



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 610 S. Goliad Street Rockwall, Texas 75087

SUBDIVISION First Baptist Church Rockwall addition

LOT

1

BLOCK

A

GENERAL LOCATION 610 S. Goliad Street Rockwall, Texas 75087

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF7, SF10, and GR

CURRENT USE

CHURCH, CEMETERY GENERAL RETAIL

PROPOSED ZONING PD

PROPOSED USE

SEE ATTACHED LETTER

ACREAGE 11.155

LOTS [CURRENT]

4

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 First Baptist Church Rockwall

☒ APPLICANT HH Architects

CONTACT PERSON Kyle Gavin

CONTACT PERSON

Michael G. Tresp

ADDRESS 610 Goliad Street

ADDRESS

2221 Lakeside Blvd.

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

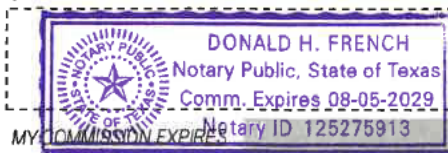
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kyle Gavin [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

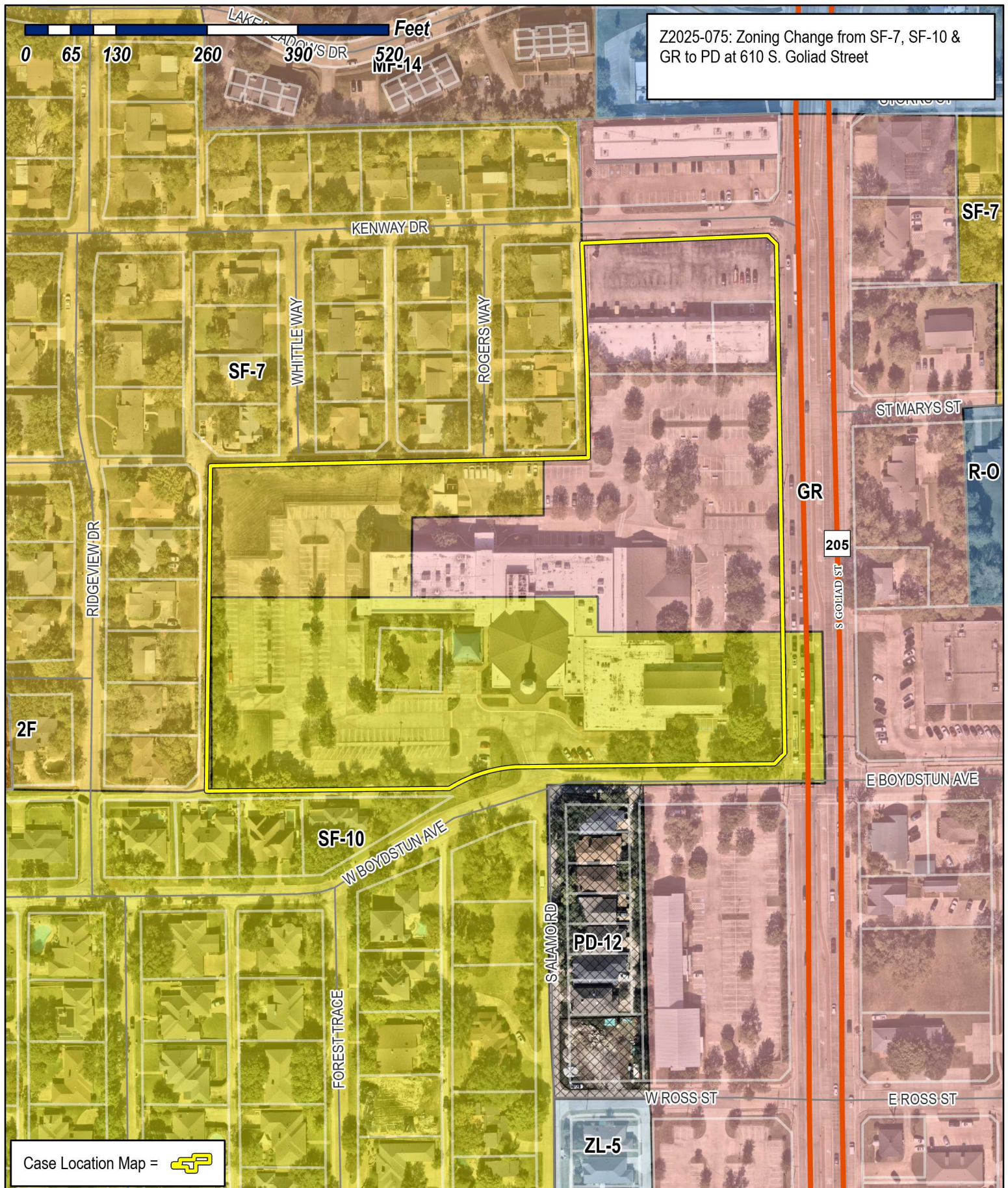
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____ 20____. BY SIGNING THIS APPLICATION, 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 December, 2025

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.

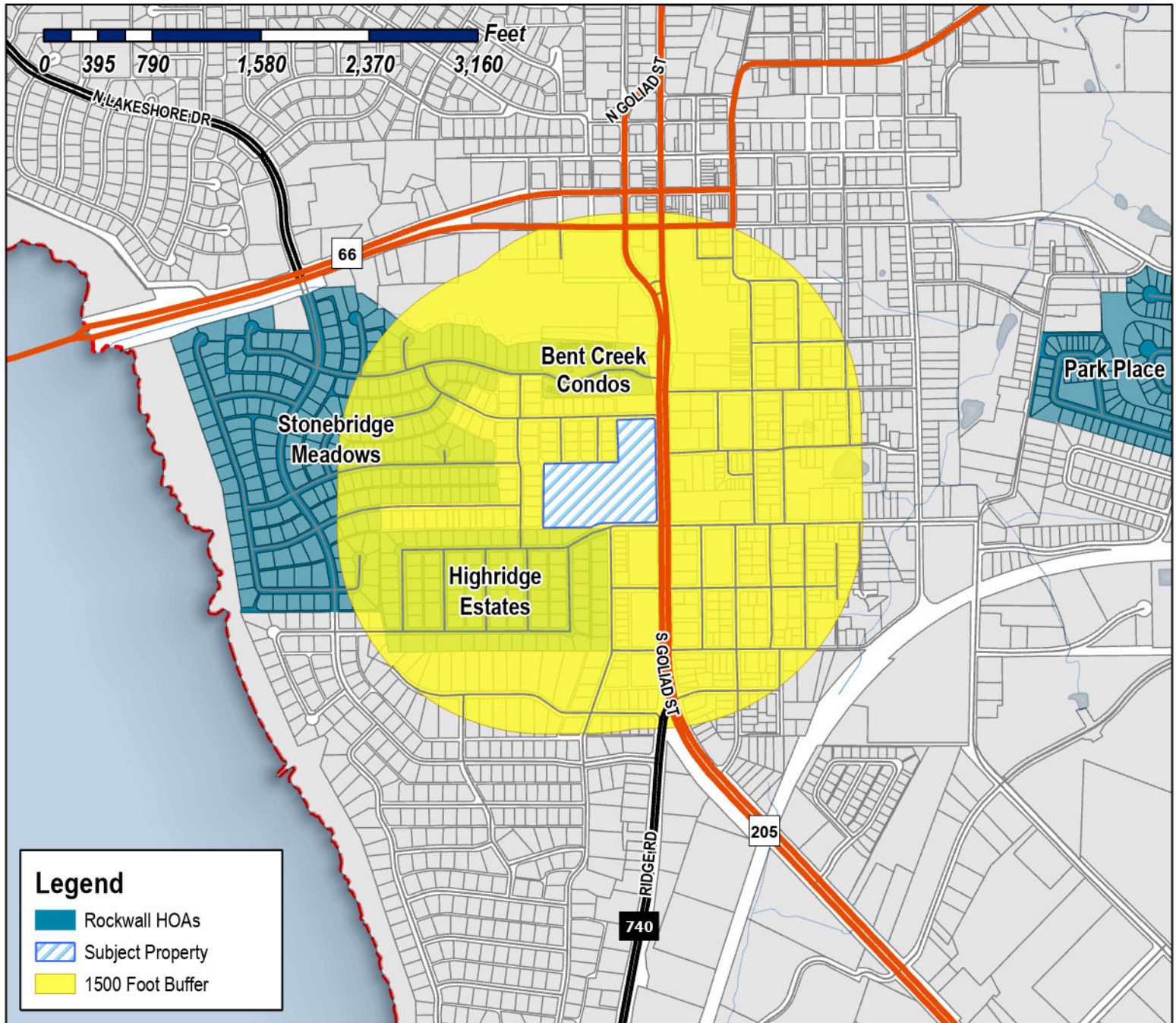




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Case Number: Z2025-075
Case Name: Zoning Change from SF-7, SF-10 & GR to PD
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District and General Retail (GR) District
Case Address: 610 S. Goliad Street
Date Saved: 12/16/2025
For Questions on this Case Call (972) 771-7745

