



# 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 \$5,000.00 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 2650 CHAMPIONS CIRCLE, ROCKWALL TX 79087

SUBDIVISION THE SHORES CLUB HOUSE PHASE

LOT

BLOCK

GENERAL LOCATION

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

CURRENT ZONING PD-3

CURRENT USE

GOLF COURSE AND ATHLETIC CLUB

PROPOSED ZONING PD-3

PROPOSED USE

GOLF COURSE AND ATHLETIC CLUB

ACREAGE 9.281

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

**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 SHORES COUNTRY CLUB

APPLICANT OJD ENGINEERING

CONTACT PERSON JOHN DUNN

CONTACT PERSON CHE SHADLE

ADDRESS 1210 GLENWOOD

ADDRESS 2420 LAKEVIEW DR

CITY, STATE & ZIP OKC OK 73118

CITY, STATE & ZIP AMARILLO TX 79102

PHONE 405-627-9594

PHONE 806-352-7117

E-MAIL johndunnjr@rc.com

E-MAIL CHESHADLE@OJENGINEERING.COM

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN DUNN [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 \$ 270.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14TH DAY OF FEBRUARY, 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 3rd DAY OF March, 2025

OWNER'S SIGNATURE

*John Dunn, Manager*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

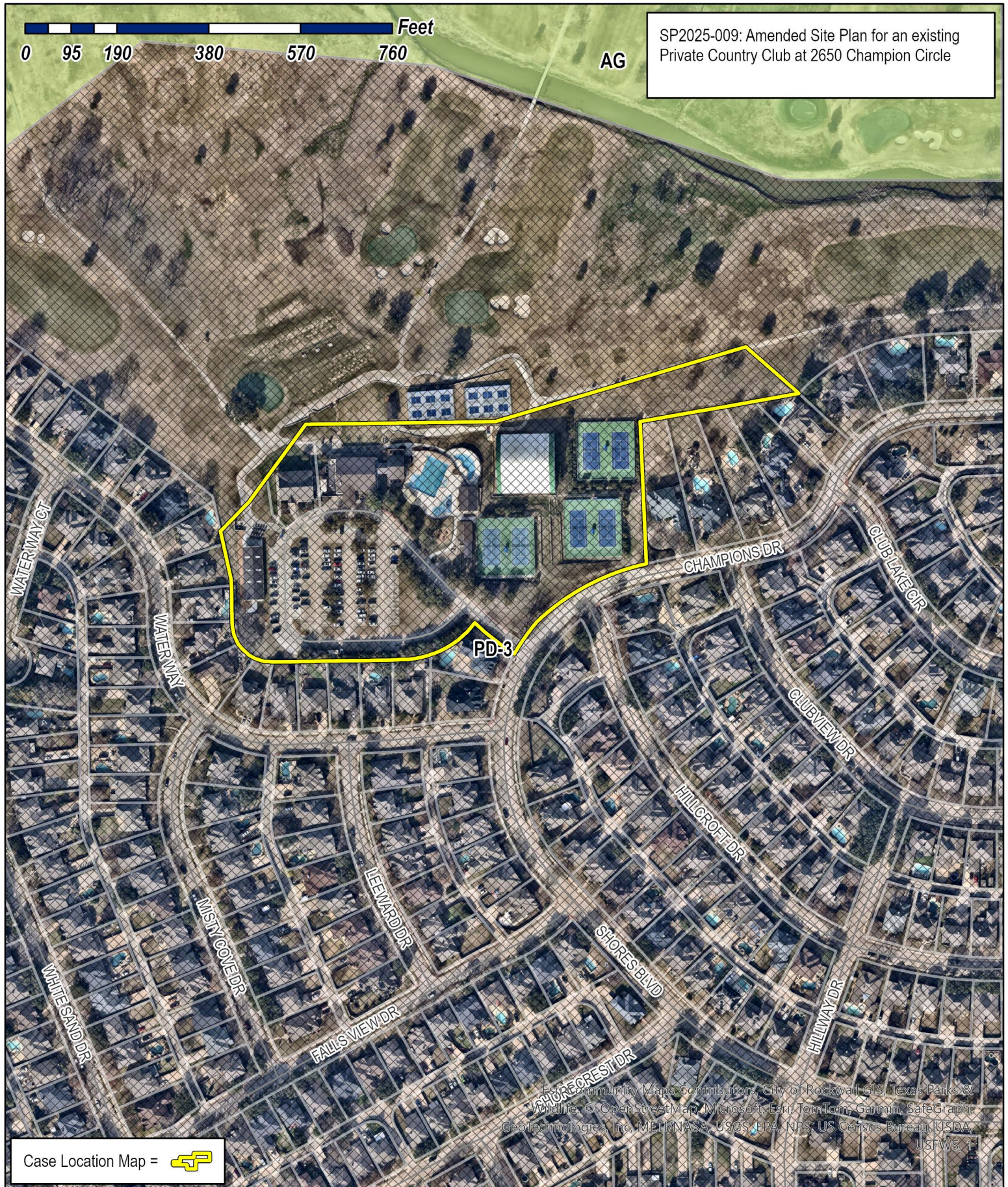
*Sarah Alexander*  
Oklahoma






0 95 190 380 570 760 Feet

SP2025-009: Amended Site Plan for an existing Private Country Club at 2650 Champion Circle



Case Location Map = 

Esri Community Maps Contributors, City of Rockwall GIS, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, Geotechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, etc.



