



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 1301 S. Goliad St, Rockwall, TX

SUBDIVISION The Standard - Rockwall Addition

LOT 27 BLOCK A

GENERAL LOCATION Located on the corner of S Goliad and Community Ln

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-68, SH-205 Overlay

CURRENT USE None, Vacant lot

PROPOSED ZONING PD-68, SH-205 Overlay

PROPOSED USE Business (Medical Office Bldg)

ACREAGE 1.4384

LOTS [CURRENT]

One (1)

LOTS [PROPOSED]

One (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 East Shore J/V

☒ APPLICANT Palm Development Partners, LLC

CONTACT PERSON Donna Perry, Venture Manager

CONTACT PERSON Lisa Deaton, Chief Operations Officer

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 Donna Perry, Venture Manager [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

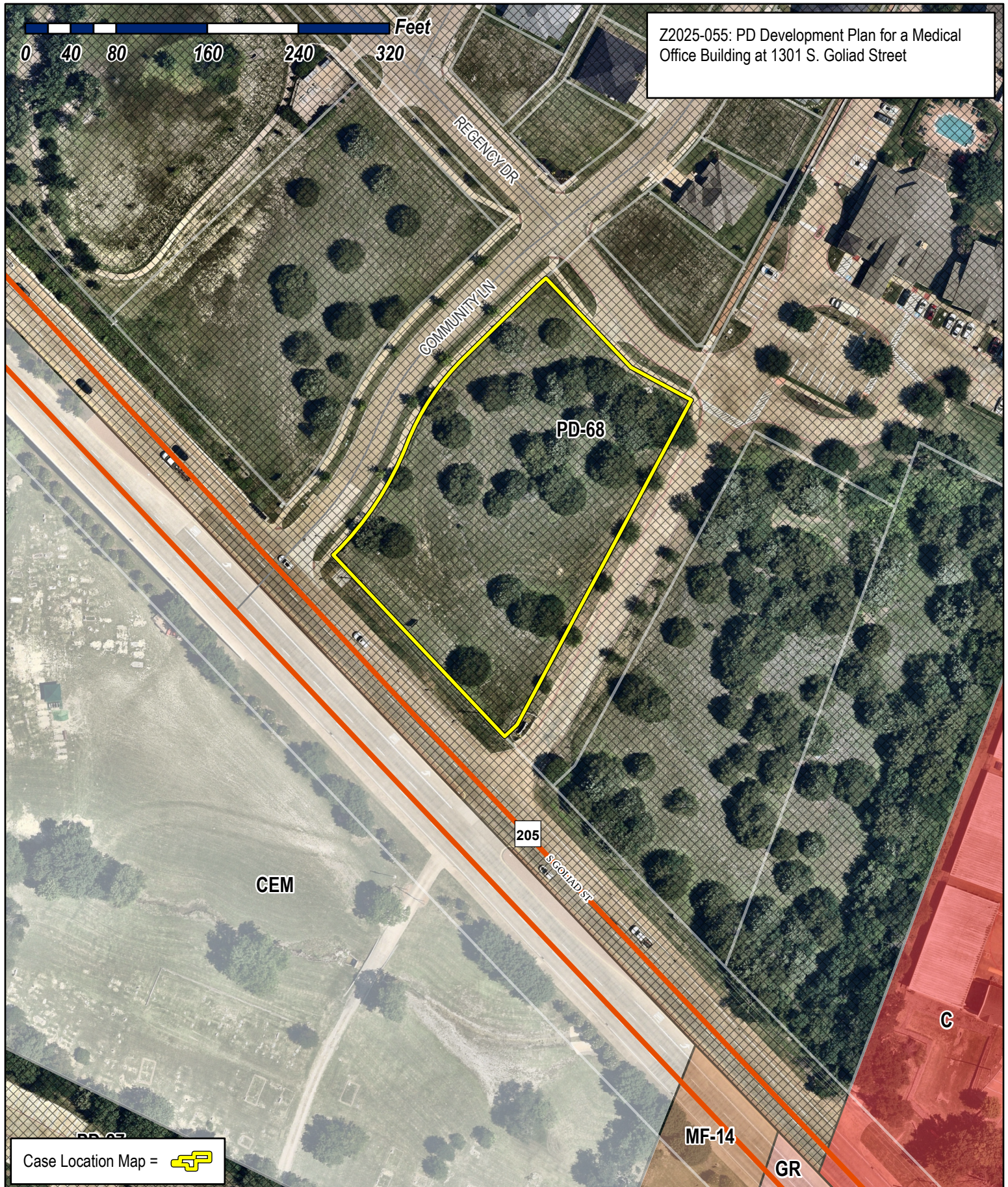
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 221.58 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF August, 20 25. BY SIGNING THIS APPLICATION, 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 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 15th DAY OF August, 20 25.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





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.

