



# 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 609 E Rusk Street

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION Corner of Rusk and N Clark Street

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

CURRENT ZONING SF-7 Medium Density Residential

CURRENT USE Community Theater

PROPOSED ZONING New PD

PROPOSED USE Community Theater and Practice Hall

ACREAGE 1.0061 Acres

LOTS [CURRENT]

LOTS [PROPOSED]

☒ **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

☐ APPLICANT

Architect

CONTACT PERSON Darlene Singleton

CONTACT PERSON Jonathan Brown, AIA

ADDRESS Rockwall Community Playhouse

ADDRESS JHP Architecture/Urban Design

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

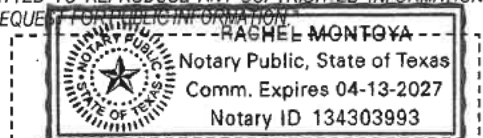
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 12 DAY OF December, 2025

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

4-13-27



Case Location Map = 



## City of Rockwall

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

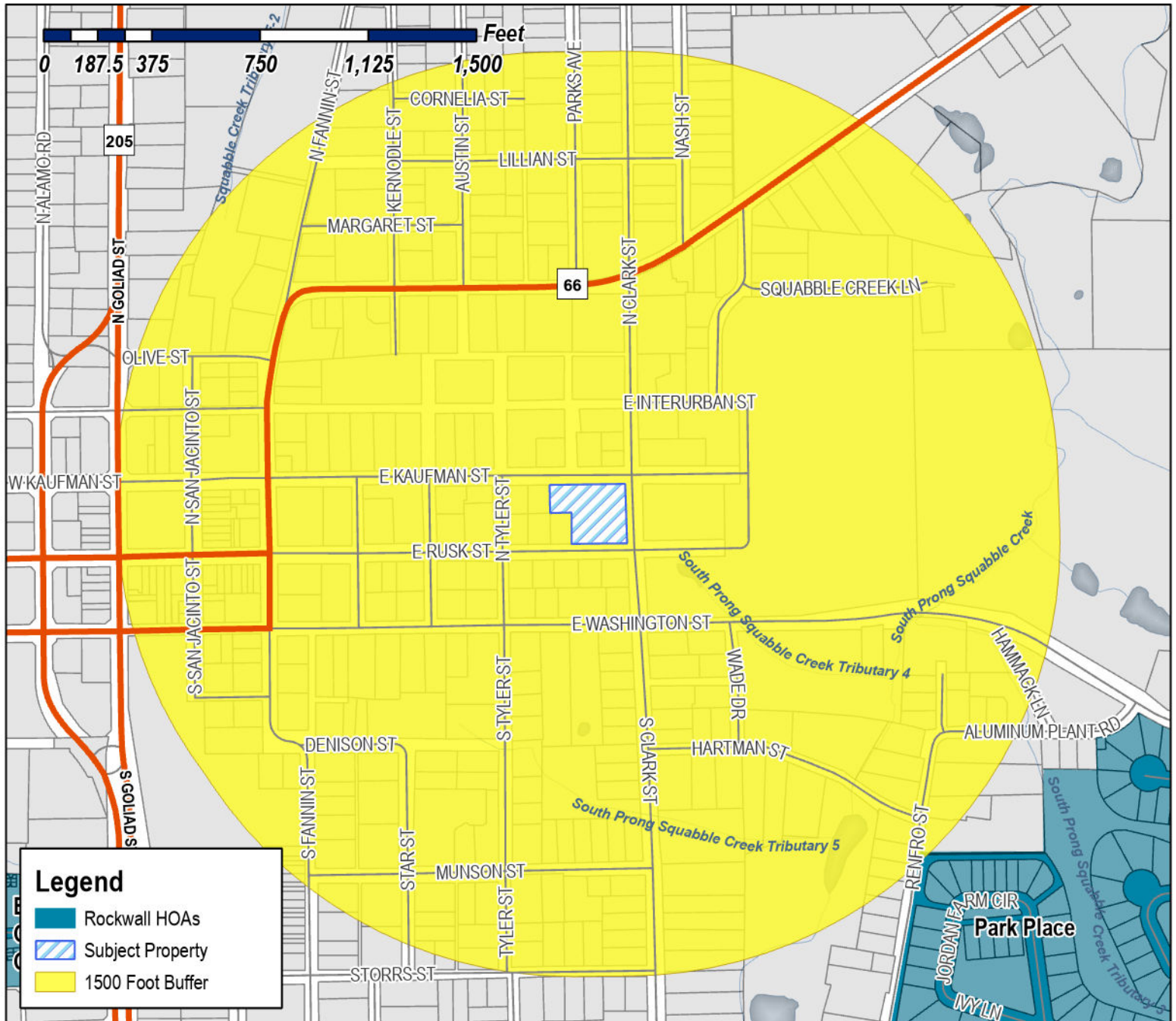




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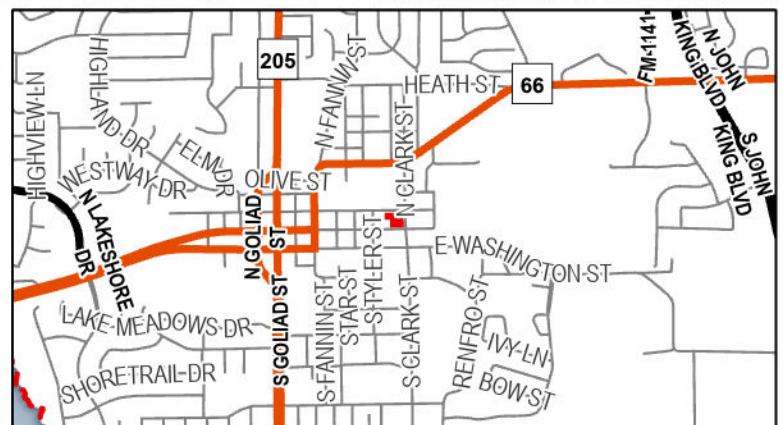
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**Case Number:** Z2025-078  
**Case Name:** Zoning Change from SF-7 to PD for Rockwall Community Playhouse  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 609 E Rusk Street

