



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

MASTER PLAT
PRELIMINARY PLAT
FINAL PLAT
REPLAT
AMENDING OR MINOR PLAT
PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

SITE PLAN
AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

ZONING CHANGE
SPECIFIC USE PERMIT
PD DEVELOPMENT PLAN

OTHER APPLICATION

TREE REMOVAL
VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



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 3005 Fit Sport Life Blvd, Rockwall, TX

SUBDIVISION FIT SPORT LIFE ADDITION

LOT 13 BLOCK B

GENERAL LOCATION The 2.819 acres lot is located western of 3101 Fit Sport Life Blvd, Rockwall TX

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial w/ FM 549 Overlay

CURRENT USE Vacant

PROPOSED ZONING Commercial w/ FM 549 Overlay

PROPOSED USE Hotel & Retail/Restaurant

ACREAGE 2.819

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 Structured REA-Rockwall Land LLC

☒ APPLICANT Kiew Kam (Triangle Engineering LLC)

CONTACT PERSON Conor Keilty, AIA

CONTACT PERSON Kiew Kam

ADDRESS [REDACTED] 87

ADDRESS [REDACTED]

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 CONOR KEILTY [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 \$ 242.29 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF August, 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 DISCLOSURE OF INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF Aug, 2021

OWNER'S SIGNATURE

[Signature of Charlotte M. Calcagno]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Charlotte M. Calcagno, Notary Public
Bucks County
My commission expires March 6, 2026
Commission number 1399883

MY COMMISSION EXPIRES 03/06/26

0 35 70 140 210 280 Feet

Z2025-057: Specific Use Permit (SUP) for a Hotel
(Home2Suites)

FIT SPORT LIFE BLVD

C

LI

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.

