



# 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 (\$500.00 + \$20.00 ACRE) <sup>1</sup>
- PRELIMINARY PLAT (\$500.00 + \$20.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$500.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$500.00 + \$20.00 ACRE) <sup>1&3</sup>
- AMENDING OR MINOR PLAT (\$500.00)
- PLAT REINSTATEMENT REQUEST (\$200.00)

#### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$1,000.00 + \$20.00 ACRE) <sup>1&2</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$500.00) <sup>2</sup>

#### OTHER APPLICATION FEES:

- TREE REMOVAL (\$200.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] (\$200.00) <sup>2</sup>
- VARIANCE REQUEST/SPECIAL EXCEPTIONS [COMMERCIAL] (\$1,000.00) <sup>2</sup>

#### ZONING APPLICATION FEES:

- ZONING CHANGE (\$1,000.00 + \$20.00 ACRE) <sup>1&3</sup>
- SPECIFIC USE PERMIT [RESIDENTIAL] (\$200.00 + \$20.00 ACRE) <sup>1,2&3</sup>
- SPECIFIC USE PERMIT [COMMERCIAL] (\$1,000.00 + \$20.00 ACRE) <sup>1,2&3</sup>
- PLANNED DEVELOPMENT DISTRICT (\$1,500.00 + \$20.00 ACRE) <sup>1&3</sup>
- PD DEVELOPMENT PLANS (\$1,500.00 + \$20.00 ACRE) <sup>1&3</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 **\$2,500.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

<sup>3</sup>: AN ADDITIONAL FEE OF **\$150.00** WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

### PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 4521 Hwy 276 Rockwall TX

SUBDIVISION \_\_\_\_\_

LOT \_\_\_\_\_

BLOCK \_\_\_\_\_

GENERAL LOCATION Hwy 276 4 mile from 205

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

CURRENT ZONING Light Industrial

CURRENT USE Nursery

PROPOSED ZONING \_\_\_\_\_

PROPOSED USE Nursery / Banquet Room

ACREAGE 10

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

### OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER Ron Hawkins

APPLICANT Samz

CONTACT PERSON \_\_\_\_\_

CONTACT PERSON \_\_\_\_\_

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 Ron Hawkins [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 \$ 1348.80 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 6/8/24 DAY OF June, 2024. 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 8 DAY OF June 2024