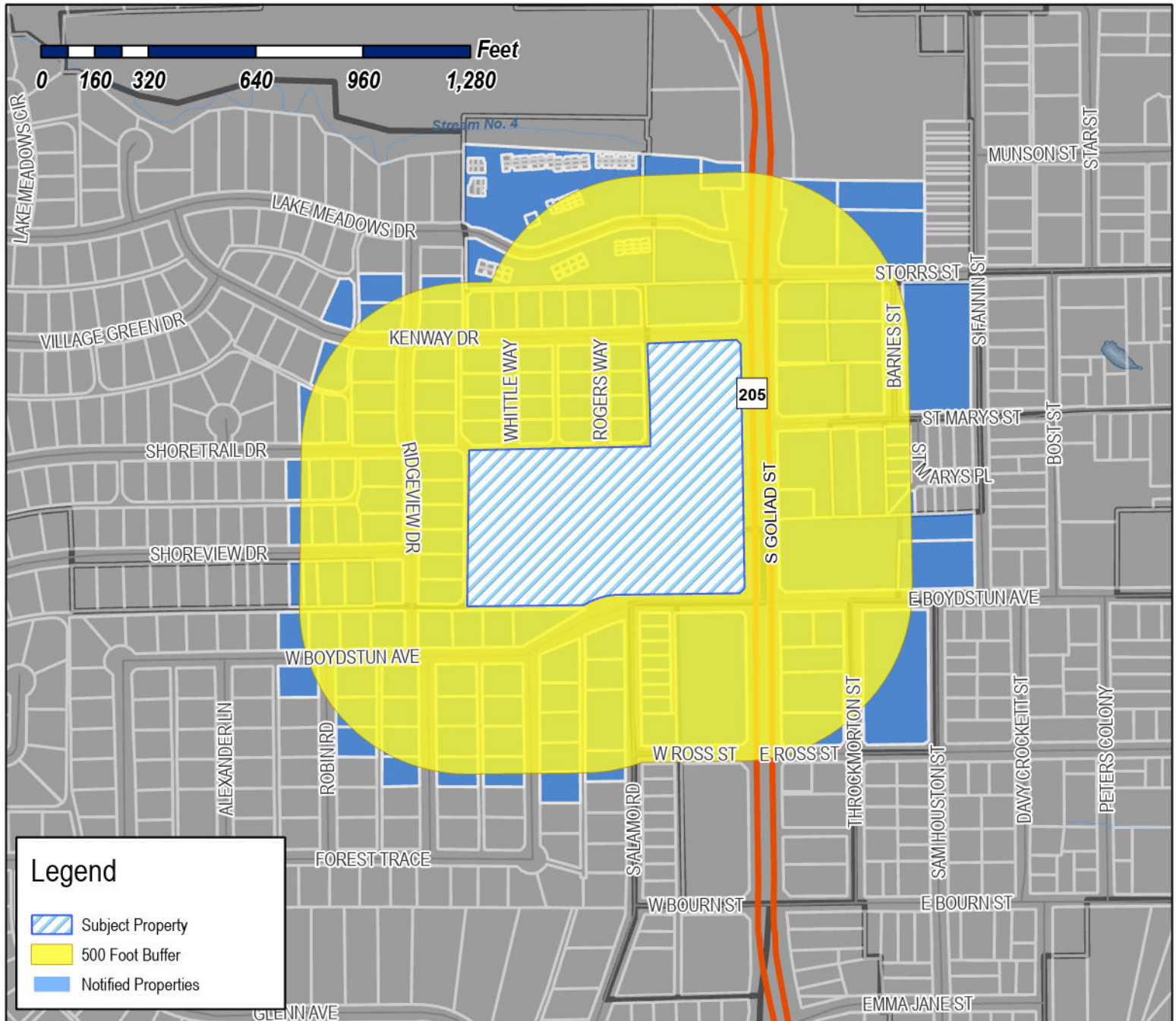




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BAUMANN HARRY EDWARD
10 WATERS EDGE CT
HEATH, TX 75032

RESIDENT
100 LAKE MEADOWS
ROCKWALL, TX 75087

RESIDENT
101 LAKE MEADOWS DR
ROCKWALL, TX 75087

MORGENSTERN REVOCABLE LIVING TRUST
1018 HUNTERS CREEK DR
ROCKWALL, TX 75087

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102 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
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ROCKWALL, TX 75087

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103 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
104 LAKE MEADOWS DR
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RESIDENT
104 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
105 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
105 ST MARYS
ROCKWALL, TX 75087

ALBRIGHT & HILL PROPERTIES LLC
105 SAINT MARY ST #100
ROCKWALL, TX 75087

RESIDENT
106 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
106 ST MARY
ROCKWALL, TX 75087

RESIDENT
107 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
108 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
108 ST MARY
ROCKWALL, TX 75087

FIRST BAPTIST CHURCH OF ROCKWALL
108 W ROSS ST
ROCKWALL, TX 75087

EGAN ASHLEY LINDLEY
109 SAINT MARY ST
ROCKWALL, TX 75087

EGAN ASHLEY
109 ST MARYS STREET
ROCKWALL, TX 75087

RESIDENT
111 LAKE MEADOWS DR
ROCKWALL, TX 75087

FLEMING LINDA
1116 SQUAW VALLEY
ROCKWALL, TX 75087

RESIDENT
112 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
113 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
114 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
115 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
116 LAKE MEADOWS DR
ROCKWALL, TX 75087

ST MATTHIAS OLD CATHOLIC CHURCH
116 KENWAY ST
ROCKWALL, TX 75087

RESIDENT
117 KENWAY DR
ROCKWALL, TX 75087

RESIDENT
117 LAKE MEADOWS DR
ROCKWALL, TX 75087

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13416 COUNTY ROAD 763
NEVADA, TX 75173

CAMPOS BENJAMIN & TRACY
139 WAGON TRAIL
ROCKWALL, TX 75032

ILE HOLDINGS LLC
14800 QUORUM DR STE 510
DALLAS, TX 75254

OTTO IRIS
1502 S 1st St Ste 3
Garland, TX 75040

RADNEY JAMES C
1972 CR 2296
QUINLAN, TX 75474

MOORE ADAM
2008 GALLAGHER ST
DALLAS, TX 75212

RESIDENT
201 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
201 STORRS ST
ROCKWALL, TX 75087

RESIDENT
202 LAKE MEADOWS DR
ROCKWALL, TX 75087

BARNHILL BARNEY M
202 DARTBROOK
ROCKWALL, TX 75087

RICKARDS NATALIE
202 ST MARY'S PL
ROCKWALL, TX 75087

RUESS JOHN CHARLES & KATHY LEA
202 W BOYDSTUN ST
ROCKWALL, TX 75087

LEOM LLC
2022 LONDONDERRY DR
ALLEN, TX 75013

MOORE GLEN & JACKIE
2026 SUNNY CIR
ROCKWALL, TX 75032

RESIDENT
203 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
204 KENWAY DR
ROCKWALL, TX 75087

RESIDENT
204 LAKE MEADOWS DR
ROCKWALL, TX 75087

FALONE MARY ELLEN
204 ST MARYS PL
ROCKWALL, TX 75087

VEST JEREMY DEREK
204 W BOYDSTUN AVE
ROCKWALL, TX 75087

NBN COMMERCIAL GROUP LLC
2040 N Belt Line Rd Ste 400
Mesquite, TX 75150

NBN COMMERCIAL GROUP LLC
2040 N Belt Line Rd Ste 400
Mesquite, TX 75150

RESIDENT
205 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
205 ST MARYS PL
ROCKWALL, TX 75087

