



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **E Corner of the intersection of S Goliad St and SH 276**

SUBDIVISION **Unplatted - W.H. Barnes Survey, Abstract No. 26** LOT **N/A** BLOCK **N/A**

GENERAL LOCATION **E Corner of the intersection of S Goliad St and SH 276**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **PD-10**

CURRENT USE **Undeveloped**

PROPOSED ZONING **PD-10**

PROPOSED USE **Medical Office**

ACREAGE **8.4841**

LOTS [CURRENT] **N/A**

LOTS [PROPOSED] **2**

☒ **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 **Vue Realty Group, LLC**

☒ APPLICANT **Kimley-Horn**

CONTACT PERSON **Jeff Brockette**

CONTACT PERSON **Jake Hodges**

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 Jeffrey T. Brockette [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 \$ 469.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 9th DAY OF September, 2025. 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 9th DAY OF September, 2025

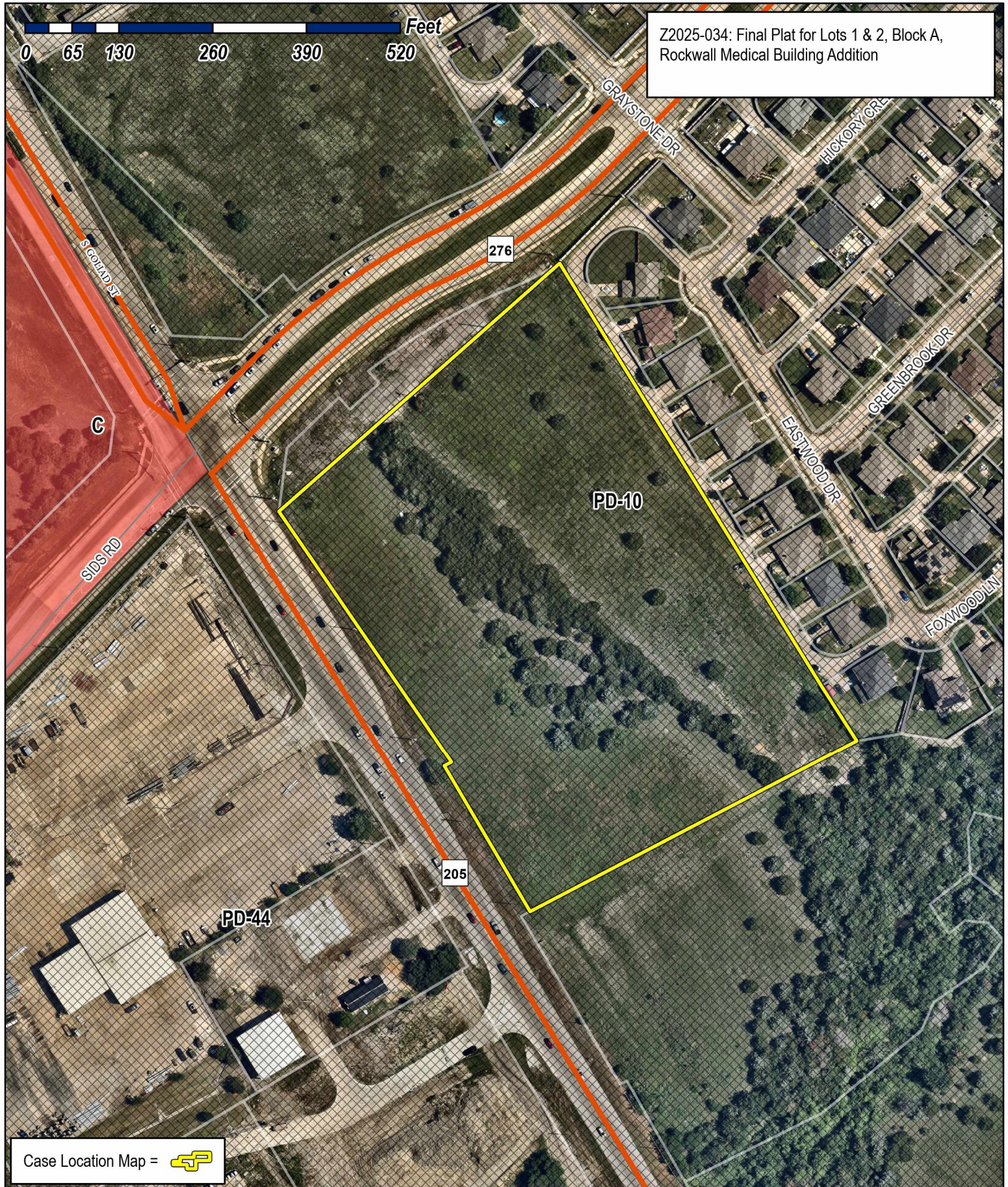
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



