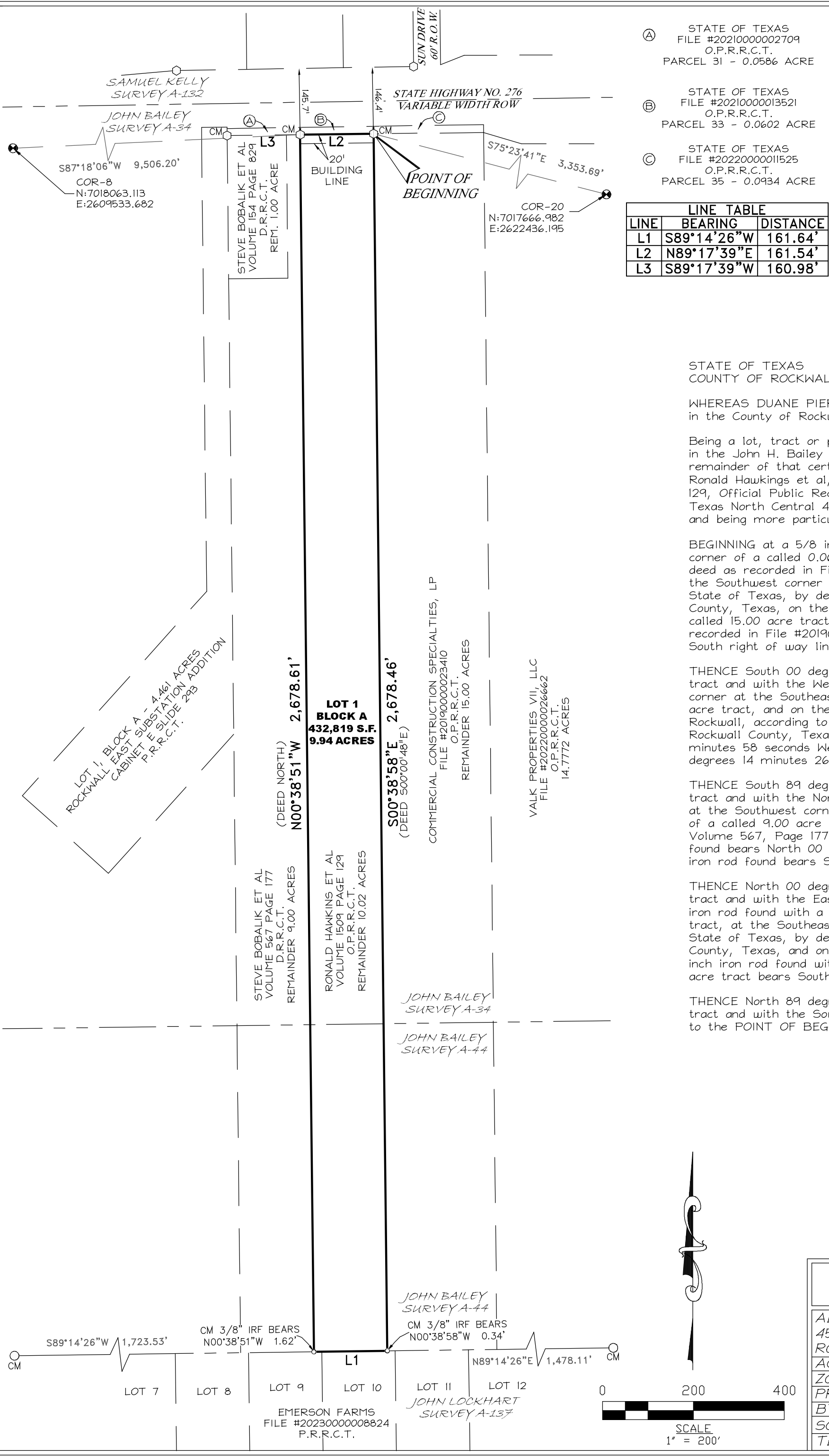
This \_\_\_\_\_ day of \_\_\_\_\_, 2026

**PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT**

Tina Y. Hoque  
Registered Professional Land Surveyor No. 6746

**NOTES:**

- Bearings based on Texas State Plane Coordinates, Texas North Central Zone 4202 as obtained by GPS observation.
- Any structure new or existing may not extend across new property lines.
- The purpose of this plat is to create one platted lot.
- Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale, No Projection.
- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- The property is shown as being located within Zone X by Flood Insurance Rate Map No. 48397C0045L, dated 09/26/2008. It is shown as not being located in a special flood hazard area inundated by 100-year flood.
- No easement record search was made by this office concerning this property.
- Abstract lines shown hereon are approximate in location.
- This survey was made without the benefit of a current title commitment, and may be subject to record evidence which is not available for consideration at the time of this survey.
- Subdividers Statement: Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
- Public Improvement Statement: It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
- Drainage and Detention Easements: The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- Fire Lanes: All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane Improvements.
- Street Appurtenances: All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

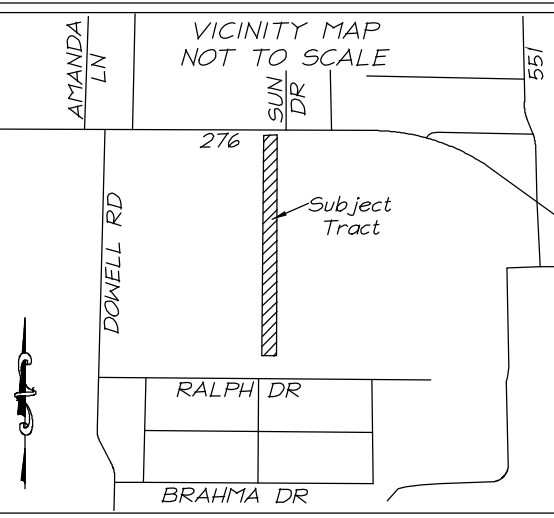


- (A) STATE OF TEXAS  
FILE #2021000002709  
O.P.R.R.C.T.  
PARCEL 31 - 0.0586 ACRE
- (B) STATE OF TEXAS  
FILE #2021000013521  
O.P.R.R.C.T.  
PARCEL 33 - 0.0602 ACRE
- (C) STATE OF TEXAS  
FILE #2022000011525  
O.P.R.R.C.T.  
PARCEL 35 - 0.0934 ACRE

**LEGEND**

GM CONTROLLING MONUMENT  
O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS  
P.R.R.C.T. - PLAT RECORDS, ROCKWALL COUNTY, TEXAS

- 1/2" IRON ROD FOUND
- POINT FOR CORNER
- 5/8" IRON ROD FOUND WITH PINK CAP (TXDOT)



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S89°14'26"W	161.64'
L2	N89°17'39"E	161.54'
L3	S89°17'39"W	160.98'

(DEED N89°38'02"W 162.30')

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS DUANE PIERCY AND JENNIFER PIERCY, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

Being a lot, tract or parcel of land situated in the John H. Bailey Survey, Abstract No. 34 and in the John H. Bailey Survey, Abstract No. 44, Rockwall County, Texas, and being all of the remainder of that certain called 10.02 acre tract of land conveyed from Saiyed Mirza et ux to Ronald Hawkins et al, by Warranty Deed with Vendor's Lien, as recorded in Volume 1509, Page 129, Official Public Records, Rockwall County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found with a pink cap stamped (TXDOT) at the Southeast corner of a called 0.0602 acre tract of land, Parcel 33, conveyed to the State of Texas, by deed as recorded in File #2021000013521, Official Public Records, Rockwall County, Texas, at the Southwest corner of a called 0.0934 acre tract of land, Parcel 35, conveyed conveyed to the State of Texas, by deed as recorded in File #2022000011525, Official Public Records, Rockwall County, Texas, on the East line of said 10.02 acre tract, on the West line of the remainder of a called 15.00 acre tract of land conveyed to Commercial Construction Specialties, LP, by deed as recorded in File #2019000023410, Official Public Records, Rockwall County, Texas, and on the South right of way line of State Highway No. 276, a variable width right of way;

THENCE South 00 degrees 38 minutes 58 seconds East, with the East line of said 10.02 acre tract and with the West line of said 15.00 acre tract, a distance of 2,678.46 feet to a point for corner at the Southeast corner of said 10.02 acre tract, at the Southwest corner of said 15.00 acre tract, and on the North line of Lot 10 of Emerson Farms, an addition to the City of Rockwall, according to the plat thereof as recorded in File #20230000008824, Plat Records, Rockwall County, Texas, from which a 3/8 inch iron rod found bears North 00 degrees 38 minutes 58 seconds West, a distance of 0.34 feet and a 1/2 inch iron rod found bears North 89 degrees 14 minutes 26 seconds West, a distance of 1,478.11 feet;

THENCE South 89 degrees 14 minutes 26 seconds West, with the South line of said 10.02 acre tract and with the North line of Emerson Farms, a distance of 161.64 feet to a point for corner at the Southwest corner of said 10.02 acre tract and at the Southeast corner of the remainder of a called 9.00 acre tract of land conveyed to Steve Bobalik et al, by deed as recorded in Volume 567, Page 177, Deed Records, Rockwall County, Texas, from which a 3/8 inch iron rod found bears North 00 degrees 38 minutes 51 seconds West, a distance of 1.62 feet and a 1/2 inch iron rod found bears South 89 degrees 14 minutes 26 seconds West, a distance of 1,723.53 feet;

THENCE North 00 degrees 38 minutes 51 seconds West, with the West line of said 10.02 acre tract and with the East line of said 9.00 acre tract, a distance of 2,678.61 feet to a 5/8 inch iron rod found with a pink cap stamped (TXDOT) at the Southwest corner of said 0.0602 acre tract, at the Southeast corner of a called 0.586 acre tract of land, Parcel 31, conveyed to the State of Texas, by deed as recorded in File #2021000002709, Official Public Records, Rockwall County, Texas, and on the South right of way line of State Highway No. 276, from which a 5/8 inch iron rod found with a pink cap stamped (TXDOT) at the Southwest corner of said 0.586 acre tract bears South 89 degrees 17 minutes 39 seconds West, a distance of 160.98 feet;

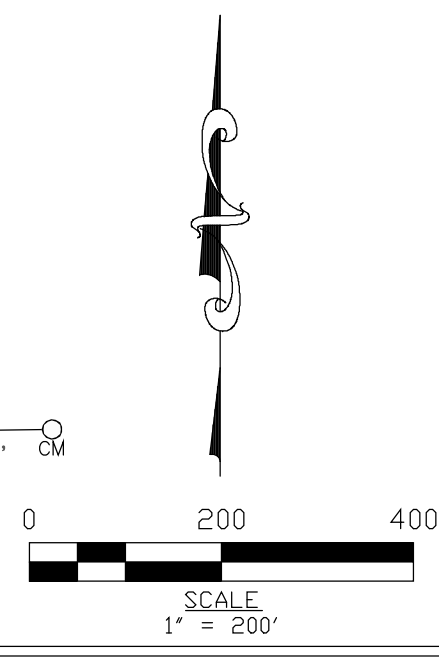
THENCE North 89 degrees 17 minutes 39 seconds East, with the South line of said 0.0602 acre tract and with the South right of way line of State Highway No. 276, a distance of 161.54 feet to the POINT OF BEGINNING and CONTAINING 9.94 acres of land.

**FINAL PLAT**  
**LOT 1, BLOCK A**  
**RONALD HAWKINS**  
BEING A FINAL PLAT OF A 9.94 ACRE TRACT OF LAND  
BEING ONE (1) LOT.  
9.94-ACRES OR 432,819 SQUARE FEET  
SITUATED IN THE  
J. H. BAILEY SURVEY, ABSTRACT NO. 34 &  
J. H. BAILEY SURVEY, ABSTRACT NO. 44  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
CASE NO. 2026-

OWNER - RONALD & JENIREE HAWKINS  
4571 STATE HIGHWAY 276, ROCKWALL, TX 75032  
PHONE NUMBER: 972-670-4293

ADDRESS:  
4571 HWY 276  
ROCKWALL, TEXAS  
ACREAGE: 9.94 ACRES  
ZONING: AG  
PREPARED: 4/13/2026  
BY-LINE JOB NO: 2026-427  
SCALE: 1" = 200'  
TECHNICIAN: TYH

BY-LINE SURVEYING LLC  
P.O. Box 834  
Emory, Tx 75440  
Ph: (903) 473-5150  
Firm No: 10194233  
www.bylinesurveying.com  
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CASE NO. P2026-



# 17 SOUTH CENTRAL ESTATES DISTRICT

## DISTRICT DESCRIPTION

The *South Central Estates District* has the potential to have a mixture of land uses, but is currently relatively undeveloped. The district does have a low density (i.e. *Equestrian Meadows*) and a medium density (i.e. *West View*) subdivision situated within the southern portions of the district. Along SH-276, there are currently some transitional commercial land uses and residential homes situated on long narrow lots. This district is projected to transition to more intense commercial land uses along SH-276, but still maintain estate and rural residential land uses south of SH-276. Much of the areas along SH-276 will depend on the viability and alignment of the future Outer Loop.

## POINTS OF REFERENCE

- A. Equestrian Meadows Subdivision
- B. Westhaven Subdivision

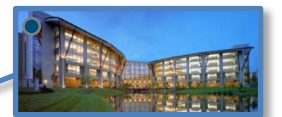
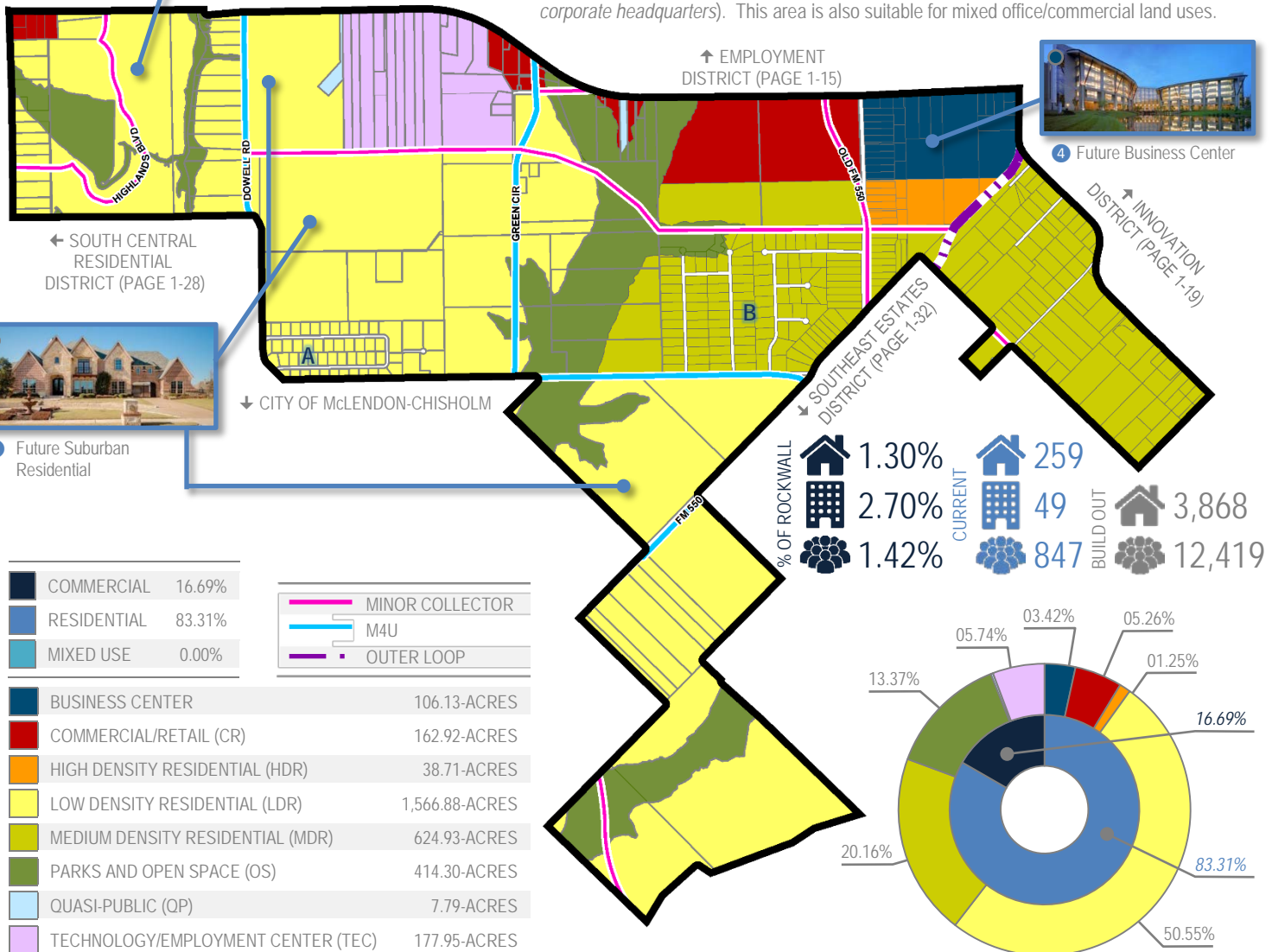
## LAND USE PALETTES

- Current Land Use
- Future Land Use



2 Future Suburban Residential

↑ TECHNOLOGY DISTRICT (PAGE 1-31)



4 Future Business Center



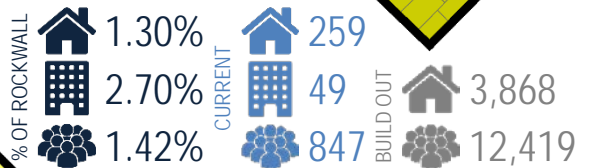
2 Future Suburban Residential

← SOUTH CENTRAL RESIDENTIAL DISTRICT (PAGE 1-28)

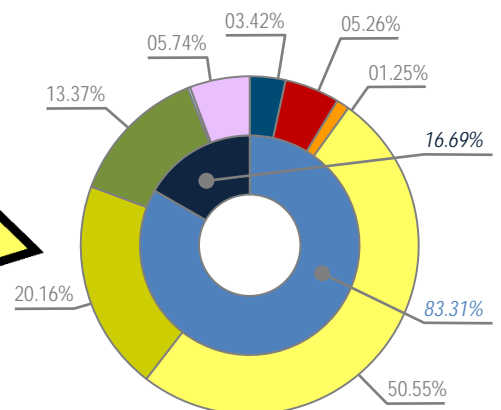
↑ EMPLOYMENT DISTRICT (PAGE 1-15)

↑ INNOVATION DISTRICT (PAGE 1-19)

↓ CITY OF McLENDON-CHISHOLM



■ COMMERCIAL	16.69%	— MINOR COLLECTOR
■ RESIDENTIAL	83.31%	— M4U
■ MIXED USE	0.00%	— OUTER LOOP
■ BUSINESS CENTER	106.13-ACRES	
■ COMMERCIAL/RETAIL (CR)	162.92-ACRES	
■ HIGH DENSITY RESIDENTIAL (HDR)	38.71-ACRES	
■ LOW DENSITY RESIDENTIAL (LDR)	1,566.88-ACRES	
■ MEDIUM DENSITY RESIDENTIAL (MDR)	624.93-ACRES	
■ PARKS AND OPEN SPACE (OS)	414.30-ACRES	
■ QUASI-PUBLIC (QP)	7.79-ACRES	
■ TECHNOLOGY/EMPLOYMENT CENTER (TEC)	177.95-ACRES	



## DISTRICT STRATEGIES

Taking into account that the *South Central Estates District* has a large amount of mostly vacant or raw land with limited access to infrastructure (i.e. *water and wastewater facilities*), the following are the recommended strategies for this district:

- 1 **Opportunity Zone** (*Intersection of SH-276 & FM-548*). When constructed this intersection will be a major land use node in the district and have the potential to provide employment and professional campus land uses mixed with entertainment, restaurant and retail land uses that can create an "18-Hour" environment (i.e. *an environment that provides the ability to live, work, shop and dine*).
- 2 **Suburban Residential**. The district has several large tracts of land that can support highly amenitized master planned communities. Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition (e.g. *larger lots or a large landscape buffer*) adjacent to the existing subdivision. Due to the availability of infrastructure residential in this area may also be suitable for 1½-acre lots with septic systems.
- 3 **Commercial/Retail Centers**. Due to the anticipated alignment of the Outer Loop (i.e. *current alignment of FM-548*), the commercial/retail centers along SH-276 are ideal for larger scale retail businesses and restaurants that could support any office or residential development in the area. These areas could also provide neighborhood service uses intended to allow smaller commercial uses that can support adjacent residential land uses. All commercial developments should incorporate appropriate screening (e.g. *berms, landscaping and large buffers*) to transition uses.
- 4 **Business Center**. The areas designated as *Business Center* are intended to provide space for larger office facilities and combination manufacturing/warehouse and office facilities (e.g. *corporate headquarters*). This area is also suitable for mixed office/commercial land uses.