RESIDENT
206 LAKE MEADOWS DR
ROCKWALL, TX 75087

ALBRIGHT DYLAN & CAROLINE ALBRIGHT
206 Kenway St
Rockwall, TX 75087

MORKEN PETER & GAY ANDERSON
GILMA L MORKEN LIFE ESTATE
206 SAINT MARYS PL
ROCKWALL, TX 75087

PREDDY REX M AND PATTI S
206 W BOYDSTUN AVE
ROCKWALL, TX 75087

REX AND PATTY PREDDY FAMILY TRUST OF 2011
REX M PREDDY AND PATTI S PREDDY- TRUSTEES
206 WEST BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
207 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
208 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
208 ST MARYS PL
ROCKWALL, TX 75087

JUSTICE BLAKE AND CHELSEA
208 BOYDSTUN AVE
ROCKWALL, TX 75087

SHARP MYRA
208 KENWAY
ROCKWALL, TX 75087

RESIDENT
210 KENWAY DR
ROCKWALL, TX 75087

RESIDENT
210 ST MARYS PL
ROCKWALL, TX 75087

RESIDENT
211 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
212 KENWAY DR
ROCKWALL, TX 75087

RESIDENT
212 LAKE MEADOWS DR
ROCKWALL, TX 75087

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212 ST MARYS PL
ROCKWALL, TX 75087

RESIDENT
213 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
214 KENWAY DR
ROCKWALL, TX 75087

RESIDENT
214 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
215 LAKE MEADOWS DR
ROCKWALL, TX 75087

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216 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
217 LAKE MEADOWS DR
ROCKWALL, TX 75087

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277 TERRY LN
HEATH, TX 75032

HORN PARTNERS LLC
2829 AUBURN DR
MIDLAND, TX 79705

AMANDA WAY BUCHTA IRREVOCABLE TRUST
AMANDA WAY BUCHTA - TRUSTEE
2832 BEVERLY DR
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RESIDENT
301 LAKE MEADOWS DR
ROCKWALL, TX 75087

CAVANESE PATRICK
301 SHOREVIEW DRIVE
ROCKWALL, TX 75087

RESIDENT
302 LAKE MEADOWS DR
ROCKWALL, TX 75087

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302 W Boydston Ave
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ZYLKA PROPERTIES LLC
3021 RIDGE ROAD A66
ROCKWALL, TX 75032

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303 & 305 SHOREVIEW DR
ROCKWALL, TX 75087

RESIDENT
303 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
304 LAKE MEADOWS DR
ROCKWALL, TX 75087

SMITH MARTHA
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ROCKWALL, TX 75087

MCCUTCHEON M
304 SHOREVIEW DR
ROCKWALL, TX 75087

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304 W BOYDSTUN AVE
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305 E BOYDSTUN AVE
ROCKWALL, TX 75087

HAYNES CHARLES
305 SHORETAIL DRIVE
ROCKWALL, TX 75087

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306 SHORETRAIL DR
ROCKWALL, TX 75087

WIBBERT BOBBIE & DARRYL
306 SHOREVIEW DRIVE
ROCKWALL, TX 75087

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306 W BOYDSTUN AVE
ROCKWALL, TX 75087

HOWARTH ROBERT J & SUSAN
306 WEST BOYDSTUN AVE
ROCKWALL, TX 75087

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307 & 309 SHOREVIEW DR
ROCKWALL, TX 75087

NELMS CHRISTOPHER B & PAULA M
307 SHORETRAIL DR
ROCKWALL, TX 75087

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C/O JOHN R HANEY
308 S FANNIN ST
ROCKWALL, TX 75087

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BILLY W PEOPLES JR
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ROCKWALL, TX 75087

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ROCKWALL, TX 75032

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313 NAKOMA DRIVE
ROCKWALL, TX 75087

RESIDENT
314 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
315 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
316 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
317 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
401 SHOREVIEW DR
ROCKWALL, TX 75087

KINSER TONI JEANNE
401 KENWAY ST
ROCKWALL, TX 75087

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402 S GOLIAD ST
ROCKWALL, TX 75087

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JOSHUA EGE
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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

HAPTONSTALL MARIAN
411 RIDGEVIEW DR
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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4513 LAKEPOINTE AVE
ROWLETT, TX 75088

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501 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
501 ROGERS WAY
ROCKWALL, TX 75087

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501 S GOLIAD
ROCKWALL, TX 75087

BACON ROY
501 WHITTLE WAY
ROCKWALL, TX 75087

RESIDENT
502 ROGERS WAY
ROCKWALL, TX 75087

WILSON LINDA S
502 Ridgeview Dr
Rockwall, TX 75087

SPANN BROOKE LAUREN
502 WHITTLE WAY
ROCKWALL, TX 75087

RESIDENT
503 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
503 ROGERS WAY
ROCKWALL, TX 75087

GLATZER JASON ROBERT ERIC
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ROCKWALL, TX 75087

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503 SOUTH GOLIAD
ROCKWALL, TX 75087

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503 WHITTLE WAY
ROCKWALL, TX 75087

MERRITT CRAIG
504 BARNES ST
ROCKWALL, TX 75087

FERGUSON WILLIAM G & JANIS C
504 RIDGEVIEW DR
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MAY SARA LU
504 ROGERS WAY
ROCKWALL, TX 75087

YNIGUEZ MANDY
504 Whittle Way
Rockwall, TX 75087

SHELLITO MARYE COLLEEN
505 RIDGEVIEW DR
ROCKWALL, TX 0

TREJO MARICELA MANRIQUEZ
505 ROGERS WAY
ROCKWALL, TX 75087

LYONS GEOFFREY C
505 WHITTLE WAY
ROCKWALL, TX 75087

RESIDENT
506 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
506 ROGERS WAY
ROCKWALL, TX 75087

RESIDENT
506 WHITTLE WAY
ROCKWALL, TX 75087

BAXTER C STEPHEN AND SHAWN RENAE
506 BARNES STREET
ROCKWALL, TX 75087

RESIDENT
507 WHITTLE WAY
ROCKWALL, TX 75087

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507 RIDGEVIEW DR
ROCKWALL, TX 75087

HUETTER DAVID AND DONNA
507 ROGERS WAY
ROCKWALL, TX 75087

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508 ROGERS WAY
ROCKWALL, TX 75087

RESIDENT
508 WHITTLE WAY
ROCKWALL, TX 75087

MANNING LISA BLYTHE
508 RIDGEVIEW DR
ROCKWALL, TX 75087

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509 RIDGEVIEW DR
ROCKWALL, TX 75087

MENDEZ RICHARD STEVEN
510 RIDGEVIEW DR
ROCKWALL, TX 75087

TURNER JUDY A
511 RIDGEVIEW DRIVE
ROCKWALL, TX 75087

HOGUE NEVA MAE
513 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
515 RIDGEVIEW DR
ROCKWALL, TX 75087

ROGGE CONNIE PENNINGTON
517 RIDGEVIEW DR
ROCKWALL, TX 75087

PARKS TODD & DENISE
5214 Berget Dr
Amarillo, TX 79106

TABOR VENTURES, LLC
525 SHOREVIEW DR
ROCKWALL, TX 75087

PHILLIPS SHEILA NEVENE
560 LUCAS LN
LAVON, TX 75166

STAR BORROWER SFR4 LP
591 W PUTNAM AVE
GREENWICH, CT 6830

RESIDENT
602 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
602 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
603 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
607 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
609 S GOLIAD
ROCKWALL, TX 75087

NEWSOM VENTURES, LLC
609 S GOLIAD STREET UNIT 1663
ROCKWALL, TX 75087

FIRST BAPTIST CHURCH OF ROCKWALL
610 S GOLIAD ST
ROCKWALL, TX 75087

FIRST BAPTIST CHURCH OF ROCKWALL
610 S GOLIAD ST
ROCKWALL, TX 75087

NEXT ROCKWALL REALTY LLC
6444 N Ridgeway Ave
Lincolnwood, IL 60712

THE SCUDDER FAMILY LIVING TRUST
664 Sorita Cir
Heath, TX 75032

THE SCUDDER FAMILY LIVING TRUST
664 Sorita Cir
Heath, TX 75032

HONEA ADAM AND LAURIE
670 COUNTY ROAD 3417
LEESBURG, TX 75451

HONEA ADAM AND LAURIE
670 COUNTY ROAD 3417
LEESBURG, TX 75451

2025 D REED REVOCABLE TRUST
DARLENE PIERSON REED - TRUSTEE
701 S ALAMO RD
ROCKWALL, TX 75087

RESIDENT
702 S ALAMO RD
ROCKWALL, TX 75087

CRESPO DENYS AND HALEY
703 FOREST TRACE
ROCKWALL, TX 75087

JOHNSON ROBERT M AND CATHY
703 RIDGEVIEW DRIVE
ROCKWALL, TX 75087

BARTON HEIDI C
703 Robin Dr
Rockwall, TX 75087

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703 S ALAMO RD
ROCKWALL, TX 75087