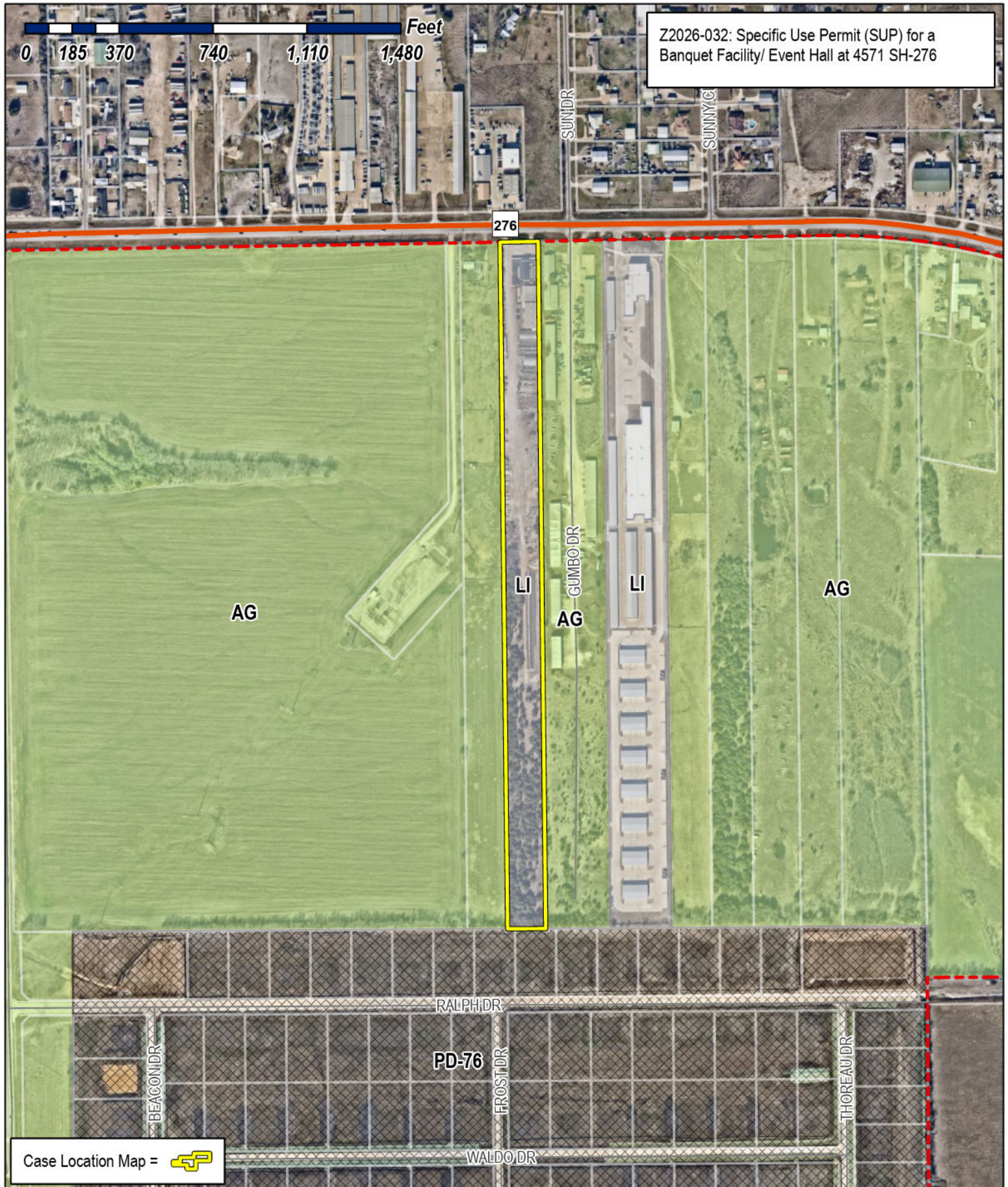
OWNER'S SIGNATURE \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS


Julie Thompson



MY COMMISSION EXPIRES 7/22/28



Z2026-032: Specific Use Permit (SUP) for a Banquet Facility/ Event Hall at 4571 SH-276

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.