**Date Saved:** 12/15/2025

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

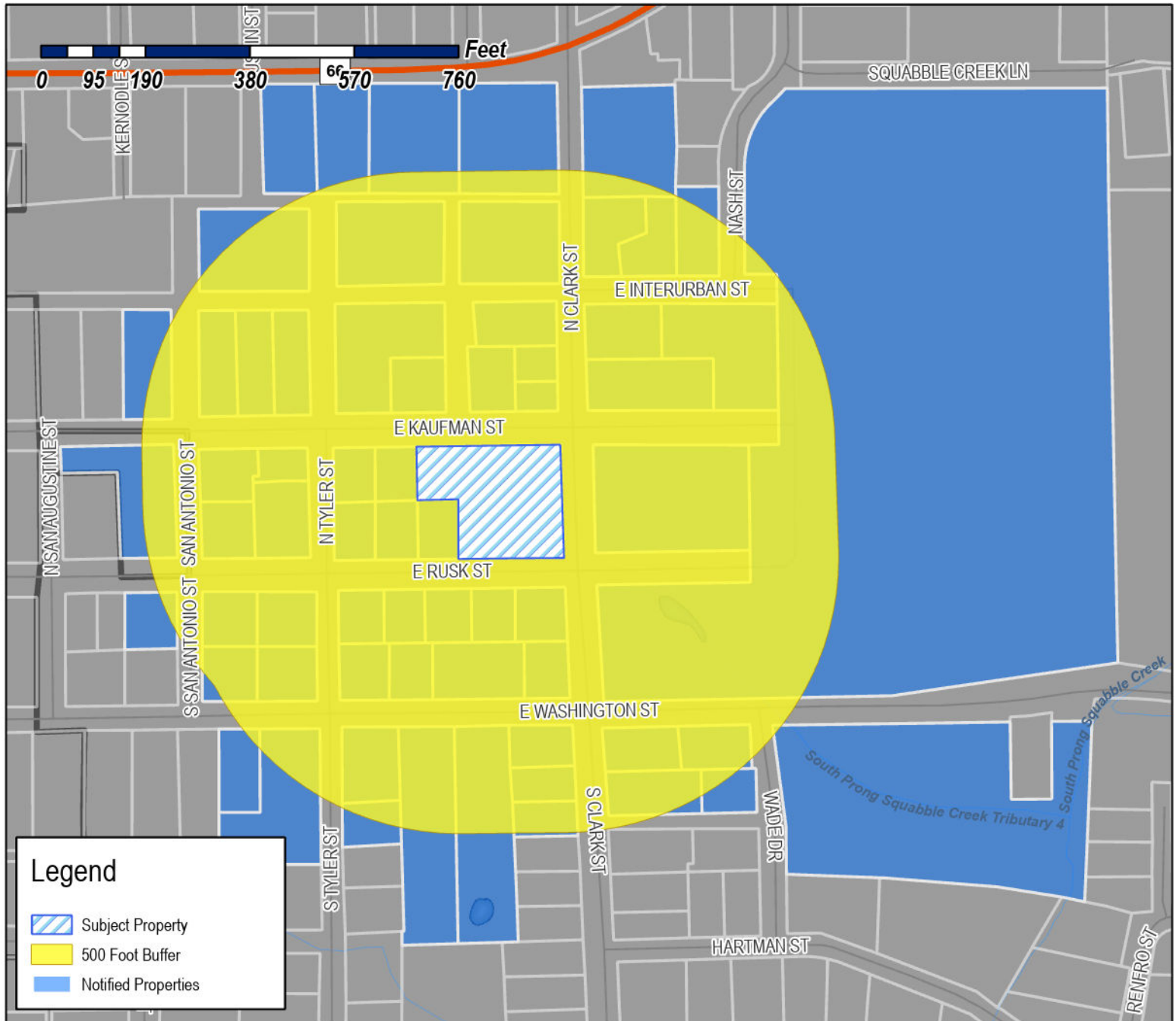




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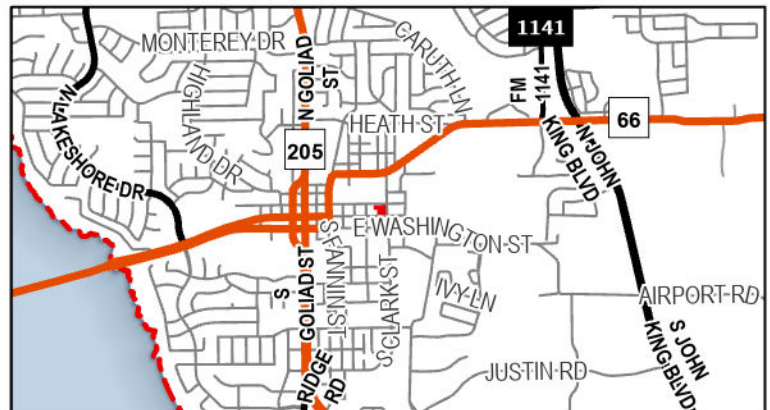
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SOUTHWESTERN BELL TELEPHONE CO  
ATTN: PROPERTY TAX DEPARTMENT  
1010 Pine St # 9E-L-01  
Saint Louis, MO 63101

