



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. [REDACTED]

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: [REDACTED]

CITY ENGINEER: [REDACTED]

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 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
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PROPOSED ZONING	New PD	PROPOSED USE	Community Theater and Practice Hall
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ACREAGE	1.0061 Acres	LOTS [CURRENT]	LOTS [PROPOSED]
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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]

<input type="checkbox"/> OWNER	<input type="checkbox"/> APPLICANT	Architect
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CONTACT PERSON	Darlene Singleton	CONTACT PERSON	Jonathan Brown, AIA
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ADDRESS	Rockwall Community Playhouse	ADDRESS	JHP Architecture/Urban Design
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CITY, STATE & ZIP	CITY, STATE & ZIP
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PHONE	PHONE
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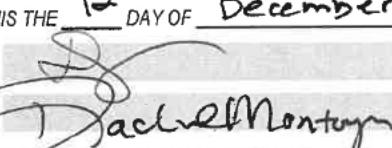
E-MAIL	E-MAIL
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NOTARY VERIFICATION [REQUIRED]

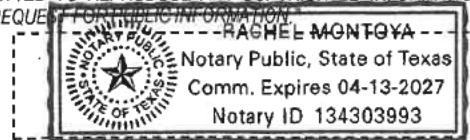
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED [REDACTED] [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ [REDACTED] TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE [REDACTED] DAY OF [REDACTED] 20 [REDACTED]. 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 2023

OWNER'S SIGNATURE 

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

4-13-27

0 30 60 120 180 240 Feet

Z2025-078: Zoning Change from Single-Family 7(SF-7) District to a Planned Development (PD) District



Case Location Map =



City of Rockwall

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

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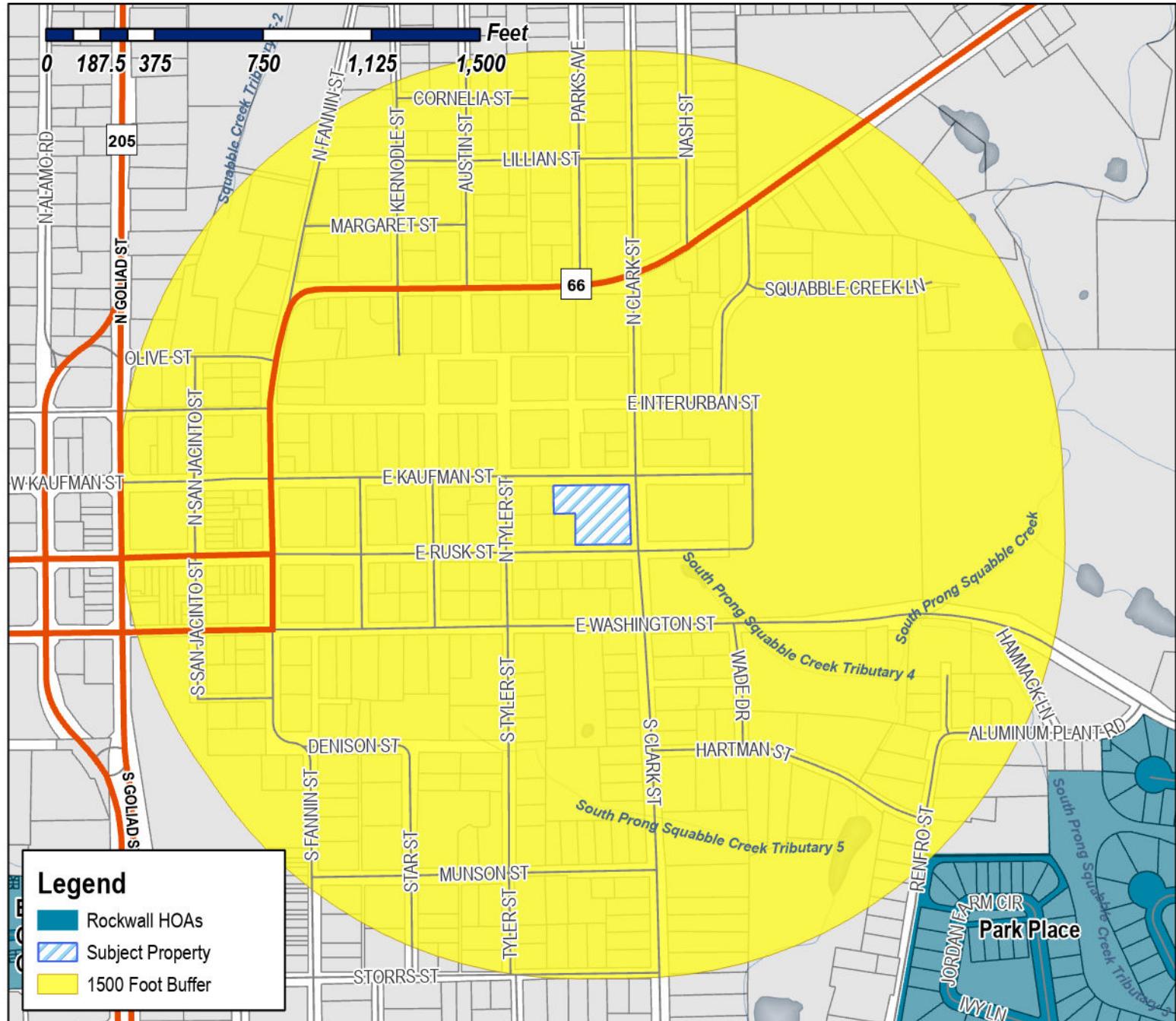