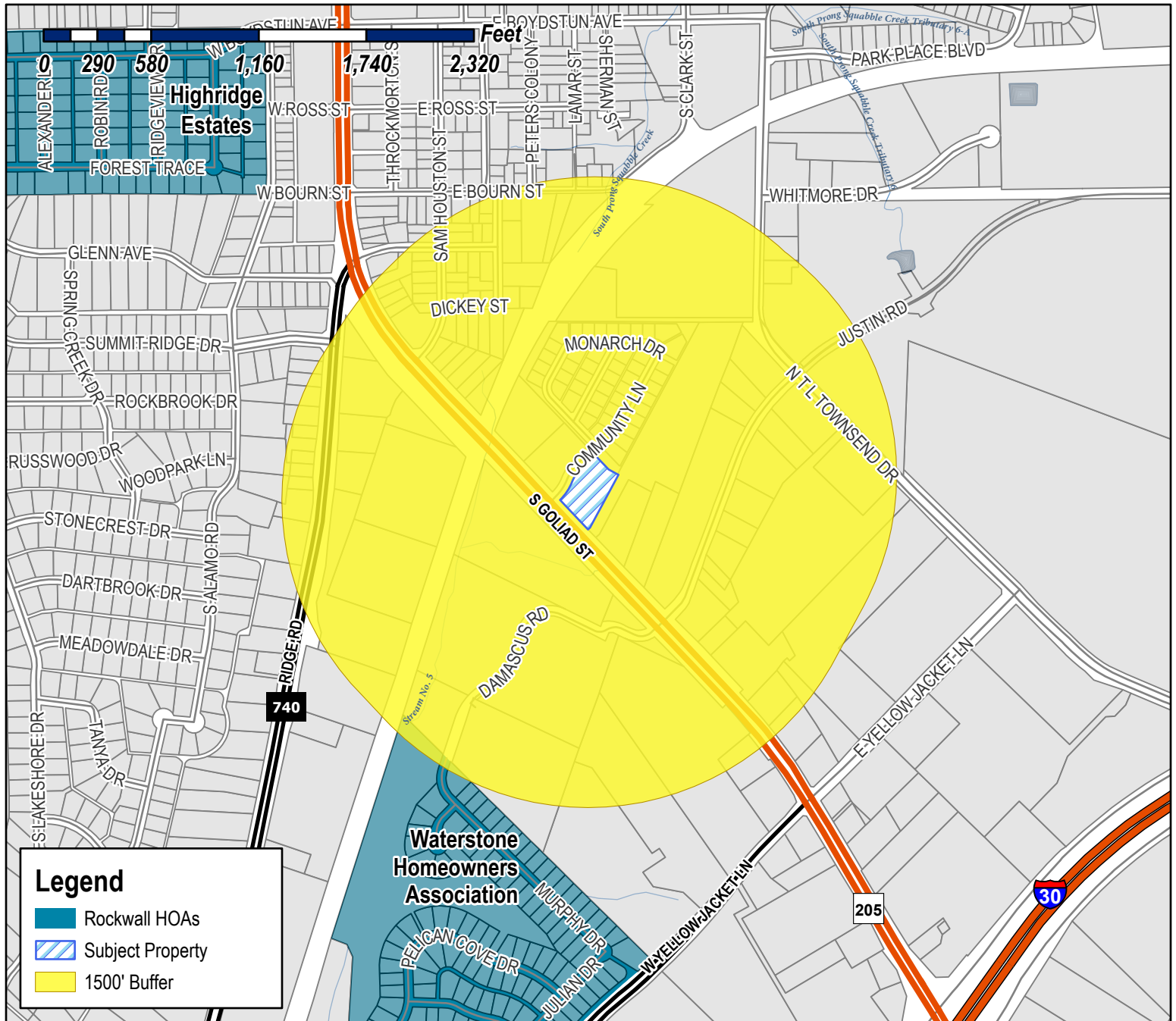




City of Rockwall

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.