RESIDENT
703 S GOLIAD
ROCKWALL, TX 75087

FREED SARAH
704 FOREST TRACE
ROCKWALL, TX 75087

PASSON BRETT A & LAURIE J
704 RIDGEVIEW DR
ROCKWALL, TX 75087

UPTON RHONDA DIANE & CHUCK LYNN
704 ROBIN DR
ROCKWALL, TX 75087

SMITH JERRET R & ALICIA N
704 S ALAMO RD
ROCKWALL, TX 75087

CULLINS JENNIFER L
705 FOREST TRACE
ROCKWALL, TX 75087

SCHLUMPF REVOCABLE TRUST
C/O ROBERT LOUIS AND
705 RIDGEVIEW DR
ROCKWALL, TX 75087

STROMAN ROBERT E & JUDY DANIELS
705 ROBIN RD
ROCKWALL, TX 75087

RESIDENT
705 S ALAMO RD
ROCKWALL, TX 75087

RESIDENT
705 S GOLIAD
ROCKWALL, TX 75087

GREER JOSEPH CARLTON III AND CORI
705 SOUTH GOLIAD STREET
ROCKWALL, TX 75087

KIM LYNN & TODD J MOUNCE
706 FOREST TRACE
ROCKWALL, TX 75087

REYNOLDS MICHAEL EUGENE & FRANCES S
706 RIDGEVIEW DRIVE
ROCKWALL, TX 75087

MILLS CHARLES O
706 S ALAMO RD
ROCKWALL, TX 75087

WRIGHT MELISSA ANN &
DAVID SCOTT
707 FOREST TRCE
ROCKWALL, TX 75087

BRADFORD KENNETH AND LESLIE
707 RIDGEVIEW DR
ROCKWALL, TX 75087

FLOWERS DONALD
707 ROBIN DR
ROCKWALL, TX 75087

RESIDENT
707 S ALAMO RD
ROCKWALL, TX 75087

KELEMEN ANNA V AND
MATTHEW BURBRIDGE
708 FOREST TRACE
ROCKWALL, TX 75087

FLOURA ROSEANN EXECUTOR
708 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
709 FOREST TRACE
ROCKWALL, TX 75087

FALCON ANN L & LEONARD
709 RIDGEVIEW DR
ROCKWALL, TX 75087

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709 S ALAMO RD
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RESIDENT
710 RIDGEVIEW DR
ROCKWALL, TX 75087

PERSYN KYLE AND LINDSEY
710 FOREST TRACE
ROCKWALL, TX 75087

BRYANT KRISTI & BRENT
710 S ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
710 S GOLIAD ST
ROCKWALL, TX 75087

SMITH MARY
711 FOREST TRACE
ROCKWALL, TX 75087

POPP KATHLEEN
711 S ALAMO
ROCKWALL, TX 75087

MILLER FRANK R
711 S GOLIAD ST
ROCKWALL, TX 75087

SHERA DEBORAH K
713 S ALAMO RD
ROCKWALL, TX 75087

RESIDENT
715 S ALAMO RD
ROCKWALL, TX 75087

DCP LAKE MEADOWS DRIVE LLC
C/O DARWIN GERMAN
745 JOHNS WELL COURT
ARGYLE, TX 76226

U S HOUSING AUTHORITY
802 N GOLIAD ST
ROCKWALL, TX 75087

DCP LAKE MEADOWS DRIVE LLC
9901 Valley Ranch Pkwy E Ste 1050
Irving, TX 75063

506 ROGERS WAY, A SERIES OF STARK FAMILY
PROPERTIES, LLC
C/O ROBERT STARK 710 AGAPE CIR
ROCKWALL, TX 75087

HOUSING AUTHORITY OF CITY
OF ROCKWALL
, 0

WALDROP BUFORD D & KATHERINE A
P. O. BOX 324
ROCKWALL, TX 75087

FYR SFR BORROWER, LLC
P.O. BOX 4090
SCOTTSDALE, AZ 85261

ALLEN DENNY
P.O. BOX 801161
BALCH SPRINGS, TX 75180

SLAUGHTER RICHARD E JR
PO BOX 1717
ROCKWALL, TX 75087

CONFIDENTIAL
PO BOX 1816
ROCKWALL, TX 75087

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ROCKWALL, TX 75087



ROCKWALL
FIRST BAPTIST

610 South Goliad
Rockwall, Texas 75087
972.771.8459
www.firstrockwall.org

December 3, 2025

Letter of Intent for PD

Please consider this letter of intent for the proposed Planned Development at First Baptist Church of Rockwall.

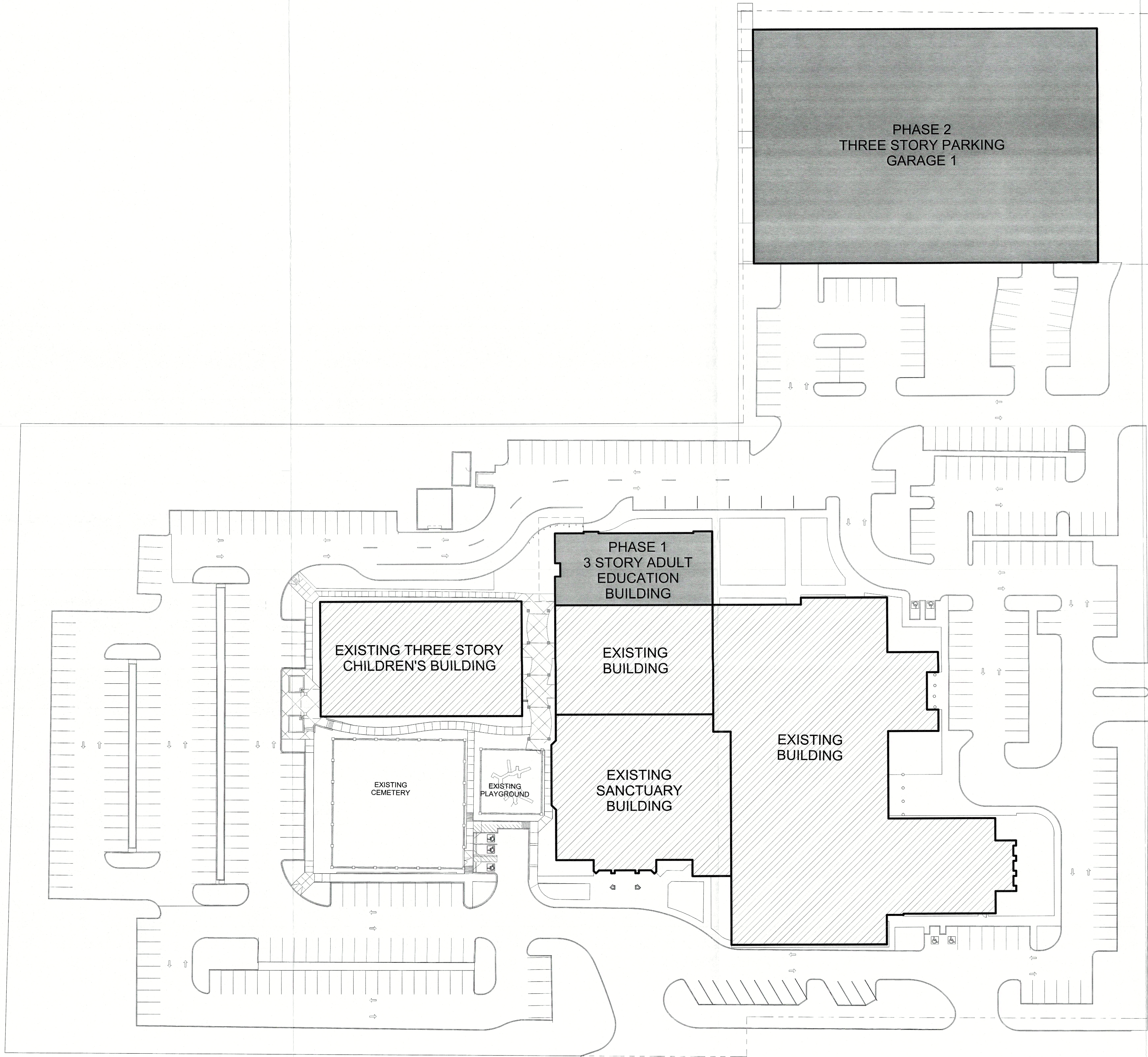
We anticipate the uses to be Church/House of Worship, Bible studies, childcare during onsite events, serving food kitchen, coffee shop, cemetery and parking garage.

