



# 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 SE Corner John King & E Quail Run (A0012 SR Barnes, Tract 1-04)

SUBDIVISION DR Taylor Addition

LOT 1 BLOCK A

GENERAL LOCATION Southeast corner of John King & E Quail Run

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

CURRENT ZONING Agriculture

CURRENT USE Vacant

PROPOSED ZONING

PROPOSED USE Childcare Facility

ACREAGE 2.751

LOTS [CURRENT] N/A

LOTS [PROPOSED] N/A

**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 Makeway LLC

APPLICANT Makeway LLC

CONTACT PERSON Lisa Brooks & Rene'e Holland

CONTACT PERSON Lisa Brooks & Rene'e Holland

ADDRESS 1215 Ridge Road West

ADDRESS 1215 Ridge Road West

CITY, STATE & ZIP Rockwall, Texas 75087

CITY, STATE & ZIP Rockwall, Texas 75087

PHONE L - 214-402-2349; R - 214-402-6511

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E-MAIL L - aalcbrooks@yahoo.com  
R - jholland1977@yahoo.com

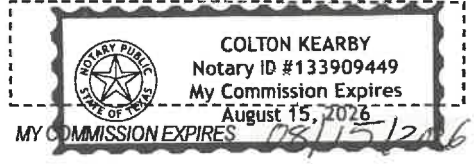
E-MAIL L - aalcbrooks@yahoo.com  
R - jholland1977@yahoo.com

**NOTARY VERIFICATION [REQUIRED]**

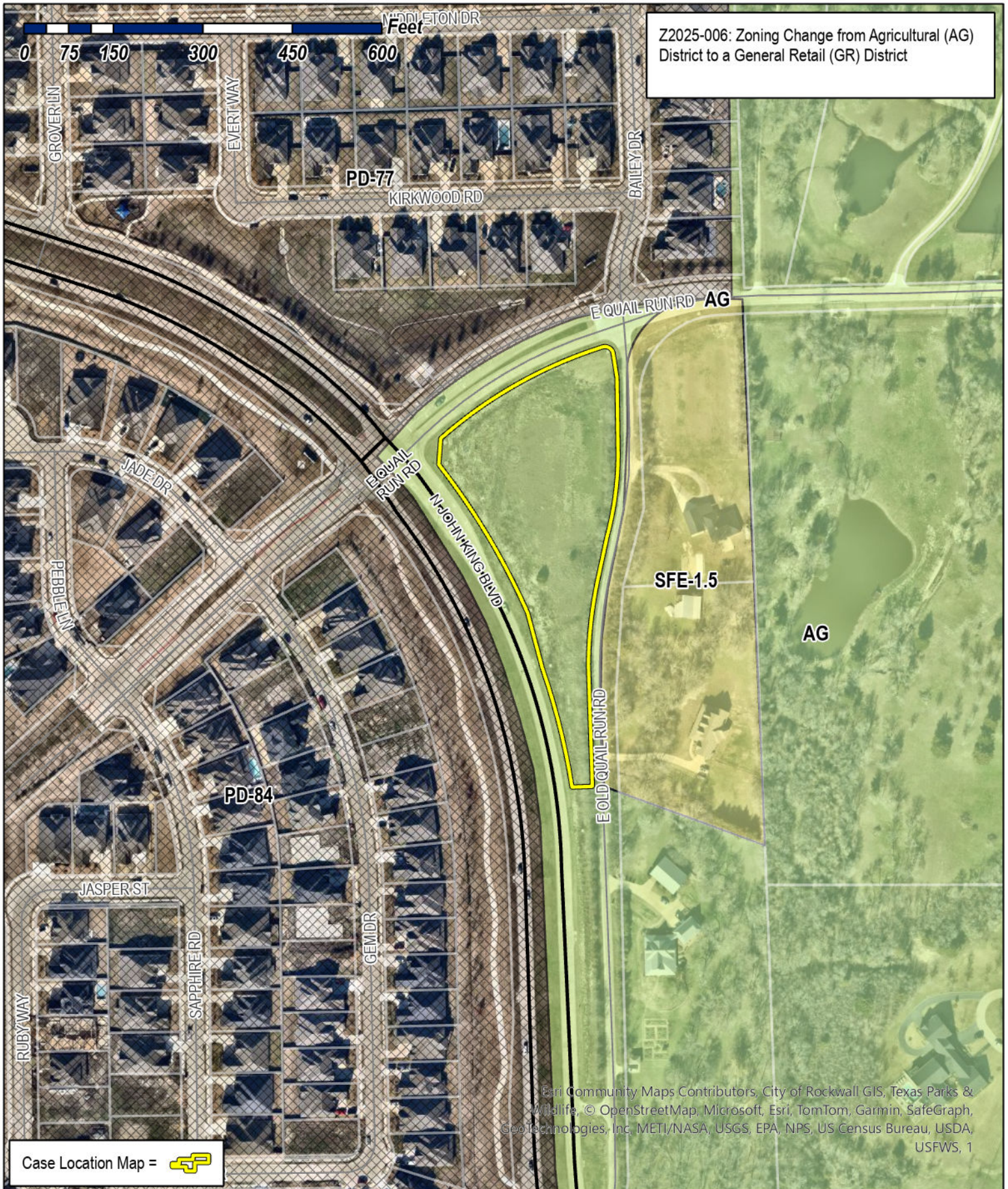
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LISA BROOKS + RENE'E HOLLAND [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 341.95 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12th 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 12th DAY OF FEBRUARY, 2025.  
OWNER'S SIGNATURE [Signature]  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]







