



# 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</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

**OTHER APPLICATION FEES:**

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

**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.

**PROPERTY INFORMATION [PLEASE PRINT]**

ADDRESS	not yet assigned*		
SUBDIVISION		LOT	BLOCK
GENERAL LOCATION	NEC E Quail Run Road and 205		

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

CURRENT ZONING	PD-70	CURRENT USE	Undeveloped land
PROPOSED ZONING	PD-70	PROPOSED USE	Commercial (Retail)
ACREAGE	8.684 AC	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]**

<input type="checkbox"/> OWNER	<input checked="" type="checkbox"/> APPLICANT	DuWest Realty, LLC
CONTACT PERSON	CONTACT PERSON	Bowen Hendrix
ADDRESS	ADDRESS	4403 North Central Expressway Suite 200
CITY, STATE & ZIP	CITY, STATE & ZIP	Dallas, TX 75025
PHONE	PHONE	(214) 918-1804
E-MAIL	E-MAIL	bowen@duwestrealty.com

**NOTARY VERIFICATION [REQUIRED]**

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

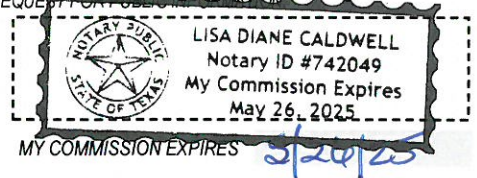
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$1500 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF November, 2021 BY SIGNING THIS APPLICATION, 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."

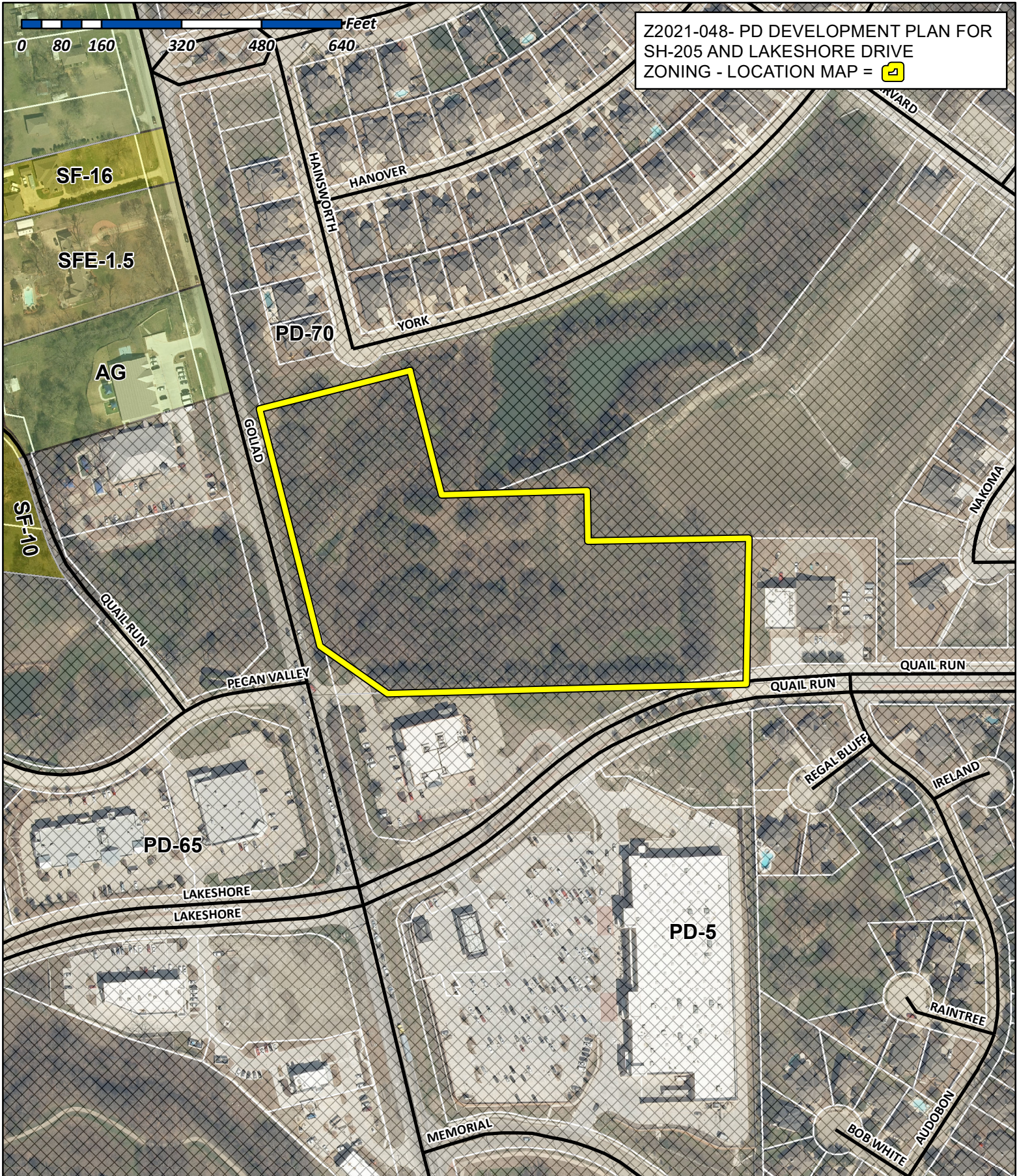
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF November, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Lisa Caldwell





# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
 (W): [www.rockwall.com](http://www.rockwall.com)

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

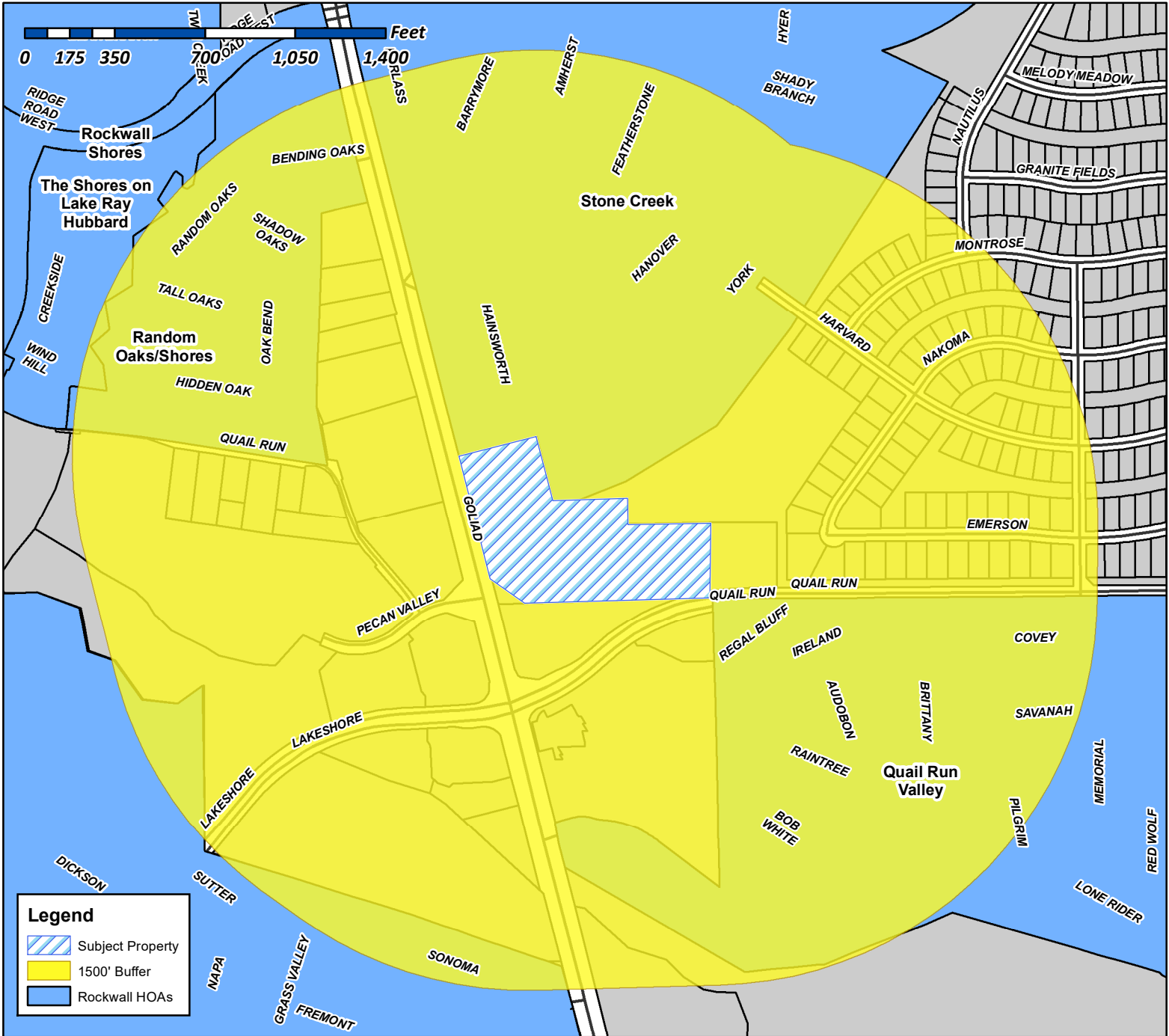




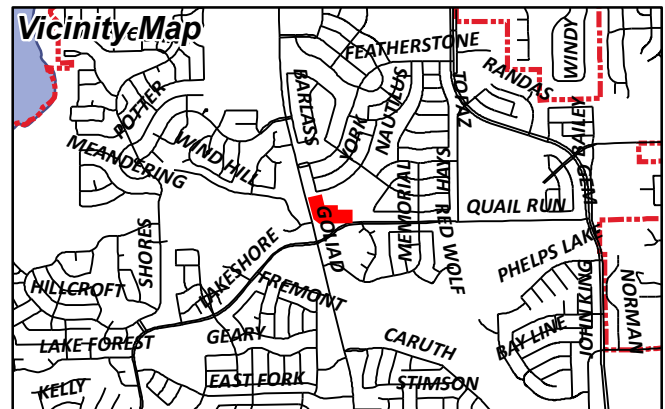
# City of Rockwall

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**Case Number:** Z2021-048  
**Case Name:** PD Development Plan for SH-205 and Lakeshore Drive  
**Case Type:** Zoning  
**Zoning:** Planned Development District 70 (PD-70)  
**Case Address:** By SH-205 & Lakeshore Drive  
**Date Created:** 11/16/2021  
 For Questions on this Case Call (972) 771-7745