Thanks for your consideration.

Donald H. French

Business Administrator





SITE PLAN NOTES

1. THE SITE PLAN IS BASED ON A SURVEY PREPARED BY DATED
2. REFER TO CIVIL ENGINEERING DRAWINGS PREPARED BY UNDER SEPARATE COVER FOR STORM WATER MANAGEMENT SYSTEM AND STRUCTURES AND FOR EXTENSION OF UTILITIES FOR SERVICE TO THIS PROJECT.
3. COORDINATE LOCATION OF CONSTRUCTION FENCE AND GATES WITH OWNER TO ACCOMMODATE CONTINUED OPERATION OF THIS FACILITY DURING CONSTRUCTION.
4. PAVING DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL EXTERIOR LIGHTING SHALL BE SHIELDED AWAY FROM ADJACENT RESIDENTIAL PROPERTIES.

SITE DEMOLITION PLAN NOTES

1. THE SITE DEMOLITION PLAN IS BASED ON A SURVEY PREPARED BY DATED
2. REFER TO SITE PLAN FOR NEW LOCATIONS OF EXISTING ITEMS TO BE RELOCATED.
3. VERIFY SERVICE OF EACH UTILITY BEFORE REMOVAL OF POLES, PIPING, ETC. COORDINATE REMOVAL WITH TRANSITION OF BUILDING SERVICE FOR NEW CONSTRUCTION.
4. COORDINATE THE REMOVAL OF SITE PAVING ITEMS WITH NEW SITE PAVING. REFER TO CIVIL.
5. REFER TO CIVIL AND LANDSCAPE DOCUMENTS ISSUED UNDER SEPARATE COVER FOR ADDITIONAL INFORMATION.

PARKING TABULATION

PARKING SPACE TABULATION	
OFF CAMPUS PARKING	288
EXISTING PARKING SPACES	452
EXISTING ADA PARKING SPACES	10
TOTAL EXISTING PARKING SPACES	750
DEMOLITION PARKING SPACES	21
DEMOLITION ADA PARKING SPACES	5
OFF CAMPUS PARKING	288
PARALLEL PARKING SPACE	6
PHASE 1 PARKING	968
PHASE 2 PARKING	306
TOTAL PHASE 1 AND PHASE 2 PARKING	1,274

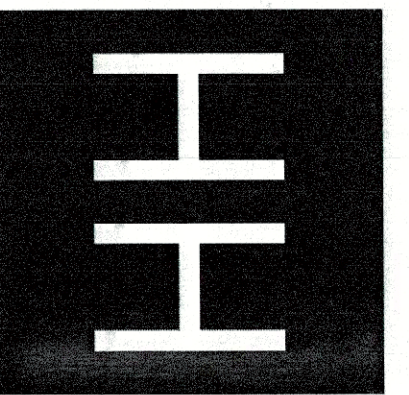
DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

REVISION SCHEDULE

FOR REVIEW ONLY
NOT INTENDED FOR
BIDDING, OR
PERMIT, OR
CONSTRUCTION

Enter Architects Name &
Number Here

HH Architects, Inc.
We Believe | We Serve | We Create
2221 Lakeside Blvd | Suite 1100
Richardson Texas 75082
972-404-1034



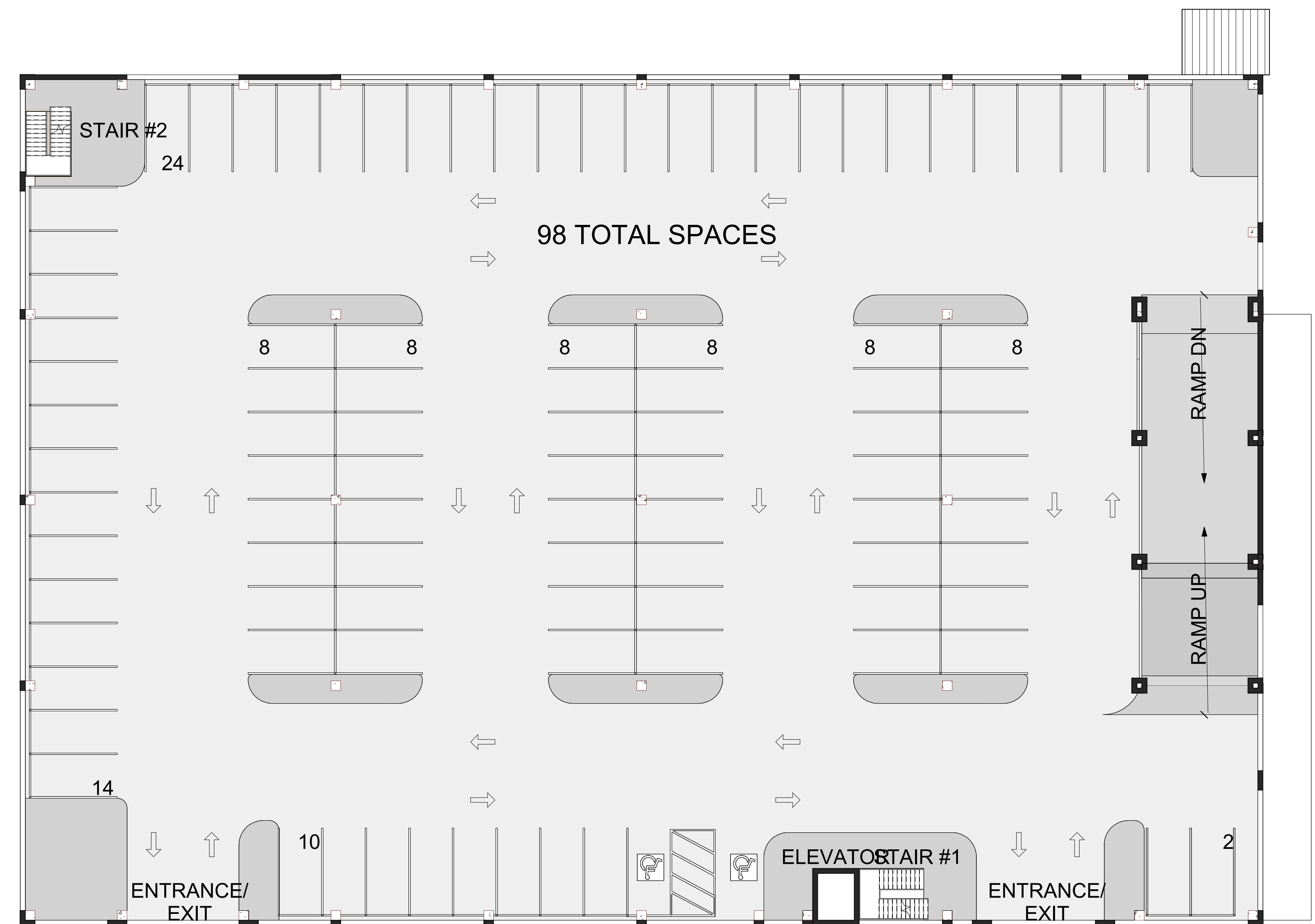
FIRST BAPTIST CHURCH OF
ROCKWALL PHASE 1 ADULT
EDUCATION BUILDING
OWNER: FBC ROCKWALL
610 S. GOLIAD STREET ROCKWALL, TEXAS 75087