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ROCKWALL, TX 75087

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102 S CLARK ST  
ROCKWALL, TX 75087

GATES ROBERT V & CHRISTI C  
104 S CLARK ST  
ROCKWALL, TX 75087

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108 ELM CREST DR  
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1200 CLEVELAND STREET APT 327  
DENTON, TX 76201

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INDEPENDENT ADMINISTRATOR - ESTATE OF  
ROBERT THOMAS WIKTORCH  
1319 Nevarc Rd  
Warminster, PA 18974

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159 WESTWARD DR  
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BEAU WIMPEE  
1800 DALTON RD  
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202 N CLARK ST  
ROCKWALL, TX 75087

RAGSDALE DONALD KIRK  
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TRUST  
RICHARD AND JUDY HARRIS- TRUSTEES  
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211 TYLER ST  
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ROBERTO SALAZAR TAMEZ  
213 CHEYENNE TRL  
TERRELL, TX 75160

BALL JUSTIN  
2155 CLUBVIEW DR  
ROCKWALL, TX 75087

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DALLAS, TX 75214

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301 MEADOWDALE DR  
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RICHARDSON CATHERINE E AND TRENTON R  
503 E KAUFMAN  
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CONFIDENTIAL OWNER  
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ROCKWALL, TX 75087

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ROYSE CITY, TX 75189

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506 E RUSK ST  
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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CARSON HEATHER  
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WALLACE KATHERINE  
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ROCKWALL COMMUNITY PLAYHOUSE  
609 E RUSK ST  
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702 E INTERURBAN ST  
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706 INTERURBAN ST  
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ROCKPORT, TX 78382

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815 T L Townsend Dr Ste 100  
Rockwall, TX 75087

SOLID ROCK HOLDINGS LLC  
904 CAMPTON CT  
ROCKWALL, TX 75032

HENISEY CHUCK  
PO BOX 797501  
DALLAS, TX 75379



**Rockwall Planning & Zoning Department**  
**City Hall**  
**385 S. Goliad Street**  
**Rockwall, Texas 75087**

**Subject: Rockwall Community Playhouse Request for Planned Development (PD) Rezoning**

Dear Chairman and Members of the Planning and Zoning Commission,

We are writing to formally request your favorable consideration and recommendation for the rezoning of the property located at the northwest corner of E. Rusk Street and N. Clark Street in Rockwall, Texas. The request is specifically for a Planned Development (PD) zoning designation.

This rezoning is essential to facilitate the proposed redevelopment of the existing site into a state-of-the-art community theater facility. The project is situated on approximately 0.805 acres of land and is designed to continue to significantly enhance the cultural and artistic life of Rockwall.

**Project Overview and Scope**

The proposed redevelopment involves the construction of a new theater facility totaling 11,700 square feet (SF) of new space, consisting of two primary structures:

1. Main Theater Building:
  - This building will be approximately 9,700 SF and will house the main performance space.
  - It will feature a new 160-seat theater, designed to be the centerpiece of the facility.
  - The remainder of the space includes essential support functions: a reception area, administrative offices, green rooms, specialized prop and costume storage, and a workshop.
  - The structure is planned as a single story, with a small technical room situated at the back of the theater.
2. Detached Practice Hall:
  - This secondary structure will be approximately 2,000 SF.
  - The practice hall will primarily consist of dedicated practice stage space, providing an invaluable resource for rehearsals and educational programming.



## Architectural and Site Design Intent

The design strategy is focused on creating a vibrant, engaging, and context-sensitive development that integrates with the surrounding area:

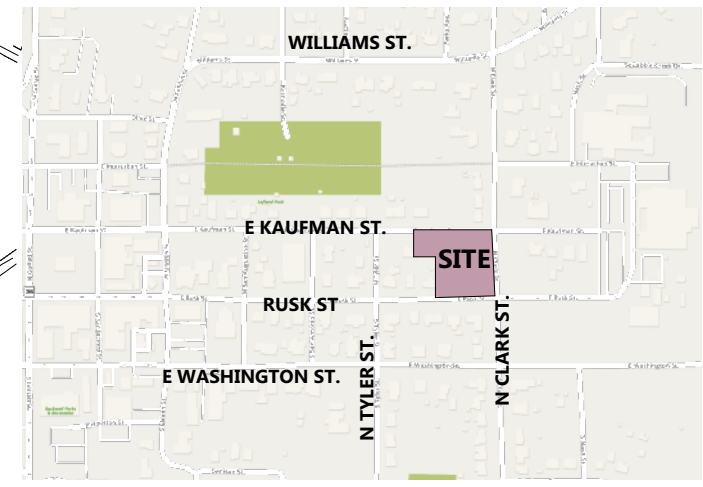
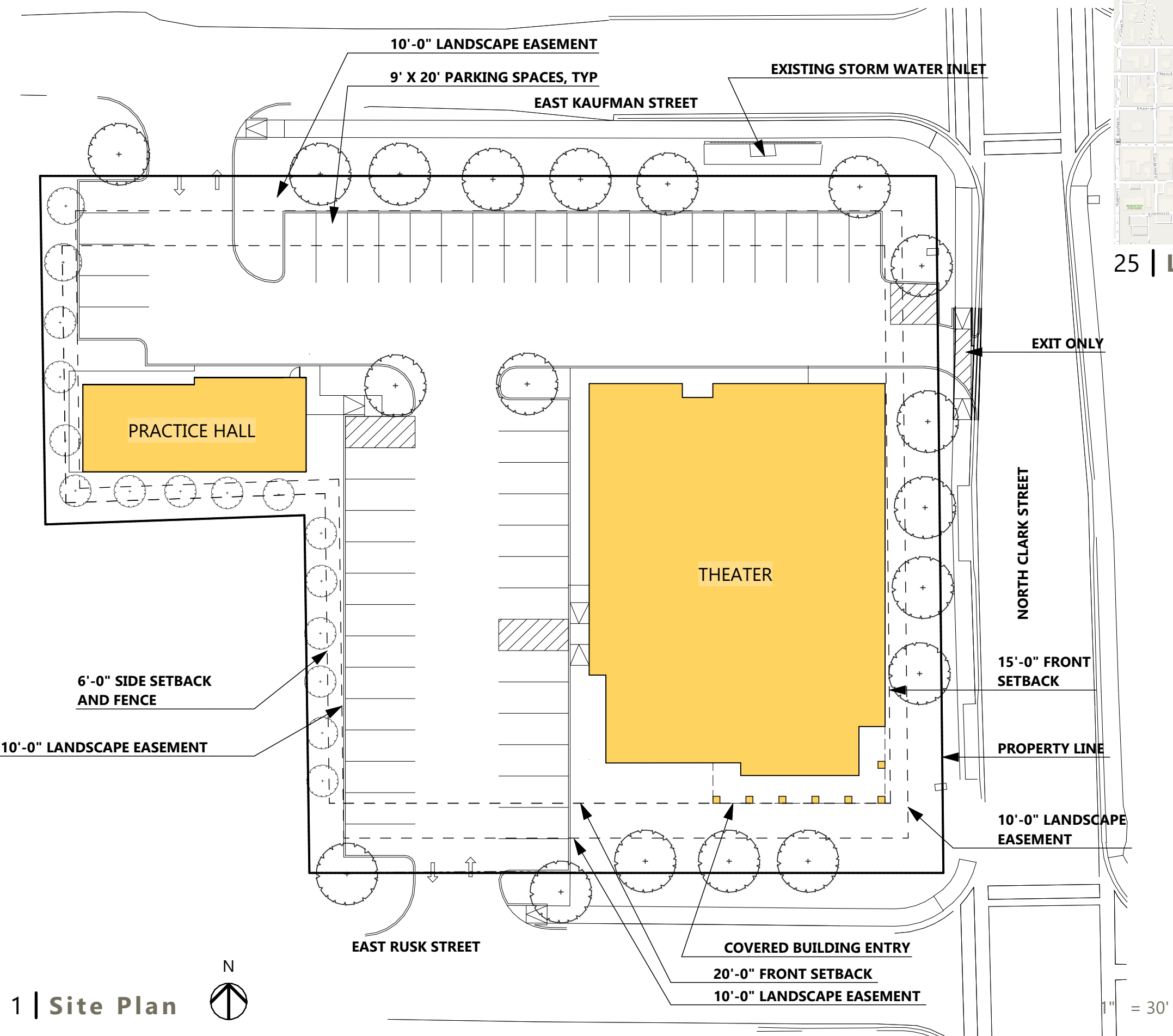
- E. Rusk Street Engagement: The main theater building is intentionally positioned to hold the primary corner of the site (E. Rusk St and N. Clark St). The design prominently engages E. Rusk Street to the south by featuring the theater's main entrance and a welcoming covered porch, creating a pedestrian-friendly and inviting public face for the facility.
- E. Kaufman Street Address: The detached practice hall will address the north side of the site, with its front door facing E. Kaufman Street. This dual-frontage design helps distribute activity and ensures a thoughtful presence on both street frontages.
- Internalized Parking: The site plan has been carefully developed to internalize as much of the required parking as possible. This design approach minimizes the visual impact of parking from the primary streets, reinforcing the traditional walk-able aesthetic in this Historic Neighborhood.

We believe this proposal represents a thoughtful, high-value investment in Rockwall's cultural future. We respectfully ask for your recommendation of approval for the requested Planned Development zoning to allow this important project to move forward.

We look forward to presenting the plan to the Commission and are available to answer any questions you may have.

A handwritten signature in black ink, appearing to read 'JRB', with a long, sweeping horizontal line extending to the right.

Jonathan Brown  
Principal



25 | Location Map

SITE PLAN NOTES AND LEGEND	
---	SETBACK LINE
----	PROPERTY LINE
PROJECT DATA	
SITE:	0.805 AC (35,065.8 SF)
CURRENT LAND USE:	84 SEAT COMMUNITY THEATER
PROPOSED LAND USE:	160 SEAT COMMUNITY THEATER
THEATER:	9,700 SF
PRACTICE HALL:	2,000 SF
TOTAL:	11,700 SF
PARKING PROVIDED:	52 SPACES

1 | Site Plan



1" = 30'