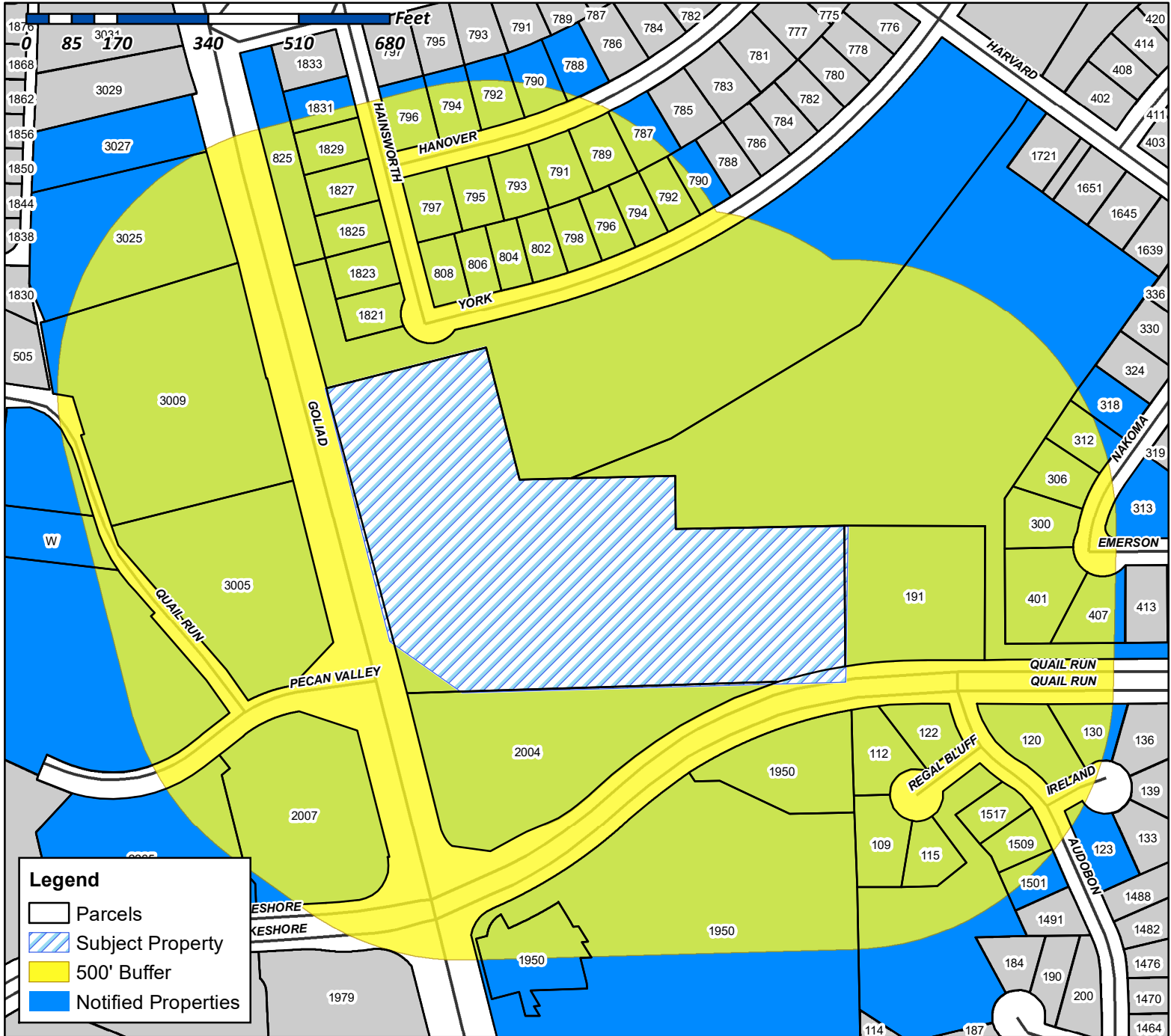




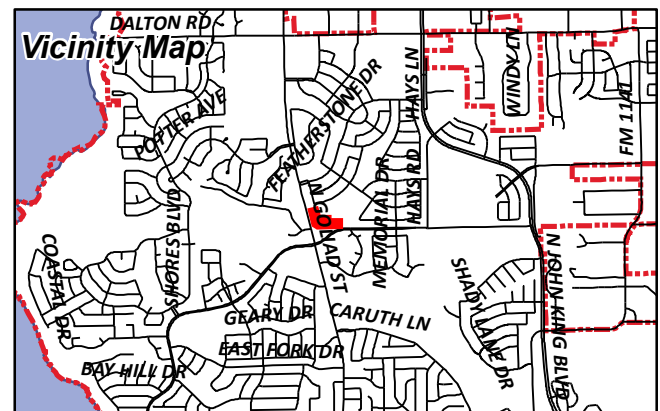
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November 15, 2021

City of Rockwall  
385 South Goliad  
Rockwall, TX 75087

Re: Retail Development on the NEQ of SH 205 and Quail Ridge

Mr. Miller,

We are working with The Skorburg Company to develop a neighborhood retail center complete with pad users on their existing land on the northeast quadrant of land at SH 205 and Quail Ridge. This letter serves as confirmation that we have been in communication with representatives at The Skorburg Company and have their approval to proceed with the necessary steps to deliver a high quality neighborhood center on their land. We will be working jointly with them to deliver a hike and bike trail that connects to their existing neighborhood to the north. By signing this letter below, The Skorburg company gives DuWest Realty a waiver to proceed with our development application and plans.