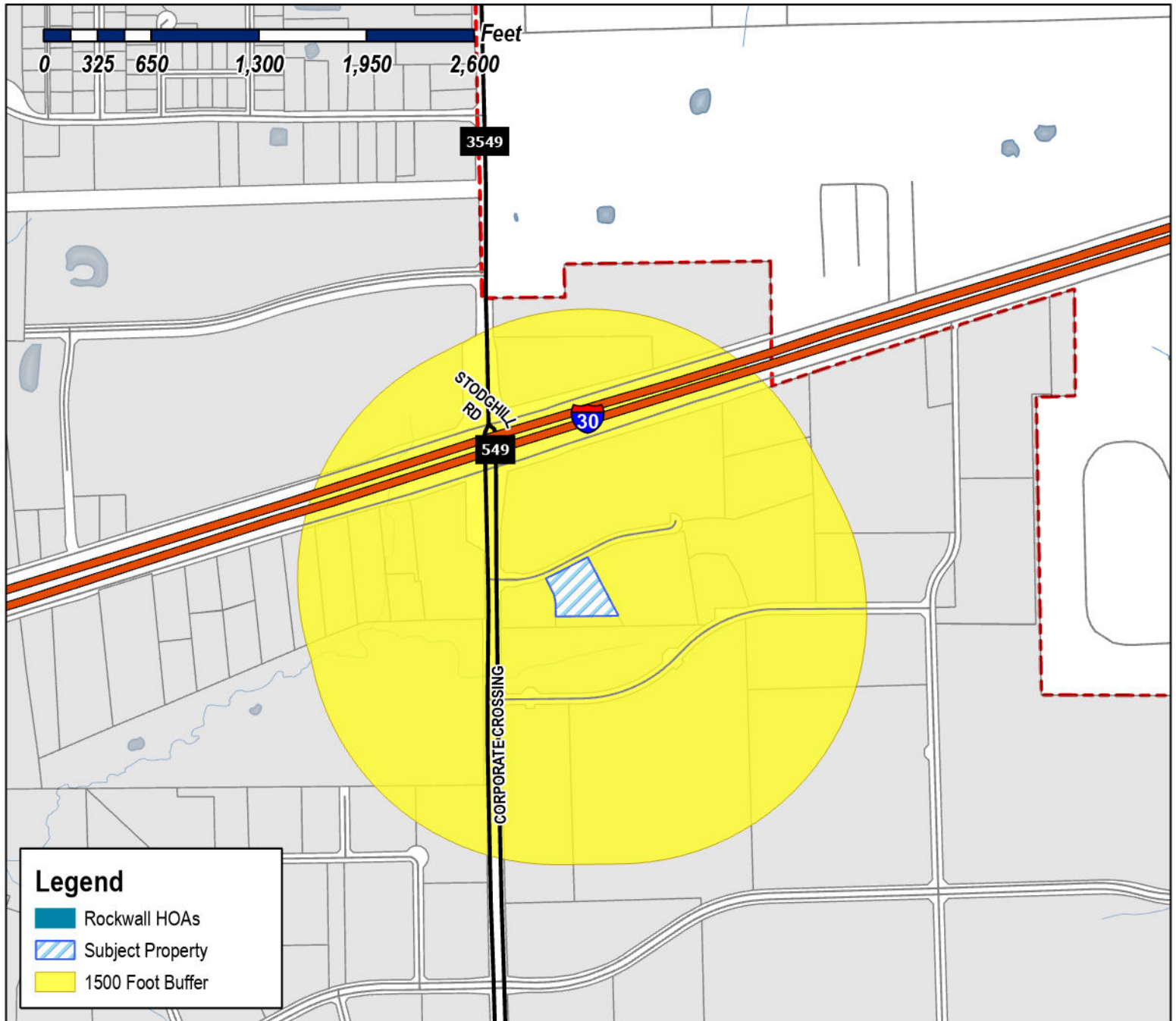




City of Rockwall

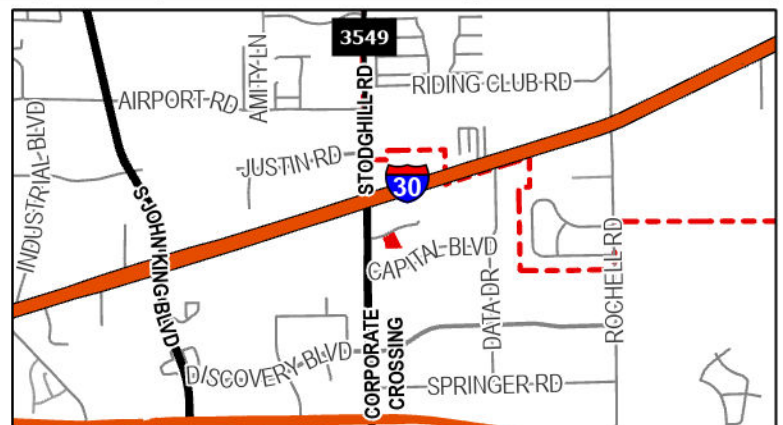
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Case Number: Z2025-057
Case Name: SUP for a Hotel (Home2Suites)
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 3005 Fit Sport Life Blvd