# City of Rockwall

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

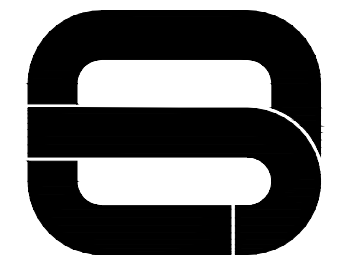
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AMARILLO  
2425 LINDEN DRIVE  
AMARILLO, TX 79109  
(806) 352-1717

**OJD Engineering, LLC**  
The Benchmark  
F-4393  
www.OJDEngineering.com

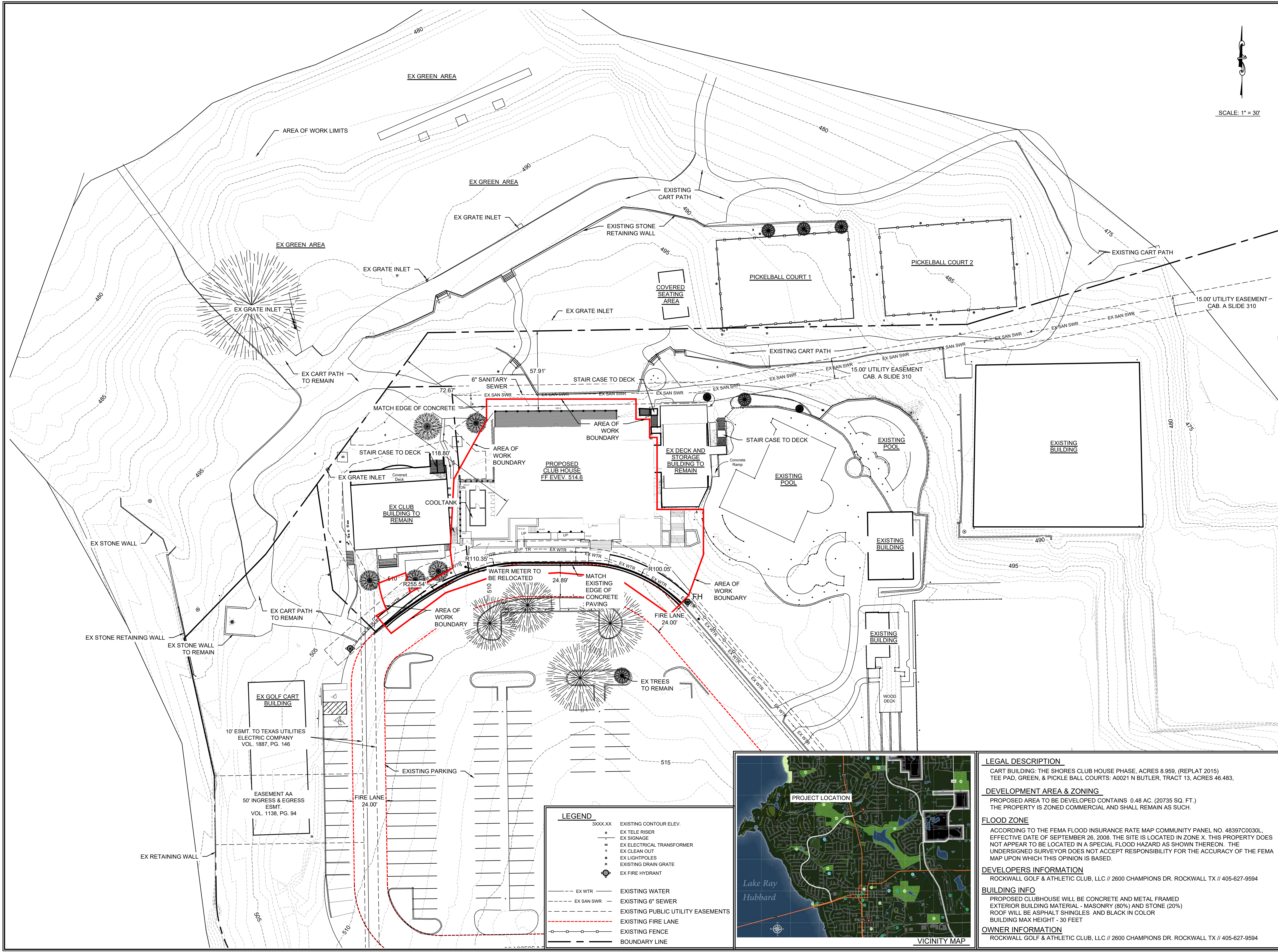


**ROCKWALL GOLF AND ATHLETIC CLUB HOUSE ADDITION**  
**ROCKWALL, TX**  
SITE PLAN - INITIAL SUBMITTAL

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW UNDER THE AUTHORITY OF CHE SHADLE, P.E. 87046 ON FEB 13TH, 2025. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING PURPOSES.

Case No. 02/13/2023  
Date: 02/13/2023  
Drawn By: DV  
Checked By: MCS  
Scale: 1" = 30'

SCALE: 1" = 30'



**LEGEND**

3XXX.XX	EXISTING CONTOUR ELEV.
•	EX TELE RISER
•	EX SIGNAGE
•	EX ELECTRICAL TRANSFORMER
•	EX CLEAN OUT
•	EX LIGHTPOLES
•	EXISTING DRAIN GRATE
•	EX FIRE HYDRANT
---	EXISTING WATER
---	EXISTING 6" SEWER
---	EXISTING PUBLIC UTILITY EASEMENTS
---	EXISTING FIRE LANE
---	EXISTING FENCE
---	BOUNDARY LINE



**LEGAL DESCRIPTION**  
CART BUILDING: THE SHORES CLUB HOUSE PHASE, ACRES 8.959. (REPLAT 2015)  
TEE PAD, GREEN, & PICKLE BALL COURTS: A0021 N BUTLER, TRACT 13, ACRES 46.483.

