



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 950 Sids Road, Rockwall Tx 75032

SUBDIVISION REC Campus Addition

LOT 2 & 3 BLOCK A

GENERAL LOCATION North West corner of SH 205 and Mims Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-44

CURRENT USE Vacant

PROPOSED ZONING PD-44

PROPOSED USE Outdoor Sports Recreation

ACREAGE 18

LOTS [CURRENT] 2

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 Rayburn Electric Cooperative

☐ APPLICANT R-Delta Engineers, Inc.

CONTACT PERSON Zach Schultz

CONTACT PERSON Frank A. Ploma, P.E.

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 Zach Schultz [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

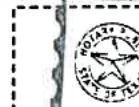
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF July, 2026. BY SIGNING THIS APPLICATION, 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 17th DAY OF July, 2026.

OWNER'S SIGNATURE

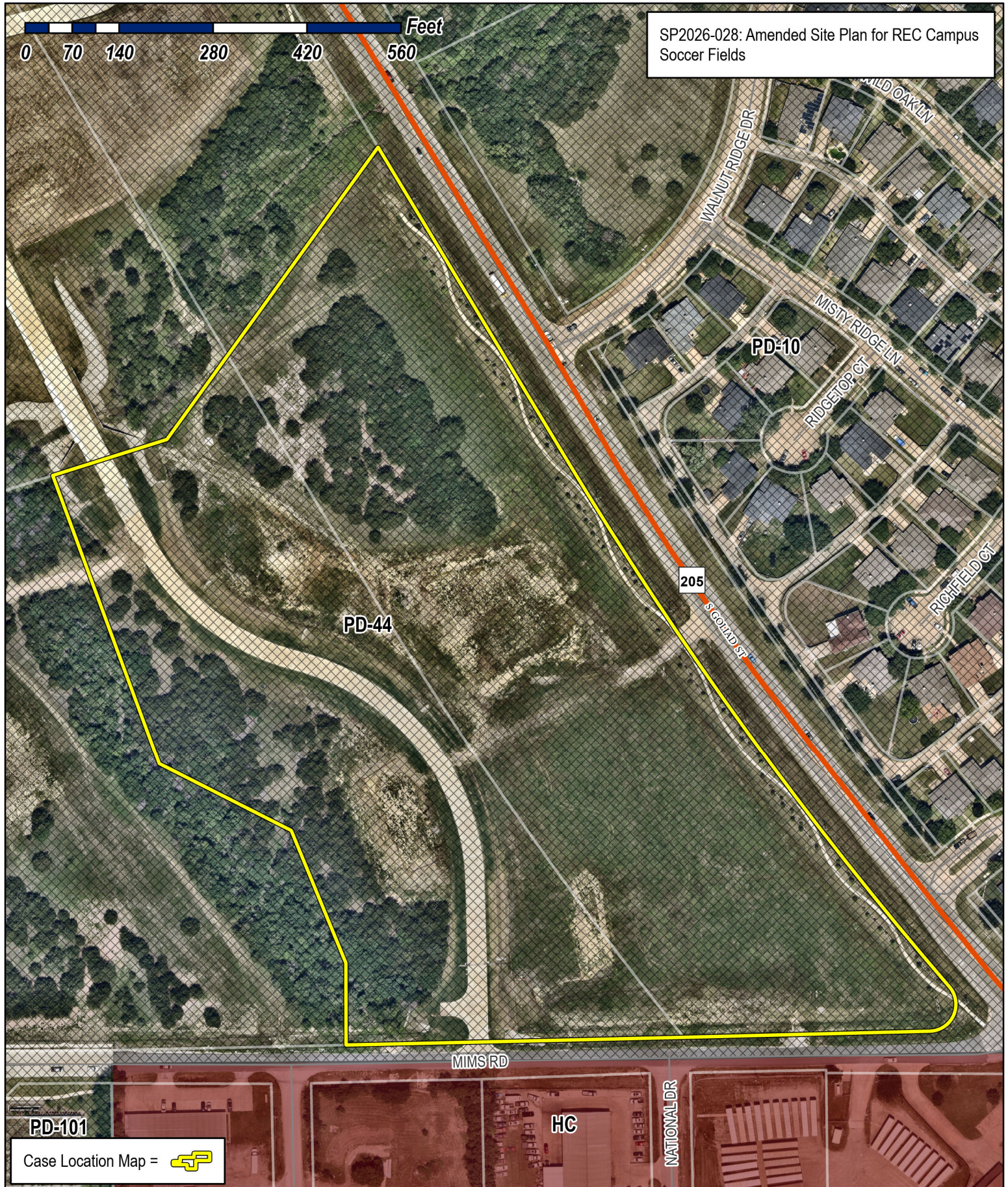
Zach Schultz
Elaine White

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



ELAINE WHITE
Notary ID #134726885
My Commission Expires
January 23, 2028

MY COMMISSION EXPIRES



PD-101

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.



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PROPOSED USE: SOCCER FIELDS & PARKING
TOTAL AREA: 873,109 SQ FT 20.044 AC

"PD-44" ZONING

MAXIMUM BUILDING HEIGHT: 60 FT
MAXIMUM LOT COVERAGE: 60%
MAXIMUM FLOOR AREA RATIO: 4:1
MAXIMUM IMPERVIOUS PARKING: 85% TO 90%

PROPOSED MAX. BUILDING HEIGHT: 25'-3"
PROPOSED LOT COVERAGE: 178,137/873,109 = 20.40%
PROPOSED FLOOR AREA RATIO: 3,508/873,109 = 0.40%
PROPOSED IMPERVIOUS PARKING: 174,629/873,109 = 20.00%

REQUIRED PARKING:
PROPOSED BUILDINGS 3,308 SQ FT
(FUTURE MAINTENANCE-MB=1,500± SQ FT)
(RESTROOMS-RR=904± SQ FT)
(CONCESSION/STORAGE AREA-CA=904± SQ FT)
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(TOTAL PROVIDED VAN ACCESSIBLE SPACES= 5 SPACES)
TOTAL PARKING SPACES 382

NOTES:

- ALL SIDEWALKS ARE 6' UNLESS OTHERWISE INDICATED.
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- ALL RADIUS ARE 2' UNLESS OTHERWISE STATED.
- THERE SHALL BE NO OUTSIDE STORAGE OR ABOVE GROUND STORAGE TANKS.
- PROPOSED DRAINAGE PATTERNS MATCH EXISTING DRAINAGE PATTERNS.

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____.

WITNESS OUR HANDS, this ____ day of _____.

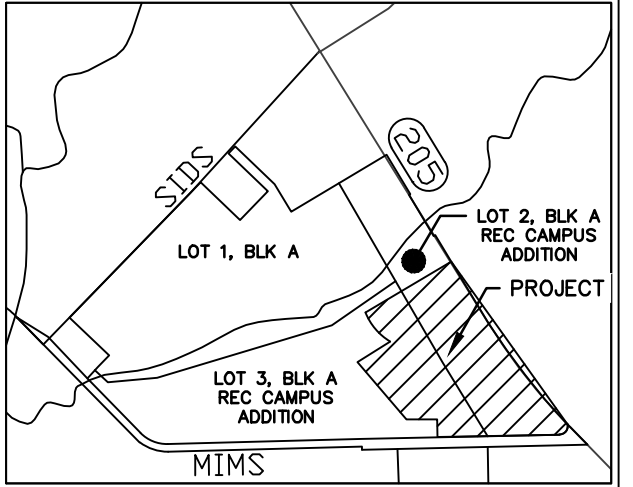
Planning & Zoning Commission, Chairman

Director of Planning and Zoning

CURVE TABLE

Curve No.	Delta	Radius	Length	Chord Bearing	Chord
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20' SAN. SEWER ESMT
VOL. 1825, PG. 145



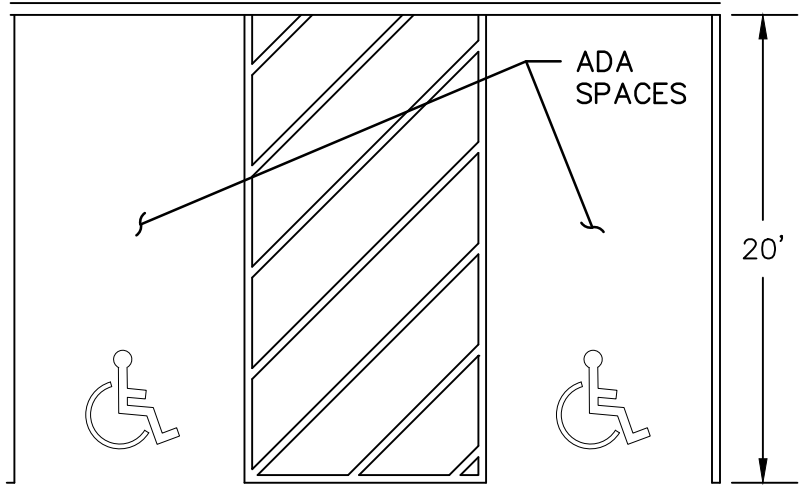
VICINITY MAP

NOT TO SCALE

PAVEMENT INFORMATION:

ALL PAVEMENTS BELOW ARE REINFORCED

PAVEMENT TYPE	THICKNESS (INCHES)	28-DAY (PSI)	MIN. CEMENT (SACKS/CY)	MACHINE	HAND
FIRE LANE	6"	3,600	6.0	6.5	
DRIVEWAYS	6"	3,600	6.0	6.5	
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SIDEWALKS	4"	3,000	N/A	5.5	
PARKING LOT/ DRIVE AISLES	5"	3,000	5.0	5.5	



TYPICAL PARKING SPACE

N.T.S.

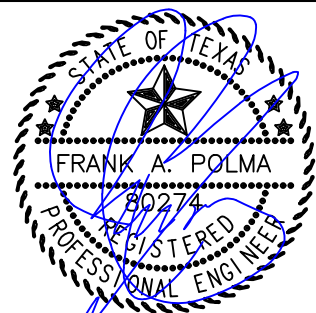
LEGEND

- ARCHITECT**
MCCARTHY ARCHITECTURE
1000 N. FIRST ST.
GARLAND, TX 75040
- LANDSCAPE ARCHITECT**
DUNKIN SIMS STOFFELS, INC.
4305 PECAN GROVE LANE
ROWLETT, TX 75088
- OWNER/ APPLICANT**
RAYBURN ELECTRIC COOPERATIVE
960 SIDS ROAD
ROCKWALL, TX 75087
469-402-2100
- CIVIL ENGINEER**
R - DELTA ENGINEERS, INC.
618 MAIN STREET
GARLAND, TEXAS 75040
TBPE No. F-1515
- MB MAINTENANCE BUILDING
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SYNTHETIC TURF FIELD

0	06/12/2025	RDE	FAP	RDE	ISSUED FOR REVIEW
1	07/01/2025	RDE	FAP	RDE	REVISE PER CITY COMMENTS
2	06/29/2026	RDE	FAP	RDE	REVISE FOR FIELD ARRANGEMENT AND SUBSURFACE DETENTION
REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE

REC
RayburnElectric
COOPERATIVE
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

rdelta
ENGINEERS



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY FRANK A. POLMA, P.E. 80274 ON 7/25/2025. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

JOB NO.	3036-21	DESIGN BY	JMJ
CREATED		CODE	
PLOTTED		CHECKED BY	RDE
LAST UPDATE BY			
DRAWN:	JMJ	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	SP
APPROVED:		ISSUE:	1
FILENAME:			

**REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
S.H. 205
ROCKWALL, TX 75032
CASE # SP2025-023
CITY SITE PLAN SUBMITTAL**

SITE INFORMATION:

EXISTING ZONING: PD-44
PROPOSED ZONING: NO CHANGE
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TOTAL AREA: 873,109 SQ FT 20.044 AC

