

# AGENDA



PLANNING AND ZONING COMMISSION WORK SESSION MEETING  
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS  
SEPTEMBER 28, 2021 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

(I) CALL TO ORDER

(II) APPOINTMENTS

- (1) Appointment with the Architectural Review Board (ARB) Chairman to receive the Architectural Review Board's recommendations and comments for items on the agenda requiring architectural review.

(III) OPEN FORUM

*This is a time for anyone to address the Planning and Zoning Commission on any topic that is not already listed on the agenda for a public hearing. Per the policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.*

(IV) CONSENT AGENDA

*These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*

- (2) Approval of Minutes for the September 14, 2021 Planning and Zoning Commission meeting.

(3) **P2021-047 (HENRY LEE)**

Consider a request by ClayMoore Engineering on behalf of the Rockwall Central Appraisal District (RCAD) for the approval of a Replat for Lot 2, Block A, Lofland Industrial Park Addition being a 1.707-acre parcel of land identified as Lot 1A-R, Block A, Lofland Industrial Park Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 841 Justin Road, and take any action necessary.

(4) **P2021-048 (ANDREW REYNA)**

Consider a request by Jeremy Epton for the approval of a Replat for Lots 2, 3, & 4, Block A, Epton Addition being a 4.95-acre parcel of land identified as Lot 1, Block A, Epton Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 1 (SF-1) District, addressed as 2075 Airport Road, and take any action necessary.

(V) PUBLIC HEARING ITEMS

*This is a time for anyone to speak concerning their issues with a public hearing case. If you would like to speak regarding an item listed in this section, please submit a Request to Address the Planning and Zoning Commission (i.e. the yellow forms available at the podium or from staff). The Planning and Zoning Commission Chairman will call upon you to come forward at the proper time or will ask if anyone in the audience would like to speak. Please limit all comments to three (3) minutes out of respect for the time of other citizens.*

(5) **Z2021-032 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Sam Moore of Main & Main on behalf of Jason Claunch of 7.1 Ridge LLC for the approval of a Specific Use Permit (SUP) for Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In for the purpose of constructing a restaurant (i.e. Dutch Bros. Coffee) on a 0.57-acre portion of a larger 8.583-acre parcel of land identified as Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within Scenic Overlay (SOV) District, generally located southeast of the intersection of Ridge Road [FM-740] and W. Yellow Jacket Lane, and take any action necessary.

(6) **Z2021-036 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Adam Shiffer of the Skorburg Company on behalf of Gordon C. Fogg for the approval of a Zoning Change to amend Planned Development District 91 (PD-91) [Ordinance No. 21-36] to incorporate a 20.00-acre tract of land identified as Tracts 22-04 & 22-05 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 505 Clem Road, and take any action necessary.

(VI) ACTION ITEMS

*These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.*

(7) **MIS2021-012 (ANDREW REYNA)**

Discuss and consider a request by Eddie Guajardo of Rockwall Independent School District (RISD) for the approval of a Variance to the Architectural Standards of the IH-30 Overlay (IH-30 OV) District to allow the construction of a building on a 35.295-acre parcel of land identified as Lot 1, Block A, Rockwall High School Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 901 W. Yellow Jacket Lane, and take any action necessary.

(VII) DISCUSSION ITEMS

*These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can take place when these items are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the following cases is October 12, 2021.*

(8) **Z2021-038 (ANDREW REYNA)**

Hold a public hearing to discuss and consider a request by Darrell McCallum for the approval of a Specific Use Permit (SUP) for Detached Garage that exceeds the maximum permissible size for a detached garage on a 1.2080-acre parcel of land identified as Lot 6, Block A, Grady Rash Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family (SF-10) District, addressed as 1 Soapberry Lane, and take any action necessary.

(9) **Z2021-039 (ANGELICA GAMEZ)**

Hold a public hearing to discuss and consider a request by Peter Muhl of Rockwall Habitat for Humanity for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1650-acre parcel of land identified as Lot 888A of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 305 Blanche Drive, and take any action necessary.

(10) **Z2021-040 (RYAN MILLER)**

Hold a public hearing to discuss and consider approval of a Text Amendment to Article 04, Permissible Uses, and Article 13, Definitions, of the Unified Development Code (UDC) [Ordinance No. 20-02] for the purpose of amending the Permissible Use Charts and definition for Urban Residential, and take any action necessary.

(11) **Z2021-041 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Aaron Hawkins on behalf of Tim Thompson of Metroplex Acquisitions for the approval of a Specific Use Permit (SUP) for Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In for the purpose of constructing a restaurant (*i.e. Salad and Go*) on a 0.81-acre portion of a larger 5.96-acre parcel of land identified as Lot 11, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within North SH-205 Overlay (N. SH-205 OV) District, generally located northeast of the intersection of N. Goliad Street [SH-205] and Bordeaux Drive, and take any action necessary.

(12) **SP2021-025 (HENRY LEE)**

Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Michael Vinson of St. Benedict's Anglican Church for the approval of a Site Plan for a House of Worship on a 7.45-acre tract of land identified as Tract 3 & 10 of the W. B. Bowles Survey, Abstract No. 12 and A. Hanna Survey Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, 1500 Sunset Hill Drive, and take any action necessary.

(13) **SP2021-026 (HENRY LEE)**

Discuss and consider a request by Steven Reyes of Architectonics Texas, LLC on behalf of Dr. Stan Tolkachjov for the approval of a Site Plan for a Medical Office building on a 0.688-acre parcel of land identified as Lot 1, Block D, La Jolla Pointe Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 505 Ridge Road [FM-740], and take any action necessary.

(14) Director's Report of post City Council meeting outcomes for development cases **(RYAN MILLER)**.

- Z2021-032: SUP for a Restaurant with Drive-Through for Dutch Bros. **(TABLE TO OCTOBER 4<sup>TH</sup>)**
- Z2021-033: Amendment to Planned Development District 4 (PD-4) for a Mixed-Use Development **(DENIED)**

- Z2021-035: Zoning Change from Agricultural (AG) District to Light Industrial (LI) District (**TABLE TO OCTOBER 18<sup>TH</sup>**)
- Z2021-035: Zoning Change from Agricultural (AG) District to Neighborhood Services (NS) District (**DENIED**)
- Z2021-036: Zoning Change from Agricultural (AG) District to Planned Development District 91 (PD-91) (**TABLE TO OCTOBER 4<sup>TH</sup>**)
- Z2021-037: SUP for an Accessory Structure at 54 Shadydale Lane (**APPROVED; 1<sup>ST</sup> READING**)

(VIII) ADJOURNMENT

The City of Rockwall Planning and Zoning Commission reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Local Government Code §55.071 (Consultation with City Attorney) or any other exception allowed under Chapter 551 of the Texas Local Government Code.

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Angelica Gamez, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on September 24, 2021 at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

# AGENDA



ARCHITECTURAL REVIEW BOARD MEETING

CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS

SEPTEMBER 28, 2021 IN THE CITY COUNCIL CONFERENCE ROOM AT 5:00 PM

NOTES ABOUT PUBLIC PARTICIPATION = *RED*

(I) CALL TO ORDER

(II) OPEN FORUM

*This is a time for anyone to address the Architectural Review Board (ARB) on any topic. Per the policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN FORUM, please know that the Architectural Review Board (ARB) is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.*

(III) ACTION ITEMS

(1) **SP2021-026 (HENRY LEE)**

Discuss and consider a request by Steven Reyes of Architectonics Texas, LLC on behalf of Dr. Stan Tolkachjov for the approval of a Site Plan for a *Medical Office* building on a 0.688-acre parcel of land identified as Lot 1, Block D, La Jolla Pointe Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 505 Ridge Road [FM-740], and take any action necessary.

(IV) ADJOURNMENT

The City of Rockwall Planning and Zoning Commission reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Government Code §551.071 (Consultation with City Attorney).

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Angelica Gamez, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on September 24, 2021 prior to 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

# MINUTES

PLANNING AND ZONING COMMISSION MEETING  
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS  
SEPTEMBER 14, 2021 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 NOTES ABOUT PUBLIC PARTICIPATION = RED  
3

4 I. CALL TO ORDER

5 II.  
6 **Chairman Chodun called the meeting to order at 6:00 PM. Commissioners present were Sedric Thomas, John Womble, Jean Conway, Derek Deckard and Vice-Chairman Jerry Welch. Absent from the meeting was Commissioner Mark Moeller. Staff members present were Planning and Zoning Director Ryan Miller, Planning and Zoning Manager David Gonzales, Planning and Zoning Coordinator Angelica Gamez, Planner Henry Lee, City Engineer Amy Williams and Civil Engineers Sarah Johnston and Jeremy White.**

10 III. APPOINTMENTS

- 11  
12  
13 1. Appointment with the Architectural Review Board (ARB) Chairman to receive the Architectural Review Board's recommendations and comments for items on the agenda requiring architectural review.

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15  
16 **A representative from the Architectural Review Board gave a brief explanation concerning the agenda items that were discussed at the Architectural Review Board meeting.**

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18  
19 IV. OPEN FORUM

20  
21 *This is a time for anyone to address the Planning and Zoning Commission on any topic that is not already listed on the agenda for a public hearing. Per the policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.*

22  
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25  
26 **Chairman Chodun explained how open forum is conducted and asked if anyone wished to speak to come forward at this time.**

27  
28 **Ron Mason**  
29 **1402 Ridge Road**  
30 **Rockwall, TX 75087**

31  
32 **Mr. Mason came forward and wished to speak in regards to item Z2021-033. Due to it being a public hearing item, Mr. Mason was asked to hold discussion.**

33  
34  
35 **Chairman Chodun asked if anyone else wished to speak to come forward at this time. There being no one coming forward, Chairman Chodun closed the open forum.**

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37  
38 V. CONSENT AGENDA

39  
40 *These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*

- 41  
42  
43 2. Approval of Minutes for the August 31, 2021 Planning and Zoning Commission meetings.

44  
45 **Commissioner Conway made a motion to approve the consent agenda. Commissioner Thomas seconded the motion which passed by a vote of 6-0 with Commissioner Moeller absent.**

46  
47  
48 VI. PUBLIC HEARING ITEMS

49  
50 *This is a time for anyone to speak concerning their issues with a public hearing case. If you would like to speak regarding an item listed in this section, please submit a Request to Address the Planning and Zoning Commission (i.e. the yellow forms available at the podium or from staff). The Planning and Zoning Commission Chairman will call upon you to come forward at the proper time or will ask if anyone in the audience would like to speak. Please limit all comments to three (3) minutes out of respect for the time of other citizens.*

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54  
55 3. **Z2021-032 (HENRY LEE)**

56 Hold a public hearing to discuss and consider a request by Sam Moore of Main & Main on behalf of Jason Claunch of 7.1 Ridge LLC for the approval of a Specific Use Permit (SUP) for Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In for the purpose of constructing a restaurant (i.e. Dutch Bros. Coffee) on a 0.57-acre portion of a larger 8.583-acre parcel of land identified as Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within Scenic Overlay (SOV) District, generally located southeast of the intersection of Ridge Road [FM-740] and W. Yellow Jacket Lane, and take any action necessary.

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61  
62 **Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting a Specific Use Permit for a restaurant less than 2,000 SF with a Drive Through. The applicant is stating that there will be no point of order for this business, rather employees will be taking orders off tablets in the drive through line. The stacking plan shows a capacity for approximately 20 vehicles. The applicant has also indicated that the bail out lane is designed to allow smaller orders to be processed quickly while allowing larger orders to utilize the drive**

66 through window. The request does appear to conform to the requirements within the Unified Development Code (UDC). However, staff  
67 incorporated an additional operation condition into the ordinance that mature landscaping and trees be planted along the entire length of the  
68 proposed drive to provide headlight screening from Ridge Road and the adjacent properties. Staff made a recommendation that the drive-  
69 through and the pick-up window be behind the building but the applicant chose not to do this because of their business model and site  
70 constraints. Staff is also obligated to point out that the proposed building elevations submitted in this application don't meet the Scenic  
71 Overlay requirements. This is a discretionary decision for City Council pending a recommendation from the Planning and Zoning  
72 Commission. On August 20, 2021, staff mailed out 46 notices to property owners and occupants within 500-feet of the subject property. Staff  
73 also notified all HOA's within 1500-feet of the subject property. There have not been any notices returned in regards to this case.  
74

75 Commissioner Deckard asked about the recommendation made to move the drive through to the back of the building.  
76 Vice-Chairman Welch asked if there were any renderings that would show what would be seen from Ridge Road.  
77

78 Chairman Chodun asked the applicant to come forward.  
79

80 Sam Moore  
81 2505 Penshurst Court  
82 Celina, TX 75009  
83

84 Mr. Moore came forward and provided additional details in regards to the request. He also gave further explanation as to why they were not  
85 able to orient the drive through away from the road.  
86

87 Commissioner Deckard asked if the building could be flipped.  
88 Commissioner Conway asked if the pickup lane start at the back of the building and configure the building differently.  
89

90 Chairman Chodun opened the public hearing and asked anyone who wished to speak to come forward at this time. There being no one  
91 indicating such, Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.  
92

93 Commissioner Womble asked if there was an option to table without denying the item.  
94

95 Commissioner Thomas made a motion to table item Z2021-032 until the September 28, 2021 meeting. Commissioner Conway seconded the  
96 motion which passed by a vote of 6-0.  
97

98 4. **Z2021-033 (DAVID GONZALES)**

99 Hold a public hearing to discuss and consider a request by Robert Weinstein of WB Companies on behalf of Richard Chandler of HFS Management,  
100 Inc. for the approval of a *Zoning Change* amending Planned Development District 4 (PD-4) [*Ordinance No. 01-26*] to allow a *Mixed-Use Development*  
101 (*i.e. Apartments, Retail/Restaurant, and Office land uses*) on a 12.1148-acre tract of land identified as Tract 2 of the D. Atkins Survey, Abstract No. 1,  
102 City of Rockwall, Rockwall County, Texas, zoned Planned Development District 4 (PD-4) for General Retail (GR) District land uses, situated within the  
103 Scenic Overlay (SOV) District, generally located in between Lakedale Drive and Becky Lane on the eastside of Ridge Road [*FM-740*], and take any  
104 action necessary.  
105

106 Planning and Zoning Manager David Gonzales provided a summary in regards to the request. The applicant is requesting to amend the  
107 Planned Development District 4 (PD-4) to allow for mixed-use development with multi-family units with retail office space and to allow for two  
108 (2) restaurants as well to be located on the upper level of the facility. The concept plan shows it will be developed in two (2) phases and will  
109 incorporate 600 multi-family dwelling units. It should be noted that the dwelling units would translate to a density of 49.52 dwelling units per  
110 acre. The proposed amendment to Planned Development District 4 (PD-4) will be subject to the land uses, and density and dimensional  
111 requirements stipulated for properties within the General Retail (GR) District with some specific restrictions to the land uses. Staff should  
112 note that the proposed Planned Development District deviates from the requirements of the Unified Development Code (UDC) in three (3)  
113 different areas such as the density, parking requirements, and maximum building height. The approval of the applicant's request would  
114 amend Planned Development District 4 (PD-4) and would effectively waive these requirements. Based on the applicant's failure to conform  
115 with the Future Land Use Map and the Housing policies contained within the Comprehensive Plan, staff is required to point out that this  
116 request does not conform to the OURHometown Vision 2040 Comprehensive Plan. With this being said, zoning is discretionary decision for  
117 the City Council pending a recommendation from the Planning and Zoning Commission. Should the City Council choose to approve the  
118 applicant's request, staff has incorporated a condition of approval that would change the Future Land Use Map designation for the subject  
119 property from a *Commercial/Retail* designation to a *Mixed-Use* designation. On August 26, 2021, staff mailed 80 notices to property owners  
120 and occupants within 500-feet of the subject property as well as notified all HOAs within 1500-feet of the property. Staff has since received  
121 the following: 10 notices opposed to the request and 1 email that was in favor of the request. Mr. Gonzales then advised the Commission  
122 that the applicant and staff were present and available for questions.  
123

124 Chairman Chodun asked City Engineer Amy Williams if there were any infrastructure issues with the project. She indicated that an  
125 infrastructure study was turned in but they have not gotten anything back yet to determine what the infrastructure would be on this. The TIA  
126 was submitted as well without any fees so that has not started review.  
127

128 Chairman Chodun asked the applicant to come forward.  
129

130 Robert Weinstein  
131 495 Broadway  
132 New York, NY 10012  
133

134 Mr. Weinstein came forward and provided additional details in regards to the request as well as a PowerPoint presentation.  
135 Commissioner Deckard asked what the expected price point was for a one (1) bedroom.

136  
137 Chairman Chodun opened the public hearing and asked anyone who wished to speak to come forward at this time.

138  
139 Steve Curtis  
140 2130 FM 1141  
141 Rockwall, TX 75087

142  
143 Mr. Curtis came forward and expressed his opposition to the request.

144  
145 Harold Snyder  
146 1519 Murphy Drive  
147 Rockwall, TX 75087

148  
149 Mr. Snyder came forward and read a letter from the Waterstone Homeowners Association in opposition to the request.

150  
151 Ron Mason  
152 1402 Ridge Road  
153 Rockwall, TX 75087

154  
155 Mr. Mason came forward and expressed his opposition to the request.

156  
157 Chairman Chodun asked if anyone else wished to speak to come forward at this time; there being no one indicating such, Chairman Chodun  
158 closed the public hearing and brought the item back to the Commission for discussion or action.

159  
160 Chairman Chodun asked the applicant to come forward to respond to the public's concerns or comments.

161  
162 Commissioner Deckard expressed his opposition to this item.  
163 Chairman Chodun expressed his being in favor of the request.

164  
165 Chairman Chodun made a motion to approve item Z2021-033 with staff recommendations. Commissioner Womble seconded but that motion  
166 to approve failed by a vote of 3-3 with Commissioners Deckard, Thomas, and Welch dissenting.

167  
168 Chairman Chodun advised that the case will go before the City Council on September 20, 2021.

169  
170 5. **Z2021-034 (DAVID GONZALES)**

171 Hold a public hearing to discuss and consider a request by Maxwell Fisher of Masterplan on behalf of Saro Partners, LLC for the approval of a Zoning  
172 Change from an Agricultural (AG) District to a Light Industrial (LI) District for a 5.07-acre tract of land identified as Tract 2-06 of the D. Harr Survey,  
173 Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-  
174 OV) District, located at the southeast corner of the intersection of John King Boulevard and Airport Road, and take any action necessary.

175  
176 Director of Planning and Zoning Ryan Miller advised that the Commission to table item Z2021-034 until the October 12, 2021 meeting in order  
177 to allow City Staff time to notify and solicit comments from the FAA concerning the proposed concept plan. He added that the Commission  
178 would be required to take a motion to table the item.

179  
180 Commissioner Deckard made a motion to table item Z2021-034. Commissioner Womble seconded the motion which passed by a vote of 6-0.

181  
182 6. **Z2021-035 (DAVID GONZALES)**

183 Hold a public hearing to discuss and consider a request by Robert LaCroix and Brian Berry of BNSBS, L. P. on behalf of Bradley Gideon for the approval  
184 of a Zoning Change from an Agricultural (AG) District to a Neighborhood Services (NS) District for a 2.751-acre identified as Tract 1-04 of the S. R.  
185 Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay  
186 (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, and take any action necessary.

187  
188 Planning and Zoning Manager David Gonzales provided a brief summary in regards to the request. The applicant is requesting to change the  
189 zoning from Agricultural (AG) District to Neighborhood Services (NS) District in order to construct a 16,000 SF single-story office retail  
190 building. The Neighborhood Services (NS) District requires an SUP for anything that is constructed over 5,000 SF. Based on the concept plan  
191 submitted by the applicants, a Specific Use Permit (SUP) would be required if the zoning change was approved. The applicants' request does  
192 make a compelling argument to change the Future Land Use Map based on the definition of the Commercial/Retail land use; however, the  
193 concept plan provided by the applicants appears to propose a more intense development than what the goals and policies of the  
194 Comprehensive Plan call for when being located adjacent to existing residential developments. Based on this staff is of the opinion that the  
195 applicants' request does not meet the Comprehensive Plan, but this request does remain a discretionary decision for the City Council pending  
196 a recommendation from the Planning and Zoning Commission. On August 26, 2021, staff mailed 32 notices to property owners and occupants  
197 within 500-feet of the subject property. Staff also notified all HOA's within 1500-feet of the property. Since this report was drafted, staff has  
198 received four (4) emails in opposition to the request as well as four (4) notices in opposition to the request.

199  
200 Commissioner Conway added that it was an odd piece of property for it to continue to be residential.

201 Commissioner Thomas asked if there was already a similar space that was zoned this way near 552 and John King.

202 Commissioner Womble stated that he could not see putting houses there.

203  
204 Chairman Chodun asked the applicant to come forward.

205  
206 **Robert LaCroix**  
207 4517 Scenic Drive  
208 Rowlett, TX 75088  
209

210 Mr. LaCroix came forward and provided additional details as well as a PowerPoint presentation in regards to the request.  
211

212 Commissioner Thomas asked what type of service would take place there.  
213

214 **Brian Berry**  
215 2 Essex Court  
216 Heath, TX 75032  
217

218 Mr. Barry came forward and provided additional details in regards to the request.  
219

220 Commissioner Conway asked if the applicant was meaning to get together with the surrounding neighbors to gather input from them about  
221 the project.  
222 Commissioner Thomas asked what the vision was for the development.  
223

224 Chairman Chodun opened the public hearing and asked anyone who wished to speak to come forward at this time.  
225

226 **Terry Clark**  
227 1183 Cold Harbor Lane  
228 Dallas, TX 75244  
229

230 Mrs. Clark came forward and expressed that she was here on behalf of the homeowners of Pacesetter Homes. She added that she was here  
231 to express opposition to the request on their behalf.  
232

233 **Gerald Curtis**  
234 1302 Middleton  
235 Rockwall, TX 75087  
236

237 Mr. Curtis came forward and expressed his opposition to the request.  
238

239 **Steven Petty**  
240 448 Fremont Drive  
241 Rockwall, TX 75087  
242

243 Mr. Petty came forward and expressed his opposition to the request.  
244

245 **Tiffany Wolfgram**  
246 1313 Kirkwood  
247 Rockwall, TX 75087  
248

249 Mrs. Wolfgram came forward and expressed her opposition to the request.  
250

251 **Karen Stock**  
252 124 Baldwin Drive  
253 Fate, TX 75189  
254

255 Mrs. Stock came forward and expressed her opposition to the request.  
256

257 **Jim Turner**  
258 1691 E. Old Quail Run Road  
259 Rockwall, TX 75087  
260

261 Mr. Turner came forward and provided a PowerPoint presentation to express his opposition to the request.  
262

263 **Nick Grant**  
264 1569 E. Old Quail Run Road  
265 Rockwall, TX 75087  
266

267 Mr. Grant came forward and expressed his opposition to the request.  
268

269 **Mike Larrivierre**  
270 1425 E. Old Quail Run Road  
271 Rockwall, TX 75087  
272

273 Mr. Larrivierre came forward and expressed his opposition to the request.  
274 **Steve Curtis**



275 2130 FM 1141  
276 Rockwall, TX 75087

277  
278 Mr. Curtis came forward and expressed his opposition to the request.

279  
280 Chairman Chodun asked if anyone else wished to speak to come forward at this time; there being no one indicating such, Chairman Chodun  
281 closed the public hearing and brought the item back to the Commission for discussion or action.

282  
283 Chairman Chodun asked the applicant to come forward and address the comments made by the public.

284  
285 Mr. Barry came forward and provided feedback in regards to public's concerns.

286  
287 After some discussion between the Commission, Chairman Chodun made a motion to deny item Z2021-035 with staff recommendations.  
288 Commissioner Womble seconded that motion to deny which passed by a vote of 5-1 with Commissioner Welch dissenting.

289  
290 Chairman Chodun advised that the case will go before the City Council on September 20, 2021.

291  
292 7. Z2021-036 (HENRY LEE)

293 Hold a public hearing to discuss and consider a request by Adam Shiffer of the Skorburg Company on behalf of Gordon C. Fogg for the approval of a  
294 Zoning Change to amend Planned Development District 91 (PD-91) [*Ordinance No. 21-36*] to incorporate a 20.00-acre tract of land identified as Tracts  
295 22-04 & 22-05 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as  
296 505 Clem Road, and take any action necessary.

297  
298 Director of Planning and Zoning Director Ryan Miller advised the Commission to table item Z2021-035 to the September 28, 2021 meeting due  
299 to finding an error in the notifications that were sent out. While meeting the state requirements, Staff would not be in compliance with the  
300 Unified Development Code (UDC) requirements. He added that the Commission would be required to take a motion to table the item.

301  
302 Commissioner Womble made a motion to table item Z2021-036. Commissioner Conway seconded the motion which passed by a vote of 6-0.

303  
304 Chairman Chodun advised that the case will go before the City Council on September 20, 2021.

305  
306 8. Z2021-037 (HENRY LEE)

307 Hold a public hearing to discuss and consider a request by James Best for the approval of a Specific Use Permit (SUP) for an accessory building on a  
308 2.60-acre parcel of land identified as Lot 1, Block A, Best Estate Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16)  
309 District, addressed as 54 Shadydale Lane, and take any action necessary.

310  
311 Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting an SUP for an accessory building that  
312 exceeds the maximum square footage permitted. The request is to permit a 12' x 16' accessory building and would be a Tuff Shed Premier  
313 Pro Tall Ranch. This does meet all of the density and dimensional requirements but does exceed that maximum permissible size by 48 square  
314 feet. The approval of the SUP is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning  
315 Commission. On August 26, 2021, staff mailed out 83 notices to property owners and occupants within 500-feet of the subject property. Staff  
316 also notified all HOAs within 1500-feet of the subject property. Staff has since received two (2) notices in favor of the request and one (1) in  
317 opposition.

318  
319 Chairman Chodun asked if you would be able to see the shed from Ridge Road.

320  
321 Chairman Chodun asked the applicant to come forward.

322  
323 Andrew Thomas  
324 346 Ridge Point Drive  
325 Heath, TX 75032

326  
327 Mr. Thomas came forward and provided additional details in regards to the request.

328  
329 Chairman Chodun asked if anyone wished to speak to come forward at this time; there being no one indicating such, Chairman Chodun  
330 closed the public hearing and brought the item back to the Commission for discussion or action.

331  
332 Commissioner Thomas made a motion to approve item Z2021-037 with staff recommendations. Commissioner Deckard seconded the motion  
333 which passed by a vote of 6-0.

334  
335 Chairman Chodun advised that the case will go before the City Council on September 20, 2021.

336  
337 VII. ACTION ITEMS

338  
339 *These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and*  
340 *special exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of*  
341 *Ordinances.*

342  
343 9. SP2021-024 (DAVID GONZALES)

344 Discuss and consider a request by Dan Gallagher, PE of Kimley-Horn and Associates, Inc. on behalf of L. R. Tipton of the Hitt Family, LP for the approval  
345 of a Site Plan for a warehouse/distribution center facility on a 43.237-acre tract of land identified as Tract 11 of the J. Lockhart Survey, Abstract No.  
346 134, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, located east  
347 of the intersection of Corporate Crossing [FM-549] and Capital Boulevard, and take any action necessary.  
348

349 **Planning and Zoning Manager David Gonzales provided a brief summary in regards to the request. Earlier this year, the Commission had**  
350 **approved a request for a zoning change from an Agricultural (AG) District to a Light Industrial (LI) District on the property. The applicants**  
351 **are now here requesting a site plan for a 301,000 square foot warehouse/facility. The site plan that was submitted to Staff generally conforms**  
352 **to the technical requirements for a property that's located within the Unified Development Code and also to be located within the FM549**  
353 **Overlay District. The applicant is requesting three (3) variances and exceptions for screening. There is some floodplain here which provides**  
354 **some natural screening for the applicant. The applicant did work on providing additional screening for outside storage of the trucking area**  
355 **as well as providing additional trees for buffering. The Architectural Review Board did review this site plan with the variances and they are**  
356 **forwarding a recommendation of approval. Mr. Gonzales then advised the Commission that the applicants and Staff were present and**  
357 **available for questions.**  
358

359 **Chairman Chodun asked the applicant to come forward.**

360  
361 **Steve (Stream Realty Partners)**  
362 **2001 Ross Avenue, Suite 400**  
363 **Dallas, TX 75201**  
364

365 **The applicant came forward and provided additional details in regards to the request.**  
366

367 **Commissioner Conway made a motion to approve item SP2021-024. Commissioner Thomas seconded the motion which passed by a vote of**  
368 **6-0.**  
369

370 VIII. DISCUSSION ITEMS  
371

372 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will*  
373 *come forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can take place when*  
374 *these items are considered for action by the Planning and Zoning Commission.*  
375

376 10. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).  
377

- 378 • P2021-045: Replat for Lot 8, Block 1, Meadowcreek Business Center, Phase 2 Addition [APPROVED]
- 379 • MIS2021-011: Alternative Tree Mitigation Settlement Agreement for the REDC [APPROVED]
- 380 • Z2021-028: Text Amendment to Article 11, *Development Applications and Review Procedures*, of the UDC [APPROVED; 2<sup>ND</sup>  
381 *READING*]
- 382 • Z2021-029: SUP for a Residential Infill at 104 Reliance Court [APPROVED; 2<sup>ND</sup> *READING*]
- 383 • Z2021-030: SUP for a Residential Infill at 118 Mischief Lane [APPROVED; 2<sup>ND</sup> *READING*]
- 384 • Z2021-031: Zoning Change AG to SF-1 for 2075 Airport Road [APPROVED; 2<sup>ND</sup> *READING*]
- 385

386 **Director of Planning and Zoning Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council**  
387 **meeting.**  
388

389 IX. ADJOURNMENT  
390

391 **Chairman Chodun adjourned the meeting at 8:53 P.M.**  
392

393 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this \_\_\_ day of \_\_\_\_\_  
394 \_\_\_, 2021.  
395

396 \_\_\_\_\_  
397 Eric Chodun, Chairman  
398

399 Attest:

400 \_\_\_\_\_  
401 Angelica Gamez, Planning and Zoning Coordinator  
402  
403



## CITY OF ROCKWALL

### PLANNING AND ZONING COMMISSION CASE MEMO

#### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

---

**TO:** Planning and Zoning Commission  
**DATE:** September 28, 2021  
**APPLICANT:** Clay Cristy; *ClayMoore Engineering*  
**CASE NUMBER:** P2021-047; *Replat for Lot 2, Block A, Lofland Industrial Park Addition*

---

#### **SUMMARY**

Consider a request by ClayMoore Engineering on behalf of the Rockwall Central Appraisal District (RCAD) for the approval of a Replat for Lot 2, Block A, Lofland Industrial Park Addition being a 1.707-acre parcel of land identified as Lot 1A-R, Block A, Lofland Industrial Park Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 841 Justin Road, and take any action necessary.

#### **PLAT INFORMATION**

- The purpose of the applicant's request is to Replat a 1.707-acre tract of land (*i.e. Lot 1A-R, Block A, Lofland Industrial Park*) into one (1) lot (*i.e. Lot 2, Block A, Lofland Industrial Park Addition*) for the purpose of establishing access, fire lane, and utility easements for the future expansion of the Rockwall Central Appraisal District (RCAD) building. The subject property is located directly south of the intersection of N. T. L. Townsend Drive and Justin Road, and is zoned Commercial (C) District.
- The subject property was annexed into the City of Rockwall on June 20, 1959, by *Ordinance No. 59-02*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On October 12, 1985 the subject property was platted as Lot 1, Block A, Lofland Industrial Park. Based on the December 1993 zoning map the subject property had been rezoned to Light Industrial (LI) District. According to RCAD the existing 6,068 SF office building was constructed in 1998. On May 19, 2003, the City Council approved replat [*PZ2003-001-02*] that platted the subject property as Lot 1A-R, Block A, Lofland Industrial Park Addition. Based on the April 2005 zoning map the subject property had been rezoned to Commercial (C), which it remains today. On March 10, 2021, the Director of Planning and Zoning administratively approved a site plan [*SP2021-001*] to allow the construction of an expansion of the existing office building on the subject property.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

#### **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of a Replat for *Lot 2, Block A, Lofland Industrial Park Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and

- (2) Any construction resulting from the approval of this Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

# PROJECT COMMENTS



CITY OF ROCKWALL  
385 S. GOLIAD STREET  
ROCKWALL, TEXAS 75087  
PHONE: (972) 771-7700

DATE: 9/24/2021

PROJECT NUMBER: P2021-047  
PROJECT NAME: Lot 2, Block A, Lofland Industrial Park Addition  
SITE ADDRESS/LOCATIONS: 841 JUSTIN RD, ROCKWALL, 75087

CASE MANAGER: Andrew Reyna  
CASE MANAGER PHONE: (972) 772-6488  
CASE MANAGER EMAIL: areyna@rockwall.com

CASE CAPTION: Consider a request by ClayMoore Engineering on behalf of the Rockwall Central Appraisal District (RCAD) for the approval of a Replat for Lot 2, Block A, Lofland Industrial Park Addition being a 1.707-acre parcel of land identified as Lot 1A-R, Block A, Lofland Industrial Park Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 841 Justin Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	09/22/2021	Approved w/ Comments

09/22/2021: P2021-047; Lot 2, Block A, Lofland Industrial Park Addition

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Replat for Lot 2, Block A, Lofland Industrial Park Addition being a 1.707-acre parcel of land identified as Lot 1A-R, Block A, Lofland Industrial Park Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 841 Justin Road.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (P2021-047) in the lower right-hand corner of all pages on future submittals.