KELLEY L. TOMLINSON
Notary ID #133133189
My Commission Expires
June 2, 2029

MY COMMISSION EXPIRES June 2, 2029



Case Location Map = 

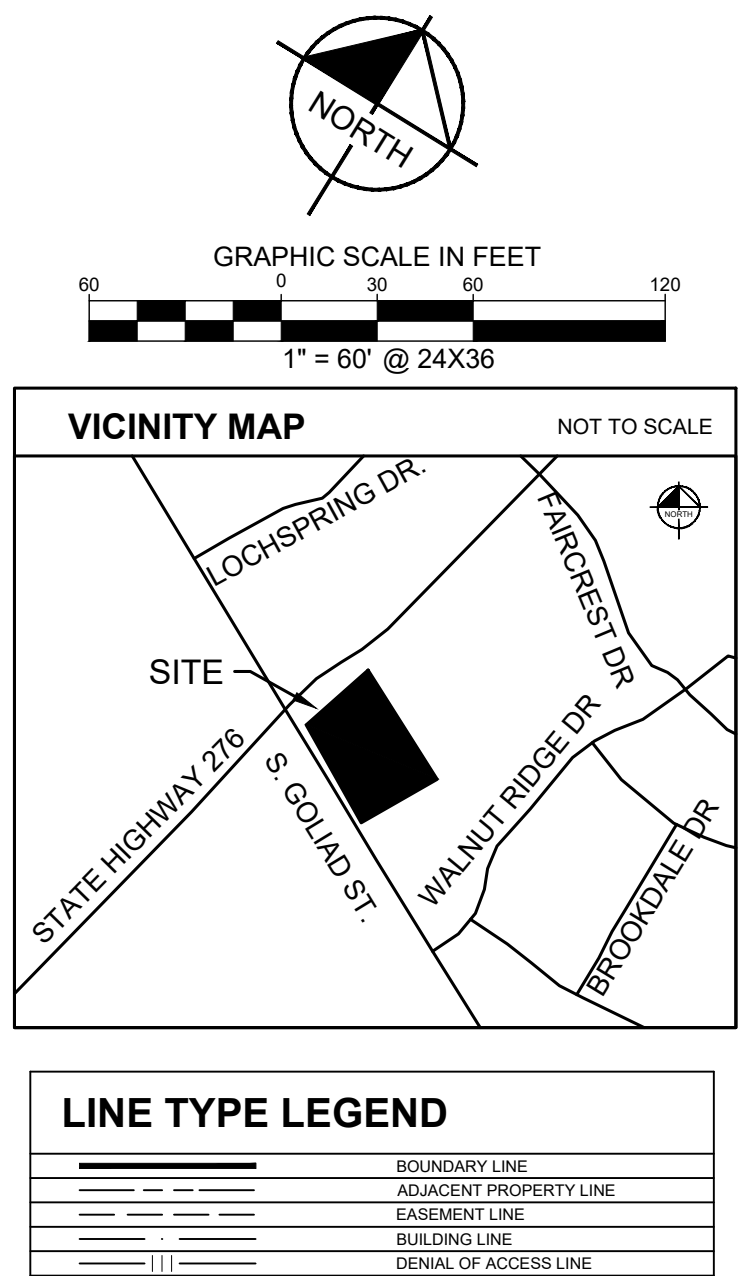
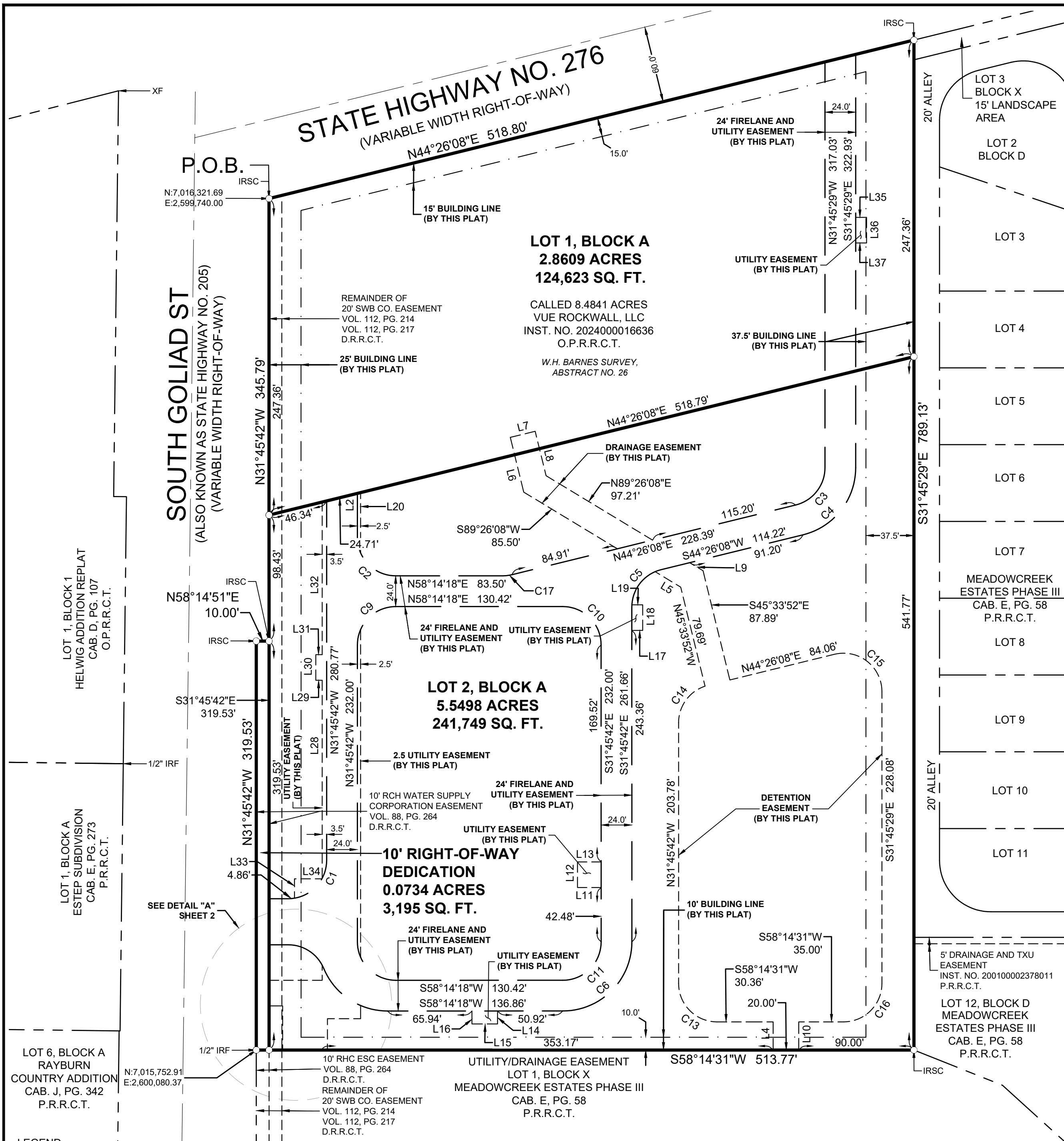