**DEVELOPMENT AREA & ZONING**  
PROPOSED AREA TO BE DEVELOPED CONTAINS 0.48 AC. (20735 SQ. FT.)  
THE PROPERTY IS ZONED COMMERCIAL AND SHALL REMAIN AS SUCH.

**FLOOD ZONE**  
ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48397C0030L, EFFECTIVE DATE OF SEPTEMBER 26, 2008. THE SITE IS LOCATED IN ZONE X. THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AS SHOWN THEREON. THE UNDERSIGNED SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE FEMA MAP UPON WHICH THIS OPINION IS BASED.

**DEVELOPERS INFORMATION**  
ROCKWALL GOLF & ATHLETIC CLUB, LLC // 2600 CHAMPIONS DR. ROCKWALL TX // 405-627-9594

**BUILDING INFO**  
PROPOSED CLUBHOUSE WILL BE CONCRETE AND METAL FRAMED  
EXTERIOR BUILDING MATERIAL - MASONRY (80%) AND STONE (20%)  
ROOF WILL BE ASPHALT SHINGLES AND BLACK IN COLOR  
BUILDING MAX HEIGHT - 30 FEET

**OWNER INFORMATION**  
ROCKWALL GOLF & ATHLETIC CLUB, LLC // 2600 CHAMPIONS DR. ROCKWALL TX // 405-627-9594

EX GOLF CART BUILDING  
10' ESMT. TO TEXAS UTILITIES ELECTRIC COMPANY VOL. 1887, PG. 146  
EASEMENT AA 50' INGRESS & EGRESS ESMT. VOL. 1138, PG. 94

EX RETAINING WALL

FIRE LANE 24.00'

WATER METER TO BE RELOCATED

MATCH EXISTING EDGE OF CONCRETE PAVING

FIRE LANE 24.00'