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Case Number: Z2025-078
Case Name: Zoning Change from SF-7 to PD for Rockwall Community Playhouse
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 609 E Rusk Street

Date Saved: 12/15/2025
For Questions on this Case Call (972) 771-7745

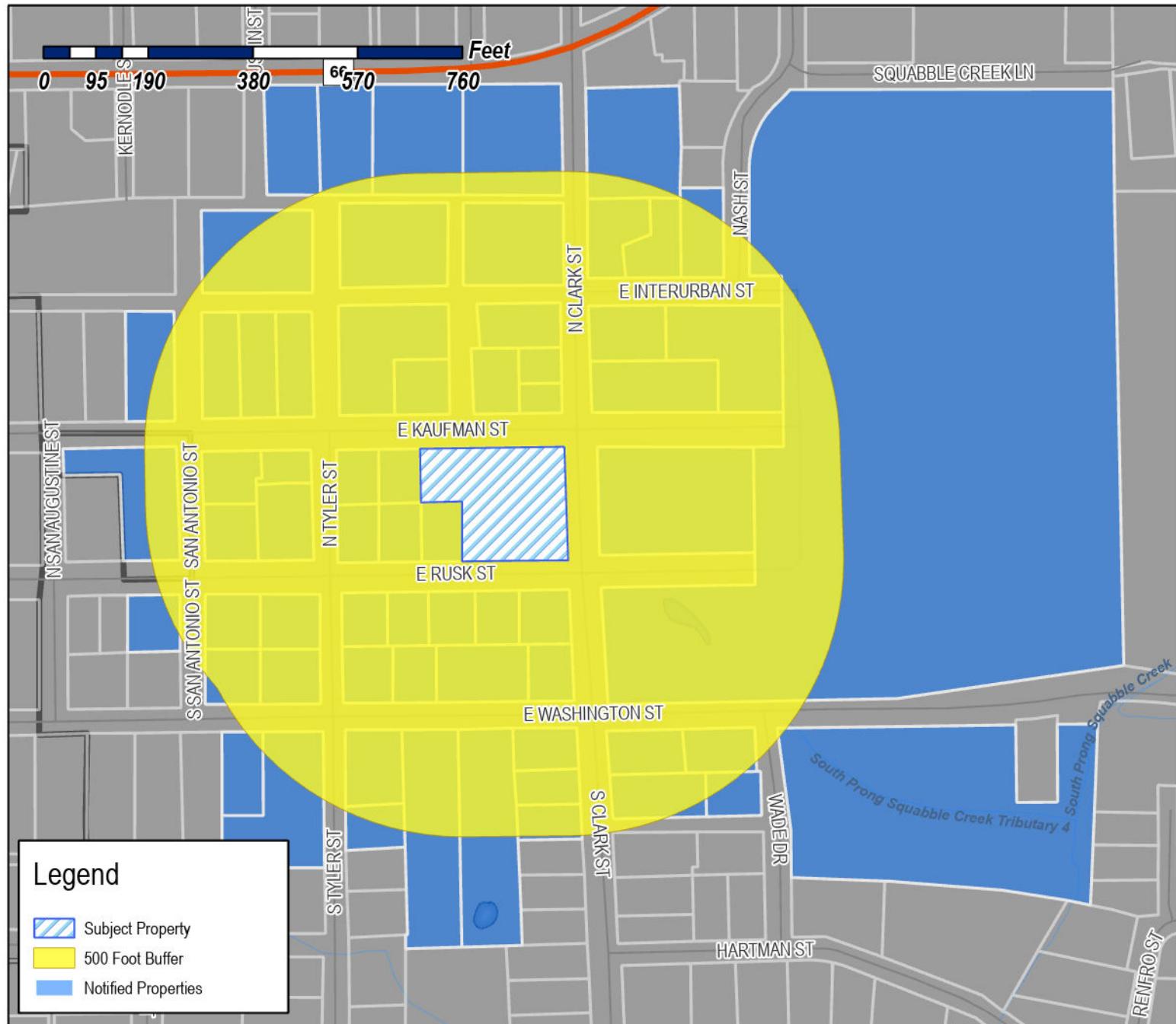




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SOUTHWESTERN BELL TELEPHONE CO
ATTN: PROPERTY TAX DEPARTMENT
1010 Pine St # 9E-L-01
Saint Louis, MO 63101