M.4 Correct the Title Block to read as follows:

Final Plat  
Lofland Industrial Park Addition  
Lot 2, Block A  
Being a Replat of Lot 1A-R, Block A  
Lofland Industrial Park Addition  
An Addition to the City of Rockwall  
As recorded in Cabinet F, Page 318,  
Plat Records, Rockwall County, Texas

M.5 Please indicate the centerlines for Justin Road and N. T.L. Townsend Drive.

M.6 Please remove the preliminary statement by the surveyor seal.

M.7 Include the Planning and Zoning Chairman's signature with the other City signatures and remove the signature that say "chairman."

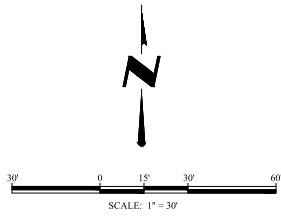
I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior approval. The Planning & Zoning Work Session meeting will be held on September 28, 2021.

I.9 Although this agenda item may be on the consent agenda, staff recommends that a representative be present for all meetings.

I.10 This City Council meeting date for this case will be October 4, 2021.

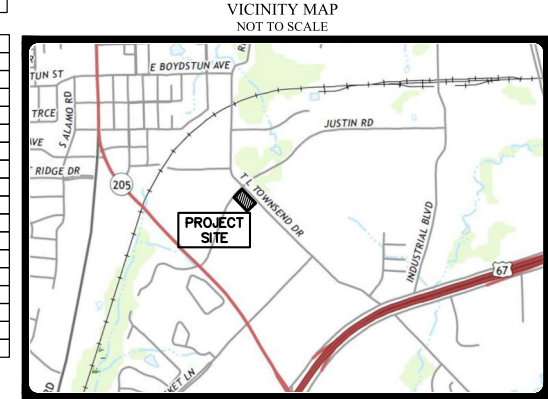
I.11 Please note that once the Replat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	09/23/2021	Needs Review
09/23/2021: - Label the drainage easements as "drainage/detention easement"			
- Existing sidewalk goes out side of ROW. establish sidewalk easement along all frontage where sidewalk goes outside of ROW.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	09/22/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	09/22/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	09/20/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	09/24/2021	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	09/20/2021	Approved w/ Comments
09/20/2021: No comments			



CURVE CHART					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	20.00'	89°53'02"	31.38'	S 88°41'29" E	28.26'
C2	44.00'	89°48'49"	68.97'	N 88°39'23" W	62.12'
C3	20.00'	90°50'55"	31.71'	S 88°08'19" E	28.49'
C4	20.00'	90°48'38"	31.70'	S 89°09'17" E	28.48'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 43°44'58" E	7.50'
L2	N 46°15'02" E	10.00'
L3	S 43°44'58" E	20.00'
L4	S 46°15'02" W	10.00'
L5	S 46°15'02" W	22.11'
L6	N 46°15'02" E	25.00'
L7	N 46°15'02" E	11.50'
L8	S 46°15'02" W	3.22'
L9	N 46°15'02" E	11.50'
L10	S 43°44'58" E	33.00'
L11	S 43°44'58" E	33.00'
L12	S 46°15'02" W	25.00'
L13	S 46°15'02" W	25.00'
L16	N 52°29'44" W	39.46'
L17	N 49°17'47" W	46.55'
L18	S 79°39'06" E	22.17'



VICINITY MAP  
NOT TO SCALE

**SURVEYOR'S NOTES:**

- Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.000146135.
- This property lies within Zone "X" Unshaded of the Flood Insurance Rate Map for Rockwall County, Texas and Incorporated Areas, map no. 48397C0040L, dated September 26, 2008, via scaled map location and graphic plotting.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this plat is to add easements to an existing lot of record.
- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

**REPLAT**  
**LOFLAND INDUSTRIAL**  
**PARK ADDITION**  
**LOT 2, BLOCK A**  
 Being a Replat of Lot 1A-R, Block A  
 Lofland Industrial Park Addition,  
 an Addition to the City of Rockwall  
 as recorded in Cabinet F, Page 318,  
 Plat Records, Rockwall County, Texas

-- 2021 --



**WINDROSE**  
 LAND SURVEYING | PLATTING

220 ELM STREET, SUITE 200 | LEWISVILLE, TX 75057 | 214.217.2544  
 FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

DRAWN BY: G.L.C. DATE: 03/09/2021 CHECKED BY: M.P. JOB NO.: D56412

**OWNER/DEVELOPER**  
 The Central Appraisal  
 District of Rockwall County  
 841 Justin Road,  
 Rockwall, Texas 75087

Point of Contact:  
 Grayson CeBallos  
 972-370-5871  
 grayson.ceballos@windroseservices.com  
 Last Revision Date: 09/16/2021



1903 Central Drive Suite #406  
 Bedford, Texas 76021  
 Phone: 817-281-0572

**POINT OF COMMENCING**

1/2" REBAR FOUND (C.M.)

**LEGEND OF ABBREVIATIONS**

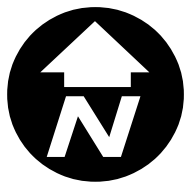
- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
- ROW RIGHT OF WAY
- IRS 1/2 INCH CAPPED REBAR STAMPED "WINDROSE" SET
- C.M. CONTROLLING MONUMENT



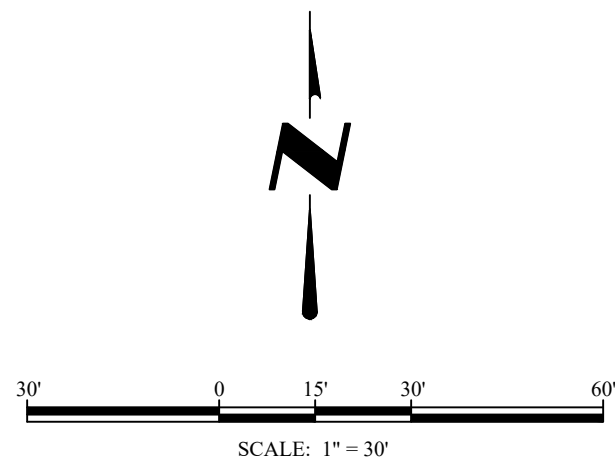
# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (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.

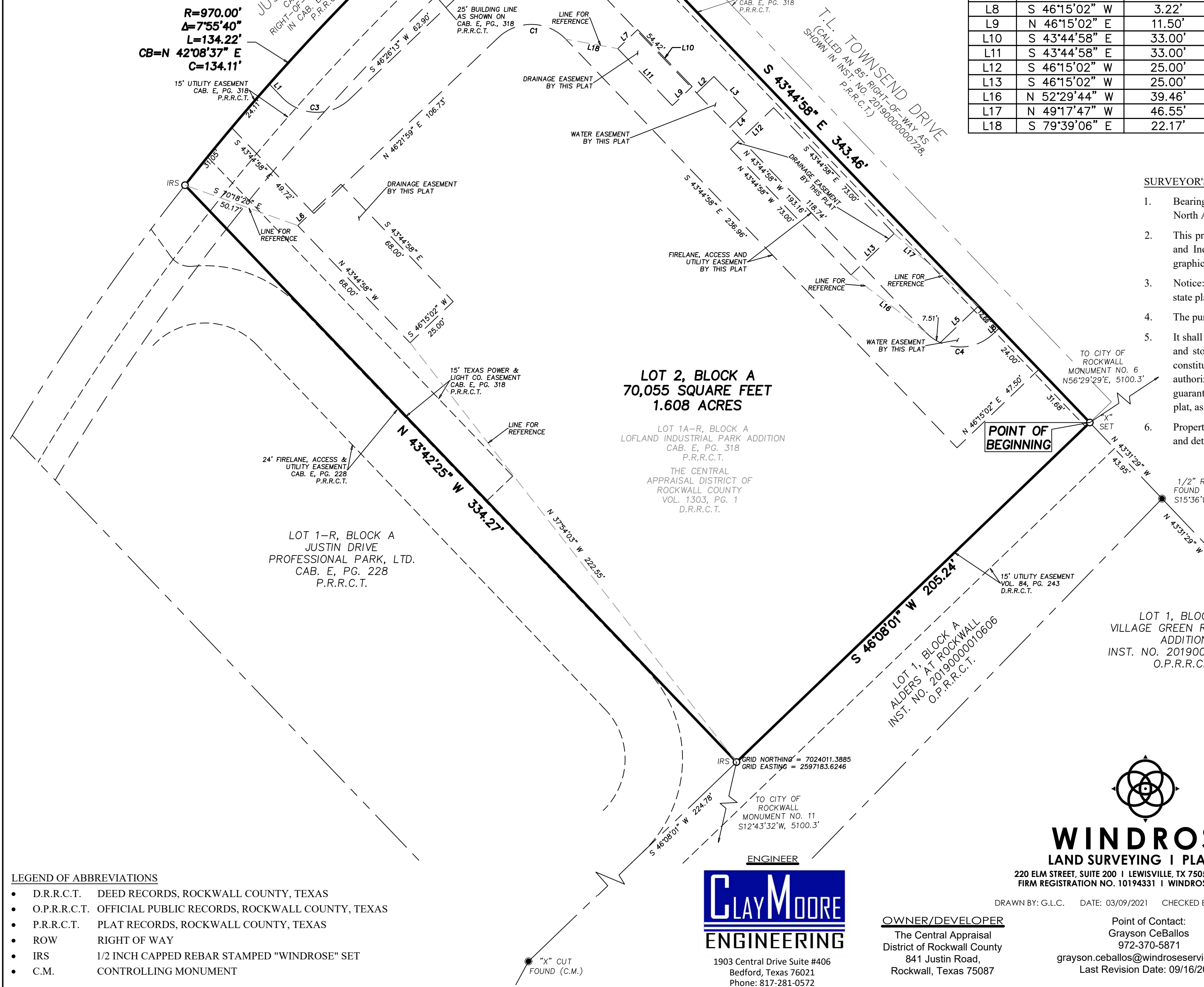
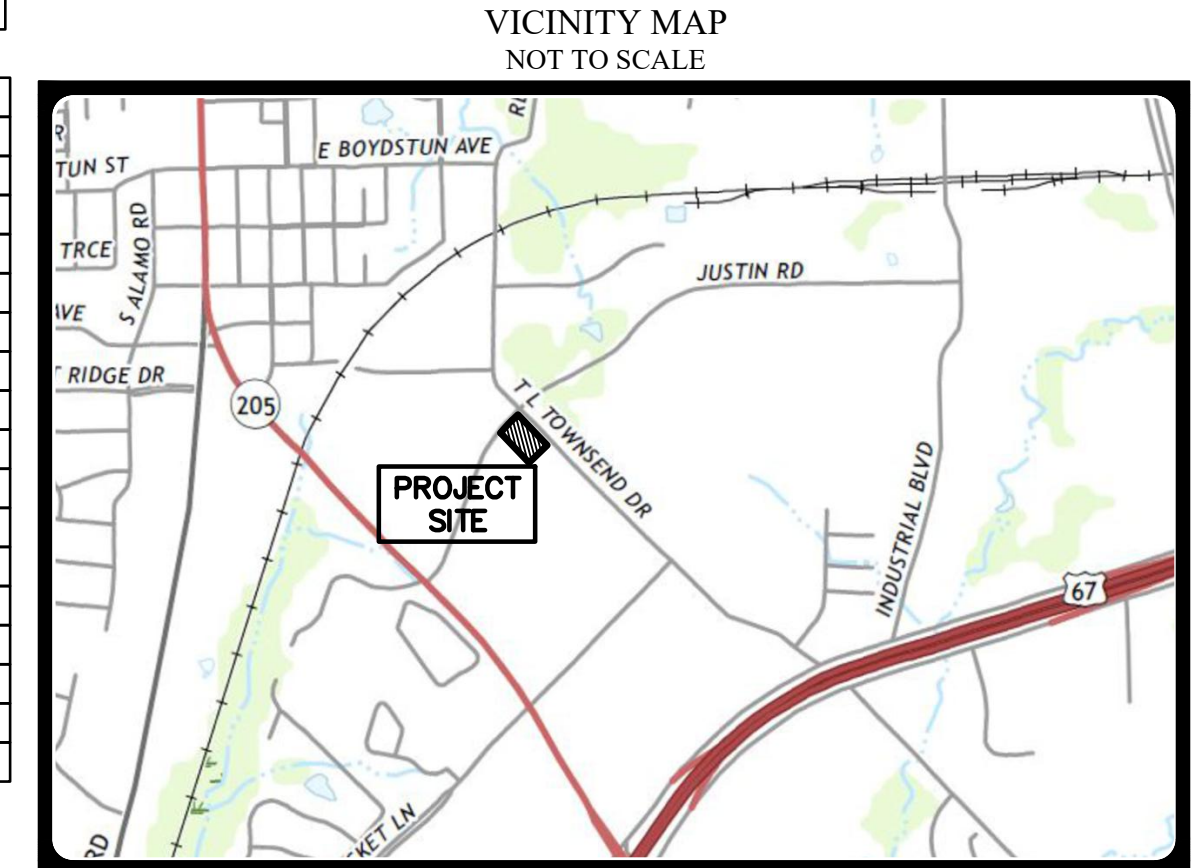






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L6	N 46°15'02" E	25.00'
L7	N 46°15'02" E	11.50'
L8	S 46°15'02" W	3.22'
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L18	S 79°39'06" E	22.17'



**SURVEYOR'S NOTES:**

- Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.000146135.
- This property lies within Zone "X" Unshaded of the Flood Insurance Rate Map for Rockwall County, Texas and Incorporated Areas, map no. 48397C0040L, dated September 26, 2008, via scaled map location and graphic plotting.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this plat is to add easements to an existing lot of record.
- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

**REPLAT**  
**LOFLAND INDUSTRIAL**  
**PARK ADDITION**  
**LOT 2, BLOCK A**  
 Being a Replat of Lot 1A-R, Block A  
 Lofland Industrial Park Addition,  
 an Addition to the City of Rockwall  
 as recorded in Cabinet F, Page 318,  
 Plat Records, Rockwall County, Texas  
 -- 2021 --

- LEGEND OF ABBREVIATIONS**
- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
  - O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
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  - ROW RIGHT OF WAY
  - IRS 1/2 INCH CAPPED REBAR STAMPED "WINDROSE" SET
  - C.M. CONTROLLING MONUMENT

**ENGINEER**

1903 Central Drive Suite #406  
 Bedford, Texas 76021  
 Phone: 817-281-0572

**OWNER/DEVELOPER**  
 The Central Appraisal  
 District of Rockwall County  
 841 Justin Road,  
 Rockwall, Texas 75087

**WINDROSE**  
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 220 ELM STREET, SUITE 200 | LEWISVILLE, TX 75057 | 214.217.2544  
 FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

DRAWN BY: G.L.C. DATE: 03/09/2021 CHECKED BY: M.P. JOB NO.: D56412

Point of Contact:  
 Grayson CeBallos  
 972-370-5871  
 grayson.ceballos@windroseservices.com  
 Last Revision Date: 09/16/2021

**POINT OF COMMENCING**

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

WHEREAS The Central Appraisal District of Rockwall County are the owners of a 1.608 acre tract of land situated in the B.J. Lewis Survey, Abstract Number 225, being all of Lot 1A-R, Block A of Lofland Industrial Park Addition, an addition to the City of Rockwall, as recorded in Cabinet E, Page 318, Plat Records, Rockwall County, Texas, being a tract of land described to The Central Appraisal District of Rockwall County, as recorded in Volume 1303, Page 01, Deed Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows: (Bearings and Distances are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD83) (US Foot) with a combined scale factor of 1.00015063);

COMMENCING from a 1/2 inch rebar found for the easternmost corner of Lot 1, Block A of Village Green Residence Addition, an addition to the City of Rockwall, as recorded in Instrument Number 2019000000728, Plat Records, Rockwall County, Texas, also being a point on the south right-of-way line of T.L. Townsend Drive (Called an 85 foot right-of-way as shown in Instrument Number 20190000000728, Plat Records, Rockwall County, Texas);

THENCE North 45 degrees 28 minutes 27 seconds West, with the south right-of-way line of said T.L. Townsend Drive, with a north line of said Lot 1, a distance of 126.84 feet to a 1/2 inch rebar found for an exterior "ell" corner of said Lot 1;

THENCE North 43 degrees 31 minutes 29 seconds West, with the south right-of-way line of said T.L. Townsend Drive, same being a north line of said Lot 1, a distance of 245.00 feet to a point for the northernmost corner of said Lot 1, same being the easternmost northeast corner of Lot 1, Block A of Alders At Rockwall as recorded in Instrument Number 20190000010606, Plat Records, Rockwall County, Texas from which a 1/2 inch rebar found bears South 15 degrees 36 minutes West, a distance of 0.3 feet;

THENCE North 43 degrees 31 minutes 29 seconds West, with the south right-of-way line of said T.L. Townsend Drive, with the northeasternmost line of said second referenced Lot 1, a distance of 43.95 feet to an "X" Cut set in concrete for the easternmost corner of said Lot 1A-R, same being the easternmost northwest corner of said second referenced Lot 1 and said point being THE POINT OF BEGINNING;

THENCE South 46 degrees 08 minutes 01 seconds West, departing the south right-of-way line of said T.L. Townsend Drive, with a northwest line of said second referenced Lot 1, same being the southeastern line of said Lot 1A-R, a distance of 205.24 feet to a 1/2 inch rebar capped "WINDROSE" set for the easternmost corner of Lot 1-R, Block A of Justin Drive Professional Park, LTD, an addition to the City of Rockwall, as recorded in Cabinet E, Page 228, Plat Records Rockwall County, Texas;

THENCE North 43 degrees 42 minutes 25 seconds West, departing a north line of said second referenced Lot 1, with an east line of said Lot 1-R, a distance of 334.27 feet to a 1/2 inch rebar capped "WINDROSE" set for the northern most corner of said Lot 1-R and lying on the south right-of-way line of Justin Drive (Called a 60 foot right-of-way as shown in Cabinet E, Page 318, Plat Records, Rockwall County, Texas) and being the beginning of a curve to the right with a radius of 970.00 feet, a central angle of 07 degrees 55 minutes 40 seconds and a chord bearing and distance of North 42 degrees 08 minutes 37 seconds East, a distance of 134.11 feet;

THENCE with said curve to the right, with the east right-of-way line of said Justin Drive, an arc length of 134.22 feet to an "X" Cut set in concrete for corner;

THENCE North 46 degrees 15 minutes 02 seconds East, with the southeast right-of-way line of said Justin Drive, a distance of 71.23 feet to an "X" Cut set in concrete at the intersection of the southeast right-of-way line of said Justin Drive, same being the southwest right-of-way line of said T.L. Townsend Drive;

THENCE South 43 degrees 44 minutes 58 seconds East, with the southwest right-of-way line of said T.L. Townsend Drive, a distance of 343.46 feet to THE POINT OF BEGINNING and containing 70,055 square feet or 1.608 acres of land, more or less.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS**

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **Lofland Industrial Park Addition** subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the **Lofland Industrial Park Addition** subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easements strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has compiled with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements as determined by the City's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the City Secretary in a sum equal to the cost of such improvemeets for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the City Council of the City of Rockwall.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Suvdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors, and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

**The Central Appraisal District of Rockwall County**

\_\_\_\_\_  
Authorized Representative - Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Title

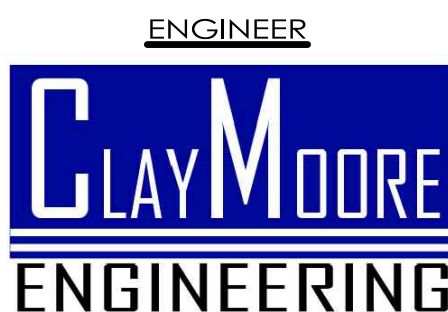
\_\_\_\_\_  
Date

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

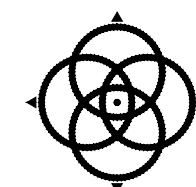
GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas



1903 Central Drive Suite #406  
Bedford, Texas 76021  
Phone: 817-281-0572

**OWNER/DEVELOPER**  
The Central Appraisal  
District of Rockwall County  
841 Justin Road,  
Rockwall, Texas 75087



**WINDROSE**  
LAND SURVEYING | PLATTING

220 ELM STREET, SUITE 200 | LEWISVILLE, TX 75057 | 214.217.2544  
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

DRAWN BY: G.L.C. DATE: 03/09/2021 CHECKED BY: M.P. JOB NO.: D56412

Point of Contact:  
Grayson CeBallos  
972-370-5871  
grayson.ceballos@windroseservices.com  
Last Revision Date: 09/16/2021

STATE OF TEXAS §  
COUNTY OF DENTON §

This is to certify that I, Mark N. Peeples, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

**PRELIMINARY**

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 9/16/2021

Mark N. Peeples, R.P.L.S.  
No. 6443

STATE OF TEXAS §  
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark N. Peeples, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas

**APPROVAL:**  
  
\_\_\_\_\_  
Planning and Zoning Commission, Chairman  
  
\_\_\_\_\_  
Date

**APPROVAL:**  
  
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
  
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas. Within one hundred eighty (180) days from said date of final approval.  
  
\_\_\_\_\_  
Mayor, City of Rockwall  
  
\_\_\_\_\_  
City Secretary  
  
\_\_\_\_\_  
City Engineer  
  
\_\_\_\_\_  
Chairman

**REPLAT**  
**LOFLAND INDUSTRIAL**  
**PARK ADDITION**  
**LOT 2, BLOCK A**  
Being a Replat of Lot 1A-R, Block A  
Lofland Industrial Park Addition,  
an Addition to the City of Rockwall  
as recorded in Cabinet F, Page 318,  
Plat Records, Rockwall County, Texas



Closure Sheet Lofland Industrial Park Addition

North: 7,023,703.73' East: 2,598,364.39'

Segment# 1: Curve

Length: 134.22' Radius: 970.00'  
Delta: 7°55'40" Tangent: 67.22'  
Chord: 134.11' Course: N42°08'37"E  
Course In: S51°49'13"E Course Out: N43°53'33"W  
RP North: 7,023,104.15' East: 2,599,126.88'  
End North: 7,023,803.17' East: 2,598,454.37'

Segment# 2: Line

Course: N46°15'02"E Length: 71.23'  
North: 7,023,852.43' East: 2,598,505.83'

Segment# 3: Line

Course: S43°44'58"E Length: 343.46'  
North: 7,023,604.32' East: 2,598,743.33'

Segment# 4: Line

Course: S46°08'01"W Length: 205.24'  
North: 7,023,462.09' East: 2,598,595.36'

Segment# 5: Line

Course: N43°42'25"W Length: 334.27'  
North: 7,023,703.73' East: 2,598,364.39'

Perimeter: 1,088.41' Area: 1.608Acre  
Error Closure: 0.00 Course: S66°03'10"E  
Error North : -0.002 East: 0.004

Precision 1: 1,088,420,000.00



# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

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**TO:** Planning and Zoning Commission  
**DATE:** September 28, 2021  
**APPLICANT:** Jeremy Epton  
**CASE NUMBER:** P2021-048; *Replat for Lots 2, 3, & 4, Block A, Epton Addition*

---

### SUMMARY

Consider a request by Jeremy Epton for the approval of a Replat for Lots 2, 3, & 4, Block A, Epton Addition being a 4.95-acre parcel of land identified as Lot 1, Block A, Epton Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 1 (SF-1) District, addressed as 2075 Airport Road, and take any action necessary.

### PLAT INFORMATION

- The purpose of the applicant's request is to Replat a 4.95-acre parcel of land into three (3) lots (*i.e. Lots 2, 3, & 4, Block A, Epton Addition*) for the purpose of constructing single-family homes on two (2) of the lots (*i.e. Lots 2 & 4, Block A, Epton Addition*). Currently, the subject property has a single-family home on Lot 3. The subject property is zoned Single-Family 1 (SF-1) District.
- On March 16, 1998 the City Council approved *Ordinance No. 98-10* annexing the subject property. The City's historic zoning maps show that the subject property was zoned Agricultural (AG) District at the time of annexation. On January 2, 2018 the City Council approved a final plat (*i.e. Case No. P2017-071*) establishing Lot 1, Block A, Epton Addition. On August 16, 2021 the subject property was rezoned from Agricultural (AG) District to Single-Family 1 (SF-1) District by *Ordinance No. 21-42 (i.e. Case No. Z2021-031)*.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

### CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of a Replat for Lot 2, 3, & 4, Block A, Epton Addition, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and
- (2) Any construction resulting from the approval of this Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

# PROJECT COMMENTS



CITY OF ROCKWALL  
385 S. GOLIAD STREET  
ROCKWALL, TEXAS 75087  
PHONE: (972) 771-7700

DATE: 9/23/2021

PROJECT NUMBER: P2021-048  
PROJECT NAME: Lots 2, 3, & 4, Block A, Epton Addition  
SITE ADDRESS/LOCATIONS: 2075 AIRPORT RD, ROCKWALL, 75087

CASE MANAGER: Angelica Gamez  
CASE MANAGER PHONE: 972-772-6438  
CASE MANAGER EMAIL: [agamez@rockwall.com](mailto:agamez@rockwall.com)

CASE CAPTION:

---

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Andrew Reyna	09/20/2021	Needs Review

---

09/20/2021: P2021-048; Lot 2, 3, & 4, Block A, Epton Addition

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This is a request for the approval of a Replat for Lots 2, 3, & 4, Block A, Epton Addition being a 4.95-acre parcel of land identified as Lot 1, Block A, Epton Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 1 (SF-1) District, addressed as 2075 Airport Road.
- I.2 For questions or comments concerning this case please contact Andrew Reyna in the Planning Department at (972) 772-6488 or email [areyna@rockwall.com](mailto:areyna@rockwall.com).
- M.3 For reference, include the case number (P2021-048) in the lower right-hand corner of all pages on future submittals.
- M.4 Ghost in old lot information (i.e. Lot 1, Block A)
- M.5 Correct Title Block as follows:

Final Plat  
Epton Addition  
Lots 2, 3, & 4, Block A  
4.95 Acres or 215,528 S.F.  
(3 Lots)  
Being a replat of Lot 1, Block A, Epton Addition  
E.M. Elliott Survey, A-80  
City of Rockwall, Rockwall County, Texas

- I.6 Please be sure to address all comments made by the Engineering Department.
- I.7 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.
- I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff by October 5, 2021 or as soon as possible for a subsequent review prior approval.
- I.9 Although this agenda item may be on the consent agenda, staff recommends that a representative be present for all meetings.
- I.10 This City Council meeting date for this case will be October 4, 2021.

I.11 Please note that once the Replat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	09/23/2021	Needs Review

09/23/2021: M - Include note, "5. Property owner shall be responsible for maintenance, repair and replacement of drainage and detention systems onsite.

I-Must have a Wetland & Waters of the US study to determine if the pond can be filled in.

I - Additional lots must tie into water an sewer lines in Airport Road. Full panel concrete replacement is required.

I - Driveway spacing to be 100' minimum and must be concrete in the ROW.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Andrew Reyna	09/20/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	09/22/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	09/20/2021	Approved

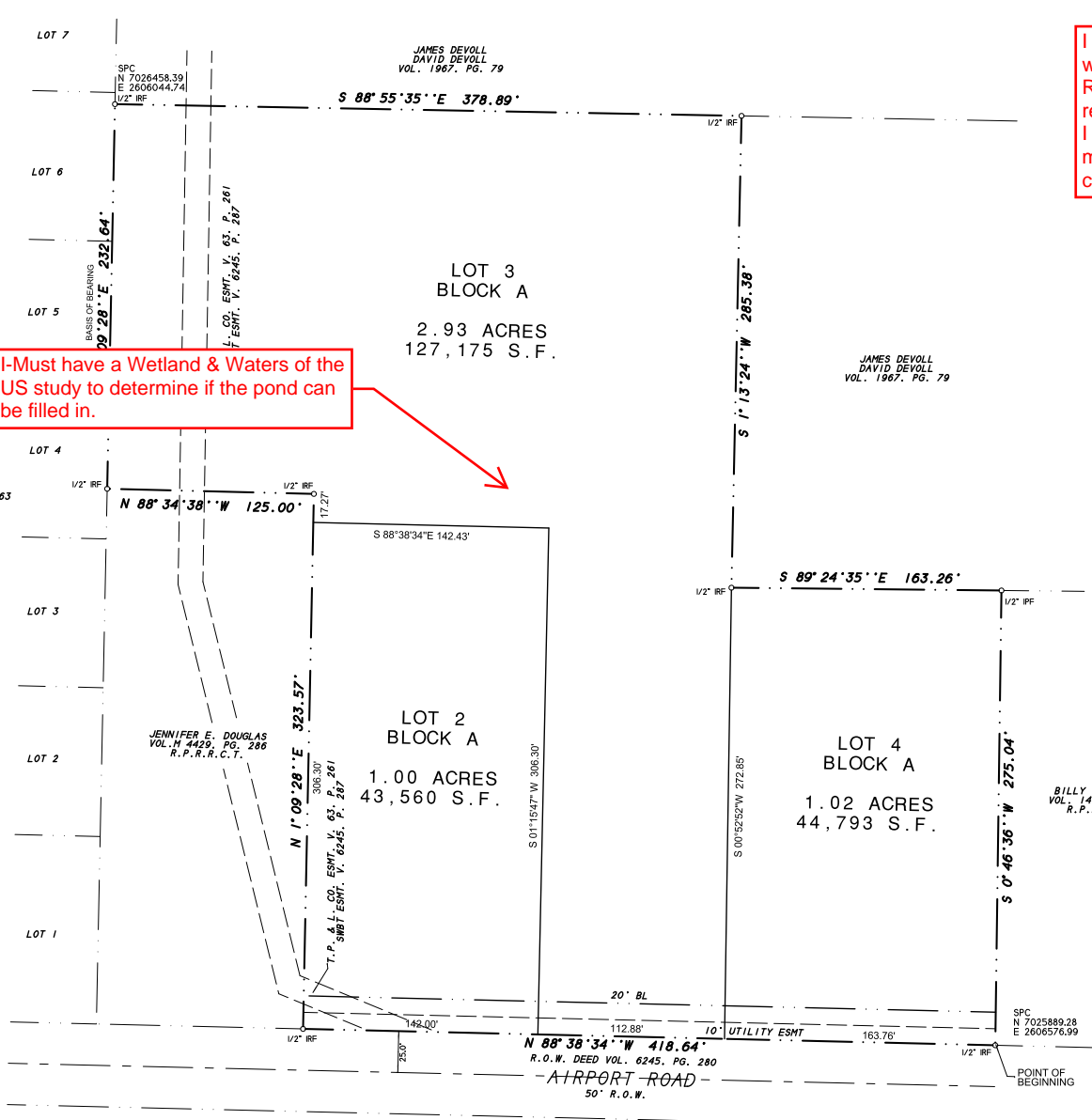
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Andrew Reyna	09/20/2021	N/A

No Comments

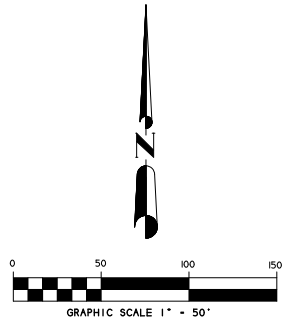
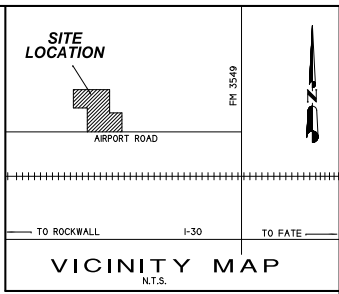
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	09/20/2021	Approved w/ Comments

09/20/2021: No comments



I - Additional lots must tie into water an sewer lines in Airport Road. Full panel concrete replacement is required.  
I - Driveway spacing to be 100' minimum and must be concrete in the ROW.

I-Must have a Wetland & Waters of the US study to determine if the pond can be filled in.



REPLAT  
**EPTON ADDITION**  
LOTS 2, 3 & 4, BLOCK A

4.95 ACRES OR 215,528 S.F.  
( 3 LOTS )

E. M. ELLIOTT SURVEY, A-80  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

- GENERAL NOTES:**
- 1) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.
  - 2) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0045 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
  - 3) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
  - 4) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

Include note "5. Property owner shall be responsible for maintenance, repair and replacement of drainage and detention systems onsite."