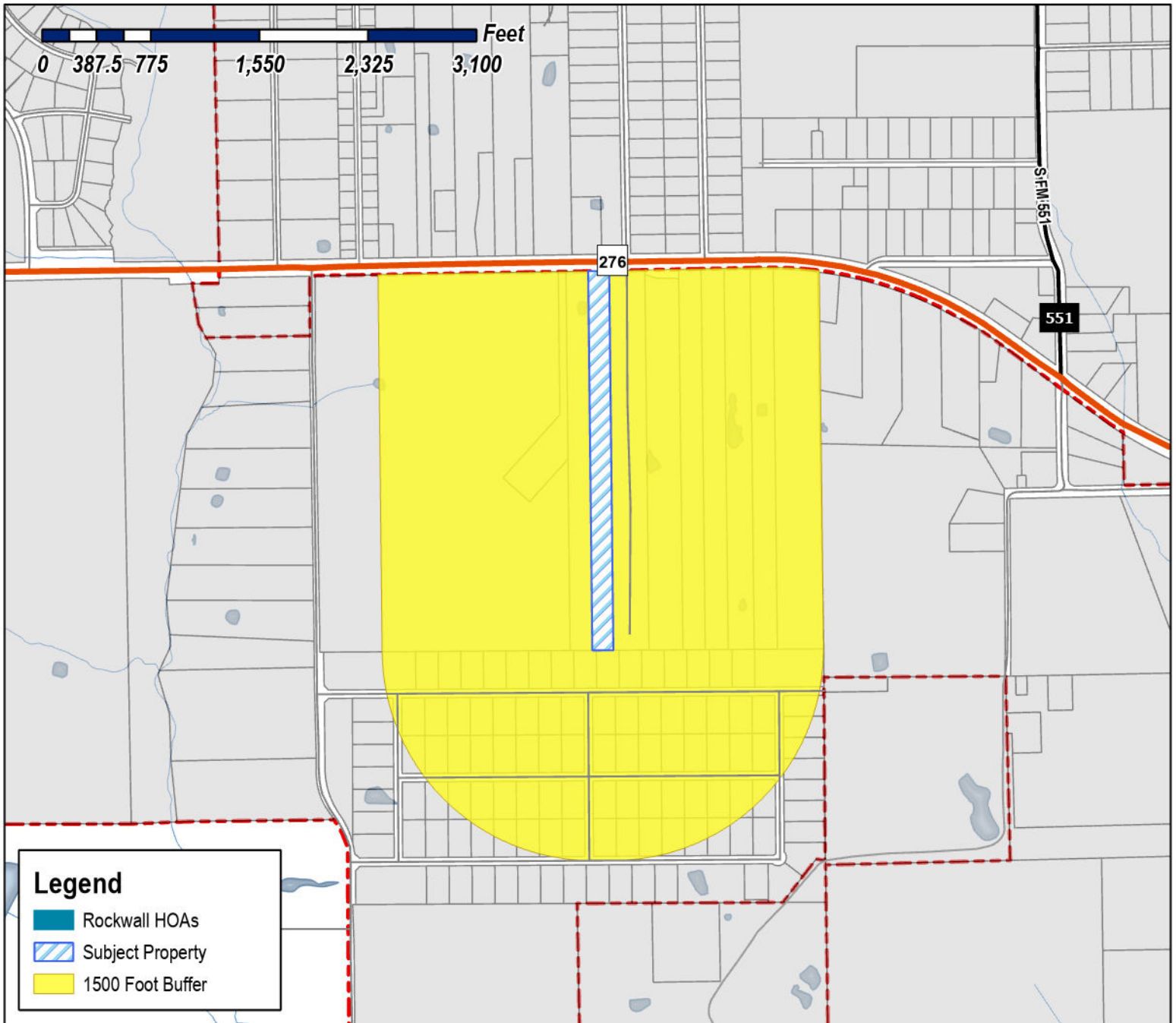




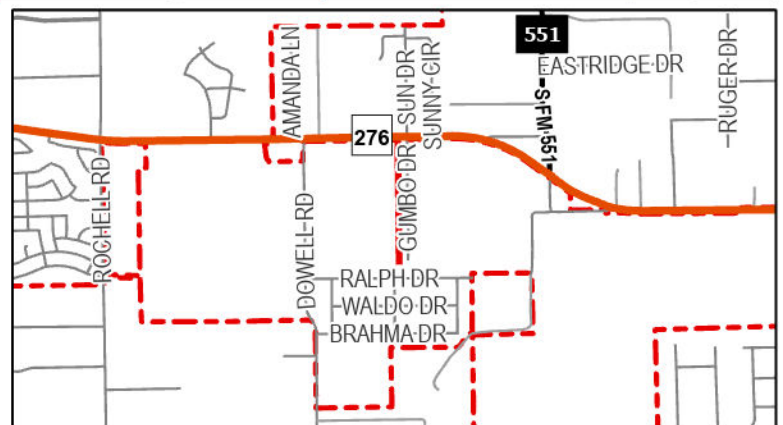
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**Case Number:** Z2026-032  
**Case Name:** SUP for Banquet Facility/Event Hall  
**Case Type:** Zoning  
**Zoning:** Light Industrial (LI) District  
**Case Address:** 4571 SH-276