QUINTON BILLY & AUTUMN
102 N TYLER ST
ROCKWALL, TX 75087

RESIDENT
102 S CLARK ST
ROCKWALL, TX 75087

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

RESIDENT
106 S CLARK ST
ROCKWALL, TX 75087

KUPPER LEROY J ET UX
108 ELM CREST DR
ROCKWALL, TX 75087

HARPER LYDIA
1200 CLEVELAND STREET APT 327
DENTON, TX 76201

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

HEFLIN JERRY
159 WESTWARD DR
ROYSE CITY, TX 75189

RESIDENT
180 SAN ANTONIO ST
ROCKWALL, TX 75087

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BEAU WIMPEE
1800 DALTON RD
ROCKWALL, TX 75087

VANILLA BEAN PROPERTIES SERIES 9 LLC
2 MANOR COURT
HEATH, TX 75032

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ROCKWALL, TX 75087

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Rockwall, TX 75087

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ROCKWALL, TX 75087

RAGSDALE DONALD KIRK
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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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Rockwall, TX 75087

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ROCKWALL, TX 75087

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FOX JONATHAN
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ROCKWALL, TX 75087

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WOOD WILLIAM AND SANDIE
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TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
210 GLENN AVENUE
ROCKWALL, TX 75087

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211 TYLER ST
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TOVAR BASILLIA &
ROBERTO SALAZAR TAMEZ
213 CHEYENNE TRL
TERRELL, TX 75160

BALL JUSTIN
2155 CLUBVIEW DR
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
2241 AUBURN AVE
DALLAS, TX 75214

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ROCKWALL, TX 75087

GLASS JERRY
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ROCKWALL, TX 75087

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JOHNNY L AND JANICE W JOHNSON TRUSTEES
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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

DAVIS SHANN M
306 N CLARK ST
ROCKWALL, TX 75087

BONFANTE VITTORIO & ANGELA
3111 ANNETTE CT
GARLAND, TX 75044

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405 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
406 E KAUFMAN
ROCKWALL, TX 75087

RESIDENT
406 E RUSK
ROCKWALL, TX 75087

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408 RIDGEVIEW DR
ROCKWALL, TX 75087

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501 E. KAUFMAN
ROCKWALL, TX 75087

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502 E RUSK
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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503 E KAUFMAN
ROCKWALL, TX 75087

ARCHER KERRY ANNE
503 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
503 E WASHINGTON
ROCKWALL, TX 75087

CONFIDENTIAL OWNER
504 Williams St
Rockwall, TX 75087

RESIDENT
505 E KAUFMAN
ROCKWALL, TX 75087

DUTT JOHN RICHARD JR ETUX
505 E WASHINGTON ST
ROCKWALL, TX 75087

PYRON MARSHA G
505 PETERSON ST
ROYSE CITY, TX 75189

BIRKENBACK JOSEPH M & OLGA M
506 E RUSK ST
ROCKWALL, TX 75087

WEBB RODNEY D AND FRAN W
507 E RUSK ST
ROCKWALL, TX 75087

FRASIER MICHAEL H AND HEATHER C
510 WILLIAMS
ROCKWALL, TX 75087

BETHEL TEMPLE BAPTIST
520 E WASHINGTON STREET
ROCKWALL, TX 75087

RESIDENT
601 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
601 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
601 E WASHINGTON
ROCKWALL, TX 75087

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602 E RUSK
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

PATRICIA EDWARDS REVOCABLE TRUST
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ROCKWALL, TX 75087

WALKER KELLI & JESSICA
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GALVAN CARMAN
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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

GREEN JAMES KEITH II & HOLLY NICOLE
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ROCKWALL, TX 75087

CARSON HEATHER
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ROCKWALL, TX 75087

WILLIAMS JERRY LANE
608 E RUSK ST
ROCKWALL, TX 75087

WALLACE KATHERINE
608 E WASHINGTON ST
ROCKWALL, TX 75087

ROCKWALL COMMUNITY PLAYHOUSE
609 E RUSK ST
ROCKWALL, TX 75087

REEVES ASHLEY ELLEN & DANIEL GARRET
609 EAST WASHINGTON STREET
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

SMITH GREGORY P & MARILYN
610 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
702 E INTERURBAN ST
ROCKWALL, TX 75087

RESIDENT
706 INTERURBAN ST
ROCKWALL, TX 75087

RESIDENT
801 E WASHINGTON
ROCKWALL, TX 75087

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811 S MAGNOLIA ST
ROCKPORT, TX 78382

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815 T L Townsend Dr Ste 100
Rockwall, TX 75087

SOLID ROCK HOLDINGS LLC
904 CAMPION 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 walkable 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.