City of Rockwall

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

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





NOTES:

Selling a portion of this addition by metes and bounds is unlawful and a violation of the subdivision ordinance of the city and chapter 212, municipal regulation of subdivisions and property development, of the Texas Local Government Code, and shall be subject to the city withholding utilities and building permits.

It shall be the policy of the city to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the city. The approval of a subdivision 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 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.

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.

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.

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).

The grid coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, U.S. Survey Feet (sFT), on grid coordinate values, no scale and no projection.

See sheet 2 for Line and Curve data tables and Detail A.

FINAL PLAT
ROCKWALL MEDICAL BUILDING ADDITION
LOTS 1-2, BLOCK A
8.4841 ACRES, 369,567 SQUARE FEET
W.H. BARNES SURVEY, ABSTRACT NO. 26
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. _____

Kimley»Horn

2500 Pacific Avenue, Suite 1100
Dallas, Texas 75226
FIRM # 10115500
Tel. No. (469) 718-8849

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	LDV	JAD	Sep. 2025	060016600	1 OF 2

OWNERS CERTIFICATION:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS VUE ROCKWALL, LLC are the owners of a tract of land situated in the W.H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas and being all of a called 8.4841 acre tract described in Special Warranty Deed with Vendor's Lien to VUE ROCKWALL, LLC, recorded in Instrument No. 2024000016636, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with red plastic cap stamped "KHA" set at the west corner of said 8.4841 acre tract, at the intersection of the northeast right-of-way line of South Goliad St. (also known as State Highway No. 205, variable width right-of-way) and the southeast right-of-way line of State Highway No. 276 (variable width right-of-way);

THENCE North 44°26'08" East, with said southeast right-of-way line of State Highway No. 276, a distance of 518.80 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for the north corner of said 8.4841 acre tract and the west corner of Meadowcreek Estates Phase III, recorded in Cabinet E, Page 58, Plat Records, Rockwall County, Texas;