2413 10.22.2025

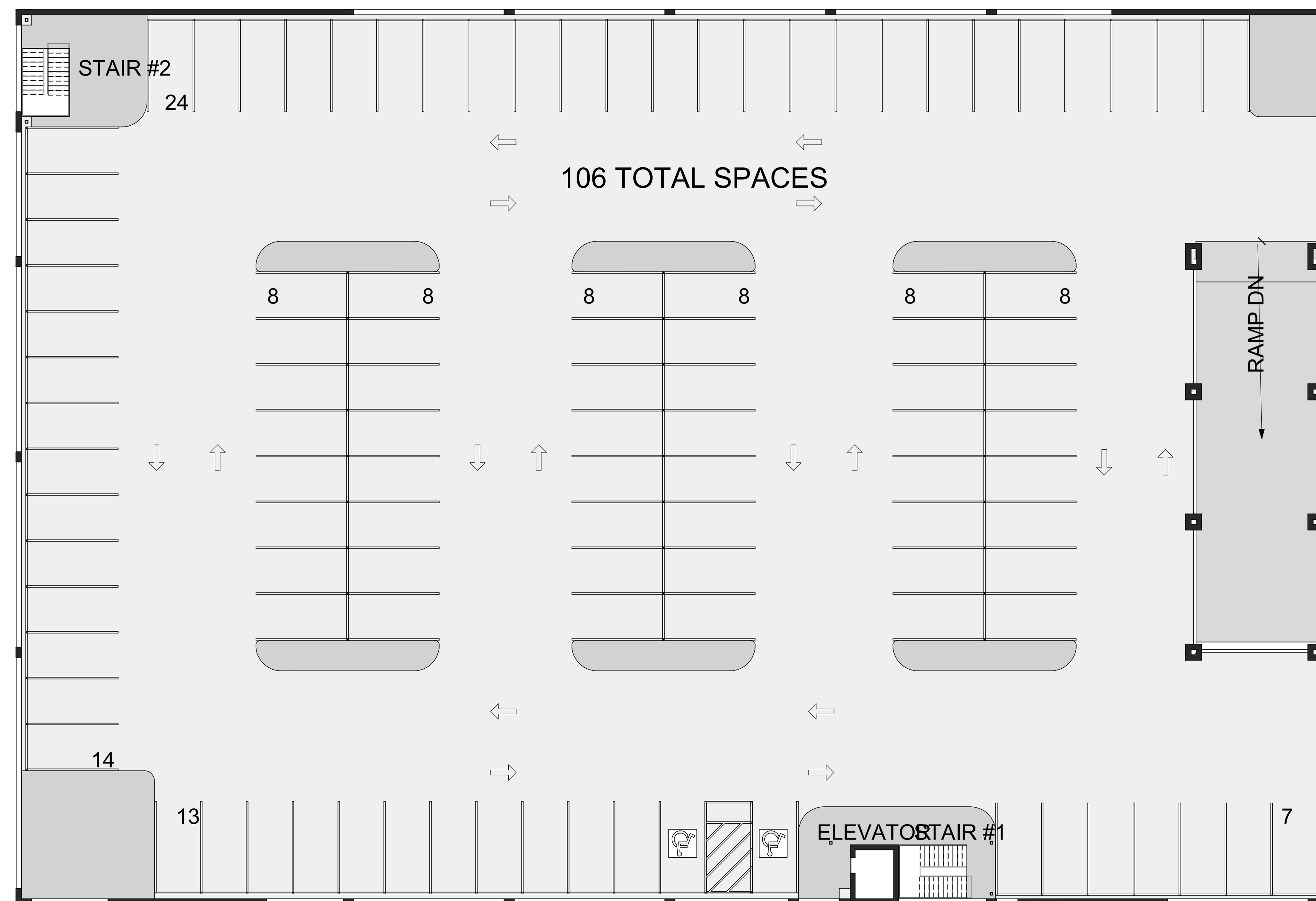
DESIGN DEVELOPMENT

PROPOSED
ARCHITECTURAL SITE
PLAN - PHASE 1 AND 2

A-103.1

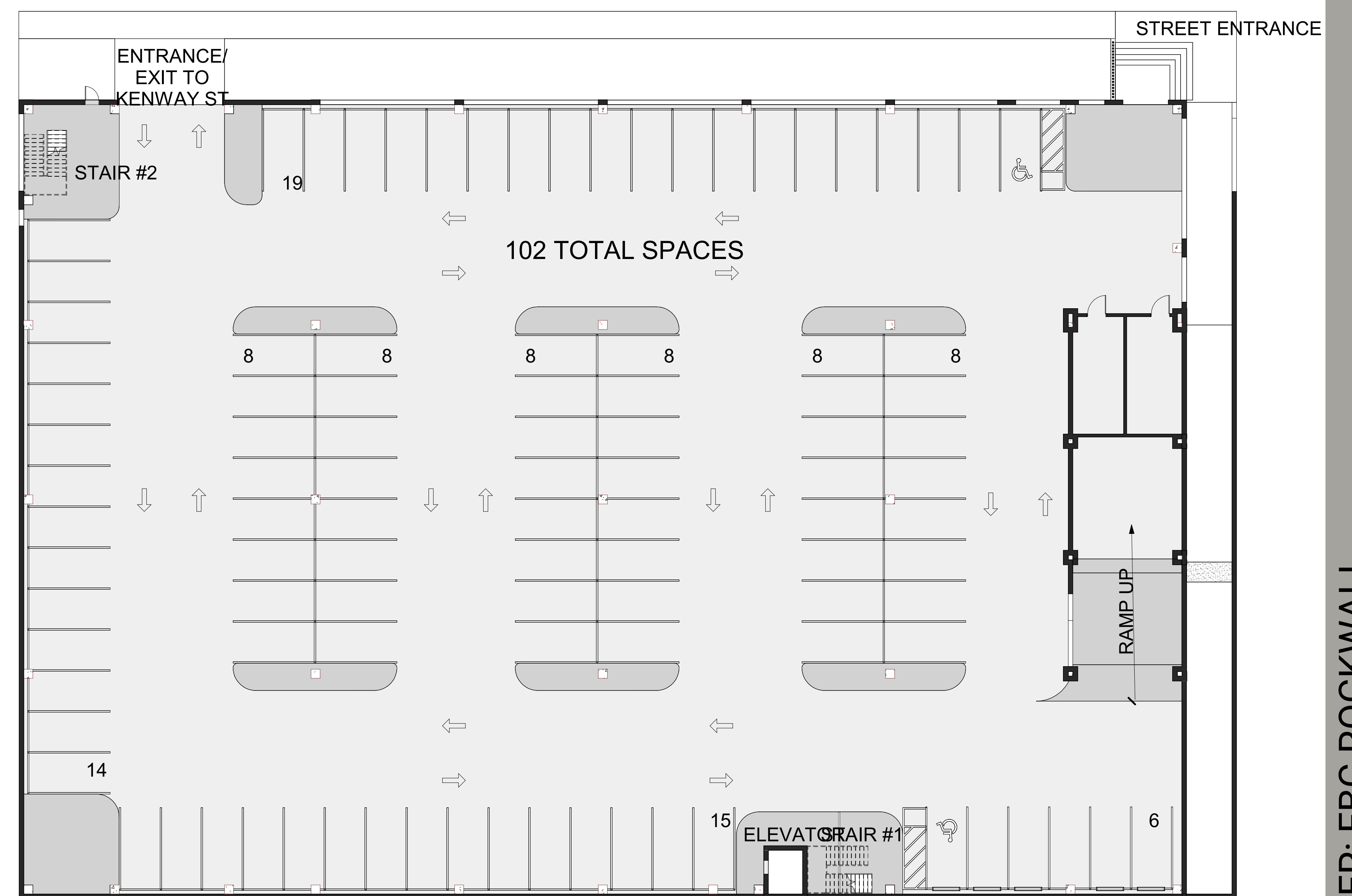


2 LEVEL ONE FLOOR PLAN
SCALE: 1/16" = 1'-0"

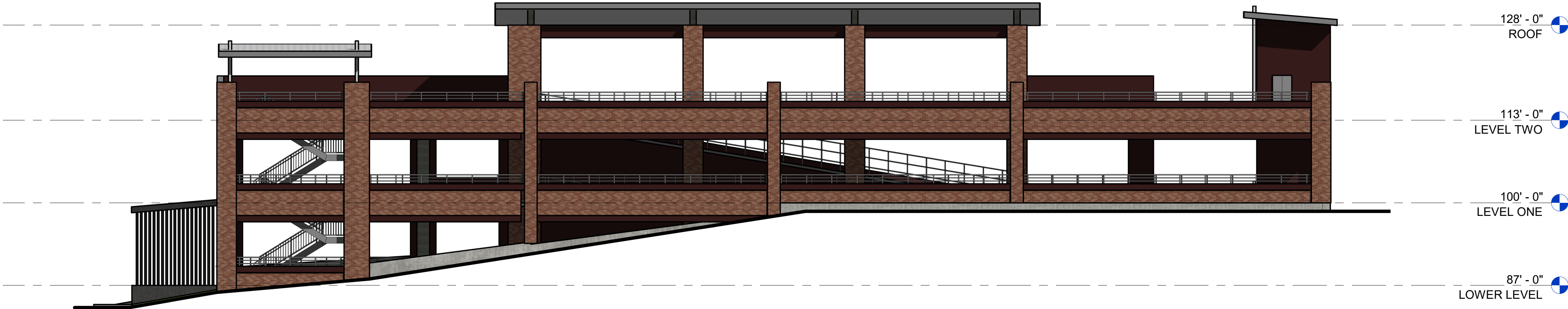


3 LEVEL TWO FLOOR PLAN
SCALE: 1/16" = 1'-0"

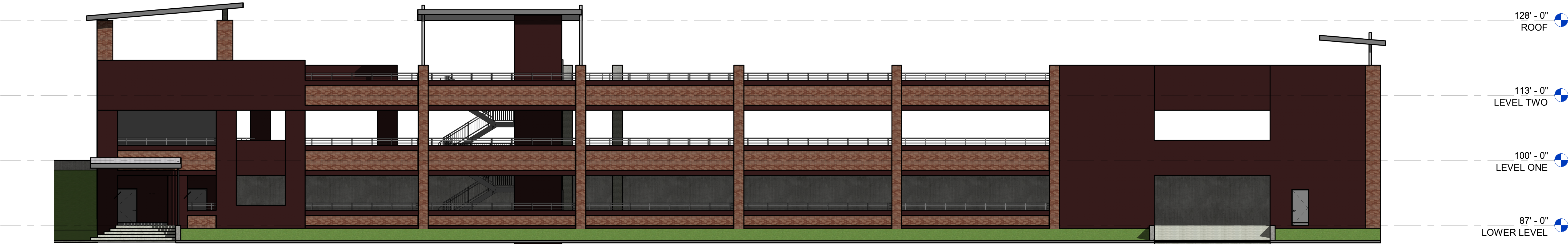