Z2025-006: Zoning Change from Agricultural (AG) District to a General Retail (GR) District

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Case Location Map =



# City of Rockwall

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

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



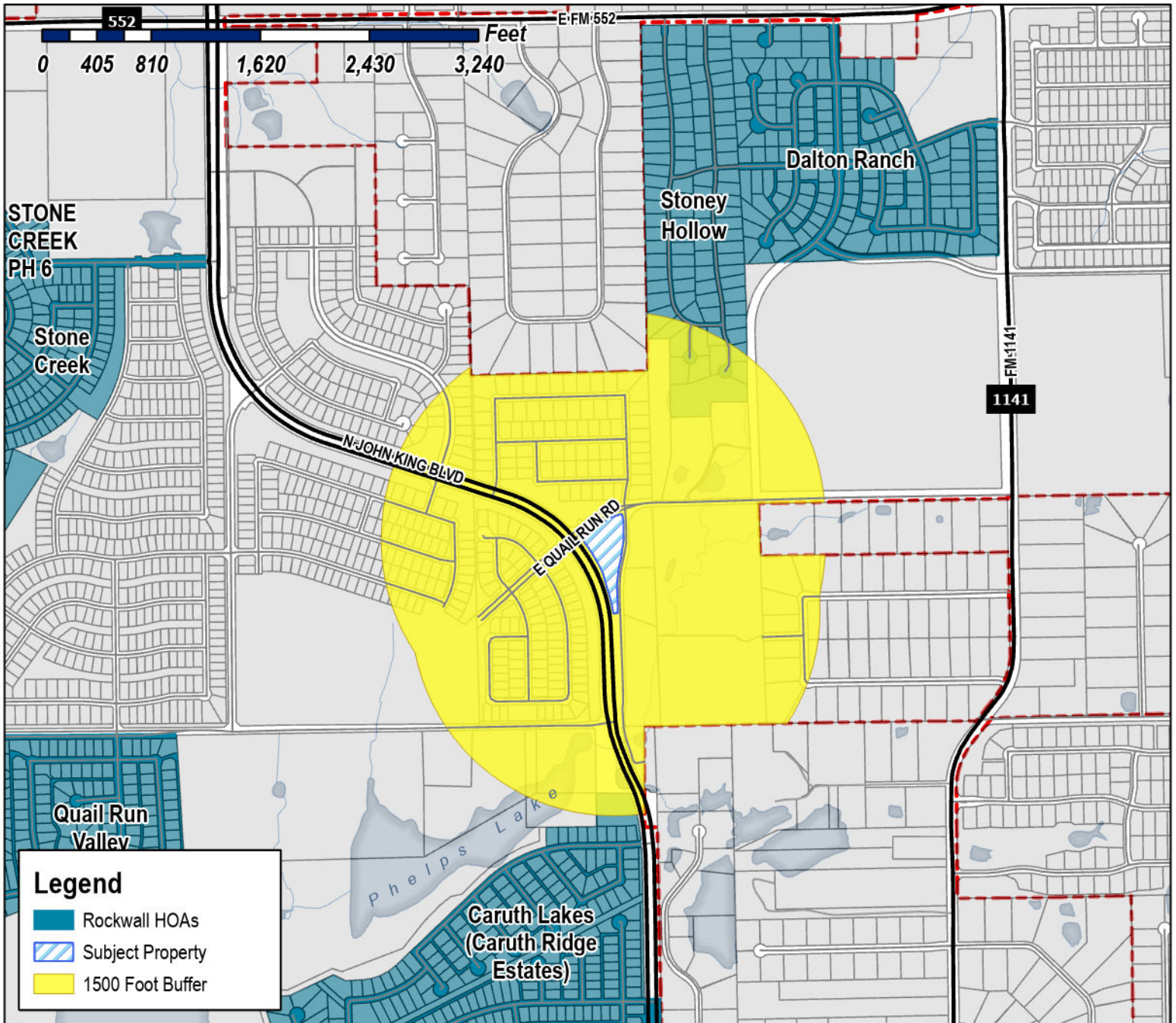