**LEGEND:**

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P	Land Use Permitted <i>By-Right</i>
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X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

# PERMITTED LAND USES IN AN LIGHT INDUSTRIAL (LI) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference <a href="#">Article 13, Definitions</a> ]	CONDITIONAL USE REFERENCE Reference <a href="#">Article 04, Permissible Uses</a>	LIGHT INDUSTRIAL (LI) DISTRICT
<b>AGRICULTURAL AND ANIMAL RELATED LAND USES</b>	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	<a href="#">(1)</a>		P
Animal Boarding/Kennel without Outside Pens	<a href="#">(2)</a>	<a href="#">(2)</a>	P
Animal Clinic for Small Animals without Outdoor Pens	<a href="#">(3)</a>	<a href="#">(3)</a>	P
Animal Hospital or Clinic	<a href="#">(4)</a>		P
Animal Shelter or Loafing Shed	<a href="#">(6)</a>		P
Community Garden	<a href="#">(11)</a>	<a href="#">(7)</a>	S
Urban Farm	<a href="#">(12)</a>	<a href="#">(8)</a>	S
<b>RESIDENTIAL AND LODGING LAND USES</b>	2.02(B)	2.03(B)	
Caretakers Quarters/Domestic or Security Unit	<a href="#">(3)</a>		P
Commercial Parking Garage	<a href="#">(6)</a>		A
Limited-Service Hotel	<a href="#">(10)</a>		S
Full-Service Hotel	<a href="#">(11)</a>	<a href="#">(8)</a>	S
Residence Hotel	<a href="#">(12)</a>		S
Motel	<a href="#">(13)</a>		S
<b>INSTITUTIONAL AND COMMUNITY SERVICE LAND USES</b>	2.02(C)	2.03(C)	
Assisted Living Facility	<a href="#">(1)</a>	<a href="#">(1)</a>	S
Blood Plasma Donor Center	<a href="#">(2)</a>		P
Cemetery/Mausoleum	<a href="#">(3)</a>		P
Church/House of Worship	<a href="#">(4)</a>	<a href="#">(2)</a>	S
College, University, or Seminary	<a href="#">(5)</a>		P
Convalescent Care Facility/Nursing Home	<a href="#">(6)</a>		S
Congregate Care Facility/Elderly Housing	<a href="#">(7)</a>	<a href="#">(3)</a>	S
Crematorium	<a href="#">(8)</a>		S
Daycare with Seven (7) or More Children	<a href="#">(9)</a>	<a href="#">(4)</a>	S
Emergency Ground Ambulance Services	<a href="#">(10)</a>		P
Government Facility	<a href="#">(12)</a>		P
Hospice	<a href="#">(14)</a>		S
Hospital	<a href="#">(15)</a>		P
Public Library, Art Gallery or Museum	<a href="#">(16)</a>		P
Mortuary or Funeral Chapel	<a href="#">(17)</a>		P
Local Post Office	<a href="#">(18)</a>		P
Regional Post Office	<a href="#">(19)</a>		P
Prison/Custodial Institution	<a href="#">(20)</a>		P
Public or Private Primary School	<a href="#">(21)</a>	<a href="#">(7)</a>	P
Public or Private Secondary School	<a href="#">(22)</a>	<a href="#">(8)</a>	P
Rescue Mission or Shelter for the Homeless	<a href="#">(24)</a>		P
Social Service Provider (Except Rescue Mission or Homeless Shelter)	<a href="#">(25)</a>		P
<b>OFFICE AND PROFESSIONAL LAND USES</b>	2.02(D)	2.03(D)	
Financial Institution with Drive-Through	<a href="#">(1)</a>	<a href="#">(1)</a>	P

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Financial Institution without Drive-Through	<a href="#">(1)</a>		P
Office Building less than 5,000 SF	<a href="#">(2)</a>		P
Office Building 5,000 SF or Greater	<a href="#">(2)</a>		P
<b>RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES</b>	<b>2.02(E)</b>	<b>2.03(E)</b>	
Temporary Carnival, Circus, or Amusement Ride	<a href="#">(1)</a>	<a href="#">(1)</a>	P
Indoor Commercial Amusement/Recreation	<a href="#">(2)</a>	<a href="#">(2)</a>	P
Outdoor Commercial Amusement/Recreation	<a href="#">(3)</a>	<a href="#">(3)</a>	S
Public or Private Community or Recreation Club as an Accessory Use	<a href="#">(4)</a>		P
Private Country Club	<a href="#">(5)</a>		P
Golf Driving Range	<a href="#">(6)</a>		P
Temporary Fundraising Events by Non-Profit	<a href="#">(7)</a>	<a href="#">(4)</a>	P
Indoor Gun Club with Skeet or Target Range	<a href="#">(8)</a>	<a href="#">(5)</a>	P
Health Club or Gym	<a href="#">(9)</a>		P
Private Club, Lodge or Fraternal Organization	<a href="#">(10)</a>	<a href="#">(6)</a>	P
Private Sports Arena, Stadium, and/or Track	<a href="#">(11)</a>		P
Public Park or Playground	<a href="#">(12)</a>		P
Sexually Oriented Businesses <a href="#">[Art. XI; CH. 12; Municipal Code]</a>	<a href="#">(13)</a>	<a href="#">(7)</a>	S
Tennis Courts <i>(i.e. Not Accessory to a Public or Private Country Club)</i>	<a href="#">(14)</a>		P
Theater	<a href="#">(15)</a>		P
<b>RETAIL AND PERSONAL SERVICES LAND USES</b>	<b>2.02(F)</b>	<b>2.03(F)</b>	
Portable Beverage Service Facility	<a href="#">(4)</a>	<a href="#">(1)</a>	S
Brew Pub	<a href="#">(5)</a>		P
Business School	<a href="#">(6)</a>		P
Catering Service	<a href="#">(7)</a>		P
Temporary Christmas Tree Sales Lot and/or Similar Uses	<a href="#">(8)</a>	<a href="#">(2)</a>	P
Copy Center	<a href="#">(9)</a>		P
Craft/Micro Brewery, Distillery and/or Winery	<a href="#">(10)</a>	<a href="#">(3)</a>	P
Incidental Display	<a href="#">(11)</a>	<a href="#">(4)</a>	P
Food Trucks/Trailers	<a href="#">(12)</a>	<a href="#">(5)</a>	P
Garden Supply/Plant Nursery	<a href="#">(13)</a>		P
General Personal Service	<a href="#">(14)</a>	<a href="#">(6)</a>	S
General Retail Store	<a href="#">(15)</a>		S
Hair Salon and/or Manicurist	<a href="#">(16)</a>		S
Laundromat with Dropoff/Pickup Services	<a href="#">(17)</a>		P
Self Service Laundromat	<a href="#">(18)</a>		P
Private Museum or Art Gallery	<a href="#">(20)</a>		P
Night Club, Discotheque, or Dance Hall	<a href="#">(21)</a>		S
Pawn Shop	<a href="#">(22)</a>		P
Permanent Cosmetics	<a href="#">(23)</a>	<a href="#">(7)</a>	A

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LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference <a href="#">Article 13,</a> <a href="#">Definitions</a> ]	CONDITIONAL USE REFERENCE Reference <a href="#">Article 04,</a> <a href="#">Permissible Uses</a> ]	LIGHT INDUSTRIAL (LI) DISTRICT
Temporary Real Estate Sales Office	<a href="#">(25)</a>		P
Rental Store without Outside Storage and/or Display	<a href="#">(26)</a>	<a href="#">(8)</a>	P
Restaurant with less than 2,000 SF with Drive-Through or Drive-In	<a href="#">(27)</a>	<a href="#">(9)</a>	S
Restaurant with less than 2,000 SF without Drive-Through or Drive-In	<a href="#">(28)</a>		P
Restaurant with 2,000 SF or more with Drive-Through or Drive-In	<a href="#">(27)</a>	<a href="#">(10)</a>	P
Restaurant with 2,000 SF or more without Drive-Through or Drive-In	<a href="#">(28)</a>		P
Retail Store with Gasoline Sales that has Two (2) or less Dispensers ( <i>i.e. a Maximum of Four [4] Vehicles</i> )	<a href="#">(29)</a>		P
Retail Store with Gasoline Sales that has more than Two (2) Dispensers	<a href="#">(29)</a>		P
Secondhand Dealer	<a href="#">(30)</a>		P
Art, Photography, or Music Studio	<a href="#">(31)</a>		P
Taxidermist Shop	<a href="#">(34)</a>		P
<b>COMMERCIAL AND BUSINESS SERVICES LAND USES</b>	2.02(G)	2.03(G)	
Bail Bond Service	<a href="#">(1)</a>		P
Building and Landscape Material with Outside Storage	<a href="#">(2)</a>	<a href="#">(1)</a>	P
Building and Landscape Material with Limited Outside Storage	<a href="#">(2)</a>	<a href="#">(2)</a>	P
Building Maintenance, Service, and Sales with Outside Storage	<a href="#">(3)</a>	<a href="#">(3)</a>	P
Building Maintenance, Service, and Sales without Outside Storage	<a href="#">(3)</a>		P
Commercial Cleaners	<a href="#">(4)</a>		P
Custom and Craft Work	<a href="#">(5)</a>		P
Electrical, Watch, Clock, Jewelry and/or Similar Repair	<a href="#">(6)</a>		P
Feed Store or Ranch Supply	<a href="#">(7)</a>		S
Furniture Upholstery/Refinishing and Resale	<a href="#">(8)</a>	<a href="#">(4)</a>	P
Gunsmith Repair and Sales	<a href="#">(9)</a>		P
Rental, Sales and Service of Heavy Machinery and Equipment	<a href="#">(10)</a>	<a href="#">(5)</a>	S
Locksmith	<a href="#">(11)</a>		P
Machine Shop	<a href="#">(12)</a>		P
Medical or Scientific Research Lab	<a href="#">(13)</a>		P
Research and Technology or Light Assembly	<a href="#">(15)</a>		P
Trade School	<a href="#">(17)</a>		P
Temporary On-Site Construction Office	<a href="#">(18)</a>	<a href="#">(6)</a>	P
<b>AUTO AND MARINE RELATED LAND USES</b>	2.02(H)	2.03(H)	
Major Auto Repair Garage	<a href="#">(1)</a>	<a href="#">(1)</a>	S
Minor Auto repair garage	<a href="#">(2)</a>	<a href="#">(2)</a>	S
Automobile Rental	<a href="#">(3)</a>		S
New or Used Boat and Trailer Dealership	<a href="#">(4)</a>	<a href="#">(3)</a>	S
Full Service Car Wash and Auto Detail	<a href="#">(5)</a>	<a href="#">(4)</a>	P
Self Service Car Wash	<a href="#">(5)</a>	<a href="#">(4)</a>	P
New and/or Used Indoor Motor Vehicle Dealership/Showroom	<a href="#">(6)</a>	<a href="#">(5)</a>	S
New Motor Vehicle Dealership-for Cars and Light Trucks	<a href="#">(7)</a>	<a href="#">(6)</a>	S

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Used Motor Vehicle Dealership for Cars and Light Trucks}	<a href="#">(7)</a>	<a href="#">(7)</a>	A
Commercial Parking	<a href="#">(8)</a>		P
Non-Commercial Parking Lot	<a href="#">(9)</a>		P
Recreational Vehicle (RV) Sales and Service	<a href="#">(10)</a>		S
Service Station	<a href="#">(11)</a>	<a href="#">(8)</a>	P
Towing and Impound Yard	<a href="#">(12)</a>	<a href="#">(9)</a>	S
Towing Service without Storage	<a href="#">(13)</a>	<a href="#">(10)</a>	P
Truck Rental	<a href="#">(14)</a>		S
Truck Stop with Gasoline Sales and Accessory Services	<a href="#">(15)</a>	<a href="#">(11)</a>	S
<b>INDUSTRIAL AND MANUFACTURING LAND USES</b>	2.02(I)	2.03(I)	
Asphalt or Concrete Batch Plant	<a href="#">(1)</a>	<a href="#">(1)</a>	S
Temporary Asphalt or Concrete Batch Plant	<a href="#">(2)</a>	<a href="#">(2)</a>	P
Bottle Works for Milk or Soft Drinks	<a href="#">(3)</a>		P
Brewery or Distillery	<a href="#">(4)</a>	<a href="#">(3)</a>	P
Carpet and Rug Cleaning	<a href="#">(5)</a>		P
Environmentally Hazardous Materials	<a href="#">(6)</a>	<a href="#">(4)</a>	S
Food Processing with No Animal Slaughtering	<a href="#">(7)</a>		P
Light Assembly and Fabrication	<a href="#">(8)</a>		P
Heavy Manufacturing	<a href="#">(9)</a>		S
Light Manufacturing	<a href="#">(10)</a>		P
Metal Plating or Electroplating	<a href="#">(11)</a>		S
Mining and Extraction of (Sand, Gravel, Oil and/or Other Materials)	<a href="#">(12)</a>	<a href="#">(5)</a>	S
Printing and Publishing	<a href="#">(13)</a>		P
Salvage or Reclamation of Products Indoors	<a href="#">(14)</a>		P
Salvage or Reclamation of Products Outdoors	<a href="#">(15)</a>		S
Sheet Metal Shop	<a href="#">(16)</a>		P
Tool, Dye, Gauge and/or Machine Shop	<a href="#">(17)</a>		P
Welding Repair	<a href="#">(18)</a>		P
Winery	<a href="#">(19)</a>	<a href="#">(6)</a>	P
<b>WHOLESALE, DISTRIBUTION AND STORAGE LAND USES</b>	2.02(J)	2.03(J)	
Cold Storage Plant	<a href="#">(1)</a>		P
Heavy Construction/Trade Yard	<a href="#">(2)</a>		P
Mini-Warehouse	<a href="#">(4)</a>	<a href="#">(1)</a>	P
Outside Storage and/or Outside Display	<a href="#">(5)</a>	<a href="#">(2)</a>	P
Recycling Collection Center	<a href="#">(6)</a>		P
Warehouse/Distribution Center	<a href="#">(7)</a>		P
Wholesale Showroom Facility	<a href="#">(8)</a>		P
<b>UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES</b>	2.02(K)	2.03(K)	
Airport, Heliport or Landing Field	<a href="#">(1)</a>		S
Antenna, as an Accessory	<a href="#">(2)</a>	<a href="#">(1)</a>	P

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Commercial Antenna	<a href="#">(3)</a>	<a href="#">(2)</a>	S
Antenna, for an Amateur Radio	<a href="#">(4)</a>	<a href="#">(3)</a>	A
Antenna Dish	<a href="#">(5)</a>	<a href="#">(4)</a>	A
Commercial Freestanding Antenna	<a href="#">(6)</a>	<a href="#">(5)</a>	P
Mounted Commercial Antenna	<a href="#">(7)</a>	<a href="#">(6)</a>	P
Bus Charter Service and Service Facility	<a href="#">(8)</a>		P
Helipad	<a href="#">(9)</a>		S
Utilities ( <i>Non-Municipally Owned or Controlled</i> ), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	<a href="#">(10)</a>		S
Municipally Owned or Controlled Facilities, Utilities and Uses	<a href="#">(11)</a>		P
Private Streets	<a href="#">(12)</a>		S
Radio Broadcasting	<a href="#">(13)</a>		P
Railroad Yard or Shop	<a href="#">(14)</a>		S
Recording Studio	<a href="#">(15)</a>		P
Satellite Dish	<a href="#">(16)</a>		A
Solar Energy Collector Panels and Systems	<a href="#">(17)</a>	<a href="#">(7)</a>	A
Transit Passenger Facility	<a href="#">(18)</a>		S
Trucking Company	<a href="#">(19)</a>		P
TV Broadcasting and Other Communication Service	<a href="#">(20)</a>		P
Utilities Holding a Franchise from the City of Rockwall	<a href="#">(21)</a>		P
Utility Installation Other than Listed	<a href="#">(22)</a>		S
Utility/Transmission Lines	<a href="#">(23)</a>		S
Wireless Communication Tower	<a href="#">(24)</a>		S

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A LIGHT INDUSTRIAL (LI) DISTRICT FOR AN 9.9398-ACRE TRACT OF LAND IDENTIFIED AS TRACT 3 OF THE J.H. BAILEY SURVEY, ABSTRACT NO. 34, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' AND EXHIBIT 'B' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Ron Hawkins for the approval of a Zoning Change from an Agricultural (AG) District to a Light Industrial (LI) District for a 9.9398-acre tract of land identified as Tract 3 of the J.H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, and more fully described and depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

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

**SECTION 1.** That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Light Industrial (LI) District;

**SECTION 2.** That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Light Industrial (LI) District* as stipulated in Subsection 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*; and, Subsection 05.01, *General Industrial District Standards*, Subsection 05.02, *Light Industrial (LI) District*, and Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

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

zoning described herein;

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

**SECTION 5.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1<sup>ST</sup> DAY OF JUNE, 2026.**

\_\_\_\_\_  
Tim McCallum, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: May 18, 2026

2<sup>nd</sup> Reading: June 1, 2026





# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Planning and Zoning Commission  
**DATE:** May 12, 2026  
**APPLICANT:** Ron Hawkins  
**CASE NUMBER:** Z2026-021; *Zoning Change (AG to LI) for 4571 SH-276*

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### SUMMARY

Hold a public hearing to discuss and consider a request by Ron Hawkins for the approval of a Zoning Change from an Agricultural (AG) District to a Light Industrial (LI) District for a 9.9398-acre tract of land identified as Tract 3 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4571 SH-276, and take any action necessary.

### BACKGROUND

The subject property was annexed on December 22, 2008 by *Ordinance No. 08-65 [Case No. A2008-003]*. At the time of annexation, the subject property was zoned Agricultural (AG) District and was occupied with a legally non-conforming *Garden Supply/Plant Nursery*. According to the Rockwall Central Appraisal District (RCAD), currently situated on the subject property is a 7,000 SF storage warehouse constructed in 1999; however, according to the Certificate of Occupancy (CO) -- *issued to the applicant on April 21, 2009* -- the land use on the subject property is a *Nursery/Office* that included the outside storage of "...plants, soils, irrigations parts, fertilizer (seasonal), [and] mulch." On December 11, 2025, following a proactive code enforcement case (*i.e. Case No. CE2025-6295*) initiated by the Neighborhood Improvement Services (NIS) Division, staff met with the property owner, Ron Hawkins of *Land Art of Rockwall (Honey Locus Farms)*, regarding the establishment of a *banquet facility/event hall* and *coffee shop* on the subject property without a Certificate of Occupancy (CO). At that time of this meeting and currently, the property is zoned Agricultural (AG) District. The *banquet facility/event hall* and *coffee shop* are not permitted in the Agricultural (AG) District, while the existing *garden supply/plant nursery* is considered a legally non-conforming use predating annexation. Staff also discussed with the property owner that the property's Future Land Use designation of *Technology/Employment Center* -- *as indicated in the OURhometown Vision 2040 Comprehensive Plan* -- is most consistent with the Light Industrial (LI) District zoning designation when considering the surrounding land uses; however, the Light Industrial (LI) District did not permit a *banquet facility/event hall*. As a note, rezoning the property to a Commercial (C) District -- *which would accommodate the desired land uses* -- would be inconsistent with the Future Land Use Map and could be considered *Spot Zoning*<sup>1</sup>. Based on these considerations, staff recommended initiating an amendment to the Unified Development Code (UDC) to allow the *banquet facility/event hall* land use in a Light Industrial (LI) District by Specific Use Permit (SUP). On January 5, 2026, the City Council reviewed this request, and directed staff to proceed with the amendment. On March 2, 2026, the City Council approved the amendment to allow the *banquet facility/event hall* land use in the Light Industrial (LI) District by Specific Use Permit (SUP).

### PURPOSE

On April 17, 2026, the applicant -- *Ron Hawkins* -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Light Industrial (LI) District.

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<sup>1</sup>: *Spot Zoning* refers to the practice of applying a zoning classification to a specific parcel or small area that is inconsistent with the surrounding zoning pattern and is primarily for the benefit of a particular property owner, rather than to advance the public health, safety, morals, or general welfare. *Spot Zoning* is not expressly prohibited in Texas, but zoning actions that meet the classic definition of *Spot Zoning* are legally vulnerable and must be supported by a clear, defensible public-interest rationale to withstand judicial scrutiny.

## ADJACENT LAND USES AND ACCESS

The subject property is addressed as 4571 SH-276. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are the corporate limits of the City of Rockwall. Beyond this is SH-276, which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this thoroughfare are multiple properties situated within the City's Extraterritorial Jurisdiction (ETJ) with residential and non-residential structures constructed on them.