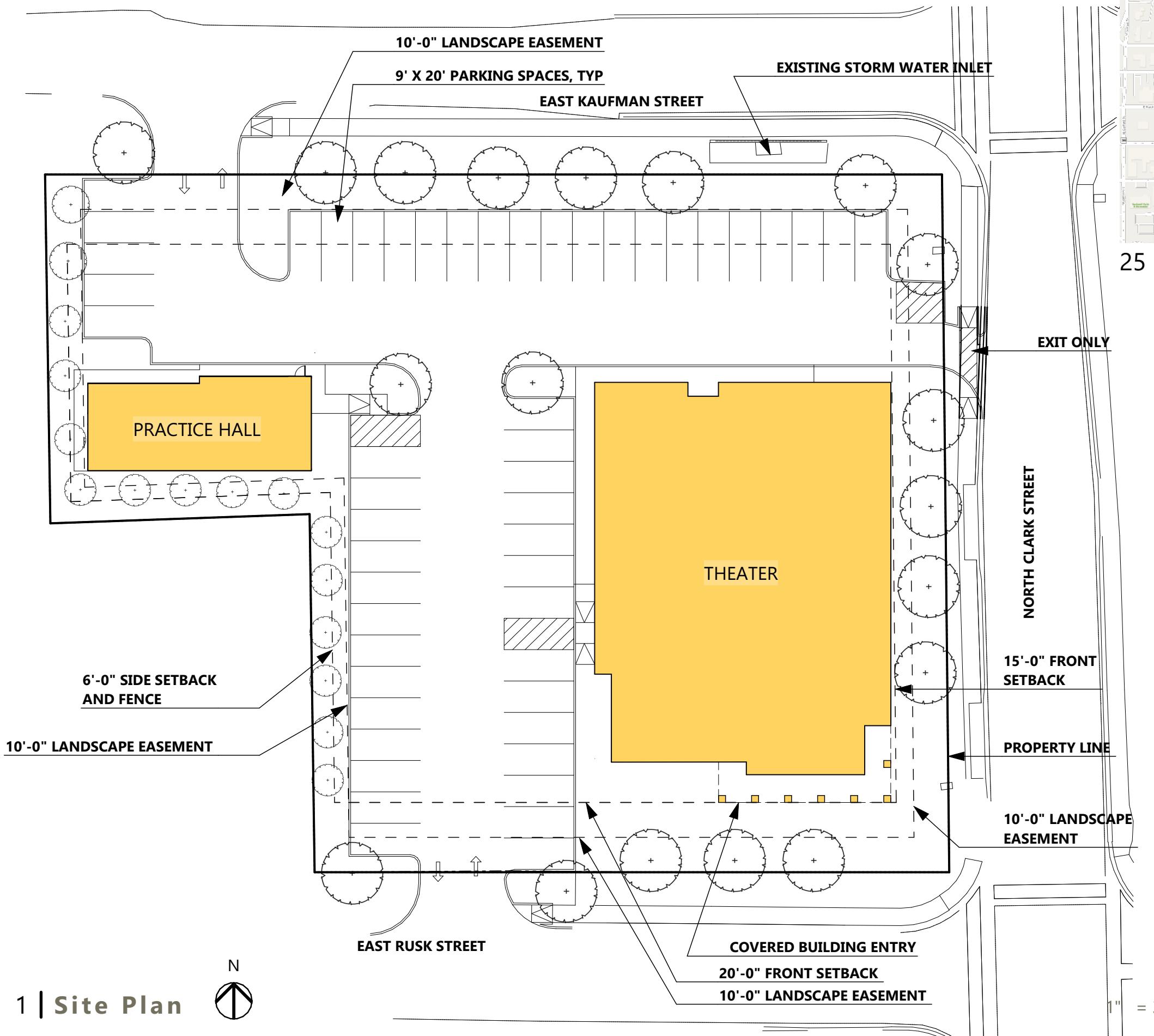
A handwritten signature in black ink, appearing to read 'JRB', with a horizontal line extending from the end of the 'B'.