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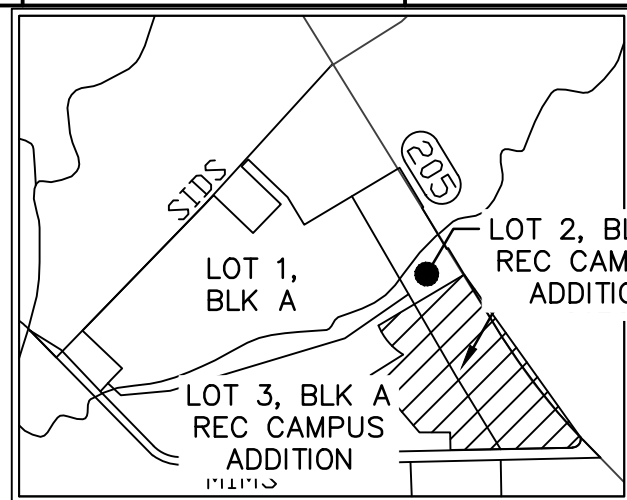
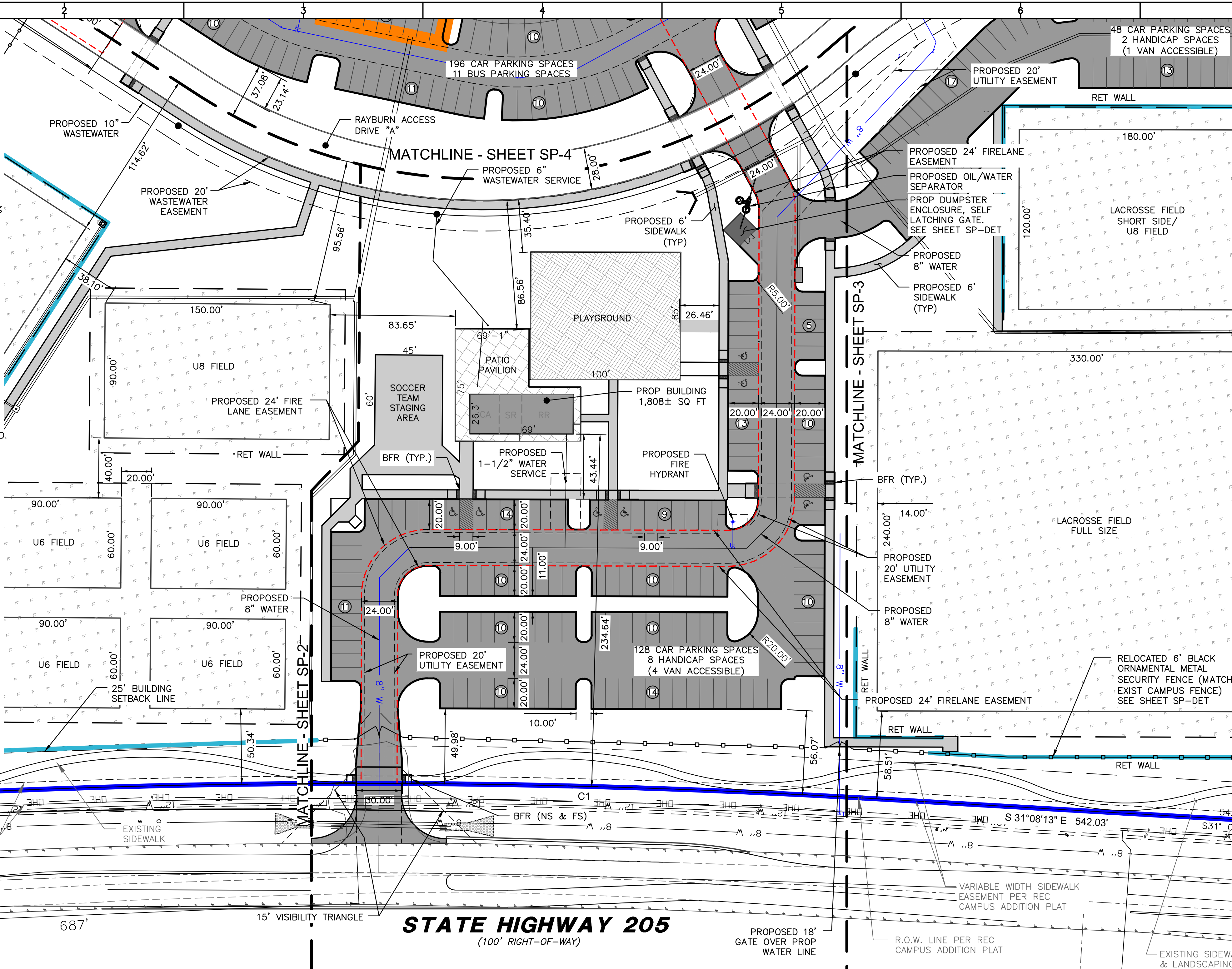
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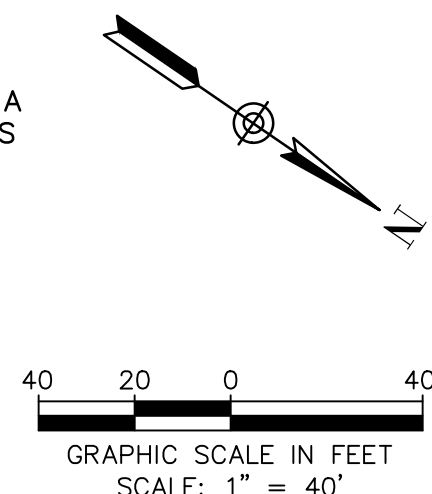
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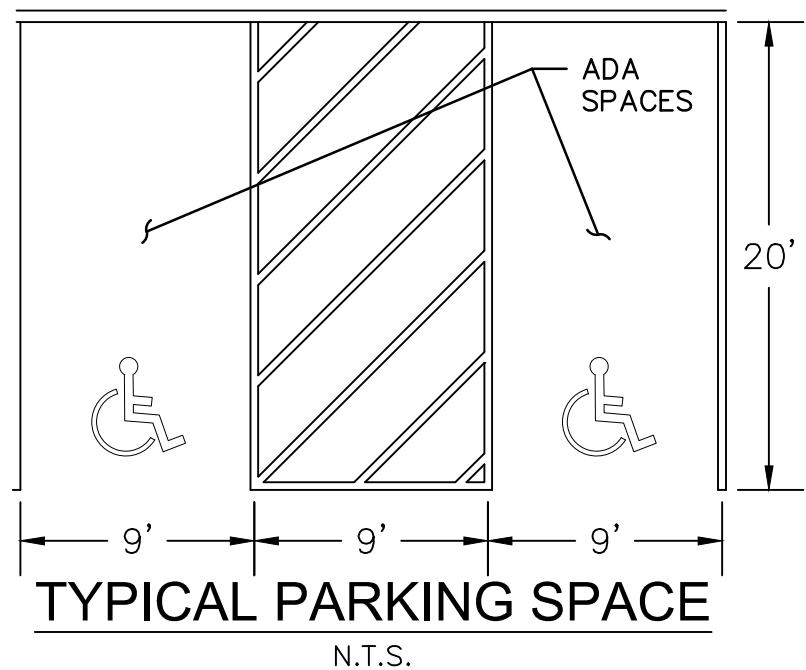
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GARLAND, TX 75040

LANDSCAPE ARCHITECT

DUNKIN SIMS STOFFELS, INC.
4305 PECAN GROVE LANE
ROWLETT, TX 75088

OWNER/ APPLICANT

RAYBURN ELECTRIC COOPERATIVE
960 SIDS ROAD
ROCKWALL, TX 75087
469-402-2100

CIVIL ENGINEER

R - DELTA ENGINEERS, INC.
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LEGEND

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RR	RESTROOMS
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PROPOSED SITE PARKING DATA

	CAR PARKING SPACES	BUS PARKING SPACES	ACCESSIBLE SPACES	TOTAL
PHASE I	200	4	8	204
PHASE II	88	7	-	95
TOTAL	288	11	8	299

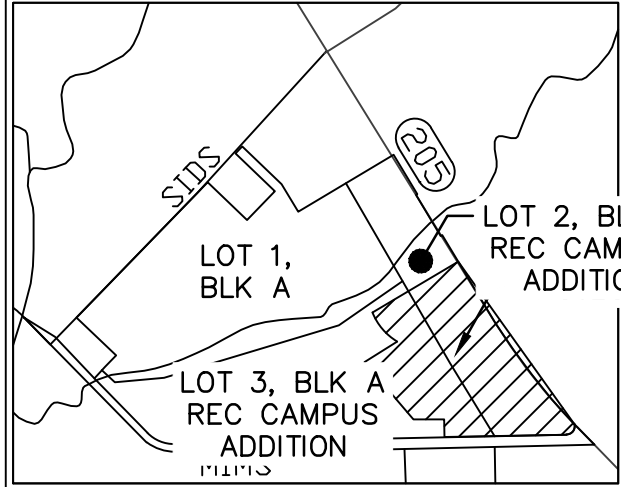
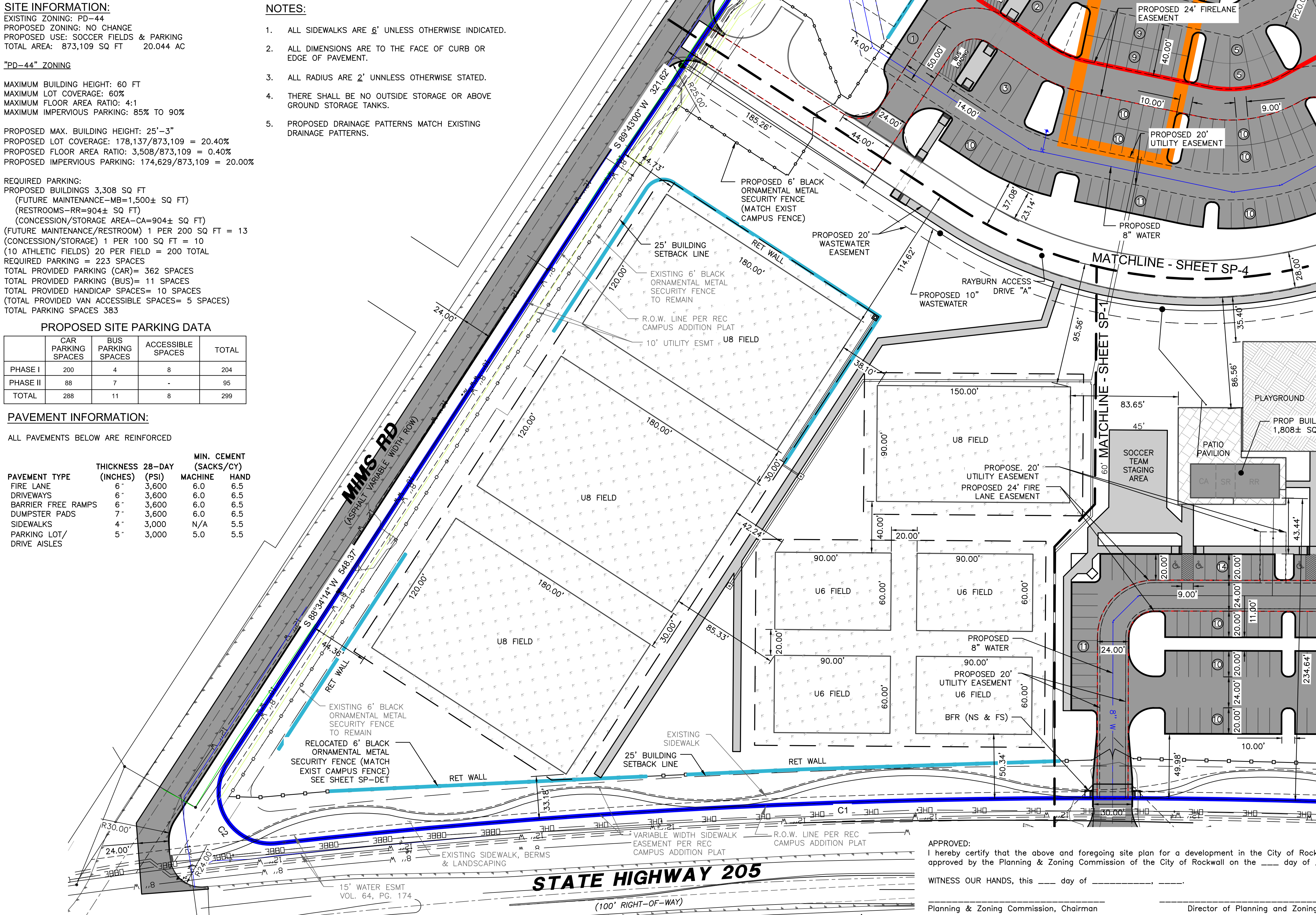
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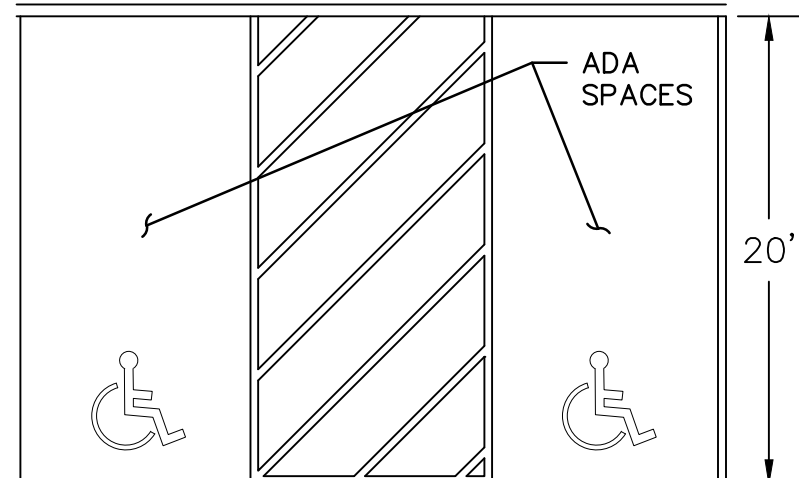
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www.rdelta.com
TBPE No. F-1515

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY FRANK A. POLMA, P.E. 80274 ON 7/25/2025. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

JOB NO.	3036-21	DESIGN BY	JMJ
CREATED		CODE	
PLOTTED		CHECKED BY	RDE
LAST UPDATE BY			
DRAWN:	JMJ	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	SP-2
APPROVED:		ISSUE:	1
FILENAME:			

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
S.H. 205
ROCKWALL, TX 75032
CASE # SP2025-023
CITY SITE PLAN SUBMITTAL

SITE INFORMATION:

EXISTING ZONING: PD-44
PROPOSED ZONING: NO CHANGE
PROPOSED USE: SOCCER FIELDS & PARKING
TOTAL AREA: 873,109 SQ FT 20.044 AC

"PD-44" ZONING

MAXIMUM BUILDING HEIGHT: 60 FT
MAXIMUM LOT COVERAGE: 60%
MAXIMUM FLOOR AREA RATIO: 4:1
MAXIMUM IMPERVIOUS PARKING: 85% TO 90%

PROPOSED MAX. BUILDING HEIGHT: 25'-3"
PROPOSED LOT COVERAGE: 178,137/873,109 = 20.40%
PROPOSED FLOOR AREA RATIO: 3,508/873,109 = 0.40%
PROPOSED IMPERVIOUS PARKING: 174,629/873,109 = 20.00%

REQUIRED PARKING:
PROPOSED BUILDINGS 3,308 SQ FT
(FUTURE MAINTENANCE-MB=1,500± SQ FT)
(RESTROOMS-RR=904± SQ FT)
(CONCESSION/STORAGE AREA-CA=904± SQ FT)
(FUTURE MAINTENANCE/RESTROOM) 1 PER 200 SQ FT = 13
(CONCESSION/STORAGE) 1 PER 100 SQ FT = 10
(10 ATHLETIC FIELDS) 20 PER FIELD = 200 TOTAL
REQUIRED PARKING = 223 SPACES
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TOTAL PROVIDED PARKING (BUS)= 11 SPACES
TOTAL PROVIDED HANDICAP SPACES= 10 SPACES
(TOTAL PROVIDED VAN ACCESSIBLE SPACES= 5 SPACES)
TOTAL PARKING SPACES 383

NOTES:

- ALL SIDEWALKS ARE 6' UNLESS OTHERWISE INDICATED.
- ALL DIMENSIONS ARE TO THE FACE OF CURB OR EDGE OF PAVEMENT.
- ALL RADIUS ARE 2' UNLESS OTHERWISE STATED.
- THERE SHALL BE NO OUTSIDE STORAGE OR ABOVE GROUND STORAGE TANKS.
- PROPOSED DRAINAGE PATTERNS MATCH EXISTING DRAINAGE PATTERNS.