Date Saved: 8/15/2025
For Questions on this Case Call (972) 771-7745

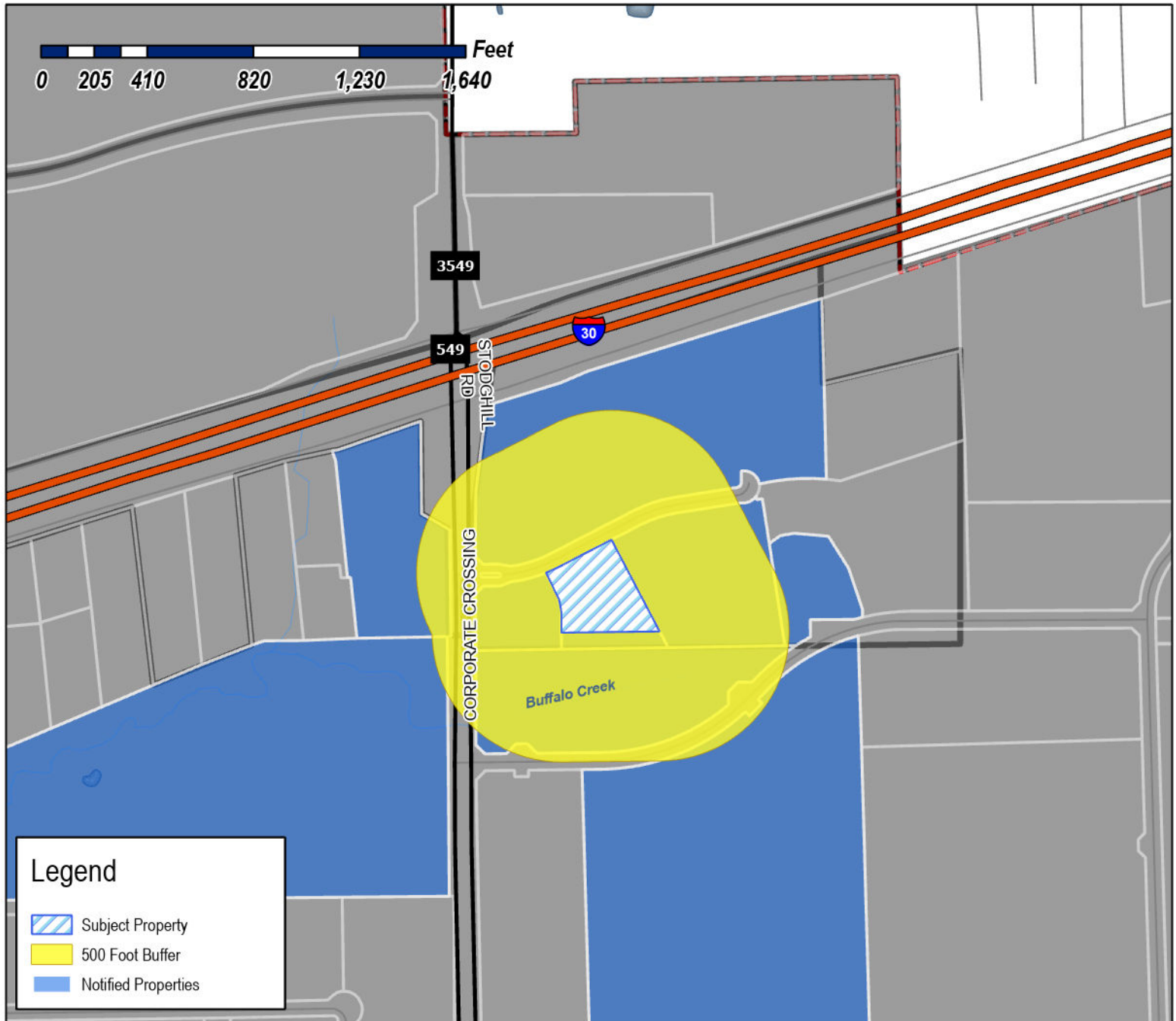




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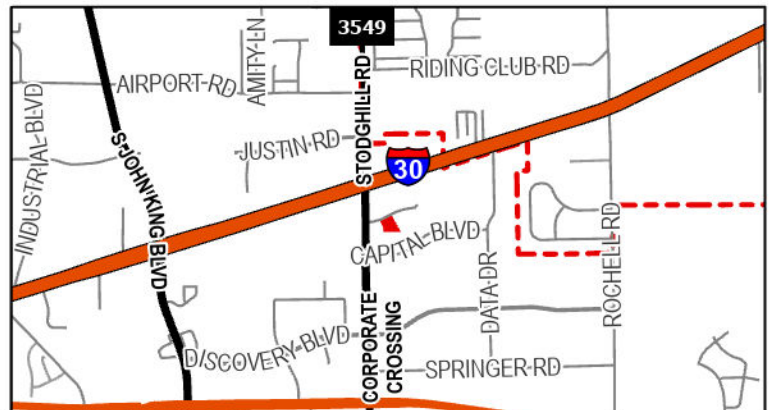
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STRUCTURED REA- ROCKWALL LAND LLC
1200 CORPORATE CROSSING
ROCKWALL, TX 75087