SHEET 1 OF 2

**OWNER:**  
JEREMY EPTON  
KRISTI EPTON  
2075 AIRPORT ROAD  
ROCKWALL, TEXAS 75087

**H.D. Fetty Land Surveyor, LLC**  
Firm Registration no. 101509-00  
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SYMBOL LEGEND	
	EASEMENT
	RIGHT-OF-WAY
	SURVEY LINE
	BOUNDARY LINE
	EASEMENT
	RIGHT-OF-WAY
	SURVEY LINE
	BOUNDARY LINE

SURVEY DATE SEPTEMBER 13, 2021  
SCALE 1" = 50' FILE # 20150309RP  
CLIENT EPTON



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P7021-048

**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> \$399

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</sup>

PD Development Plans (\$200.00 + \$15.00 Acre) <sup>1</sup>

**Other Application Fees:**

Tree Removal (\$75.00)

Variance Request (\$100.00)

**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.

## PROPERTY INFORMATION [PLEASE PRINT]

Address 2075 AIRPORT RD

Subdivision EPTON ADDITION Lot 1 Block A

General Location AIRPORT RD + FM 3549

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

Current Zoning RES Current Use RESIDENTIAL

Proposed Zoning SF (1 AC) Proposed Use SAME

Acreage 4.95 AC Lots [Current] 1 Lots [Proposed] 3

**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 checked="" type="checkbox"/> Owner <u>JEREMY EPTON</u>	<input checked="" type="checkbox"/> Applicant <u>SAME</u>
Contact Person _____	Contact Person _____
Address <u>2075 AIRPORT RD</u>	Address _____
City, State & Zip <u>ROCKWALL, TX 75087</u>	City, State & Zip _____
Phone <u>214-490-4047</u>	Phone _____
E-Mail <u>jeremy.epton@cbdfw.com</u>	E-Mail _____

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared JEREMY EPTON [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 \$ 399<sup>00</sup>, to cover the cost of this application, has been paid to the City of Rockwall on this the 17 day of Sept, 2021. 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."

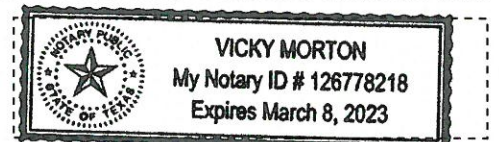
Given under my hand and seal of office on this the 17 day of Sept, 2021

Owner's Signature

[Signature]

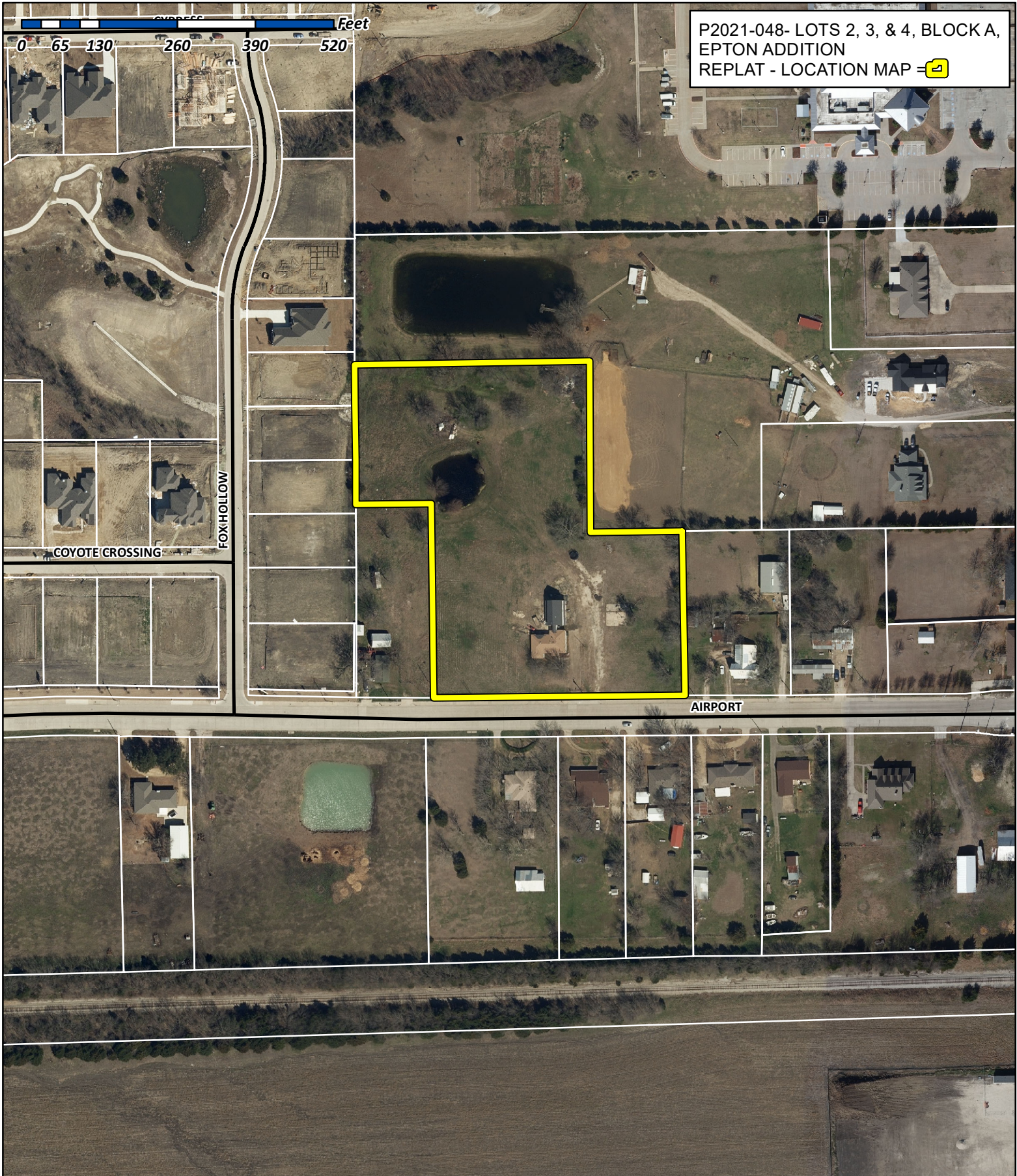
Notary Public in and for the State of Texas


Vicky Morton



My Commission Expires 3-8-2023





P2021-048- LOTS 2, 3, & 4, BLOCK A,  
EPTON ADDITION  
REPLAT - LOCATION MAP = 

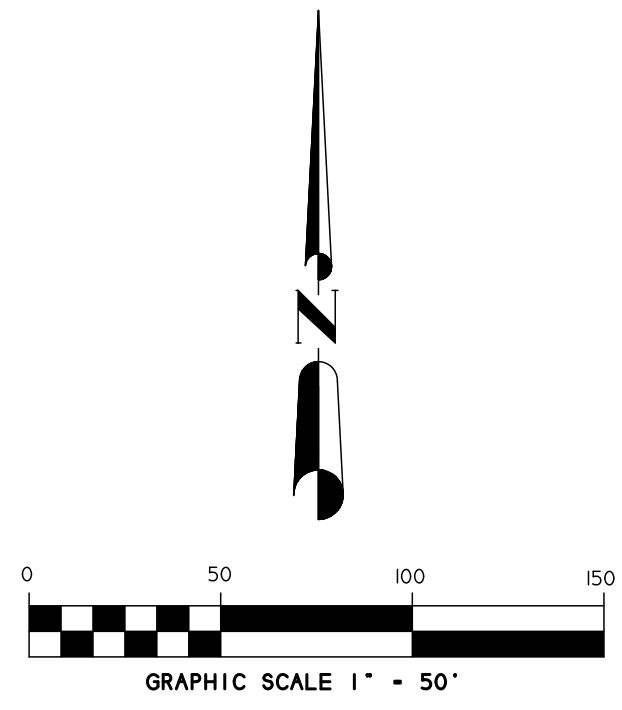
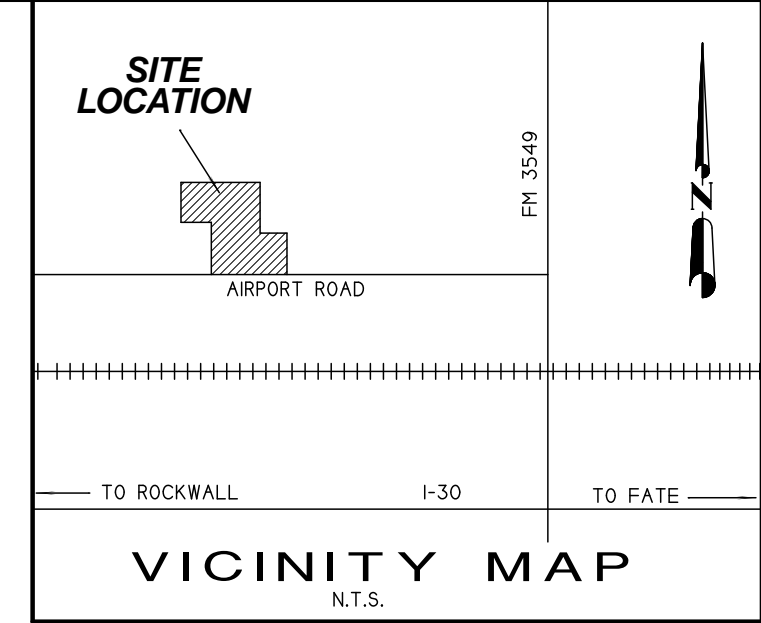


# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(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.





REPLAT  
**EPTON ADDITION**  
 LOTS 2, 3 & 4, BLOCK A

4.95 ACRES OR 215,528 S.F.  
 ( 3 LOTS )

E. M. ELLIOTT SURVEY, A-80  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

- GENERAL NOTES:
- 1) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.
  - 2) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0045 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
  - 3) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
  - 4) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SHEET 1 OF 2

SYMBOL LEGEND	
TV	TELEVISION CABLE RIDER
⊙	GAS METER
⊙	TEL. METER
⊙	PROBE RIDER
⊙	FH. FREE HYDRANT
⊙	FP. POWER POLE
⊙	ELEC. BOX
⊙	ELEC. SUBSURFACE JUNCTION BOX
⊙	NO. ALICE LIGHT POLE
⊙	LP. PIPE BOX FOUND CORNER
⊙	1/2" BE. PIPE BOX FOUND CORNER
⊙	PROFANE MARK
---	EASEMENT LINE
---	ALL COND. LINES
---	BOUNDARY LINES

OWNER:  
**JEREMY EPTON**  
**KRISTI EPTON**  
 2075 AIRPORT ROAD  
 ROCKWALL, TEXAS 75087

**H.D. Fetty Land Surveyor, LLC**  
 Firm Registration no. 101509-00  
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE SEPTEMBER 13, 2021  
 SCALE 1" = 50' FILE # 20150309RP  
 CLIENT EPTON

OWNER'S CERTIFICATE  
(Public Dedication)  
STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS Jeremy Epton and Kristi Epton, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the E.M. ELLIOTT SURVEY, ABSTRACT NO. 77, City of Rockwall, Rockwall County, Texas, and being a part of a tract of land as described in a Warranty deed from Arvel Gray and Lena Gray to J.E. Parker and Deloris Estelle Parker, dated August 19, 1967 and being recorded in Volume 80, Page 41 of the Deed Records of Rockwall County, Texas, and also a part of a tract of land as described in a Special Warranty deed from Bobby H. Douglas to Deloris Estelle Douglas, dated August 26, 2000 and being recorded in Volume 2011, Page 267 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the east boundary line of said Parker tract and the west boundary line of a tract of land as described in a Warranty deed to Billy W. Peoples, as recorded in Volume 1464, Page 321 of the Real Property Records of Rockwall County, Texas, said point being N. 00 deg. 46 min. 36 sec. E., 24.91 feet from the southeast corner of said Parker tract and in the north right-of-way line of Airport Road, per deed recorded in Volume 6245, Page 280 of the Official Public Records of Rockwall County, Texas;

THENCE N. 88 deg. 38 min. 34 sec. W. along the north right-of-way line of Airport Road, a distance of 418.64 feet to a 1/2" iron rod found for corner in the east boundary line of a tract of land as described in a Warranty deed to Jennifer Douglas, as recorded in Volume 4429, Page 286 of the Real Property Records of Rockwall County, Texas;

THENCE N. 01 deg. 09 min. 28 sec. E. along the east line of said Jennifer Douglas tract, a distance of 323.57 feet to a 1/2" iron rod found for corner at the northeast corner of same;

THENCE N. 88 deg. 34 min. 38 sec. W. along the north line of said tract, a distance of 125.00 feet to a 1/2" iron rod found for corner at the northwest corner of same;

THENCE N. 01 deg. 09 min. 28 sec. E. a distance of 232.64 feet to a 1/2" iron rod found for corner at the northwest corner of said Deloris Estelle Douglas tract;

THENCE S. 88 deg. 55 min. 35 sec. E. a distance of 378.89 feet to a 1/2" iron rod found for corner at the northeast corner of said Deloris Estelle Douglas tract;

THENCE S. 01 deg. 13 min. 24 sec. W. a distance of 285.38 feet to a 1/2" iron rod found for corner at the northwest corner of said Parker tract;

THENCE S. 89 deg. 24 min. 35 sec. E. a distance of 163.26 feet to a 1/2" iron pipe found for corner at the northeast corner of said Parker tract and northwest corner of said Peoples tract;

THENCE S. 00 deg. 46 min. 36 sec. W. a distance of 275.04 feet to the POINT OF BEGINNING and containing 215,528 square feet or 4.95 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as EPTON ADDITION, LOTS 2, 3 & 4, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in EPTON ADDITION, LOTS 2, 3 & 4, BLOCK A, have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

I also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

JEREMY EPTON

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JEREMY EPTON known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_

KRISTI EPTON

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared KRISTI EPTON known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Harold D. Fetty, III  
Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission \_\_\_\_\_ Date \_\_\_\_\_

APPROVED

I hereby certify that the above and foregoing replat of EPTON ADDITION, LOTS 2, 3 & 4, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Mayor, City of Rockwall

City Secretary City of Rockwall

City Engineer

Date

REPLAT  
**EPTON ADDITION**  
LOTS 2, 3 & 4, BLOCK A  
4.95 ACRES OR 215,528 S.F.  
( 3 LOTS )

E. M. ELLIOTT SURVEY, A-80  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND	
⊕ TELEPHONE	⊕ GAS
⊕ CABLE WIRE	⊕ TEL. METER
⊕ ELEC. METER	⊕ PHASE RISER
⊕ ELEC. SUBURFACE JUNCTION BOX	⊕ FIRE HYDRANT
⊕ WATER METER	⊕ POWER POLE
⊕ LIGHT POLE	⊕ 1" RIF. HOLE
⊕ AIR COND. UNIT	⊕ 1" CORNER
⊕ PROpane TANK	
— EASEMENT LINE	— AIR COND. UNIT
— PROPERTY LINES	

OWNER:  
JEREMY EPTON  
KRISTI EPTON  
2075 AIRPORT ROAD  
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00  
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE SEPTEMBER 13, 2021  
SCALE 1" = 50'  
CLIENT EPTON



# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION MEMORANDUM

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

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**TO:** Planning and Zoning Commission

**FROM:** Henry Lee, *Planner*

**DATE:** September 28, 2021

**SUBJECT:** Z2021-032; *Specific Use Permit for a Restaurant with less than 2,000 SF with Drive-Through or Drive-In in a Commercial (C) District*

---

On September 14, 2021, the Planning and Zoning Commission approved a motion to table Case No. Z2021-032 to the September 28, 2021 Planning and Zoning Commission meeting by a vote of 6-0, with Commissioner Moeller absent. The purpose of the motion was to allow the applicant additional time to make changes to the proposed concept plan and reorient the building so that the service window did not face directly onto Ridge Road. The applicant has since resubmitted a new concept plan meeting these requirements. Staff has updated the attached draft ordinance with the new concept plan. The Planning and Zoning Commission will need to hold a public hearing and act on the applicant's request at the September 28, 2021 meeting.

COPYRIGHT: All drawings herein are the property of Tectonics Design Group and may not be reproduced or used in any capacity without the written authorization of Tectonics Design Group.

DRAWN: H.E.M.  
DESIGNED: H.E.M.  
CHECKED/STAMPED: MATT K. RASMUSSEN, P.E.

PRELIMINARY

STAMP:

**TECTONICS DESIGN GROUP**  
 730 Sandhill Rd., #250, Reno, Nevada 89521  
 tel 775-824-9988  
 fax 775-824-9986  
 www.tectonicsdesigngroup.com

DESIGNER:

**Dutch Bros No.: TX1802**  
 TBD RIDGE ROAD, ROCKWALL, TX 75087  
**MAIN & MAIN**  
 5750 Genesis Court, Suite 103, Frisco, TX 75034

PROJECT/CLIENT:

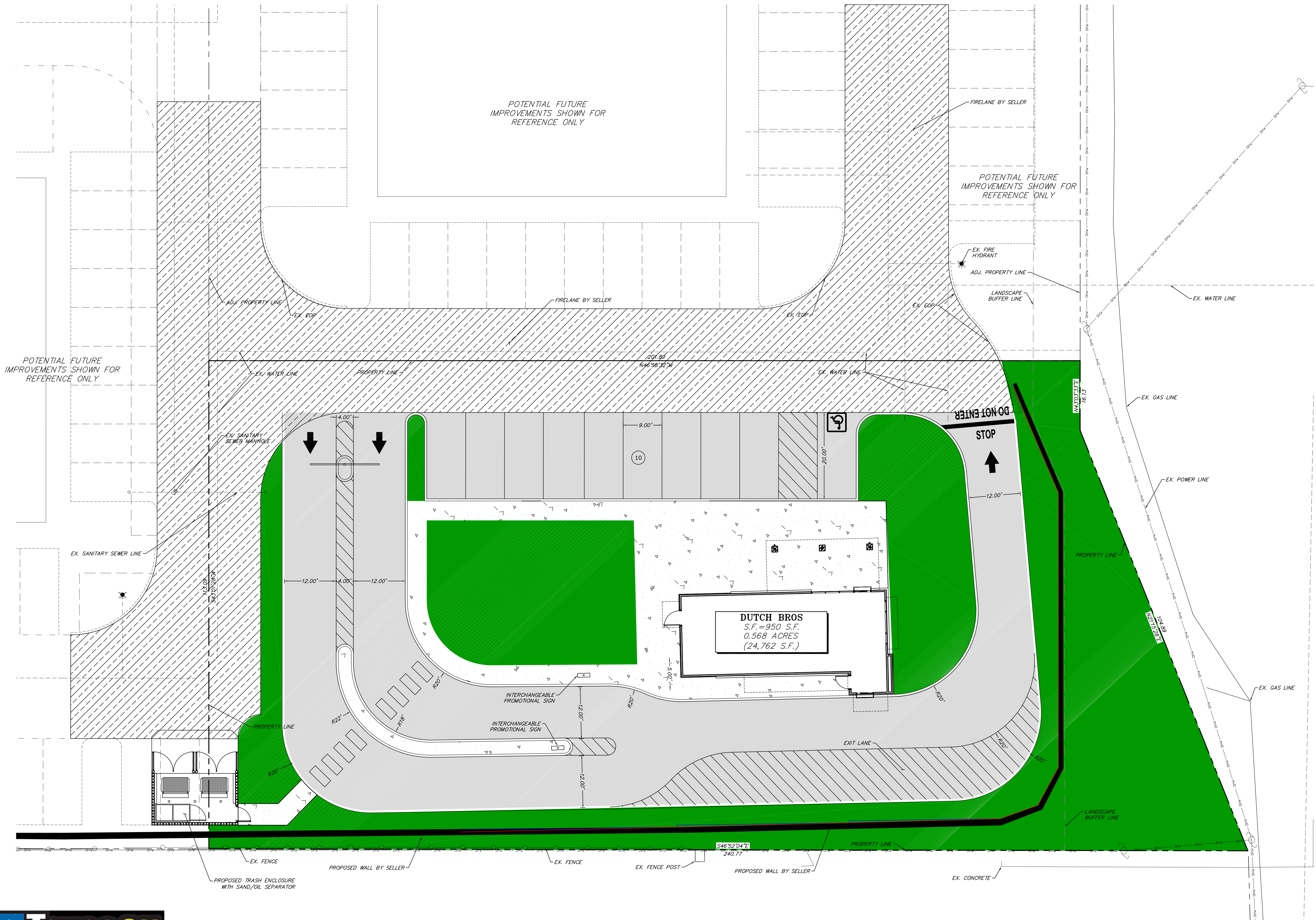
#: 21090

DATE: 09/07/21  
SUBMITTAL PRELIM  
09/21/21

SUBMITTAL RECORD:

SHEET TITLE: SITE PLAN

C2.1



SITE PLAN  
SCALE: 1" = 10'-0"



CITY OF ROCKWALL

ORDINANCE NO. 21-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A RESTAURANT LESS THAN 2,000 SF WITH DRIVE-THROUGH OR DRIVE-IN ON A 0.57-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK A, SKY RIDGE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Sam Moore of Main & Main for the approval of a Specific Use Permit (SUP) for a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* for the purpose of constructing a *drive-through restaurant* on a 0.57-acre parcel of land described as Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located southeast of the intersection of Ridge Road [FM-740] and W. Yellow Jacket Lane, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

**SECTION 1.** The Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*, and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 04.05, *Commercial (C) District*, and Subsection 06.08, *Scenic Overlay (SOV) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with

the following conditions:

## 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* on the *Subject Property* and conformance to these conditions is required for continued operation:

- 1) The development of the *Subject Property* shall generally conform to the Concept Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) Mature landscaping and additional trees shall be planted along the entire length of the proposed drive-through to provide headlight screening from Ridge Road [FM-740] and the adjacent properties.

## 2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Certificate of Occupancy (CO)*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

**SECTION 3.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

**SECTION 4.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

**SECTION 5.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

**SECTION 7.** That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 18<sup>TH</sup> DAY OF OCTOBER, 2021.**

\_\_\_\_\_  
Kevin Fowler, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: October 4, 2021

2<sup>nd</sup> Reading: October 18, 2021

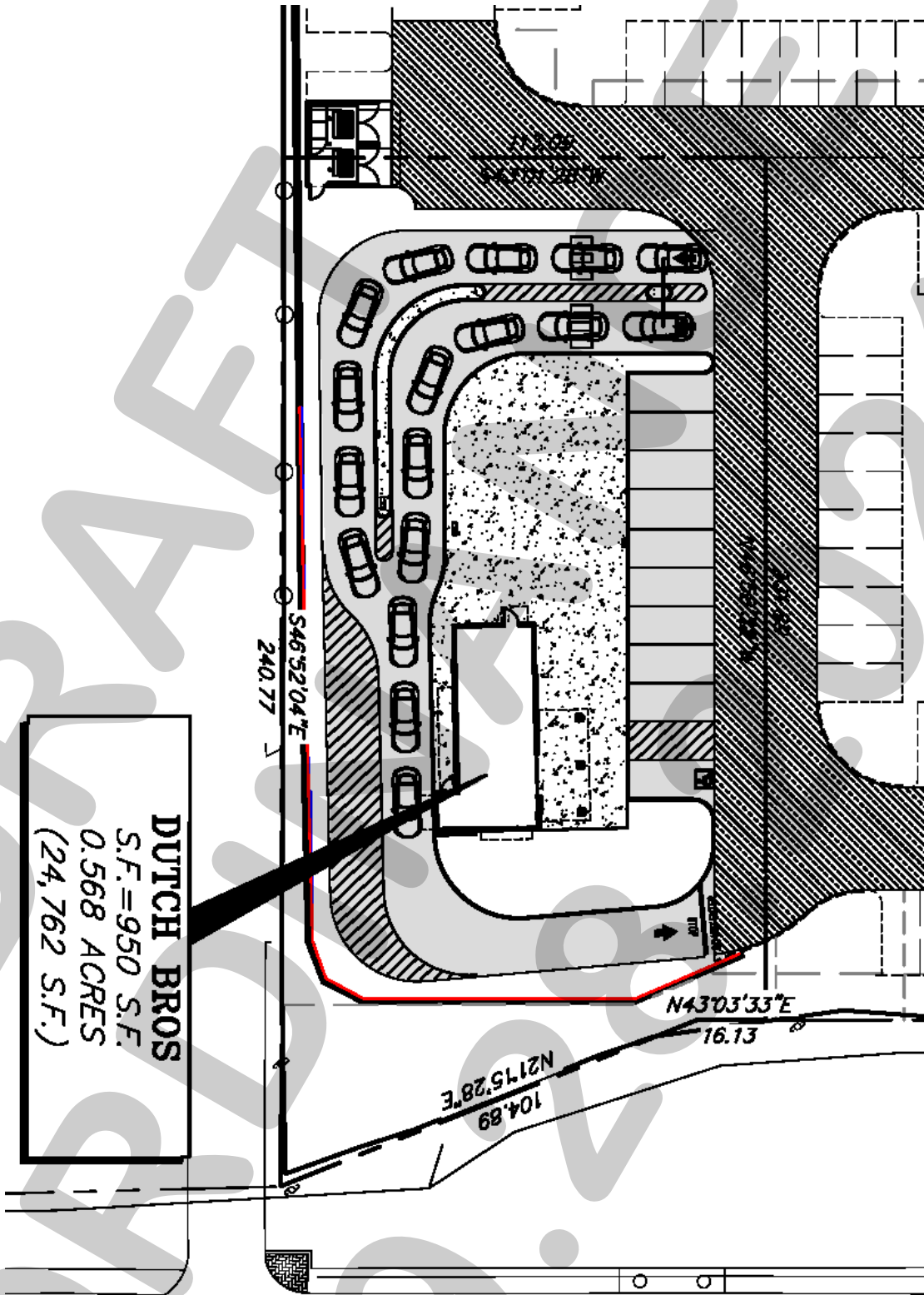


**Exhibit 'A'**  
*Location Map*

Address: Southeast of the intersection of Ridge Road and W. Yellow Jacket Lane  
Legal Description: Lot 1, Block A, Sky Ridge Addition



Exhibit 'B':  
Concept Plan





# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

---

**TO:** Planning and Zoning Commission

**DATE:** September 14, 2021

**APPLICANT:** Sam Moore; *Main & Main*

**CASE NUMBER:** Z2021-032; *Specific Use Permit for a Restaurant with less than 2,000 SF with Drive-Through or Drive-In in a Commercial (C) District*

---

### SUMMARY

Hold a public hearing to discuss and consider a request by Sam Moore of Main & Main on behalf of Jason Claunch of 7.1 Ridge LLC for the approval of a Specific Use Permit (SUP) for a *Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In* for the purpose of constructing a restaurant (*i.e. Dutch Bros. Coffee*) on a 0.57-acre portion of a larger 8.583-acre parcel of land identified as Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within Scenic Overlay (SOV) District, generally located southeast of the intersection of Ridge Road [FM-740] and W. Yellow Jacket Lane, and take any action necessary.

### BACKGROUND

The subject property was originally annexed into the City of Rockwall on November 7, 1960 by *Ordinance No. 60-04*. According to the City's historic zoning maps, the subject property was zoned Commercial (C) District as of January 3, 1972. On January 20, 2015, the City Council approved a miscellaneous case [Case No. MIS2014-018] to allow an alternative Tree Mitigation Plan. On August 7, 2017, the City Council approved a final plat case [Case No. P2017-037] that established the subject property as Lot 1, Block A, Sky Ridge Addition. On January 26, 2021, the Planning and Zoning Commission approved a miscellaneous case [Case No. MIS2021-001] to allow for a variable width landscape buffer. Following this approval, the City Council approved a preliminary plat [Case No. P2021-001] proposing the creation of Lots 1-7, Block A, Sky Ridge Addition on March 1, 2021. On August 2, 2021, the City Council approved a replat [Case No. P2021-038] that established the subject property as Lot 5, Block A, Sky Ridge Addition.

### PURPOSE

The applicant -- *Sam Moore of Main & Main* -- is requesting the approval of a Specific Use Permit (SUP) to allow for a *Restaurant with less than 2,000 SF with Drive-Through or Drive-In* within the Commercial (C) District on the subject property.

### ADJACENT LAND USES AND ACCESS

The subject property is generally located southeast of the intersection of Ridge Road [FM-740] and W. Yellow Jacket Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the right-of-way for the Union Pacific/Dallas Garland NE Railroad. Beyond this is a single-family residential subdivision (*i.e. Lakeridge Park*). This area is zoned Single-Family 10 (SF-10) District.

South: Directly south of the subject property is Ridge Road [FM 740], which is identified as a M4D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this is an office building and several commercial businesses (*e.g. Big D Auto Care, Wal-Mart, etc.*) This area is zoned Commercial (C) District.

East: Directly east of the subject property is a vacant tract of land followed by Ridge Road [FM-740], which is identified as a M4D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this

are several commercial businesses (e.g. *Little Caesar's, Everybody Massage, etc.*) These areas are zoned Commercial (C) District.

West: Directly west of the subject property is a house of worship (i.e. *Great Faith Church*) and several commercial businesses (e.g. *State Farm, Family Dental, etc.*) followed by the right-of-way for the Union Pacific/Dallas Garland NE Railroad. Beyond this is a single-family residential subdivision (i.e. *Turtle Cove Subdivision*). This area is zoned Planned Development District 2 (PD-2) for single-family land uses.

### **CHARACTERISTICS OF THE REQUEST**

The applicant has submitted an application, letter, building elevations, drive-through stacking plan, and a concept plan requesting a Specific Use Permit (SUP) for a *Restaurant with less than 2,000 SF with Drive-Through or Drive-In* for the purpose of establishing a Dutch Bros. Coffee in a Commercial (C) District. The applicant has stated that there will be no point of order, rather employees with tablets will take the orders from the drive-through line; however, the stacking plan shows capacity for approximately 20 vehicles. The applicant has also indicated that the bail-out lane is designed to allow smaller orders to be processed quickly, while larger orders will utilize the drive-through window.

### **CONFORMANCE WITH THE CITY'S CODES**

Article 13, *Definitions*, of the Unified Development Code (UDC), defines a *Restaurant with Drive Through or Drive-In* as "(a) place of business whose primary source of revenue is derived from the sale of prepared food to the general public for consumption on-premise or off-premises and/or in a personal vehicle or where facilities are provided on the premises that encourages the serving and consumption of food in a personal vehicle on or near the restaurant premises.." In this case, the applicant's proposed business -- *Dutch Bros. Coffee* -- falls under this classification. According to *Permissible Use Charts* contained in Article 04, *Permitted Uses*, of the Unified Development Code (UDC), a *Restaurant with Drive Through or Drive-In* requires a Specific Use Permit (SUP) in a Commercial (C) District. The purpose of this requirement is to acknowledge that not all *Restaurant* operations are appropriate within the City's Commercial areas, and that the City Council should have discretionary oversight with regard to the types of *Restaurant* operations and their impacts within these types of districts. In addition, Subsection 02.03(f)(9) places the following addition conditions on this land use:

- (1) Drive-through lanes shall not have access to a local residential street.
- (2) Additional landscape screening shall be installed adjacent to drive-through lanes to impair visibility and impact of headlights from motor vehicles in the drive-through lane on adjacent properties, rights-of-way, parks and open space.
- (3) Unless otherwise approved by the Planning and Zoning Commission, stacking lanes for a drive-through service window shall accommodate a minimum of six (6) standard sized motor vehicles.

The applicant's request does appear to conform to the requirements stipulated by the Unified Development Code (UDC); however, staff has incorporated an additional condition that mature landscaping and trees shall be planted along the entire length of the proposed drive through to provide headlight screening from Ridge Road and the adjacent properties. In the Planning and Zoning Commission Work Session Meeting on August 31, 2021, the applicant did indicate that the drive-through lane would be located adjacent to a variable width wall; however, it was also indicated that this wall would be lower than three (3) feet in certain locations. The Unified Development Code (UDC) requires headlight screening to be a minimum of three (3) feet in height, which is why staff has included this as a operation condition in the Specific Use Permit (SUP) ordinance.

### **STAFF ANALYSIS**

When reviewing this case, the proposed land use does appear to be appropriate for this location due to the non-residential adjacencies and access to Ridge Road [FM-740]. Staff did make the recommendation to the applicant that the drive-through lane should not be situated in front of the building; however, the applicant has chosen not to incorporate this into their site plan stating that given the site restrictions and their business model this would not be possible. The purpose of staff's recommendation was to further the goals of the Scenic Overlay (SOV) District, which state that "(t)he development requirements for non-residential uses are more restrictive than in other commercial classifications in order to encourage development that will protect and enhance the existing views, topography, landscape and quality of development." In this case, no other restaurant situated within the Scenic Overlay (SOV) District incorporates a drive-through lane in front of their building and all service windows (i.e. or the point at which the food/beverage is delivered to the driver) are located facing away

from public right-of-way. Staff is also obligated to point out that the proposed building elevations submitted by the applicant do not meet the requirements of the Scenic Overlay (SOV) District and are not being incorporated into this Specific Use Permit (SUP) ordinance. If approved, the building elevations will be revisited by the Architectural Review Board (ARB) and Planning and Zoning Commission through the site plan approval process. With this being said, approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

## **NOTIFICATIONS**

On August 20, 2021, staff mailed 46 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Turtle Cove Homeowner's Association (HOA), which is the only HOA/Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted staff had not received any notices.