PAVEMENT INFORMATION:

ALL PAVEMENTS BELOW ARE REINFORCED

PAVEMENT TYPE	THICKNESS (INCHES)	28-DAY (PSI)	MIN. CEMENT (SACKS/CY)	MACHINE	HAND
FIRE LANE	6"	3,600	6.0	6.5	
DRIVEWAYS	6"	3,600	6.0	6.5	
BARRIER FREE RAMPS	6"	3,600	6.0	6.5	
DUMPSTER PADS	7"	3,600	6.0	6.5	
SIDEWALKS	4"	3,000	N/A	5.5	
PARKING LOT/ DRIVE AISLES	5"	3,000	5.0	5.5	

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____.

WITNESS OUR HANDS, this ____ day of _____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

0	06/12/2025	RDE	FAP	RDE	ISSUED FOR REVIEW
1	07/01/2025	RDE	FAP	RDE	REVISE PER CITY COMMENTS
2	06/29/2026	RDE	FAP	RDE	REVISE FOR FIELD ARRANGEMENT AND SUBSURFACE DETENTION
REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE

REC
RayburnElectric
COOPERATIVE

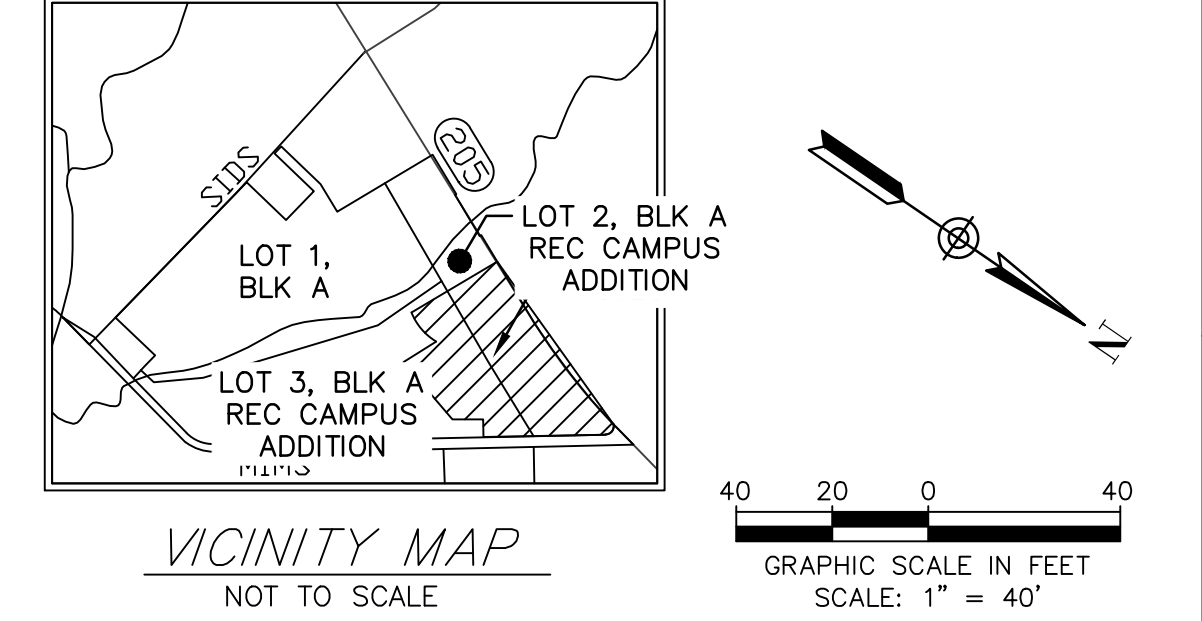
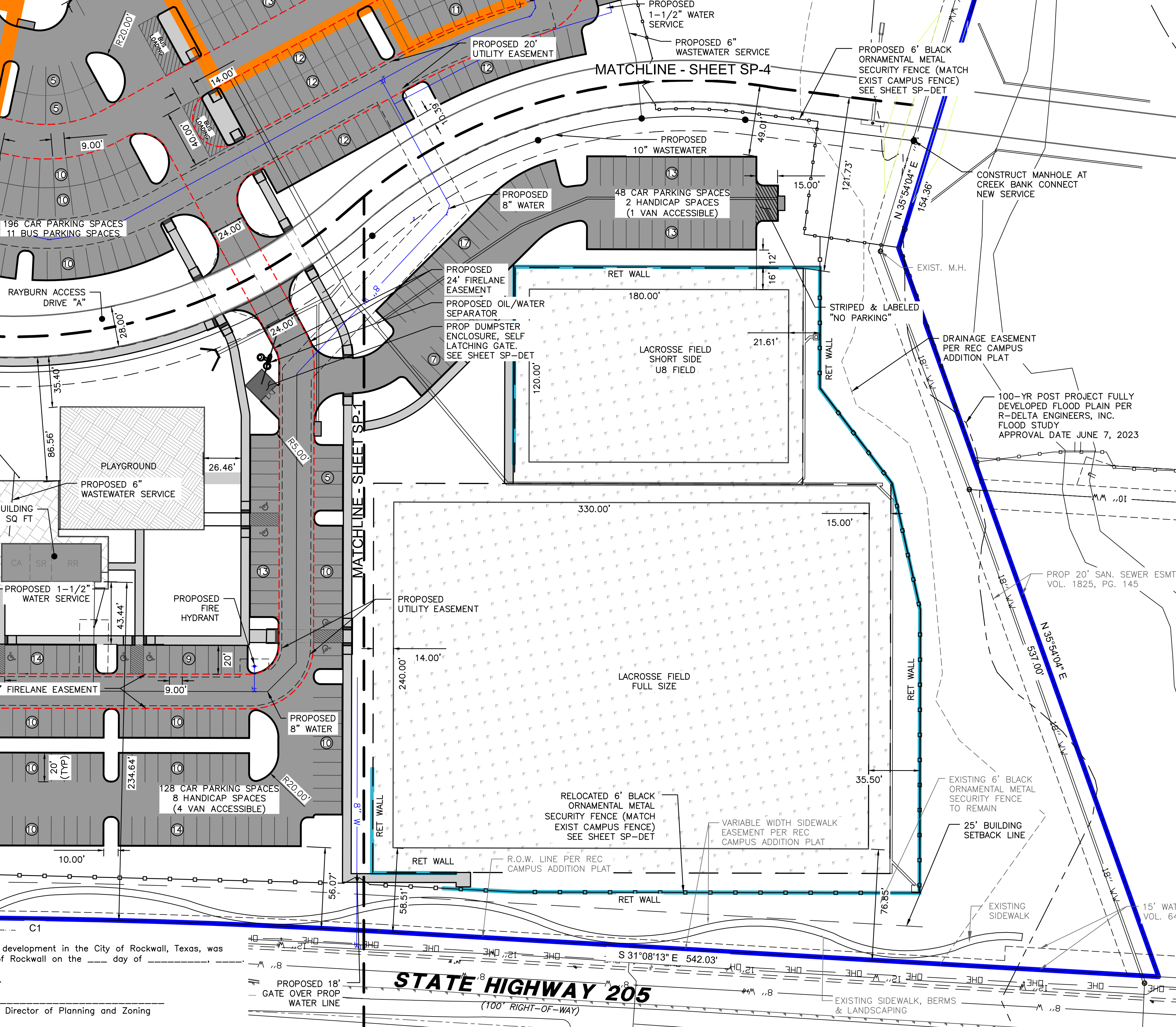
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ENGINEERS

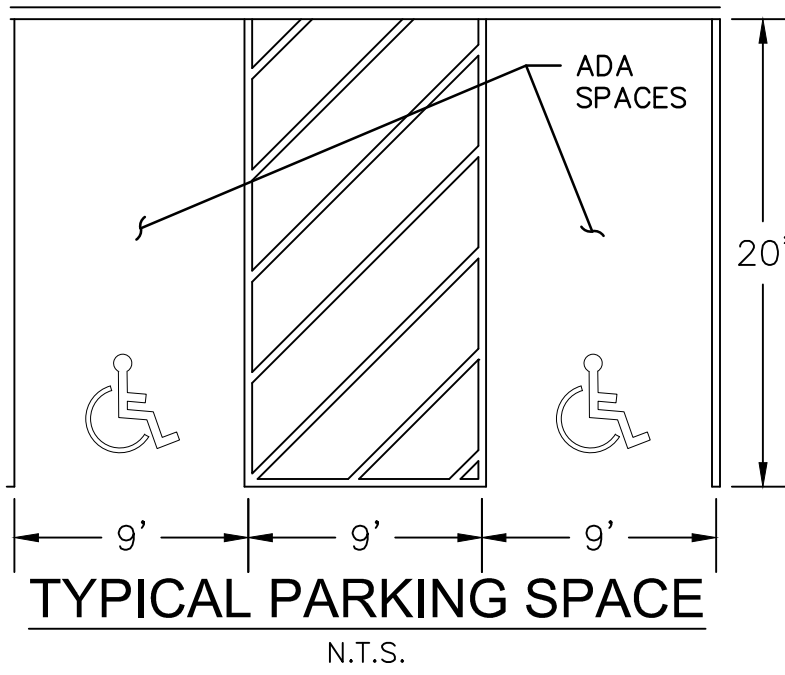
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LAST UPDATE BY			
DRAWN:	JMJ	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	SP-3
APPROVED:		ISSUE:	1
FILENAME:			

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
S.H. 205
ROCKWALL, TX 75032
CASE # SP2025-023
CITY SITE PLAN SUBMITTAL



CURVE TABLE					
Curve No.	Delta	Radius	Length	Chord Bearing	Chord
C1	09°38'04"	5,789.71'	973.56'	S 35°57'15"E	972.41'



ARCHITECT

MCCARTHY ARCHITECTURE
1000 N. FIRST ST.
GARLAND, TX 75040

LANDSCAPE ARCHITECT

DUNKIN SIMS STOFFELS, INC.
4305 PECAN GROVE LANE
ROWLETT, TX 75088

OWNER/ APPLICANT

RAYBURN ELECTRIC COOPERATIVE
960 SIDS ROAD
ROCKWALL, TX 75087
469-402-2100

CIVIL ENGINEER

R - DELTA ENGINEERS, INC.
618 MAIN STREET
GARLAND, TEXAS 75040
TBPE No. F-1515

LEGEND

- MB MAINTENANCE BUILDING
- CA CONCESSION AREA
- SR STORAGE ROOM
- RR RESTROOMS
- EM EX. ELECTRIC METER
- ICV EX. IRRIGATION CONTROL VALVE
- B EX. BOLLARD
- WM EX. WATER METER
- SSMH EX. SANITARY SEWER MANHOLE
- EB EX. ELECTRIC BOX
- FH EX. FIRE HYDRANT
- X" W EX. WATER MAIN PIPE
- X" WW EX. WASTE WATER MAIN PIPE
- XX" RCP EXISTING CONCRETE PIPE & SIZE
- EXISTING WROUGHT IRON FENCE
- EXISTING CHAIN LINK FENCE
- OPP EXISTING POWER POLE
- OHE EXISTING OVERHEAD ELECTRIC
- EXISTING GUY WIRE
- EDGE OF ASPHALT
- PROPOSED ORNAMENTAL FENCE
- EXTENT OF UNDERGROUND DETENTION VAULT
- BFR - CONSTRUCT BARRIER FREE RAMP WITH TRUNCATED DOMED PANELS PER CITY DETAILS.
- ACCESSIBLE AISLE STRIPING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- SYNTHETIC TURF FIELD