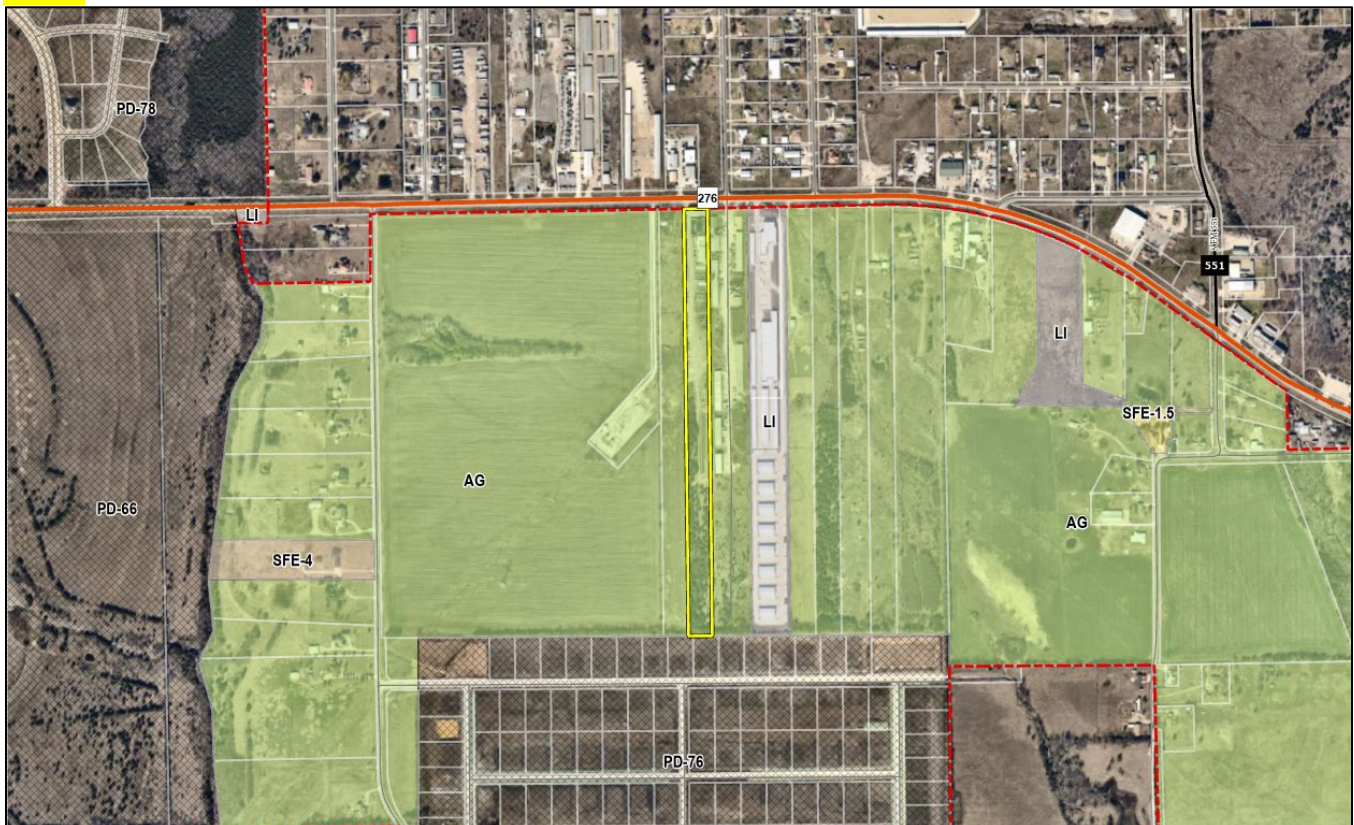
South: Directly south of the subject property is the Emerson Farms Subdivision which consists of 116 single-family lots and was established in 2023. Emerson Farms is zoned Planned Development District 76 (PD-76) for Single-Family 1 (SF-1) District land uses. Beyond this are the corporate limits of the City of Rockwall. South of this are two (2) tracts of land (*i.e. Tracts 17 & 17-01 of the J. Lockhart Survey, Abstract No. 137*) situated within City's Extraterritorial Jurisdiction (ETJ) with residential structures constructed on them.

East: Directly east of the subject property is a 15-acre tract of land (*i.e. Tract 6 of the J. H. Bailey Survey, Abstract No. 34*), which has multiple non-residential structures situated on it. East of this is another 15-acre parcel of land (*i.e. Lot 1, Block A, Valk 276 Addition*). This lot is zoned Light Industrial (LI) District and developed with a *mini-warehouse facility* (*i.e. Storage 365*).

West: Directly west of the subject property is a ten (10) acre tract of land (*i.e. Tract 4 of the J. H. Bailey Survey, Abstract No. 34*), which has a single-family home situated on it. Beyond that is a 4.461-acre tract of land (*i.e. Lot 1, Block A, Substation Addition*), which is owned and operated by *Oncor Electric Delivery Company* and zoned Agricultural (AG) District. West of this is 106-acre tract of land (*i.e. Tract 1 of the J. H. Bailey Survey, Abstract No. 34*), which is zoned Agricultural (AG) District and is currently vacant. Beyond this is the corporate limits of the City of Rockwall. Beyond that are two (2) properties situated within the City's Extraterritorial Jurisdiction (ETJ) that have single-family homes situated on them.

### MAP 1: LOCATION MAP

**YELLOW:** SUBJECT PROPERTY



## **CONFORMANCE TO THE CITY'S CODES**

According to Subsection 05.02, *Light Industrial (LI) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(t)he Light Industrial (LI) District is a zoning district intended to create a limited industrial zone that provides for modern types of industrial land uses ... [and] is intended for industrial parks and larger, cleaner types of industries.” In this case, the applicant has a legally non-conforming *garden supply/plant nursery* and has been operating a *coffee shop* and *event hall/banquet facility* without a Certificate of Occupancy (CO). According to the Permissible Use Charts, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), an *event hall/banquet facility* is permitted by Specific Use Permit (SUP) and the *coffee shop* is permitted by-right. If rezoned, the applicant will be required to request a Specific Use Permit (SUP) for the *event hall/banquet facility* and any further development on the property would be subject to the density and dimensional requirements for a property in a Light Industrial (LI) District as specified by Subsection 07.03, *Non-Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), and which are summarized as follows:

**TABLE 1: LIGHT INDUSTRIAL (LI) DISTRICT STANDARDS**

<i>Minimum Lot Area</i>	12,500 SF
<i>Minimum Lot Width</i>	100'
<i>Minimum Lot Depth</i>	125'
<i>Minimum Front Yard Setback</i> <sup>(1)</sup>	25'
<i>Minimum Side Yard Setback</i> <sup>(2) &amp; (3)</sup>	15' + ½ Height Over 36'
<i>Minimum Rear Yard Setback</i> <sup>(2) &amp; (3)</sup>	10'
<i>Minimum Between Buildings</i> <sup>(2) &amp; (3)</sup>	15' + ½ Height Over 36'
<i>Maximum Building Height</i> <sup>(4)</sup>	60'
<i>Maximum Building Size</i>	N/A
<i>Maximum Lot Coverage</i>	60%
<i>Minimum Landscaping</i>	15%

### **General Notes:**

- 1: From future right-of-way as shown on the adopted Master Thoroughfare Plan or as actually exists, whichever is greater.
- 2: Not to exceed 50-feet.
- 3: ½ Height Over 36-feet with a fire rated wall.
- 4: Building height may be increased up to 120-feet if approved through a Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council.

If this zoning change is approved and when the subject property is further developed, the development will be required to conform to all the requirements of the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, and any other applicable local, state or federal requirements.

## **CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *South Central Estates District*, which -- based on the *District Description for the South Central Estates District* -- “...has the potential to have a mixture of land uses, but is currently relatively undeveloped.” This section goes on to make the observation that “(a)long SH-276, there are currently some transitional commercial land uses and residential homes situated on long narrow lots.” The subject property is one (1) of the transitional properties being referenced in this statement, having a lot depth of 2,678.33-feet and an existing 7,000 SF *garden supply/plant nursery* situated on it. The *Land Use Plan* for this district designates the subject property for *Technology/Employment* land uses, which is “...characterized by employment-oriented businesses, which are generally situated in larger centers (i.e. *Rockwall Technology Park*) with access to key transportation networks.” In addition, the Light Industrial (LI) District is one (1) of the two (2) zoning districts permitted under this *Land Use Plan Designation*. Based on this, the applicant’s request to change the zoning of the subject property from Agricultural (AG) District to a Light Industrial (LI) District conforms to the Comprehensive Plan.

## **NOTIFICATIONS**

On April 21, 2026, staff mailed 28 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff has received one (1) notice in opposition of the applicant's request.

## **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to rezone the subject property from an Agricultural (AG) District Light Industrial (LI) District, then staff would propose the following conditions of approval:

- (1) The applicant shall be required to submit a Specific Use Permit (SUP) for the *banquet facility/event hall* prior to the submission of a Site Plan for the subject property.
- (2) The applicant shall be required to submit a Site Plan for the subject property.
- (3) The applicant shall be required to submit a Final Plat for the subject property.
- (4) The applicant shall be required to submit a building permit for any unpermitted structures on the subject property.
- (5) Any construction resulting from the approval of this Zoning Change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)<sup>2</sup>

### NOTES:

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

~~1111~~ 4571 Hwy 267 Rockwall TX

SUBDIVISION

LOT

1

BLOCK

A

GENERAL LOCATION

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

CURRENT ZONING

AG

CURRENT USE

Nursery

PROPOSED ZONING

Light Industrial

PROPOSED USE

Nursery

ACREAGE

9.94

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

Ronald Hawkins

APPLICANT

CONTACT PERSON

-

CONTACT PERSON

ADDRESS



ADDRESS

CITY, STATE & ZIP

PHONE

E-MAIL

CITY, STATE & ZIP

PHONE

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ronald Hawkins [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 \$ 350.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

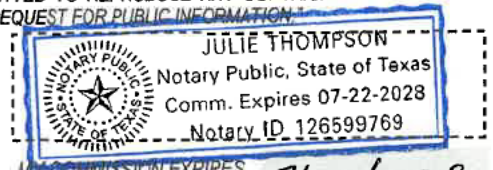
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF April, 2026

OWNER'S SIGNATURE

*Ronald Hawkins*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Julie Thompson*



MY COMMISSION EXPIRES

7/22/2028

Feet

276

Z2026-021:Zoning Change from AG to LI

0 115 230 460 690 920




AG

GUMBO DR

LI

AG

Case Location Map = 

PD-76



# 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.

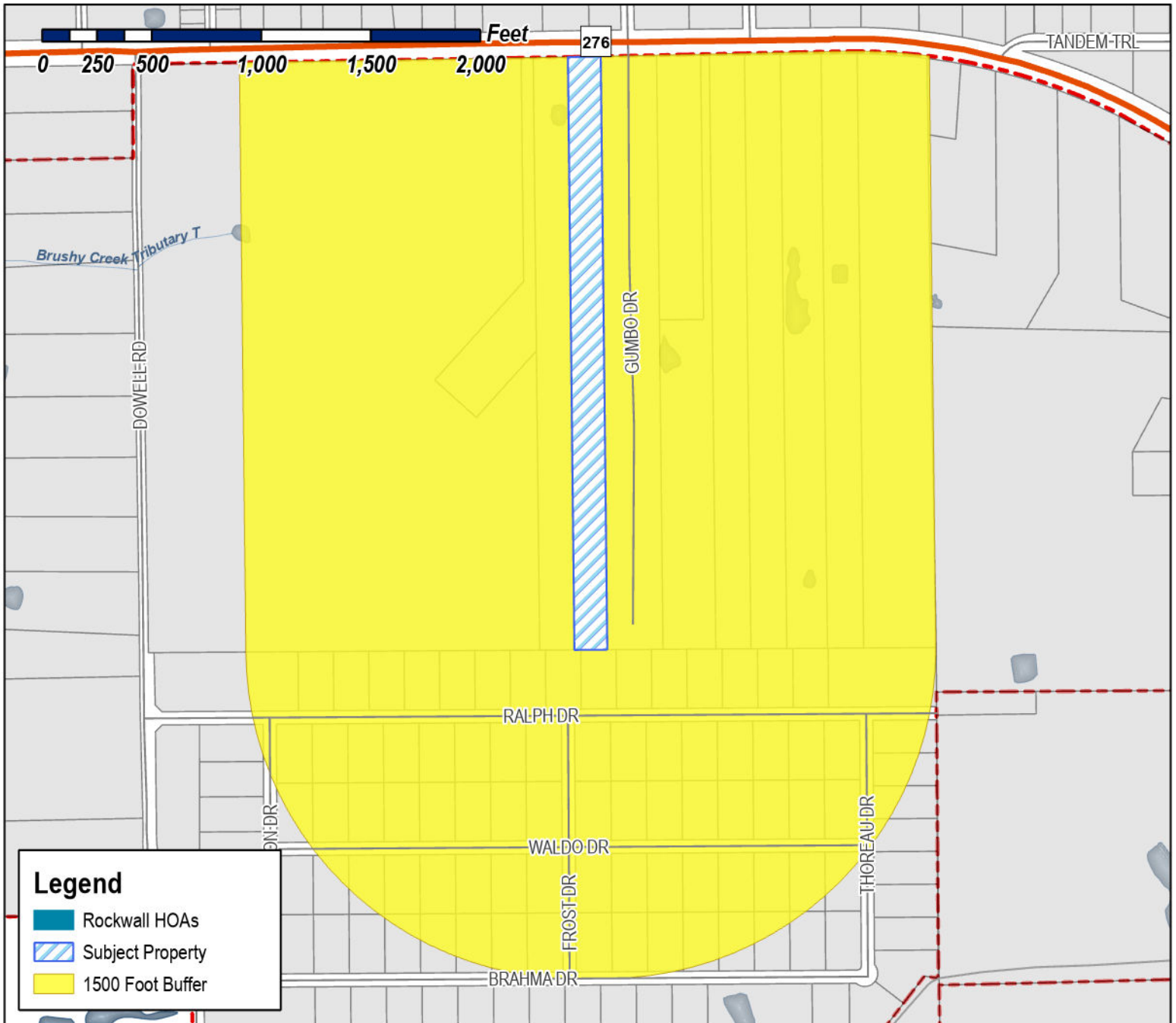




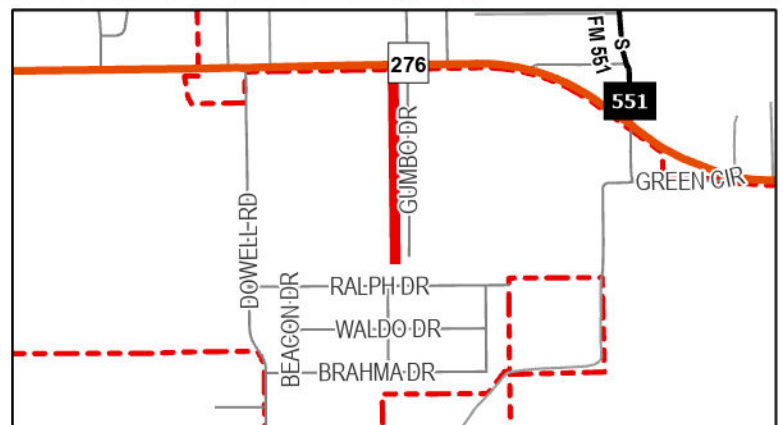
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**Case Number:** Z2026-021  
**Case Name:** Zoning Change from AG to LI  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** 4571 SH 276



**Date Saved:** 4/21/2026

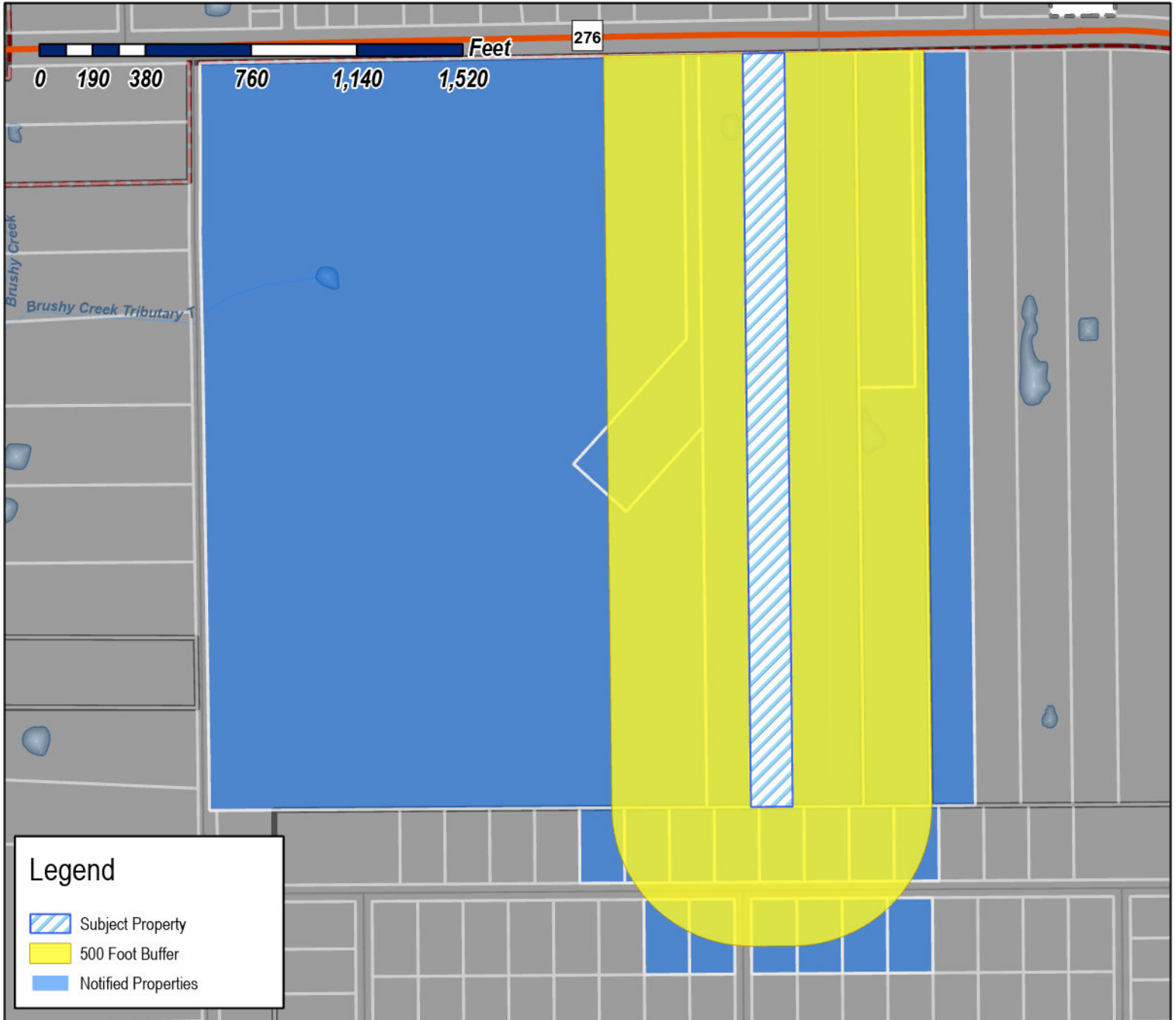
For Questions on this Case Call (972) 771-7745



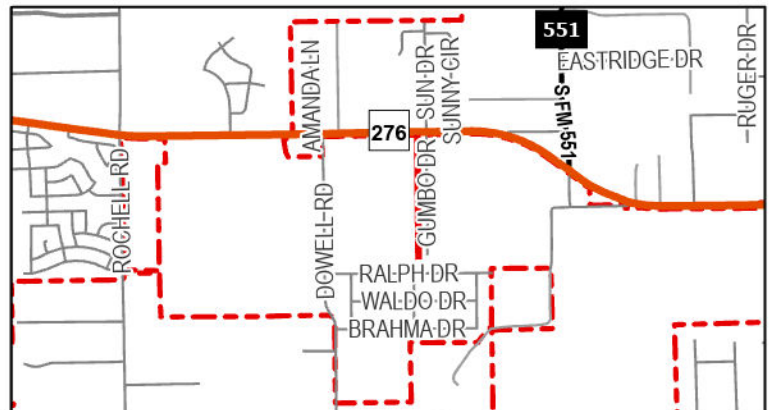
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**Date Saved:** 4/21/2026

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

ONCOR ELECTRIC DELIVERY COMPANY  
PO BOX 139100  
DALLAS, TX 75313

SORRELLS ROBERT  
8731 REXFORD DR  
DALLAS, TX 75209

BOBALIK STEVE A  
4521 STATE HIGHWAY 276  
ROCKWALL, TX 75032

HAWKINS RONALD & JENIREE  
4571 State Highway 276  
Rockwall, TX 75032

ROMO DIANE  
4695 STATE HIGHWAY 276  
ROCKWALL, TX 75032

VALK PROPERTIES VII LLC  
1450 T L Townsend Dr Ste A1  
Rockwall, TX 75032

COMMERCIAL CONSTRUCTION SPECIALTIES LP  
10961 LAKESIDE DRIVE  
QUINLAN, TX 75474

SUMEER HOMES INC  
2404 Texas Dr Ste 103  
Irving, TX 75062

RESIDENT  
4507 HWY276  
ROCKWALL, TX 75087

RESIDENT  
HWY276  
ROCKWALL, TX 75087

RESIDENT  
3290 HWY276  
ROCKWALL, TX 75087

RESIDENT  
4649 HWY276  
ROCKWALL, TX 75087

RESIDENT  
4649 HWY276  
ROCKWALL, TX 75087

RESIDENT  
114 GUMBO  
ROCKWALL, TX 75087

RESIDENT  
4503 RALPH DR  
ROCKWALL, TX 75087

RESIDENT  
4518 RALPH DR  
ROCKWALL, TX 75087

RESIDENT  
4476 RALPH DR  
ROCKWALL, TX 75087

RESIDENT  
4488 RALPH DR  
ROCKWALL, TX 75087

RESIDENT  
4452 RALPH DR  
ROCKWALL, TX 75087

RESIDENT  
4530 RALPH DR  
ROCKWALL, TX 75087

RESIDENT  
4542 RALPH DR  
ROCKWALL, TX 75087

RESIDENT  
4506 RALPH DR  
ROCKWALL, TX 75087

RESIDENT  
4464 RALPH DR  
ROCKWALL, TX 75087

RESIDENT  
4473 RALPH DR  
ROCKWALL, TX 75087

RESIDENT  
4485 RALPH DR  
ROCKWALL, TX 75087

RESIDENT  
4539 RALPH DR  
ROCKWALL, TX 75087

RESIDENT  
4527 RALPH DR  
ROCKWALL, TX 75087

RESIDENT  
4515 RALPH DR  
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:

**Z2026-021: Zoning Change from AG to LI**

Hold a public hearing to discuss and consider a request by Ron Hawkins for the approval of a Zoning Change from an Agricultural (AG) District to a Light Industrial (LI) District for a 9.9398-acre tract of land identified as Tract 3 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4571 SH-276, 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, May 12, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 18, 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:

**Bethany Ross**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

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

Your comments must be received by Monday, May 18, 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. Z2026-021: Zoning Change from AG to LI**

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.