## **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) for a *Restaurant with less than 2,000 SF with Drive-Through or Drive-In* within the Commercial (C) District, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and which are detailed as follows:
  - (a) The development of the *Subject Property* shall generally conform to the Concept Plan as depicted in *Exhibit 'B'* of this ordinance.
  - (b) Mature landscaping and additional trees shall be planted along the entire length of the proposed drive-through to provide headlight screening from Ridge Road [FM-740] and the adjacent property owners.
- (2) The *Restaurant with less than 2,000 SF with Drive-Through or Drive-In* shall be limited to the area depicted in *Exhibit 'B'* of the draft ordinance
- (3) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



# 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</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

### 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.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	2200 Ridge Rd		
SUBDIVISION	Vacant Land - Commercial	LOT	1
		BLOCK	A
GENERAL LOCATION	Property located at intersection of Ridge Rd and Yellow Jacket Ln, North of 2054 Ridge Rd		

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

CURRENT ZONING	Commercial (C)	CURRENT USE	Undeveloped/Vacant	
PROPOSED ZONING	Commercial (C)	PROPOSED USE	Drive-Thru Coffee Shop	
ACREAGE	0.57 Acres	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]

<input type="checkbox"/> OWNER	7.1 Ridge LLC	<input type="checkbox"/> APPLICANT	Main & Main
CONTACT PERSON	Jason Claunch	CONTACT PERSON	Sam Moore
ADDRESS	106 E Rusk Suite 200	ADDRESS	5750 Genesis Court Suite 103
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Frisco, TX 75034
PHONE		PHONE	(817) 505-8117
E-MAIL		E-MAIL	sm@maincg.com

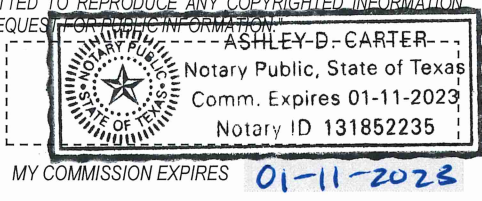
## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SAM MOORE [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 \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20TH DAY OF AUGUST, 2021. 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 August, 2021.  
OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Ashley D. Carter





Z2021-032- SUP FOR RESTAURANT LESS THAN 2,000 SF  
(DUTCH BROS)  
ZONING - LOCATION MAP =



# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(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.

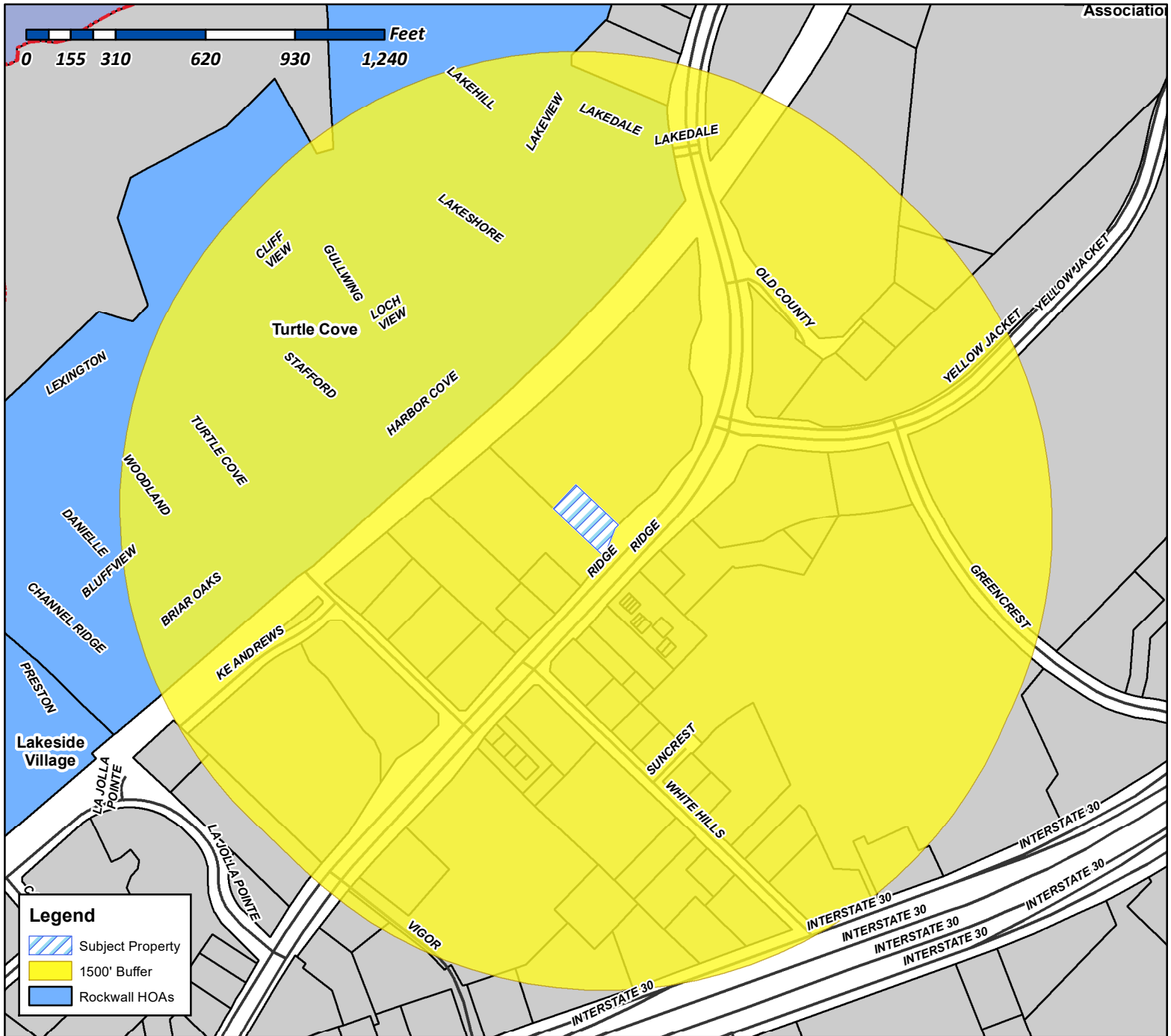




# City of Rockwall

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**Case Number:** Z2021-032  
**Case Name:** SUP for Restaurant  
**Case Type:** Zoning  
**Zoning:** Commercial (C) District  
**Case Address:** Southeast of the Intersection of Ridge Road & W. Yellowjacket Road

**Date Created:** 8/20/2021  
 For Questions on this Case Call (972) 771-7745





## Lee, Henry

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**From:** Gamez, Angelica  
**Sent:** Thursday, August 26, 2021 3:19 PM  
**Cc:** Miller, Ryan; Gonzales, David; Lee, Henry  
**Subject:** Neighborhood Notification Program [Z2021-032]  
**Attachments:** Public Notice (08.26.2021).pdf; HOA Map Z2021-032.pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on August 27, 2021. The Planning and Zoning Commission will hold a public hearing on Tuesday, September 14, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 20, 2021 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to [Planning@rockwall.com](mailto:Planning@rockwall.com) at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website:

<https://sites.google.com/site/rockwallplanning/development/development-cases>.

### **Z2021-032 SUP for Restaurant w/ Drive Through**

Hold a public hearing to discuss and consider a request by Sam Moore of Main & Main on behalf of Jason Claunch of 7.1 Ridge LLC for the approval of a *Specific Use Permit (SUP)* for *Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In* for the purpose of constructing a restaurant (*i.e. Dutch Bros. Coffee*) on a 0.57-acre portion of a larger 8.583-acre parcel of land identified as Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within Scenic Overlay (SOV) District, generally located southeast of the intersection of Ridge Road [FM-740] and W. Yellow Jacket Lane, and take any action necessary.

Thank you,

*Angelica Gamez*

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

<http://www.rockwall.com/planning/>



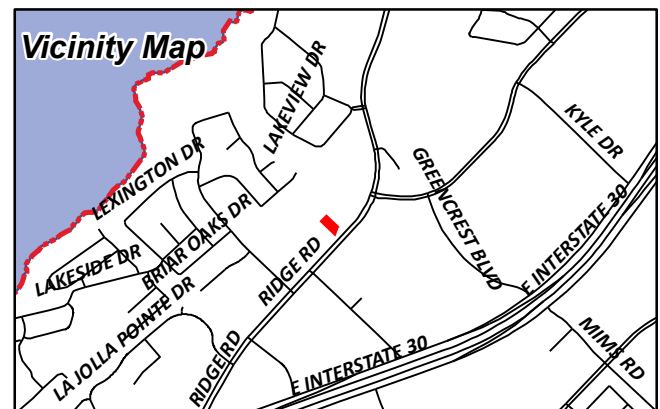
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**Case Number:** Z2021-032  
**Case Name:** SUP for Restaurant w/Drive Through  
**Case Type:** Zoning  
**Zoning:** Commercial (C) District  
**Case Address:** Southeast of Intersection of Ridge Road & W. Yellowjacket Road



**Date Created:** 8/20/2021

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

CHACKO & ABRAHAM INVESTMENTS LLC  
1007 N. BLUFFVIEW DR  
LUCAS, TX 75002

RIDGECREST HOMEOWNERS ASSOCIATION INC  
1024 S GREENVILLE AVE #230  
ALLEN, TX 75002

7.1 RIDGE LLC  
106 E RUSK SUITE 200  
ROCKWALL, TX 75087

VANDERSLICE ROBERT  
1408 S LAKESHORE DR  
ROCKWALL, TX 75087

JARA PARTNERS LTD  
1425 HUNTERS GLEN  
ROYSE CITY, TX 75189

FRANK RUSSELL  
15 PRINGLE LANE  
ROCKWALL, TX 75087

DGR ASSOCIATES INC A MISSOURI CORP  
1710 WEISKOPF DR  
HEATH, TX 75032

PORTELE MICHAEL & PAIGE  
1944 LAKESHORE DRIVE  
ROCKWALL, TX 75087

BENTO SERGIO  
2002 S LAKESHORE DR  
ROCKWALL, TX 75087

LAYAN INVESTMENTS INC  
2225 RIDGE RD  
ROCKWALL, TX 75087

JARA PARTNERS LTD  
2231 RIDGE RD  
ROCKWALL, TX 75087

DGR ASSOCIATES INC A MISSOURI CORP  
2233 RIDGERD  
ROCKWALL, TX 75087

DOUPHRAE PROPERTIES INC  
2235 RIDGE RD STE 200  
ROCKWALL, TX 75087

MEHL ROBERT F III & JOAN  
2237 RIDGE RD  
ROCKWALL, TX 75087

LAKEWOOD PROPERTIES LLC  
2245 RIDGE RD  
ROCKWALL, TX 75087

CHACKO & ABRAHAM INVESTMENTS LLC  
2249 RIDGE RD  
ROCKWALL, TX 75087

2251 RIDGE ROAD LLC  
2251 RIDGE RD  
ROCKWALL, TX 75087

MMF INVESTMENTS LLC  
2255 RIDGE RD SUITE 333  
ROCKWALL, TX 75087

HUDSPETH FREDERICK WARD ESTATE  
NONA MAHAFFY HUDSPETH INDEPENDENT  
EXECUTOR  
2304 RIDGE RD  
ROCKWALL, TX 75087

DAIKER PARTNERS LTD.  
2305 RIDGE RD  
ROCKWALL, TX 75087

MCKENNEY CARL K  
2306 RIDGE RD STE 2  
ROCKWALL, TX 75087

VANDERSLICE ROBERT  
2308 RIDGE RD  
ROCKWALL, TX 75087

ALMLAM REAL ESTATE LLC  
2310 RIDGE RD  
ROCKWALL, TX 75087

ALMLAM REAL ESTATE LLC  
3051 N GOLIAD STREET  
ROCKWALL, TX 75087

2251 RIDGE ROAD LLC  
4131 N CENTRAL EXPRESSWAY SUITE 450  
DALLAS, TX 75204

DAIKER PARTNERS LTD  
500 TURTLE COVE BLVD  
ROCKWALL, TX 75087

PSB INDEMNITY FAMILY LTD PTRN  
510 TURTLE COVE BLVD STE 200  
ROCKWALL, TX 75087

RICE CARINE  
545 BEDFORD FALLS  
ROCKWALL, TX 75087

CENTERS FOR PEACE AND MERCY, INC  
600 TURTLE COVE BLVD  
ROCKWALL, TX 75087

MEHL ROBERT F III & JOAN  
601 CARRIAGE TRL  
ROCKWALL, TX 75087

BRUCE SCOTT L & CRISTINA V  
611 HARBOR COVE DR  
ROCKWALL, TX 75087

FLORENCIA HECTOR J  
615 HARBOR COVE DR  
ROCKWALL, TX 75087

HANEY DYLAN K  
617 HARBOR COVE DR  
ROCKWALL, TX 75087

MARCUS MEGAN  
619 HARBOR COVE DRIVE  
ROCKWALL, TX 75087

ROTRAMEL CHRISTIE &  
MISTY ROTRAMEL  
621 HARBOR COVE DR  
ROCKWALL, TX 75087

SEAY KENNETH WAYNE & ELIZABETH CAUFIELD  
623 HARBOR COVE DRIVE  
ROCKWALL, TX 75087

LITHERLAND LORILEE  
627 HARBOR COVE DR  
ROCKWALL, TX 75087

RICE CARINE  
629 HARBOR COVEDR  
ROCKWALL, TX 75087

LAYAN INVESTMENTS INC  
6403 CRESTMOOR LN  
SACHSE, TX 75048

WAL-MART REAL ESTATE  
BUSINESS TRUST  
782 I30  
ROCKWALL, TX 75087

TURTLE COVE RESIDENTIAL ASSOC  
C/O TURTLE COVE HOA 14951 DALLAS PKWY STE  
600  
DALLAS, TX 75254

MOUNTAINPRIZE INC  
P. O. BOX 2437  
SMYRNA, GA 30081

CENTERS FOR PEACE AND MERCY, INC  
P.O. BOX 615  
ROCKWALL, TX 75087

DAIKER PARTNERS LTD.  
PO BOX 1059  
ROCKWALL, TX 75087

LAKEWOOD PROPERTIES LLC  
PO BOX 2259  
ROCKWALL, TX 75087

WAL-MART REAL ESTATE  
BUSINESS TRUST  
PO BOX 8050  
BENTONVILLE, AR 72712

# PUBLIC NOTICE



CITY OF ROCKWALL  
PLANNING AND ZONING DEPARTMENT  
PHONE: (972) 771-7745  
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

**Case No. Z2021-032: SUP for Restaurant w/ Drive Through**

*Hold a public hearing to discuss and consider a request by Sam Moore of Main & Main on behalf of Jason Claunch of 7.1 Ridge LLC for the approval of a Specific Use Permit (SUP) for Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In for the purpose of constructing a restaurant (i.e. Dutch Bros. Coffee) on a 0.57-acre portion of a larger 8.583-acre parcel of land identified as Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within Scenic Overlay (SOV) District, generally located southeast of the intersection of Ridge Road [FM-740] and W. Yellow Jacket Lane, and take any action necessary.*

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, September 14, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 20, 2021 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**Henry Lee**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, September 20, 2021 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

**Case No. Z2021-032: SUP for Restaurant w/ Drive-Through**

**Please place a check mark on the appropriate line below:**

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Four horizontal grey bars for providing reasons for support or opposition.

Name:   
Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



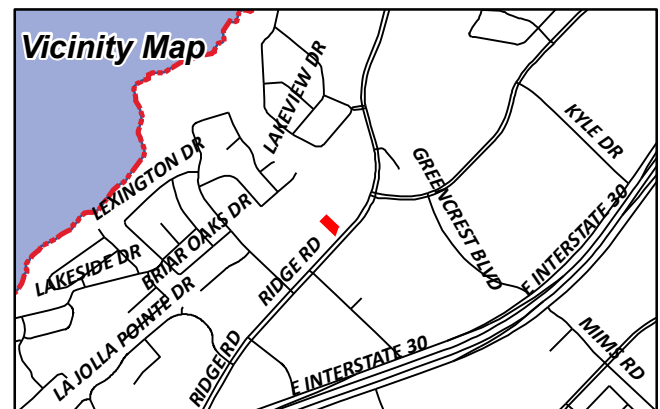
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**Case Number:** Z2021-032  
**Case Name:** SUP for Restaurant w/Drive Through  
**Case Type:** Zoning  
**Zoning:** Commercial (C) District  
**Case Address:** Southeast of Intersection of Ridge Road & W. Yellowjacket Road



**Date Created:** 8/20/2021  
**For Questions on this Case Call** (972) 771-7745



August 17, 2021

Re: Dutch Bros Coffee Specific Use Permit

The following is our application for a Specific Use Permit for the proposed Dutch Bros Coffee drive-thru coffee stand with walk-up services. The proposed coffee shop will be located in lot 5 of the Sky Ridge shopping center. We are excited to bring one of the first Dutch Bros in the DFW Metroplex to Rockwall, which is the largest privately held coffee company. The proposed building is a 950sf modular building which is proposed to have a combination of nichiha, cement plaster, and masonry. The hours anticipated at this location are 5am – 11pm Monday thru Sunday, which will include 3 shifts per day and 8 employees. The employees will be operating the kiosk by preparing and serving menu items and running orders to guests in the drive-thru, similar to how Chick-fil-A operates a double stack drive-thru.

Included in our submittal are the proposed concept plan and elevations for the Dutch Bros. This concept plan is intended to show the fit of the Dutch Bros into the overall development outside of our SUP request. The building will be used for the operation of the coffee stand and preparation of menu items; therefore, the building will not be open for public access. The Dutch Bros Coffee shop will serve beverages including coffee, tea, and energy drinks. The building is designed with both color and material to represent the brand effectively, while fitting within the City's standards.

Dutch Bros is known for their philanthropic engagement and efforts. Examples of their community involvement are included in our submittal for your review.

We are excited to help bring an amazing brand and organization to the City of Rockwall and look forward to working together to deliver a quality product.

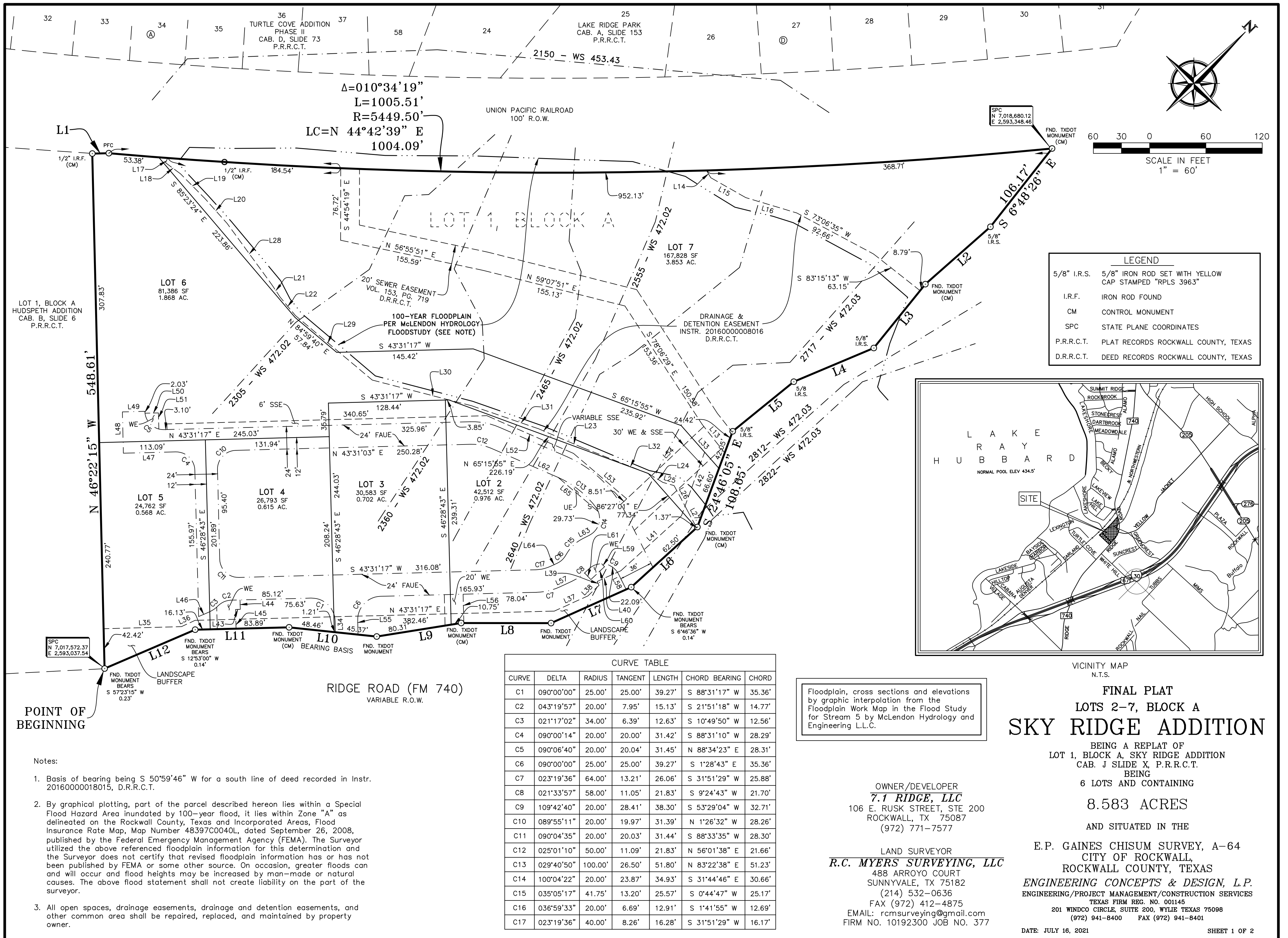
Thank you for your time, please let me know if you have any questions.  
We look forward to working together.

*Sam Moore*

**Best,**

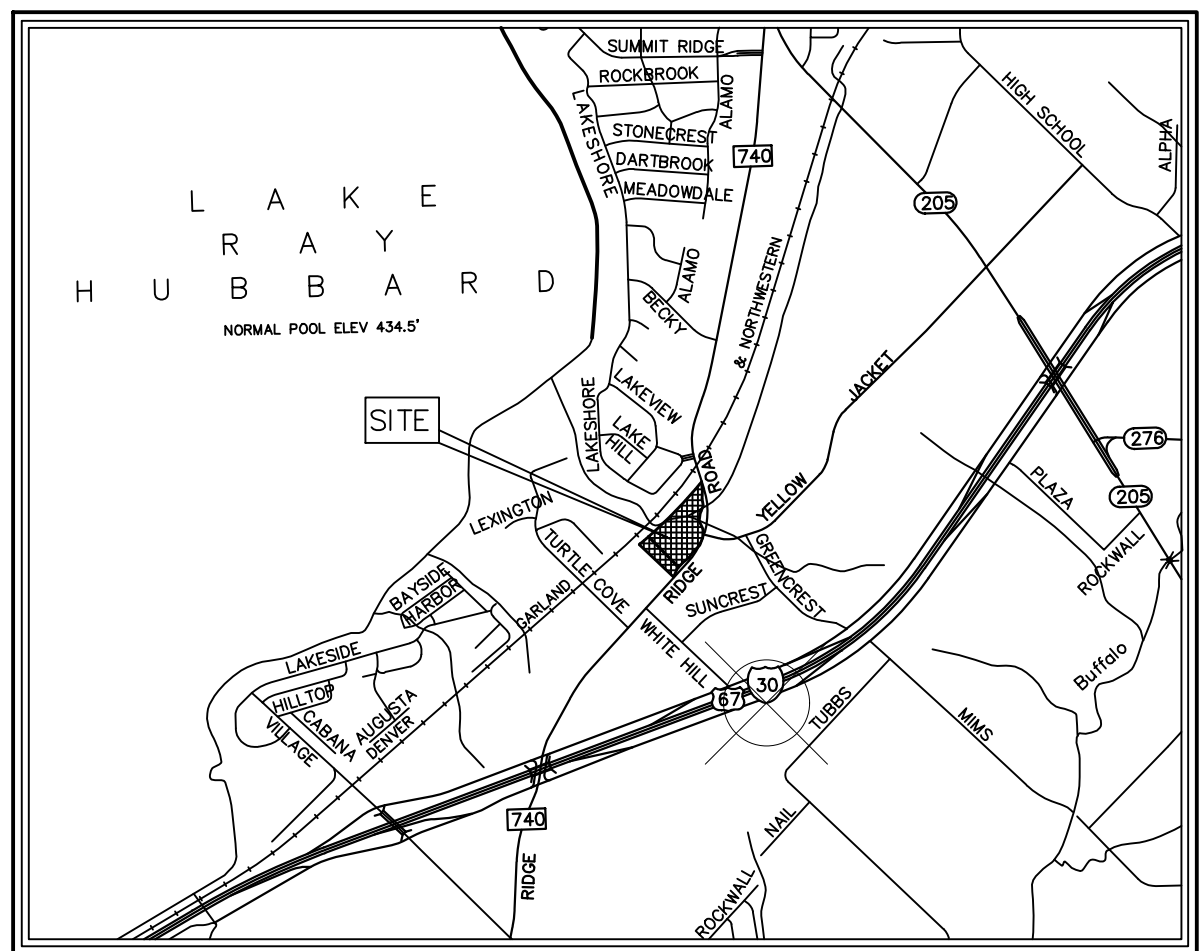
**Sam Moore**

Main & Main Capital Group, LLC



**LEGEND**

5/8" I.R.S.	5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
I.R.F.	IRON ROD FOUND
CM	CONTROL MONUMENT
SPC	STATE PLANE COORDINATES
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS



VICINITY MAP  
N.T.S.

**FINAL PLAT**  
**LOTS 2-7, BLOCK A**  
**SKY RIDGE ADDITION**

BEING A REPLAT OF  
LOT 1, BLOCK A, SKY RIDGE ADDITION  
CAB. J SLIDE X, P.R.R.C.T.  
BEING  
6 LOTS AND CONTAINING  
**8.583 ACRES**

AND SITUATED IN THE  
E.P. GAINES CHISUM SURVEY, A-64  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
**ENGINEERING CONCEPTS & DESIGN, L.P.**  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM REG. NO. 001145  
201 WINDCO CIRCLE, SUITE 200, WYLIE, TEXAS 75098  
(972) 941-8400 FAX (972) 941-8401

**CURVE TABLE**

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	090°00'00"	25.00'	25.00'	39.27'	S 88°31'17" W	35.36'
C2	043°19'57"	20.00'	7.95'	15.13'	S 21°51'18" W	14.77'
C3	021°17'02"	34.00'	6.39'	12.63'	S 10°49'50" W	12.56'
C4	090°00'14"	20.00'	20.00'	31.42'	S 88°31'10" W	28.29'
C5	090°06'40"	20.00'	20.04'	31.45'	N 88°34'23" E	28.31'
C6	090°00'00"	25.00'	25.00'	39.27'	S 1°28'43" E	35.36'
C7	023°19'36"	64.00'	13.21'	26.06'	S 31°51'29" W	25.88'
C8	021°33'57"	58.00'	11.05'	21.83'	S 9°24'43" W	21.70'
C9	109°42'40"	20.00'	28.41'	38.30'	S 53°29'04" W	32.71'
C10	089°55'11"	20.00'	19.97'	31.39'	N 1°26'32" W	28.26'
C11	090°04'35"	20.00'	20.03'	31.44'	S 88°33'35" W	28.30'
C12	025°01'10"	50.00'	11.09'	21.83'	N 56°01'38" E	21.66'
C13	029°40'50"	100.00'	26.50'	51.80'	N 83°22'38" E	51.23'
C14	100°04'22"	20.00'	23.87'	34.93'	S 31°44'46" E	30.66'
C15	035°05'17"	41.75'	13.20'	25.57'	S 0°44'47" W	25.17'
C16	036°59'33"	20.00'	6.69'	12.91'	S 1°41'55" W	12.69'
C17	023°19'36"	40.00'	8.26'	16.28'	S 31°51'29" W	16.17'

Floodplain, cross sections and elevations by graphic interpolation from the Floodplain Work Map in the Flood Study for Stream 5 by McLendon Hydrology and Engineering L.L.C.

OWNER/DEVELOPER  
**7.1 RIDGE, LLC**  
106 E. RUSK STREET, STE 200  
ROCKWALL, TX 75087  
(972) 771-7577

LAND SURVEYOR  
**R.C. MYERS SURVEYING, LLC**  
488 ARROYO COURT  
SUNNYVALE, TX 75182  
(214) 532-0636  
FAX (972) 412-4875  
EMAIL: rcmsurveying@gmail.com  
FIRM NO. 10192300 JOB NO. 377

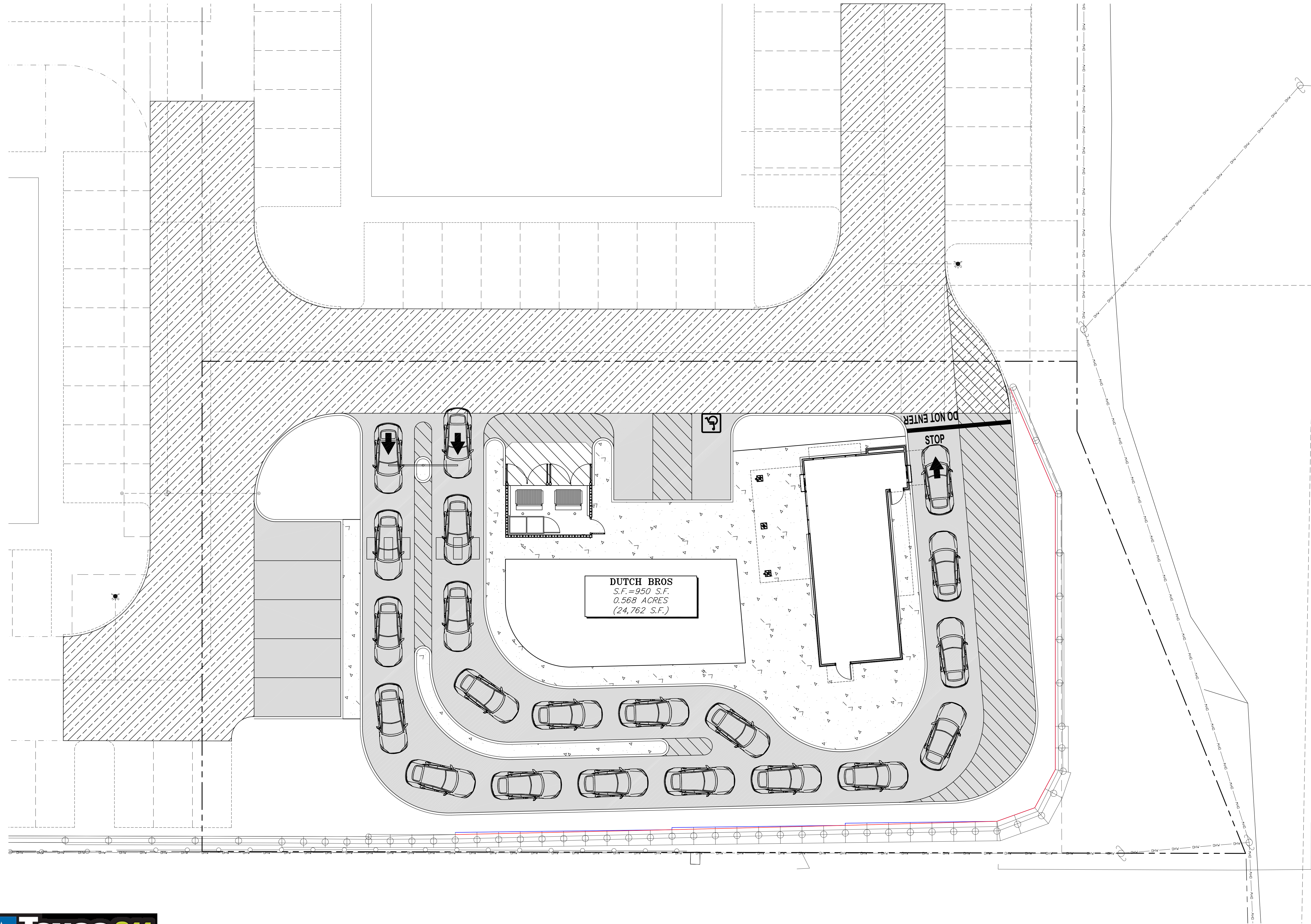
- Notes:
- Basis of bearing being S 50°59'46" W for a south line of deed recorded in Instr. 2016000018015, D.R.R.C.T.
  - By graphical plotting, part of the parcel described hereon lies within a Special Flood Hazard Area inundated by 100-year flood, it lies within Zone "A" as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0040L, dated September 26, 2008, published by the Federal Emergency Management Agency (FEMA). The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
  - All open spaces, drainage easements, drainage and detention easements, and other common area shall be repaired, replaced, and maintained by property owner.

DATE: JULY 16, 2021

SHEET 1 OF 2







SITE QUEUE  
SCALE: 1" = 10'-0"



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DRAWN: H.E.M.  
DESIGNED: H.E.M.  
CHECKED/STAMPED: MATT K. RASMUSSEN, P.E.