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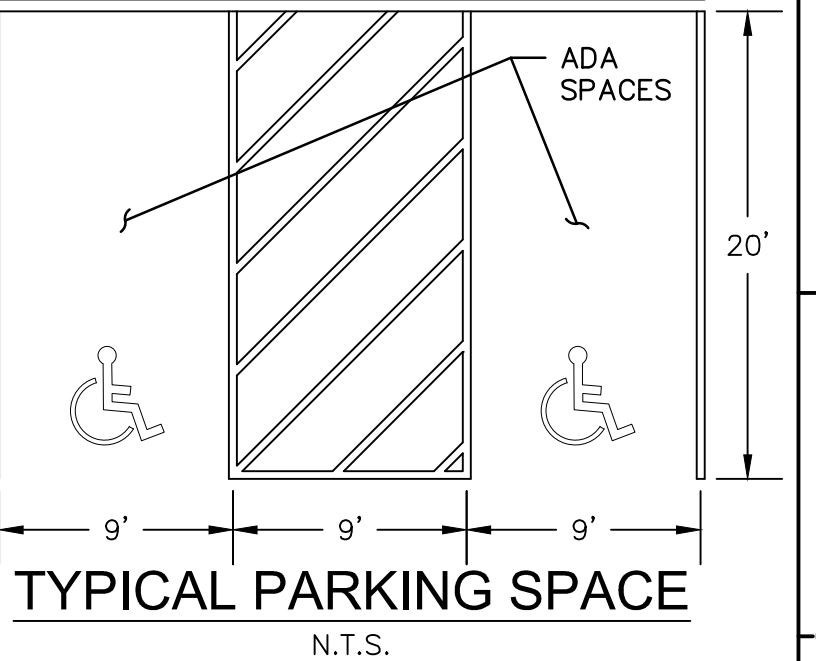
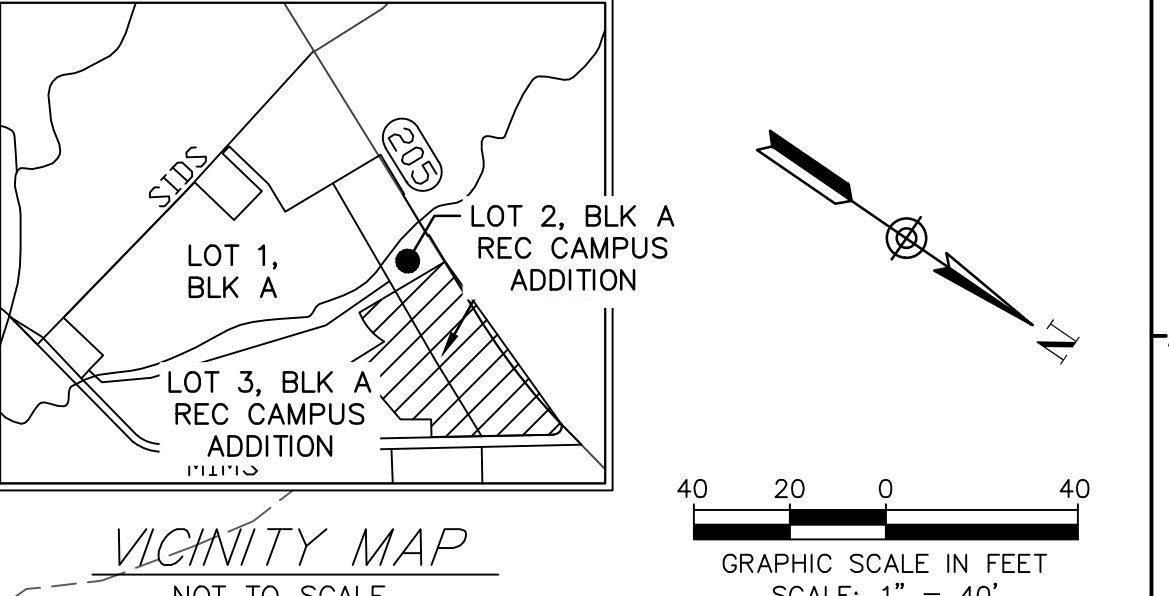
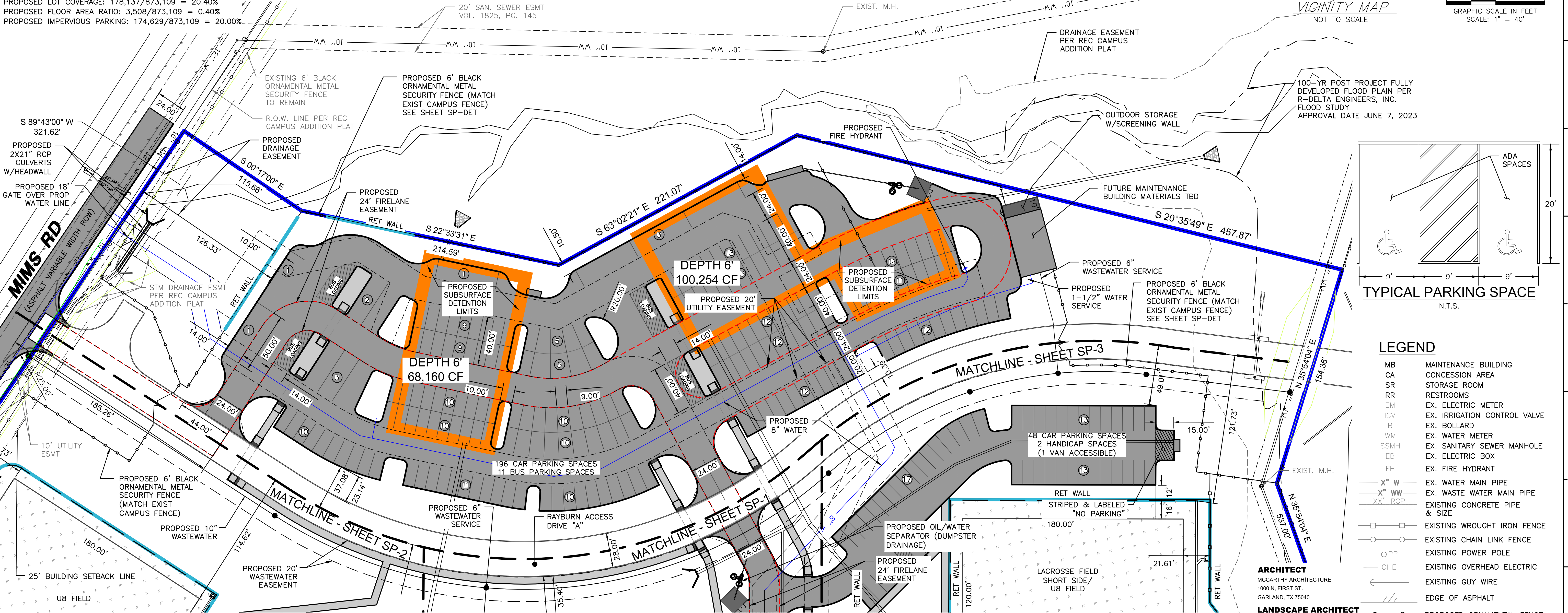
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20' SAN. SEWER ESMT
VOL. 1825, PG. 145



LEGEND

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- CA CONCESSION AREA
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I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of ____.

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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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618 Main Street
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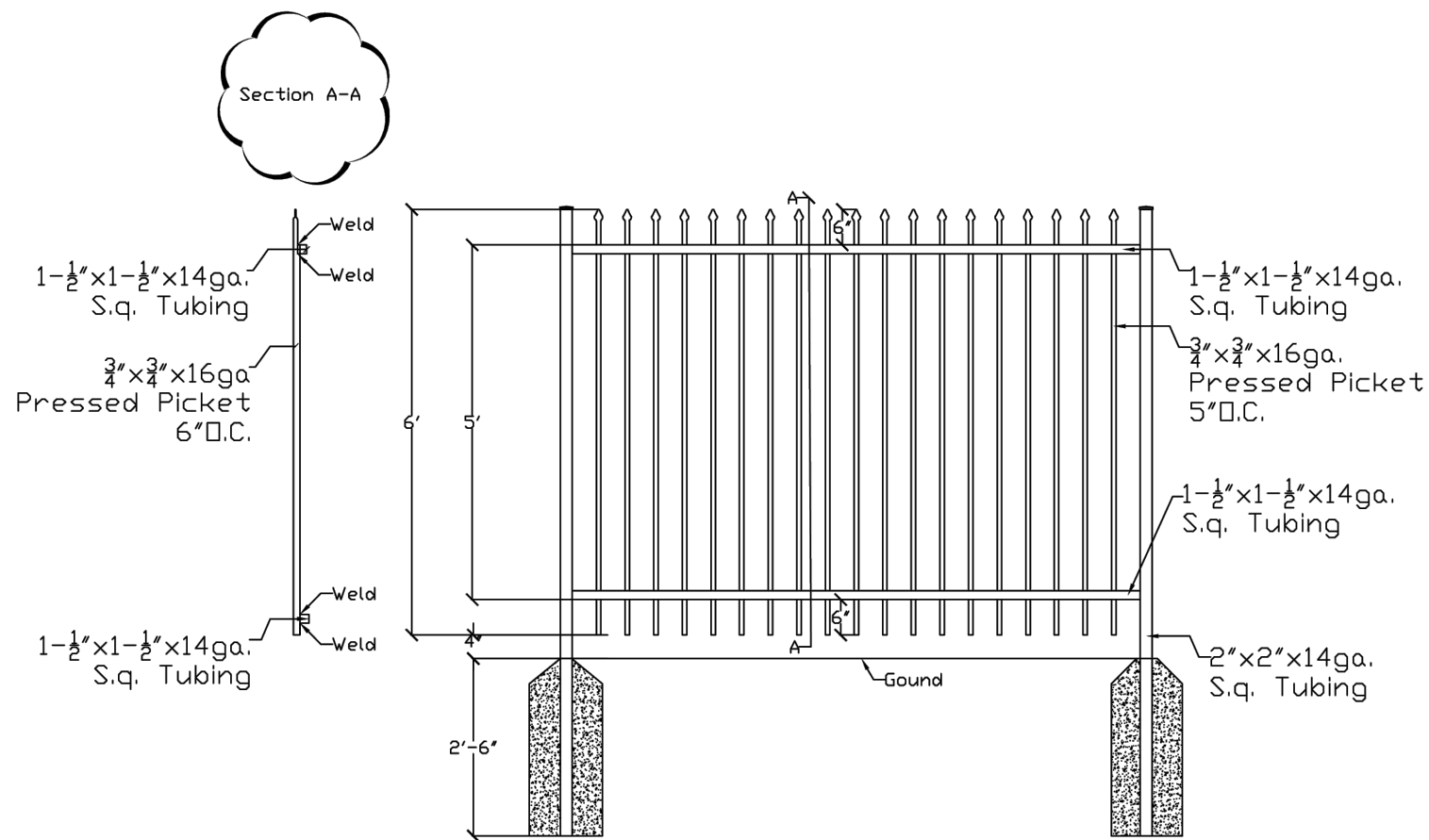
DESIGN BY JMJ
CODE
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SCALE: AS NOTED

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FILENAME:

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REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
S.H. 205
ROCKWALL, TX 75032
CASE # SP2025-023
CITY SITE PLAN SUBMITTAL