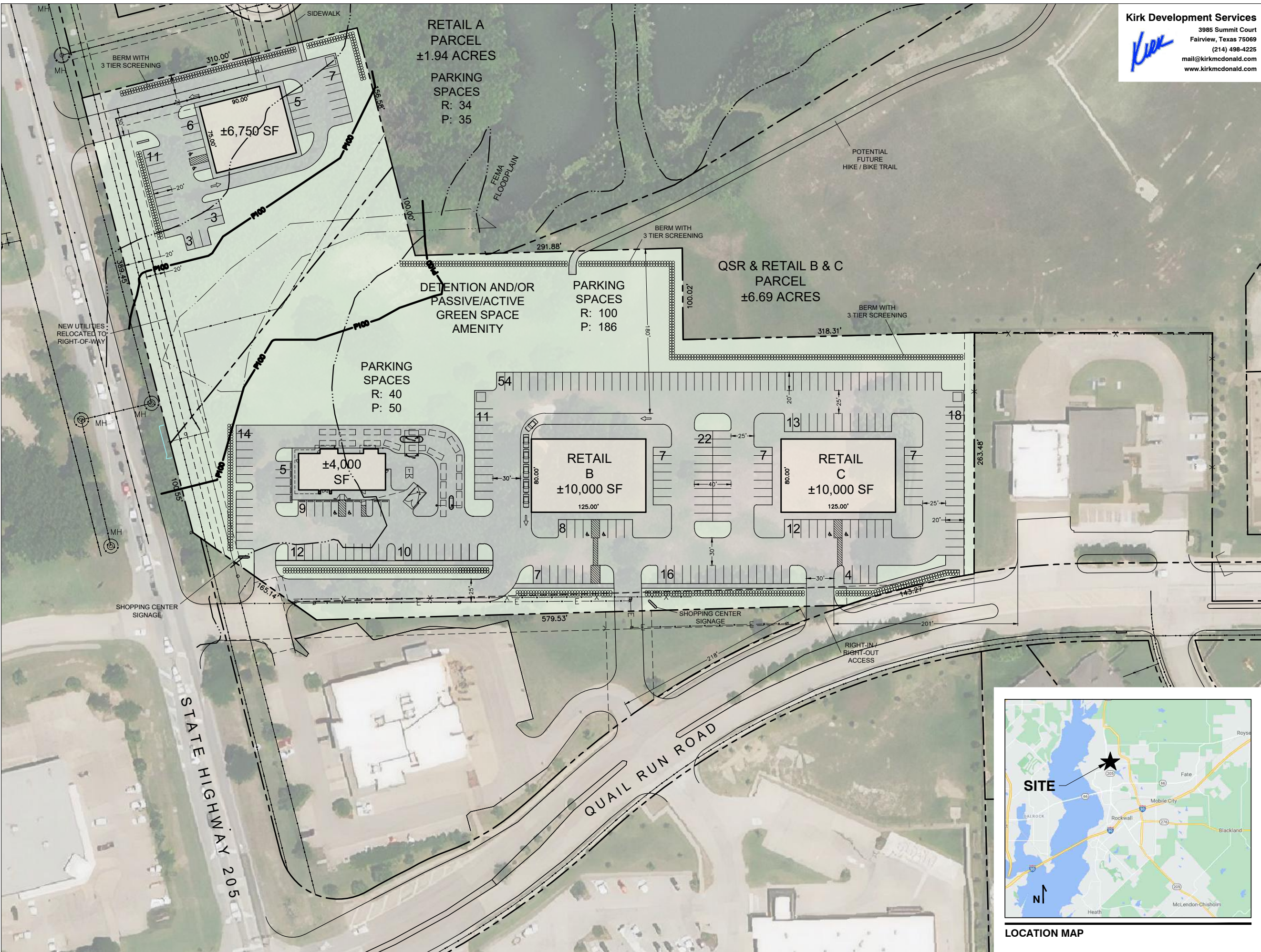
Sincerely,

A handwritten signature in blue ink, appearing to read "B.H." or similar initials.