EX TREES TO REMAIN

AREA OF WORK BOUNDARY

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING POOL

EXISTING POOL

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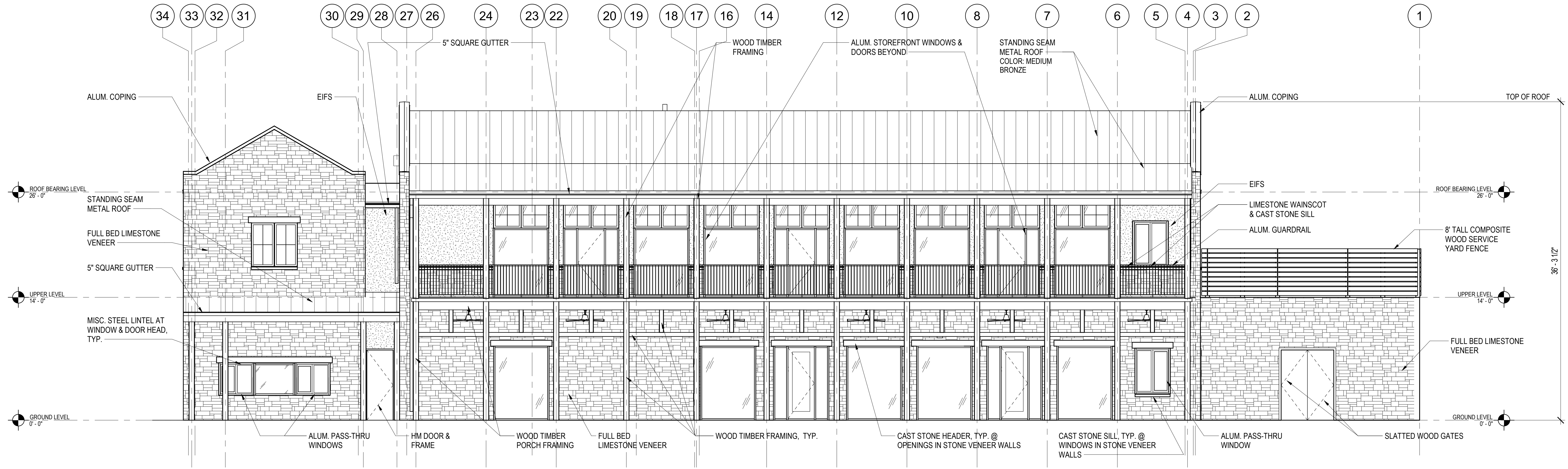
EX GRATE INLET

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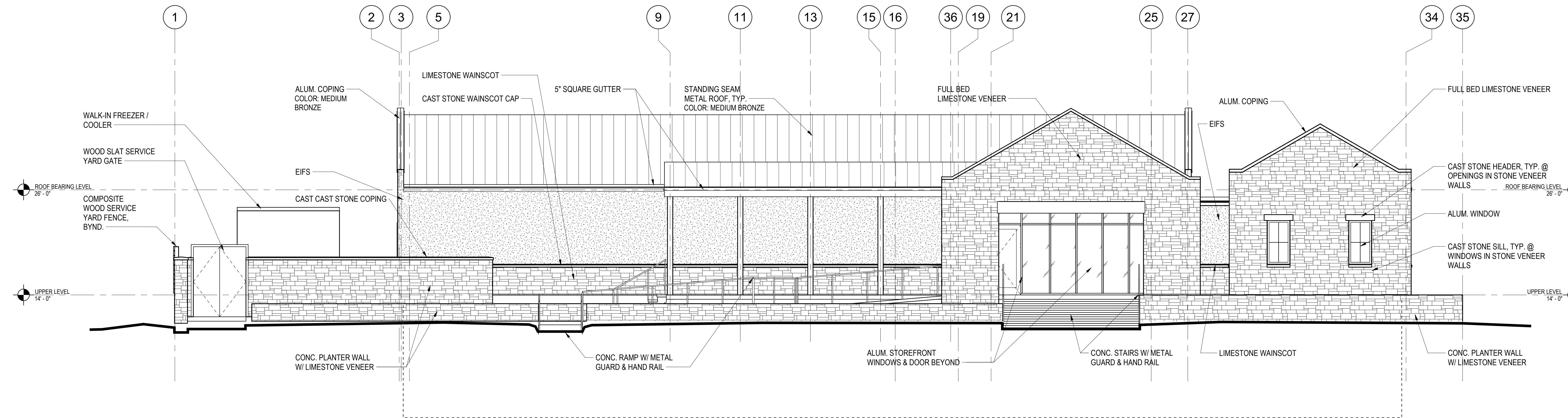
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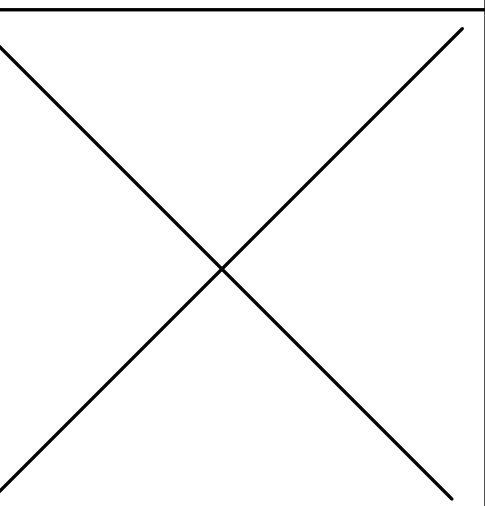


**1 PLAN NORTH ELEVATION**  
 A3.01 3/16" = 1'-0"



**2 PLAN SOUTH ELEVATION**  
 A3.01 3/16" = 1'-0"

**SITE PLAN SUBMISSION**



REVISIONS		
NO.	DATE	DESCRIPTION