11/26/2024
J.R. Hernandez



REVISIONS				
ZONE	REV	DESCRIPTION	DATE	APPROVED

Typical Fence Panel			
SIZE	FSCM NO.	DWG NO.	REV
SCALE		SHEET	

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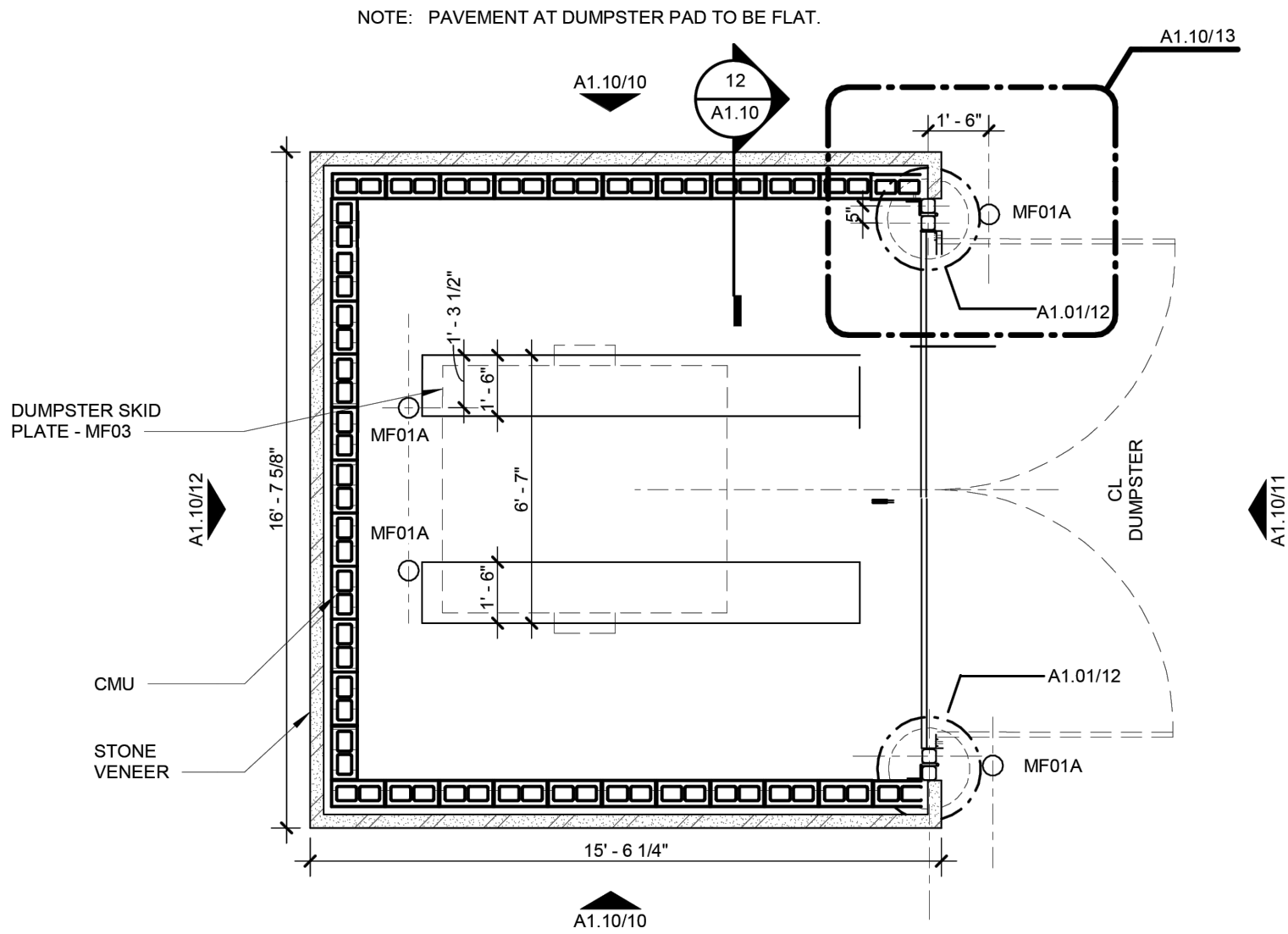
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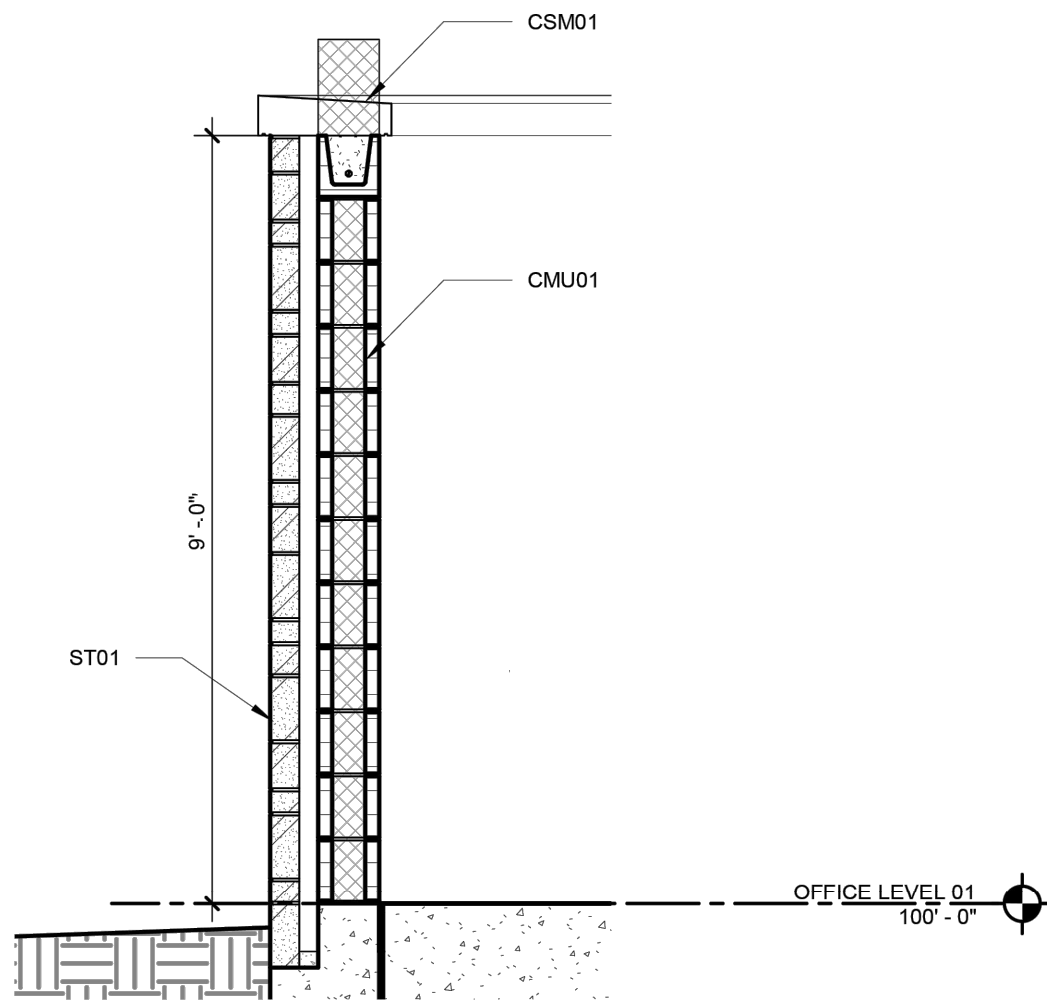
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REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
S.H. 205
ROCKWALL, TX 75032
CASE # SP2025-023
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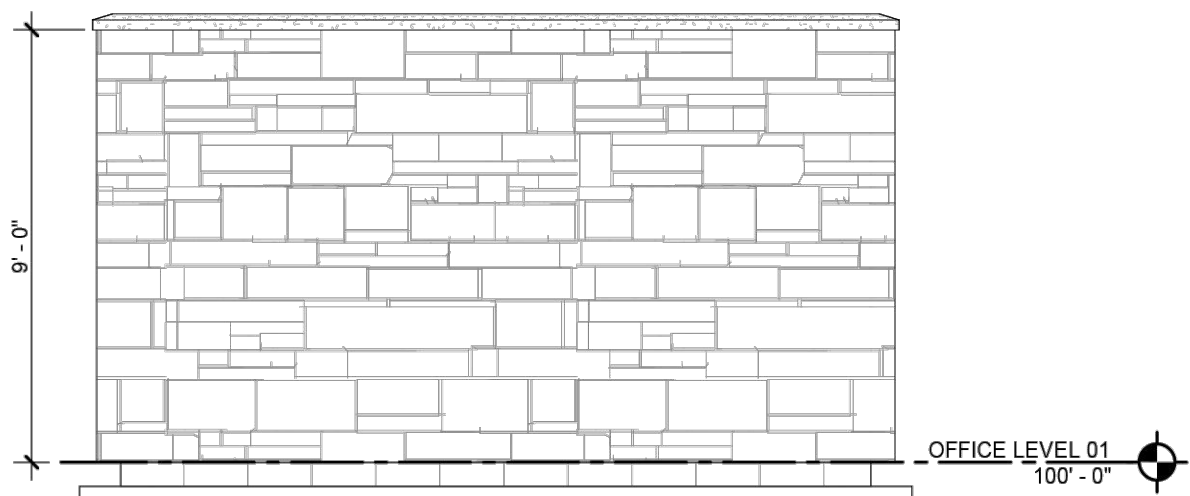


DUMPSTER ENCLOSURE
N.T.S.

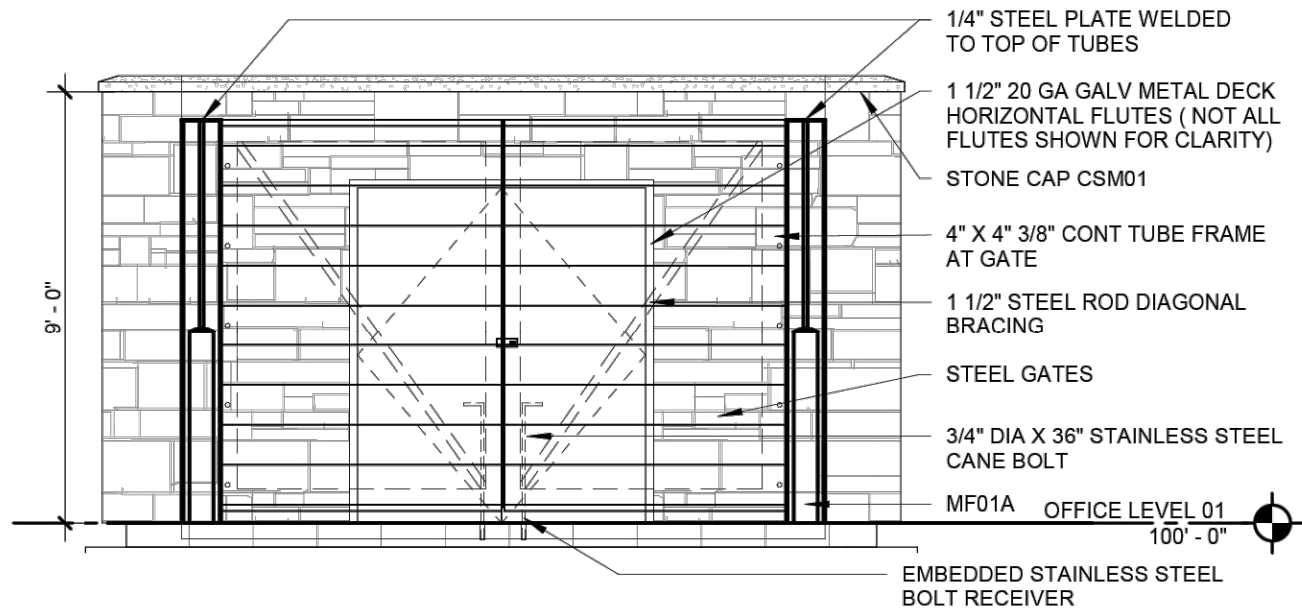
ENCLOSURE GATE HARDWARE	
CASTERS:	CASTER CITY MODEL 50
CANE BOLT:	3/4" DIA X 36" STAINLESS STEEL CANE BOLT HARDWARE SOURCE
HINGES:	4" X 72 STAINLESS STEEL HINGE, HEAVY DUTY MONROE HINGE AND STAMPING # CS 1254 0072



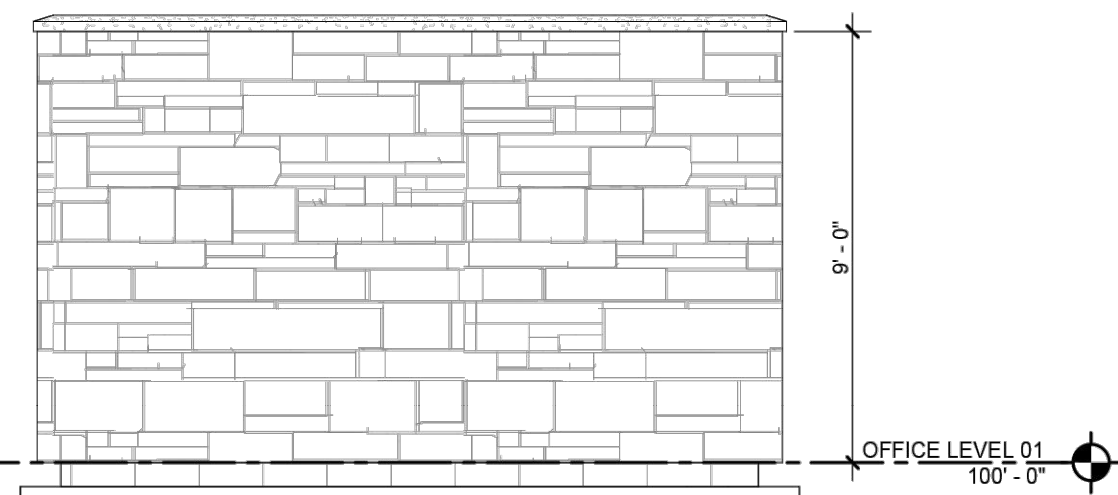
DUMPSTER ENCLOSURE SECTION
N.T.S.



REAR ELEVATION
N.T.S.

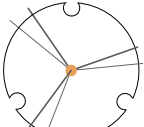
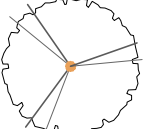
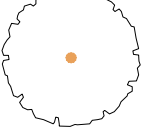
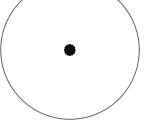
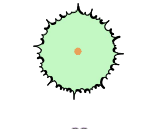
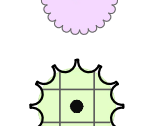


FRONT ELEVATION
N.T.S.



SIDE ELEVATION
N.T.S.

Plant Schedule

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	UC	26	Ulmus crassifolia	Cedar Elm	65 gal.	4" Caliper, Min 12' Height, 7' Spread
	UP	4	Ulmus parvifolia	Lacebark Elm	65 gal.	4" Caliper, Min 12' Height, 7' Spread
	QM	5	Quercus macrocarpa	Bur Oak	65 gal.	4" Caliper, Min 12' Height, 7' Spread
	QV	25	Quercus virginiana	Live Oak	65 gal.	4" Caliper, Min 12' Height, 7' Spread
	CC	3	Cercis canadensis	Red Bud	45 gal.	3" Caliper, Min 6' Height, 4' Spread
	SA	8	Sophora affinis	Eve's Necklace	45 gal.	3" Caliper, Min 6' Height, 4' Spread
	ID	6	Ilex decidua	Possumhaw Holly	45 gal.	3" Caliper, Min 6' Height, 4' Spread

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	IC	172	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	10 gal.	Cont.	4' O.C., Min. 3' Height

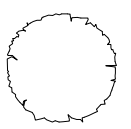
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
		243,343 s.f.	Tif Turf Bermuda	Tif Turf Bermuda Grass	Solid Sod
		269,373 s.f.		Synthetic Turf	Synthetic Turf
		7,746 s.f.	Common Bermuda	Common Bermuda Grass	Hydromulch
		Shd mul 3,006 s.f.		Shredded Hardwood Mulch	--

LEGEND

10

3

PLANT SYMBOL,
REF. PLANT SCHEDULE
PLANT QUANTITY



EXISTING TREES TO REMAIN



METAL EDGING @ PLANTING
BED BORDER WITH TURF,
QUANTITY- 1,444 L.F.