Bowen Hendrix  
Director of Development  
DuWest Realty

A handwritten signature in black ink, appearing to read "John Arnold".

John Arnold  
Authorized Signer  
The Skorburg Company



**Kirk Development Services**  
 3985 Summit Court  
 Fairview, Texas 75069  
 (214) 498-4225  
 mail@kirkmcdonald.com  
 www.kirkmcdonald.com

**DuWEST**  
 CREATING, ENHANCING & PROTECTING VALUE

4403 N. CENTRAL EXPY  
 SUITE 200  
 DALLAS, TEXAS 75205  
 duwestrealty.com

**PROJECT INFORMATION**

**SITE AREA**

RETAIL A PARCEL	±1.94 ACRES
QSR & RETAIL B & C PARCEL	±6.69 ACRES
<b>TOTAL</b>	<b>±8.63 ACRES</b>

**BUILDING AREA**

RETAIL A	6,750 SF
RETAIL B	10,000 SF
RETAIL C	10,000 SF
QSR	4,000 SF
<b>TOTAL</b>	<b>30,750 SF</b>

**PARKING SUMMARY**

USER	RATIO REQUIRED	SPACES REQ'D	SPACES PROV'D
RETAIL A	1/200 SF	34	35
RETAIL B & C	1/200 SF	100	186
QSR	1/100 SF	40	50
<b>TOTAL</b>		<b>174</b>	<b>271</b>

**ZONING CLASSIFICATION**  
 JURISDICTION CITY OF ROCKWALL  
 EXISTING ZONING TBV  
 REQUIRED ZONING TBV

- PROJECT NOTES**
- THIS CONCEPTUAL SITE PLAN IS FOR PLANNING PURPOSES ONLY. SITE SPECIFIC INFORMATION SUCH AS EXISTING CONDITIONS, ZONING, PARKING LANDSCAPE REQUIREMENTS MUST BE VERIFIED.
  - THIS SITE PLAN IS BASED ON AERIAL PHOTO DATA.
  - ALL CURB CUTS AND TRAFFIC SIGNALS SHOWN, EXISTING AND PROPOSED, MUST BE VERIFIED.