**Date Saved:** 6/8/2026

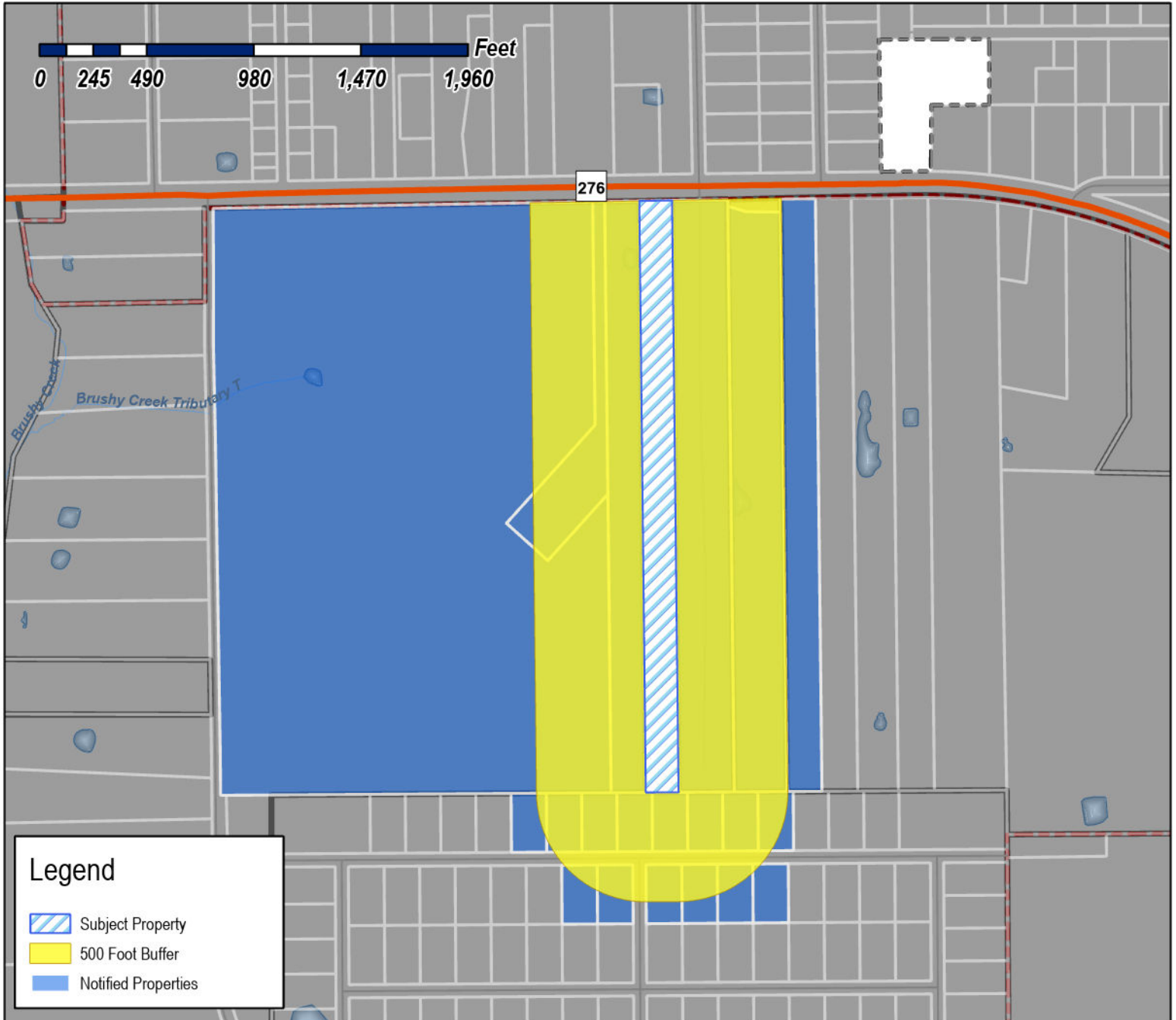
For Questions on this Case Call (972) 771-7745



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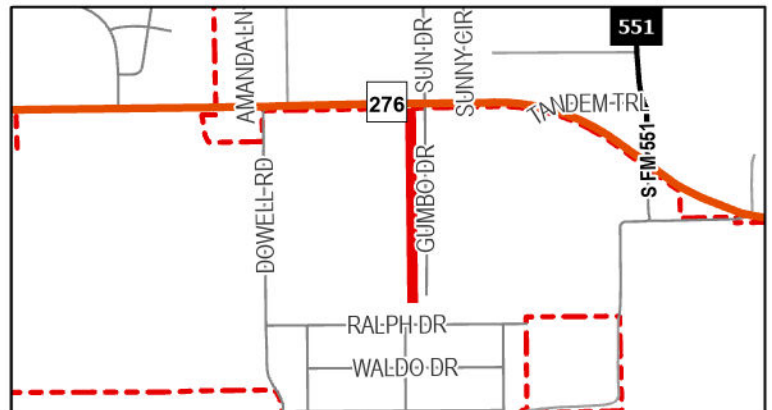
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**Case Number:** Z2026-032  
**Case Name:** SUP for Banquet Facility/Event Hall  
**Case Type:** Zoning  
**Zoning:** Light Industrial (LI) District  
**Case Address:** 4571 SH-276