APPROVED:
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WITNESS OUR HANDS, this ____ day of _____, ____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

LANDSCAPE REQUIREMENTS

Landscape Buffer Components Street Frontage- Mims Road
Total (10' Wide) Required Landscape Buffer Area - 7,786 SF
Total (10' Wide) Provided Landscape Buffer Area - 7,786 SF

3,006 SF OF LANDSCAPE BED
4,780 SF OF TURF PROVIDED

Landscape Buffer Trees Street Frontage- SH 205-
See Plans

Landscape Buffer Trees Street Frontage- Mims Road

Street Frontage Length - 825 LF
1 Canopy Tree per 50 LF of Street Frontage (Min.4" Cal.)
1 Accent Tree per 50 LF of Street Frontage (4' Ht. Min.)

17 CANOPY / 17 ACCENT TREES REQUIRED

17 CANOPY / 17 ACCENT TREES PROVIDED

Landscape Parking Trees
1 Canopy Tree/ 10 parking spaces (Min.4" Cal.)
1 Tree within 80' of each parking space (Min.4" Cal.)

43 CANOPY TREES REQUIRED

43 CANOPY TREES PROVIDED

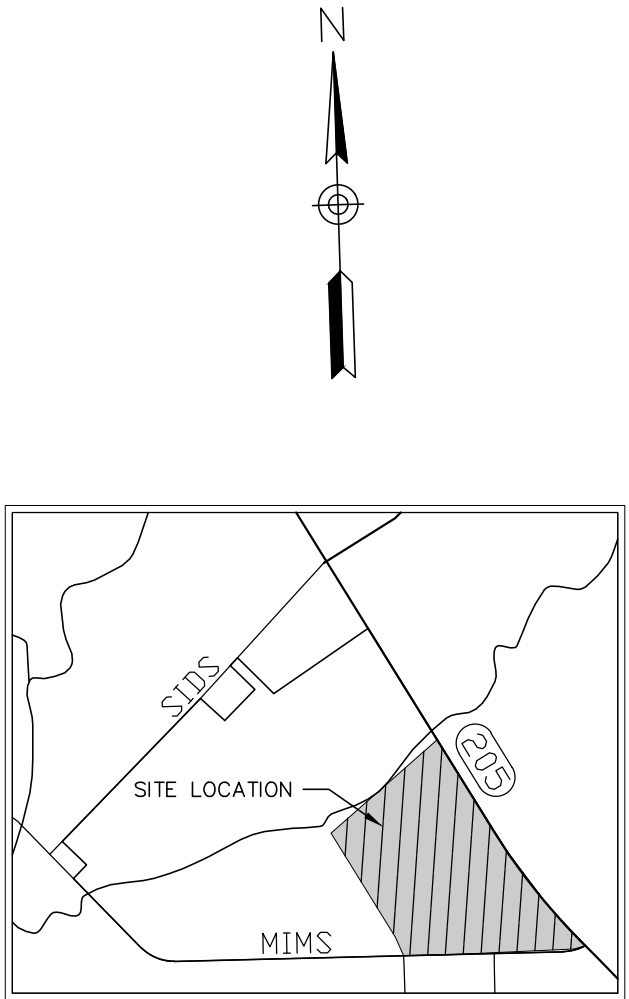
IRRIGATION:
An automatic irrigation system will be installed by the Owner, to water the required landscape improvements. Irrigation plans to be provided.

NOTE:
Landscape Plans shall meet requirements in the Unified Development Code-Article 8 with exceptions granted to Owner if approved.

Trees that are existing within the landscape buffer or limbs that enter into the landscape buffer shall be pruned by a certified arborist. It shall be pruned to allow for sunlight to filter through existing tree to facilitate success of newly planted trees.

NOTES

1. "The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping. All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding, and such activities common to the maintenance of landscaping"
2. "Landscape areas shall be kept free of trash, litter, weeds and other such material or plants not a part of the landscaping"
3. "No substitutions for plant materials without approval by the Director"
4. "The right-of-way adjacent to required landscape areas shall be maintained by the property owner in the same manner as the required landscape area. All driveways shall maintain site visibility. All plantings intended for erosion control will be maintained. The City may require revegetation to prevent erosion or slippage"
5. "All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant materials which die shall be replaced with plant material of similar variety and size"
6. "When overhead or underground utilities are present, landscape plan alterations may be considered by the Director"
7. "All required landscape areas shall be provided with an automatic underground irrigation system with rain and freeze sensors and/or evapotranspiration (ET) weather-based controllers and said irrigation system shall be designed by a qualified professional and installed by a licensed irrigator"
8. "All trees are to be equipped with a bubbler irrigation system"
9. "Required landscaped open areas and disturbed soil areas shall be completely covered with living plant material"
10. "All streetscape furniture (benches, lampposts, trash receptacles, patio furniture, bike racks, etc.) shall be a chip and flake resistant metal, decorative, and generally black "storm cloud" or comparable in color"
11. "Excessive pruning of plant materials is prohibited. (e.g. topping crape myrtles, pruning "up" creating a carrot top")
12. "All transformers and mechanical equipment to be screened with evergreen shrubs, to be 2' tall at time of planting."
13. No Tree Planting within 5 feet of water, sewer and storm sewer lines.



CASE NO. SP2025-023

**REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032**

LANDSCAPE PLAN

0	07/17/2026	BS	BS	BS	ISSUED FOR REVIEW
1	07/13/2026	BS	BS	BS	ISSUED FOR REVISION TO TURF AREAS
REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE



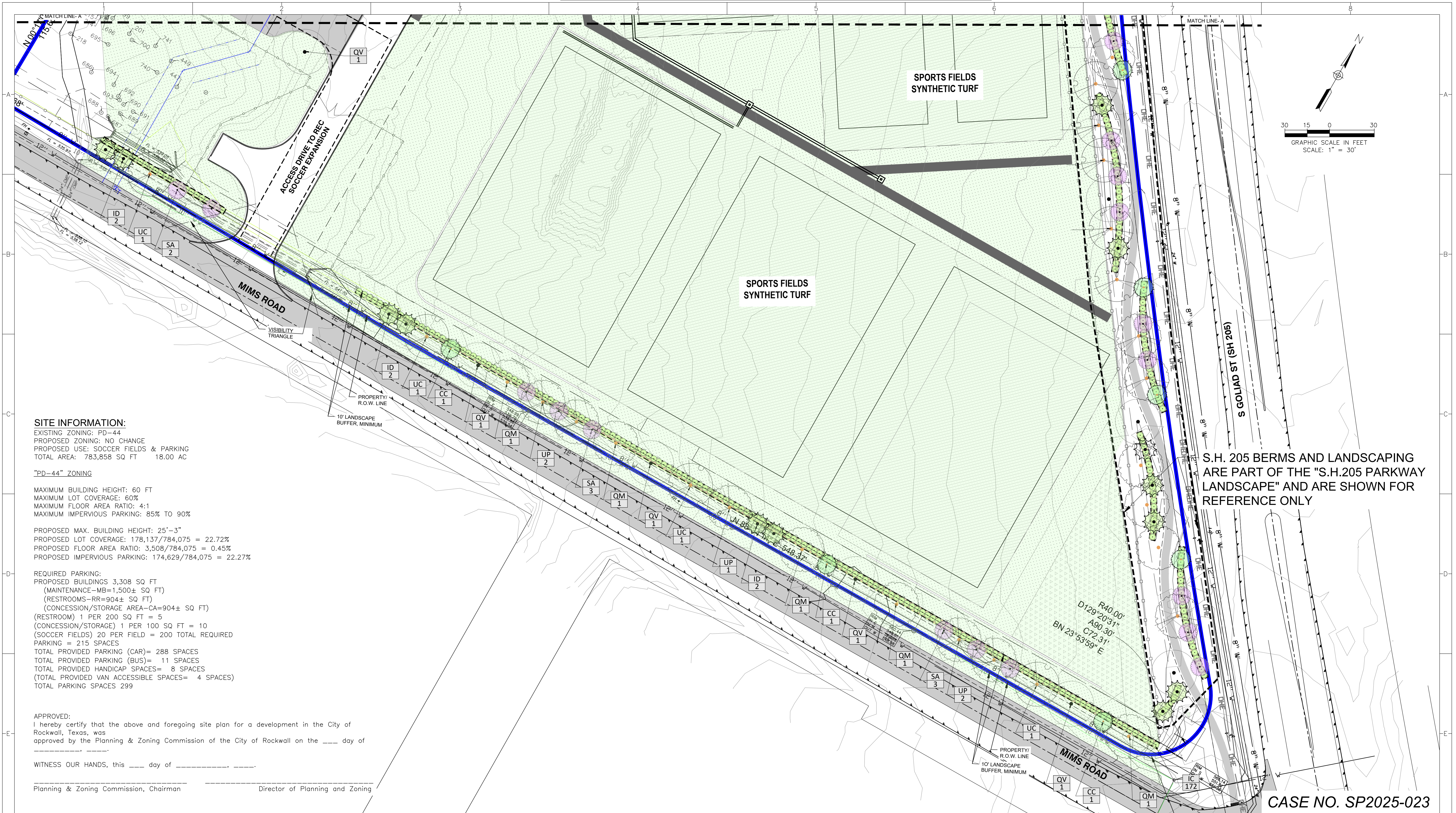
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TBPE No. F-1515





THIS DRAWING IS RELEASED FOR BIDDING, CONSTRUCTION AND PERMITTING UNDER THE AUTHORITY OF ROBERT P. STOFFELS, LA #1025 ON JUNE 29, 2025.

JOB NO. 3036--21	DESIGN BY BS	
CREATED	CODE	
PLOTTED 7/17/2026	CHECKED BY BS	
LAST UPDATE BY		
DRAWN: MW	SCALE: AS NOTED	
CHECKED:	DRAWING NO.: LP-1	ISSUE: 0
APPROVED:		
FILENAME:		



SITE INFORMATION:

EXISTING ZONING: PD-44
PROPOSED ZONING: NO CHANGE
PROPOSED USE: SOCCER FIELDS & PARKING
TOTAL AREA: 783,858 SQ FT 18.00 AC

"PD-44" ZONING

MAXIMUM BUILDING HEIGHT: 60 FT
MAXIMUM LOT COVERAGE: 60%
MAXIMUM FLOOR AREA RATIO: 4:1
MAXIMUM IMPERVIOUS PARKING: 85% TO 90%

PROPOSED MAX. BUILDING HEIGHT: 25'-3"
PROPOSED LOT COVERAGE: 178,137/784,075 = 22.72%
PROPOSED FLOOR AREA RATIO: 3,508/784,075 = 0.45%
PROPOSED IMPERVIOUS PARKING: 174,629/784,075 = 22.27%

REQUIRED PARKING:
PROPOSED BUILDINGS 3,308 SQ FT
(MAINTENANCE-MB=1,500± SQ FT)
(RESTROOMS-RR=904± SQ FT)
(CONCESSION/STORAGE AREA-CA=904± SQ FT)
(RESTROOM) 1 PER 200 SQ FT = 5
(CONCESSION/STORAGE) 1 PER 100 SQ FT = 10
(SOCCER FIELDS) 20 PER FIELD = 200 TOTAL REQUIRED PARKING = 215 SPACES
TOTAL PROVIDED PARKING (CAR)= 288 SPACES
TOTAL PROVIDED PARKING (BUS)= 11 SPACES
TOTAL PROVIDED HANDICAP SPACES= 8 SPACES
(TOTAL PROVIDED VAN ACCESSIBLE SPACES= 4 SPACES)
TOTAL PARKING SPACES 299

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____.

WITNESS OUR HANDS, this ____ day of _____, ____.