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### Legend

- Rockwall HOAs
- Subject Property
- 1500 Foot Buffer

**Case Number:** Z2025-006

**Case Name:** Zoning Change from Agricultural (AG) District to a General Retail (GR) District

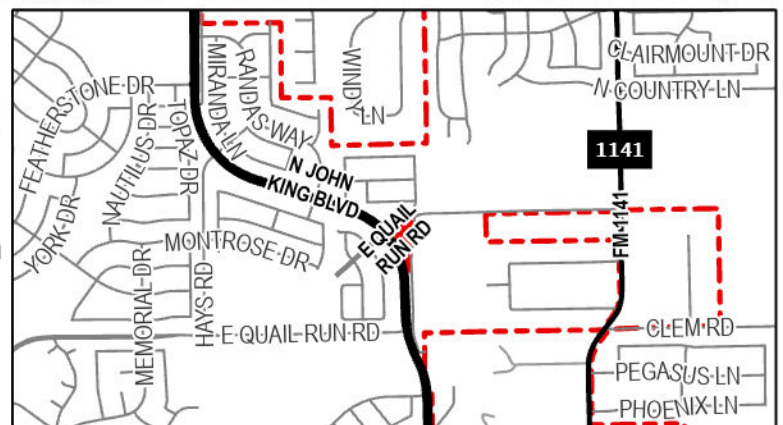
**Case Type:** Zoning

**Zoning:** Agricultural (AG) District

**Case Address:** Intersection of John King and Quail