WESTCORE BRAVO ROCKWALL LLC
1515 CORPORATE CROSSING
ROCKWALL, TX 75087

LOVE'S COUNTRY STORES INC
1990 E I30
ROCKWALL, TX 75087

STRUCTURED REA FSL ROCKWALL LLC
3101 FIT SPORT LIFE BLVD
ROCKWALL, TX 75087

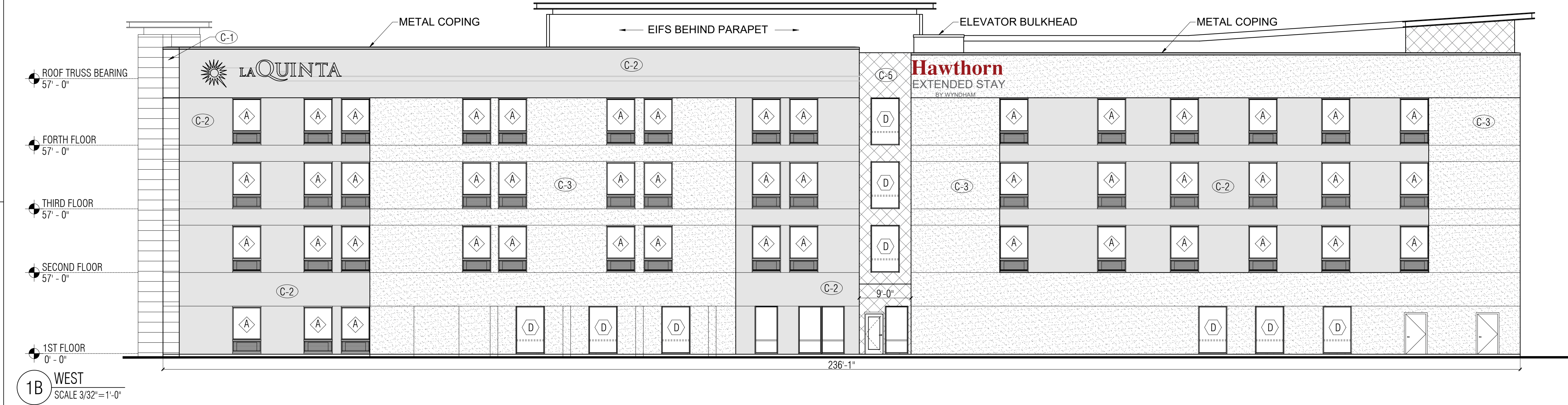
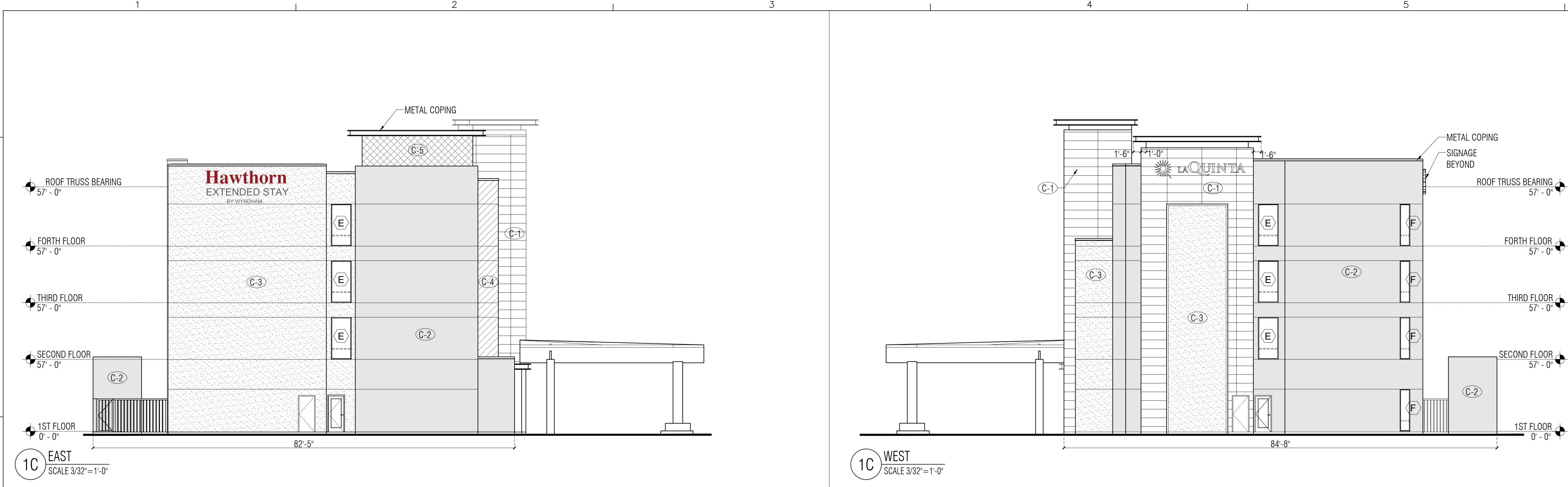
STRUCTURED REA- ROCKWALL LAND LLC
3104 E Camelback Rd
PHOENIX, AZ 85016

CAPITAL BOULEVARD VENTURE LLC AND
3201 CAPITAL BLVD GLOBAL WELLS
INVESTMENT GROUP LLC
ROCKWALL, TX 75087

WESTCORE BRAVO ROCKWALL LLC
4350 La Jolla Village Dr Ste 900
San Diego, CA 92122

ROCKWALL ECONOMIC DEVELOPMENT
CORPORATION
P O BOX 968
ROCKWALL, TX 75087

LOVE'S COUNTRY STORES INC
PO BOX 26210
OKLAHOMA CITY, OK 73126



EXTERIOR FINISHES SCHEDULE		
	C-1	LARGE FORMAT PANELS
	C-2	EIFS - THUNDER GRAY SW7645
	C-3	EIFS - MEGA GREIGE SW7031
	C-4	LARGE FORMAT PANELS
	C-5	EIFS - SHOW STOPPER SW7588

5A LEGENDS
N.T.S.

DESIGN GROUP LLC

2494 BUNNELS FORK ROAD
Frisco, TX 75036
Telephone: 901.603.8765

E-Mail: nkumar@designgroupmemphis.com

OWNER NAME AND ADDRESS

HOTEL

AT

3005 FIT SPORT LIFE
BLVD
CITY OF ROCKWALL,
COUNTY, TEXAS
75032

SEAL

CONSULTANTS NAME:

NO.	DATE	ISSUE \ REVISION
01	08/14/2025	PRELIMINARY DRAWINGS

DRAWING NAME

EXTERIOR
ELEVATIONS

DRAWN BY: MAYURI

CHECKED BY:

APPROVED BY:

DRAWING NUMBER:

A300

PRELIMINARY
DRAWINGS

2494 BUNNELS FORK ROAD
Frisco, TX 75036
Telephone: 901.603.8765

–Mail: nkumar@designgroupmemphis.com

OWNER NAME AND ADDRESS

RESTAURANT
AT
3005 FIT SPORT LIFE
BLVD
CITY OF ROCKWALL,
ROCKWALL
COUNTY, TEXAS
75032

EAL

CONSULTANTS NAME: _____

PRELIMINARY
DRAWINGS

O.	DATE	ISSUE \ REVISION
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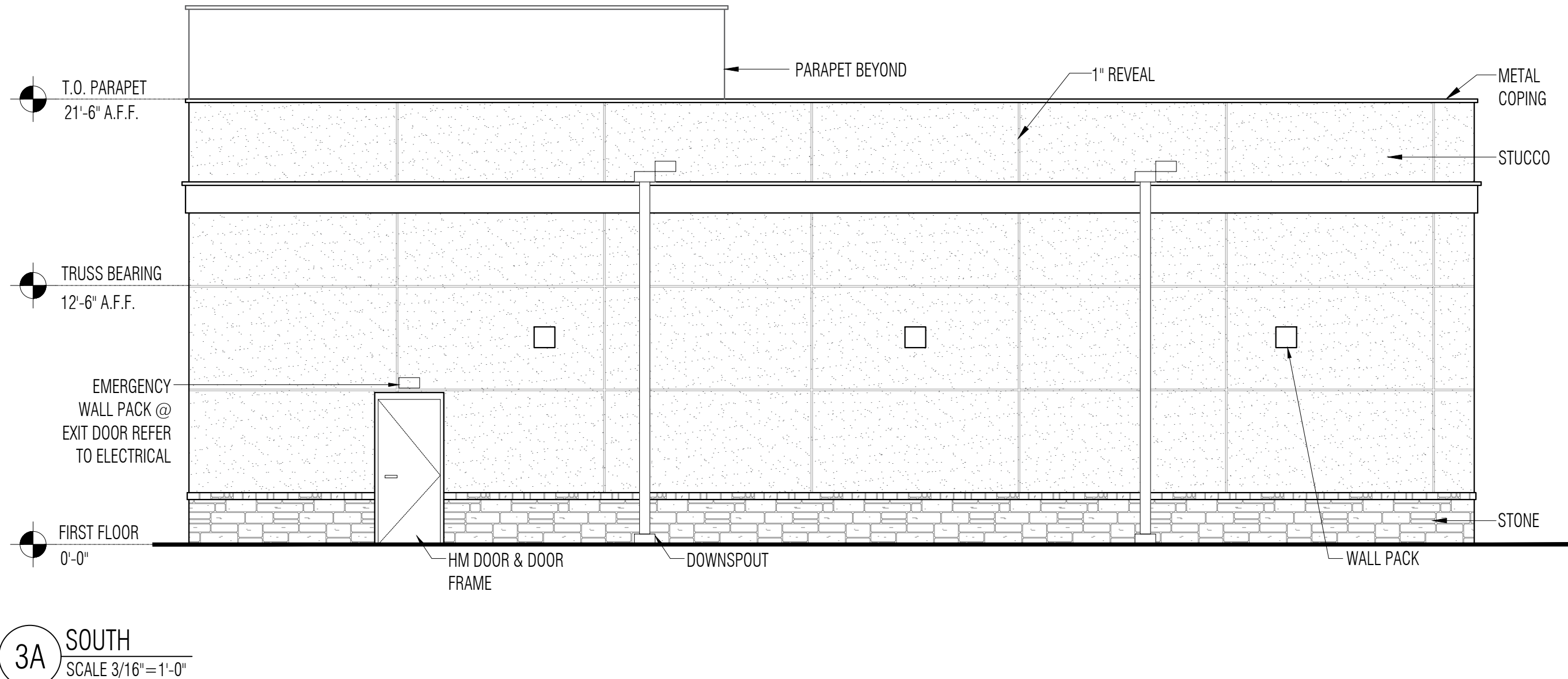
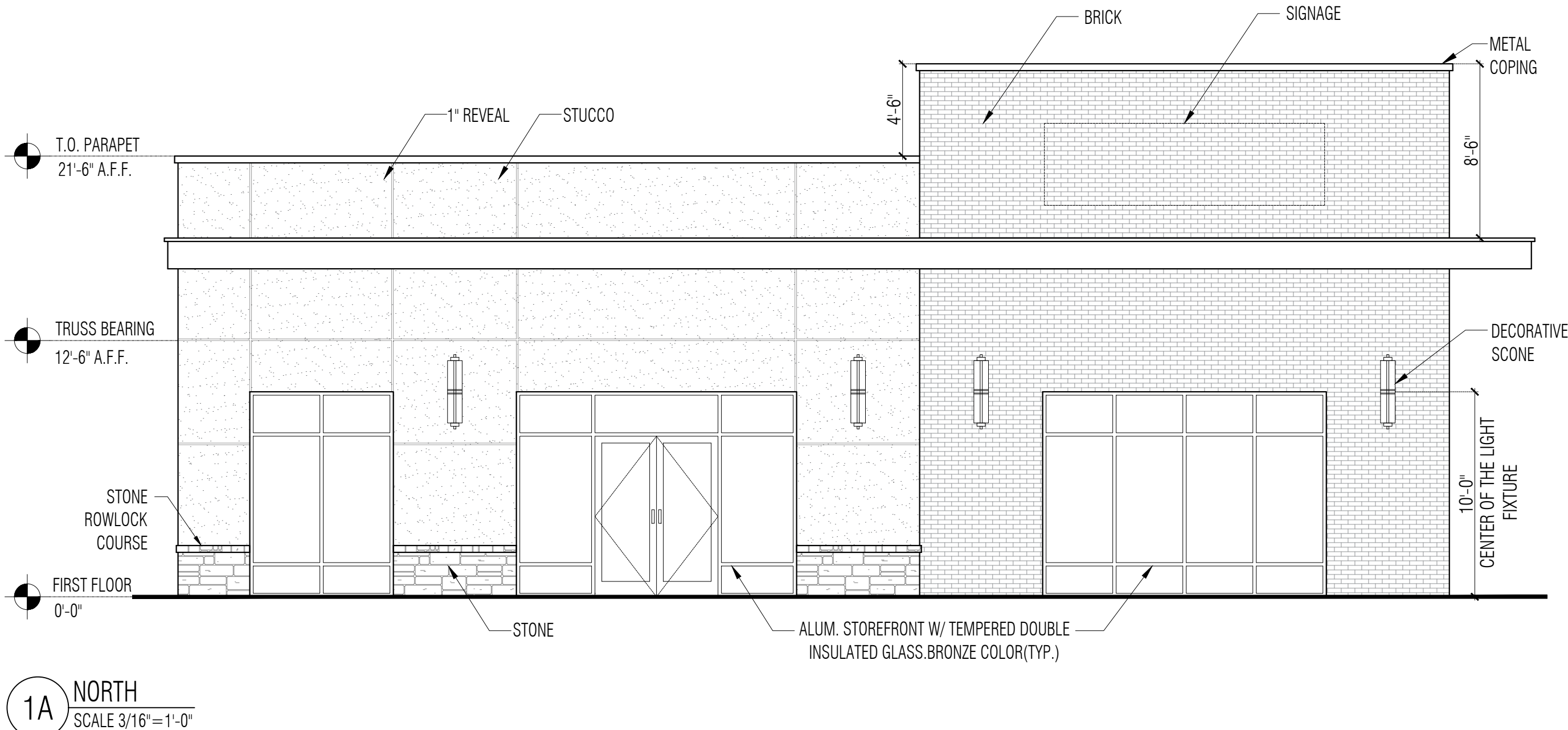
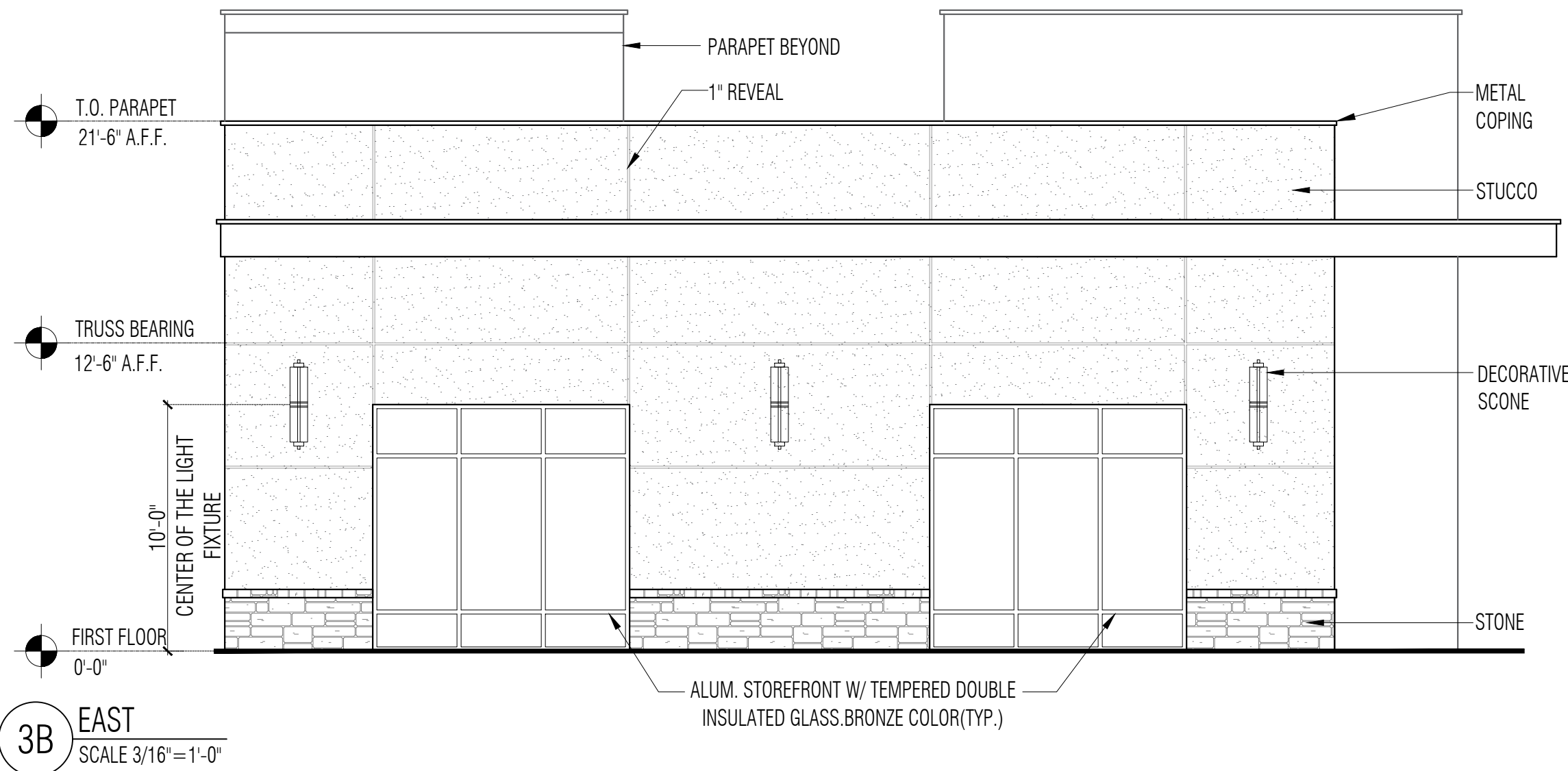
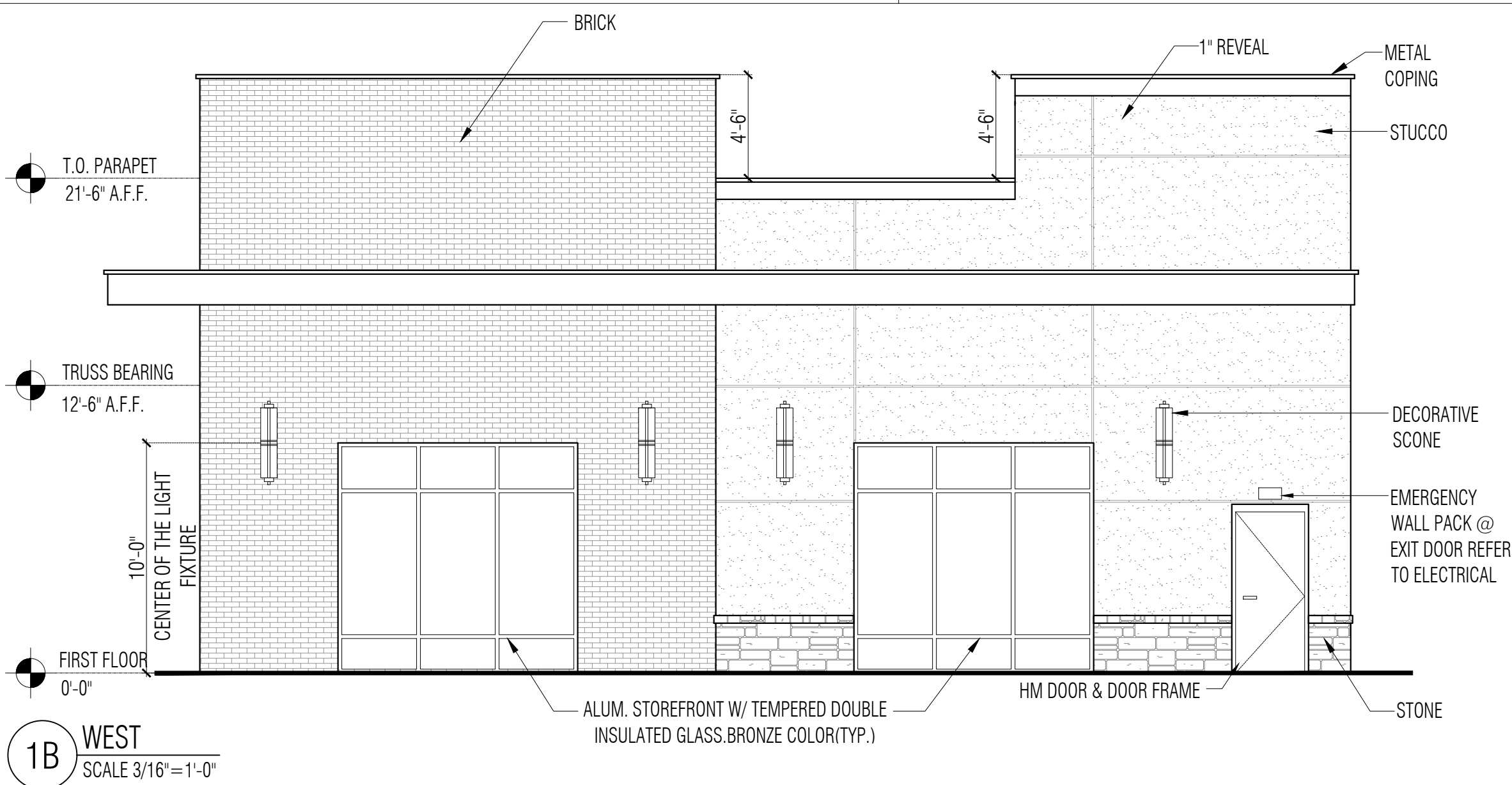