Planning & Zoning Commission, Chairman Director of Planning and Zoning

0	07/17/2026	BS	BS	BS	ISSUED FOR REVIEW
1	07/13/2026	BS	BS	BS	ISSUED FOR REVISION TO TURF AREAS
REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE

618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

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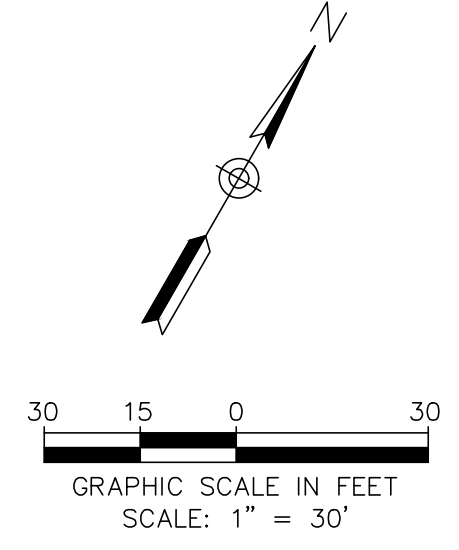
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JOB NO.	3036-21	DESIGN BY	BS
CREATED		CODE	
PLOTTED	7/17/2026	CHECKED BY	BS
LAST UPDATE BY			
DRAWN:	MW	SCALE:	AS NOTED
CHECKED:	DRAWING NO.:		ISSUE:
APPROVED:	LP-2		0
FILENAME:			

CASE NO. SP2025-023

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

LANDSCAPE PLAN



NOTE:
REFERENCE SHEET LP-2
FOR SITE DATA LISTING

*REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

LANDSCAPE PLAN*

Director of Planning and Zoning

**PROPOSED 6' BLACK
ORNAMENTAL FENCE
ON RETAINING WALL**

RETAINING WALL

**LACROSSE FIELD
SHORT SIDE/
U8 FIELD
SYNTHETIC TURF**

**LACROSSE FIELD
FULL SIZE
SYNTHETIC TURF**

S GOLIAD ST (SH 205) S GOLIAD ST (SH 205)

COINTEGRATING DIVISION

CASE NO. SP2025-023

*REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

LANDSCAPE PLAN*

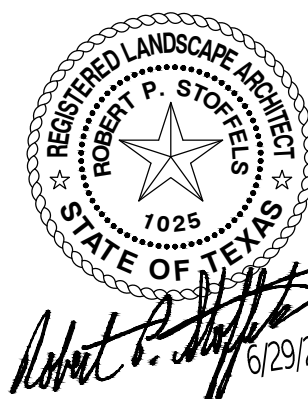
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Rayburn Electric
COOPERATIVE



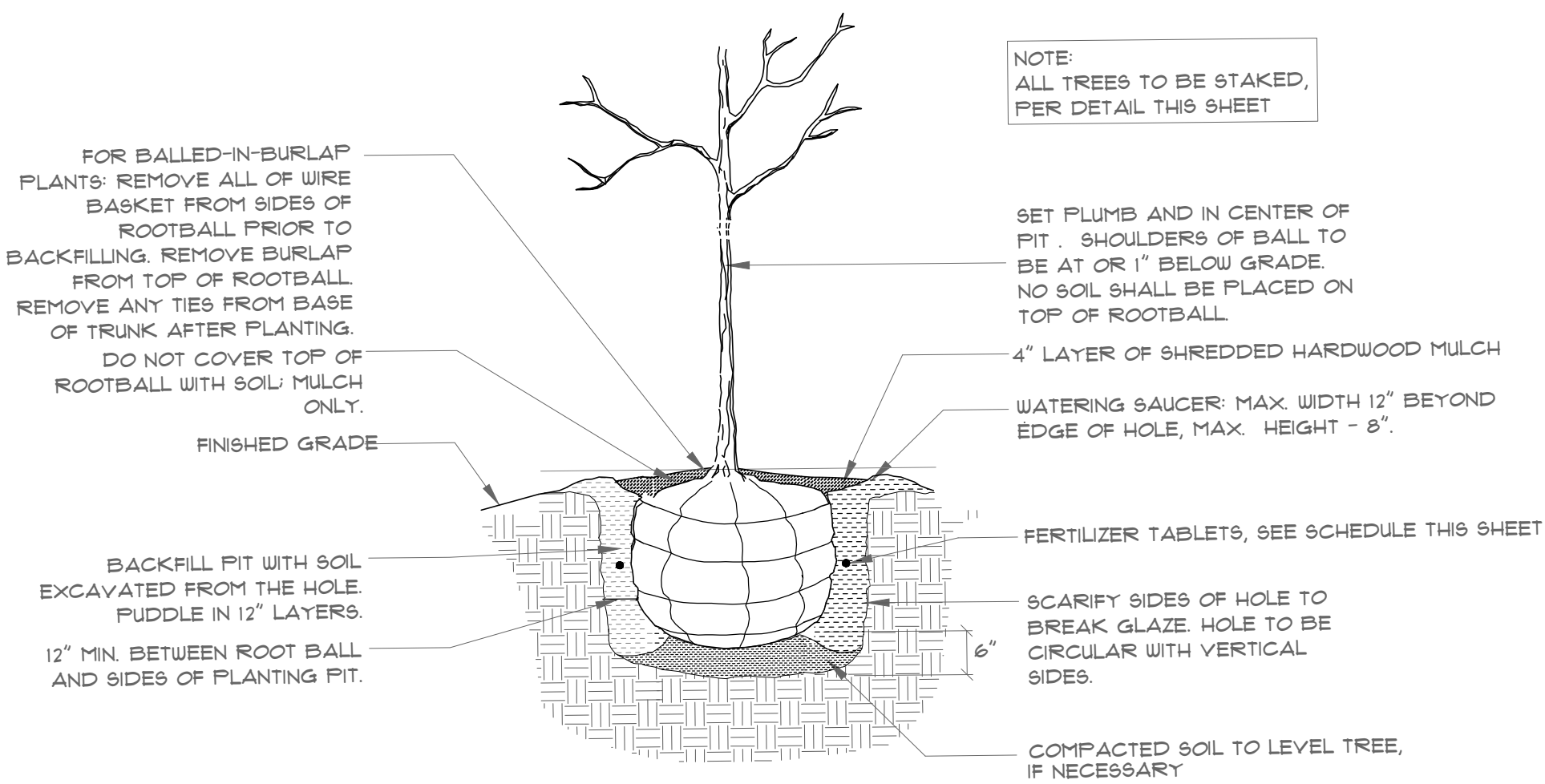
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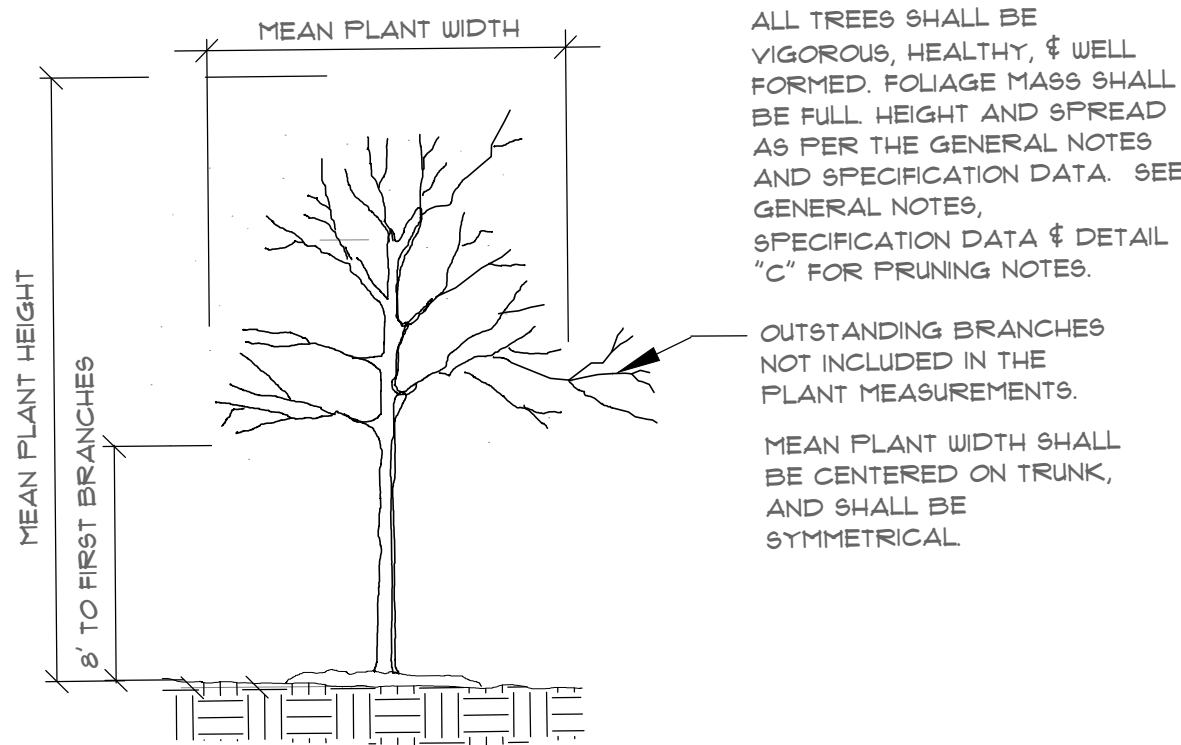
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ROBERT P. STOFFELS, LA #1025 ON JUNE 29, 2025.

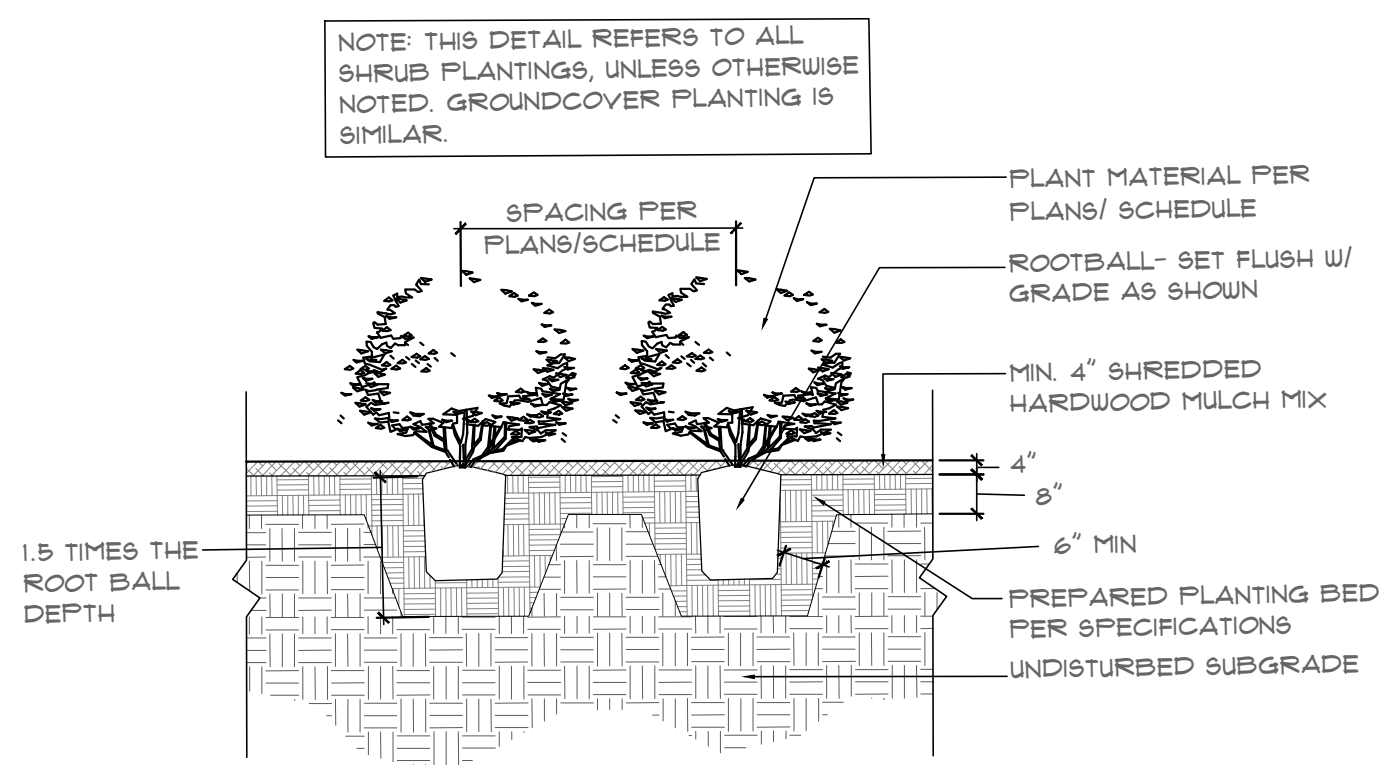
JOB NO.	3036-21	DESIGN BY	BS
CREATED		CODE	
PLOTTED	7/17/2026	CHECKED BY	BS
LAST UPDATE BY			
DRAWN: MW		SCALE: AS NOTED	
CHECKED:	DRAWING NO.:		ISSUE:
APPROVED:	LP-4		0
FILENAME:			



A SECTION: TREE PLANTING - B&B, BOX, CONT.
NTS



D SECTION: TREE INFORMATION
NTS



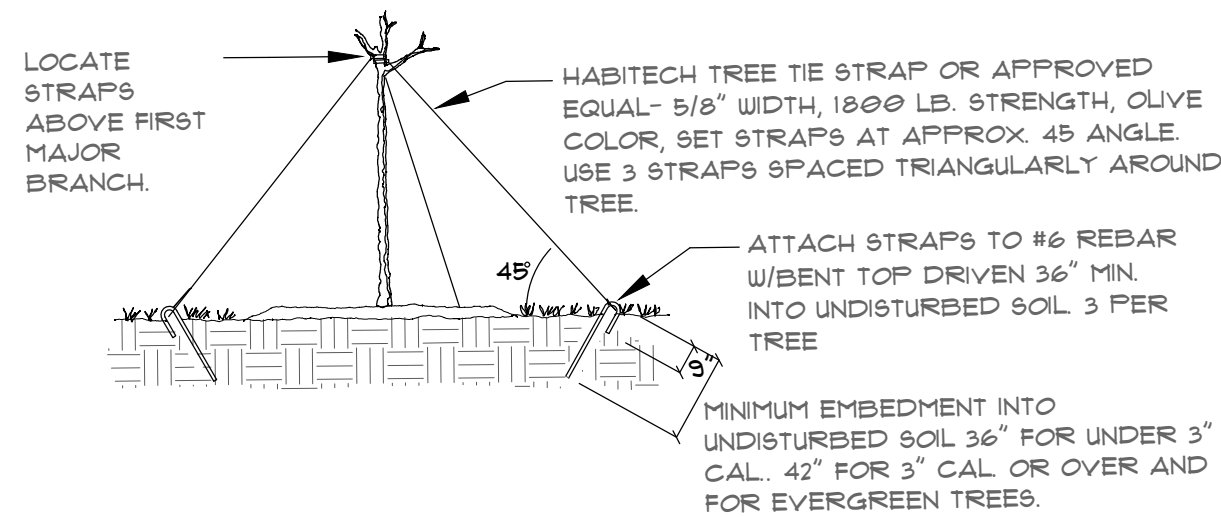
F DETAIL: LANDSCAPE BED W/ MULCH
NOT TO SCALE

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, ____.