Jonathan Brown
Principal



Rockwall Community Playhouse

Rockwall, Texas



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

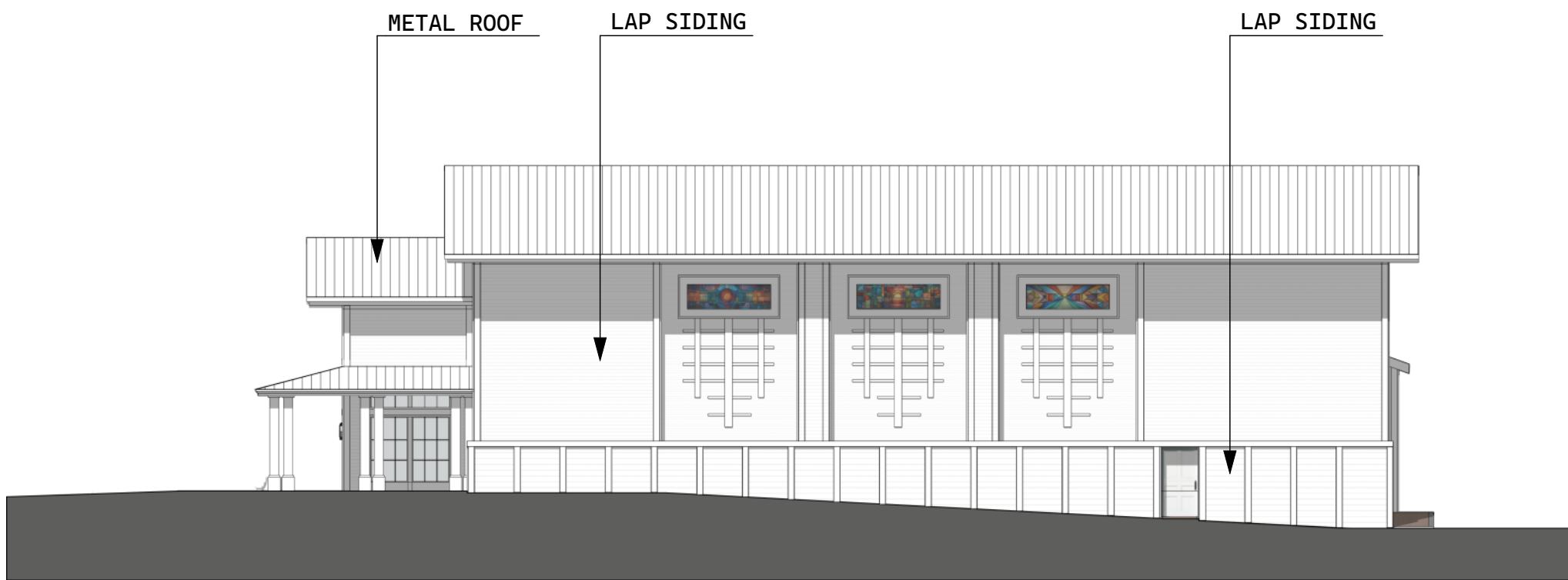
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No. 23379.

#2019009 thaole



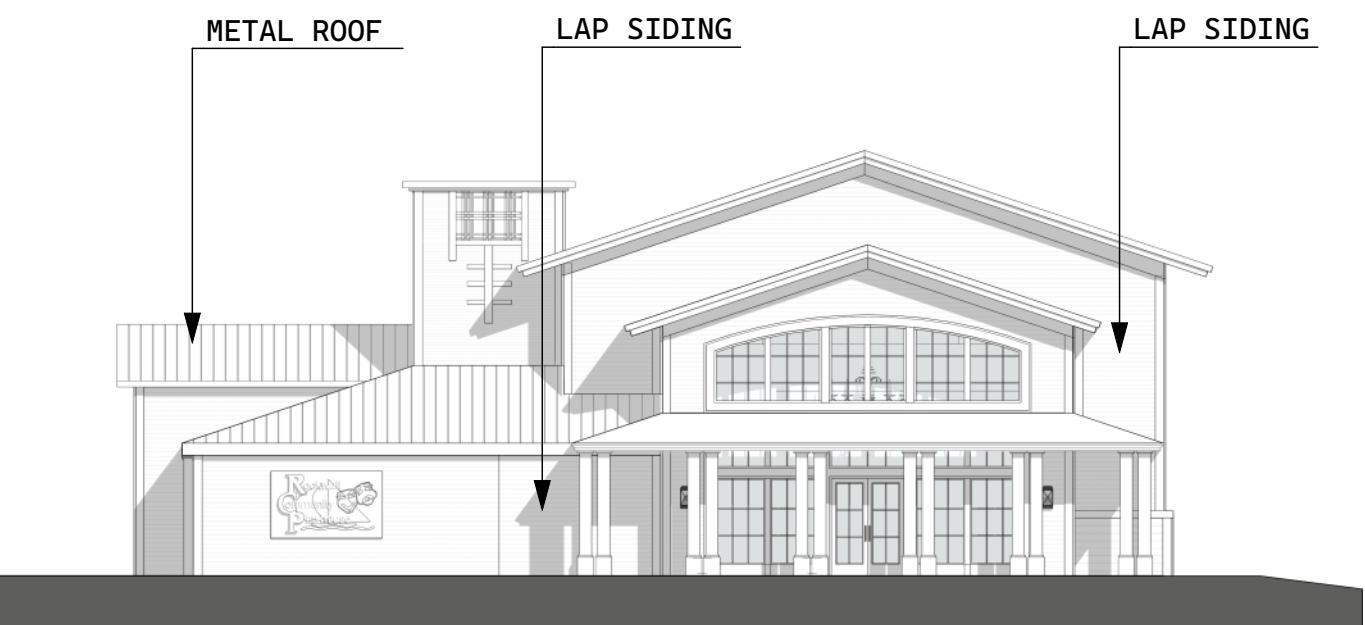
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Rockwall Community Playhouse