**Date Saved:** 6/8/2026

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



RESIDENT  
HWY276  
ROCKWALL, TX 75032

COMMERCIAL CONSTRUCTION SPECIALTIES LP  
10961 LAKESIDE DRIVE  
QUINLAN, TX 75474

RESIDENT  
114 GUMBO  
ROCKWALL, TX 75032

VALK PROPERTIES VII LLC  
1450 T L Townsend Dr Ste 100  
Rockwall, TX 75032

SUMEER HOMES INC  
2404 Texas Dr Ste 103  
Irving, TX 75062

RESIDENT  
3290 HWY276  
ROCKWALL, TX 75032

RESIDENT  
4452 RALPH DR  
ROCKWALL, TX 75032

RESIDENT  
4464 RALPH DR  
ROCKWALL, TX 75032

RESIDENT  
4473 RALPH DR  
ROCKWALL, TX 75032

RESIDENT  
4476 RALPH DR  
ROCKWALL, TX 75032

RESIDENT  
4485 RALPH DR  
ROCKWALL, TX 75032

RESIDENT  
4488 RALPH DR  
ROCKWALL, TX 75032

RESIDENT  
4503 RALPH DR  
ROCKWALL, TX 75032

RESIDENT  
4506 RALPH DR  
ROCKWALL, TX 75032

RESIDENT  
4507 HWY276  
ROCKWALL, TX 75032

RESIDENT  
4515 RALPH DR  
ROCKWALL, TX 75032

RESIDENT  
4518 RALPH DR  
ROCKWALL, TX 75032

BOBALIK STEVE A  
4521 STATE HIGHWAY 276  
ROCKWALL, TX 75032

RESIDENT  
4527 RALPH DR  
ROCKWALL, TX 75032

RESIDENT  
4530 RALPH DR  
ROCKWALL, TX 75032

RESIDENT  
4539 RALPH DR  
ROCKWALL, TX 75032

RESIDENT  
4542 RALPH DR  
ROCKWALL, TX 75032

HAWKINS RONALD & JENIREE  
4571 State Highway 276  
Rockwall, TX 75032

RESIDENT  
4649 HWY276  
ROCKWALL, TX 75032

ROMO DIANE  
4695 STATE HIGHWAY 276  
ROCKWALL, TX 75032

SORRELLS ROBERT  
8731 REXFORD DR  
DALLAS, TX 75209

ONCOR ELECTRIC DELIVERY COMPANY  
PO BOX 139100  
DALLAS, TX 75313

June 8, 2026

City of Rockwall Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75087

RE: Request for Special Use Permit – Honey Locust Farms

To Whom It May Concern,


Honey Locust Farms respectfully requests consideration and approval of a Special Use Permit to allow the operation of event spaces within our existing facilities located at Honey Locust Farms.

Specifically, we are seeking authorization for the use of our Botanical Conservatory as an event venue, as well as the use of our Garden Room as an event space. These facilities are intended to host weddings, private gatherings, corporate events, educational programs, community functions, and other similar events in a controlled and professionally managed environment.

Our vision is to create a unique destination that celebrates the natural beauty of the property while providing an exceptional venue for residents and visitors of Rockwall. The Botanical Conservatory and Garden Room are designed to complement the agricultural and horticultural character of Honey Locust Farms and will enhance opportunities for community engagement and local economic activity.