Case Number: Z2025-055
Case Name: PD Development Plan for a Medical Office Building
Case Type: Zoning
Zoning: Planned Development District 68 (PD-68)
Case Address: 1301 S. Goliad

Date Saved: 8/14/2025
For Questions on this Case Call (972) 771-7745

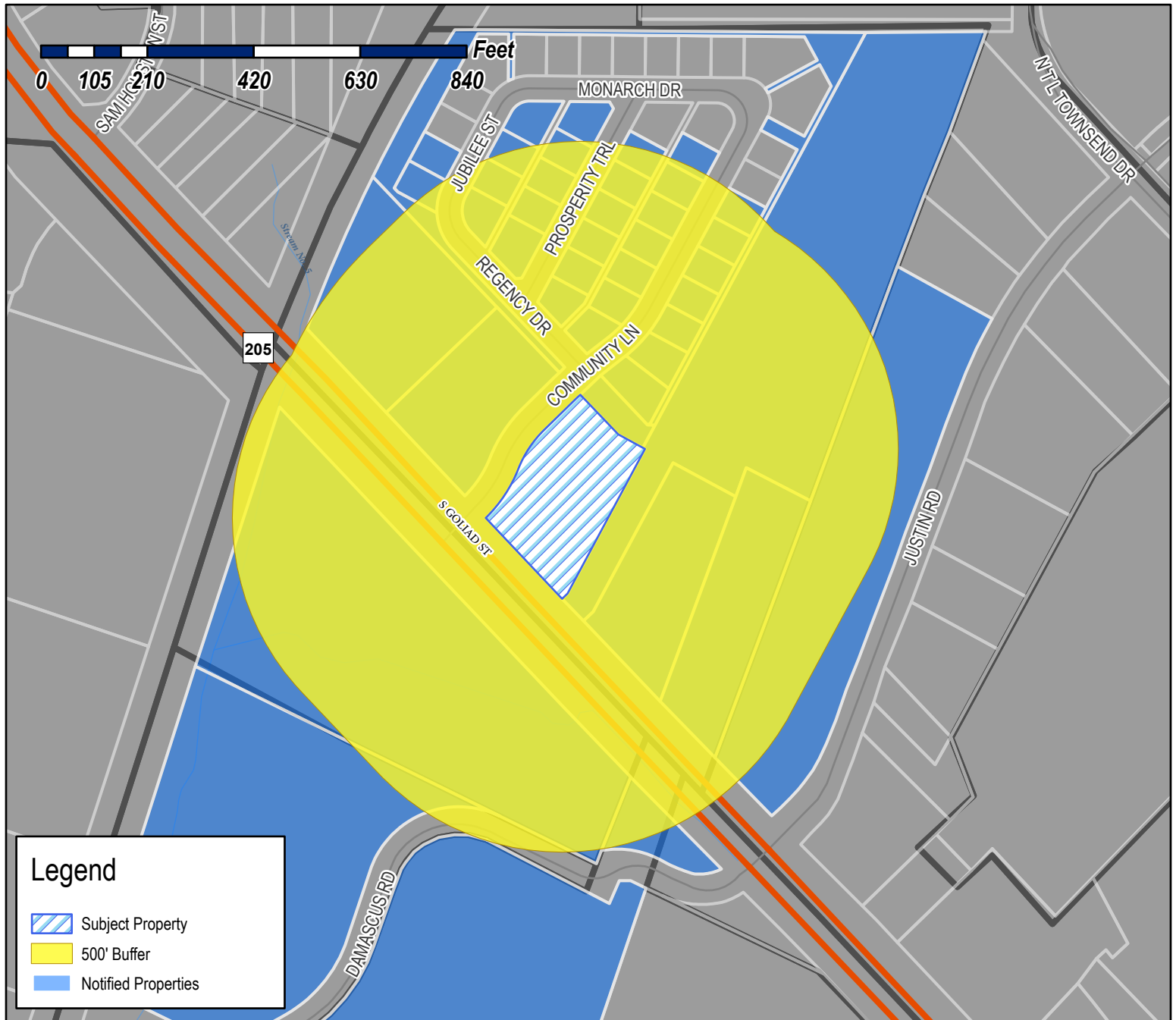




City of Rockwall

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.