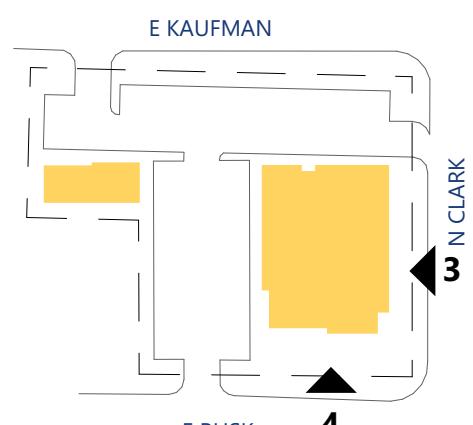
3 THEATER - EAST ELEVATION

Scale: 1/16" = 1'-0"

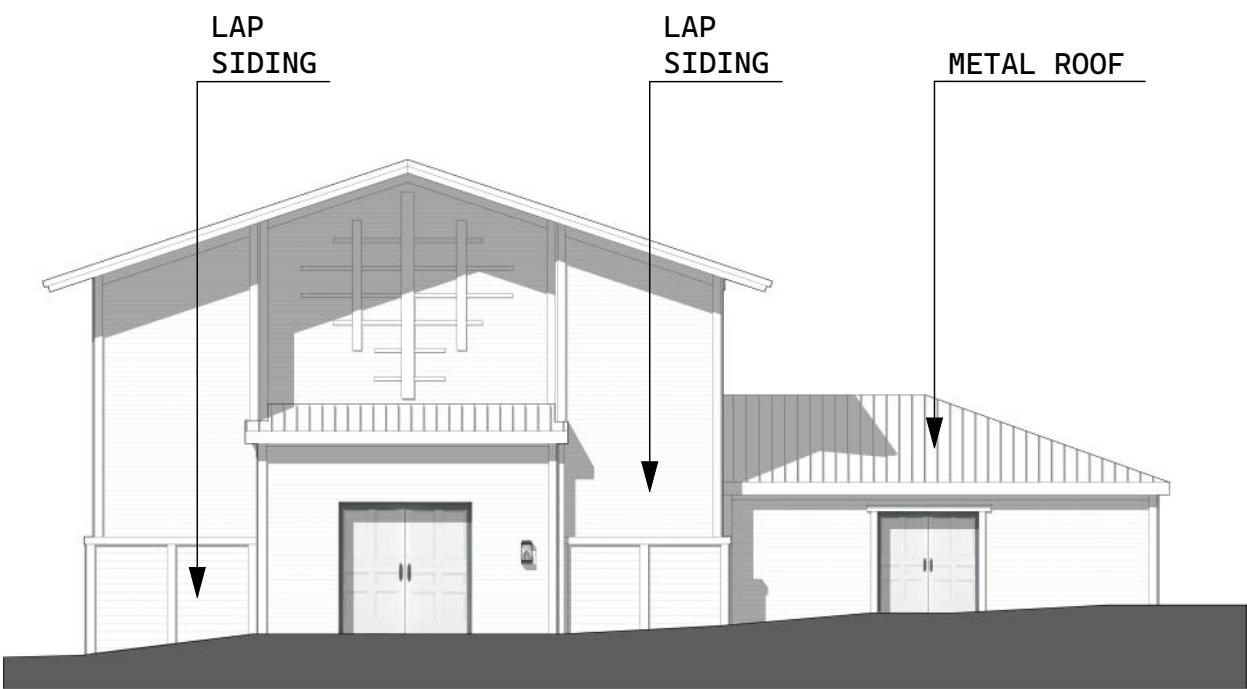


4 THEATER - SOUTH ELEVATION

Scale: 1/16" = 1'-0"