[Empty text input area]

Name: [Input field]  
Address: [Input field]

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

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

# ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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

**CASE NUMBER** All Zoning Requests

**PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.**

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

**NAME** Seth Conner

**ADDRESS** 4518 Lorion Dr, Rockwall, TX, 75087, USA

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

I am writing to express my opposition to any rezoning of land currently designated as Agricultural (AG).

My family chose this area because of its rural character, open space, and lower density—qualities directly supported by AG zoning. These conditions are central to the quality of life we expected when we moved here.

Rezoning AG land for more intensive use would fundamentally change that character, bringing increased density, traffic, and strain on infrastructure. While growth is inevitable, it should align with the established intent of the area and respect existing zoning.

AG zoning provides an important buffer against urban encroachment. Once changed, it cannot be undone and sets a precedent for further erosion of the community's character.

I respectfully urge the Commission to deny such requests and preserve the integrity of existing AG zoning.

**PLEASE CHECK ALL THAT APPLY.**

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

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

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

Ron Hawkins  
4571 SH-276, Rockwall, TX 75032  
rjhawk6@aol.com  
972-670-4293  
04/16/26

Planning & Zoning Department  
City of Rockwall  
385 S. Goliad Street  
Rockwall, TX 75087

RE: Zoning Change Request – AG to Light Industrial (LI)

Dear Planning & Zoning Commission,

I am requesting a zoning change for my property located at 4571 SH-276, Rockwall, TX 75032 from Agricultural (AG) to Light Industrial (LI).

I believe this request is appropriate for the area and aligns with the continued growth and development of the City of Rockwall.

Thank you for your time and consideration. Please let me know if any additional information is needed.

Sincerely,  
Ron Hawkins



OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I, the undersigned owner of the land shown on this plat, and designated herein as LOT 1, BLOCK A, RONALD HAWKINS subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the LOT 1, BLOCK A, RONALD HAWKINS subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City. I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

Ronald Hawkins, Owner STATE OF TEXAS COUNTY OF ROCKWALL
Jeniree Hawkins, Owner STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Ronald Hawkins, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public in and for the State of Texas My Commission Expires: \_\_\_\_\_
Notary Public in and for the State of Texas My Commission Expires: \_\_\_\_\_

APPROVED:

I hereby certify that the above and foregoing subdivision plat - being an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas on the \_\_\_\_ day of \_\_\_\_\_, 2026.

Mayor of the City of Rockwall Planning and Zoning Chairman
City Secretary City Engineer

KNOW ALL MEN BY THESE PRESENTS:

That I, Tina Y. Hoque, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

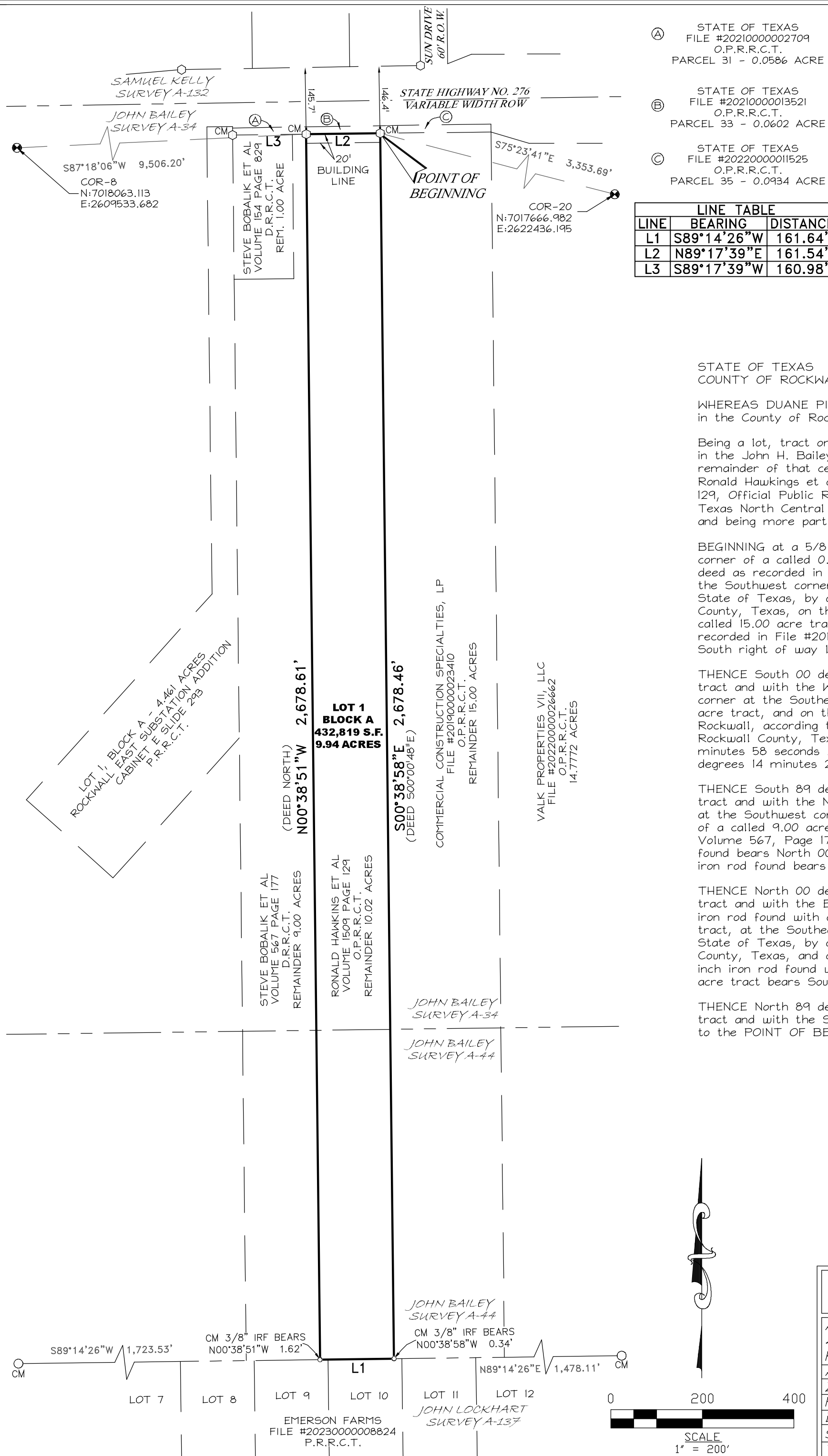
This \_\_\_\_ day of \_\_\_\_\_, 2026

PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Tina Y. Hoque Registered Professional Land Surveyor No. 6746

NOTES:

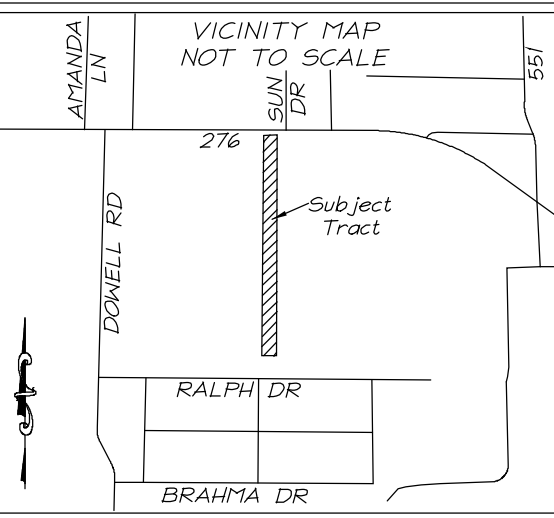
- 1. Bearings based on Texas State Plane Coordinates, Texas North Central Zone 4202 as obtained by GPS observation.
2. Any structure new or existing may not extend across new property lines.
3. The purpose of this plat is to create one platted lot.
4. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale, No Projection.
5. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
6. The property is shown as being located within Zone X by Flood Insurance Rate Map No. 48397C0045L, dated 09/26/2008. It is shown as not being located in a special flood hazard area inundated by 100-year flood.
7. No easement record search was made by this office concerning this property.
8. Abstract lines shown hereon are approximate in location.
9. This survey was made without the benefit of a current title commitment, and may be subject to record evidence which is not available for consideration at the time of this survey.
10. Subdividers Statement: Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
11. Public Improvement Statement: It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
12. Drainage and Detention Easements: The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
13. Fire Lanes: All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane Improvements.
14. Street Appurtenances: All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).



- A STATE OF TEXAS FILE #2021000002709 O.P.R.R.C.T. PARCEL 31 - 0.0586 ACRE
B STATE OF TEXAS FILE #20210000013521 O.P.R.R.C.T. PARCEL 33 - 0.0602 ACRE
C STATE OF TEXAS FILE #20220000011525 O.P.R.R.C.T. PARCEL 35 - 0.0934 ACRE

LINE TABLE
LINE BEARING DISTANCE
L1 S89°14'26"W 161.64'
L2 N89°17'39"E 161.54'
L3 S89°17'39"W 160.98'

LEGEND
G1 CONTROLLING MONUMENT O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T. - PLAT RECORDS, ROCKWALL COUNTY, TEXAS
O 1/2" IRON ROD FOUND
o POINT FOR CORNER
o 5/8" IRON ROD FOUND WITH PINK CAP (TXDOT)



OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF ROCKWALL

WHEREAS DUANE PIERCY AND JENNIFER PIERCY, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

Being a lot, tract or parcel of land situated in the John H. Bailey Survey, Abstract No. 34 and in the John H. Bailey Survey, Abstract No. 44, Rockwall County, Texas, and being all of the remainder of that certain called 10.02 acre tract of land conveyed from Saiyed Mirza et ux to Ronald Hawkins et al, by Warranty Deed with Vendor's Lien, as recorded in Volume 1509, Page 129, Official Public Records, Rockwall County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found with a pink cap stamped (TXDOT) at the Southeast corner of a called 0.0602 acre tract of land, Parcel 33, conveyed to the State of Texas, by deed as recorded in File #20210000013521, Official Public Records, Rockwall County, Texas, at the Southwest corner of a called 0.0934 acre tract of land, Parcel 35, conveyed conveyed to the State of Texas, by deed as recorded in File #20220000011525, Official Public Records, Rockwall County, Texas, on the East line of said 10.02 acre tract, on the West line of the remainder of a called 15.00 acre tract of land conveyed to Commercial Construction Specialties, LP, by deed as recorded in File #20190000023410, Official Public Records, Rockwall County, Texas, and on the South right of way line of State Highway No. 276, a variable width right of way;

THENCE South 00 degrees 38 minutes 58 seconds East, with the East line of said 10.02 acre tract and with the West line of said 15.00 acre tract, a distance of 2,678.46 feet to a point for corner at the Southeast corner of said 10.02 acre tract, at the Southwest corner of said 15.00 acre tract, and on the North line of Lot 10 of Emerson Farms, an addition to the City of Rockwall, according to the plat thereof as recorded in File #20230000008824, Plat Records, Rockwall County, Texas, from which a 3/8 inch iron rod found bears North 00 degrees 38 minutes 58 seconds West, a distance of 0.34 feet and a 1/2 inch iron rod found bears North 89 degrees 14 minutes 26 seconds West, a distance of 1,478.11 feet;

THENCE South 89 degrees 14 minutes 26 seconds West, with the South line of said 10.02 acre tract and with the North line of Emerson Farms, a distance of 161.64 feet to a point for corner at the Southwest corner of said 10.02 acre tract and at the Southeast corner of the remainder of a called 9.00 acre tract of land conveyed to Steve Bobalik et al, by deed as recorded in Volume 567, Page 177, Deed Records, Rockwall County, Texas, from which a 3/8 inch iron rod found bears North 00 degrees 38 minutes 51 seconds West, a distance of 1.62 feet and a 1/2 inch iron rod found bears South 89 degrees 14 minutes 26 seconds West, a distance of 1,723.53 feet;

THENCE North 00 degrees 38 minutes 51 seconds West, with the West line of said 10.02 acre tract and with the East line of said 9.00 acre tract, a distance of 2,678.61 feet to a 5/8 inch iron rod found with a pink cap stamped (TXDOT) at the Southwest corner of said 0.0602 acre tract, at the Southeast corner of a called 0.586 acre tract of land, Parcel 31, conveyed to the State of Texas, by deed as recorded in File #2021000002709, Official Public Records, Rockwall County, Texas, and on the South right of way line of State Highway No. 276, from which a 5/8 inch iron rod found with a pink cap stamped (TXDOT) at the Southwest corner of said 0.586 acre tract bears South 89 degrees 17 minutes 39 seconds West, a distance of 160.98 feet;

THENCE North 89 degrees 17 minutes 39 seconds East, with the South line of said 0.0602 acre tract and with the South right of way line of State Highway No. 276, a distance of 161.54 feet to the POINT OF BEGINNING and CONTAINING 9.94 acres of land.

FINAL PLAT LOT 1, BLOCK A RONALD HAWKINS BEING A FINAL PLAT OF A 9.94 ACRE TRACT OF LAND BEING ONE (1) LOT. 9.94-ACRES OR 432,819 SQUARE FEET SITUATED IN THE J. H. BAILEY SURVEY, ABSTRACT NO. 34 & J. H. BAILEY SURVEY, ABSTRACT NO. 44 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS CASE NO. 20226-

OWNER - RONALD & JENIREE HAWKINS 4571 STATE HIGHWAY 276, ROCKWALL, TX 75032 PHONE NUMBER: 972-670-4293
ADDRESS: 4571 HWY 276 ROCKWALL, TEXAS ACREAGE: 9.94 ACRES ZONING: AG PREPARED: 4/13/2026 BY-LINE JOB NO: 2026-427 SCALE: 1" = 200' TECHNICIAN: TYH
BY-LINE SURVEYING LLC P.O. Box 834 Emory, Tx 75440 Emory (903) 473-5150 Firm No: 10194233 www.bylinesurveying.com Copyright By-Line Surveying LLC. All rights reserved. CASE NO. P2026-

# 17 SOUTH CENTRAL ESTATES DISTRICT

## DISTRICT DESCRIPTION

The *South Central Estates District* has the potential to have a mixture of land uses, but is currently relatively undeveloped. The district does have a low density (i.e. *Equestrian Meadows*) and a medium density (i.e. *West View*) subdivision situated within the southern portions of the district. Along SH-276, there are currently some transitional commercial land uses and residential homes situated on long narrow lots. This district is projected to transition to more intense commercial land uses along SH-276, but still maintain estate and rural residential land uses south of SH-276. Much of the areas along SH-276 will depend on the viability and alignment of the future Outer Loop.

## POINTS OF REFERENCE

- A. Equestrian Meadows Subdivision
- B. Westhaven Subdivision

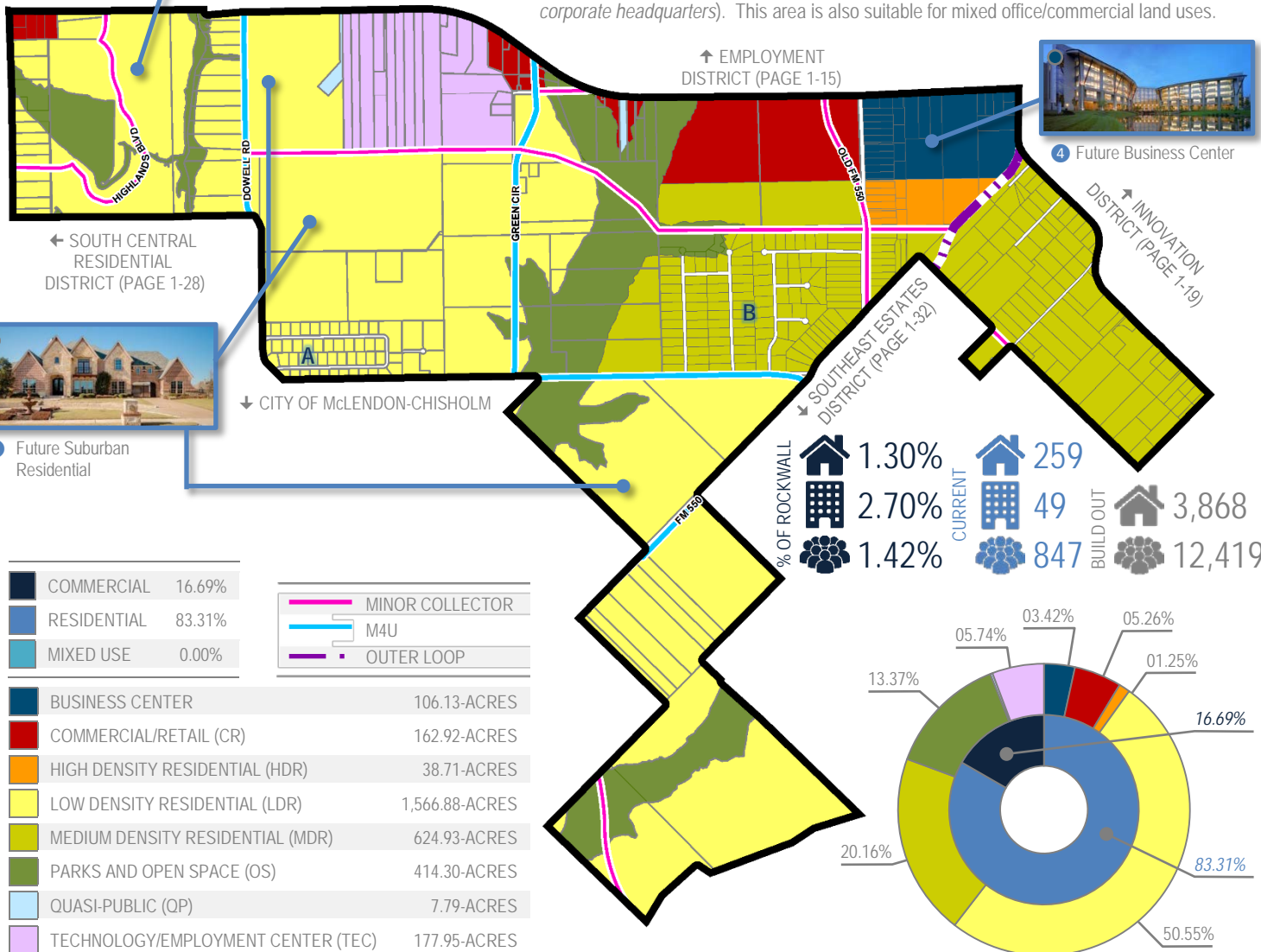
## LAND USE PALETTES

- Current Land Use
- Future Land Use



2 Future Suburban Residential

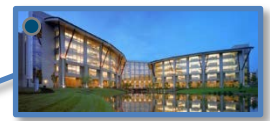
↑ TECHNOLOGY DISTRICT (PAGE 1-31)



2 Future Suburban Residential

← SOUTH CENTRAL RESIDENTIAL DISTRICT (PAGE 1-28)

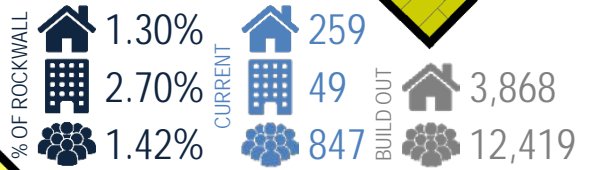
↑ EMPLOYMENT DISTRICT (PAGE 1-15)



4 Future Business Center

↑ INNOVATION DISTRICT (PAGE 1-19)

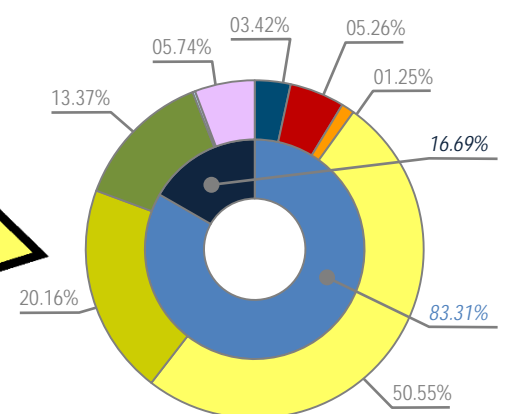
↓ CITY OF McLENDON-CHISHOLM



■ COMMERCIAL	16.69%	— MINOR COLLECTOR
■ RESIDENTIAL	83.31%	— M4U
■ MIXED USE	0.00%	— OUTER LOOP

■ BUSINESS CENTER	106.13-ACRES
■ COMMERCIAL/RETAIL (CR)	162.92-ACRES
■ HIGH DENSITY RESIDENTIAL (HDR)	38.71-ACRES
■ LOW DENSITY RESIDENTIAL (LDR)	1,566.88-ACRES
■ MEDIUM DENSITY RESIDENTIAL (MDR)	624.93-ACRES
■ PARKS AND OPEN SPACE (OS)	414.30-ACRES
■ QUASI-PUBLIC (QP)	7.79-ACRES
■ TECHNOLOGY/EMPLOYMENT CENTER (TEC)	177.95-ACRES



## DISTRICT STRATEGIES

Taking into account that the *South Central Estates District* has a large amount of mostly vacant or raw land with limited access to infrastructure (i.e. *water and wastewater facilities*), the following are the recommended strategies for this district:

- 1 **Opportunity Zone** (*Intersection of SH-276 & FM-548*). When constructed this intersection will be a major land use node in the district and have the potential to provide employment and professional campus land uses mixed with entertainment, restaurant and retail land uses that can create an "18-Hour" environment (i.e. *an environment that provides the ability to live, work, shop and dine*).
- 2 **Suburban Residential**. The district has several large tracts of land that can support highly amenitized master planned communities. Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition (e.g. *larger lots or a large landscape buffer*) adjacent to the existing subdivision. Due to the availability of infrastructure residential in this area may also be suitable for 1½-acre lots with septic systems.
- 3 **Commercial/Retail Centers**. Due to the anticipated alignment of the Outer Loop (i.e. *current alignment of FM-548*), the commercial/retail centers along SH-276 are ideal for larger scale retail businesses and restaurants that could support any office or residential development in the area. These areas could also provide neighborhood service uses intended to allow smaller commercial uses that can support adjacent residential land uses. All commercial developments should incorporate appropriate screening (e.g. *berms, landscaping and large buffers*) to transition uses.
- 4 **Business Center**. The areas designated as *Business Center* are intended to provide space for larger office facilities and combination manufacturing/warehouse and office facilities (e.g. *corporate headquarters*). This area is also suitable for mixed office/commercial land uses.