PRELIMINARY

STAMP:



730 Sandhill Rd., #250, Reno, Nevada 89521  
tel 775-824-9988  
fax 775-824-9986  
www.tectonicsdesigngroup.com

DESIGNER:

Dutch Bros No.: TX1802

TBD RIDGE ROAD, ROCKWALL, TX 75087

**MAIN & MAIN**

5750 Genesis Court, Suite 103, Frisco, TX 75034

PROJECT/CLIENT:

#: 21090

DATE:

08/16/21

SUBMITTAL RECORD:

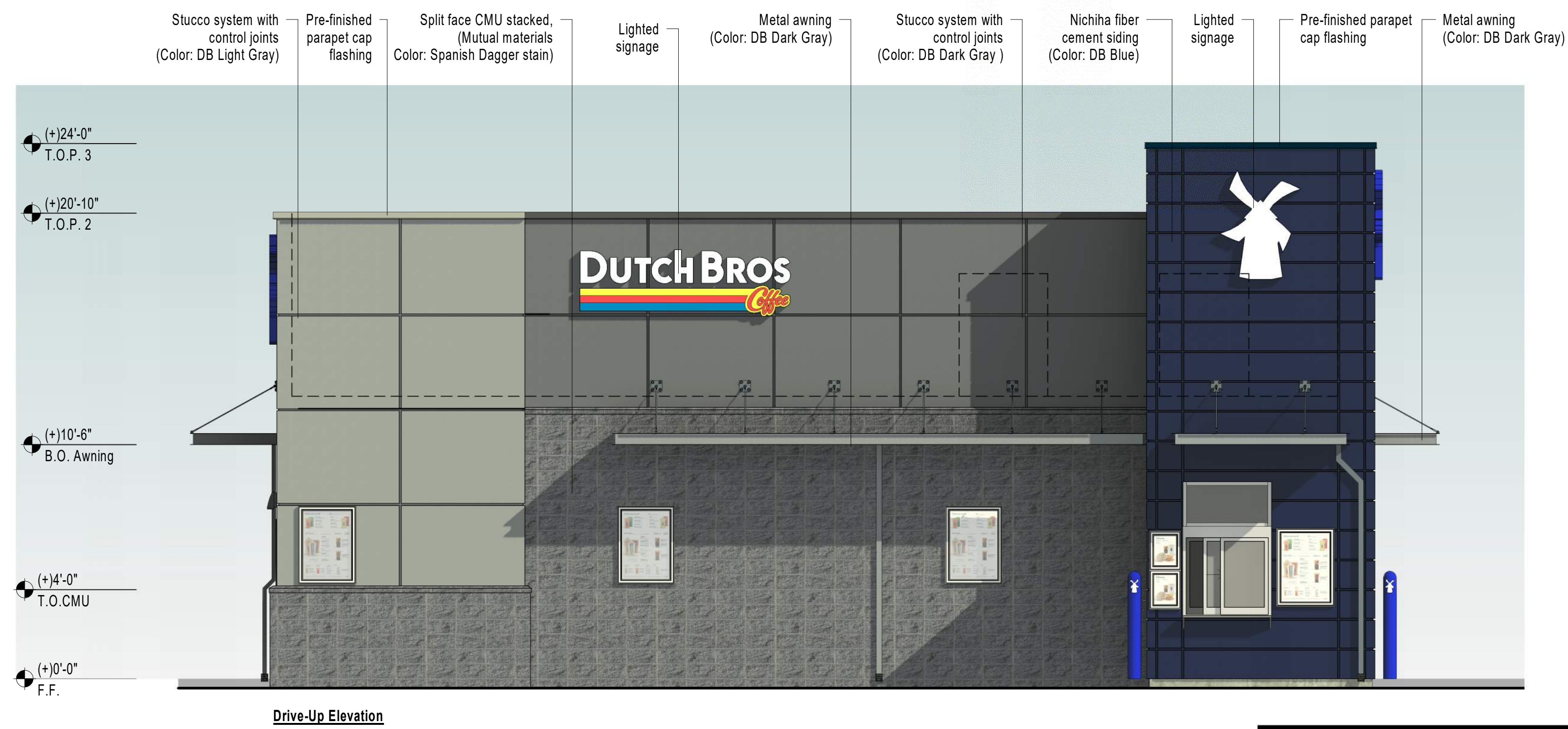
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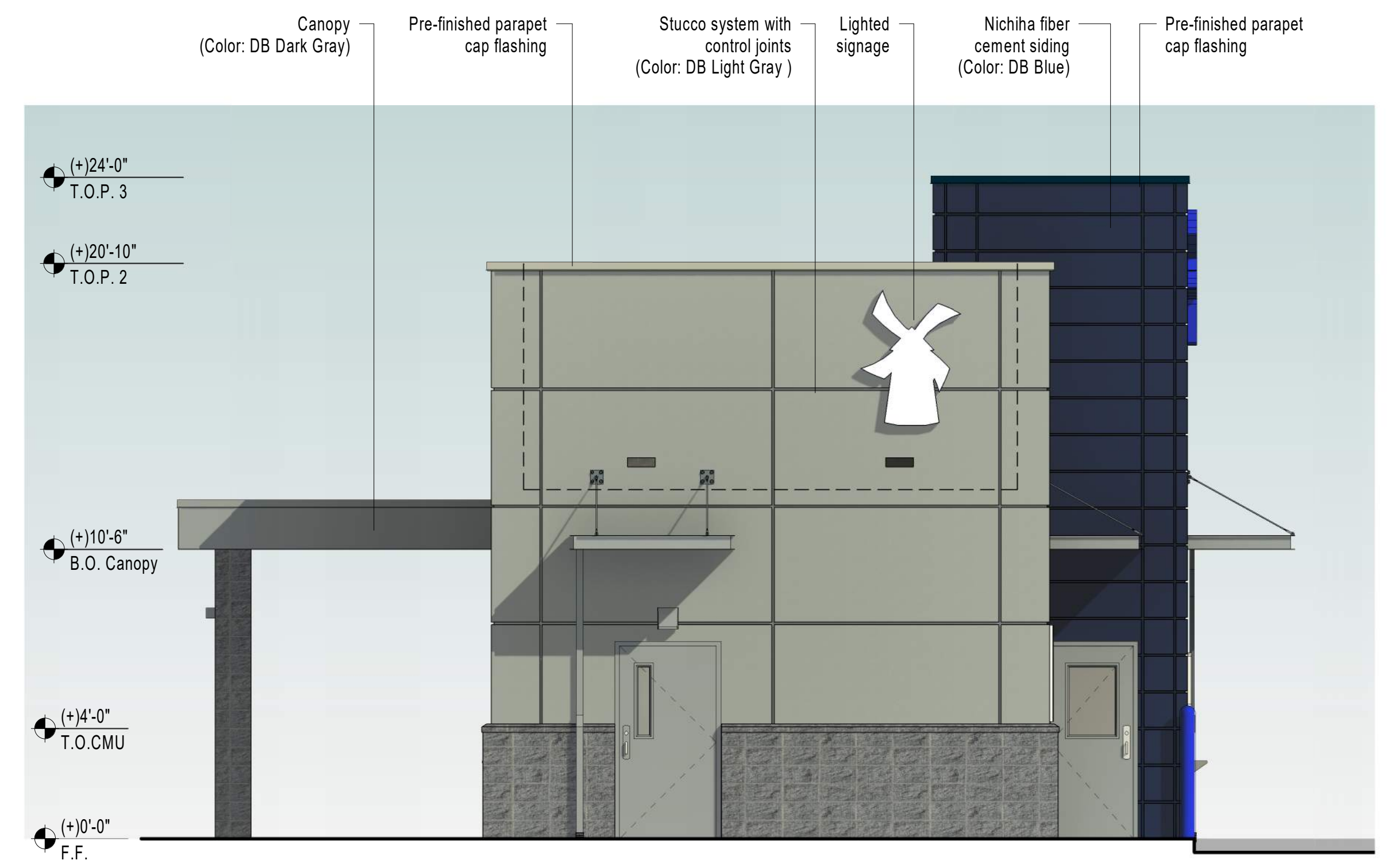
SHEET: SHEET TITLE:

SITE QUEUE

C2.2



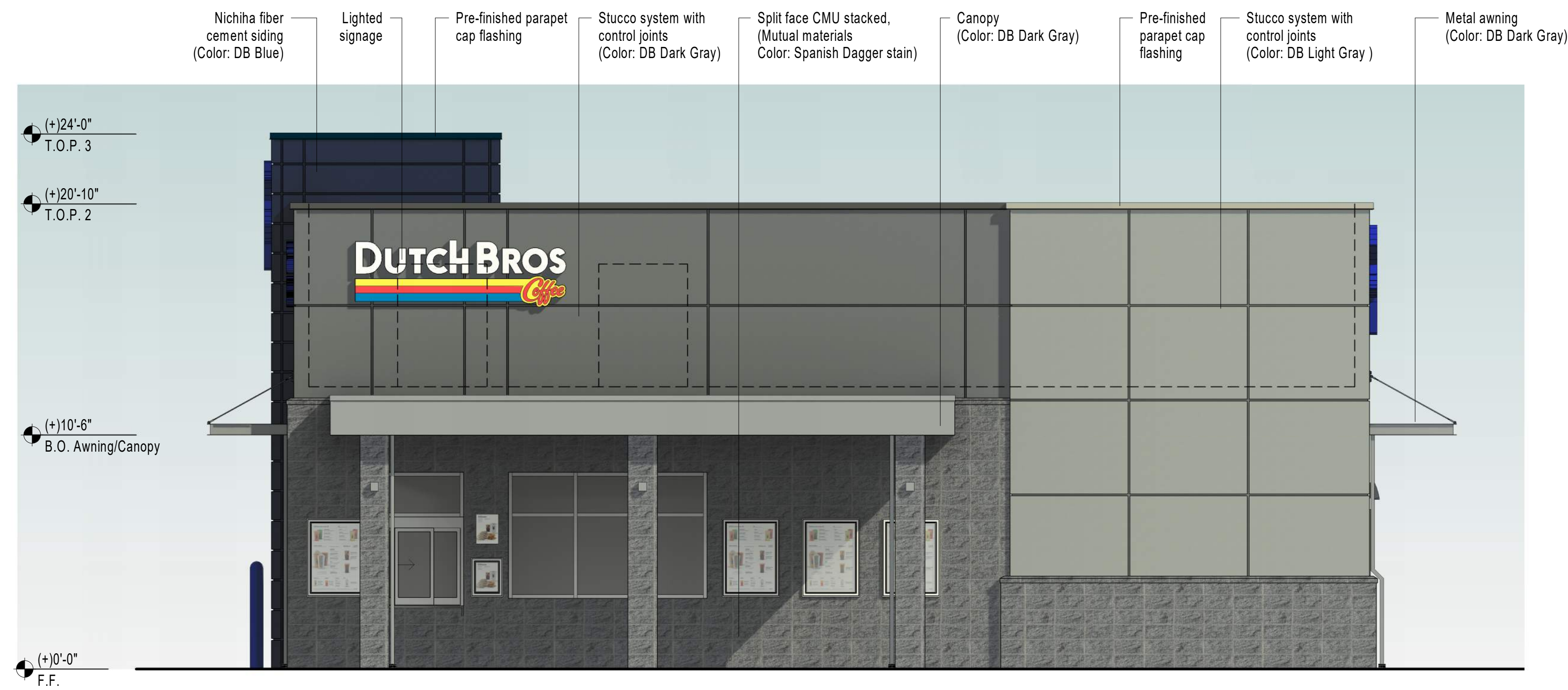
Drive-Up Elevation



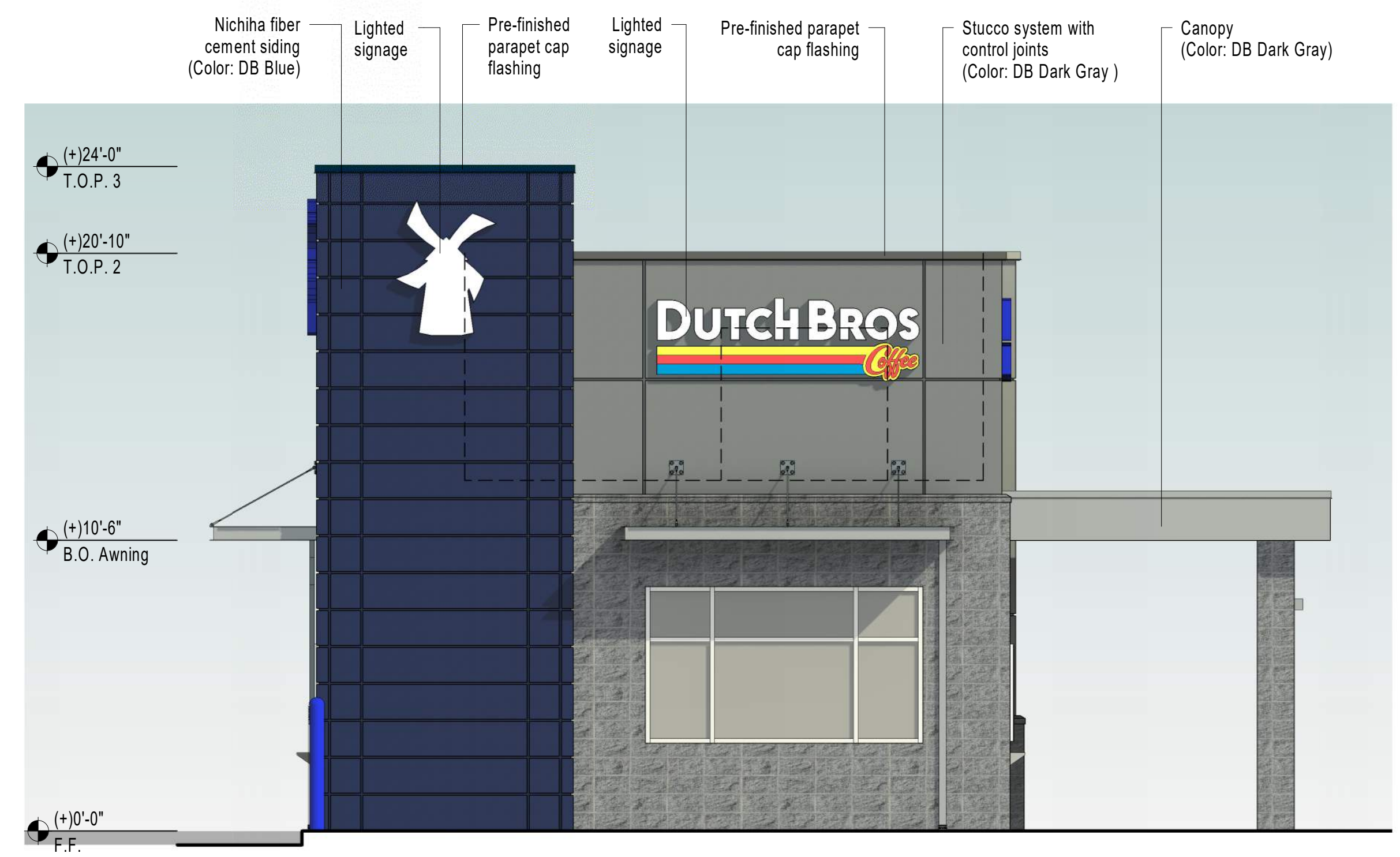
Rear Elevation

### Material Calculations

<b>Drive-Up Elevation:</b>	
Primary Material:	Stucco 40%
Secondary Material:	Split Face CMU 36%
	Nichia Siding 24% (Request variance)
<b>Rear Elevation:</b>	
Primary Material:	Stucco 79% (Request variance)
	Split Face CMU 21%
<b>Walk-Up Elevation:</b>	
Primary Material:	Stucco 53%
	Split Face CMU 47%
<b>Front Elevation:</b>	
Primary Material:	Stucco 24%
	Split Face CMU 36%
Secondary Material:	Nichia Siding 40% (Request variance)



Walk-Up Elevation



Front Elevation (Primary Elevation)





Front (Primary Elevation)/Drive-Thru



Front (Primary Elevation)/Walk-Up



Rear/Walk-Up



Rear/Drive-Thru















# DUTCH BROS COMMUNITY ENGAGEMENT

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# DUTCH BROS FOUNDATION

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- Includes several philanthropic focuses:
  - **Be Aware**
    - Support for the fight against breast cancer since 2014, with more than \$1.6 million in donations.
  - **Drink One for Dane**
    - Support and mission to find a cause and a cure for ALS.
    - Dane Boersma, Dutch Bros co-founder, battled with ALS.
    - One day in May is dedicated to raise funds for the Muscular Dystrophy Association.
  - **Buck for Kids**
    - One day in September, Dutch Bros donates \$1 from every drink sold to local youth organizations.
  - **Dutch Luv**
    - On February 14<sup>th</sup>, Dutch Bros donates \$1 from every drink sold to organizations to fight food insecurity.

# RECENT FOCUSES

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- Wildfire Relief Efforts
  - Dutch Bros donated to various relief funds for the wildfires in 2020.
- Covid Relief
  - Donated to various organizations for the support of communities during the Covid-19 outbreak.
- #FirstRespondersFirst
  - 100% of Dutch Bros' profits in April 2020 were donated to support medical first responders.
- Buck for Kids
  - Increase of approximately 10% in contributions in 2020.



# SOURCES

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- Dutch Bros foundation - <https://www.dutchbros.com/dutch-bros-foundation/>
- Wildfire Relief - <https://www.dutchbros.com/news-events/dutch-bros-foundation-donates-250000-to-wildfire-relief-efforts>
- First Responders First - <https://www.businesswire.com/news/home/20200403005548/en/Dutch-Bros-Coffee-Dedicates-100-of-April-Profits-to-FirstRespondersFirst>

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A RESTAURANT LESS THAN 2,000 SF WITH DRIVE-THROUGH OR DRIVE-IN ON A 0.57-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK A, SKY RIDGE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Sam Moore of Main & Main for the approval of a Specific Use Permit (SUP) for a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* for the purpose of constructing a *drive-through restaurant* on a 0.57-acre parcel of land described as Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located southeast of the intersection of Ridge Road [FM-740] and W. Yellow Jacket Lane, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

**SECTION 1.** The Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*, and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 04.05, *Commercial (C) District*, of Article 05, *District Development Standards*, and Subsection 06.08, *Scenic Overlay (SOV) District*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with

the following conditions:

## 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* on the *Subject Property* and conformance to these conditions is required for continued operation:

- 1) The development of the *Subject Property* shall generally conform to the Concept Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) Mature landscaping and additional trees shall be planted along the entire length of the proposed drive-through to provide headlight screening from Ridge Road [FM-740] and the adjacent property owners.

## 2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Certificate of Occupancy (CO)*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

**SECTION 3.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

**SECTION 4.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

**SECTION 5.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

**SECTION 7.** That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4<sup>TH</sup> DAY OF OCTOBER, 2021.**

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Kevin Fowler, *Mayor*

**ATTEST:**

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Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

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Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: September 20, 2021

2<sup>nd</sup> Reading: October 4, 2021

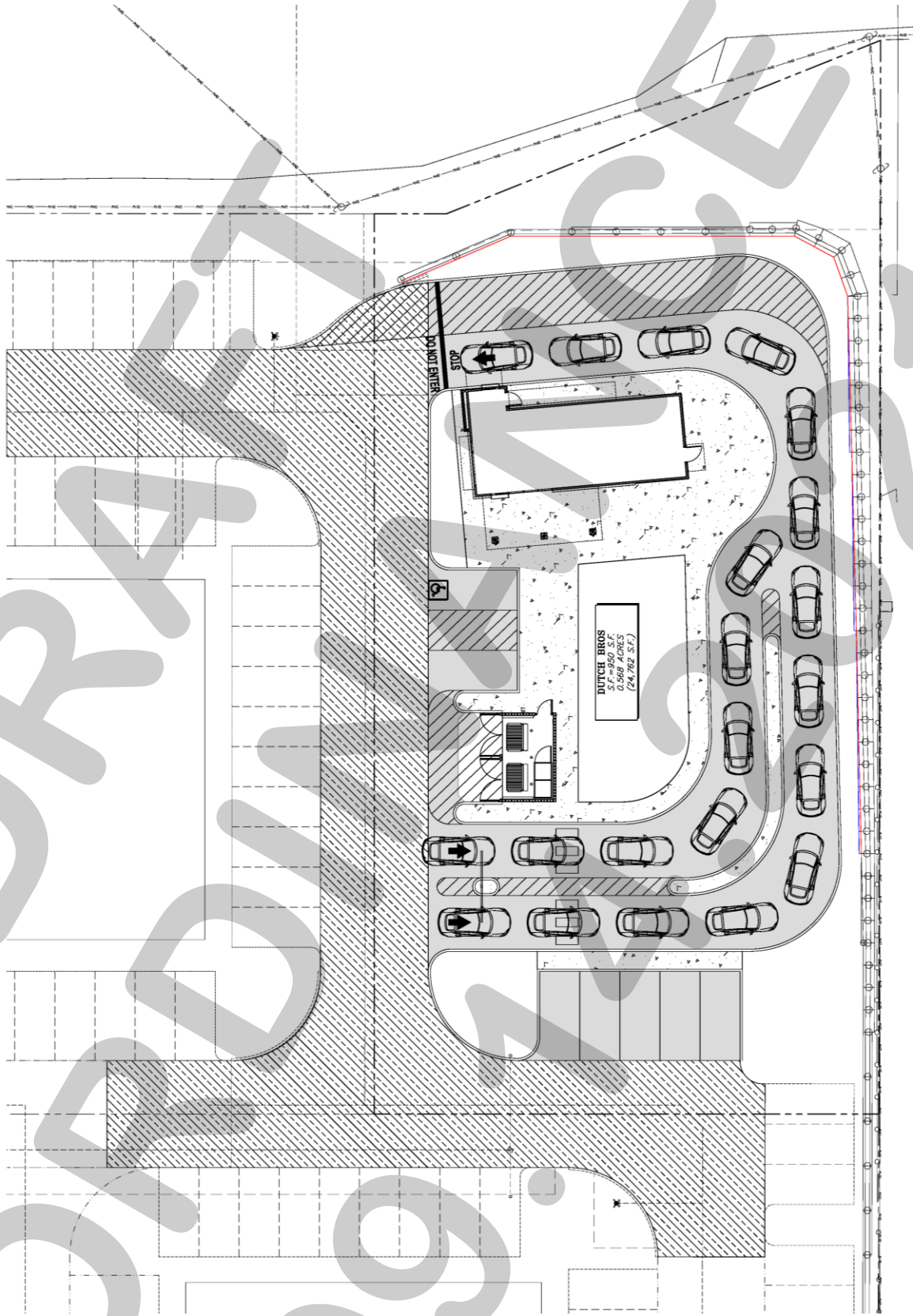
**Exhibit 'A'**  
*Location Map*

Address: Southeast of the intersection of Ridge Road and W. Yellow Jacket Lane  
Legal Description: Lot 1, Block A, Sky Ridge Addition





**Exhibit 'B':  
Concept Plan**





# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

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**TO:** Planning and Zoning Commission  
**DATE:** September 28, 2021  
**APPLICANT:** Adam Shiffer; *Skorburg Company*  
**CASE NUMBER:** Z2021-036; *Amendment to Planned Development District 91 (PD-91)*

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### **SUMMARY**

Hold a public hearing to discuss and consider a request by Adam Shiffer of the Skorburg Company on behalf of Gordon C. Fogg for the approval of a Zoning Change to amend Planned Development District 91 (PD-91) [Ordinance No. 21-36] to incorporate a 20.00-acre tract of land identified as Tracts 22-04 & 22-05 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 505 Clem Road, and take any action necessary.

### **BACKGROUND**

The subject property consists of four (4) existing tracts of land. The 26.012-acre tract of land (*i.e. Tract 17-01 of the W. M. Dalton Survey, Abstract No. 72*) -- identified as a 25.844-acre tract of land by the Rockwall Central Appraisal District (RCAD) and is heretofore referenced as *Tract 1* -- is currently undeveloped and is considered to be raw land. The 12.00-acre tract of land (*i.e. Tract 17-01 of the W. M. Dalton Survey, Abstract No. 72*) -- which is currently located directly east of the *Tract 1* and is heretofore referenced as *Tract 2* -- is currently occupied with a single-family home. According to the Rockwall Central Appraisal District (RCAD), the single-family home situated on *Tract 2* is 4,456 SF and was constructed in 1992. Also situated on this tract of land is a 2,100 SF accessory building that was constructed in 1995. A 500 SF carport was added to the home in 2005. On January 18, 2011, the City Council annexed *Tracts 1 & 2* by adopting *Ordinance No. 11-03 [Case No. A2010-002]*. At the time of annexation, these tracts were zoned Agricultural (AG) District. On April 12, 2021, the City Council approved a zoning case [*Case No. Z2021-005*] rezoning *Tracts 1 & 2* from an Agricultural (AG) District to Planned Development District 91 (PD-91) [Ordinance No. 21-17] for Single Family 16 (SF-16) District land uses. This Planned Development District allowed a 56-lot single-family subdivision consisting of a minimum lot size of 16,000 SF.

The 20.83-acre tract of land (*i.e. Tract 22 of the W. M. Dalton Survey, Abstract No. 72*) -- which is currently located directly east of the *Tract 2* and is heretofore referenced as *Tract 3* -- currently has a 1,934 SF single-family home constructed in 1985, a 2,000 SF barn constructed in 1995, and multiple accessory buildings constructed in 1988, 2006, 2013, and 2015 according to the Rockwall Central Appraisal District (RCAD). On August 2, 2021, the City Council annexed the subject property and incorporated it into Planned Development District 91 (PD-91) by adopting *Ordinance No.'s 21-34 & 21-36 [Case No.'s A2010-004 and Z2021-027]*. This was done in accordance with a 212 Development Agreement that was entered into by the then property owners (*i.e. Allen and Lisa Stevenson*), the developer (*i.e. Adam Buzcek of the Skorburg Co.*), and the City in June 2021. This zoning change increased the number of 16,000 SF lots permitted within Planned Development District 91 (PD-91) from 56-lots to 98-lots.

### **PURPOSE**

On August 20, 2021, the applicant -- *Adam Shiffer of the Skorburg Company* -- submitted an application requesting to amend Planned Development District 91 (PD-91) [Ordinance No. 21-36] to incorporate an adjacent 20.00-acre tract of land (*i.e. Tracts 22-04 & 22-05 of the W. M. Dalton Survey, Abstract No. 72*) that is currently zoned Agricultural (AG) District. The proposed amendment will increase the number of 16,000 SF lots permitted for this subdivision from 98-lots to 132-lots.

### **ADJACENT LAND USES AND ACCESS**

The subject property is located at southeast corner of the intersection of 505 Clem Road. The land uses adjacent to the subject property are as follows:

- North: Directly north of the subject property is Clem Road, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are the City's corporate limits followed by multiple residential properties located within the City's Extraterritorial Jurisdiction (ETJ). Also, north of the subject property -- *and located within the City's corporate limits* -- is the Saddle Brook Estates Subdivision, which consists of 45 single-family residential lots on 51.47-acres of land. These homes were constructed in 2002, and are zoned Single-Family 16 (SF-16) District.
- South: Directly south of the subject property is the City's corporate limits followed by the Meadowview Ranch Estates Subdivision, which is situated within the City's Extraterritorial Jurisdiction (ETJ). The Meadowview Ranch Estates Subdivision consists of 24 single-family residential lots on 38.97-acres of land. These homes were constructed in 1977.
- East: Directly east of the subject property is a 20.06-acre tract of land (*i.e. Tract 24 of the W. M. Dalton Survey, Abstract No. 72*), developed with residential and agricultural structures, and is zoned Agricultural (AG) District. Beyond this is the Northgate Subdivision, which consists of 40 residential lots, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses. Beyond this is the City's corporate limits.
- West: Directly west of the subject property are the City's corporate limits followed FM-1141. FM-1141 is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this thoroughfare are multiple residential properties situated within the City's Extraterritorial Jurisdiction (ETJ).

**CHARACTERISTICS OF THE REQUEST**

The applicant has submitted a concept plan and development standards for the proposed residential subdivision. The concept plan shows that the 78.41-acre tract of land will be subdivided to create 132 single-family residential lots. All of the proposed lots will be a minimum of 16,000 SF, and have a minimum lot width of 90-feet and a minimum lot depth of 100-feet. The overall density of the proposed subdivision will be 1.69 dwelling units per acre. The minimum dwelling unit size (*i.e. air-conditioned space*) will be 3,000 SF; however, the Planned Development District ordinance does allow this to be reduced to 2,800 SF for ten (10) percent of the lots (*i.e. five [5] lots*). According to the applicant, the proposed housing product will be of the same quality as the Breezy Hill and Stone Creek Subdivisions, but will incorporate updated floor plans. Staff has incorporated anti-monotony and masonry standards into the proposed Planned Development District ordinance. Specifically, the ordinance will require a minimum of 90% masonry (*with a minimum of 85% on each façade*), and be subject to the City's upgraded anti-monotony standards. The proposed subdivision will be subject to the land uses and density and dimensional requirements stipulated for properties within a Single-Family 16 (SF-16) District. These density and dimensional requirements are summarized as follows:

TABLE 1: LOT DIMENSIONAL REQUIREMENTS

<i>Minimum Lot Width</i> <sup>(1)</sup>	90'
<i>Minimum Lot Depth</i>	100'
<i>Minimum Lot Area</i>	16,000 SF
<i>Minimum Front Yard Setback</i> <sup>(2) &amp; (5)</sup>	25'
<i>Minimum Side Yard Setback</i>	8'
<i>Minimum Side Yard Setback (Adjacent to a Street)</i> <sup>(2) &amp; (5)</sup>	10'
<i>Minimum Length of Driveway Pavement</i>	25'
<i>Maximum Height</i> <sup>(3)</sup>	36'
<i>Minimum Rear Yard Setback</i> <sup>(4)</sup>	10'
<i>Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]</i> <sup>(6)</sup>	3,000 SF
<i>Maximum Lot Coverage</i>	60%

General Notes:

<sup>1:</sup> Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on

lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.

- 2: The location of the *Front Yard Building Setback* as measured from the front property line.
- 3: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- 4: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- 5: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.
- 6: A maximum of ten (10) percent of the lots may have a minimum area/dwelling unit of 2,800 SF [*Air-Conditioned Space*].

The proposed concept plan shows approximately 15.84-acres of open space (or 20.2%) will be provided, and that a six (6) foot trail system will traverse the site. In addition, a six (6) foot meandering trail will be provided along FM-1141, and a six (6) foot sidewalk will be constructed along Clem Road. Along the lots on the southside of the subject property, the applicant has indicated that a ten (10) foot wide landscape buffer with evergreen trees planted on 20-foot centers will be provided.

## **INFRASTRUCTURE**

Based on the applicant's concept plan and the proposed density, the following infrastructure is required to be constructed to provide adequate public services for the proposed development:

- (1) Roadways. The applicant shall verify the right-of-way width of FM-1141 to ensure there is 85-feet of right-of-way, and dedicate any of the subject property that is within 42.50-feet of the centerline of the roadway. The applicant will also need to verify the current right-of-way width of Clem Road, and dedicate any area within 30-feet of the centerline of the roadway.
- (2) Water. The applicant shall be required to provide a letter from Mt. Zion Water Supply -- *the holder of the Certificate of Convenience and Necessity (CCN) for the subject property* -- stating that they can serve domestic and fire protection meeting the City's minimum standards. As an alternative, the applicant can pursue opting out of the Mt. Zion's CCN. Any water system utilized to provide water to the site will be required to be looped through the property.
- (3) Wastewater. The applicant will need to connect the subdivision to the City's existing sewer system. Plans for this will be required at the time of civil engineering.
- (4) Drainage. The applicant shall be required to perform a flood study to delineate the fully developed 100-year localized floodplain for all ponds, creeks or streams, and draws on the subject property. Detention will be required and sized per the required detention study. The applicant will also be required to perform a Wetlands and Waters of the United States (WOTUS) study for the existing pond.

## **CONFORMANCE TO THE CITY'S CODES**

The proposed Planned Development District conforms to all of the requirements of the Unified Development Code (UDC) and the Engineering Department's *Standards of Design and Construction Manual*.

## **CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the Northeast Residential District and is designated for Low Density Residential land uses on the Future Land Use Plan. According to the Comprehensive Plan, Low Density Residential land uses are defined as "... residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses ..." In this case, the applicant is proposing an overall density of 1.69 dwelling units per acre, which is in conformance with the Future Land Use Plan. In addition, the applicant's proposed changes do not change the conformance of the proposed concept plan to the policies, goals or district strategies of the OURHometown Vision 2040 Comprehensive Plan.

## **NOTIFICATIONS**

On August 26, 2021, staff mailed 28 notices to property owners and occupants within 500-feet of the subject property. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). There were no Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. At the time this report was drafted staff had received the following:

- 1) One (1) email from a property owner outside of the notification area opposed to the applicant's request
- 2) One (1) returned notice from a property owner within the notification area opposed to the applicant's request.

## **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to rezone the subject property from an Agricultural (AG) District to a Planned Development District 91 (PD-91) for Single-Family 16 (SF-16) District land uses, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the conditions contained in the Planned Development District ordinance; and,
- (2) Any construction resulting from the approval of this Zoning Change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**

PLANNING & ZONING CASE NO. 22021-036

**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</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

**OTHER APPLICATION FEES:**

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

**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.

**PROPERTY INFORMATION [PLEASE PRINT]**

ADDRESS 505 Clem Road, Rockwall, TX 75087

SUBDIVISION William Dalton Survey Abstract No. 72

LOT

BLOCK

GENERAL LOCATION Clem Road off of 1147

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

CURRENT ZONING Agricultural District (AG)

CURRENT USE AG

PROPOSED ZONING Amendment to PD-91

PROPOSED USE PD (SF-16)

ACREAGE +/- 20 Additional, +/- 78 Total

LOTS [CURRENT]

98 (PD - 91)

LOTS [PROPOSED]

132 (with Amendment)

**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 Gordon C. Fogg

APPLICANT Skorborg Company

CONTACT PERSON Gordon C. Fogg

CONTACT PERSON Adam Shiffer

ADDRESS 505 Clem Road

ADDRESS 8214 Westchester Dr. Ste. 900

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP Dallas, TX 75225

PHONE (972) 931-0345 ext. 116

PHONE (214) 888-8845

E-MAIL gfogg@monarchair.com

E-MAIL ashiffer@skorborgcompany.com

**NOTARY VERIFICATION [REQUIRED]**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GORDON C. FOGG [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."