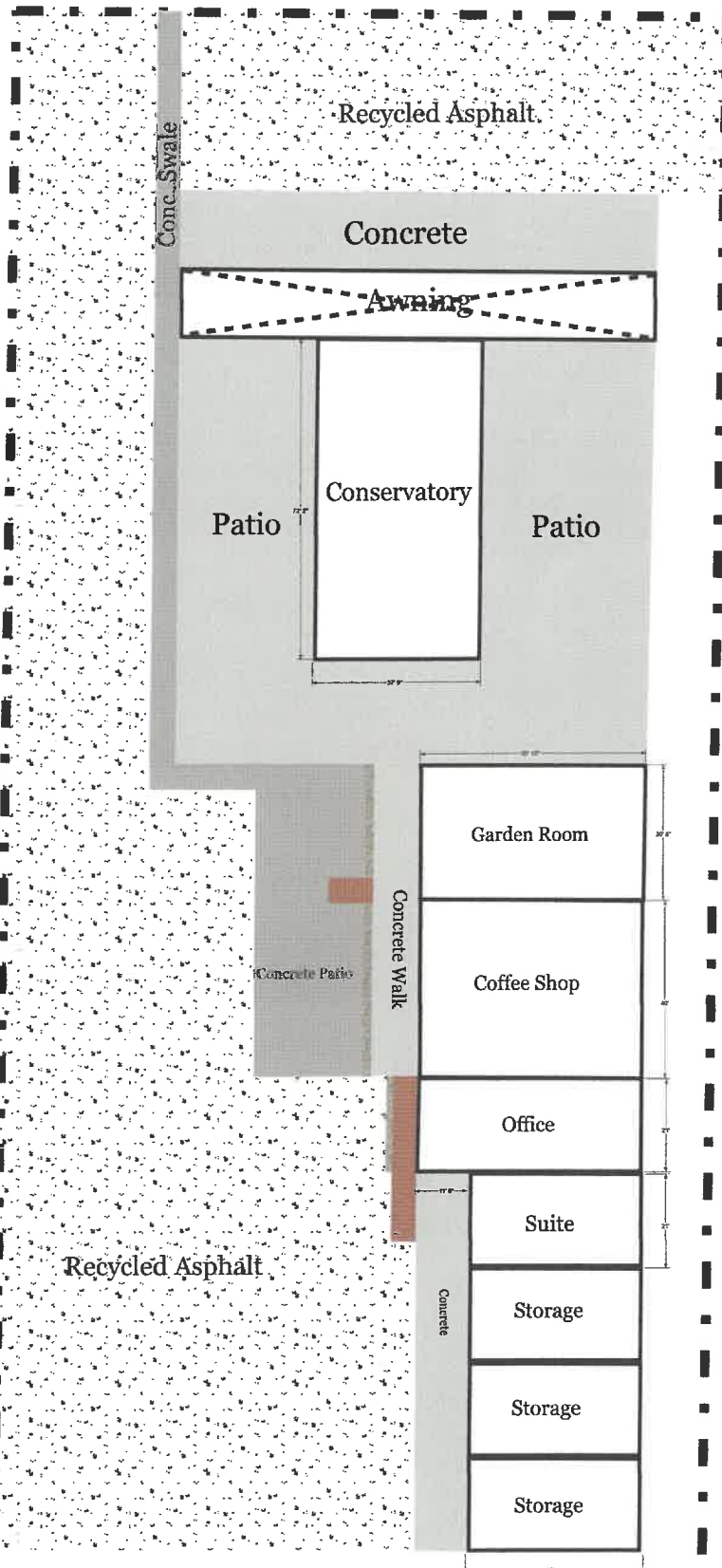
We are committed to operating these event spaces responsibly and in accordance with all applicable City ordinances, regulations, and conditions that may be required as part of the Special Use Permit approval process.

We appreciate your consideration of this request and look forward to working with the City of Rockwall Planning & Zoning Department throughout the review process. Please do not hesitate to contact us should additional information be required.

Sincerely, 

Honey Locust Farms  
[Owner/Ron Hawkins]  
[O: (972-771-6025)]  
[C: (972-670-4293)]  
[[rjhawk6@aol.com](mailto:rjhawk6@aol.com)]

# SH-276



Honey Locust Farms

**SHEET DESCRIPTION:**  
Site Plan

**PROJECT:**  
Honey Locust Farms  
4571 SH-276, Rockwall, TX 75032

**REVISIONS:**  
NA

**DATE:**  
06/08/2026

**JOB NUMBER:**  
NA

**DRAWN BY:**  
Ron Hawkins

**CHECKED BY:**

**SCALE:**  
1" = 40'

**SHEET:**  
1 of 1