**LEGEND:**

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

# PERMITTED LAND USES IN AN LIGHT INDUSTRIAL (LI) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference <a href="#">Article 13, Definitions</a> ]	CONDITIONAL USE REFERENCE Reference <a href="#">Article 04, Permissible Uses</a>	LIGHT INDUSTRIAL (LI) DISTRICT
<b>AGRICULTURAL AND ANIMAL RELATED LAND USES</b>	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Animal Boarding/Kennel without Outside Pens	(2)	(2)	P
Animal Clinic for Small Animals without Outdoor Pens	(3)	(3)	P
Animal Hospital or Clinic	(4)		P
Animal Shelter or Loafing Shed	(6)		P
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
<b>RESIDENTIAL AND LODGING LAND USES</b>	2.02(B)	2.03(B)	
Caretakers Quarters/Domestic or Security Unit	(3)		P
Commercial Parking Garage	(6)		A
Limited-Service Hotel	(10)		S
Full-Service Hotel	(11)	(8)	S
Residence Hotel	(12)		S
Motel	(13)		S
<b>INSTITUTIONAL AND COMMUNITY SERVICE LAND USES</b>	2.02(C)	2.03(C)	
Assisted Living Facility	(1)	(1)	S
Blood Plasma Donor Center	(2)		P
Cemetery/Mausoleum	(3)		P
Church/House of Worship	(4)	(2)	S
College, University, or Seminary	(5)		P
Convalescent Care Facility/Nursing Home	(6)		S
Congregate Care Facility/Elderly Housing	(7)	(3)	S
Crematorium	(8)		S
Daycare with Seven (7) or More Children	(9)	(4)	S
Emergency Ground Ambulance Services	(10)		P
Government Facility	(12)		P
Hospice	(14)		S
Hospital	(15)		P
Public Library, Art Gallery or Museum	(16)		P
Mortuary or Funeral Chapel	(17)		P
Local Post Office	(18)		P
Regional Post Office	(19)		P
Prison/Custodial Institution	(20)		P
Public or Private Primary School	(21)	(7)	P
Public or Private Secondary School	(22)	(8)	P
Rescue Mission or Shelter for the Homeless	(24)		P
Social Service Provider (Except Rescue Mission or Homeless Shelter)	(25)		P
<b>OFFICE AND PROFESSIONAL LAND USES</b>	2.02(D)	2.03(D)	
Financial Institution with Drive-Through	(1)	(1)	P

**LEGEND:**

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

# PERMITTED LAND USES IN AN LIGHT INDUSTRIAL (LI) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference <a href="#">Article 13, Definitions</a> ]	CONDITIONAL USE REFERENCE Reference <a href="#">Article 04, Permissible Uses</a>	LIGHT INDUSTRIAL (LI) DISTRICT
Financial Institution without Drive-Through	(1)		P
Office Building less than 5,000 SF	(2)		P
Office Building 5,000 SF or Greater	(2)		P
<b>RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES</b>	<b>2.02(E)</b>	<b>2.03(E)</b>	
Temporary Carnival, Circus, or Amusement Ride	(1)	(1)	P
Indoor Commercial Amusement/Recreation	(2)	(2)	P
Outdoor Commercial Amusement/Recreation	(3)	(3)	S
Public or Private Community or Recreation Club as an Accessory Use	(4)		P
Private Country Club	(5)		P
Golf Driving Range	(6)		P
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Indoor Gun Club with Skeet or Target Range	(8)	(5)	P
Health Club or Gym	(9)		P
Private Club, Lodge or Fraternal Organization	(10)	(6)	P
Private Sports Arena, Stadium, and/or Track	(11)		P
Public Park or Playground	(12)		P
Sexually Oriented Businesses <a href="#">[Art. XI; CH. 12; Municipal Code]</a>	(13)	(7)	S
Tennis Courts ( <i>i.e. Not Accessory to a Public or Private Country Club</i> )	(14)		P
Theater	(15)		P
<b>RETAIL AND PERSONAL SERVICES LAND USES</b>	<b>2.02(F)</b>	<b>2.03(F)</b>	
Portable Beverage Service Facility	(4)	(1)	S
Brew Pub	(5)		P
Business School	(6)		P
Catering Service	(7)		P
Temporary Christmas Tree Sales Lot and/or Similar Uses	(8)	(2)	P
Copy Center	(9)		P
Craft/Micro Brewery, Distillery and/or Winery	(10)	(3)	P
Incidental Display	(11)	(4)	P
Food Trucks/Trailers	(12)	(5)	P
Garden Supply/Plant Nursery	(13)		P
General Personal Service	(14)	(6)	S
General Retail Store	(15)		S
Hair Salon and/or Manicurist	(16)		S
Laundromat with Dropoff/Pickup Services	(17)		P
Self Service Laundromat	(18)		P
Private Museum or Art Gallery	(20)		P
Night Club, Discotheque, or Dance Hall	(21)		S
Pawn Shop	(22)		P
Permanent Cosmetics	(23)	(7)	A

**LEGEND:**

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
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S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
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# PERMITTED LAND USES IN AN LIGHT INDUSTRIAL (LI) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference <a href="#">Article 13, Definitions</a> ]	CONDITIONAL USE REFERENCE Reference <a href="#">Article 04, Permissible Uses</a>	LIGHT INDUSTRIAL (LI) DISTRICT
Temporary Real Estate Sales Office	<a href="#">(25)</a>		P
Rental Store without Outside Storage and/or Display	<a href="#">(26)</a>	<a href="#">(8)</a>	P
Restaurant with less than 2,000 SF with Drive-Through or Drive-In	<a href="#">(27)</a>	<a href="#">(9)</a>	S
Restaurant with less than 2,000 SF without Drive-Through or Drive-In	<a href="#">(28)</a>		P
Restaurant with 2,000 SF or more with Drive-Through or Drive-In	<a href="#">(27)</a>	<a href="#">(10)</a>	P
Restaurant with 2,000 SF or more without Drive-Through or Drive-In	<a href="#">(28)</a>		P
Retail Store with Gasoline Sales that has Two (2) or less Dispensers ( <i>i.e. a Maximum of Four [4] Vehicles</i> )	<a href="#">(29)</a>		P
Retail Store with Gasoline Sales that has more than Two (2) Dispensers	<a href="#">(29)</a>		P
Secondhand Dealer	<a href="#">(30)</a>		P
Art, Photography, or Music Studio	<a href="#">(31)</a>		P
Taxidermist Shop	<a href="#">(34)</a>		P
<b>COMMERCIAL AND BUSINESS SERVICES LAND USES</b>	<b>2.02(G)</b>	<b>2.03(G)</b>	
Bail Bond Service	<a href="#">(1)</a>		P
Building and Landscape Material with Outside Storage	<a href="#">(2)</a>	<a href="#">(1)</a>	P
Building and Landscape Material with Limited Outside Storage	<a href="#">(2)</a>	<a href="#">(2)</a>	P
Building Maintenance, Service, and Sales with Outside Storage	<a href="#">(3)</a>	<a href="#">(3)</a>	P
Building Maintenance, Service, and Sales without Outside Storage	<a href="#">(3)</a>		P
Commercial Cleaners	<a href="#">(4)</a>		P
Custom and Craft Work	<a href="#">(5)</a>		P
Electrical, Watch, Clock, Jewelry and/or Similar Repair	<a href="#">(6)</a>		P
Feed Store or Ranch Supply	<a href="#">(7)</a>		S
Furniture Upholstery/Refinishing and Resale	<a href="#">(8)</a>	<a href="#">(4)</a>	P
Gunsmith Repair and Sales	<a href="#">(9)</a>		P
Rental, Sales and Service of Heavy Machinery and Equipment	<a href="#">(10)</a>	<a href="#">(5)</a>	S
Locksmith	<a href="#">(11)</a>		P
Machine Shop	<a href="#">(12)</a>		P
Medical or Scientific Research Lab	<a href="#">(13)</a>		P
Research and Technology or Light Assembly	<a href="#">(15)</a>		P
Trade School	<a href="#">(17)</a>		P
Temporary On-Site Construction Office	<a href="#">(18)</a>	<a href="#">(6)</a>	P
<b>AUTO AND MARINE RELATED LAND USES</b>	<b>2.02(H)</b>	<b>2.03(H)</b>	
Major Auto Repair Garage	<a href="#">(1)</a>	<a href="#">(1)</a>	S
Minor Auto repair garage	<a href="#">(2)</a>	<a href="#">(2)</a>	S
Automobile Rental	<a href="#">(3)</a>		S
New or Used Boat and Trailer Dealership	<a href="#">(4)</a>	<a href="#">(3)</a>	S
Full Service Car Wash and Auto Detail	<a href="#">(5)</a>	<a href="#">(4)</a>	P
Self Service Car Wash	<a href="#">(5)</a>	<a href="#">(4)</a>	P
New and/or Used Indoor Motor Vehicle Dealership/Showroom	<a href="#">(6)</a>	<a href="#">(5)</a>	S
New Motor Vehicle Dealership-for Cars and Light Trucks	<a href="#">(7)</a>	<a href="#">(6)</a>	S

**LEGEND:**

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

# PERMITTED LAND USES IN AN LIGHT INDUSTRIAL (LI) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference <a href="#">Article 13, Definitions</a> ]	CONDITIONAL USE REFERENCE Reference <a href="#">Article 04, Permissible Uses</a>	LIGHT INDUSTRIAL (LI) DISTRICT
Used Motor Vehicle Dealership for Cars and Light Trucks}	<a href="#">(7)</a>	<a href="#">(7)</a>	A
Commercial Parking	<a href="#">(8)</a>		P
Non-Commercial Parking Lot	<a href="#">(9)</a>		P
Recreational Vehicle (RV) Sales and Service	<a href="#">(10)</a>		S
Service Station	<a href="#">(11)</a>	<a href="#">(8)</a>	P
Towing and Impound Yard	<a href="#">(12)</a>	<a href="#">(9)</a>	S
Towing Service without Storage	<a href="#">(13)</a>	<a href="#">(10)</a>	P
Truck Rental	<a href="#">(14)</a>		S
Truck Stop with Gasoline Sales and Accessory Services	<a href="#">(15)</a>	<a href="#">(11)</a>	S
<b>INDUSTRIAL AND MANUFACTURING LAND USES</b>	2.02(I)	2.03(I)	
Asphalt or Concrete Batch Plant	<a href="#">(1)</a>	<a href="#">(1)</a>	S
Temporary Asphalt or Concrete Batch Plant	<a href="#">(2)</a>	<a href="#">(2)</a>	P
Bottle Works for Milk or Soft Drinks	<a href="#">(3)</a>		P
Brewery or Distillery	<a href="#">(4)</a>	<a href="#">(3)</a>	P
Carpet and Rug Cleaning	<a href="#">(5)</a>		P
Environmentally Hazardous Materials	<a href="#">(6)</a>	<a href="#">(4)</a>	S
Food Processing with No Animal Slaughtering	<a href="#">(7)</a>		P
Light Assembly and Fabrication	<a href="#">(8)</a>		P
Heavy Manufacturing	<a href="#">(9)</a>		S
Light Manufacturing	<a href="#">(10)</a>		P
Metal Plating or Electroplating	<a href="#">(11)</a>		S
Mining and Extraction of (Sand, Gravel, Oil and/or Other Materials)	<a href="#">(12)</a>	<a href="#">(5)</a>	S
Printing and Publishing	<a href="#">(13)</a>		P
Salvage or Reclamation of Products Indoors	<a href="#">(14)</a>		P
Salvage or Reclamation of Products Outdoors	<a href="#">(15)</a>		S
Sheet Metal Shop	<a href="#">(16)</a>		P
Tool, Dye, Gauge and/or Machine Shop	<a href="#">(17)</a>		P
Welding Repair	<a href="#">(18)</a>		P
Winery	<a href="#">(19)</a>	<a href="#">(6)</a>	P
<b>WHOLESALE, DISTRIBUTION AND STORAGE LAND USES</b>	2.02(J)	2.03(J)	
Cold Storage Plant	<a href="#">(1)</a>		P
Heavy Construction/Trade Yard	<a href="#">(2)</a>		P
Mini-Warehouse	<a href="#">(4)</a>	<a href="#">(1)</a>	P
Outside Storage and/or Outside Display	<a href="#">(5)</a>	<a href="#">(2)</a>	P
Recycling Collection Center	<a href="#">(6)</a>		P
Warehouse/Distribution Center	<a href="#">(7)</a>		P
Wholesale Showroom Facility	<a href="#">(8)</a>		P
<b>UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES</b>	2.02(K)	2.03(K)	
Airport, Heliport or Landing Field	<a href="#">(1)</a>		S
Antenna, as an Accessory	<a href="#">(2)</a>	<a href="#">(1)</a>	P

**LEGEND:**

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

## PERMITTED LAND USES IN AN LIGHT INDUSTRIAL (LI) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference <a href="#">Article 13,</a> <a href="#">Definitions</a> ]	CONDITIONAL USE REFERENCE Reference <a href="#">Article 04,</a> <a href="#">Permissible Uses</a> ]	LIGHT INDUSTRIAL (LI) DISTRICT
Commercial Antenna	<a href="#">(3)</a>	<a href="#">(2)</a>	S
Antenna, for an Amateur Radio	<a href="#">(4)</a>	<a href="#">(3)</a>	A
Antenna Dish	<a href="#">(5)</a>	<a href="#">(4)</a>	A
Commercial Freestanding Antenna	<a href="#">(6)</a>	<a href="#">(5)</a>	P
Mounted Commercial Antenna	<a href="#">(7)</a>	<a href="#">(6)</a>	P
Bus Charter Service and Service Facility	<a href="#">(8)</a>		P
Helipad	<a href="#">(9)</a>		S
Utilities ( <i>Non-Municipally Owned or Controlled</i> ), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	<a href="#">(10)</a>		S
Municipally Owned or Controlled Facilities, Utilities and Uses	<a href="#">(11)</a>		P
Private Streets	<a href="#">(12)</a>		S
Radio Broadcasting	<a href="#">(13)</a>		P
Railroad Yard or Shop	<a href="#">(14)</a>		S
Recording Studio	<a href="#">(15)</a>		P
Satellite Dish	<a href="#">(16)</a>		A
Solar Energy Collector Panels and Systems	<a href="#">(17)</a>	<a href="#">(7)</a>	A
Transit Passenger Facility	<a href="#">(18)</a>		S
Trucking Company	<a href="#">(19)</a>		P
TV Broadcasting and Other Communication Service	<a href="#">(20)</a>		P
Utilities Holding a Franchise from the City of Rockwall	<a href="#">(21)</a>		P
Utility Installation Other than Listed	<a href="#">(22)</a>		S
Utility/Transmission Lines	<a href="#">(23)</a>		S
Wireless Communication Tower	<a href="#">(24)</a>		S

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A LIGHT INDUSTRIAL (LI) DISTRICT FOR AN 9.9398-ACRE TRACT OF LAND IDENTIFIED AS TRACT 3 OF THE J.H. BAILEY SURVEY, ABSTRACT NO. 34, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* AND *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Ron Hawkins for the approval of a Zoning Change from an Agricultural (AG) District to a Light Industrial (LI) District for a 9.9398-acre tract of land identified as Tract 3 of the J.H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, and more fully described and depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

**SECTION 1.** That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Light Industrial (LI) District;

**SECTION 2.** That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Light Industrial (LI) District* as stipulated in Subsection 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*; and, Subsection 05.01, *General Industrial District Standards*, Subsection 05.02, *Light Industrial (LI) District*, and Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

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

zoning described herein;

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

**SECTION 5.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1<sup>ST</sup> DAY OF JUNE, 2026.**

\_\_\_\_\_  
Tim McCallum, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: May 18, 2026

2<sup>nd</sup> Reading: June 1, 2026





# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Mayor and City Council  
**DATE:** May 18, 2026  
**APPLICANT:** Ron Hawkins  
**CASE NUMBER:** Z2026-021; *Zoning Change (AG to LI) for 4571 SH-276*

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### SUMMARY

Hold a public hearing to discuss and consider a request by Ron Hawkins for the approval of a Zoning Change from an Agricultural (AG) District to a Light Industrial (LI) District for a 9.9398-acre tract of land identified as Tract 3 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4571 SH-276, and take any action necessary.

### BACKGROUND

The subject property was annexed on December 22, 2008 by *Ordinance No. 08-65 [Case No. A2008-003]*. At the time of annexation, the subject property was zoned Agricultural (AG) District and was occupied with a legally non-conforming *Garden Supply/Plant Nursery*. According to the Rockwall Central Appraisal District (RCAD), currently situated on the subject property is a 7,000 SF storage warehouse constructed in 1999; however, according to the Certificate of Occupancy (CO) -- *issued to the applicant on April 21, 2009* -- the land use on the subject property is a *Nursery/Office* that included the outside storage of "...plants, soils, irrigations parts, fertilizer (seasonal), [and] mulch." On December 11, 2025, following a proactive code enforcement case (*i.e. Case No. CE2025-6295*) initiated by the Neighborhood Improvement Services (NIS) Division, staff met with the property owner, Ron Hawkins of *Land Art of Rockwall (Honey Locus Farms)*, regarding the establishment of a *banquet facility/event hall* and *coffee shop* on the subject property without a Certificate of Occupancy (CO). At that time of this meeting and currently, the property is zoned Agricultural (AG) District. The *banquet facility/event hall* and *coffee shop* are not permitted in the Agricultural (AG) District, while the existing *garden supply/plant nursery* is considered a legally non-conforming use predating annexation. Staff also discussed with the property owner that the property's Future Land Use designation of *Technology/Employment Center* -- *as indicated in the OURhometown Vision 2040 Comprehensive Plan* -- is most consistent with the Light Industrial (LI) District zoning designation when considering the surrounding land uses; however, the Light Industrial (LI) District did not permit a *banquet facility/event hall*. As a note, rezoning the property to a Commercial (C) District -- *which would be accommodating the desired land uses* -- would be inconsistent with the Future Land Use Map and could be considered *Spot Zoning*<sup>1</sup>. Based on these considerations, staff recommended initiating an amendment to the Unified Development Code (UDC) to allow the *banquet facility/event hall* land use in a Light Industrial (LI) District by Specific Use Permit (SUP). On January 5, 2026, the City Council reviewed this request, and directed staff to proceed with the amendment. On March 2, 2026, the City Council approved the amendment to allow the *banquet facility/event hall* land use in the Light Industrial (LI) District by Specific Use Permit (SUP).

### PURPOSE

On April 17, 2026, the applicant -- *Ron Hawkins* -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Light Industrial (LI) District.

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<sup>1</sup>: *Spot Zoning* refers to the practice of applying a zoning classification to a specific parcel or small area that is inconsistent with the surrounding zoning pattern and is primarily for the benefit of a particular property owner, rather than to advance the public health, safety, morals, or general welfare. *Spot Zoning* is not expressly prohibited in Texas, but zoning actions that meet the classic definition of *Spot Zoning* are legally vulnerable and must be supported by a clear, defensible public-interest rationale to withstand judicial scrutiny.

## ADJACENT LAND USES AND ACCESS

The subject property is addressed as 4571 SH-276. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are the corporate limits of the City of Rockwall. Beyond this is SH-276, which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this thoroughfare are multiple properties situated within the City's Extraterritorial Jurisdiction (ETJ) with residential and non-residential structures constructed on them.