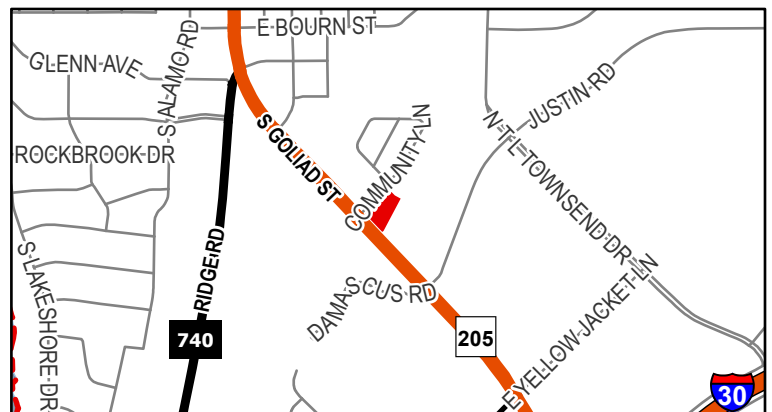
Legend

-  Subject Property
-  500' Buffer
-  Notified Properties

Case Number: Z2025-055
Case Name: PD Development Plan for a Medical Office Building
Case Type: Zoning
Zoning: Planned Development District (PD-68)
Case Address: 1301 S. Goliad Street

Date Saved: 8/14/2025

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



ROCKWALL SENIOR COMMUNITY LP
C/O LIFENET COMMUNITY BEHAVIORAL
HEALTHCARE
1132 Glade Rd
Colleyville, TX 76034

RESIDENT
1275 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
1300 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
1301 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
1325 S GOLIAD
ROCKWALL, TX 75087

HERITAGE CHRISTIAN ACADEMY
1408 S GOLIAD ST
ROCKWALL, TX 75087

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

EAST SHORE J/V
5499 Glen Lakes Dr Ste 110
Dallas, TX 75231

RESIDENT
601 COMMUNITY LN
ROCKWALL, TX 75087

RESIDENT
601 PROSPERITY TR
ROCKWALL, TX 75087

RESIDENT
602 COMMUNITY LN
ROCKWALL, TX 75087

THOMAS LOU BERTHA
602 JUBILEE STREET
ROCKWALL, TX 75087

RESIDENT
603 JUBILEE ST
ROCKWALL, TX 75087

RESIDENT
604 PROSPERITY TR
ROCKWALL, TX 75087

ADAIR HARMON L JR AND CAROLE J
605 COMMUNITY DRIVE
ROCKWALL, TX 75087

MORGAN JERRY RAY & GABRIELA HANNI
605 PROSPERITY TRL
ROCKWALL, TX 75087

RESIDENT
606 JUBILEE ST
ROCKWALL, TX 75087

PAMELA K BEERS REVOCABLE TRUST
PAMELA K BEERS- TRUSTEE
606 COMMUNITY LANE
ROCKWALL, TX 75087

RESIDENT
607 COMMUNITY LN
ROCKWALL, TX 75087

CATHEY OPAL A
607 JUBILEE ST
ROCKWALL, TX 75087

RESIDENT
608 PROSPERITY TR
ROCKWALL, TX 75087

MCCURRY JAMES M
609 Prosperity Trl
Rockwall, TX 75087

RESIDENT
610 COMMUNITY LN
ROCKWALL, TX 75087

BUSBY ARTHUR LEE JR &
DOROTHEA BUSBY
611 Community Ln
Rockwall, TX 75087

THE DAVID AND PATRICIA HENDRICKSON LIVING
TRUST
DAVID L HENDRICKSON & PATRICIA S
HENDRICKSON - TRUSTEES
611 JUBILEE ST
ROCKWALL, TX 75087

ALFRED T WILLIAMS AND PATRICIA M WILLIAMS
REVOCABLE LIVING TRUST
PATRICIA M WILLIAMS - SURVIVOR TRUSTEE
612 PROSPERITY TRL
ROCKWALL, TX 75087