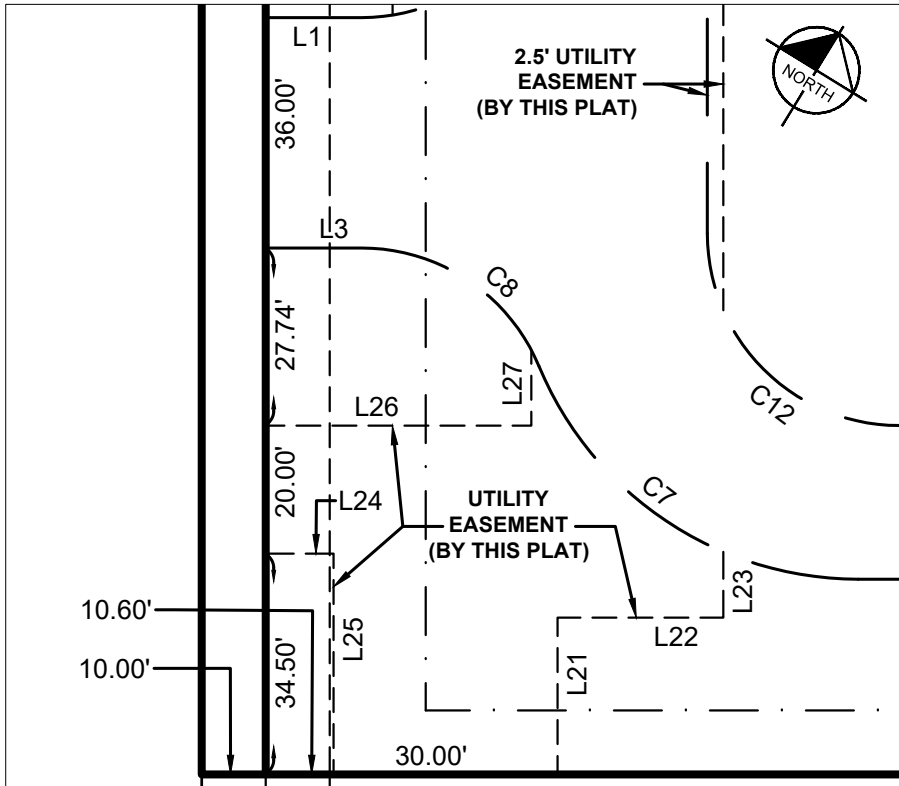
THENCE departing said southeast right-of-way line of State Highway No. 276, with the southwest and northwest lines of said Meadowcreek Estates Phase III, the following courses and distances:

South 31°45'29" East, a distance of 789.13 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for the east corner of said 8.4841 acre tract;
South 58°14'31" West, a distance of 513.77 feet to a 1/2" iron rod found for the south corner of said 8.4841 acre tract, in said northeast right-of-way line of South Goliad St.;

THENCE with said northeast right-of-way line of South Goliad St, the following courses and distances:

North 31°45'42" West, a distance of 319.53 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
North 58°14'51" East, a distance of 10.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
North 31°45'42" West, a distance of 345.79 feet to the POINT OF BEGINNING and containing 369,567 square feet or 8.4841 acres of land.

DETAIL A
SCALE 1" = 30'



LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N58°14'18"E	15.00'	L17	S58°14'01"W	8.50'	L33	N31°45'42"W	15.12'
L2	S31°45'42"E	34.41'	L18	S31°45'59"E	20.00'	L34	N58°14'18"E	21.44'
L3	S58°14'18"W	15.00'	L19	N58°14'01"E	8.45'	L35	N58°14'31"E	8.50'
L4	N31°45'29"W	22.00'	L20	S31°45'42"E	47.02'	L36	S31°45'29"E	20.00'
L5	S89°26'08"W	23.33'	L21	S31°45'42"E	24.50'	L37	S58°14'31"W	8.50'
L6	N45°33'52"W	44.05'	L22	S58°14'18"W	25.90'			
L7	N44°26'08"E	20.00'	L23	S31°45'42"E	10.28'			
L8	S45°33'52"E	35.76'	L24	S58°14'18"W	10.60'			
L9	N89°26'08"E	12.17'	L25	N31°45'42"W	34.50'			
L10	S31°45'29"E	22.00'	L26	N58°14'18"E	41.50'			
L11	S58°14'18"W	18.46'	L27	N31°45'42"W	11.81'			
L12	N31°45'42"W	20.00'	L28	N31°45'42"W	154.74'			
L13	N58°14'18"E	18.46'	L29	S58°14'03"W	5.00'			
L14	S31°45'29"E	10.14'	L30	N31°45'57"W	20.00'			
L15	S58°14'31"W	20.00'	L31	N58°14'03"E	5.00'			
L16	N31°45'29"W	10.12'	L32	N31°45'42"W	119.24'			