Run

**Date Saved:** 2/14/2025

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



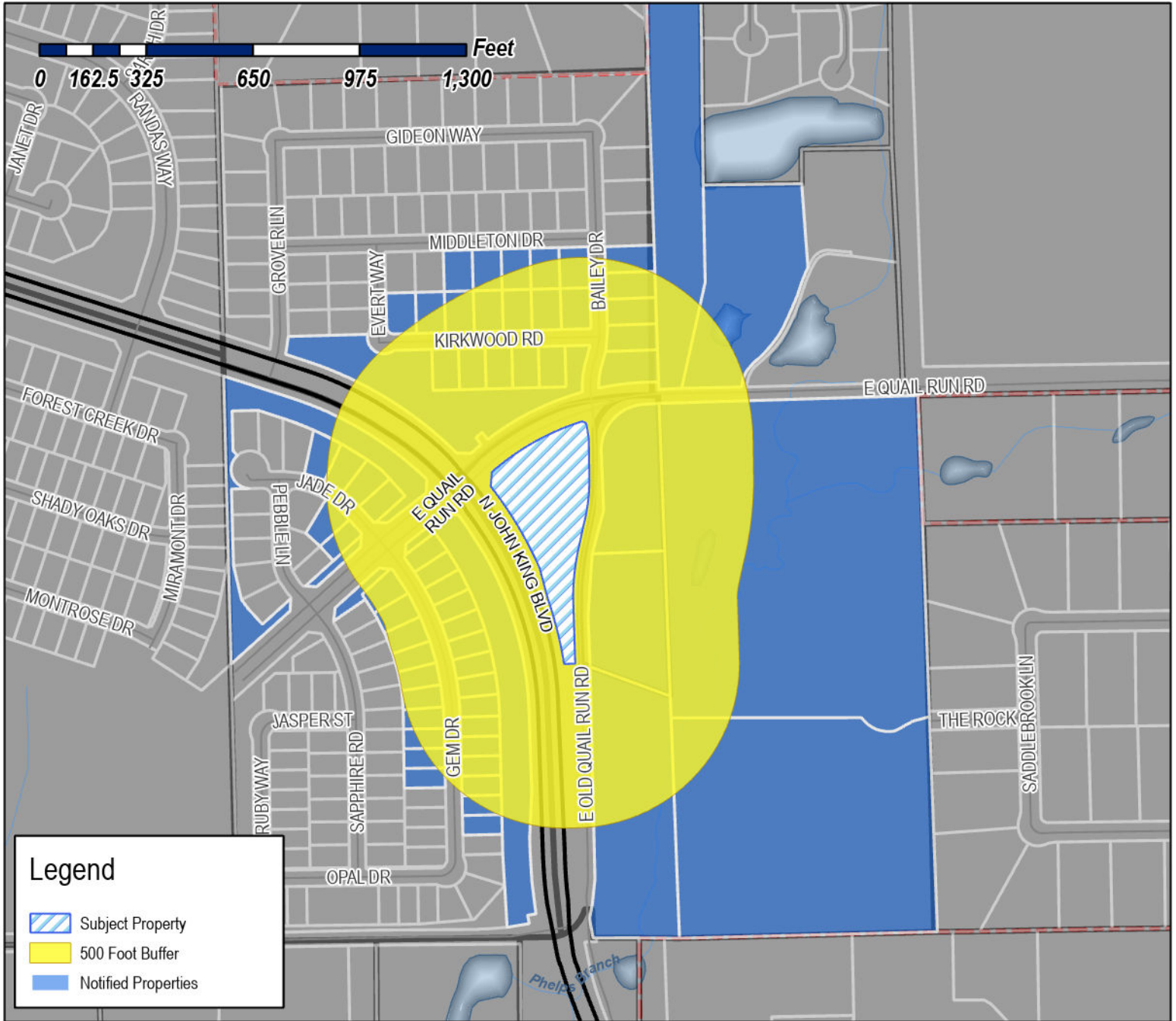




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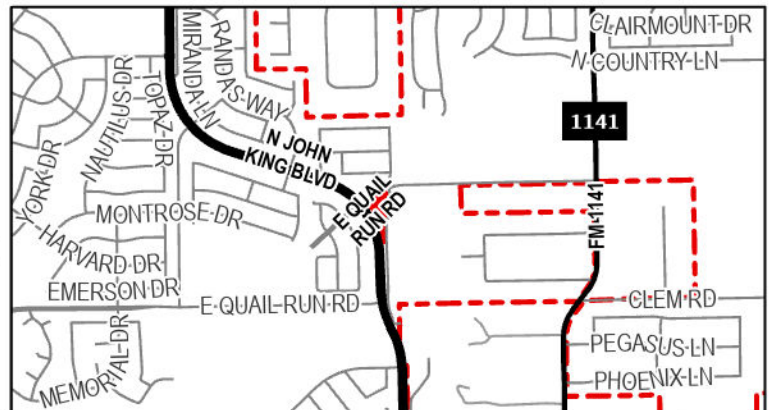
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GIDEON GROVE HOMEOWNERS ASSOCIATION  
INC  
1024 S Greenville Ave Ste 230  
Allen, TX 75002