**Rockwall Community Playhouse**

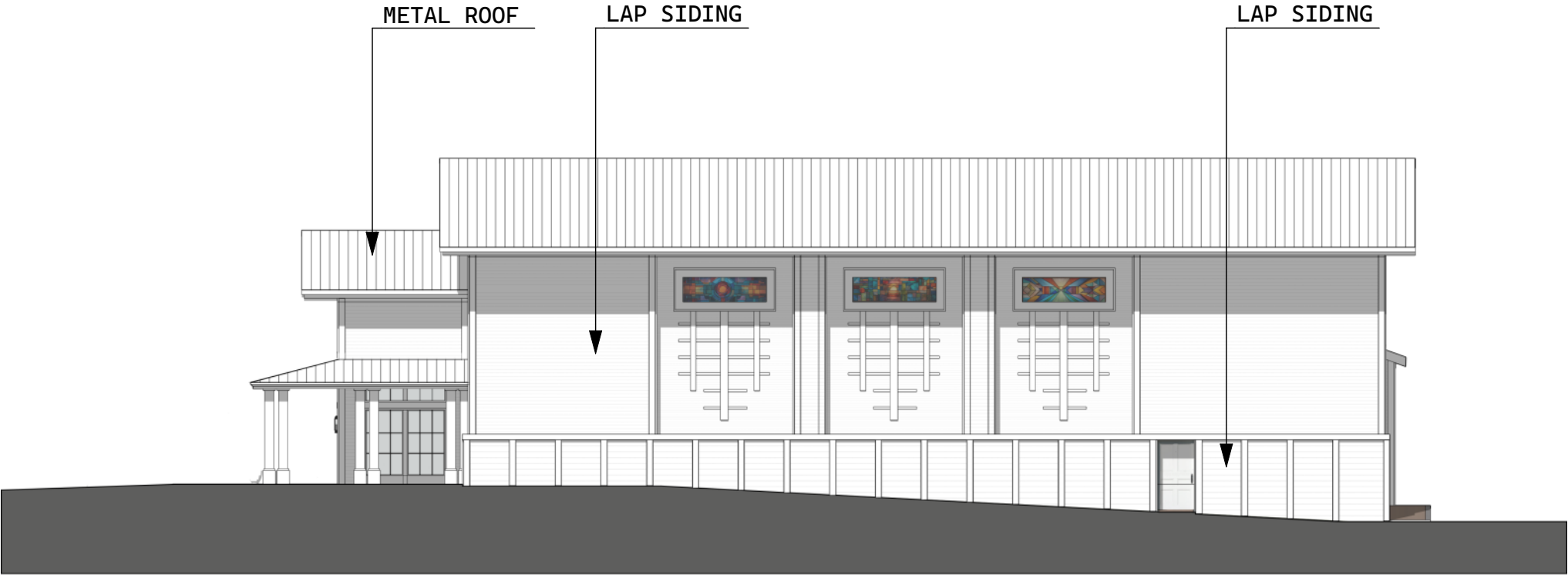
Rockwall, Texas

**SITE PLAN**

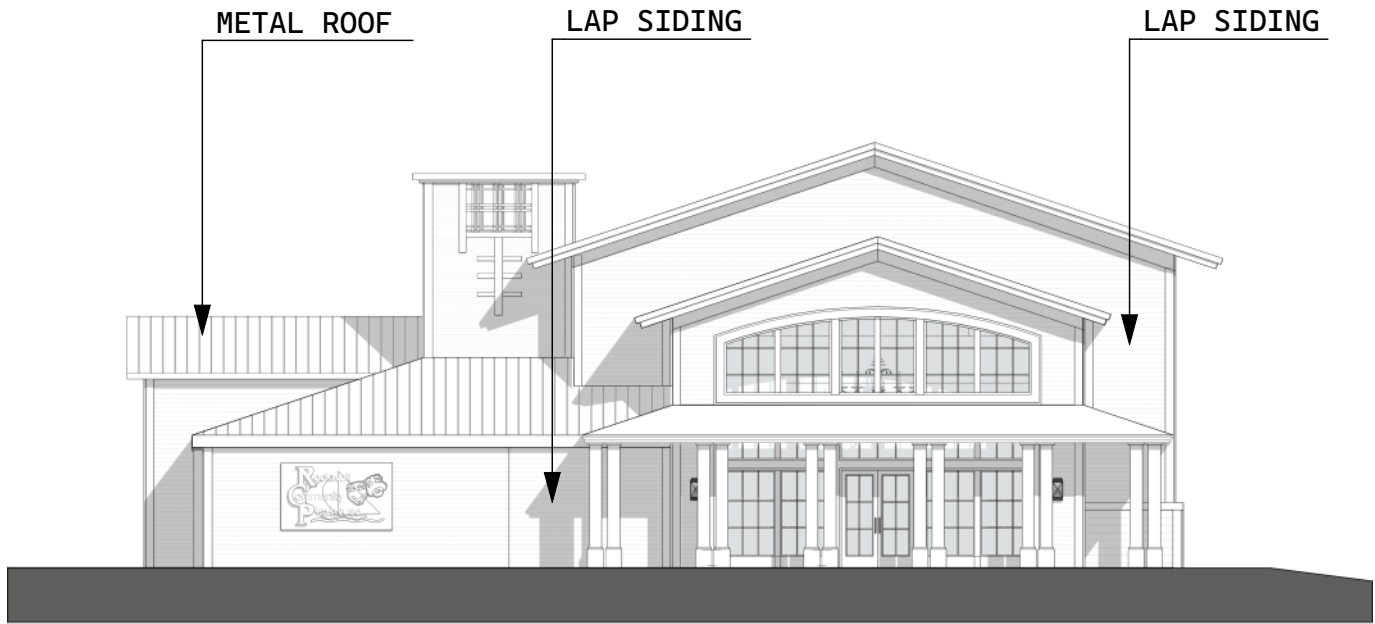
Copyright © JHP 2025. Not for  
Regulatory Approval, Permit or  
Construction: Carl M. Malcolm, Registered  
Architect of State of Texas, Registration  
No. 23379.