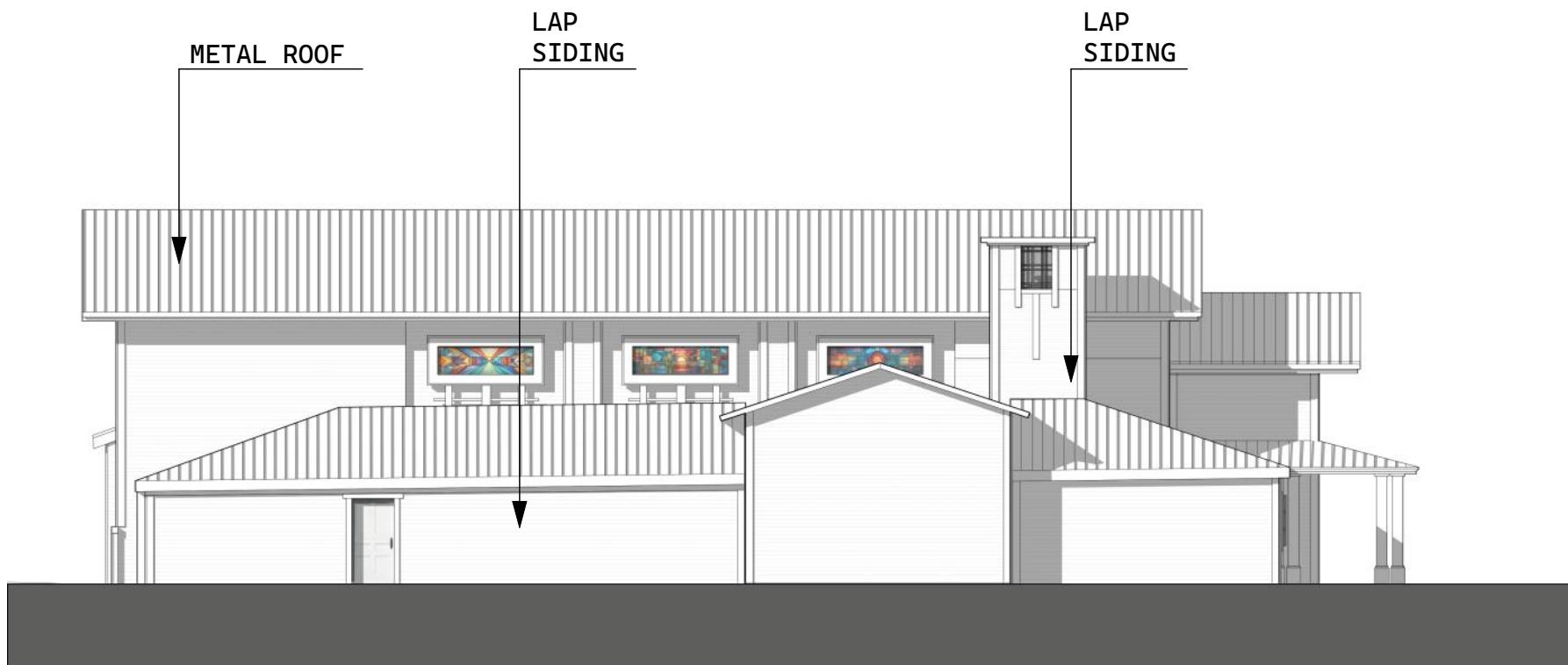


2 Key Plan
NOT TO SCALE



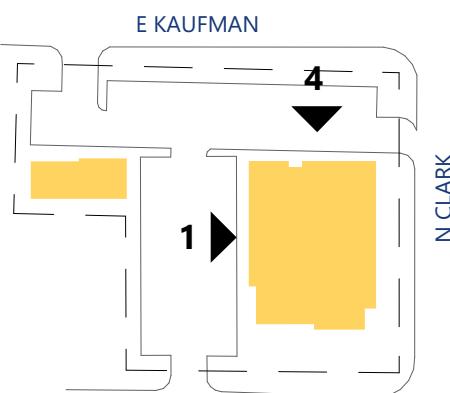
4 | THEATER - NORTH ELEVATION

Scale: 1/16" = 1'-0"



1 | THEATER - WEST ELEVATION

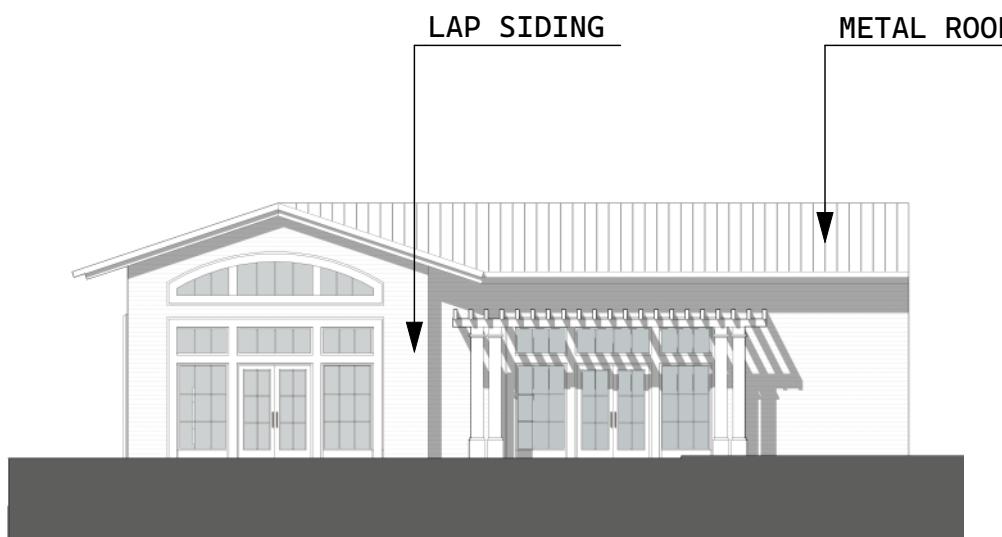
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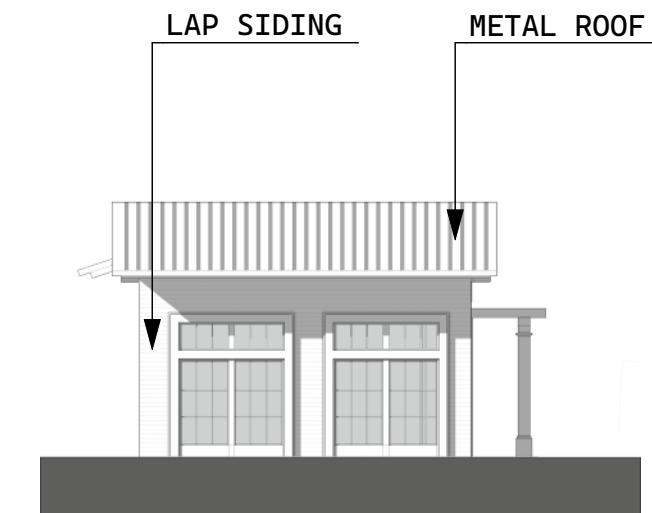
3 | Key Plan
NOT TO SCALE