RESIDENT
613 PROSPERITY TR
ROCKWALL, TX 75087

RESIDENT
614 COMMUNITY LN
ROCKWALL, TX 75087

RESIDENT
615 JUBILEE ST
ROCKWALL, TX 75087

MONTGOMERY PAMELA ANN
615 COMMUNITY LN
ROCKWALL, TX 75087

RESIDENT
616 PROSPERITY TR
ROCKWALL, TX 75087

HAMMERLING CHRISTOPHER JOHN AND RONI
PENBERTHY
617 PROSPERITY TR
ROCKWALL, TX 75087

GARCIA ROY AND JENIFER
618 COMMUNITY LANE
ROCKWALL, TX 75087

RESIDENT
619 COMMUNITY LN
ROCKWALL, TX 75087

WINCH TERRI L
620 PROSPERITY TRAIL
ROCKWALL, TX 75087

RESIDENT
621 PROSPERITY TR
ROCKWALL, TX 75087

RESIDENT
622 COMMUNITY LN
ROCKWALL, TX 75087

RESIDENT
623 COMMUNITY LN
ROCKWALL, TX 75087

JOHNSON LINDA JONES & ALLEN RAY
626 COMMUNITY LANE
ROCKWALL, TX 75087

RESIDENT
660 JUSTIN RD
ROCKWALL, TX 75087

THE STANDARD MCP LTD
8226 Douglas Ave Ste 709
Dallas, TX 75225

PS LPT PROPERTIES INVESTORS
DEPT-PT-TX-26644
PO BOX 25025
GLENDALE, CA 91201



*** STOP! CALL BEFORE YOU DIG! ***

AS REQUIRED BY "THE TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT" TEXAS811 MUST BE CONTACTED AT LEAST 2 WORKING DAYS PRIOR TO ANY EXCAVATION OPERATIONS BEING PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TEXAS ONE CALL SYSTEM.

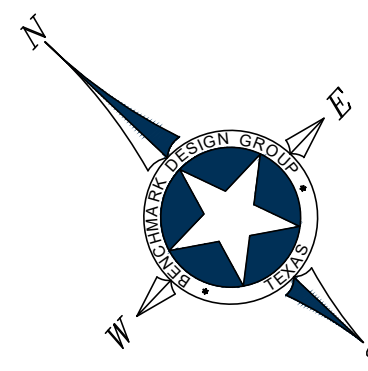
THE CONTRACTOR SHALL ALSO CALL 811, AND ALL OTHER LOCATE COMPANIES PRIOR TO EXCAVATION ACTIVITIES.

NOTICE TO CONTRACTORS

1. These plans are subject to review and approval by all jurisdictions having authority.
2. Contractor shall appropriately notify all relevant entities prior to digging on this project.
3. The contractor shall notify the engineer, in writing, of any errors or discrepancies discovered in the construction documents immediately.
4. All engineering information on these drawings is the property of the engineering firm provided by **MARK DEAL & ASSOCIATES**.
5. If the contractor discovers any errors, said information, he shall notify the engineer, in writing, immediately. The engineer and owner shall be indemnified of any problems and/or associated costs resulting from lack of notification.
6. The contractor shall be responsible for confirming the horizontal and vertical location of buried utilities and structures, including, but not limited to the following:

Telephone cable	Conduits	Pipes
Stormsewer lines	Water lines	Gas lines
Television cables	Sanitary Sewer lines	Oil Production lines
Saltwater lines		

Note: If discrepancies occur between that which is shown on the plans and conditions present in the field, the contractor shall notify engineer, in writing immediately. Failure to do so shall absolve owner and engineer of liability and associated costs.



GRAPHIC SCALE



SITE PLAN INFORMATION

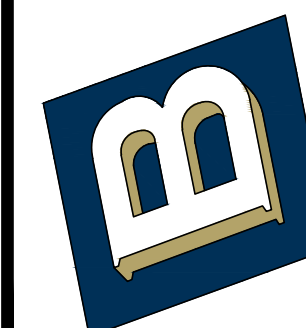
LOT: 27 BLOCK: A
ZONING: PLANNED DEVELOPMENT (PD-68)
SETBACKS:
FRONT: 25' REAR: 10' SIDE: 10'
TOTAL LOT AREA: 62,657 SF (1.438 AC)
BUILDING AREA: 10,377 SF

PARKING
TOTAL BUILDING AREA = 10,377 SF
OFFICE BUILDING @ 1 SPACE PER 200 SF OF 10,377 SF = 52 SPACES

	<u>REQUIRED</u>	<u>PROVIDED</u>
TOTAL PARKING	52 SPACES	52 SPACES

[illegible]

BENCHMARK
DESIGN GROUP
CIVIL / ENVIRONMENTAL / PLANNERS



THIS DOCUMENT IS RELEASED FOR THE
PURPOSES OF INTERIM REVIEW AND
COMMENTS UNDER THE AUTHORITY OF
JOHN G. MITCHELL, P.E.,
REGISTRATION NO. 92699
THIS DOCUMENT IS NOT TO
BE USED FOR CONSTRUCTION
OR BIDDING PURPOSES.