HUNTER MICHELLE ZERBE AND  
TRACY GIL HUNTER  
1304 KIRKWOOD ROAD  
ROCKWALL, TX 75087

VALENCIA BRANDON AND AMANDA  
1308 KIRKWOOD ROAD  
ROCKWALL, TX 75087

SMITH SAMUEL CURTIS & CHRISTEN  
SWEARENGIN  
1309 Kirkwood Rd  
Rockwall, TX 75087

ABU BAKR BILAL & NADIA BILAL  
1311 MIDDLETON DRIVE  
ROCKWALL, TX 75087

MCDANIEL TIMMY E & SHIRLEY G  
1312 KIRKWOOD RD  
ROCKWALL, TX 75087

WOLFGRAM FAMILY LIVING TRUST  
MARK WOLFGRAM AND TIFFANY WOLFGRAM -  
TRUSTEES  
1313 KRIKWOOD ROAD  
ROCKWALL, TX 75087

STOCK EDWARD J AND KAREN G  
1315 MIDDLETON DRIVE  
ROCKWALL, TX 75087

CLEMENT MICHAEL BRENT AND ANDREA  
KRISTINA  
1316 KIRKWOOD RD  
ROCKWALL, TX 75087

PETTY STEPHEN E AND SHIRLENE L  
1317 KIRKWOOD ROAD  
ROCKWALL, TX 75087

FARRELL SALLY A AND JOHN T  
1319 MIDDLETON DRIVE  
ROCKWALL, TX 75087

FARRELL ERIN ELIZABETH AND TIMOTHY DANIEL  
1320 KIRKWOOD ROAD  
ROCKWALL, TX 75087

RUTTER KENT DOUGLAS AND MARIA ELENA  
1321 KIRKWOOD ROAD  
ROCKWALL, TX 75087

JORDAN RAYSHAWN AND LANDRIA  
1323 MIDDLETON DRIVE  
ROCKWALL, TX 75087

BOLES GEORGE AND JANET  
1324 KIRKWOOD ROAD  
ROCKWALL, TX 75087

KANDIMALLA RAHUL  
1325 KIRKWOOD  
ROCKWALL, TX 75087

SMALLWOOD GENE R AND SHIRLEY J  
1327 MIDDLETON DR  
ROCKWALL, TX 75087

LAMPI MATTHEW OLAVI AND LISA CHARMAGNE  
1328 KIRKWOOD RD  
ROCKWALL, TX 75087

KOUVELIS HILDA & PETER  
1415 E QUAIL RUN RD  
ROCKWALL, TX 75087

LARRIVIERE MICHAEL R & LISA J  
1425 E QUAIL RUN RD  
ROCKWALL, TX 75087

PACESETTER HOMES LLC  
14400 THE LAKES BLVD BUILDING C SUITE 200  
PFLUGERVILLE, TX 78660

TYLER WILLIAM L AND VANITA RAE  
1501 THE ROCK  
ROCKWALL, TX 75087

LEFERE MARCY NICOLE AND ALIDOR PHILLIP IV  
1691 OLD EAST QUAIL RUN RD  
ROCKWALL, TX 78087

AZBILL THOMAS &  
CHRISTINA CHEW  
1714 GEM DR  
ROCKWALL, TX 75087

BONNER URSULA L  
1720 Gem Dr  
Rockwall, TX 75087

DFW FARMLAND ESTATES LLC  
1722 PREAKNESS DR  
ROCKWALL, TX 75032

HOLLOWAY BETTYE  
1726 GEM DR  
ROCKWALL, TX 75087

BOGISAM VENKATA RAMESHBABU &  