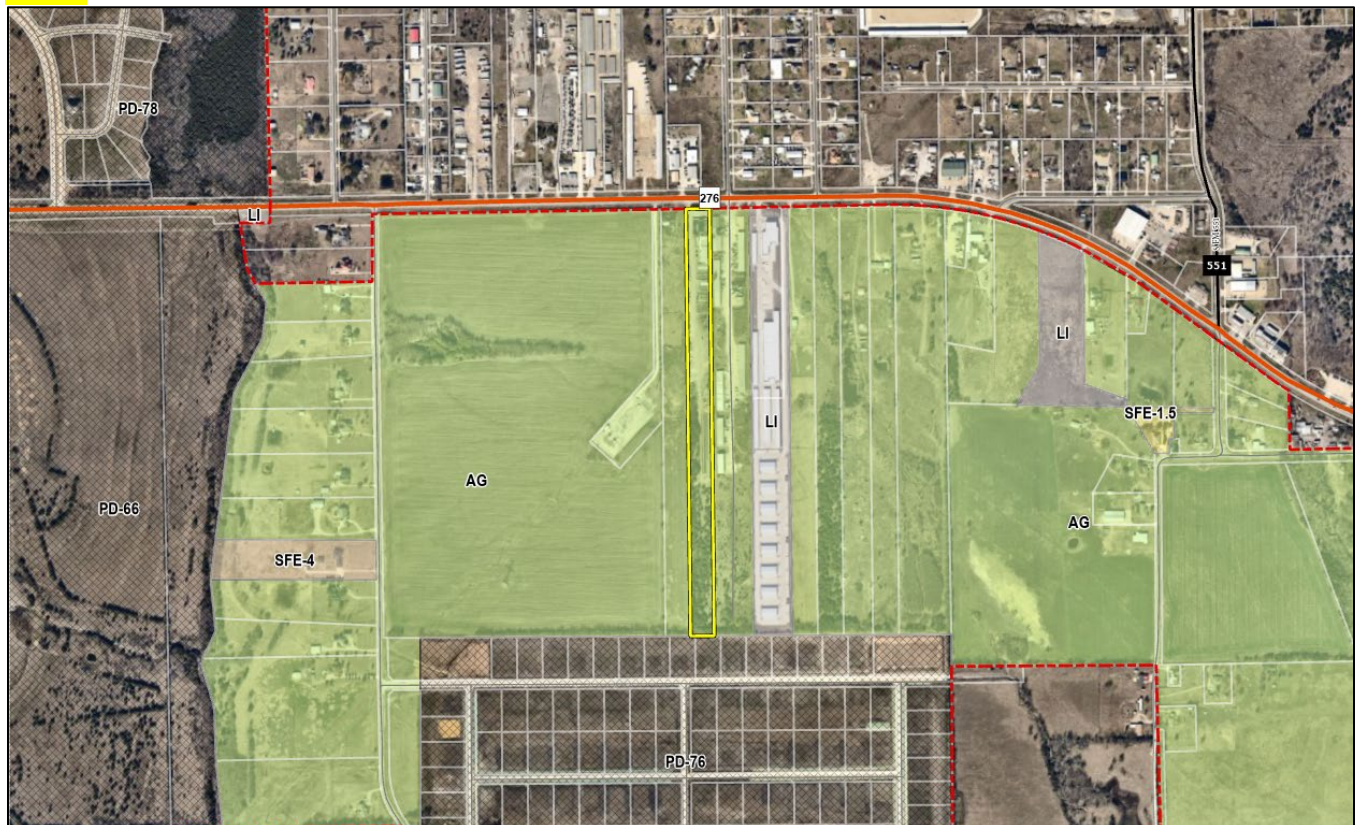
South: Directly south of the subject property is the Emerson Farms Subdivision which consists of 116 single-family lots and was established in 2023. Emerson Farms is zoned Planned Development District 76 (PD-76) for Single-Family 1 (SF-1) District land uses. Beyond this are the corporate limits of the City of Rockwall. South of this are two (2) tracts of land (*i.e. Tracts 17 & 17-01 of the J. Lockhart Survey, Abstract No. 137*) situated within City's Extraterritorial Jurisdiction (ETJ) with residential structures constructed on them.

East: Directly east of the subject property is a 15-acre tract of land (*i.e. Tract 6 of the J. H. Bailey Survey, Abstract No. 34*), which has multiple non-residential structures situated on it. East of this is another 15-acre parcel of land (*i.e. Lot 1, Block A, Valk 276 Addition*). This lot is zoned Light Industrial (LI) District and developed with a *mini-warehouse facility* (*i.e. Storage 365*).

West: Directly west of the subject property is a ten (10) acre tract of land (*i.e. Tract 4 of the J. H. Bailey Survey, Abstract No. 34*), which has a single-family home situated on it. Beyond that is a 4.461-acre tract of land (*i.e. Lot 1, Block A, Substation Addition*), which is owned and operated by *Oncor Electric Delivery Company* and zoned Agricultural (AG) District. West of this is 106-acre tract of land (*i.e. Tract 1 of the J. H. Bailey Survey, Abstract No. 34*), which is zoned Agricultural (AG) District and is currently vacant. Beyond this is the corporate limits of the City of Rockwall. Beyond that are two (2) properties situated within the City's Extraterritorial Jurisdiction (ETJ) that have single-family homes situated on them.

### MAP 1: LOCATION MAP

**YELLOW:** SUBJECT PROPERTY



## **CONFORMANCE TO THE CITY'S CODES**

According to Subsection 05.02, *Light Industrial (LI) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(t)he Light Industrial (LI) District is a zoning district intended to create a limited industrial zone that provides for modern types of industrial land uses ... [and] is intended for industrial parks and larger, cleaner types of industries.” In this case, the applicant has a legally non-conforming *garden supply/plant nursery* and has been operating a *coffee shop* and *event hall/banquet facility* without a Certificate of Occupancy (CO). According to the Permissible Use Charts, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), an *event hall/banquet facility* is permitted by Specific Use Permit (SUP) and the *coffee shop* is permitted by-right. If rezoned, the applicant will be required to request a Specific Use Permit (SUP) for the *event hall/banquet facility* and any further development on the property would be subject to the density and dimensional requirements for a property in a Light Industrial (LI) District as specified by Subsection 07.03, *Non-Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), and which are summarized as follows:

**TABLE 1: LIGHT INDUSTRIAL (LI) DISTRICT STANDARDS**

<i>Minimum Lot Area</i>	12,500 SF
<i>Minimum Lot Width</i>	100'
<i>Minimum Lot Depth</i>	125'
<i>Minimum Front Yard Setback</i> <sup>(1)</sup>	25'
<i>Minimum Side Yard Setback</i> <sup>(2) &amp; (3)</sup>	15' + ½ Height Over 36'
<i>Minimum Rear Yard Setback</i> <sup>(2) &amp; (3)</sup>	10'
<i>Minimum Between Buildings</i> <sup>(2) &amp; (3)</sup>	15' + ½ Height Over 36'
<i>Maximum Building Height</i> <sup>(4)</sup>	60'
<i>Maximum Building Size</i>	N/A
<i>Maximum Lot Coverage</i>	60%
<i>Minimum Landscaping</i>	15%

### **General Notes:**

- 1: From future right-of-way as shown on the adopted Master Thoroughfare Plan or as actually exists, whichever is greater.
- 2: Not to exceed 50-feet.
- 3: ½ Height Over 36-feet with a fire rated wall.
- 4: Building height may be increased up to 120-feet if approved through a Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council.

If this zoning change is approved and when the subject property is further developed, the development will be required to conform to all the requirements of the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, and any other applicable local, state or federal requirements.

## **CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *South Central Estates District*, which -- based on the *District Description for the South Central Estates District* -- “...has the potential to have a mixture of land uses, but is currently relatively undeveloped.” This section goes on to make the observation that “(a)long SH-276, there are currently some transitional commercial land uses and residential homes situated on long narrow lots.” The subject property is one (1) of the transitional properties being referenced in this statement, having a lot depth of 2,678.33-feet and an existing 7,000 SF *garden supply/plant nursery* situated on it. The *Land Use Plan* for this district designates the subject property for *Technology/Employment* land uses, which is “...characterized by employment-oriented businesses, which are generally situated in larger centers (i.e. *Rockwall Technology Park*) with access to key transportation networks.” In addition, the Light Industrial (LI) District is one (1) of the two (2) zoning districts permitted under this *Land Use Plan Designation*. Based on this, the applicant’s request to change the zoning of the subject property from Agricultural (AG) District to a Light Industrial (LI) District conforms to the Comprehensive Plan.

## **NOTIFICATIONS**

On April 21, 2026, staff mailed 28 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received any responses concerning the applicant's request.

## **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the applicant's request to rezone the subject property from an Agricultural (AG) District Light Industrial (LI) District, then staff would propose the following conditions of approval:

- (1) The applicant shall be required to submit a Specific Use Permit (SUP) for the *banquet facility/event hall* prior to the submission of a Site Plan for the subject property.
- (2) The applicant shall be required to submit a Site Plan for the subject property.
- (3) The applicant shall be required to submit a Final Plat for the subject property.
- (4) The applicant shall be required to submit a building permit for any unpermitted structures on the subject property.
- (5) Any construction resulting from the approval of this Zoning Change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

## **PLANNING AND ZONING COMMISSION**

On May 12, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the Zoning Change by a vote of 5-0, with Commissioner Brock absent and Commissioner Hagaman recusing himself.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)<sup>2</sup>

### NOTES:

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

~~1111~~ 4571 Hwy 267 Rockwall TX

SUBDIVISION

LOT

1

BLOCK

A

GENERAL LOCATION

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

CURRENT ZONING

AG

CURRENT USE

Nursery

PROPOSED ZONING

Light Industrial

PROPOSED USE

Nursery

ACREAGE

9.94

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

Ronald Hawkins

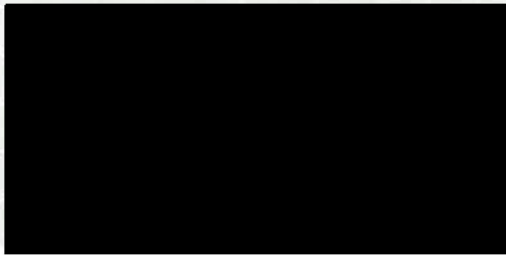
APPLICANT

CONTACT PERSON

-

CONTACT PERSON

ADDRESS



ADDRESS

CITY, STATE & ZIP

PHONE

E-MAIL

CITY, STATE & ZIP

PHONE

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ronald Hawkins [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 \$ 350.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

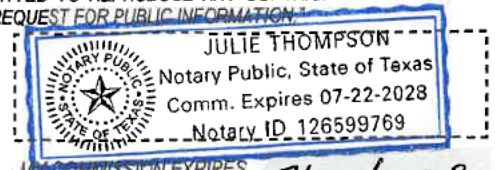
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF April, 2026

OWNER'S SIGNATURE

*Ronald Hawkins*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Julie Thompson*



MY COMMISSION EXPIRES

7/22/2028


Feet

276

Z2026-021:Zoning Change from AG to LI

0 115 230 460 690 920



Case Location Map = 

PD-76



# 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.

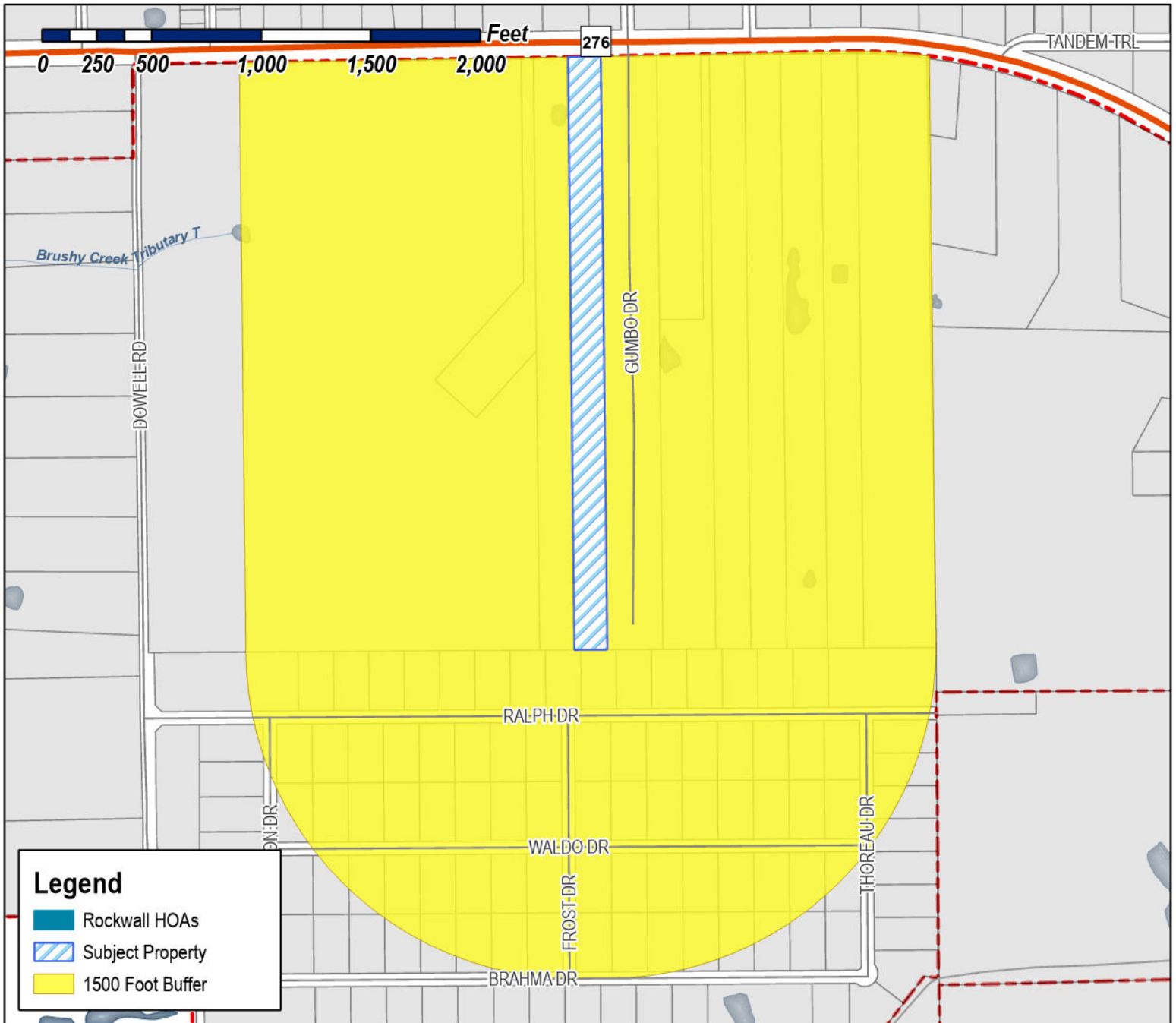




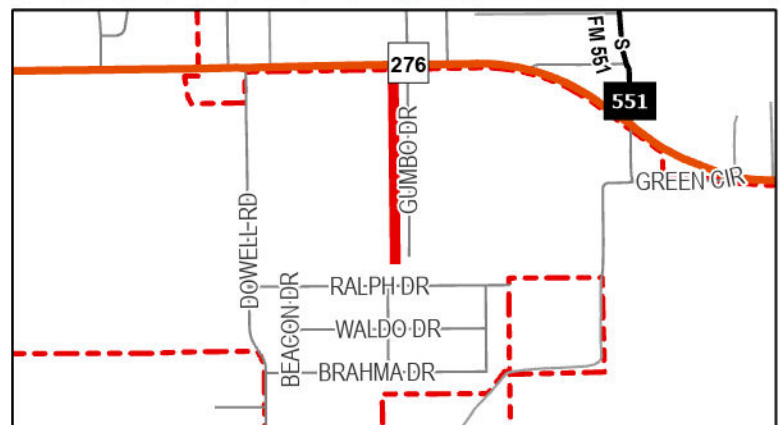
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**Case Number:** Z2026-021  
**Case Name:** Zoning Change from AG to LI  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** 4571 SH 276



**Date Saved:** 4/21/2026

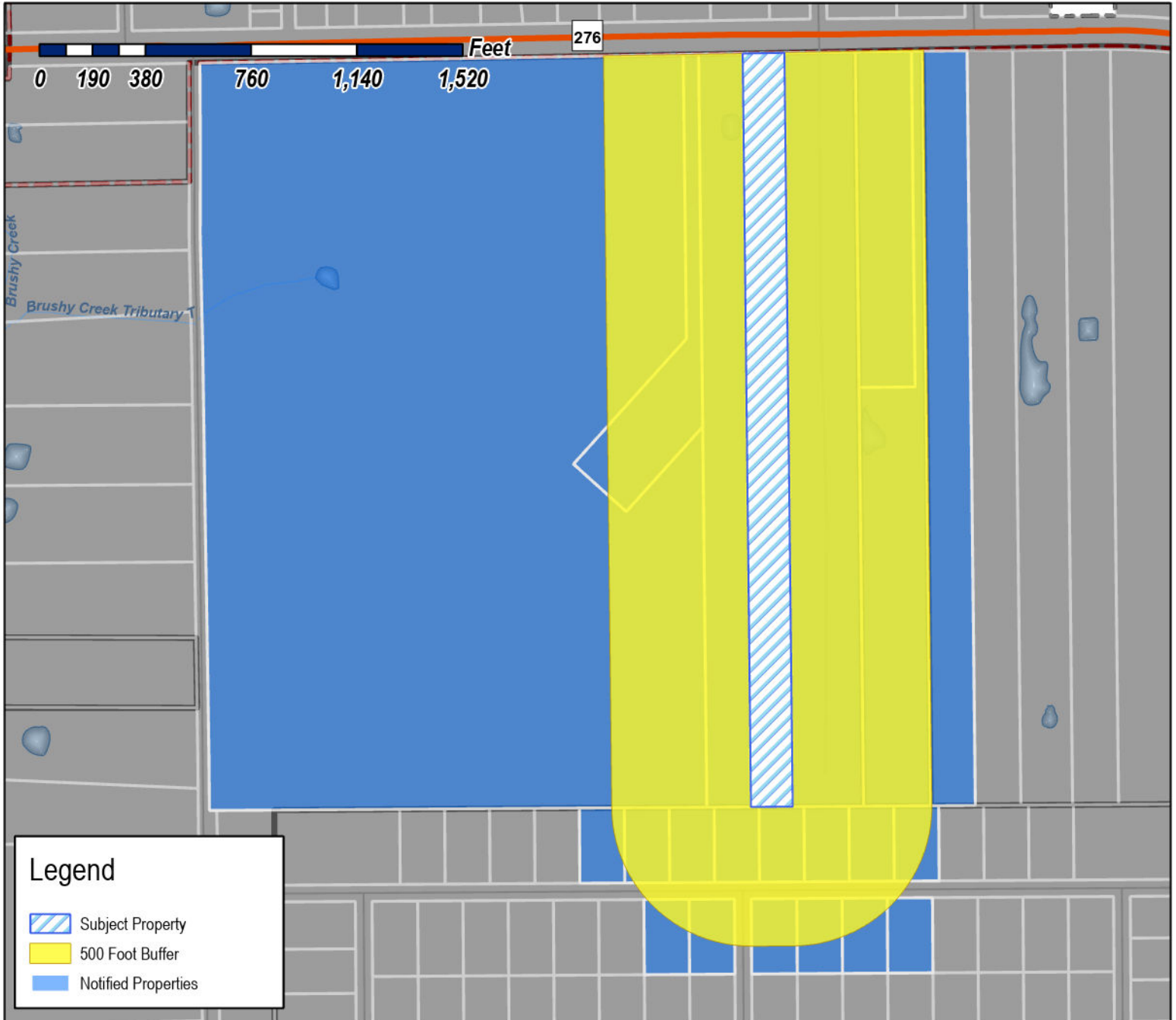
For Questions on this Case Call (972) 771-7745



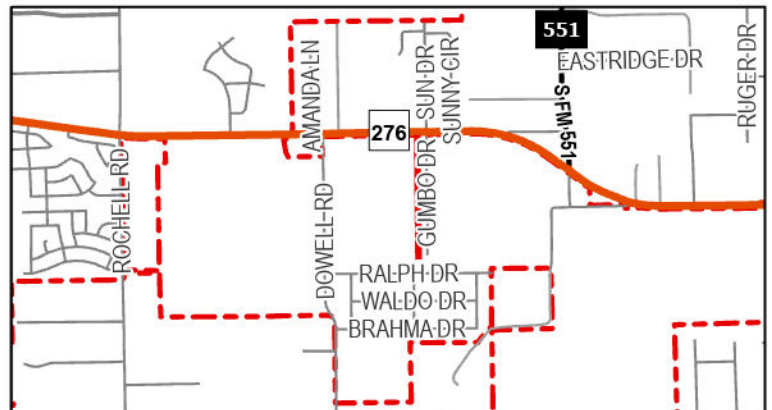
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**Date Saved:** 4/21/2026

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

ONCOR ELECTRIC DELIVERY COMPANY  
PO BOX 139100  
DALLAS, TX 75313

SORRELLS ROBERT  
8731 REXFORD DR  
DALLAS, TX 75209

BOBALIK STEVE A  
4521 STATE HIGHWAY 276  
ROCKWALL, TX 75032

HAWKINS RONALD & JENIREE  
4571 State Highway 276  
Rockwall, TX 75032

ROMO DIANE  
4695 STATE HIGHWAY 276  
ROCKWALL, TX 75032

VALK PROPERTIES VII LLC  
1450 T L Townsend Dr Ste A1  
Rockwall, TX 75032

COMMERCIAL CONSTRUCTION SPECIALTIES LP  
10961 LAKESIDE DRIVE  
QUINLAN, TX 75474

SUMEER HOMES INC  
2404 Texas Dr Ste 103  
Irving, TX 75062

RESIDENT  
4507 HWY276  
ROCKWALL, TX 75087

RESIDENT  
HWY276  
ROCKWALL, TX 75087

RESIDENT  
3290 HWY276  
ROCKWALL, TX 75087

RESIDENT  
4649 HWY276  
ROCKWALL, TX 75087

RESIDENT  
4649 HWY276  
ROCKWALL, TX 75087

RESIDENT  
114 GUMBO  
ROCKWALL, TX 75087

RESIDENT  
4503 RALPH DR  
ROCKWALL, TX 75087

RESIDENT  
4518 RALPH DR  
ROCKWALL, TX 75087

RESIDENT  
4476 RALPH DR  
ROCKWALL, TX 75087

RESIDENT  
4488 RALPH DR  
ROCKWALL, TX 75087

RESIDENT  
4452 RALPH DR  
ROCKWALL, TX 75087

RESIDENT  
4530 RALPH DR  
ROCKWALL, TX 75087

RESIDENT  
4542 RALPH DR  
ROCKWALL, TX 75087

RESIDENT  
4506 RALPH DR  
ROCKWALL, TX 75087

RESIDENT  
4464 RALPH DR  
ROCKWALL, TX 75087

RESIDENT  
4473 RALPH DR  
ROCKWALL, TX 75087

RESIDENT  
4485 RALPH DR  
ROCKWALL, TX 75087

RESIDENT  
4539 RALPH DR  
ROCKWALL, TX 75087

RESIDENT  
4527 RALPH DR  
ROCKWALL, TX 75087

RESIDENT  
4515 RALPH DR  
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:

## Z2026-021: Zoning Change from AG to LI

Hold a public hearing to discuss and consider a request by Ron Hawkins for the approval of a Zoning Change from an Agricultural (AG) District to a Light Industrial (LI) District for a 9.9398-acre tract of land identified as Tract 3 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4571 SH-276, 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, May 12, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 18, 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:

**Bethany Ross**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

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

Your comments must be received by Monday, May 18, 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. Z2026-021: Zoning Change from AG to LI

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 support or opposition.