MINDFUL WELLNESS
ROCKWALL, TX

CONCEPT SITE PLAN



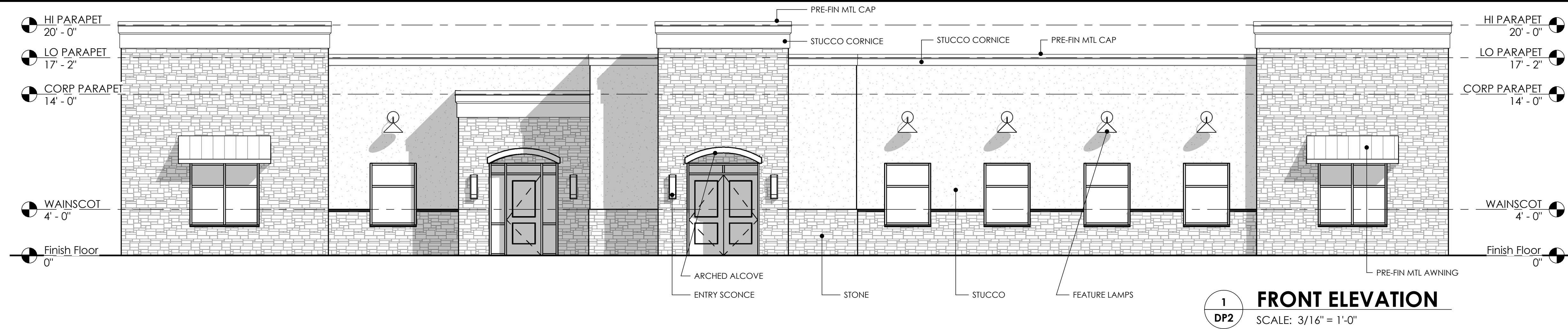
DRAWN BY: CC

CHECKED BY: JGM

DATE: JUNE 202

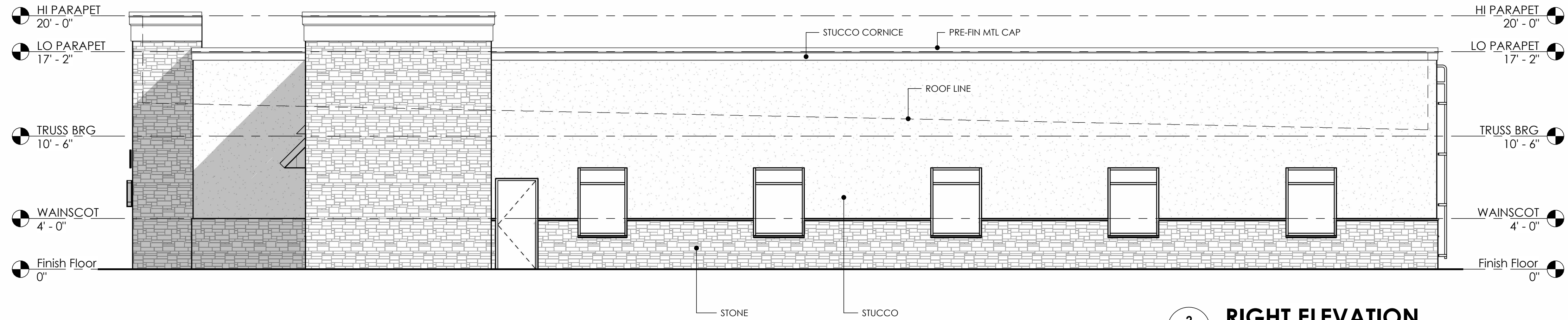
SHEET NO.