SIREESHA KANDULA  
1727 GEM DR  
ROCKWALL, TX 75087

GIBSON JASON M & CAMIE  
1732 GEM DR  
ROCKWALL, TX 75087

RESIDENT  
1733 GEM DR  
ROCKWALL, TX 75087

JONES CHRISTOPHER JR & JUSTICE JONES  
1738 Gem Dr  
Rockwall, TX 75087

RESIDENT  
1739 GEM DR  
ROCKWALL, TX 75087

SKINNER PATRICIA KAY  
1744 Gem Dr  
Rockwall, TX 75087

VAIRAGYAM RAHUL & LAKSHMI  
NARAYANACHARI SRIRAMACHARI  
1745 Gem Dr  
Rockwall, TX 75087

PICHARDO ROGER FRANCISCO AND COURTNEY  
RAE  
1751 E QUAIL RUN  
ROCKWALL, TX 75087

RESIDENT  
1800 E QUAIL RUN RD  
ROCKWALL, TX 75087

JENNINGS RYNE THOMAS  
1804 GEM DR  
ROCKWALL, TX 75087

RESIDENT  
1805 GEM DR  
ROCKWALL, TX 75087

NGUYEN JASON &  
KATHY HOANG DOAN  
1810 GEM DR  
ROCKWALL, TX 75087

RESIDENT  
1815 E OLD QUAIL RUN RD  
ROCKWALL, TX 75087

GREWAL MANJINDER S MANJIT K GREWAL  
1815 Gem Dr  
Rockwall, TX 75087

SAMUEL JOY C & DICKSON I  
1816 GEM DR  
ROCKWALL, TX 75087

RESIDENT  
1822 GEM DR  
ROCKWALL, TX 75087

RESIDENT  
1823 GEM DR  
ROCKWALL, TX 75087

RESIDENT  
1828 GEM DR  
ROCKWALL, TX 75087

RESIDENT  
1831 GEM DR  
ROCKWALL, TX 75087

GRACEVILLA BLESSY KUNJUMON  
1832 Gem Dr  
Rockwall, TX 75087

RESIDENT  
1837 GEM DR  
ROCKWALL, TX 75087

SCHULZE KYLER W AND  
JANETTE SCHULZE  
1838 GEM DR  
ROCKWALL, TX 75087

PITTI VIKRAM AND  
PRATHIBHA ANKALA  
1844 GEM DR  
ROCKWALL, TX 75087

RESIDENT  
1845 GEM DR  
ROCKWALL, TX 75087

RESIDENT  
1850 GEM DR  
ROCKWALL, TX 75087

RESIDENT  
1906 JADE DR  
ROCKWALL, TX 75087

RESIDENT  
1907 JADE DR  
ROCKWALL, TX 75087

JARAMILLO JOE & NORA  
1912 JADE DR  
ROCKWALL, TX 75087

BRUMFIELD ADRIENNE & STANLEY BRUMFIELD  
1913 Jade Dr  
Rockwall, TX 75087

LOPEZ MICHAEL A & TYLER C SMOCK-LOMBARDI  
1918 Jade Dr  
Rockwall, TX 75087

SIMMONS LAKEYA  
1924 Jade Dr  
Rockwall, TX 75087

BERHE MERHAWI  
2002 BAILEY DRIVE  
ROCKWALL, TX 75087

GARDNER-NEWELL FAMILY TRUST  
JAMES K GARDNER JR AND KARIN B NEWELL-  
COTRUSTEES  
2006 BAILEY DRIVE  
ROCKWALL, TX 75087