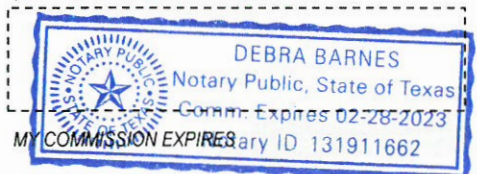
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 DAY OF August, 2021.

OWNER'S SIGNATURE

*Gordon C. Fogg*

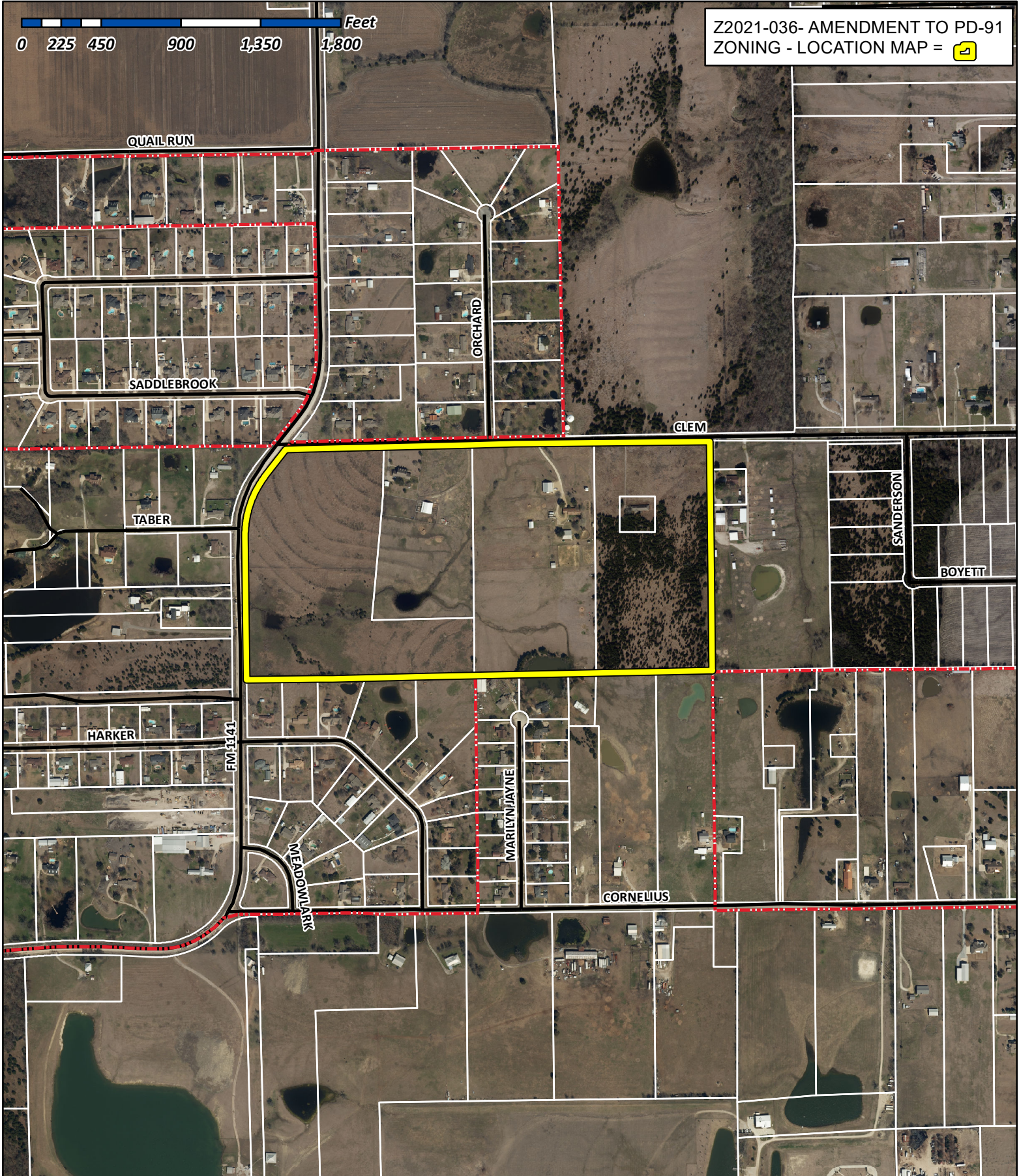
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Debra Barnes*



0 225 450 900 1,350 1,800 Feet

Z2021-036- AMENDMENT TO PD-91  
ZONING - LOCATION MAP = 



# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(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.

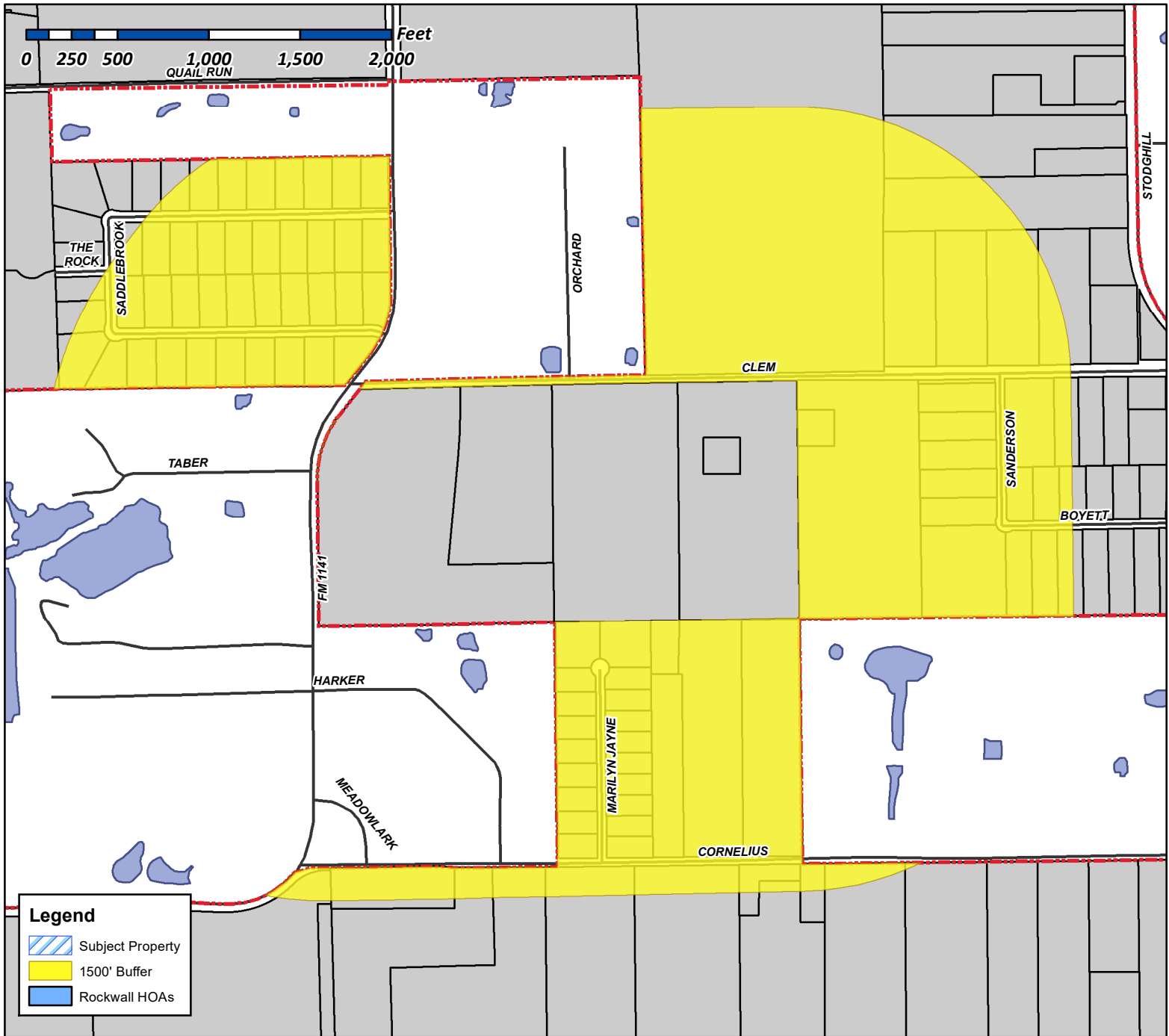
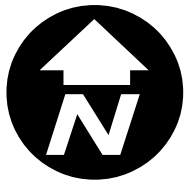




# City of Rockwall

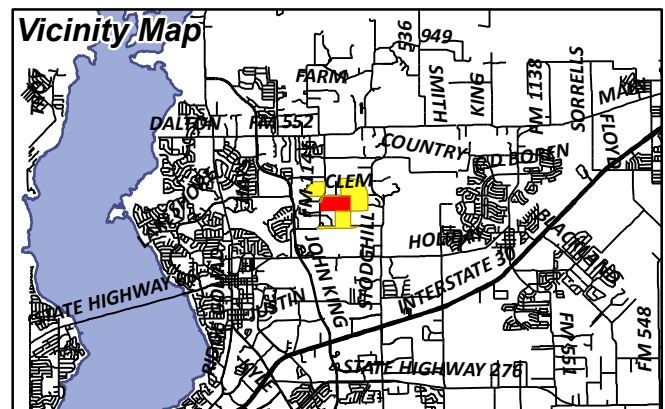
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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**Case Number:** Z2021-036  
**Case Name:** Amendment to PD-91  
**Case Type:** Zoning  
**Zoning:** Planned Development District 91 (PD-91)  
**Case Address:** Clem Road Off of FM 1147

**Date Created:** 9/9/2021  
 For Questions on this Case Call (972) 771-7745



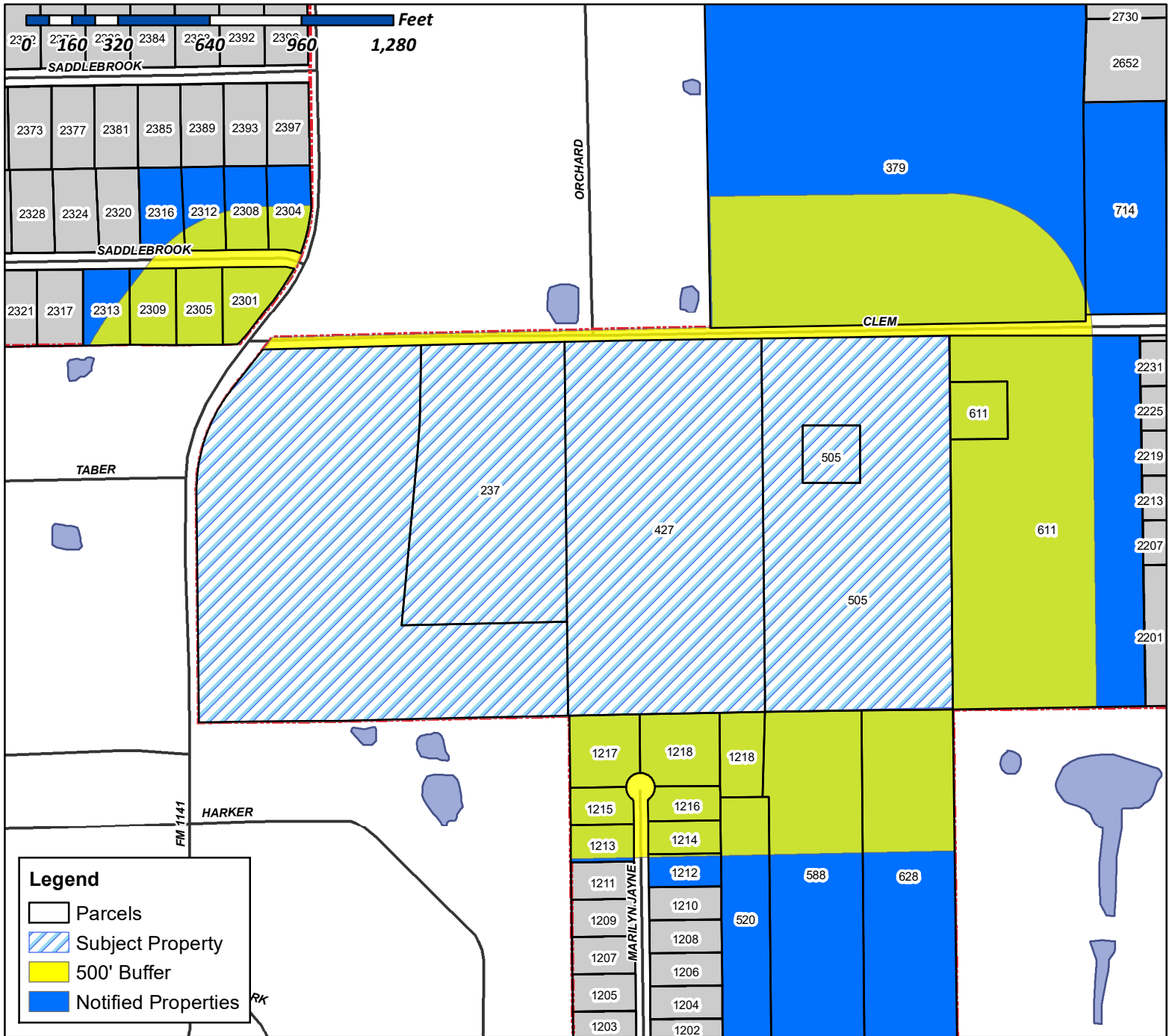




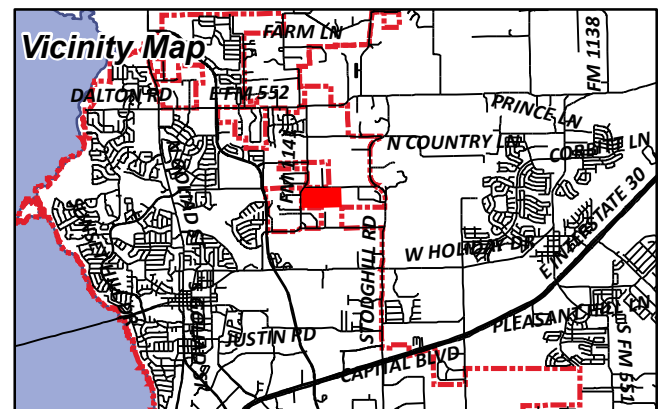
# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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**Case Number:** Z2021-036  
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**Date Created:** 9/9/2021  
**For Questions on this Case Call (972) 771-7745**

PEOPLES DONNIE B  
1212 MARILYN JAYNELN  
ROCKWALL, TX 75087

BERGERHOUSE PHILLIP & KERRI  
1213 MARILYN JAYNE DR  
ROCKWALL, TX 75087

SOUTHALL MARK P & KATHY L  
1214 MARILYN JAYNE LN  
ROCKWALL, TX 75087

CONFIDENTIAL  
1215 MARILYN JAYNE DRIVE  
ROCKWALL, TX 75087

COUCH MITCHELL E AND PATRICIA M  
1216 MARILYN JAYNE DR  
ROCKWALL, TX 75087

KELLY JAMES B & DEA S  
1217 MARILYN JAYNE DR  
ROCKWALL, TX 75087

MENDOZA ROBERT E AND SANDRA J WILKINS  
1218 MARILYN JAYNE DR  
ROCKWALL, TX 75087

MCCALLUM CRAIG WILLIAM  
1983 N STODGHILL RD  
ROCKWALL, TX 75087

ERWIN KARL DANIEL EXECUTOR  
KARL W ERWIN ESTATE  
2030 CROSSWOOD LANE  
IRVING, TX 75063

CULP TERRI L  
2301 SADDLEBROOK LN  
ROCKWALL, TX 75087

MURPHEY HARVEY W & BETTY J  
2304 SADDLEBROOK LN  
ROCKWALL, TX 75087

OSBORNE AARON & BARBARA  
2305 SADDLEBROOK LANE  
ROCKWALL, TX 75087

CONFIDENTIAL  
2308 SADDLEBROOK LN  
ROCKWALL, TX 75087

JONES JAMES E  
2309 SADDLEBROOK LN  
ROCKWALL, TX 75087

SMITH WILLIAM CLEVE JR &  
EDITH LILLIAN  
2312 SADDLEBROOK LN  
ROCKWALL, TX 75087

ROMERO MARGARET ALLEN-  
2313 SADDLEBROOK LANE  
ROCKWALL, TX 75087

LLOYD DANIEL AND REBECCA R  
2316 SADDLEBROOK LANE  
ROCKWALL, TX 75087

M G & J K TAYLOR LIVING TRUST  
MARK G TAYLOR AND JESSICA K TAYLOR-  
TRUSTEES  
237 CLEM ROAD  
ROCKWALL, TX 75087

ROCKWALL RV PARK AND TINY HOME VILLAGE  
3094 COUNTY ROAD 1024  
FARMERSVILLE, TX 75442

ERWIN KARL DANIEL EXECUTOR  
KARL W ERWIN ESTATE  
379 N COUNTRY LN  
ROCKWALL, TX 75087

GRAVES BRYAN J AND LAUREN C  
406 MUNSON ST  
ROCKWALL, TX 75087

STEVENSON ALLEN G ET UX  
427 CLEM RD  
ROCKWALL, TX 75087

FOGG GORDON C  
505 CLEM RD  
ROCKWALL, TX 75087

GRAVES BRYAN J AND LAUREN C  
520 CORNELIUS RD  
ROCKWALL, TX 75087

ROCKWALL RV PARK AND TINY HOME VILLAGE  
588 CORNELIUS RD  
ROCKWALL, TX 75087

PEOPLES DONNIE B  
589 CORNELIUS RD  
ROCKWALL, TX 75087

MCCALLUM CRAIG WILLIAM  
611 CLEM RD  
ROCKWALL, TX 75087

LEE JAMES H AND BARBARA  
628 CORNELIUS RD  
ROCKWALL, TX 75087

CANAVAN JOHN P & RITA  
714 CLEM RD  
ROCKWALL, TX 75087

SOUTHALL MARK P & KATHY L  
P. O. BOX 2214  
ROCKWALL, TX 75087

FOGG GORDON C  
PO BOX 842  
ROCKWALL, TX 75087

# PUBLIC NOTICE



CITY OF ROCKWALL  
PLANNING AND ZONING DEPARTMENT  
PHONE: (972) 771-7745  
EMAIL: [PLANNING@ROCKWALL.COM](mailto:PLANNING@ROCKWALL.COM)

**\*CORRECTED NOTICE\***

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

**Case No. Z2021-036: Amendment to PD-91 (Winding Creek)**

Hold a public hearing to discuss and consider a request by Adam Shiffer of the Skorburg Company on behalf of Gordon C. Fogg for the approval of a Zoning Change to amend Planned Development District 91 (PD-91) [Ordinance No. 21-36] to incorporate a 20.00-acre tract of land identified as Tracts 22-04 & 22-05 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 505 Clem Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, September 28, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, October 4, 2021 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**Henry Lee**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, October 4, 2021 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

**Case No. Z2021-036: Amendment to PD-91 (Winding Creek)**

**Please place a check mark on the appropriate line below:**

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

## Lee, Henry

---

**From:** Ruth Josey <ruthjs2k@yahoo.com>  
**Sent:** Sunday, August 29, 2021 8:10 AM  
**To:** Planning  
**Subject:** Fw: Case No. Z2021-036 Zoning Change AG to PD (Winding Creek)

I'm sorry. Perhaps this should have been addressed to Mr. Lee.

----- Forwarded Message -----

**From:** Ruth Josey  
**To:** planning@rockwall.com  
**Sent:** Sunday, August 29, 2021, 08:07:56 AM CDT  
**Subject:** Fw: Case No. Z2021-036 Zoning Change AG to PD (Winding Creek)

Hello Mr. Miller,

While I would prefer that our idyllic rural areas remain just that, I realize that we'll lose most of our AG land to developers. Not a problem. I'm sure they're now able to create all manner of delicious food out of synthetic materials. The complaint I'd like to register is the size of the proposed lots. The houses would all be on 1/3-acre lots. I feel that larger lots (more than 3/4 acre) are more in line with the community. I'm not looking forward to the traffic and noise that this will bring to the area and I hope you'll count me in as opposed to the builders' request.

That being said, I'm a bit confused by the paperwork with the development application. The first page involves Gordon Fogg at 505 Clem Road. However, in all of the rest of the paperwork, it shows this as a "buffer zone" and not part of the planned development. Are they also going to try to cram as many houses as they legally can onto the property at 505 Clem? Why is Rockwall even allowing 1/3 acre lots in rural areas of Rockwall? At least the developers at the other end of Clem Road have the decency to have large lot sizes. Are the developers of this new proposed development even going to widen Clem Road? If not, I truly hope that there will be no access into or egress from the development onto Clem Road.

Oh, and all of your paperwork after the second page lists the case address as "Clem Road and FM 1147". That's not the correct location. As far as I know, there's no Clem Road in Royse City, but that's where 1147 is.

Thank you for taking the time to read this.

Best regards,

Ruth Josey  
50 Orchard Ln.  
Rockwall, TX 75087

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This email was scanned by Bitdefender

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

# PUBLIC NOTICE



CITY OF ROCKWALL  
PLANNING AND ZONING DEPARTMENT  
PHONE: (972) 771-7745  
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

**Case No. Z2021-036: Amendment to PD-91**

Hold a public hearing to discuss and consider a request by Adam Shiffer of the Skorburg Company on behalf of Gordon C. Fogg for the approval of a Zoning Change to amend Planned Development District 91 (PD-91) [Ordinance No. 21-36] to incorporate a 20.00-acre tract of land identified as Tracts 22-04 & 22-05 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 505 Clem Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, September 14, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 20, 2021 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**Henry Lee**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

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Your comments must be received by Monday, September 20, 2021 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



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----- PLEASE RETURN THE BELOW FORM -----

**Case No. Z2021-036: Amendment to PD-91**

**Please place a check mark on the appropriate line below:**

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

*It will change the character of the neighborhood, create much more traffic that cannot be supported by infrastructure, noise pollution, safety issues and reduction in property values.*

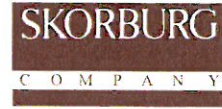
Name: *Laura Cullen*

Address: *266 Clem Rd Rockwall TX 75087*

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Skorburg Company  
8214 Westchester Dr., Ste. 900  
Dallas, TX 75225  
Phone: 214/522-4945  
Fax: 214/522-7244



August 20, 2021

City of Rockwall  
Attn: Henry Lee  
385 S Goliad St  
Rockwall, TX 75087

Dear Mr. Lee,

Skorburg Company is requesting that our Amendment to the Winding Creek PD-91 be taken to the September 14<sup>th</sup>, 2021 Planning and Zoning Meeting. This Amendment is for the development of an additional ± 20 acres directly adjacent to the existing Winding Creek eastern boundary in the William Dalton Survey, City of Rockwall, Rockwall County, at the southeast corner of F.M. 1141 and Clem Road.

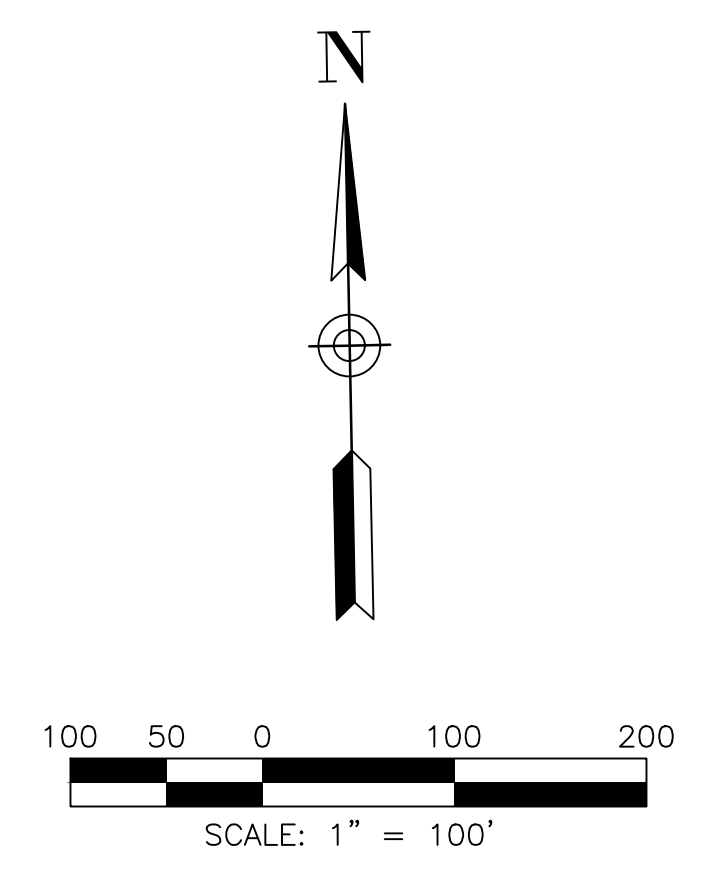
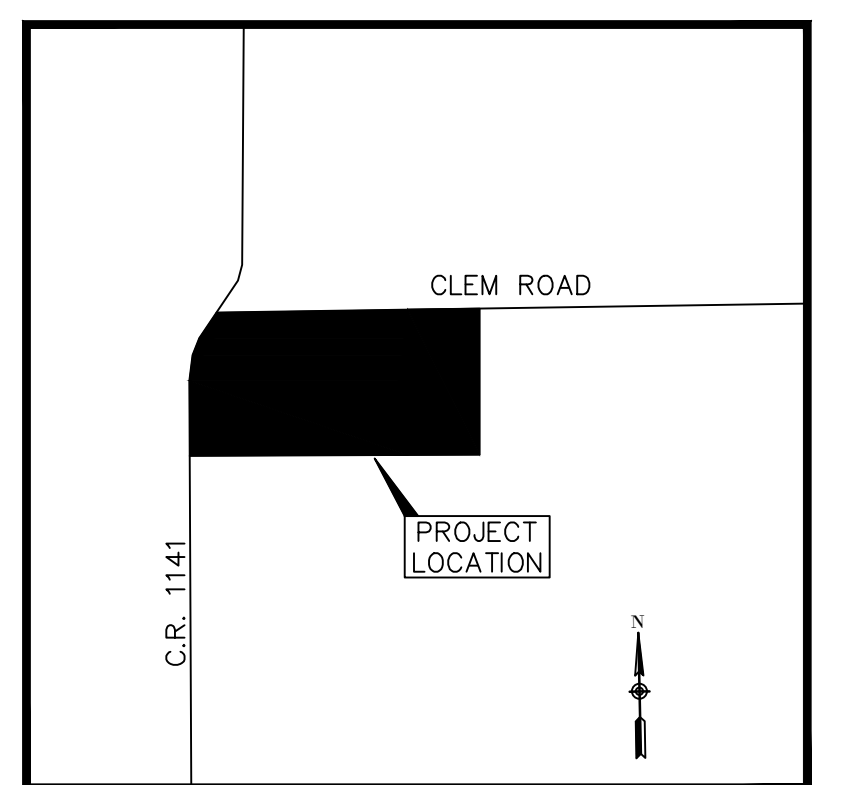
The property is currently zoned AG. We are proposing to include this tract as part of PD-91 for the development of an additional 34 Single-Family residential homes on 16,000 square foot lots. This community will feature high quality homes on large lots and add to the beautiful aesthetics of other high quality Skorburg communities like Stone Creek Estates, Breezy Hill Estates, and Gideon Grove.

We look forward to working with the City once again to maximize the quality and value of our Winding Creek development.

Cordially Yours,

A handwritten signature in blue ink, appearing to read "Adam Shiffer".

Adam Shiffer  
Land Acquisition Associate



**LEGEND**

- 132 LOTS TOTAL  
Min. Width = 90'  
Min. Depth = 100'  
Min. Square Feet = 16,000
- HOA MAINTAINED OPEN SPACE



**HOA OPEN SPACE AREA TABLE**

HOA LOT	SF	AC
A	370696	8.51
B	244807	5.62
C	51836	1.19
D	22651	0.52
<b>TOTAL</b>		<b>15.84</b>

NOTE:  
THE MAXIMUM NUMBER OF RESIDENTIAL LOTS SHALL NOT EXCEED 132 LOTS.

ALL OPEN SPACE LOTS TO BE MAINTAINED BY THE PROPERTY OWNER/HOA.

TOTAL ACRES: 78.41  
 TOTAL OPEN SPACE: 15.84 (20.20%)  
 TOTAL RESIDENTIAL LOTS: 132  
 RESIDENTIAL DENSITY: 1.69

CONCEPT PLAN OF  
**WINDING CREEK**  
 SITUATED IN THE WILLIAM DALTON SURVEY, ABSTRACT NO. 72  
 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 PREPARED BY:  
**MACATEE ENGINEERING, LLC**  
 12655 N. CENTRAL EXPRESSWAY, SUITE 420  
 DALLAS, TEXAS 75243  
 214-373-1180  
 OWNER  
 FALCON PLACE SF. Ltd.  
 OWNER  
 GORDON C. FOGG  
 AUGUST 2021  
 SCALE: 1"=100'  
 CASE NO. Z



CITY OF ROCKWALL

ORDINANCE NO. 21-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE PLANNED DEVELOPMENT DISTRICT 91 (PD-91) [ORDINANCE NO. 21-17] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO AMEND THE PLANNED DEVELOPMENT CONCEPT PLAN AND DEVELOPMENT STANDARDS APPROVED WITH ORDINANCE NO. 21-17, BEING A 78.412-ACRE TRACT OF LAND IDENTIFIED AS TRACT 17, 17-01, 22, 22-04, & 22-05 OF THE W. M. DALTON SURVEY, ABSTRACT NO. 72, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN BY EXHIBIT 'B'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Kevin Harrell of the Skorburg Co. on behalf of Gordon Fogg for the approval of an amendment to the *Planned Development Concept Plan* and *Development Standards* contained within Planned Development District 91 (PD-91) [Ordinance No. 21-17] being a 78.412-acre tract of land identified as Tracts 17, 17-01, 22, 22-04, & 22-05 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas and being more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 91 (PD-91) [Ordinance No. 21-17] and the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

**SECTION 1.** That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

**SECTION 2.** That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 3.** That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'D'* of this ordinance, attached

hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 4.** That a *Master Parks and Open Space Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* described in *Exhibit 'C'* of this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

**SECTION 5.** That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
  - (1) Master Parks and Open Space Plan
  - (2) Master Plat
  - (3) Preliminary Plat
  - (4) PD Site Plan
  - (5) Final Plat
- (c) *Master Parks and Open Space Plan*. A *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.
- (d) *Master Plat*. A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Master Parks and Open Space Plan* application for the development.
- (e) *Preliminary Plat*. A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.
- (f) *PD Site Plan*. A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.

(g) *Final Plat*. Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

**SECTION 6.** That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

**SECTION 7.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

**SECTION 8.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

**SECTION 9.** That this ordinance shall take effect immediately from and after its passage;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 18<sup>TH</sup> DAY OF OCTOBER, 2021.**

\_\_\_\_\_  
Kevin Fowler, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: October 4, 2021

2<sup>nd</sup> Reading: October 18, 2021

**Exhibit 'A':**  
*Legal Description*

Tract 1 (+26.012-Acres)

All that certain lot, tract or parcel of land situated in the William Dalton Survey, Abstract No. 72, Rockwall County, Texas. Being a part of that certain tract of land conveyed to Glen D. Walker and wife, Nita A. Walker, recorded in *Volume 542, Page 12*, Real Property Records, Rockwall County, Texas, and being described by metes and bounds as follows:

BEGINNING at a 60D nail found for corner at the intersection near the center of Clem Road and the recognized southeast line of FM-1141, said point being the northwest corner of herein described tract;

THENCE North 89 Degrees 06 Minutes 09 Seconds East, within said Clem Road and the recognized north line of said *Walker Tract*, a distance of 533.77-feet to a point for corner, said point being the northeast corner of herein described tract and the northwest corner of a tract of land described in deed to Mark G. and Jessica K. Taylor, recorded in *Volume 7106, Page 191*, Official Public Records, Rockwall County, Texas;

THENCE South 01 Degrees 23 Minutes 21 Seconds West, along the west line of said *Taylor Tract*, passing a ½-inch iron rod found with yellow cap stamped *BG&A RPLS 5569* for witness at a distance of 17.18-feet and continuing for a total distance of 283.63-feet to a 4-inch metal fence corner for angle point;

THENCE South 05 Degrees 06 Minutes 43 Seconds West, along the west line of said *Taylor Tract*, a distance of 113.32-feet to a 4-inch metal fence corner for angle point;

THENCE South 05 Degrees 35 Minutes 13 Seconds West, along the west line of said *Taylor Tract*, a distance of 597.75-feet to a ½-inch iron rod found with yellow cap stamped *BG&A RPLS 5569* for corner, said point being an inner ell corner of herein described tract and the southwest corner of said *Taylor Tract*,

THENCE North 89 Degrees 06 Minutes 09 Seconds East, along the south line of said *Taylor Tract*, a distance of 574.09-feet to a ½-inch iron rod found with yellow cap stamped *BG&A RPLS 5569* for corner in the west line of a tract of land conveyed to Allen and Lisa Stevenson, recorded in *Volume 171, Page 885*, Real Property Records, Rockwall County, Texas, said point being the southeast corner of said *Taylor Tract* and the most southerly northeast corner of herein described tract;

THENCE South 00 Degrees 06 Minutes 20 Seconds East along the recognized east line of said *Walker Tract* and the west line of said *Stevenson Tract* a distance of 334.12-feet to a 3/8-inch iron rod found for corner, the apparent northeast corner of Lot 5 of Meadowview Ranch Estates, recorded in *Cabinet A, Slide 247*, Plat Records, Rockwall county, Texas, said point being the recognized southeast corner of said *Walker Tract* and the apparent southwest corner of said *Stevenson Tract*,

THENCE South 89 Degrees 13 Minutes 16 Seconds West, along the recognized south line of said *Walker Tract*, a distance 510.41-feet to a 3/8-inch iron rod found for angle point;

THENCE North 89 Degrees 58 Minutes 55 Seconds West, along the recognized south line of said *Walker Tract*, a distance of 778.67-feet to a ½-inch iron rod set with yellow cap stamped *BG&A RPLS 5569* for corner in the recognized east line of said FM-1141, said point being the southwest corner of herein described tract;

THENCE North, along the recognized east line of said highway, passing a 60D nail found on a wood highway monument for witness at a distance of 734.11-feet and continuing for a total distance of 810.94-feet to a ½-inch iron rod set with yellow cap stamped *BG&A RPLS 5569* at the beginning of a curve to right having a central angle of 39 Degrees 09 Minutes 01 Seconds, a radius of 533.14-feet and a chord bearing and distance of North 19 Degrees 34 Minutes 34 Seconds East - 357.25-feet;

THENCE along the recognized southeast line of said highway and said curve to the right an arc length of 364.29-feet to a ½-inch iron rod set with yellow cap stamped *BG&A RPLS 5569* at the end of said curve;

**Exhibit 'A':**  
*Legal Description*

*THENCE* North 39 Degrees 09 Minutes 00 Seconds East along the recognized southeast line of said highway, a distance of 215.67-feet to the place of beginning and containing 1,133,124.22 square-feet or 26.012-acres of land.