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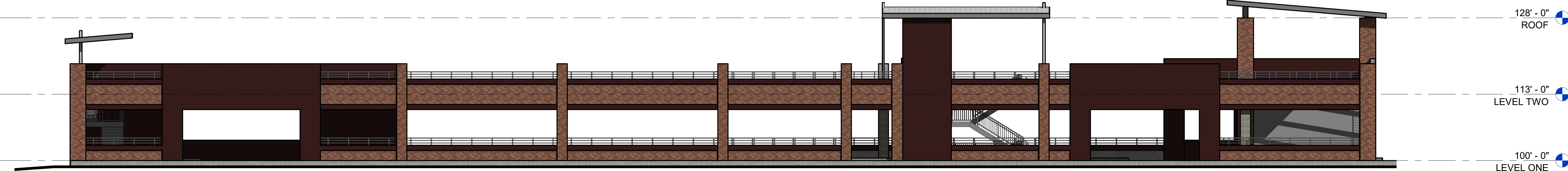
1 LOWER LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"



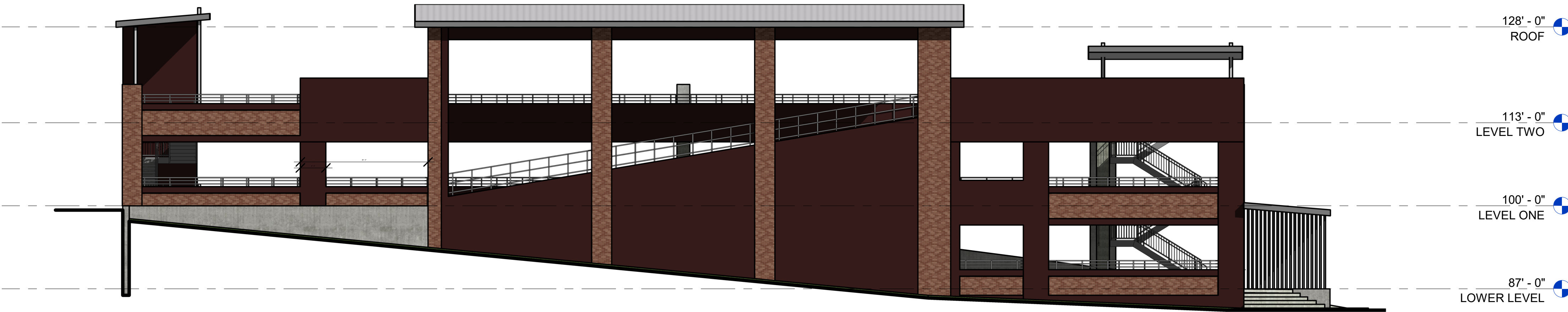
1 EAST ELEVATION
SCALE: 3/32" = 1'-0"



2 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



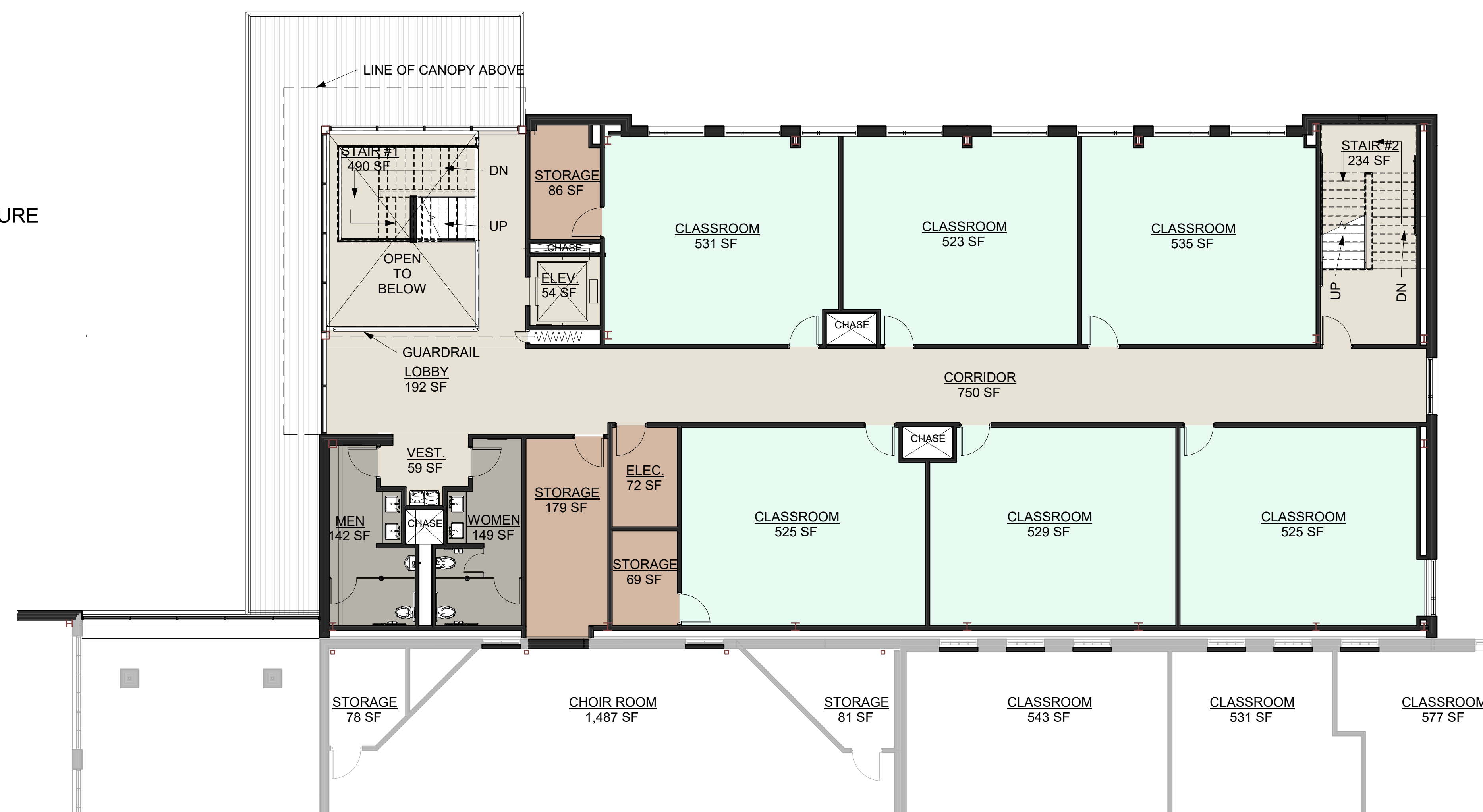
3 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