DEAPEN RICHARD AND ALICIA  
2010 BAILEY DRIVE  
ROCKWALL, TX 75087

HARRIS ALBERT G AND JENNIFER O  
2014 BAILEY DRIVE  
ROCKWALL, TX 75087

WIMPEE JAKE M AND REBECCA K  
2018 BAILEY DRIVE  
ROCKWALL, TX 75087

SHANE HOMES (TEXAS) INC  
325 N SAINT PAUL ST STE 3100 # 2901  
DALLAS, TX 75201

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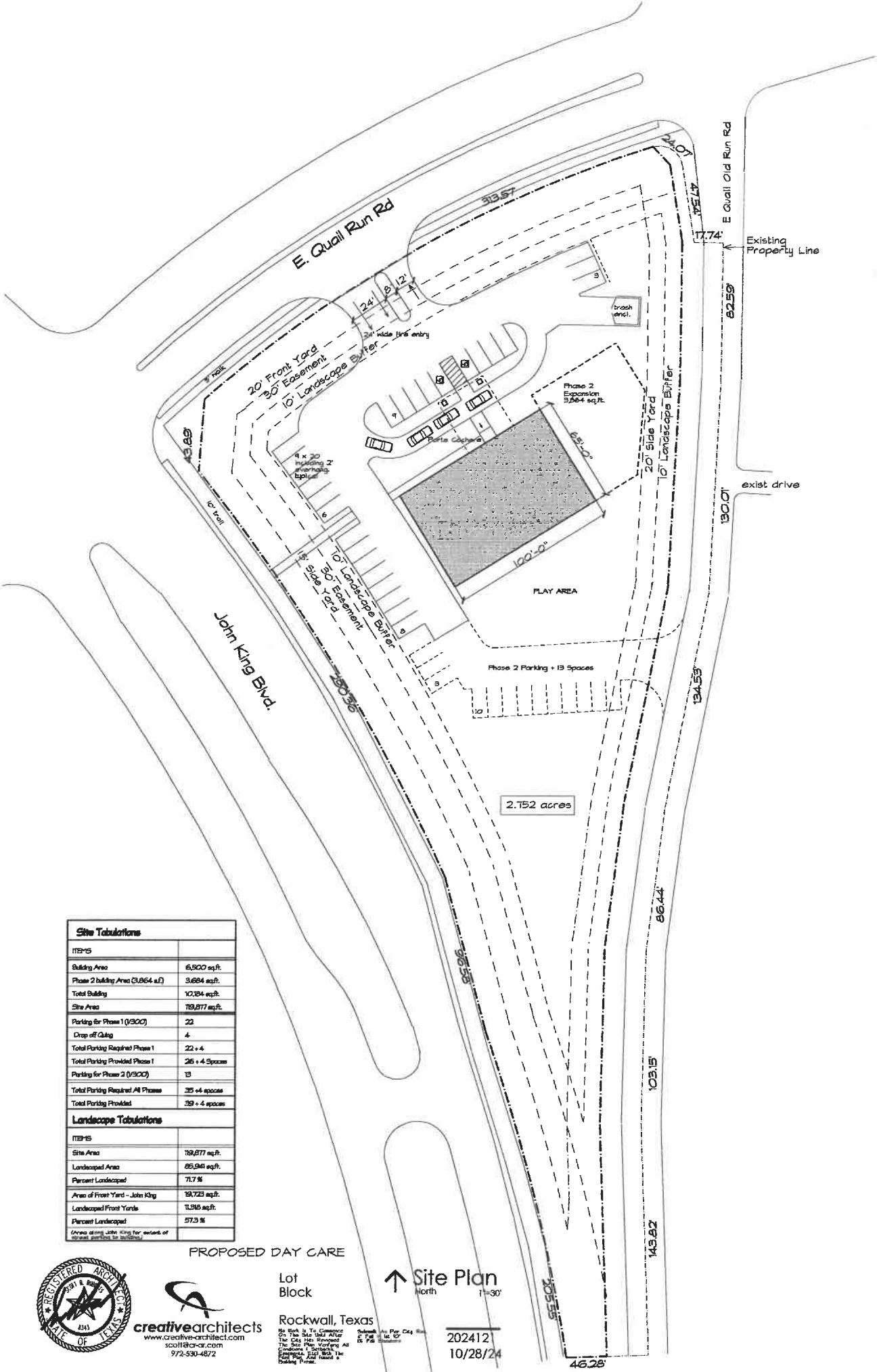
SHANE HOMES INC  
325 N SAINT ST STE 3100 #2901  
DALLAS, TX 75201