WITNESS OUR HANDS, this ____ day of _____, ____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



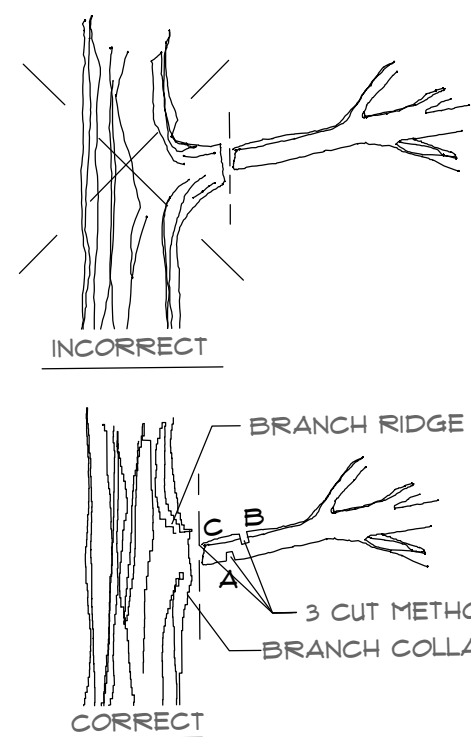
RE: GENERAL NOTES AND SPECIFICATION DATA FOR PLANTING NOTES.

B SECTION: TREE GUYING
NTS

FERTILIZER SCHEDULE: PLANTING

TREES	SHRUBS AND PERENNIALS:
5-GALLON TREES 2 AGRIFORM* 21 GRAM TABLETS	1-GALLON AND SMALLER 1 AGRIFORM* 21 GRAM TABLET
15-GALLON TREES 3 AGRIFORM* 21 GRAM TABLETS	3 TO 5-GALLON AND B&B MATERIAL WITH SPREADS TO THREE (3) FT. 2 AGRIFORM* 21 GRAM TABLETS
30-GALLON AND ALL B&B MATERIAL 1 AGRIFORM* 21 GRAM TABLET PER CALIPER EACH ONE-HALF (1/2) INCH OF CALIPER	15-GALLON AND B&B MATERIAL WITH SPREADS GREATER THAN THREE (3) FT. 3 AGRIFORM* 21 GRAM TABLETS
SPACE TABLETS EVENLY AROUND ROOT BALL. APPROX. 8\"/>	PLACE TABLETS AT A DEPTH APPROX. 1/3 BALL DEPTH AND NEXT TO BALL.
* OR APPROVED EQUAL	* OR APPROVED EQUAL

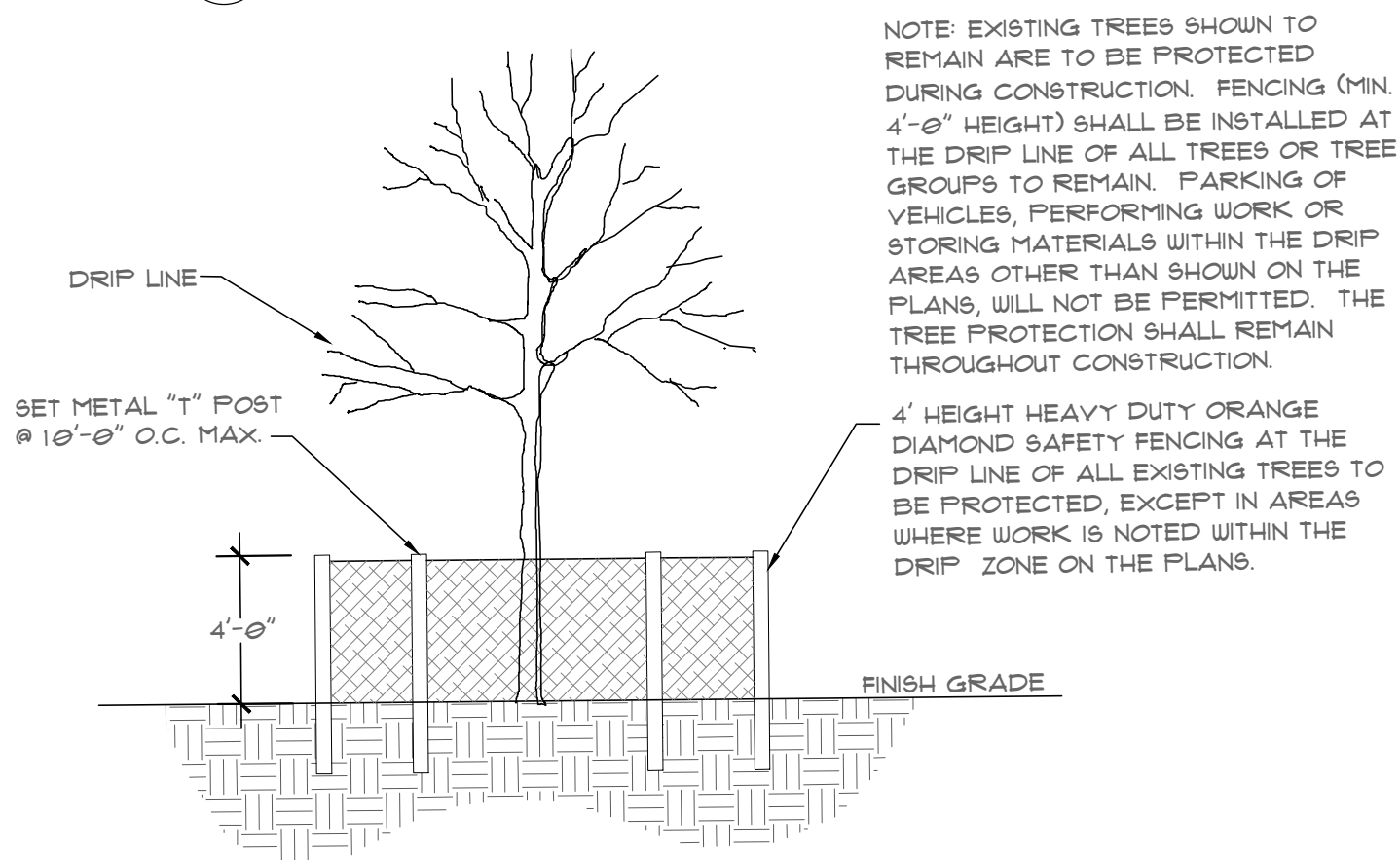
E CHART: FERTILIZER SCHEDULE
NTS



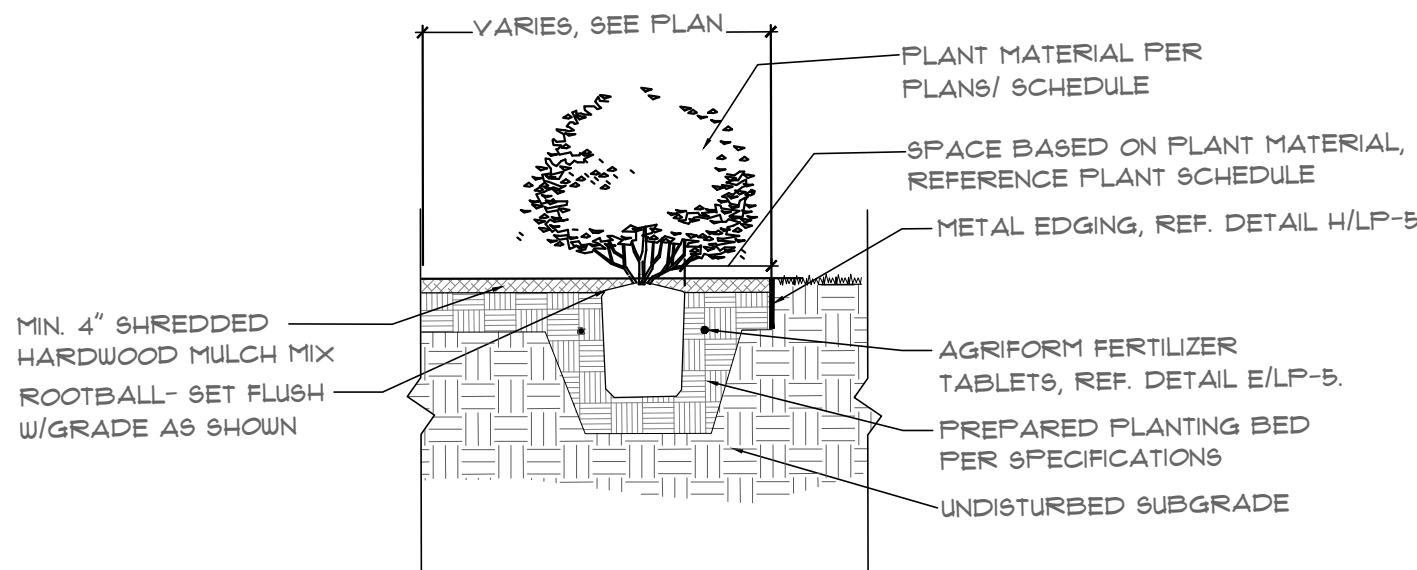
PRUNING NOTES:

1. REMOVE ALL BROKEN, DISEASED, OR WEAK BRANCHES.
2. MAKE ALL CUTS AS CLOSE TO THE BRANCH AS POSSIBLE-LEAVE THE BRANCH COLLAR.
3. DO NOT CUT A LEADER.
4. PRUNE SO AS TO RETAIN THE NATURAL FORM OF THE TREE.
5. REMOVE APPROXIMATELY 1/3 OF INTERIOR BRANCHING.
6. DO NOT TIP PRUNE.
7. CONTACT LANDSCAPE ARCHITECT PRIOR TO PRUNING FOR FURTHER INSTRUCTIONS.
8. CUTS OVER 1/2\"/>
9. REMOVE LARGE LIMBS BY PERFORMING THE 3-CUT METHOD.

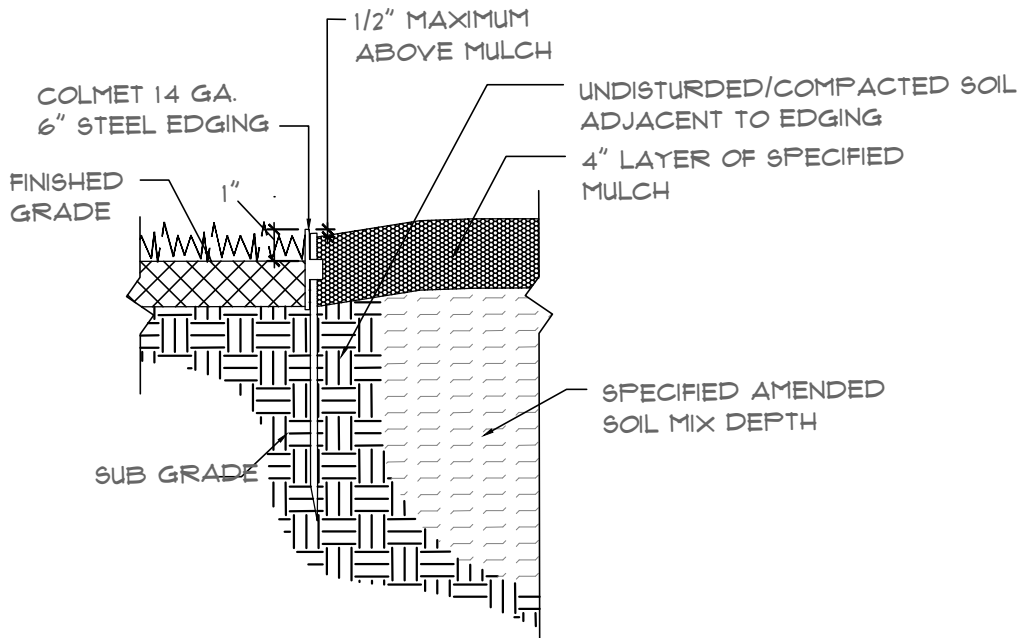
C SECTION: TREE PRUNING
NTS



C SECTION: TREE PROTECTION
NTS



G SECTION: LANDSCAPE BED W/ MULCH AND METAL EDGING
NOT TO SCALE



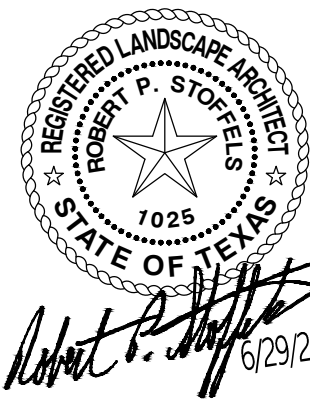
H SECTION: METAL EDGING
NOT TO SCALE

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REC
RayburnElectric
COOPERATIVE

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TBPE No. F-1515

rdelta
ENGINEERS



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APPROVED:		ISSUE:	0
FILENAME:			

CASE NO. SP2025-023
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SOCCER FIELDS & PARKING**
SH 205
ROCKWALL, TX 75032
LANDSCAPE DETAILS