Name: [Grey box]  
Address: [Grey box]

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

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

# ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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

**CASE NUMBER** All Zoning Requests

**PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.**

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

**NAME** Seth Conner

**ADDRESS** 4518 Lorion Dr, Rockwall, TX, 75087, USA

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

I am writing to express my opposition to any rezoning of land currently designated as Agricultural (AG).

My family chose this area because of its rural character, open space, and lower density—qualities directly supported by AG zoning. These conditions are central to the quality of life we expected when we moved here.

Rezoning AG land for more intensive use would fundamentally change that character, bringing increased density, traffic, and strain on infrastructure. While growth is inevitable, it should align with the established intent of the area and respect existing zoning.

AG zoning provides an important buffer against urban encroachment. Once changed, it cannot be undone and sets a precedent for further erosion of the community's character.

I respectfully urge the Commission to deny such requests and preserve the integrity of existing AG zoning.

**PLEASE CHECK ALL THAT APPLY.**

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

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

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

Ron Hawkins  
4571 SH-276, Rockwall, TX 75032  
rjhawk6@aol.com  
972-670-4293  
04/16/26

Planning & Zoning Department  
City of Rockwall  
385 S. Goliad Street  
Rockwall, TX 75087

RE: Zoning Change Request – AG to Light Industrial (LI)

Dear Planning & Zoning Commission,

I am requesting a zoning change for my property located at 4571 SH-276, Rockwall, TX 75032 from Agricultural (AG) to Light Industrial (LI).

I believe this request is appropriate for the area and aligns with the continued growth and development of the City of Rockwall.

Thank you for your time and consideration. Please let me know if any additional information is needed.

Sincerely,  
Ron Hawkins



OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I, the undersigned owner of the land shown on this plat, and designated herein as LOT 1, BLOCK A, RONALD HAWKINS subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the LOT 1, BLOCK A, RONALD HAWKINS subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City. I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

Ronald Hawkins, Owner STATE OF TEXAS COUNTY OF ROCKWALL
Jeniree Hawkins, Owner STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Ronald Hawkins, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public in and for the State of Texas My Commission Expires: \_\_\_\_\_
Notary Public in and for the State of Texas My Commission Expires: \_\_\_\_\_

APPROVED:

I hereby certify that the above and foregoing subdivision plat - being an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas on the \_\_\_\_ day of \_\_\_\_\_, 2026.

Mayor of the City of Rockwall Planning and Zoning Chairman
City Secretary City Engineer

KNOW ALL MEN BY THESE PRESENTS:

That I, Tina Y. Hoque, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

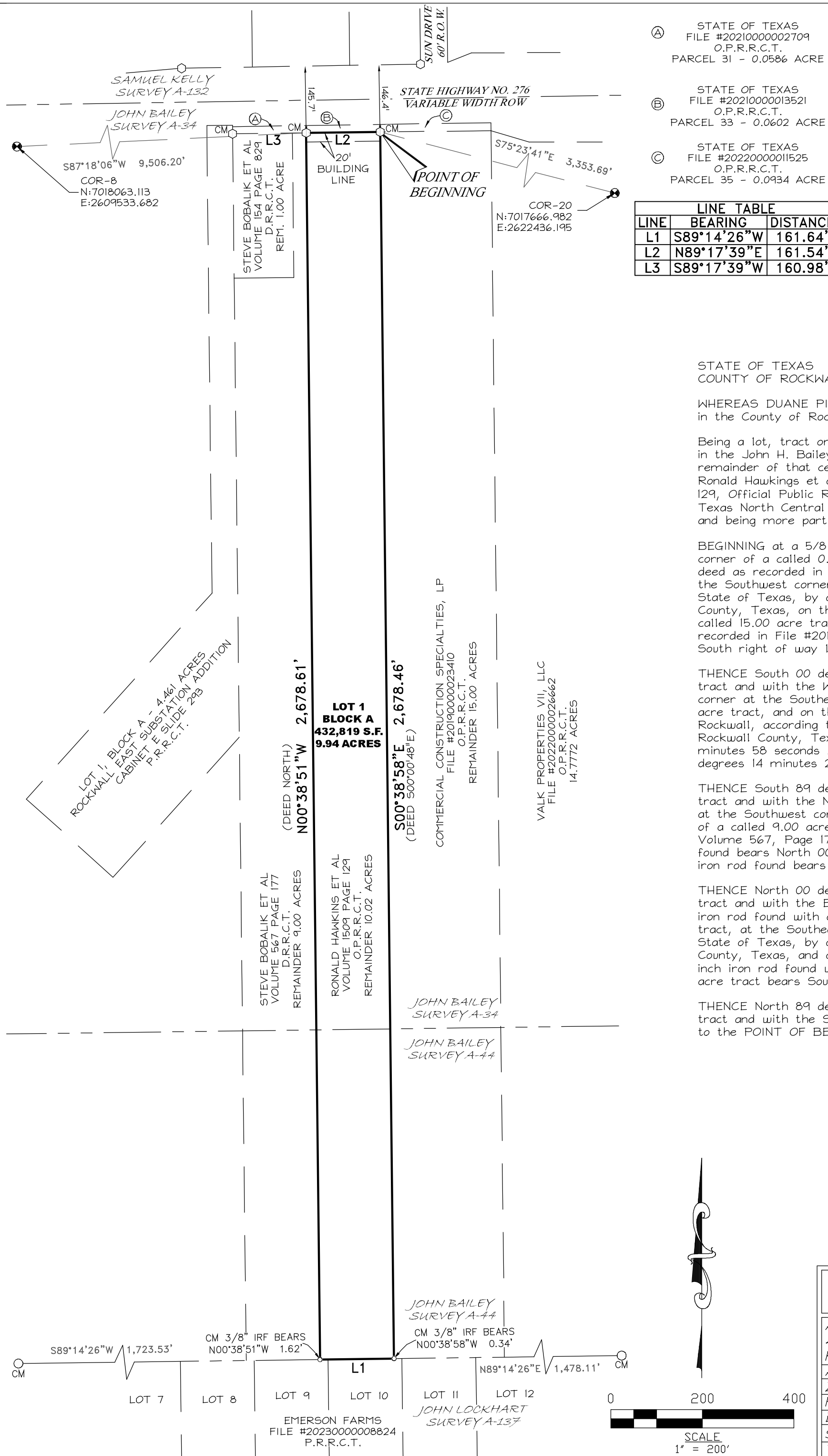
This \_\_\_\_ day of \_\_\_\_\_, 2026

PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Tina Y. Hoque Registered Professional Land Surveyor No. 6746

NOTES:

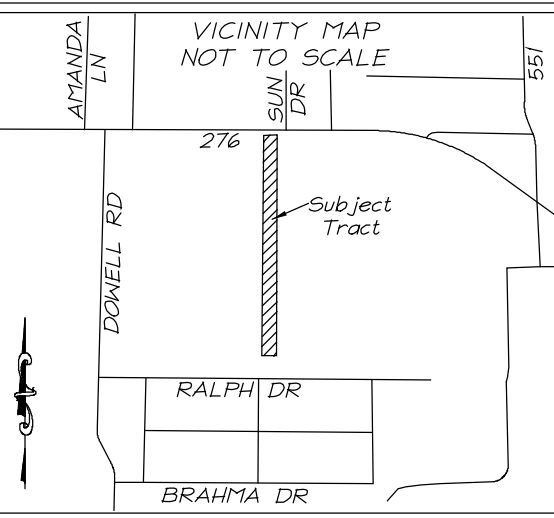
- 1. Bearings based on Texas State Plane Coordinates, Texas North Central Zone 4202 as obtained by GPS observation.
2. Any structure new or existing may not extend across new property lines.
3. The purpose of this plat is to create one platted lot.
4. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale, No Projection.
5. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
6. The property is shown as being located within Zone X by Flood Insurance Rate Map No. 48397C0045L, dated 09/26/2008. It is shown as not being located in a special flood hazard area inundated by 100-year flood.
7. No easement record search was made by this office concerning this property.
8. Abstract lines shown hereon are approximate in location.
9. This survey was made without the benefit of a current title commitment, and may be subject to record evidence which is not available for consideration at the time of this survey.
10. Subdividers Statement: Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
11. Public Improvement Statement: It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
12. Drainage and Detention Easements: The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
13. Fire Lanes: All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane Improvements.
14. Street Appurtenances: All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).



- A STATE OF TEXAS FILE #2021000002709 O.P.R.R.C.T. PARCEL 31 - 0.0586 ACRE
B STATE OF TEXAS FILE #20210000013521 O.P.R.R.C.T. PARCEL 33 - 0.0602 ACRE
C STATE OF TEXAS FILE #20220000011525 O.P.R.R.C.T. PARCEL 35 - 0.0934 ACRE

LINE TABLE
LINE BEARING DISTANCE
L1 S89°14'26"W 161.64'
L2 N89°17'39"E 161.54'
L3 S89°17'39"W 160.98'

LEGEND
G1 CONTROLLING MONUMENT O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T. - PLAT RECORDS, ROCKWALL COUNTY, TEXAS
O 1/2" IRON ROD FOUND
o POINT FOR CORNER
o 5/8" IRON ROD FOUND WITH PINK CAP (TXDOT)



OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF ROCKWALL

WHEREAS DUANE PIERCY AND JENNIFER PIERCY, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

Being a lot, tract or parcel of land situated in the John H. Bailey Survey, Abstract No. 34 and in the John H. Bailey Survey, Abstract No. 44, Rockwall County, Texas, and being all of the remainder of that certain called 10.02 acre tract of land conveyed from Saiyed Mirza et ux to Ronald Hawkins et al, by Warranty Deed with Vendor's Lien, as recorded in Volume 1509, Page 129, Official Public Records, Rockwall County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found with a pink cap stamped (TXDOT) at the Southeast corner of a called 0.0602 acre tract of land, Parcel 33, conveyed to the State of Texas, by deed as recorded in File #20210000013521, Official Public Records, Rockwall County, Texas, at the Southwest corner of a called 0.0934 acre tract of land, Parcel 35, conveyed conveyed to the State of Texas, by deed as recorded in File #20220000011525, Official Public Records, Rockwall County, Texas, on the East line of said 10.02 acre tract, on the West line of the remainder of a called 15.00 acre tract of land conveyed to Commercial Construction Specialties, LP, by deed as recorded in File #20190000023410, Official Public Records, Rockwall County, Texas, and on the South right of way line of State Highway No. 276, a variable width right of way;

THENCE South 00 degrees 38 minutes 58 seconds East, with the East line of said 10.02 acre tract and with the West line of said 15.00 acre tract, a distance of 2,678.46 feet to a point for corner at the Southeast corner of said 10.02 acre tract, at the Southwest corner of said 15.00 acre tract, and on the North line of Lot 10 of Emerson Farms, an addition to the City of Rockwall, according to the plat thereof as recorded in File #20230000008824, Plat Records, Rockwall County, Texas, from which a 3/8 inch iron rod found bears North 00 degrees 38 minutes 58 seconds West, a distance of 0.34 feet and a 1/2 inch iron rod found bears North 89 degrees 14 minutes 26 seconds West, a distance of 1,478.11 feet;

THENCE South 89 degrees 14 minutes 26 seconds West, with the South line of said 10.02 acre tract and with the North line of Emerson Farms, a distance of 161.64 feet to a point for corner at the Southwest corner of said 10.02 acre tract and at the Southeast corner of the remainder of a called 9.00 acre tract of land conveyed to Steve Bobalik et al, by deed as recorded in Volume 567, Page 177, Deed Records, Rockwall County, Texas, from which a 3/8 inch iron rod found bears North 00 degrees 38 minutes 51 seconds West, a distance of 1.62 feet and a 1/2 inch iron rod found bears South 89 degrees 14 minutes 26 seconds West, a distance of 1,723.53 feet;

THENCE North 00 degrees 38 minutes 51 seconds West, with the West line of said 10.02 acre tract and with the East line of said 9.00 acre tract, a distance of 2,678.61 feet to a 5/8 inch iron rod found with a pink cap stamped (TXDOT) at the Southwest corner of said 0.0602 acre tract, at the Southeast corner of a called 0.586 acre tract of land, Parcel 31, conveyed to the State of Texas, by deed as recorded in File #2021000002709, Official Public Records, Rockwall County, Texas, and on the South right of way line of State Highway No. 276, from which a 5/8 inch iron rod found with a pink cap stamped (TXDOT) at the Southwest corner of said 0.586 acre tract bears South 89 degrees 17 minutes 39 seconds West, a distance of 160.98 feet;

THENCE North 89 degrees 17 minutes 39 seconds East, with the South line of said 0.0602 acre tract and with the South right of way line of State Highway No. 276, a distance of 161.54 feet to the POINT OF BEGINNING and CONTAINING 9.94 acres of land.

FINAL PLAT LOT 1, BLOCK A RONALD HAWKINS BEING A FINAL PLAT OF A 9.94 ACRE TRACT OF LAND BEING ONE (1) LOT. 9.94-ACRES OR 432,819 SQUARE FEET SITUATED IN THE J. H. BAILEY SURVEY, ABSTRACT NO. 34 & J. H. BAILEY SURVEY, ABSTRACT NO. 44 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS CASE NO. 20226-

OWNER - RONALD & JENIREE HAWKINS 4571 STATE HIGHWAY 276, ROCKWALL, TX 75032 PHONE NUMBER: 972-670-4293
ADDRESS: 4571 HWY 276 ROCKWALL, TEXAS ACREAGE: 9.94 ACRES ZONING: AG PREPARED: 4/13/2026 BY-LINE JOB NO: 2026-427 SCALE: 1" = 200' TECHNICIAN: TYH
BY-LINE SURVEYING LLC P.O. Box 834 Emory, Tx 75440 Emory (903) 473-5150 Firm No: 10194233 www.bylinesurveying.com Copyright By-Line Surveying LLC. All rights reserved. CASE NO. P2026-

# 17 SOUTH CENTRAL ESTATES DISTRICT

## DISTRICT DESCRIPTION

The *South Central Estates District* has the potential to have a mixture of land uses, but is currently relatively undeveloped. The district does have a low density (i.e. *Equestrian Meadows*) and a medium density (i.e. *West View*) subdivision situated within the southern portions of the district. Along SH-276, there are currently some transitional commercial land uses and residential homes situated on long narrow lots. This district is projected to transition to more intense commercial land uses along SH-276, but still maintain estate and rural residential land uses south of SH-276. Much of the areas along SH-276 will depend on the viability and alignment of the future Outer Loop.

## POINTS OF REFERENCE

- A. Equestrian Meadows Subdivision
- B. Westhaven Subdivision

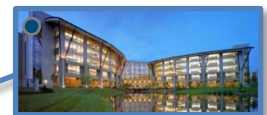
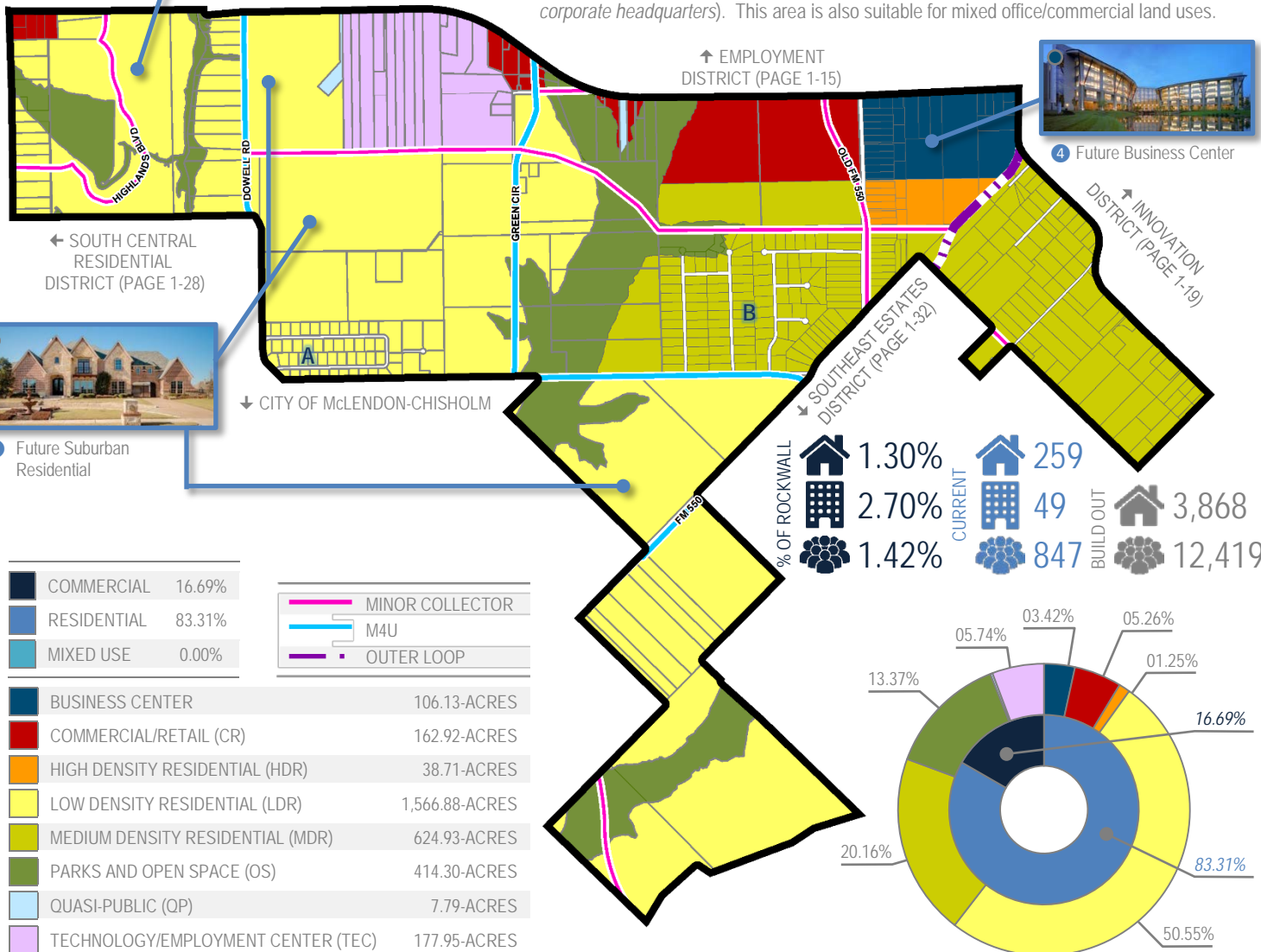
## LAND USE PALETTES

- Current Land Use
- Future Land Use



2 Future Suburban Residential

↑ TECHNOLOGY DISTRICT (PAGE 1-31)



4 Future Business Center



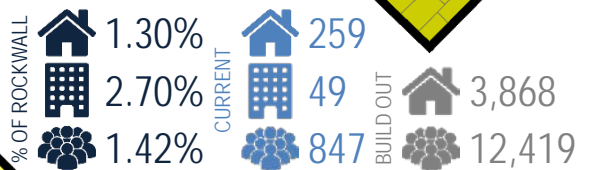
2 Future Suburban Residential

← SOUTH CENTRAL RESIDENTIAL DISTRICT (PAGE 1-28)

↑ EMPLOYMENT DISTRICT (PAGE 1-15)

↑ INNOVATION DISTRICT (PAGE 1-19)

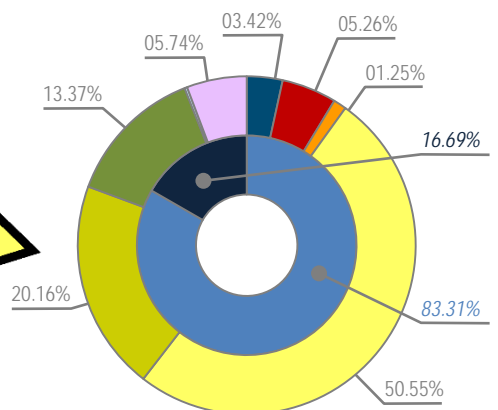
↓ CITY OF McLENDON-CHISHOLM



■ COMMERCIAL	16.69%	— MINOR COLLECTOR
■ RESIDENTIAL	83.31%	— M4U
■ MIXED USE	0.00%	— OUTER LOOP

■ BUSINESS CENTER	106.13-ACRES
■ COMMERCIAL/RETAIL (CR)	162.92-ACRES
■ HIGH DENSITY RESIDENTIAL (HDR)	38.71-ACRES
■ LOW DENSITY RESIDENTIAL (LDR)	1,566.88-ACRES
■ MEDIUM DENSITY RESIDENTIAL (MDR)	624.93-ACRES
■ PARKS AND OPEN SPACE (OS)	414.30-ACRES
■ QUASI-PUBLIC (QP)	7.79-ACRES
■ TECHNOLOGY/EMPLOYMENT CENTER (TEC)	177.95-ACRES



## DISTRICT STRATEGIES

Taking into account that the *South Central Estates District* has a large amount of mostly vacant or raw land with limited access to infrastructure (i.e. *water and wastewater facilities*), the following are the recommended strategies for this district:

- 1 **Opportunity Zone** (*Intersection of SH-276 & FM-548*). When constructed this intersection will be a major land use node in the district and have the potential to provide employment and professional campus land uses mixed with entertainment, restaurant and retail land uses that can create an "18-Hour" environment (i.e. *an environment that provides the ability to live, work, shop and dine*).
- 2 **Suburban Residential**. The district has several large tracts of land that can support highly amenitized master planned communities. Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition (e.g. *larger lots or a large landscape buffer*) adjacent to the existing subdivision. Due to the availability of infrastructure residential in this area may also be suitable for 1½-acre lots with septic systems.
- 3 **Commercial/Retail Centers**. Due to the anticipated alignment of the Outer Loop (i.e. *current alignment of FM-548*), the commercial/retail centers along SH-276 are ideal for larger scale retail businesses and restaurants that could support any office or residential development in the area. These areas could also provide neighborhood service uses intended to allow smaller commercial uses that can support adjacent residential land uses. All commercial developments should incorporate appropriate screening (e.g. *berms, landscaping and large buffers*) to transition uses.
- 4 **Business Center**. The areas designated as *Business Center* are intended to provide space for larger office facilities and combination manufacturing/warehouse and office facilities (e.g. *corporate headquarters*). This area is also suitable for mixed office/commercial land uses.