OWNERS DEDICATION:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I, VUE ROCKWALL, LLC, the undersigned owner of the land shown on this plat, and designated herein as the ROCKWALL MEDICAL BUILDING ADDITION 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed, except those created by separate instrument, which are governed by the terms of such separate instruments. We further certify that all other parties who have a mortgage or lien interest in the ROCKWALL MEDICAL BUILDING ADDITION have been notified and signed this plat. We 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, except those created by separate instrument, which are governed by the terms of such separate instruments. We also understand the following:

- No buildings shall be constructed or placed upon, over, or across the off-site and on-site 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/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer/property owner 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.

We further acknowledge that the dedications and/or exaction's 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; We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

VUE ROCKWALL, LLC
A TEXAS LIMITED LIABILITY COMPANY

Property Owner Signature

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, the undersigned authority, on this day personally appeared _____, 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 UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 202__.

Notary Public in and for the State of _____

OWNER:
VUE ROCKWALL, LLC
9600 N. CENTRAL EXPRESSWAY, SUITE 100
DALLAS, TEXAS 75231
CONTACT: DANI CARR
PHONE: 817-289-0862
EMAIL: dani.carr@vuerealestate.com

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
203 WEST NASH STREET, SUITE 100
TERRELL, TEXAS 75160
CONTACT: MATT LUCAS, P.E.
PHONE: 972-770-1372
EMAIL: matt.lucas@kimley-horn.com

SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
2500 PACIFIC AVENUE, SUITE 1100
DALLAS, TEXAS 75226
CONTACT: ANDY DOBBS, R.P.L.S.
PHONE: 469-718-8849
EMAIL: andy.dobbs@kimley-horn.com

SURVEYOR'S STATEMENT:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, J. ANDY DOBBS, a Registered Professional Land Surveyor, licensed by the State of Texas, 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.

Dated this the _____ day of _____, 202__.

J. ANDY DOBBS
Registered Professional Land Surveyor No. 6196
KIMLEY-HORN AND ASSOC., INC.
2500 Pacific Ave., Suite 1100
Dallas, Texas 75226
469-718-8849
andy.dobbs@kimley-horn.com

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. ANDY DOBBS 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 202__.

Notary Public in and for the State of Texas

SIGNATURE BLOCK	
APPROVED:	
I hereby certify that the above and forgoing Subdivision Plat was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the _____ day of _____, 202__.	
_____ Mayor of the City of Rockwall	_____ Planning and Zoning Commission Chairman
_____ City Secretary	_____ City Engineer

CURVE TABLE						CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'00"	30.00'	47.12'	N13°14'18"E	42.43'	C10	90°00'00"	30.00'	47.12'	N76°45'42"W	42.43'
C2	90°00'00"	30.00'	47.12'	S76°45'42"E	42.43'	C11	90°00'00"	30.00'	47.12'	N13°14'18"E	42.43'
C3	76°11'37"	30.00'	39.89'	N06°20'19"E	37.02'	C12	90°00'00"	30.00'	47.12'	S76°45'42"E	42.43'
C4	76°11'37"	54.00'	71.81'	S06°20'19"W	66.64'	C13	89°59'47"	30.00'	47.12'	N76°45'36"W	42.43'
C5	76°11'50"	30.00'	39.90'	S06°20'13"W	37.02'	C14	71°53'52"	30.00'	37.65'	N04°11'14"E	35.22'
C6	90°00'00"	54.00'	84.82'	S13°14'18"W	76.37'	C15	103°48'23"	30.00'	54.35'	S83°39'41"E	47.22'
C7	67°25'08"	54.00'	63.54'	N88°03'08"W	59.94'	C16	90°00'00"	30.00'	47.12'	S13°14'31"W	42.43'
C8	67°25'08"	30.00'	35.30'	N88°03'08"W	33.30'	C17	13°48'10"	30.00'	7.23'	S51°20'13"W	7.21'
C9	90°00'00"	30.00'	47.12'	S13°14'18"W	42.43'						

FINAL PLAT
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LOTS 1-2, BLOCK A
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CASE NO. _____

Kimley»Horn

2500 Pacific Avenue, Suite 1100
Dallas, Texas 75226
FIRM # 10115500
Tel. No. (469) 718-8849

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	LDV	JAD	Sep. 2025	060016600	2 OF 2