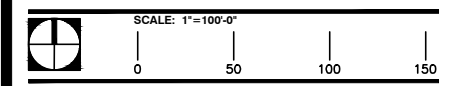
**DRAWING ISSUE/REVISION RECORD**

DATE	NARRATIVE	INITIALS
10/21/21	SCHEME 16	JKM

**ROCKWALL TX**  
 STATE HIGHWAY 205 & QUAIL RUN



LOCATION MAP



**SCHEME 16**

# ROCKWALL, TX

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DUWEST REALTY

**CONCEPTUAL SITE PLANNING**

# CONTEXT



SITE PLANNING STUDY

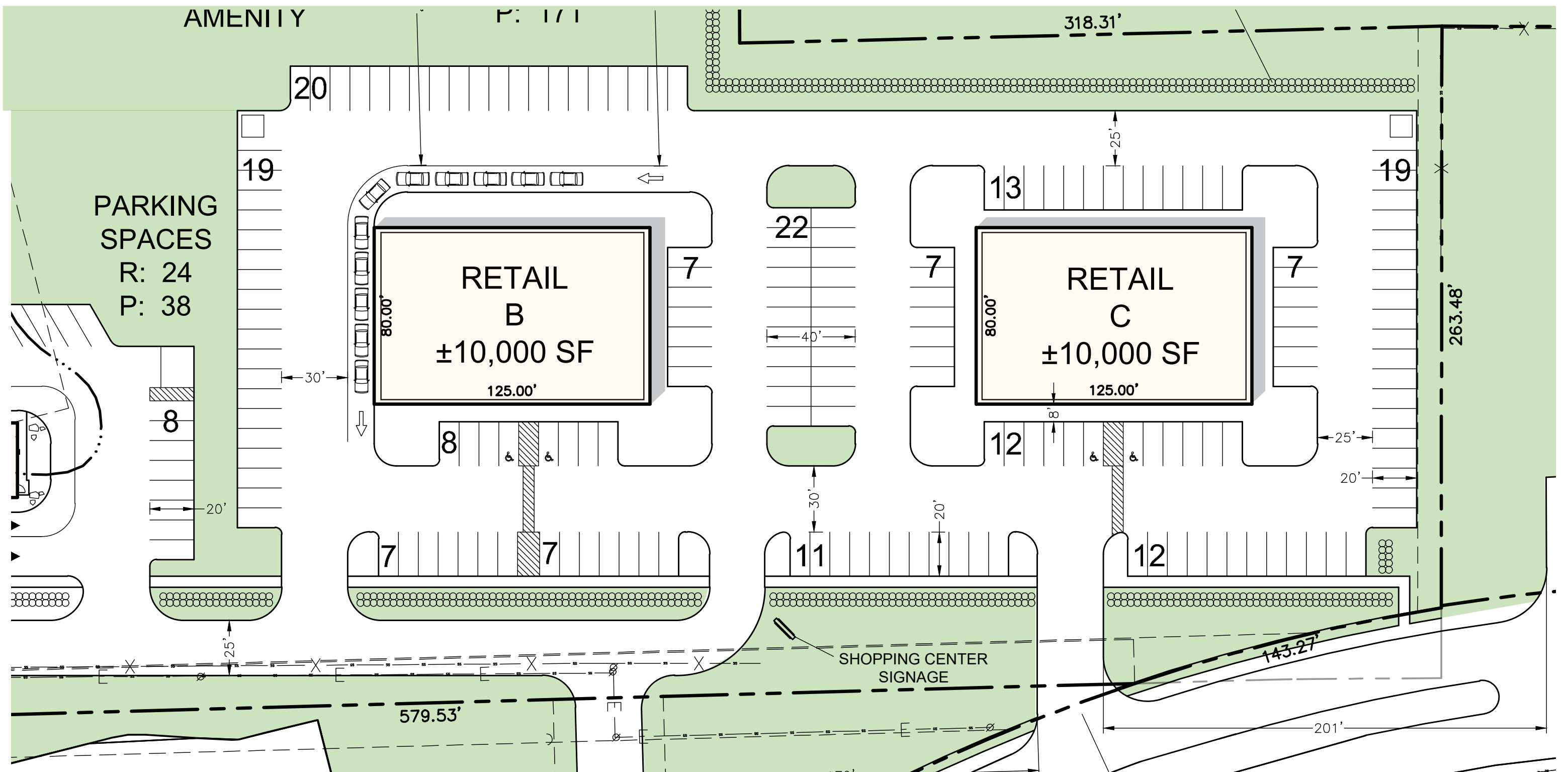
DUWEST REALTY

STATE HWY 205 & QUAIL RUN RD.

**modus** architecture



# CONCEPTUAL SITE PLAN



# OVERALL DEVELOPMENT



SITE PLANNING STUDY

DUWEST REALTY

STATE HWY 205 & QUAIL RUN RD.

**modus** architecture

CONCEPTUAL PLANS AND IMAGES ARE FOR INFORMATIVE PURPOSES ONLY. OWNER/ARCHITECT OF RECORD TO VERIFY CODE COMPLIANCE AND CONSTRUCTABILITY REQUIREMENTS.

DATE: 09/28/2021

# OVERALL DEVELOPMENT



SITE PLANNING STUDY

DUWEST REALTY

STATE HWY 205 & QUAIL RUN RD.

**modus** architecture

# OVERALL DEVELOPMENT



SITE PLANNING STUDY

DUWEST REALTY

STATE HWY 205 & QUAIL RUN RD.

**modus** architecture

CONCEPT STUDY



SITE PLANNING STUDY

DUWEST REALTY

STATE HWY 205 & QUAIL RUN RD.

**modus** architecture



211 N ERVAY ST, STE 610  
DALLAS, TEXAS 75201

**modus** architecture

**CONTACT:**

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CLEMENTE JAQUEZ, AIA | 214.769.5631 | CLEMENTE@MODUSARCHITECTURE.COM

MIKE MACGREGOR, AIA | 314.302.6864 | MIKE@MODUSARCHITECTURE.COM