#2019009 thaole

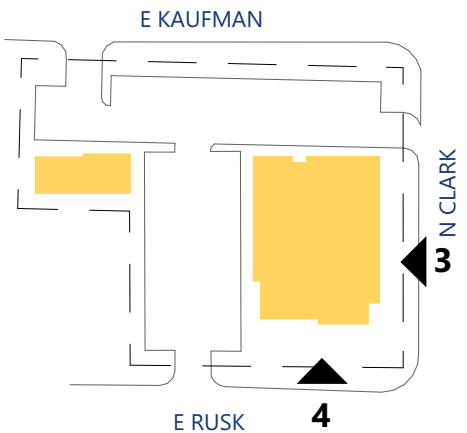




**3** THEATER - EAST ELEVATION  
Scale: 1/16" = 1'-0"



**4** THEATER - SOUTH ELEVATION  
Scale: 1/16" = 1'-0"



**2**

Key Plan  
NOT TO SCALE



**Rockwall Community Playhouse**  
Rockwall, Texas

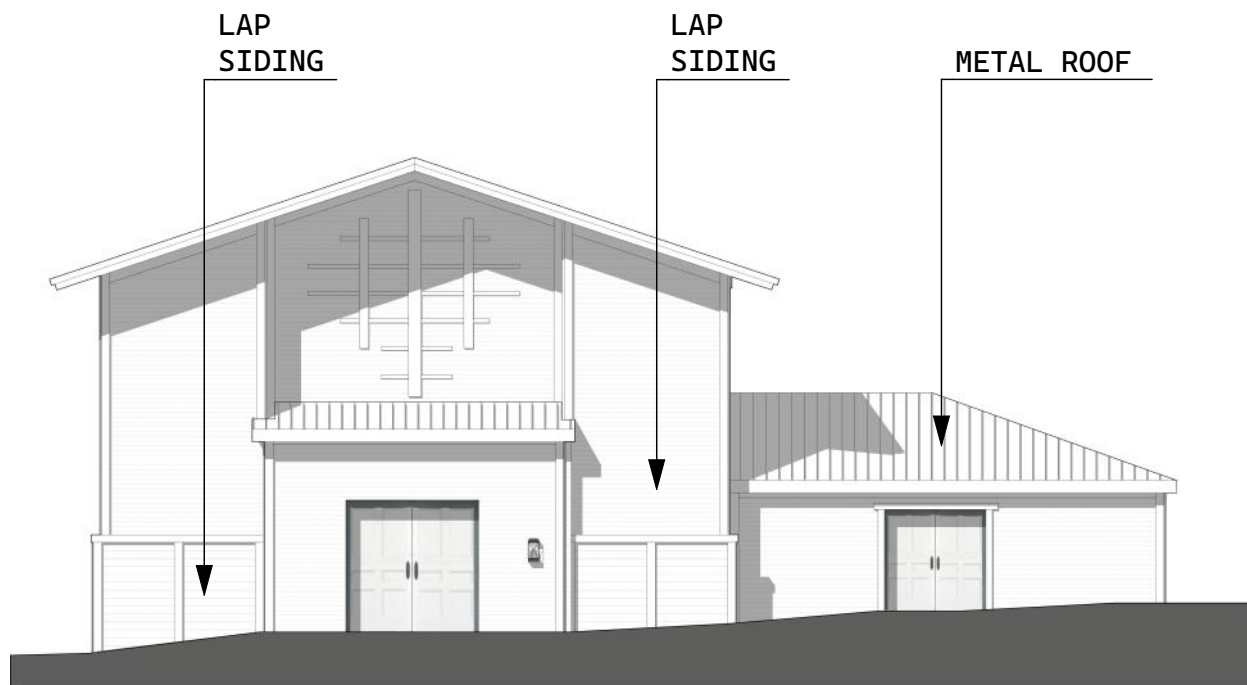
**PLAYHOUSE  
ELEVATIONS**

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Construction. Carl M. Malcolm, Registered  
Architect of State of Texas, Registration  
No. 23379.