4 WEST ELEVATION
SCALE: 3/32" = 1'-0"

Scale:

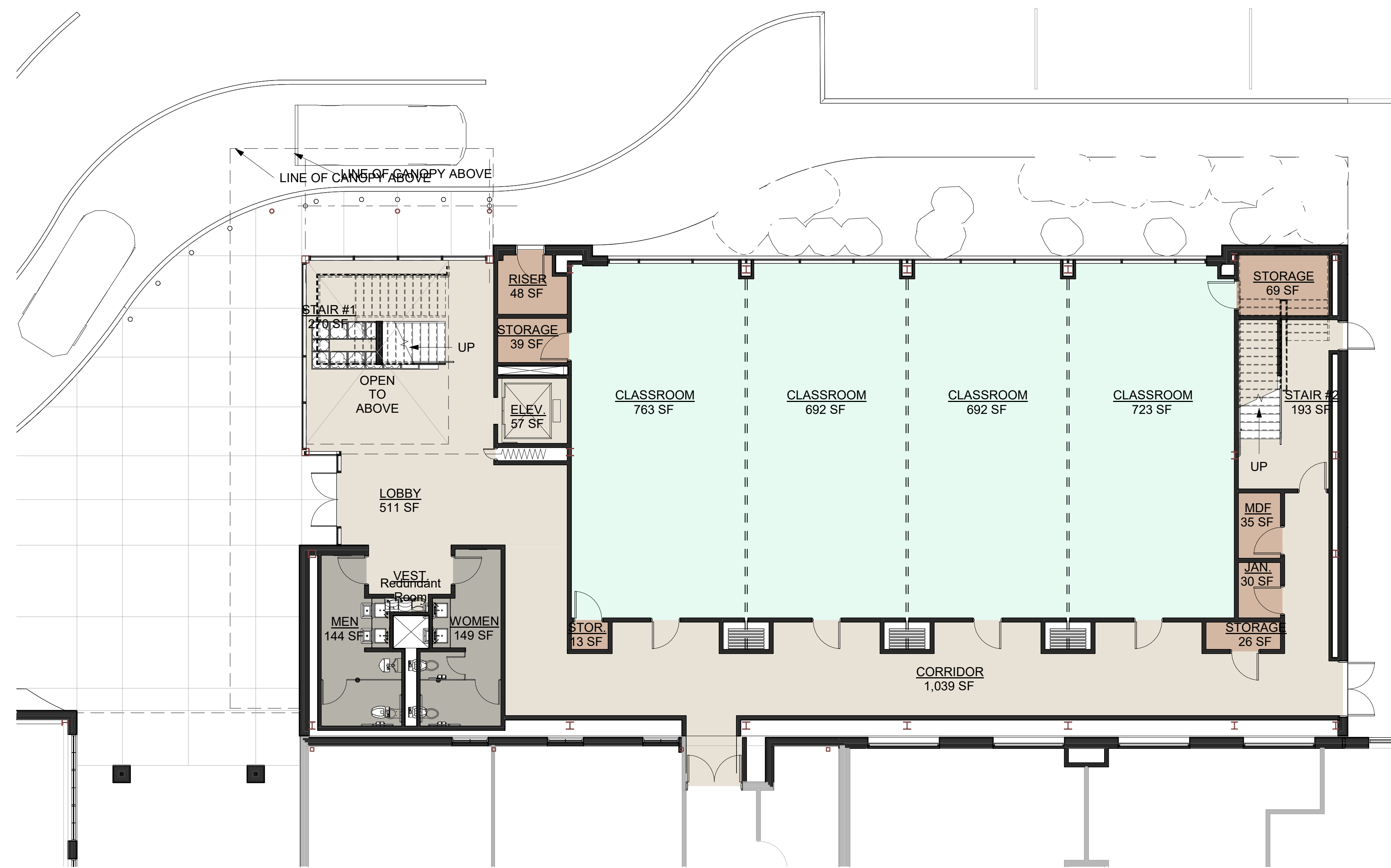
- ADULT
- CIRCULATION
- CIRCULATION - SECURE
- MISC
- PRE SCHOOL
- PRE-TEEN
- SUPPORT



2 LEVEL TWO FLOOR PLAN
SCALE: 1/8" = 1'-0"

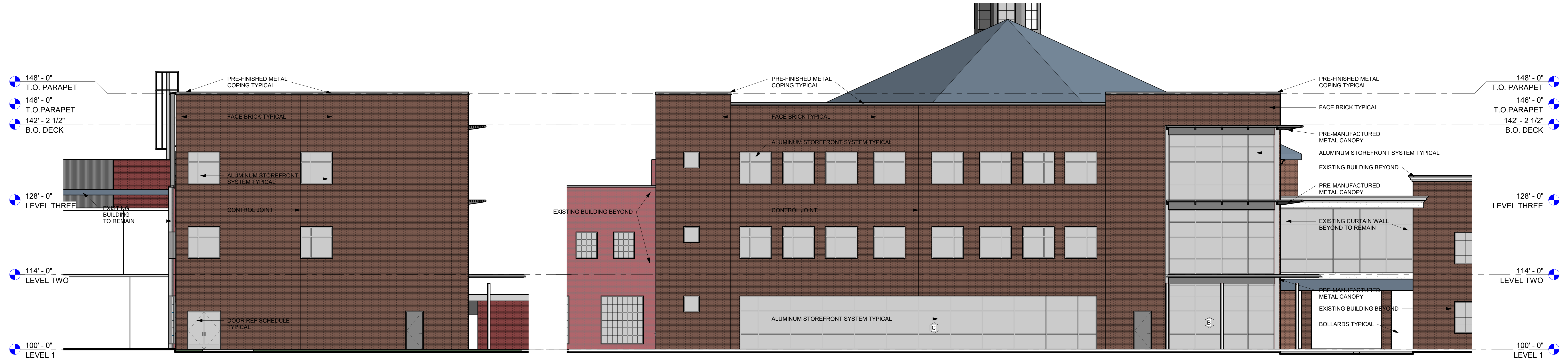


3 LEVEL THREE FLOOR PLAN
SCALE: 1/8" = 1'-0"



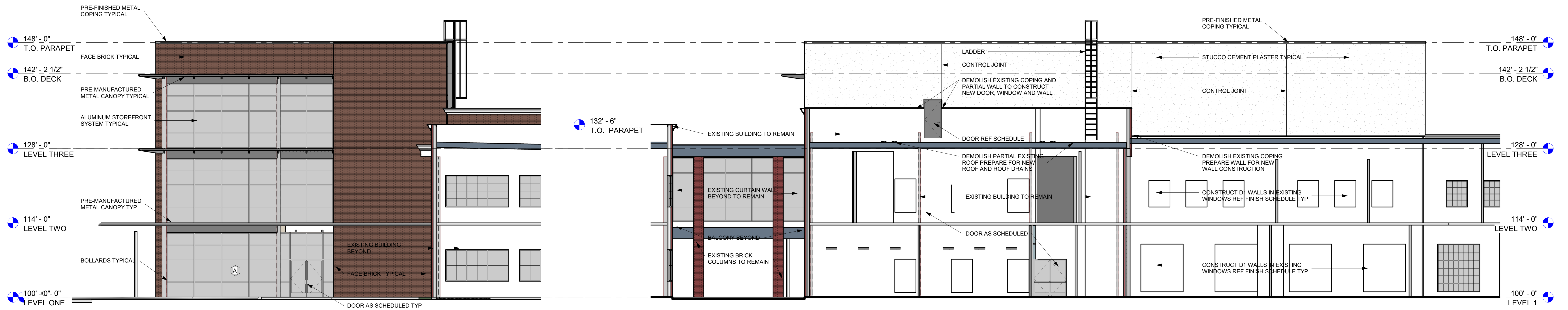
1 LEVEL ONE FLOOR PLAN
SCALE: 1/8" = 1'-0"

FLOOR PLANS
1/8" = 1'-0"



1 EXTERIOR ELEVATION.
SCALE: 1/8" = 1'-0"

2 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



3 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

4 EXTERIOR ELEVATION/BUILDING SECTION
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATIONS

Scale: 1/8" = 1'-0"