WINDSOR HOMES CUMBERLAND LLC  
5310 Harvest Hill Rd Ste 162  
Dallas, TX 75230

WINDSOR HOMES CUMBERLAND LLC  
5310 Harvest Hill Rd Ste 162  
Dallas, TX 75230

MAKEWAY LLC  
805 EAGLE PASS  
HEATH, TX 75032

COX GERALD GLEN AND ROSALBA CARRASCO  
815 T L Townsend Dr Ste 101  
Rockwall, TX 75087



Site Tabulations	
ITEMS	
Building Area	6,500 sq.ft.
Phase 2 building Area (3,664 sq.)	3,664 sq.ft.
Total Building	10,164 sq.ft.
Site Area	119,877 sq.ft.
Parking for Phase 1 (1/300)	22
Drop off/Clng	4
Total Parking Required Phase 1	22 + 4
Total Parking Provided Phase 1	26 + 4 Spaces
Parking for Phase 2 (1/300)	13
Total Parking Required All Phases	35 + 4 spaces
Total Parking Provided	39 + 4 spaces
Landscape Tabulations	
ITEMS	
Site Area	119,877 sq.ft.
Landscape Area	85,946 sq.ft.
Percent Landscaped	71.7 %
Area of Front Yard - John King	19,723 sq.ft.
Landscape Front Yards	11,316 sq.ft.
Percent Landscaped	57.3 %

PROPOSED DAY CARE



**creative architects**  
 www.creative-architect.com  
 sca11@ca-cr.com  
 972-530-4872

Lot  
 Block  
 Rockwall, Texas

↑ Site Plan  
 North 1"=30'

We Shall Be In Compliance With The State Seal Act. The Seal Plan Verifies All Conditions. The State Seal Act Requires All Plans To Be Sealed. The State Seal Act Requires All Plans To Be Sealed. The State Seal Act Requires All Plans To Be Sealed.

202412  
 10/28/24





February 11, 2025

Lisa Brooks & Rene'e Holland  
1215 Ridge Road West  
Rockwall, Texas 75087

Planning and Zoning Commission  
City of Rockwall, Texas  
385 S Goliad Street  
Rockwall, TX 75087

**Subject: Request for Rezoning Approval – Proposed Childcare Facility**

Dear Planning and Zoning Commission,

I am writing to formally request the rezoning of the property at the southeast corner of John King and East Quail Run (A0012 SR Barnes, Tract 1-04) to allow for the construction and operation of a childcare facility. We intend to improve the land and provide a much-needed neighborhood service by establishing a high-quality childcare center that will support the growing needs of families in our community.

Currently, the property does not have the appropriate zoning designation for the facility and services we plan to offer. However, there is a clear and pressing demand for childcare in this area:

- There are seven schools within a two-mile radius, with Rockwall ISD planning an additional elementary school in the northern part of town.
- The surrounding area is experiencing significant residential growth, with hundreds of new homes and developed lots.
- The site is located on John King Boulevard, a major thoroughfare for parents commuting to and from work. Additionally, John King will eventually become State Highway 205, further increasing accessibility and visibility for families needing childcare services.
- There are currently no childcare facilities along John King Boulevard, leaving a gap in essential services for families in the area.

We believe this rezoning request aligns with the city's vision for responsible growth and development. Our facility will not only enhance the surrounding neighborhood but also provide a valuable resource to families, supporting working parents and contributing to the overall well-being of our community.

Thank you for your time and consideration. We appreciate the opportunity to work with the Planning and Zoning Commission and look forward to discussing our proposal further. Please do not hesitate to reach out if additional information is needed.

Sincerely,  
Lisa Brooks & Rene'e Holland