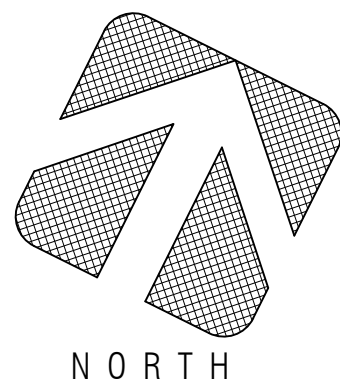
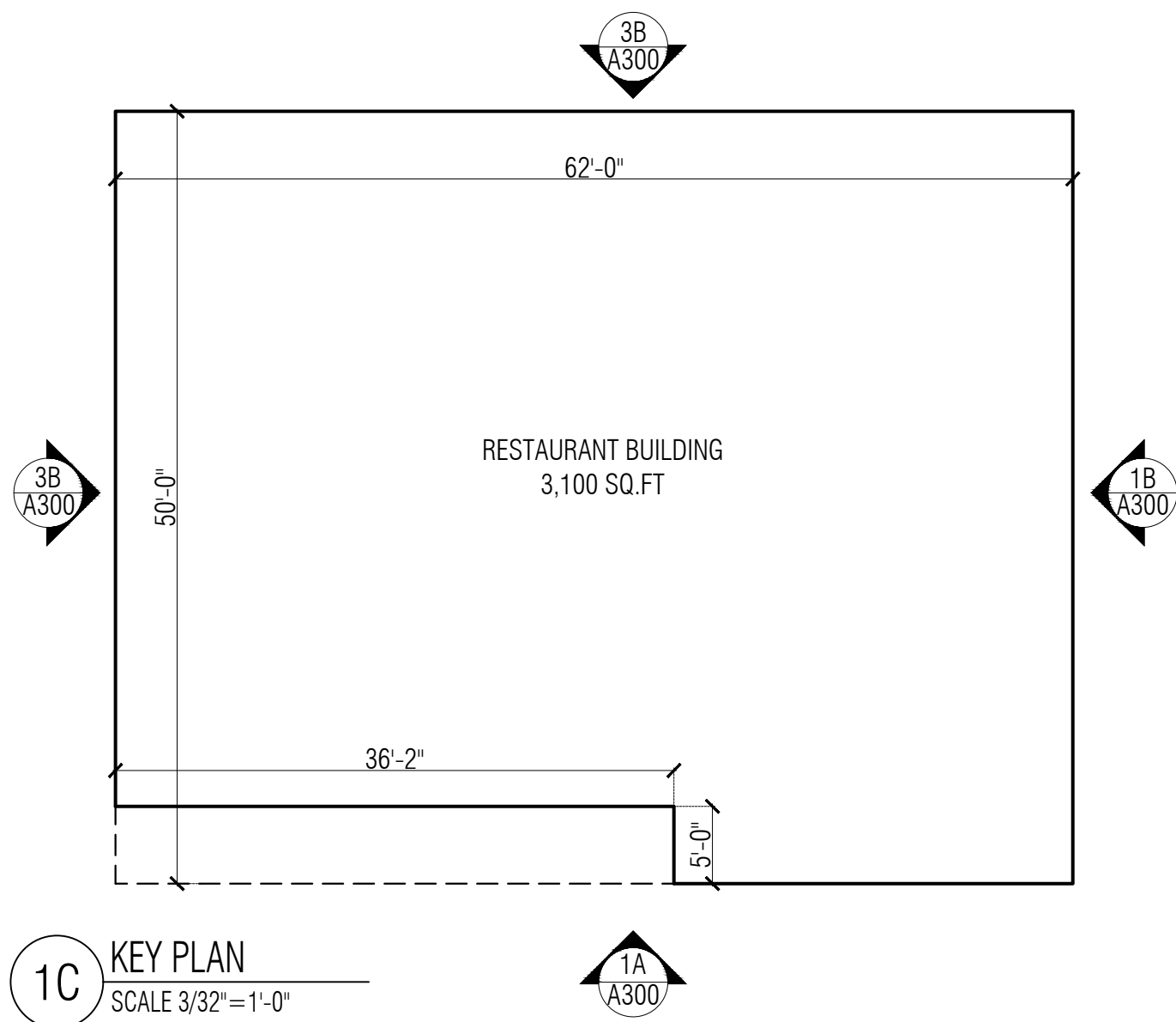
RAWN BY: MAYURI

CHECKED BY:

APPROVED BY:

DRAWING NUMBER:

A300





Hawthorn
EXTENDED STAY

LA QUINTA