**LEGEND:**

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

# PERMITTED LAND USES IN AN LIGHT INDUSTRIAL (LI) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference <a href="#">Article 13, Definitions</a> ]	CONDITIONAL USE REFERENCE Reference <a href="#">Article 04, Permissible Uses</a>	LIGHT INDUSTRIAL (LI) DISTRICT
<b>AGRICULTURAL AND ANIMAL RELATED LAND USES</b>	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	<a href="#">(1)</a>		P
Animal Boarding/Kennel without Outside Pens	<a href="#">(2)</a>	<a href="#">(2)</a>	P
Animal Clinic for Small Animals without Outdoor Pens	<a href="#">(3)</a>	<a href="#">(3)</a>	P
Animal Hospital or Clinic	<a href="#">(4)</a>		P
Animal Shelter or Loafing Shed	<a href="#">(6)</a>		P
Community Garden	<a href="#">(11)</a>	<a href="#">(7)</a>	S
Urban Farm	<a href="#">(12)</a>	<a href="#">(8)</a>	S
<b>RESIDENTIAL AND LODGING LAND USES</b>	2.02(B)	2.03(B)	
Caretakers Quarters/Domestic or Security Unit	<a href="#">(3)</a>		P
Commercial Parking Garage	<a href="#">(6)</a>		A
Limited-Service Hotel	<a href="#">(10)</a>		S
Full-Service Hotel	<a href="#">(11)</a>	<a href="#">(8)</a>	S
Residence Hotel	<a href="#">(12)</a>		S
Motel	<a href="#">(13)</a>		S
<b>INSTITUTIONAL AND COMMUNITY SERVICE LAND USES</b>	2.02(C)	2.03(C)	
Assisted Living Facility	<a href="#">(1)</a>	<a href="#">(1)</a>	S
Blood Plasma Donor Center	<a href="#">(2)</a>		P
Cemetery/Mausoleum	<a href="#">(3)</a>		P
Church/House of Worship	<a href="#">(4)</a>	<a href="#">(2)</a>	S
College, University, or Seminary	<a href="#">(5)</a>		P
Convalescent Care Facility/Nursing Home	<a href="#">(6)</a>		S
Congregate Care Facility/Elderly Housing	<a href="#">(7)</a>	<a href="#">(3)</a>	S
Crematorium	<a href="#">(8)</a>		S
Daycare with Seven (7) or More Children	<a href="#">(9)</a>	<a href="#">(4)</a>	S
Emergency Ground Ambulance Services	<a href="#">(10)</a>		P
Government Facility	<a href="#">(12)</a>		P
Hospice	<a href="#">(14)</a>		S
Hospital	<a href="#">(15)</a>		P
Public Library, Art Gallery or Museum	<a href="#">(16)</a>		P
Mortuary or Funeral Chapel	<a href="#">(17)</a>		P
Local Post Office	<a href="#">(18)</a>		P
Regional Post Office	<a href="#">(19)</a>		P
Prison/Custodial Institution	<a href="#">(20)</a>		P
Public or Private Primary School	<a href="#">(21)</a>	<a href="#">(7)</a>	P
Public or Private Secondary School	<a href="#">(22)</a>	<a href="#">(8)</a>	P
Rescue Mission or Shelter for the Homeless	<a href="#">(24)</a>		P
Social Service Provider (Except Rescue Mission or Homeless Shelter)	<a href="#">(25)</a>		P
<b>OFFICE AND PROFESSIONAL LAND USES</b>	2.02(D)	2.03(D)	
Financial Institution with Drive-Through	<a href="#">(1)</a>	<a href="#">(1)</a>	P

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LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference <a href="#">Article 13, Definitions</a> ]	CONDITIONAL USE REFERENCE Reference <a href="#">Article 04, Permissible Uses</a>	LIGHT INDUSTRIAL (LI) DISTRICT
Financial Institution without Drive-Through	<a href="#">(1)</a>		P
Office Building less than 5,000 SF	<a href="#">(2)</a>		P
Office Building 5,000 SF or Greater	<a href="#">(2)</a>		P
<b>RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES</b>	<b>2.02(E)</b>	<b>2.03(E)</b>	
Temporary Carnival, Circus, or Amusement Ride	<a href="#">(1)</a>	<a href="#">(1)</a>	P
Indoor Commercial Amusement/Recreation	<a href="#">(2)</a>	<a href="#">(2)</a>	P
Outdoor Commercial Amusement/Recreation	<a href="#">(3)</a>	<a href="#">(3)</a>	S
Public or Private Community or Recreation Club as an Accessory Use	<a href="#">(4)</a>		P
Private Country Club	<a href="#">(5)</a>		P
Golf Driving Range	<a href="#">(6)</a>		P
Temporary Fundraising Events by Non-Profit	<a href="#">(7)</a>	<a href="#">(4)</a>	P
Indoor Gun Club with Skeet or Target Range	<a href="#">(8)</a>	<a href="#">(5)</a>	P
Health Club or Gym	<a href="#">(9)</a>		P
Private Club, Lodge or Fraternal Organization	<a href="#">(10)</a>	<a href="#">(6)</a>	P
Private Sports Arena, Stadium, and/or Track	<a href="#">(11)</a>		P
Public Park or Playground	<a href="#">(12)</a>		P
Sexually Oriented Businesses <a href="#">[Art. XI; CH. 12: Municipal Code]</a>	<a href="#">(13)</a>	<a href="#">(7)</a>	S
Tennis Courts ( <i>i.e. Not Accessory to a Public or Private Country Club</i> )	<a href="#">(14)</a>		P
Theater	<a href="#">(15)</a>		P
<b>RETAIL AND PERSONAL SERVICES LAND USES</b>	<b>2.02(F)</b>	<b>2.03(F)</b>	
Portable Beverage Service Facility	<a href="#">(4)</a>	<a href="#">(1)</a>	S
Brew Pub	<a href="#">(5)</a>		P
Business School	<a href="#">(6)</a>		P
Catering Service	<a href="#">(7)</a>		P
Temporary Christmas Tree Sales Lot and/or Similar Uses	<a href="#">(8)</a>	<a href="#">(2)</a>	P
Copy Center	<a href="#">(9)</a>		P
Craft/Micro Brewery, Distillery and/or Winery	<a href="#">(10)</a>	<a href="#">(3)</a>	P
Incidental Display	<a href="#">(11)</a>	<a href="#">(4)</a>	P
Food Trucks/Trailers	<a href="#">(12)</a>	<a href="#">(5)</a>	P
Garden Supply/Plant Nursery	<a href="#">(13)</a>		P
General Personal Service	<a href="#">(14)</a>	<a href="#">(6)</a>	S
General Retail Store	<a href="#">(15)</a>		S
Hair Salon and/or Manicurist	<a href="#">(16)</a>		S
Laundromat with Dropoff/Pickup Services	<a href="#">(17)</a>		P
Self Service Laundromat	<a href="#">(18)</a>		P
Private Museum or Art Gallery	<a href="#">(20)</a>		P
Night Club, Discotheque, or Dance Hall	<a href="#">(21)</a>		S
Pawn Shop	<a href="#">(22)</a>		P
Permanent Cosmetics	<a href="#">(23)</a>	<a href="#">(7)</a>	A

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# PERMITTED LAND USES IN AN LIGHT INDUSTRIAL (LI) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference <a href="#">Article 13, Definitions</a> ]	CONDITIONAL USE REFERENCE Reference <a href="#">Article 04, Permissible Uses</a>	LIGHT INDUSTRIAL (LI) DISTRICT
Temporary Real Estate Sales Office	<a href="#">(25)</a>		P
Rental Store without Outside Storage and/or Display	<a href="#">(26)</a>	<a href="#">(8)</a>	P
Restaurant with less than 2,000 SF with Drive-Through or Drive-In	<a href="#">(27)</a>	<a href="#">(9)</a>	S
Restaurant with less than 2,000 SF without Drive-Through or Drive-In	<a href="#">(28)</a>		P
Restaurant with 2,000 SF or more with Drive-Through or Drive-In	<a href="#">(27)</a>	<a href="#">(10)</a>	P
Restaurant with 2,000 SF or more without Drive-Through or Drive-In	<a href="#">(28)</a>		P
Retail Store with Gasoline Sales that has Two (2) or less Dispensers ( <i>i.e. a Maximum of Four [4] Vehicles</i> )	<a href="#">(29)</a>		P
Retail Store with Gasoline Sales that has more than Two (2) Dispensers	<a href="#">(29)</a>		P
Secondhand Dealer	<a href="#">(30)</a>		P
Art, Photography, or Music Studio	<a href="#">(31)</a>		P
Taxidermist Shop	<a href="#">(34)</a>		P
<b>COMMERCIAL AND BUSINESS SERVICES LAND USES</b>	2.02(G)	2.03(G)	
Bail Bond Service	<a href="#">(1)</a>		P
Building and Landscape Material with Outside Storage	<a href="#">(2)</a>	<a href="#">(1)</a>	P
Building and Landscape Material with Limited Outside Storage	<a href="#">(2)</a>	<a href="#">(2)</a>	P
Building Maintenance, Service, and Sales with Outside Storage	<a href="#">(3)</a>	<a href="#">(3)</a>	P
Building Maintenance, Service, and Sales without Outside Storage	<a href="#">(3)</a>		P
Commercial Cleaners	<a href="#">(4)</a>		P
Custom and Craft Work	<a href="#">(5)</a>		P
Electrical, Watch, Clock, Jewelry and/or Similar Repair	<a href="#">(6)</a>		P
Feed Store or Ranch Supply	<a href="#">(7)</a>		S
Furniture Upholstery/Refinishing and Resale	<a href="#">(8)</a>	<a href="#">(4)</a>	P
Gunsmith Repair and Sales	<a href="#">(9)</a>		P
Rental, Sales and Service of Heavy Machinery and Equipment	<a href="#">(10)</a>	<a href="#">(5)</a>	S
Locksmith	<a href="#">(11)</a>		P
Machine Shop	<a href="#">(12)</a>		P
Medical or Scientific Research Lab	<a href="#">(13)</a>		P
Research and Technology or Light Assembly	<a href="#">(15)</a>		P
Trade School	<a href="#">(17)</a>		P
Temporary On-Site Construction Office	<a href="#">(18)</a>	<a href="#">(6)</a>	P
<b>AUTO AND MARINE RELATED LAND USES</b>	2.02(H)	2.03(H)	
Major Auto Repair Garage	<a href="#">(1)</a>	<a href="#">(1)</a>	S
Minor Auto repair garage	<a href="#">(2)</a>	<a href="#">(2)</a>	S
Automobile Rental	<a href="#">(3)</a>		S
New or Used Boat and Trailer Dealership	<a href="#">(4)</a>	<a href="#">(3)</a>	S
Full Service Car Wash and Auto Detail	<a href="#">(5)</a>	<a href="#">(4)</a>	P
Self Service Car Wash	<a href="#">(5)</a>	<a href="#">(4)</a>	P
New and/or Used Indoor Motor Vehicle Dealership/Showroom	<a href="#">(6)</a>	<a href="#">(5)</a>	S
New Motor Vehicle Dealership-for Cars and Light Trucks	<a href="#">(7)</a>	<a href="#">(6)</a>	S

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# PERMITTED LAND USES IN AN LIGHT INDUSTRIAL (LI) DISTRICT

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Used Motor Vehicle Dealership for Cars and Light Trucks}	<a href="#">(7)</a>	<a href="#">(7)</a>	A
Commercial Parking	<a href="#">(8)</a>		P
Non-Commercial Parking Lot	<a href="#">(9)</a>		P
Recreational Vehicle (RV) Sales and Service	<a href="#">(10)</a>		S
Service Station	<a href="#">(11)</a>	<a href="#">(8)</a>	P
Towing and Impound Yard	<a href="#">(12)</a>	<a href="#">(9)</a>	S
Towing Service without Storage	<a href="#">(13)</a>	<a href="#">(10)</a>	P
Truck Rental	<a href="#">(14)</a>		S
Truck Stop with Gasoline Sales and Accessory Services	<a href="#">(15)</a>	<a href="#">(11)</a>	S
<b>INDUSTRIAL AND MANUFACTURING LAND USES</b>	2.02(I)	2.03(I)	
Asphalt or Concrete Batch Plant	<a href="#">(1)</a>	<a href="#">(1)</a>	S
Temporary Asphalt or Concrete Batch Plant	<a href="#">(2)</a>	<a href="#">(2)</a>	P
Bottle Works for Milk or Soft Drinks	<a href="#">(3)</a>		P
Brewery or Distillery	<a href="#">(4)</a>	<a href="#">(3)</a>	P
Carpet and Rug Cleaning	<a href="#">(5)</a>		P
Environmentally Hazardous Materials	<a href="#">(6)</a>	<a href="#">(4)</a>	S
Food Processing with No Animal Slaughtering	<a href="#">(7)</a>		P
Light Assembly and Fabrication	<a href="#">(8)</a>		P
Heavy Manufacturing	<a href="#">(9)</a>		S
Light Manufacturing	<a href="#">(10)</a>		P
Metal Plating or Electroplating	<a href="#">(11)</a>		S
Mining and Extraction of (Sand, Gravel, Oil and/or Other Materials)	<a href="#">(12)</a>	<a href="#">(5)</a>	S
Printing and Publishing	<a href="#">(13)</a>		P
Salvage or Reclamation of Products Indoors	<a href="#">(14)</a>		P
Salvage or Reclamation of Products Outdoors	<a href="#">(15)</a>		S
Sheet Metal Shop	<a href="#">(16)</a>		P
Tool, Dye, Gauge and/or Machine Shop	<a href="#">(17)</a>		P
Welding Repair	<a href="#">(18)</a>		P
Winery	<a href="#">(19)</a>	<a href="#">(6)</a>	P
<b>WHOLESALE, DISTRIBUTION AND STORAGE LAND USES</b>	2.02(J)	2.03(J)	
Cold Storage Plant	<a href="#">(1)</a>		P
Heavy Construction/Trade Yard	<a href="#">(2)</a>		P
Mini-Warehouse	<a href="#">(4)</a>	<a href="#">(1)</a>	P
Outside Storage and/or Outside Display	<a href="#">(5)</a>	<a href="#">(2)</a>	P
Recycling Collection Center	<a href="#">(6)</a>		P
Warehouse/Distribution Center	<a href="#">(7)</a>		P
Wholesale Showroom Facility	<a href="#">(8)</a>		P
<b>UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES</b>	2.02(K)	2.03(K)	
Airport, Heliport or Landing Field	<a href="#">(1)</a>		S
Antenna, as an Accessory	<a href="#">(2)</a>	<a href="#">(1)</a>	P

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Commercial Antenna	<a href="#">(3)</a>	<a href="#">(2)</a>	S
Antenna, for an Amateur Radio	<a href="#">(4)</a>	<a href="#">(3)</a>	A
Antenna Dish	<a href="#">(5)</a>	<a href="#">(4)</a>	A
Commercial Freestanding Antenna	<a href="#">(6)</a>	<a href="#">(5)</a>	P
Mounted Commercial Antenna	<a href="#">(7)</a>	<a href="#">(6)</a>	P
Bus Charter Service and Service Facility	<a href="#">(8)</a>		P
Helipad	<a href="#">(9)</a>		S
Utilities ( <i>Non-Municipally Owned or Controlled</i> ), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	<a href="#">(10)</a>		S
Municipally Owned or Controlled Facilities, Utilities and Uses	<a href="#">(11)</a>		P
Private Streets	<a href="#">(12)</a>		S
Radio Broadcasting	<a href="#">(13)</a>		P
Railroad Yard or Shop	<a href="#">(14)</a>		S
Recording Studio	<a href="#">(15)</a>		P
Satellite Dish	<a href="#">(16)</a>		A
Solar Energy Collector Panels and Systems	<a href="#">(17)</a>	<a href="#">(7)</a>	A
Transit Passenger Facility	<a href="#">(18)</a>		S
Trucking Company	<a href="#">(19)</a>		P
TV Broadcasting and Other Communication Service	<a href="#">(20)</a>		P
Utilities Holding a Franchise from the City of Rockwall	<a href="#">(21)</a>		P
Utility Installation Other than Listed	<a href="#">(22)</a>		S
Utility/Transmission Lines	<a href="#">(23)</a>		S
Wireless Communication Tower	<a href="#">(24)</a>		S

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A LIGHT INDUSTRIAL (LI) DISTRICT FOR AN 9.9398-ACRE TRACT OF LAND IDENTIFIED AS TRACT 3 OF THE J.H. BAILEY SURVEY, ABSTRACT NO. 34, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' AND EXHIBIT 'B' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Ron Hawkins for the approval of a Zoning Change from an Agricultural (AG) District to a Light Industrial (LI) District for a 9.9398-acre tract of land identified as Tract 3 of the J.H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, and more fully described and depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

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

**SECTION 1.** That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Light Industrial (LI) District;

**SECTION 2.** That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Light Industrial (LI) District* as stipulated in Subsection 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*; and, Subsection 05.01, *General Industrial District Standards*, Subsection 05.02, *Light Industrial (LI) District*, and Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

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

zoning described herein;

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

**SECTION 5.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1<sup>ST</sup> DAY OF JUNE, 2026.**

\_\_\_\_\_  
Tim McCallum, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: May 18, 2026

2<sup>nd</sup> Reading: June 1, 2026





June 2, 2026

TO: Ron Hawkins  
1110 RS CR 4452  
Rockwall, Texas 750332

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

SUBJECT: Z2026-021; *Zoning Change from Agricultural (AG) District to Light Industrial (LI) District*

Ron:

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 required to submit a Specific Use Permit (SUP) for the *banquet facility/event hall* prior to the submission of a Site Plan for the subject property.
- (2) The applicant shall be required to submit a Site Plan for the subject property.
- (3) The applicant shall be required to submit a Final Plat for the subject property.
- (4) The applicant shall be required to submit a building permit for any unpermitted structures on the subject property.
- (5) Any construction resulting from the approval of this Zoning Change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On May 12, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the Zoning Change by a vote of 5-0, with Commissioner Brock absent and Commissioner Hagaman recusing himself.

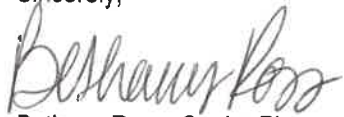
City Council

On May 18, 2026, the City Council approved a motion to approve the Zoning Change by a vote of 7-0, with the condition that the future SUP for a Banquet Facility be nontransferable if the property ownership changes.

On June 1, 2026, the City Council approved a motion to approve the Zoning Change by a vote of 7-0.

Included with this letter is a copy of *Ordinance No. 26-19*, 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) 772-6488.

Sincerely,

A handwritten signature in cursive script that reads "Bethany Ross".

Bethany Ross; *Senior Planner*  
City of Rockwall Planning and Zoning Department

CITY OF ROCKWALL

ORDINANCE NO. 26-19

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A LIGHT INDUSTRIAL (LI) DISTRICT FOR AN 9.9398-ACRE TRACT OF LAND IDENTIFIED AS TRACT 3 OF THE J.H. BAILEY SURVEY, ABSTRACT NO. 34, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' AND EXHIBIT 'B' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Ron Hawkins for the approval of a Zoning Change from an Agricultural (AG) District to a Light Industrial (LI) District for a 9.9398-acre tract of land identified as Tract 3 of the J.H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, and more fully described and depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

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

**SECTION 1.** That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Light Industrial (LI) District;

**SECTION 2.** That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Light Industrial (LI) District* as stipulated in Subsection 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*; and, Subsection 05.01, *General Industrial District Standards*, Subsection 05.02, *Light Industrial (LI) District*, and Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

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

zoning described herein;

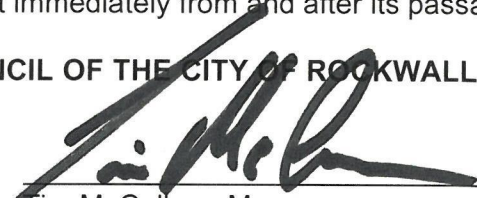
**SECTION 4.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

**SECTION 5.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1<sup>st</sup> DAY OF JUNE, 2026.**



Tim McCallum, Mayor

**ATTEST:**



Kristy Teague, City Secretary



**APPROVED AS TO FORM:**



Frank J. Garza, City Attorney

1<sup>st</sup> Reading: May 18, 2026

2<sup>nd</sup> Reading: June 1, 2026