*Tract 2 (±12.0-Acres)*

All that certain lot, tract or parcel of land situated in the William Dalton Survey, Abstract No. 72, Rockwall County, Texas, being a part of that certain tract of land conveyed to Glen D. Walker and wife, Nita A. Walker, recorded in *Volume 542, Page 12*, Real Property Records, Rockwall County, Texas, and being described by metes and bounds as follows:

*BEGINNING* at a point for corner near the center of Clem Road, said point being the northeast corner of said *Walker Tract* and the northwest corner of a tract of land conveyed to Allen and Lisa Stevenson, recorded in *Volume 171, Page 885*, Real Property Records, Rockwall County, Texas, from which a ½-inch iron rod found for witness bears South 00 Degrees 06 Minutes 20 Seconds East - 17.25-feet;

*THENCE* South 00 Degrees 06 Minutes 20 Seconds East along the east line of said *Walker Tract* and the west line of said *Stevenson Tract* a distance of 990.13-feet to a ½-inch iron rod set with yellow cap stamped *BG&A RPLS 5569* for corner;

*THENCE* South 89 Degrees 06 Minutes 09 Seconds West a distance 574.09-feet to a ½-inch iron rod set with yellow cap stamped *BG&A RPLS 5569* for corner;

*THENCE* North 05 Degrees 35 Minutes 13 Seconds East a distance of 597.75-feet to a 4-inch metal fence corner for angle point;

*THENCE* North 05 Degrees 06 Minutes 43 Seconds East a distance of 113.32-feet to a 4-inch metal fence corner for angle point;

*THENCE* North 01 Degrees 23 Minutes 21 Seconds East a distance of 283.63-feet to a point for corner in the north line of said *Walker Tract*, said point being near the center of Clem Road from which a ½-inch iron set with yellow cap stamped *BG&A RPLS 5569* for witness bears South 01 Degrees 23 Minutes 21 Seconds West - 17.18-feet;

*THENCE* North 89 Degrees 06 Minutes 09 Seconds East along the north line of said *Walker Tract* and within said Clem Road a distance of 497.09-feet to the *PLACE OF BEGINNING* and containing 522,720.00 square-feet or 12.000-acres of land.

*Tract 3 (+20.83-Acres)*

*BEING* a tract or parcel of Land situated in the William Dalton Survey, Abstract No. #72, Rockwall County, Texas, and being part of an 80 acre tract conveyed to E.L. Adams by T.H. Adams, by deed recorded in Volume 11, Page 475, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

*BEGINNING* at an iron rod in a County Road and at the Northwest corner of the above-mentioned 80 acre tract;

*THENCE* North 89 deg. 50 min. 30 sec. East, a distance of 684.33 feet along said Country Road to an iron rod for a corner, said iron rod bears South 89 deg. 50 min. 30 sec. West, a distance of 661 .40 feet from the Northeast Corner of said 80 acre tract;

*THENCE* South 0 deg. 16 min. 03 sec. East, a distance of 1319.86 feet traversing said 80 acre tract to an

**Exhibit 'A':**  
*Legal Description*

iron rod for a corner;

*THENCE* South 89 deg. 22 min. 53 sec. West, a distance of 687.71 feet to an iron rod for a corner on the West line of said 80 acre tract and at the Northeast corner of Meadowview Ranch Estates, an addition to the County of Rockwall;

*THENCE* North 0 deg. 07 min. 17 sec. West, a distance of 1325.38 feet along the West line of said 80 acre tract to the Point of Beginning and containing 20.83 acres of land.

*Tract 4 (+19.57-Acres)*

Being a tract or parcel of land situated in the William Dalton Survey, Abstract No. 72. Rockwall County, Texas. and being part of an 80 acre tract conveyed to E.L Adams to T. H Adams and wife. SE Adams by Deed recorded in Volume 11, Page 475, Deed Records. Rockwall County, Texas. and being more particularly described as follows:

*BEGINING* at an iron rod set for a corner on the Northeast corner of said 80 acre tract in a County Road;

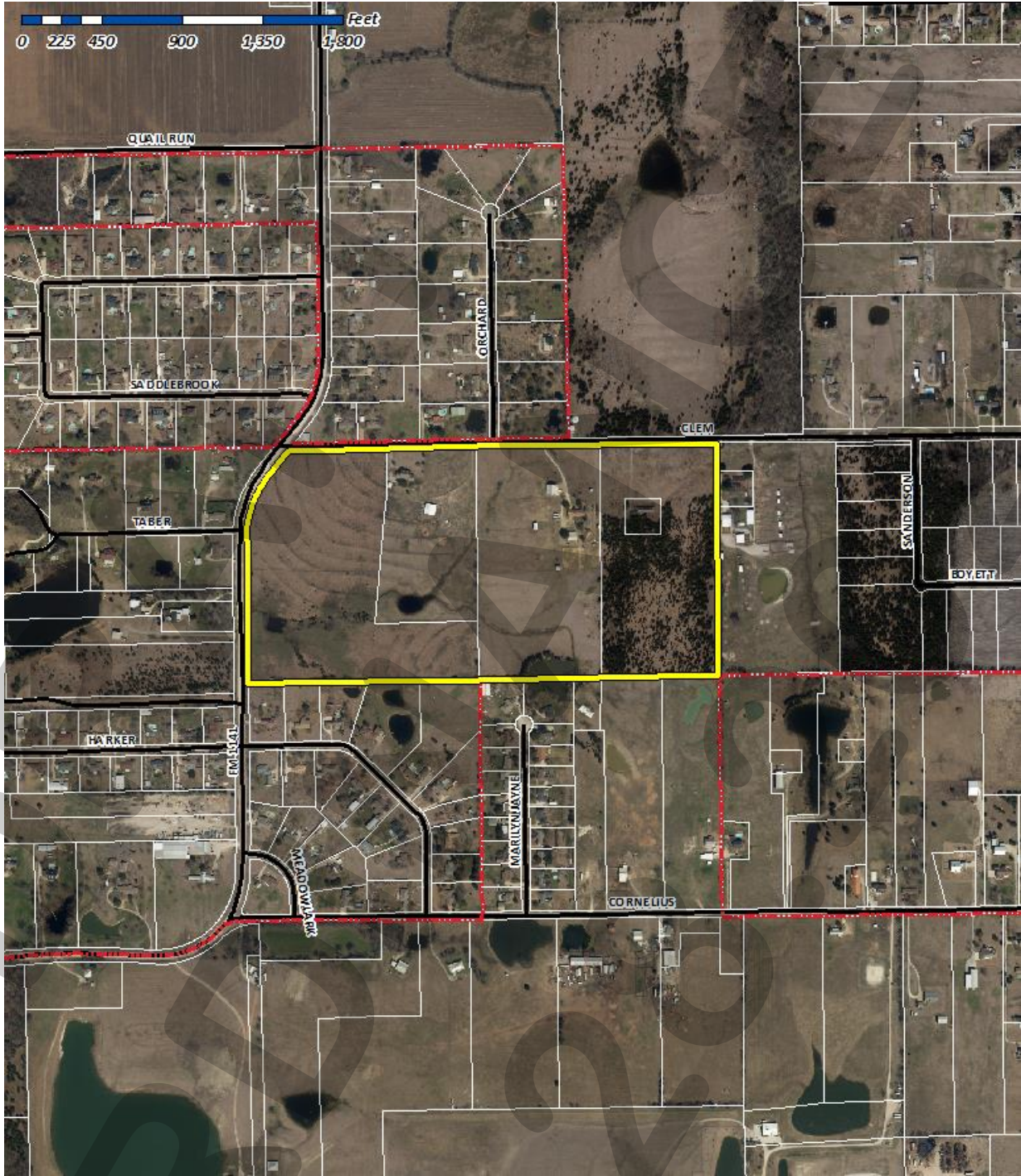
*THENCE* South 0 degrees 16 minutes 03 seconds East with a fence and the East line of said 80 acre tract a distance of 1314.55 feet to an iron rod found for corner:

*THENCE* South 39 degrees 22 minutes 33 seconds West with a fence a distance of 661.41 feet to an iron rod set for corner;

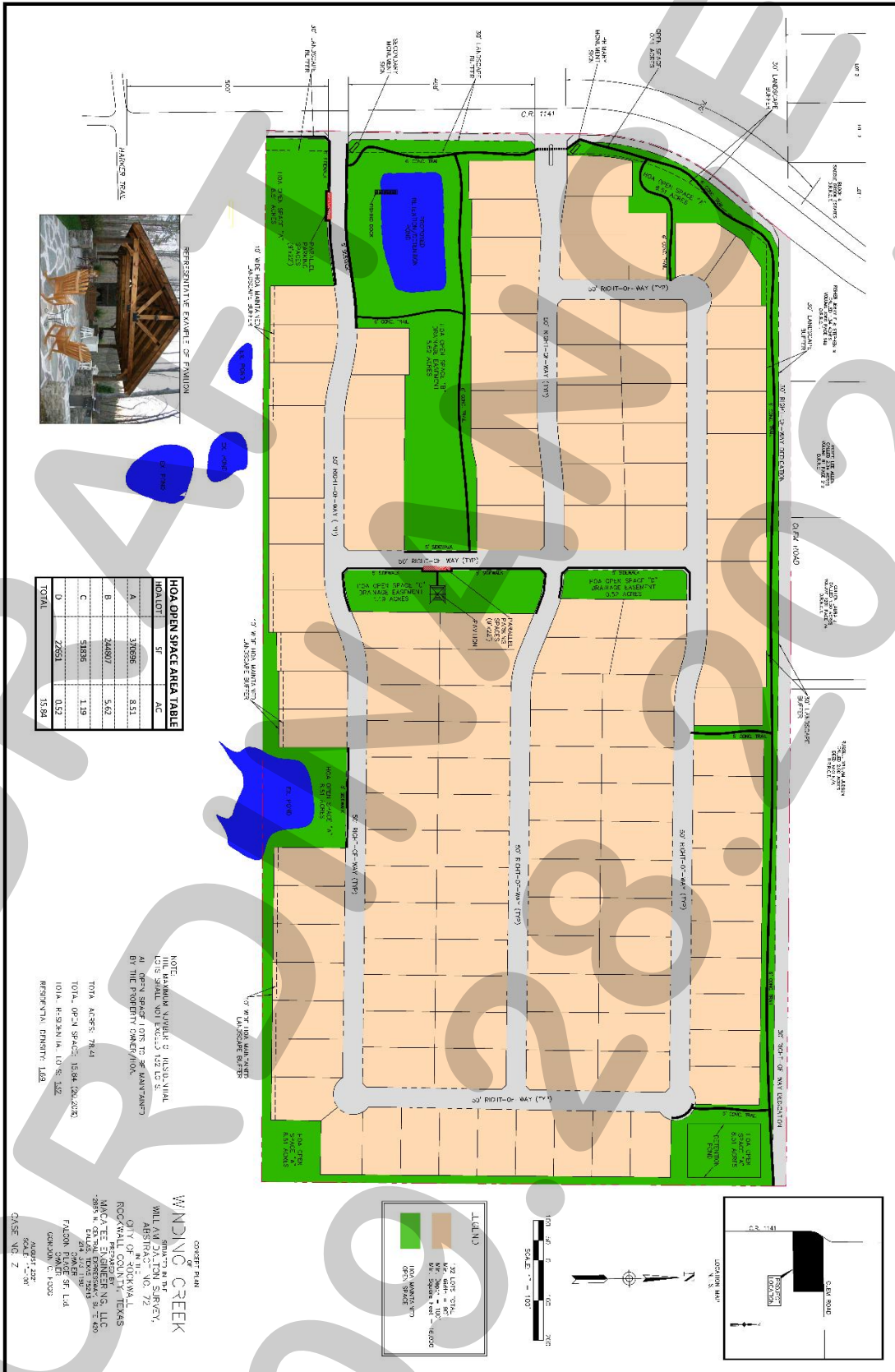
*THENCE* North 0 degrees 16 minutes 03 seconds West a distance of 1319.86 feet to an iron rod set for corner in a County Road;

*THENCE* North 89 degrees 50 minutes 30 seconds East with said County Road a distance of 661 .40 feet to the POINT OF BEGINNING and Containing 19.57 acres of land more or less.

Exhibit 'B':  
Location Map



# Exhibit 'C': Concept Plan





**Exhibit 'D':**  
*Density and Development Standards*

**Density and Development Standards.**

- (1) Permitted Uses. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single Family 16 (SF-16) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.
- (2) Lot Composition and Layout. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* of this ordinance.
- (3) Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 16 (SF-16) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed 1.69 dwelling units per gross acre of land; however, in no case should the proposed development exceed 132 units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

Table 2: Lot Dimensional Requirements

<i>Minimum Lot Width</i> <sup>(1)</sup>	90'
<i>Minimum Lot Depth</i>	100'
<i>Minimum Lot Area</i>	16,000 SF
<i>Minimum Front Yard Setback</i> <sup>(2) &amp; (5)</sup>	25'
<i>Minimum Side Yard Setback</i>	8'
<i>Minimum Side Yard Setback (Adjacent to a Street)</i> <sup>(2) &amp; (5)</sup>	10'
<i>Minimum Length of Driveway Pavement</i>	25'
<i>Maximum Height</i> <sup>(3)</sup>	36'
<i>Minimum Rear Yard Setback</i> <sup>(4)</sup>	10'
<i>Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]</i> <sup>(6)</sup>	3,000 SF
<i>Maximum Lot Coverage</i>	60%

General Notes:

- <sup>1</sup>: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.
- <sup>2</sup>: The location of the *Front Yard Building Setback* as measured from the front property line.
- <sup>3</sup>: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- <sup>4</sup>: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- <sup>5</sup>: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.
- <sup>6</sup>: A maximum of ten (10) percent of the lots may have a minimum area/dwelling unit of 2,800 SF [*Air-Conditioned Space*].

- (4) Building Standards. All development shall adhere to the following building standards:
  - (a) Masonry Requirement. The minimum masonry requirement for the total exterior façade area of all buildings shall be 90% (*excluding dormers and walls over roof areas*); however, no individual façade shall be less than 85% masonry. For the

**Exhibit 'D':**  
*Density and Development Standards*

purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard horizontal lap-siding (e.g. *HardiBoard* or *Hardy Plank*) and stucco (i.e. *three [3] part stucco* or a comparable -- to be determined by staff) may be used for up to 50% of the masonry requirement; however, stucco (i.e. *three [3] part stucco* or a comparable -- to be determined by staff) shall be permitted through a Specific Use Permit (SUP) only. Excluding dormers and walls over roof areas, siding products (e.g. *HardiBoard* or *Hardy Plank*) shall not be visible on homes abutting any major thoroughfare (i.e. *FM-1141* as shown on *Exhibit 'C'* of this ordinance).

- (b) Roof Pitch. A minimum of an 8:12 roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a 4:12 roof pitch.
- (c) Garage Orientation and Garage Doors. Garages shall be oriented in a *traditional swing* (or *j-swing*) (i.e. where the two (2) car garage is situated facing the side property line and the driveway swings into the garage in a 'J' configuration). On *traditional swing* (or *j-swing*) garage configurations, a second single or double garage door facing the street is permitted if it is located behind the width of the double garage door. All garage configurations not conforming to this section shall meet the requirements of Article 09, *Parking and Loading*, of the Unified Development Code (UDC).

All garage doors shall be required to have decorative wood doors or wood overlays on insulated metal doors. The design between the garage door and home shall use the same or complementary colors and materials. All garages shall include carriage style hardware. An example of carriage style hardware is depicted in *Figure 1*.

*Figure 1. Examples of Enhanced Garage Door*



- (5) Anti-Monotony Restrictions. The development shall adhere to the following *Anti-Monotony* standards:

- (a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of

**Exhibit 'D':**  
*Density and Development Standards*

differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.

(b) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces, FM-1141, or Clem Road shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

- (1) Number of Stories
- (2) Permitted Encroachment Type and Layout
- (3) Roof Type and Layout
- (4) Articulation of the Front Façade

(c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.

(d) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

Figure 3: Properties line up on the opposite side of the street. Where **RED** is the subject property.



Figure 4: Properties do not line up on opposite side of the street. Where **RED** is the subject property.



**Exhibit 'D':**  
*Density and Development Standards*

- (6) Fencing Standards. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:
- (a) Front Yard Fences. Front yard fences shall be prohibited.
  - (b) Wood Fences. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.
  - (c) Wrought Iron/Tubular Steel. Lots located along the perimeter of roadways (*i.e. FM-1141 and Clem Road*), abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.
  - (d) Corner Lots. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.
  - (e) Solid Fences (including Wood Fences). All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.
- (7) Landscape and Hardscape Standards.
- (a) Landscape. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall also be required to plant a row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (*i.e. on the Homeowner's Associations' [HOAs'] property*). These shrubs shall be maintained by the Homeowner's Association (HOA).
  - (b) Landscape Buffers. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).
    - (1) Landscape Buffer and Sidewalks (FM-1141). A minimum of a 30-foot landscape buffer shall be provided along FM-1141 (*outside of and beyond any*

**Exhibit 'D':**  
*Density and Development Standards*

*required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot sidewalk shall be constructed within the 30-foot landscape buffer.

- (2) Landscape Buffers (Clem Road). A minimum of a 30-foot landscape buffer shall be provided along Clem Drive (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering five (5) foot sidewalk shall be constructed within the 30-foot landscape buffer.
- (3) Landscape Buffers (Southern Property Line). A minimum of a 10-foot landscape buffer shall be incorporated at the rear of the residential lots that back to the southern property line of the subject property. This landscape buffer shall incorporate a solid living screen utilizing evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless approved otherwise approved by the Director of Planning and Zoning --*, a minimum of four (4) caliper inches in size, that will be planted on 20-foot centers.
- (c) Street Trees. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-foot vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.
- (d) Irrigation Requirements. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).
- (e) Hardscape. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.
- (8) Street. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.
- (9) Lighting. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.
- (10) Sidewalks. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width.
- (11) Buried Utilities. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the

**Exhibit 'D':**  
*Density and Development Standards*

perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered *existing lines* at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

- (12) Open Space. The development shall consist of a minimum of 20% open space (or a minimum of 15.682-acres -- as calculated by the formula stipulated in the *Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. All open space areas (including landscape buffers) shall be maintained by the Homeowner's Association (HOA).
- (13) Fishing Dock. Subject to the requirements of the *Engineering Standards of Design and Construction Manual* and approval from the Engineering Department, a fishing dock may be constructed generally in conformance with the location depicted in the *Concept Plan* in *Exhibit 'C'* of this ordinance. The fishing dock shall be constructed using composite materials (e.g. wood composite or synthetic wood where natural timber fibers are mixed with a high-tech plastic materials) to prevent rot or decay, and shall be maintained in a good/usable condition by the Homeowner's Association (HOA).
- (14) Pavilion. A commercial grade pavilion shall be constructed generally in the same location and in the same manner as the image depicted in the *Concept Plan* in *Exhibit 'C'* of this ordinance. The pavilion shall be maintained in a good/usable condition by the Homeowner's Association (HOA).
- (15) Trails. A concrete trail system shall be constructed in generally the same areas and of the same sizes as what is depicted in *Exhibit 'C'* of this ordinance.
- (16) Neighborhood Signage and Enhancements. Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision and shall generally conform to the signage depicted in *Figures 1 & 2 (below)*. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.

*See the Representative Signage on the Following Page.*

**Exhibit 'D':**  
*Density and Development Standards*

**Figure 1:** Representative Primary Entry Signage



**Figure 2:** Representative Secondary Entry Signage



- (17) Homeowner's Association (HOA). A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (*including drainage facilities*), floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development.

**Exhibit 'D':**  
*Density and Development Standards*

- (18) Variations. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variations to this ordinance.

DRAFT  
ORDINANCE  
09.28.2021





# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

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**TO:** Planning and Zoning Commission  
**DATE:** September 28, 2021  
**APPLICANT:** Eddie Guajardo; *Rockwall Independent School District (RISD)*  
**CASE NUMBER:** MIS2021-012; *Masonry Exception for Accessory Building*

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### SUMMARY

Discuss and consider a request by Eddie Guajardo of Rockwall Independent School District (RISD) for the approval of a *Variance* to the *Architectural Standards* of the IH-30 Overlay (IH-30 OV) District to allow the construction of a building on a 35.295-acre parcel of land identified as Lot 1, Block A, Rockwall High School Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 901 W. Yellow Jacket Lane, and take any action necessary.

### BACKGROUND

The subject property was annexed on September 5, 1960 by *Ordinance No. 60-02*. It is zoned Commercial (C) District, is situated within the IH-30 Overlay (IH-30 OV) District, and is addressed as 901 W. Yellow Jacket Lane. On February 18, 1991, the City Council approved a request [Case No. P&Z 91-03-Z/SP/PP] to change the zoning of the subject property from a Multi-Family 15 (MF-15) District to a Commercial (C) District [Ordinance No. 91-11]. Included with that request was the approval of a site plan and a preliminary plat for an educational institution (*i.e. Rockwall High School*). In June 1991, the City Council approved a request [Case No. P&Z 91-21-CUP] for a Conditional Use Permit (CUP) to allow less than 90% masonry materials on the façade of the building [Ordinance No. 91-28], and later amended the Conditional Use Permit (CUP) to include an additional structure [Ordinance No. 91-51]. In August 1998, the City Council approved a site plan [Case No. PZ-1998-39-2] for an additional parking lot for the existing school (*i.e. Rockwall High School*). On September 5, 2017, the City Council approved a request [Case No. MIS2017-008] to allow an exception to the minimum masonry requirements to allow the construction of an accessory building on the subject property. On April 1, 2019, the City Council approved a Specific Use Permit (SUP) [Case No. Z2019-003] to allow a *private sports arena, stadium, or track* [Ordinance No. 19-16] on the subject property. On April 20, 2019, the Planning and Zoning Commission approved a site plan [Case No. SP2019-008] to allow the expansion of an existing parking lot for Rockwall High School. On August 5, 2019, the City Council approved a replat [Case No. P2019-023] associated with the expansion of a parking lot. On September 10, 2019, the Planning and Zoning Commission approved a masonry exception for an accessory building on the subject property.

### PURPOSE

The applicant is requesting approval of a variance to the minimum masonry requirements as stipulated in Subsection 06(C)(1), *Materials and Masonry Composition*, of Section 06, *Overlay District Districts*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC). The purpose of the requested a variance is to allow for the construction of an accessory building that will be clad in a cementitious fiber board, vertical siding.

### ADJACENT LAND USES AND ACCESS

The subject property is located at 901 W. Yellow Jacket Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Yellow Jacket Lane, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a sports complex (*i.e. Spring Sports Complex*) followed by a single-family

residential subdivision (*i.e. Waterstone Estates Subdivision*). These areas are zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property are several commercial businesses (*i.e. Rooms-To-Go and the future Texas Roadhouse and Marriott Towneplace Suites*). Beyond this is IH-30, which is identified as a TXDOT6D (*i.e. Texas Department of Transportation, principle arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this are several commercial businesses (*i.e. Sleep Experts, FedEx, and Chipotle*) that are zoned Commercial (C) District.

East: Directly east of the subject property is a car dealership (*i.e. Heritage Buick-GMC*) followed by Kyle Drive, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a Rockwall Independent School District (RISD) athletic fields for track and field events, and a multi-family residential development (*i.e. Missions Rockwall Apartments*). These areas are zoned Commercial (C) and Multi-Family 14 (MF-14) Districts. Beyond this there are two (2) car dealerships (*i.e. Rockwall Chrysler and Rockwall Ford*) that are zoned Commercial (C) District.

West: Directly west of the subject property is a tract of land that is being developed for a hotel (*i.e. Marriott Towneplace Suites*). Beyond this is a vacant tract of land followed by Greencrest Boulevard, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this thoroughfare there are several commercial businesses (*i.e. Dominos, Fireside Chicken and Tacos, Wal-Mart*) that are zoned Commercial (C) District.

### **CHARACTERISTICS OF THE REQUEST:**

The applicant has submitted a request seeking approval for a variance to the minimum masonry requirements in conjunction with the construction of an accessory building that will be clad in cementitious fiber board, vertical siding. The proposed building will be 12' x 25' (*i.e. 300 SF*), stand nine (9)-feet in height, utilize a sloped shingle roof system, and be clad with painted cementitious fiber board that will match the existing accessory buildings. The proposed structure will be located adjacent to the three (3) existing accessory buildings and the applicant has stated that the structure will be screened from public view and right of way by an existing masonry wall that is around the utility dock of the building. According to the applicant, the accessory building will be utilized as additional storage for the school's band program. Subsection 06(C)(1), *Materials and Masonry Composition*, of Section 06, *Overlay District Districts*, of Article 5, *District Development Standards*, of the Unified Development Code (UDC) stipulates that each exterior wall or building shall consist of 90% *primary materials* with cementitious materials being limited to 50% of the overall primary material being utilized. In this case, since the applicant is requesting to utilize 100% cementitious materials, a variance to the materials and masonry composition standards is required to be approved by the Planning and Zoning Commission. Staff should note, after the accessory building is constructed there will be a total of four (4) accessory buildings on the site. In this case, the proposed accessory building is considered to be a commercial structure, which is allowed *by-right*. The Planning and Zoning Commission is tasked with reviewing the request to determine if the approval of the variance will negatively impact the subject property or other properties within the IH-30 Overlay (IH-30 OV) District. The applicant has submitted a letter requesting the variance, an aerial image of the proposed location, and the technical specification sheets for the proposed accessory building.

### **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to, then staff would propose the following conditions of approval:

- (1) Any construction resulting from the approval of this variance shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

# PROJECT COMMENTS



CITY OF ROCKWALL  
385 S. GOLIAD STREET  
ROCKWALL, TEXAS 75087  
PHONE: (972) 771-7700

DATE: 9/23/2021

PROJECT NUMBER: MIS2021-012  
PROJECT NAME: Variance Request for Accessory Building  
SITE ADDRESS/LOCATIONS: 901 W YELLOW JACKET LN, ROCKWALL, 75087

CASE MANAGER: Andrew Reyna  
CASE MANAGER PHONE: (972) 772-6488  
CASE MANAGER EMAIL: areyna@rockwall.com

CASE CAPTION: Discuss and consider a request by Eddie Guajardo of Rockwall Independent School District (RISD) for the approval of a Variance to the Architectural Standards of the IH-30 Overlay (IH-30 OV) District to allow the construction of a building on a 35.295-acre parcel of land identified as Lot 1, Block A, Rockwall High School Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 901 W. Yellow Jacket Lane, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	09/23/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Andrew Reyna	09/21/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	09/22/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	09/20/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Andrew Reyna	09/21/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	09/20/2021	Approved w/ Comments

09/20/2021: No comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Andrew Reyna	09/21/2021	Approved

09/21/2021: Submittal and approval of building permit required once approved.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

MIS 2021-012

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</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

### 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.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 901 YellowJacket Lane

SUBDIVISION Rockwall Band Addition

LOT A BLOCK 1

GENERAL LOCATION Rockwall HS back lot

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

CURRENT ZONING

CURRENT USE Education

PROPOSED ZONING N/A Not Applicable

PROPOSED USE Education

ACREAGE 27.4460

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 Rockwall ISD

APPLICANT Rockwall ISD

CONTACT PERSON Eddie Guajardo

CONTACT PERSON Eddie Guajardo

ADDRESS 1191 T.L. Townsend Drive

ADDRESS 1191 T.L. Townsend Drive

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP Rockwall, TX 75087

PHONE 469-598-7190

PHONE 469-598-7190

E-MAIL eddie.guajardo@rockwallisd.org

E-MAIL eddie.guajardo@rockwallisd.org

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Eddie Guajardo [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 14th DAY OF September, 2021 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."

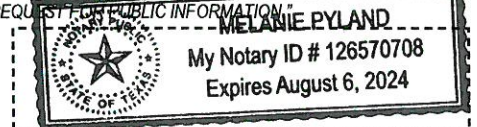
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF September, 2021.

OWNER'S SIGNATURE

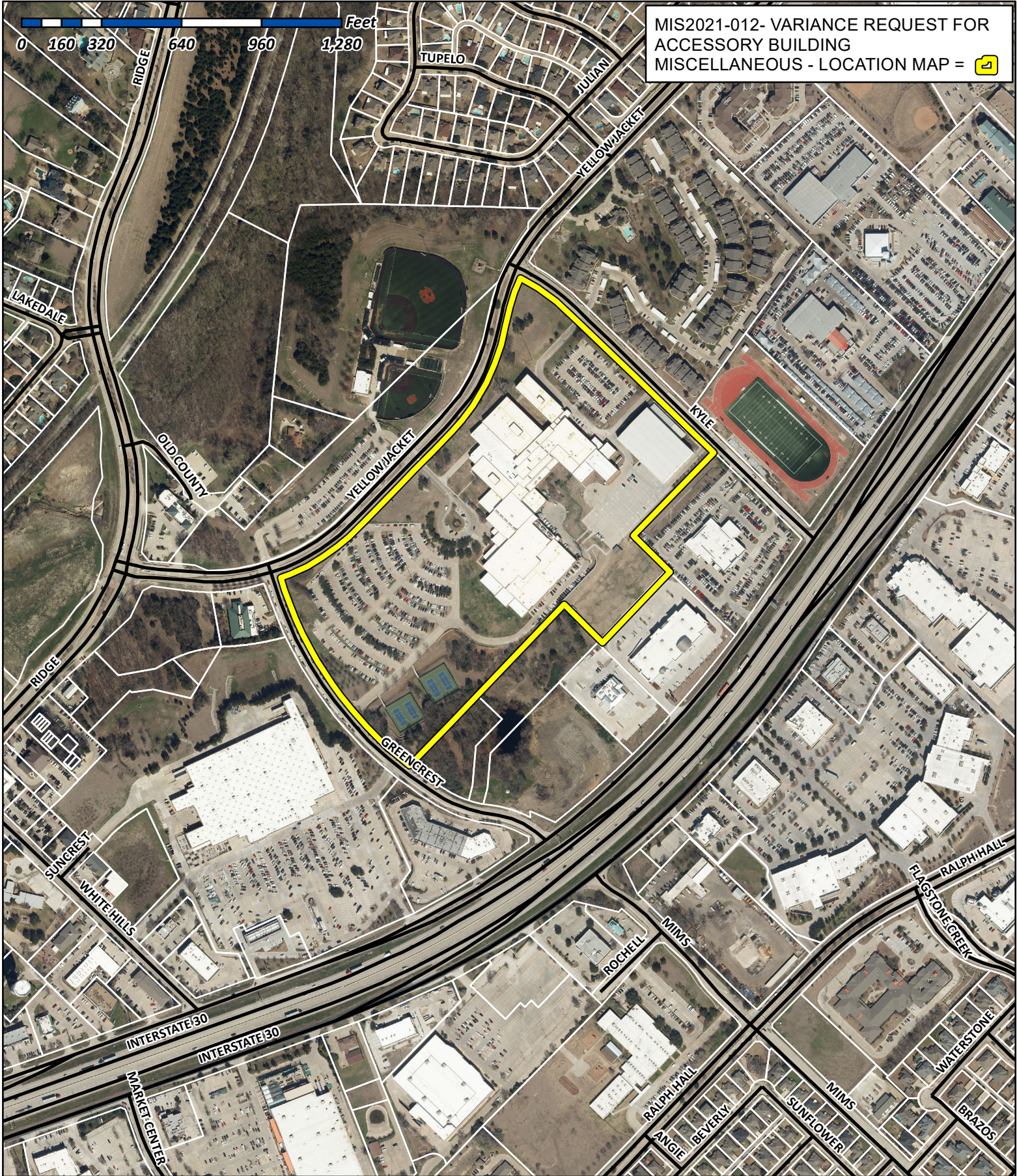
Eddie Guajardo

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Melanie Pyland



MY COMMISSION EXPIRES August 6, 2024



# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
 (W): www.rockwall.com

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September 02, 2021

David Gonzales  
Planning & Zoning Manager  
City of Rockwall  
385 South Goliad  
Rockwall, TX 75087

**Rockwall ISD – Rockwall High School Band Storage Building**  
Request for Variance – Exception to Building Exterior Finish Ordinance

Dear Mr. Gonzales,

Rockwall ISD is requesting an exception to the building finish requirements in order to add one new pre-manufactured 12' wide by 25' long by 9' height storage buildings at Rockwall High School. The purpose for this addition is to provide additional storage for the ever growing needs of our Band program.