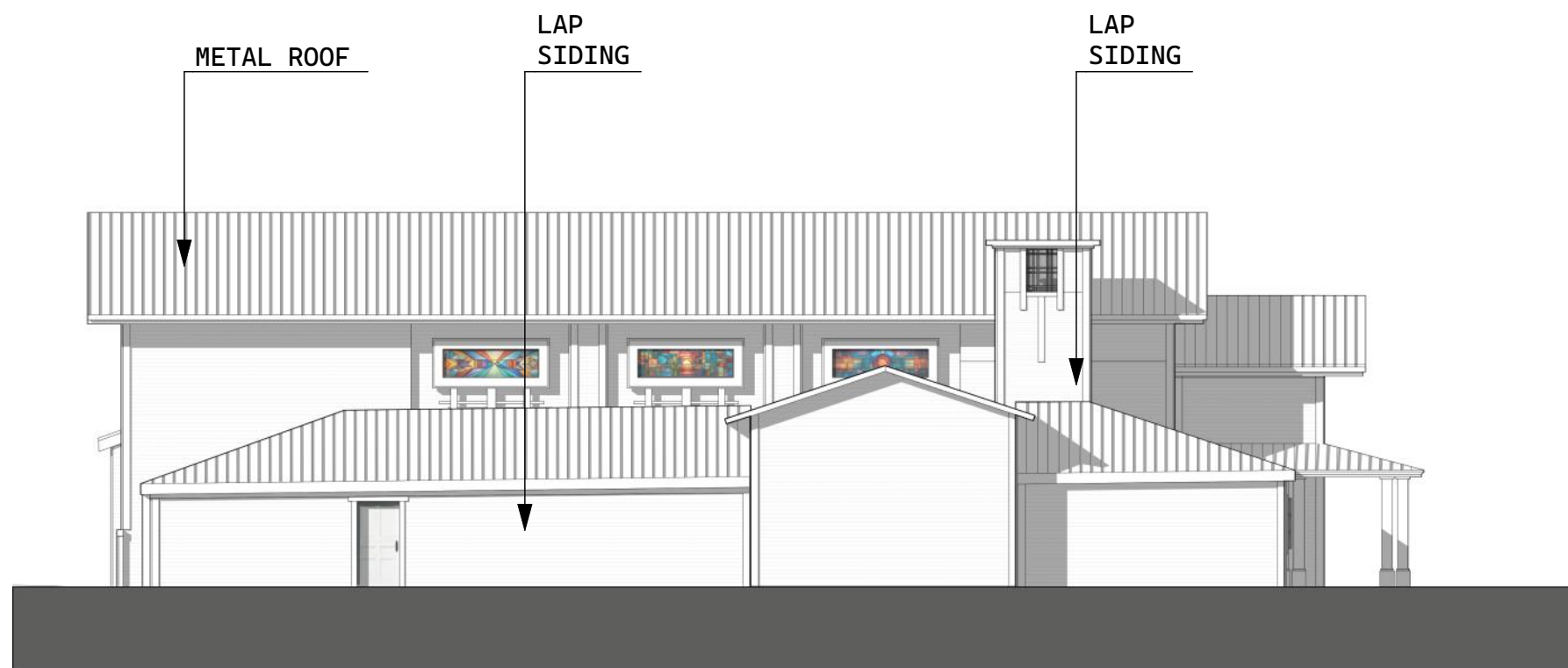
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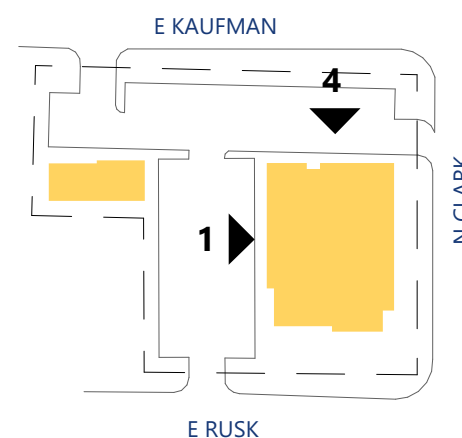
12/9/2025



**4** | THEATER - NORTH ELEVATION  
Scale: 1/16" = 1'-0"



**1** | THEATER - WEST ELEVATION  
Scale: 1/16" = 1'-0"



**3**

Key Plan  
NOT TO SCALE



**Rockwall Community Playhouse**

Rockwall, Texas

**PLAYHOUSE  
ELEVATIONS**

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Architect of State of Texas, Registration  
No. 23379.

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12/9/2025



**Rockwall Community Playhouse**

Rockwall, Texas

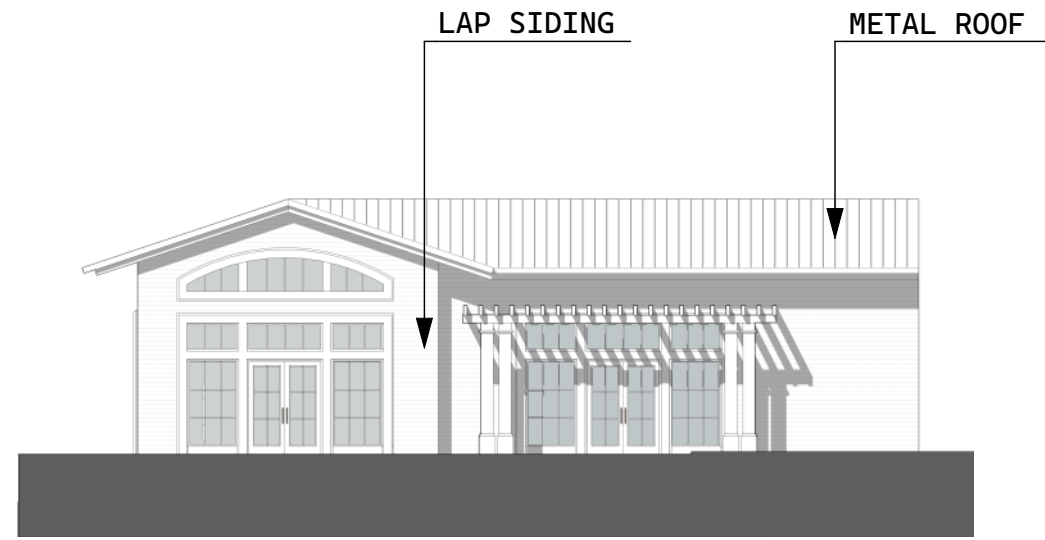
**PRACTICE HALL  
ELEVATIONS**

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Construction. Carl M. Malcolm, Registered  
Architect of State of Texas, Registration  
No. 23379.