EX



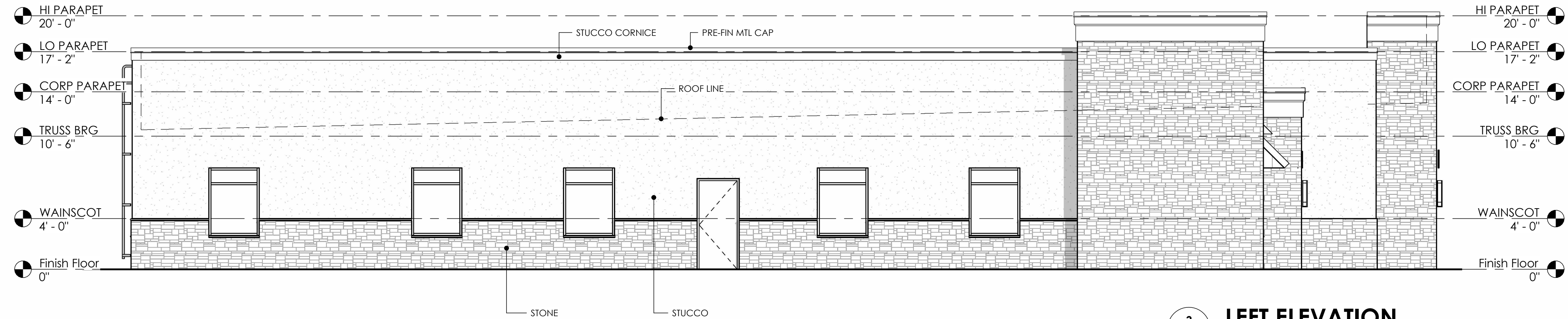
FRONT ELEVATION

SCALE: 3/16" = 1'-0"



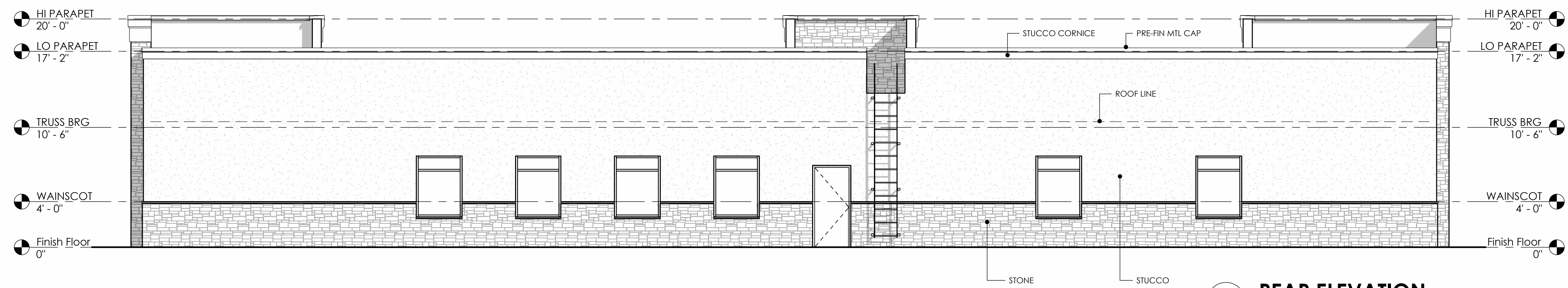
RIGHT ELEVATION

SCALE: 3/16" = 1'-0"



LEFT ELEVATION

SCALE: 3/16" = 1'-0"



REAR ELEVATION

SCALE: 3/16" = 1'-0"

TLM

ASSOCIATES

Architects + Engineers

REVISIONS	
DESCRIPTION	
BY	
DATE	
NO.	

CONSULTANT

Preliminary
Not For Construction

TLM ASSOCIATES, INC.

ARCHITECTS + ENGINEERS

www.tlmae.com

117 East Lafayette Street Jackson, Tennessee

731.988.9840 (phone) - 731.988.9959 (fax)

ARCHITECTURAL ELEVATIONS

MINDFUL HEALTH

FOR

ROCKWALL, TEXAS FACILITY

PALM DEVELOPMENT

1301 S. GOLIAD ST. ROCKWALL, TEXAS 75087

15 AUG 2025

T0105

DP2



TLM

ASSOCIATES

Architects + Engineers

REVISIONS

NO.	DATE	BY	DESCRIPTION

CONSULTANT

Preliminary
Not For Construction

TLM ASSOCIATES, INC.

ARCHITECTS + ENGINEERS

www.tlmae.com
117 East Lafayette Street Jackson, Tennessee
731.988.9840 (phone) - 731.988.9959 (fax)

RENDERING

MINDFUL HEALTH

ROCKWALL, TEXAS FACILITY

FOR

PALM DEVELOPMENT

1301 S. GOLIAD ST. ROCKWALL, TEXAS 75087

15 AUG 2025

T0105

DP1