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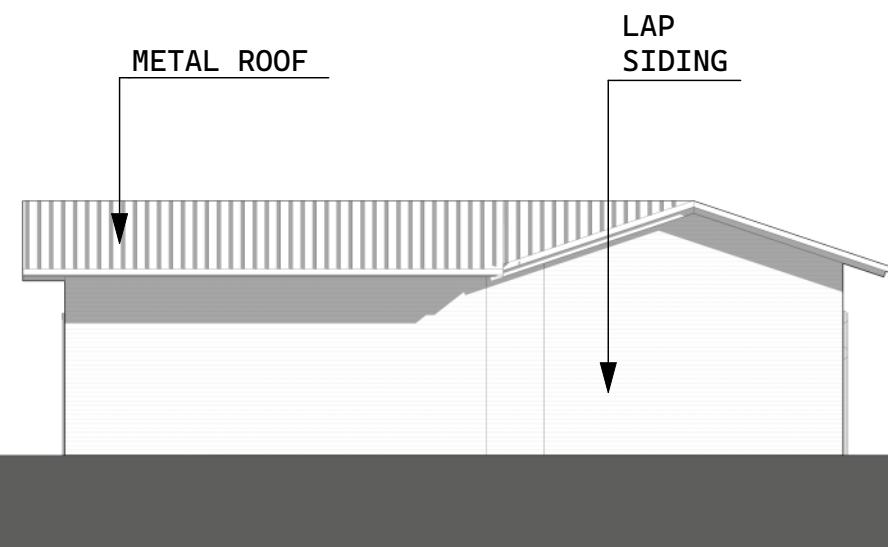
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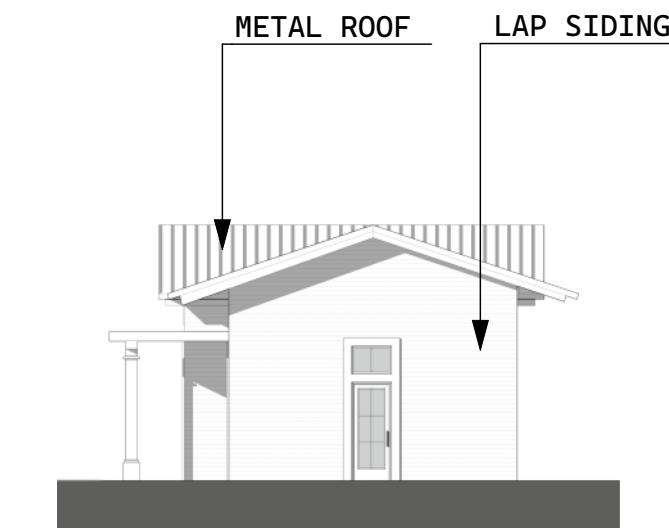
2 | PRACTICE HALL - NORTH ELEVATION
Scale: 1/16" = 1'-0"



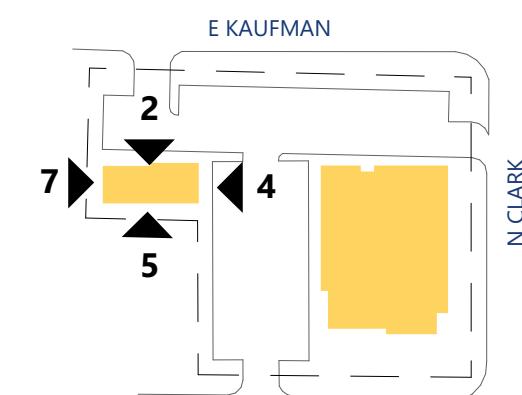
4 | PRACTICE HALL - EAST ELEVATION
Scale: 1/16" = 1'-0"



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

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whole
community
design

05

12/9/2025



Rockwall Community Playhouse

Rockwall, Texas



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



Pratice Hall
View from East Kaufman Street toward main entrance

RENDERS

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