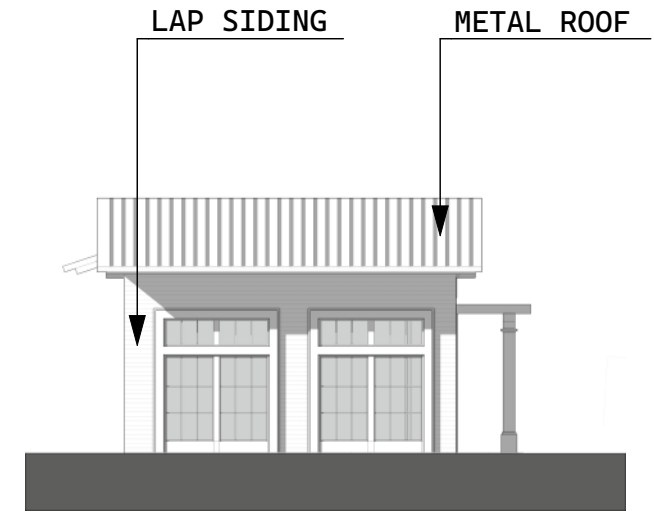
#2019009 thaole



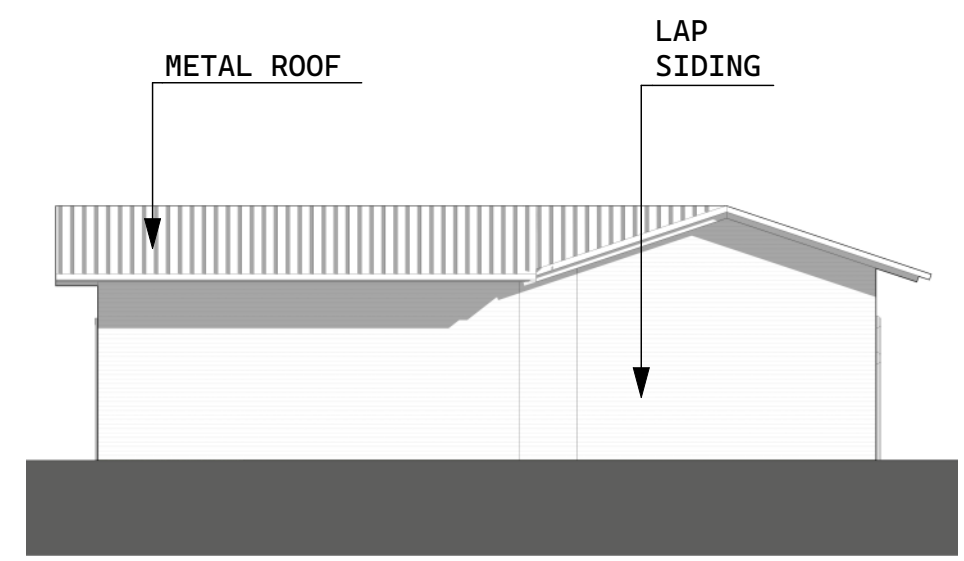
12/9/2025



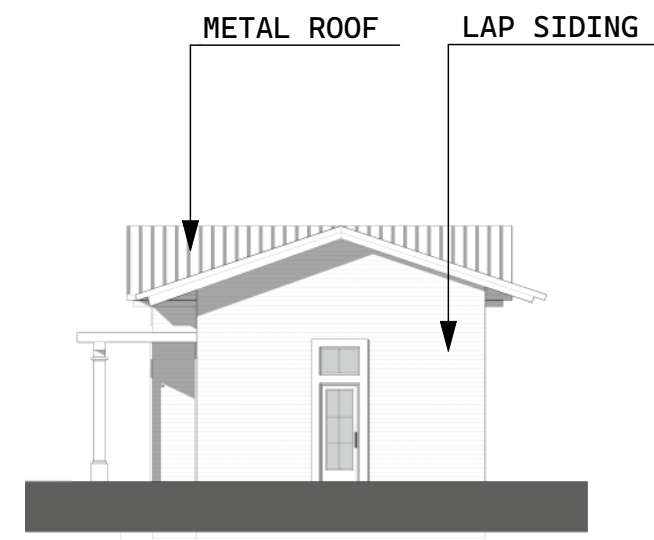
**2** | PRACTICE HALL - NORTH ELEVATION  
Scale: 1/16" = 1'-0"



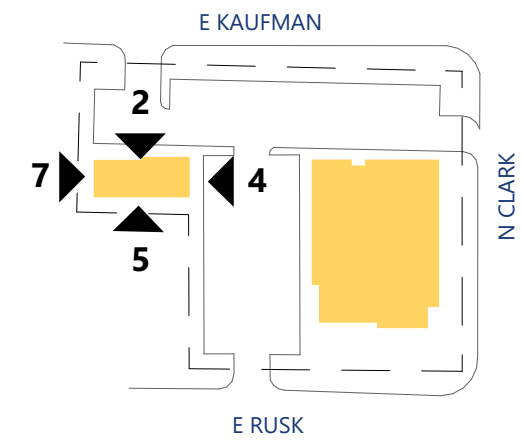
**4** | PRACTICE HALL - EAST ELEVATION  
Scale: 1/16" = 1'-0"



**5** | PRACTICE HALL SOUTH ELEVATION  
Scale: 1/16" = 1'-0"



**7** | PRACTICE HALL - WEST ELEVATION  
Scale: 1/16" = 1'-0"



**1** | Key Plan  
NOT TO SCALE



Playhouse  
View from East Rusk Street toward North East



Playhouse  
View from East Rusk Street toward North West



Playhouse  
View from North Clark Street toward North West



Playhouse  
View from East Kaufman Street toward South East



Practice Hall  
View from East Kaufman Street toward South East



Pratcice Hall  
View from East Kaufman Street toward main entrance