The proposed buildings are fully enclosed with adequately sloped shingled roofs, and finished with painted fiber cement siding panels. These structures will be screened from the public view and right of way by the adjacent masonry wall around the utility dock for the building.

Attached within you will find a site aerial image with the proposed location, floorplans of the proposed buildings, a three dimensional image of the proposed buildings with colors to match the existing building and photos of the proposed storage area.

Sincerely,  
Eddie Guajardo  
RISD Facilities Project Manager



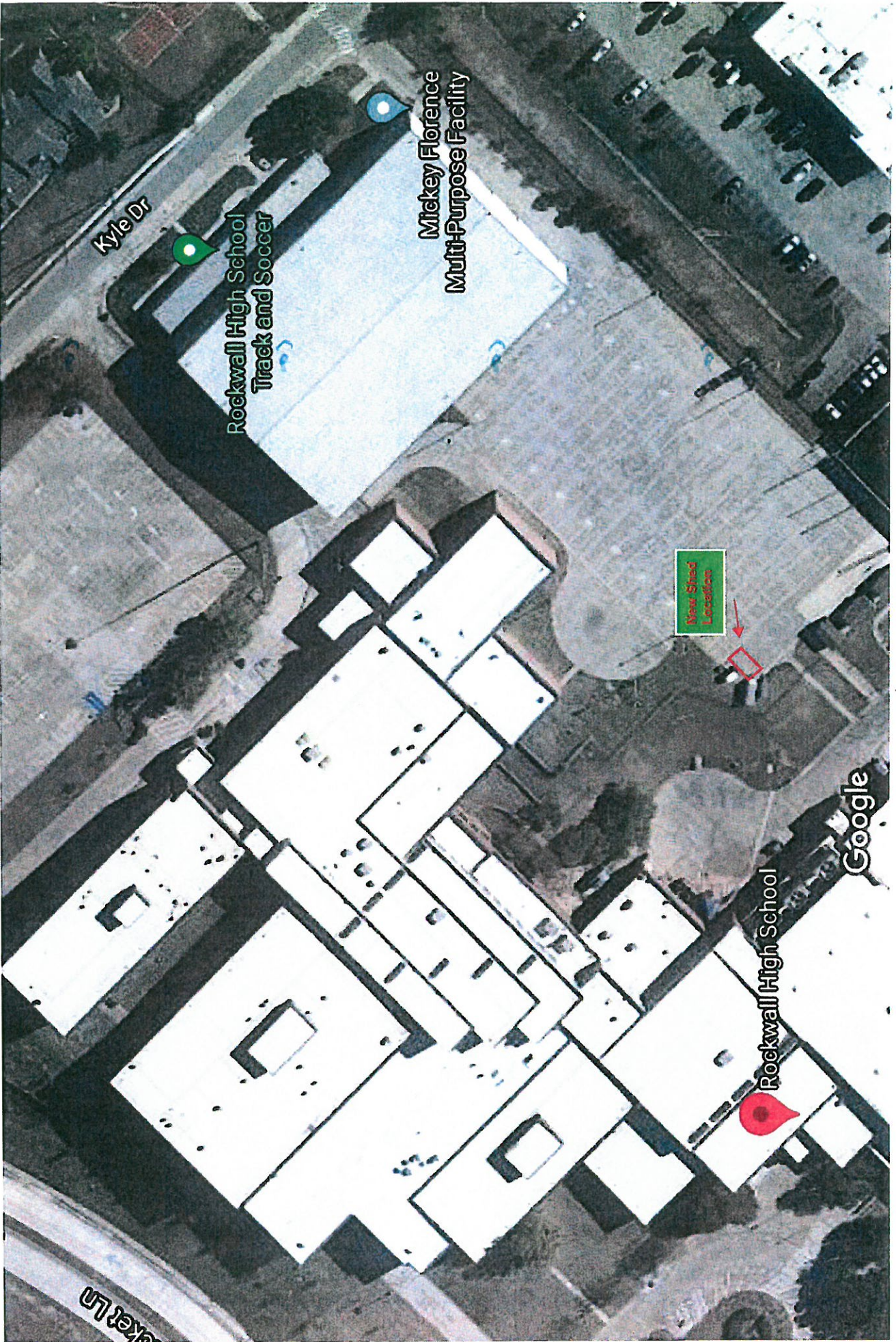
RHS  
STINGARETTES  
SHEETS BY  
COURTIN DENTAL  
ONE E. UNIVERSITY & 44th STREET  
971 E. INTERSTATE 50 BLDG - MOOREVILLE  
669-727-6937



Walk The Line

JACKET NEVER  
FIGHT DIES!!





Kyle Dr

Rockwall High School  
Track and Soccer

Mickey Florence  
Multi-Purpose Facility

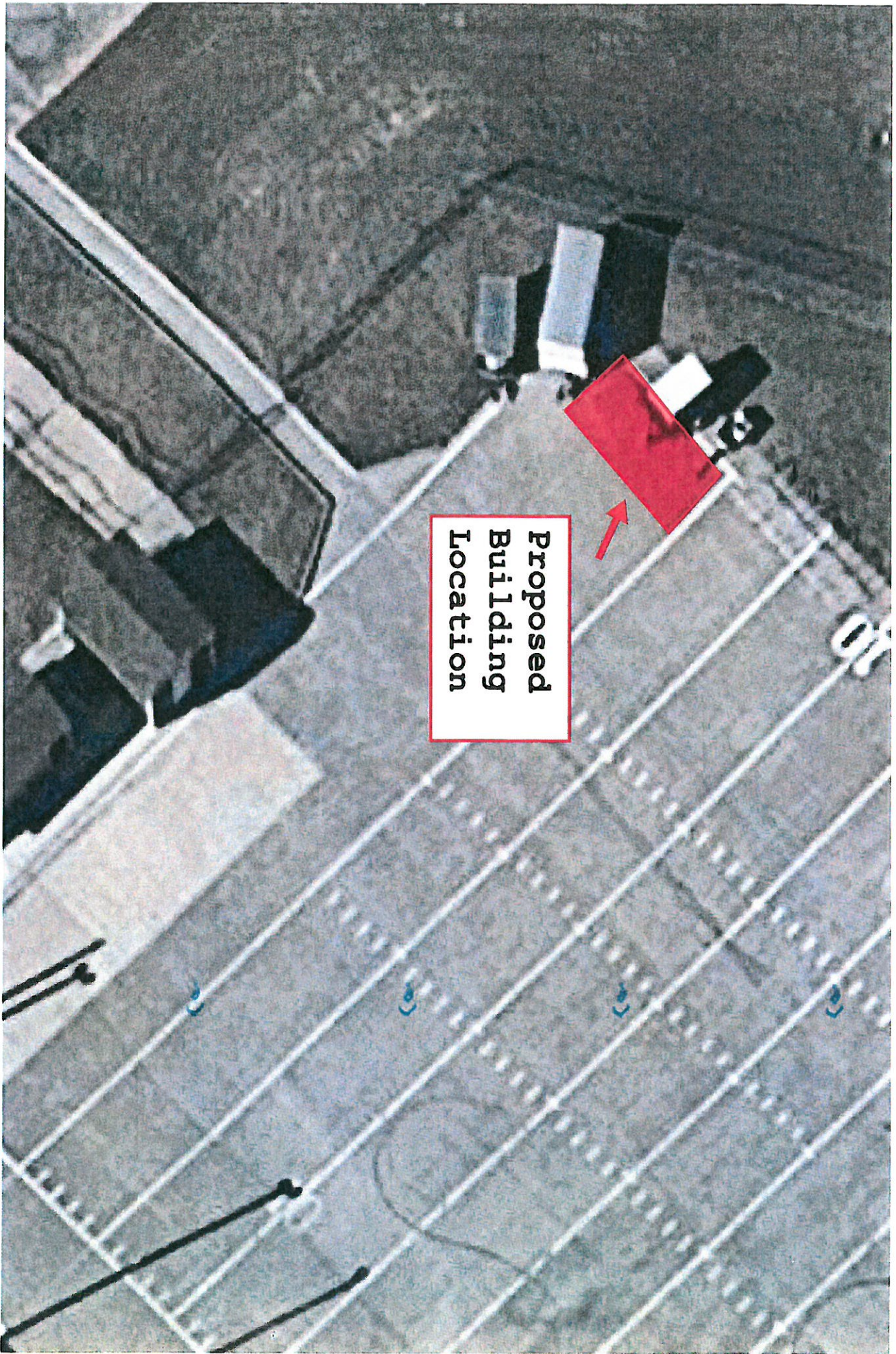
New Shed  
Location

Rockwall High School

Google

Kyle Ln



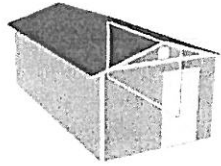
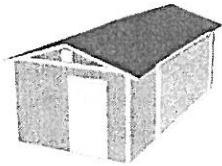


**Proposed  
Building  
Location**



Web Quote Number #: 2329145

Created: Aug 12, 2021 1:23:06 PM



**Customer Information**

Rockwall ISD  
 2301 S John King BLVD  
 Rockwall, TX 75032  
 eddie.guajardo@rockwallisd.org

**Shipping Information**

Rockwall ISD  
 2301 S John King BLVD  
 Rockwall, TX 75032

Description	Qty	List Price	Discount	Ext Net Price
Sundance Ranch Garage 12 x 25	1/Ea	\$8491.00	\$200.00	\$8291.00
3068 L-In 6 Panel Residential Door	1/Ea	\$0.00	\$0.00	\$0.00
16'x7' Standard Garage Door	1/Ea	\$0.00	\$0.00	\$0.00
Transom Window (16"x8")	4/Ea	\$64.00	\$0.00	\$256.00
Paint - Dover Gray	623/Sq Ft	\$0.00	\$0.00	\$0.00
Paint - Southern Breeze	1/Sq Ft	\$0.00	\$0.00	\$0.00
Paint 10% of building base price	1/Ea	\$850.00	\$0.00	\$850.00
Charcoal 3 Tab	366/Sq Ft	\$0.00	\$0.00	\$0.00
Radiant Barrier Roof Decking	366/Sq Ft	\$0.65	\$0.00	\$237.90
Custom Foundation: 2x6 Pressure Treated with 3/4" Treated Flooring	300/Ea	\$5.00	\$0.00	\$1500.00
12"x12"Gable End Vent, White	2/Ea	\$37.00	\$0.00	\$74.00
Leveling >12" or Over 200 sq ft: Leveling and Ramp	1/Ea	\$700.00	\$0.00	\$700.00
Custom Services: 1 each	1/Ea	\$1000.00	\$0.00	\$1000.00
Garage Delivery Fee	1/Ea	\$0.00	\$0.00	\$0.00
<b>List Price</b>				<b>\$13108.90 USD</b>
<b>Discount</b>				<b>\$200.00 USD</b>
<b>Subtotal</b>				<b>\$12908.90 USD</b>

# PROJECT COMMENTS



CITY OF ROCKWALL  
385 S. GOLIAD STREET  
ROCKWALL, TEXAS 75087  
PHONE: (972) 771-7700

DATE: 9/23/2021

PROJECT NUMBER: Z2021-038  
PROJECT NAME: SUP for Accessory Building at 1 Soapberry Lane  
SITE ADDRESS/LOCATIONS: 1 SOAPBERRY LN, ROCKWALL, 75087

CASE MANAGER: Andrew Reyna  
CASE MANAGER PHONE: (972) 772-6488  
CASE MANAGER EMAIL: areyna@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Darrell McCallum for the approval of a Specific Use Permit (SUP) for Detached Garage that exceeds the maximum permissible size for a detached garage on a 1.2080-acre parcel of land identified as Lot 6, Block A, Grady Rash Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family (SF-10) District, addressed as 1 Soapberry Lane, and take any action necessary.

---

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Andrew Reyna	09/22/2021	Needs Review

---

09/22/2021: Z2021-038; Specific Use Permit (SUP) for 1 Soapberry Lane  
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for Detached Garage that exceeds the maximum permissible size for a detached garage on a 1.2080-acre parcel of land identified as Lot 6, Block A, Grady Rash Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family (SF-10) District, addressed as 1 Soapberry Lane.

I.2 For questions or comments concerning this case please contact Andrew Reyna in the Planning Department at (972) 772-6488 or email areyna@rockwall.com.

M.3 For reference, include the case number (Z2021-038) in the lower right-hand corner of all pages on future submittals.

I.4 The subject property is zoned Single Family 10 (SF-10) District.

I.5 The following conditions pertain to the operation of an Accessory Building on the Subject Property and conformance to these conditions are required for continued operations:

- (1) The Accessory Building shall generally conform to the concept plan and the conceptual building elevations depicted in Exhibits 'B' & 'C' of the draft ordinance.
- (2) The Accessory Building shall not exceed a maximum size of 1,200 SF.
- (3) The Accessory Building shall not exceed a maximum height of 15-feet.
- (4) The subject property shall be limited to one (1) accessory building.

M.6 The accessory structure must be built on an engineered concrete foundation that will support the weight of the proposed accessory building.

M.7 Please review the attached Draft Ordinance prior to the September 28, 2021 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than October 5, 2021.

I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on October 5, 2021; however, it is encouraged for applicants to submit revisions as soon as possible to give staff

ample time to review the case prior to the October 12, 2021 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on September 28, 2021.

I.9 The projected City Council meeting dates for this case will be October 18, 2021 [1st Reading] and November 1, 2021 [2nd Reading].

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	09/23/2021	Approved w/ Comments
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Andrew Reyna	09/22/2021	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	09/22/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	09/20/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Andrew Reyna	09/22/2021	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	09/20/2021	Approved w/ Comments

09/20/2021: No comments



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22021-035

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</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

### 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.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1 SOAPBERRY LANE

SUBDIVISION GRADY RASH SUBDIVISION LOT 6 BLOCK A

GENERAL LOCATION HWY. 66 & LAKESHORE

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

CURRENT ZONING RESIDENTIAL A3 CURRENT USE STORAGE

PROPOSED ZONING RESIDENTIAL A3 PROPOSED USE GARAGE

ACREAGE 1.2 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]

<input checked="" type="checkbox"/> OWNER	<u>DARRELL M<sup>c</sup>CALLUM</u>	<input checked="" type="checkbox"/> APPLICANT	<u>DARRELL M<sup>c</sup>CALLUM</u>
CONTACT PERSON	<u>DARRELL M<sup>c</sup>CALLUM</u>	CONTACT PERSON	<u>DARRELL M<sup>c</sup>CALLUM</u>
ADDRESS	<u>1 SOAPBERRY LANE</u>	ADDRESS	<u>1 SOAPBERRY LANE</u>
CITY, STATE & ZIP	<u>ROCKWALL TX. 75087</u>	CITY, STATE & ZIP	<u>ROCKWALL TX. 75087</u>
PHONE	<u>214-208-3394</u>	PHONE	<u>214-208-3394</u>
E-MAIL	<u>DARRELLMC57@GMAIL.COM</u>	E-MAIL	<u>DARRELLMC57@GMAIL.COM</u>

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DARRELL M<sup>c</sup>CALLUM [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

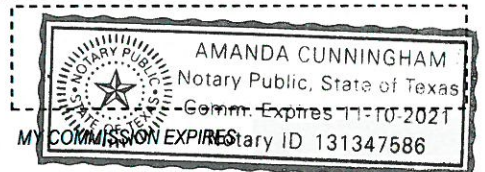
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. 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 13 DAY OF Sept, 2021.

OWNER'S SIGNATURE

Darrell M<sup>c</sup>Callum

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Z2021-038- SUP FOR ACCESSORY BUILDING  
 AT 1 SOAPBERRY LANE  
 ZONING - LOCATION MAP = [yellow square icon]



# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
 (W): www.rockwall.com

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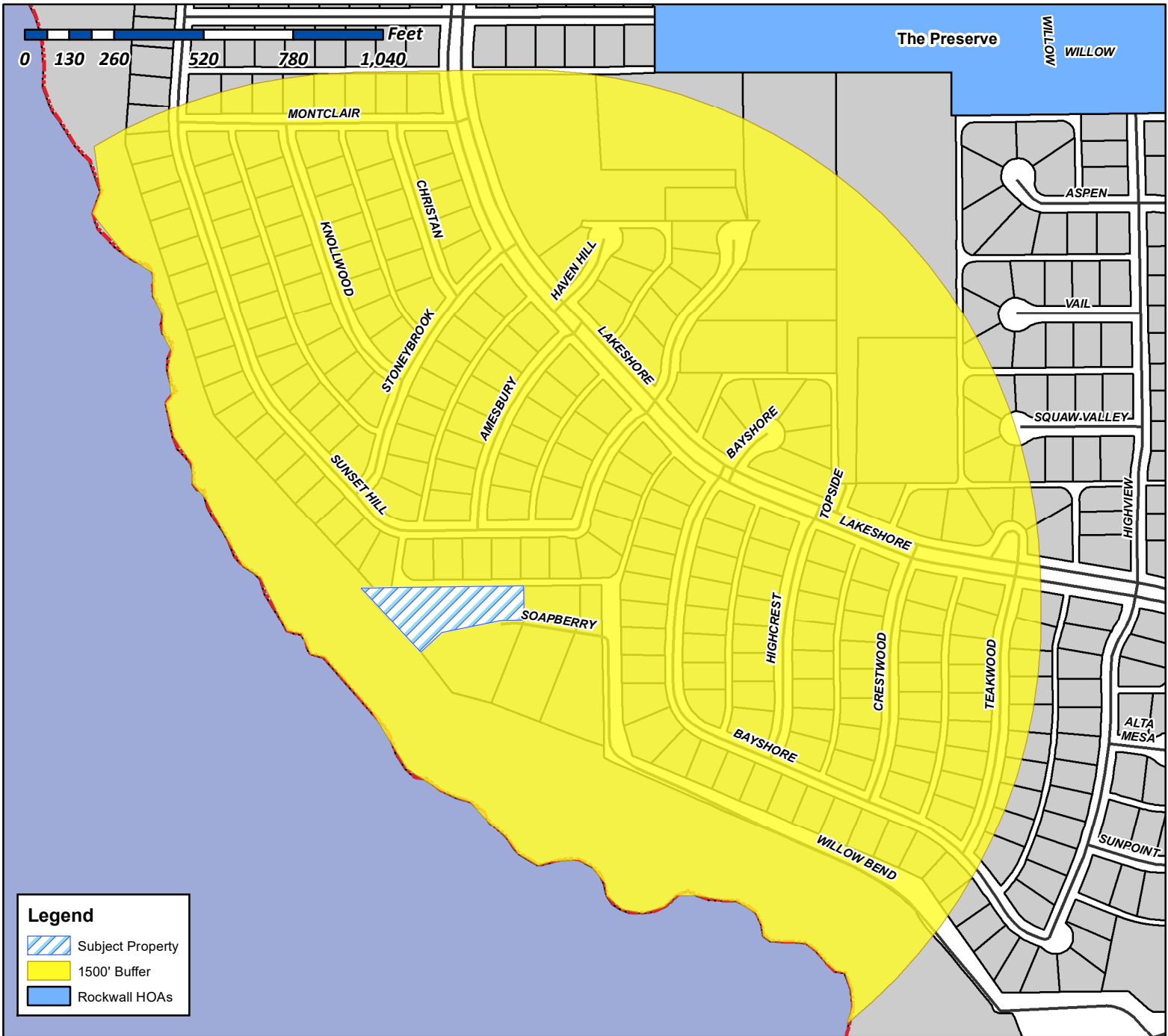
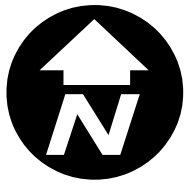




# City of Rockwall

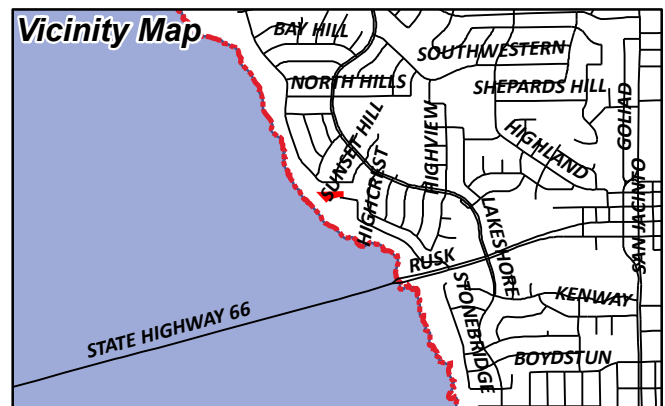
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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**Case Number:** Z2021-038  
**Case Name:** SUP for Accessory Structure  
**Case Type:** Zoning  
**Zoning:** Single-Family 10 (SF-10) District  
**Case Address:** 1 Soapberry Lane

**Date Created:** 9/14/2021  
 For Questions on this Case Call (972) 771-7745

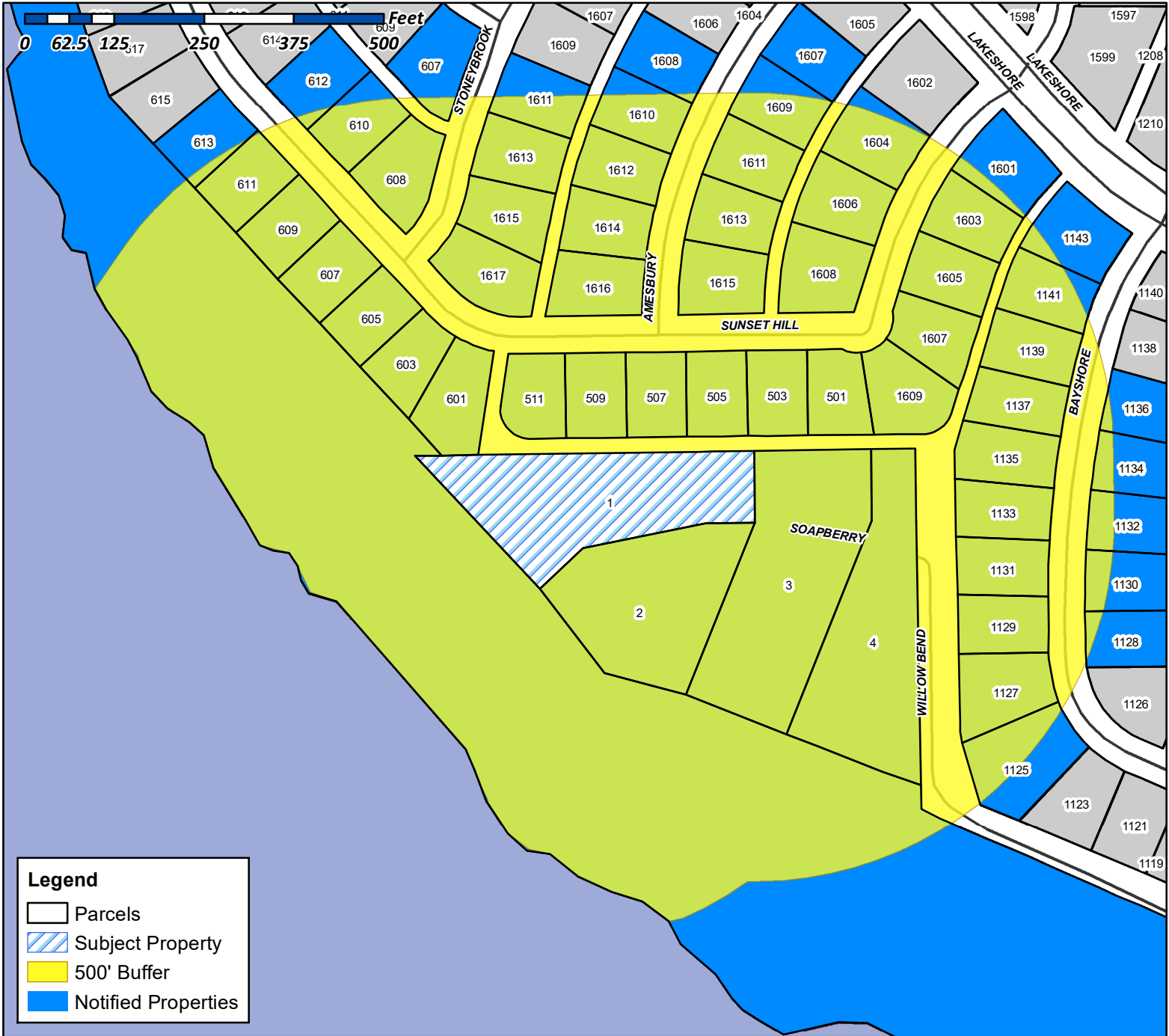




# City of Rockwall

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

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**Case Number:** Z2021-038  
**Case Name:** SUP for Accessory Structure  
**Case Type:** Zoning  
**Zoning:** Single-Family 10 (SF-10) District  
**Case Address:** 1 Soapberry Lane



**Date Created:** 9/14/2021  
 For Questions on this Case Call (972) 771-7745



MCCALLUM DARRELL A AND SHARON F  
1 SOAPBERRY LN  
ROCKWALL, TX 75087

WADDLE JOHNNY  
1111 BAYSHORE DR  
ROCKWALL, TX 75087

VOLPERT JOHN  
1125 BAYSHORE DR  
ROCKWALL, TX 75087

ELDRIDGE CHARLES E II & SHELBY M  
1127 BAYSHORE DR  
ROCKWALL, TX 75087

WADDLE JOHNNY  
1128 BAYSHORE DR  
ROCKWALL, TX 75087

WISE RICHARD ALLEN AND DONALD W RASBURY  
REVOCABLE LIVING TRUSTE  
RICHARD ALLEN WISE AND DONALD W RASBURY  
TRUSTEES  
1129 BAYSHORE DR  
ROCKWALL, TX 75087

EATMAN JAMES BERNARD AND GWENDOLYN  
ESTHER  
1130 BAYSHORE DR  
ROCKWALL, TX 75087

SAUNDERS BRIAN AND LAUREN  
1131 BAYSHORE DR  
ROCKWALL, TX 75087

PAYNE ALLAN CLARK ETUX  
1132 BAYSHORE DR  
ROCKWALL, TX 75087

HENRY CHRIS S AND ANGELA D  
1133 BAYSHORE DR  
ROCKWALL, TX 75087

MURPHY JENNIFER E  
1134 BAYSHORE DR  
ROCKWALL, TX 75087

SCOTT PHILLIP AND BETHANY  
1135 BAYSHORE DR  
ROCKWALL, TX 75087

KELLEY CLYDE EUGENE INDIVIDUAL LIVING  
TRUST  
1136 BAYSHORE DR  
ROCKWALL, TX 75087

HALE TERRY W AND CRYSTAL C  
1137 BAYSHORE DRIVE  
ROCKWALL, TX 75087

WRIGHT MICHAEL G & EDITH M  
1139 BAYSHORE DR  
ROCKWALL, TX 75087

GRAY JOE E ETUX  
1141 BAYSHORE DR  
ROCKWALL, TX 75087

KJT FLYING PROPERTIES LLC  
1143 BAYSHOREDR  
ROCKWALL, TX 75087

HESTER ROGER F II  
1601 SUNSET HILL DR  
ROCKWALL, TX 75087

HICKEY ALLEN AND TANYA  
1603 SUNSET HILL DRIVE  
ROCKWALL, TX 75087

STIEGELMAR RICHARD AND  
STIEGELMAR JACK  
1604 SUNSET HILL DR  
ROCKWALL, TX 75087

DUBOSE CHRISTOPHER S AND RENEE L  
1605 SUNSET HILL DRIVE  
ROCKWALL, TX 75087

MULDER LINDA FAYE  
1606 SUNSET HILL DR  
ROCKWALL, TX 75087

JOHNSTON ALTON W & PEGGY F  
1607 AMESBURY LN  
ROCKWALL, TX 75087

MITCHELL DENNIS E ETUX  
1607 SUNSET HILL DR  
ROCKWALL, TX 75087

BURTON DAVID A & MARY KAY  
1608 AMESBURY LN  
ROCKWALL, TX 75087

LEAL JR FEDERICO MARTINEZ AND VERONICA  
1608 SUNSET HILL DR  
ROCKWALL, TX 75087

ADAMS BRAD AND KASHA  
1609 AMESBURY  
ROCKWALL, TX 75087

JACKSON DAMON AND TARA  
1609 SUNSET HILL DR  
ROCKWALL, TX 75087

TUCKER EARL W & MELINDA K  
1610 AMESBURY LN  
ROCKWALL, TX 75087

SCAMPERINO CHARLES AND  
BRIDGETT ANN COOPER  
1611 AMESBURY LANE  
ROCKWALL, TX 75087

SARVER WANDA & DONALD  
1611 STONEYBROOK DR  
ROCKWALL, TX 75087

BURKS GLENN H & PAULETTE  
1612 AMESBURY LN  
ROCKWALL, TX 75087

ROGERS JOHN R & SHIRLEY J  
1613 AMESBURY LN  
ROCKWALL, TX 75087

HOLLY MARK A  
1613 STONEYBROOK DR  
ROCKWALL, TX 75087

LYNCH PATRICIA A  
1614 AMESBURY LN  
ROCKWALL, TX 75087

BREWER THOMAS D AND KASIE  
1615 AMESBURY LN  
ROCKWALL, TX 75087

CATHEY KITA  
1615 STONEYBROOK DR  
ROCKWALL, TX 75087

FRANK AND JOYCE BATHRICK FAMILY TRUST  
FRANK T AND JOYCE E BATHRICK- CO-TRUSTEES  
1616 AMESBURY LANE  
ROCKWALL, TX 75087

ROTH BRIAN AND TRACY  
1617 STONEYBROOK DR  
ROCKWALL, TX 75087

RIDDELL RONALD SCOTT II AND SHANNON  
MCCORD VRZAK  
2 SOAPBERRY LN  
ROCKWALL, TX 75032

RASH ROBERT D  
3 SOAPBERRY LN  
ROCKWALL, TX 75087

RASH RANDALL L & KAREN  
4 SOAPBERRY LN  
ROCKWALL, TX 75087

FERRENTINO WAYNE J  
501 SUNSET HILL DR  
ROCKWALL, TX 75087

MATTHEWS SYDNEY D AND BARBARA J  
503 SUNSET HILL DR  
ROCKWALL, TX 75087

DEAN GREG  
505 SUNSET HILL DR  
ROCKWALL, TX 75087

JACKSON CRAIG A & JULIEANN J  
507 SUNSET HILL DR  
ROCKWALL, TX 75087

PETERSON BRYCE M & SANDRA  
509 SUNSET HILL DR  
ROCKWALL, TX 75087

KING MARILYN  
511 SUNSET HILL DR  
ROCKWALL, TX 75087

STEGALL SHEY THOMAS AND REGAN LANE  
601 SUNSET HILL DR  
ROCKWALL, TX 75087

RANDLE CHANDLER BENTON AND SAMANTHA J  
603 SUNSET HILL DR  
ROCKWALL, TX 75087

HOOTON REVOCABLE TRUST  
605 SUNSET HILL DR  
ROCKWALL, TX 75087

GLADNEY CATHERINE DIANE SELBY  
607 KNOLLWOOD DR  
ROCKWALL, TX 75087

BARNETTE AMY MICHELLE AND GLENN RACHE  
607 SUNSET HILL  
ROCKWALL, TX 75087

KILLE ROLAND C & KAREN C  
608 SUNSET HILL DR  
ROCKWALL, TX 75087

ADAMS LYNWOOD D  
609 SUNSET HILLDR  
ROCKWALL, TX 75087

SILVA IRMA  
610 SUNSET HILL DR  
ROCKWALL, TX 75087

HEADRICK WILLIAM H III AND DIANNE C  
611 SUNSET HILL DR  
ROCKWALL, TX 75087

FLOURA EDWARD  
612 SUNSET HILL  
ROCKWALL, TX 75087

VANDEBURG MARK F AND PAULA R  
613 SUNSET HILL DRIVE  
ROCKWALL, TX 75087

STIEGELMAR RICHARD AND  
STIEGELMAR JACK  
7 MAGNOLIA DR  
MEXICO BEACH, FL 32456

CITY OF DALLAS  
DALLAS TX  
, 0

KJT FLYING PROPERTIES LLC  
PO BOX 1476  
ROCKWALL, TX 75087

ADAMS LYNWOOD D  
PO BOX 2286  
ROWLETT, TX 75030

City of Rockwall  
Planning and Zoning  
Architectural Review Board

RE: Darrell & Sharon McCallum  
Reconstruction of Metal Shed  
1 Soapberry Lane, Rockwall, TX 75087

We wish to reconstruct a metal shed that has been on our property since the original owners built it in 1976. It is in deteriorating condition with a lot of overgrown brush. We also need a place to house two boats that we have acquired that currently don't have storage and will have to be kept outside. The new building will provide a much cleaner, more complimentary improvement to the property.

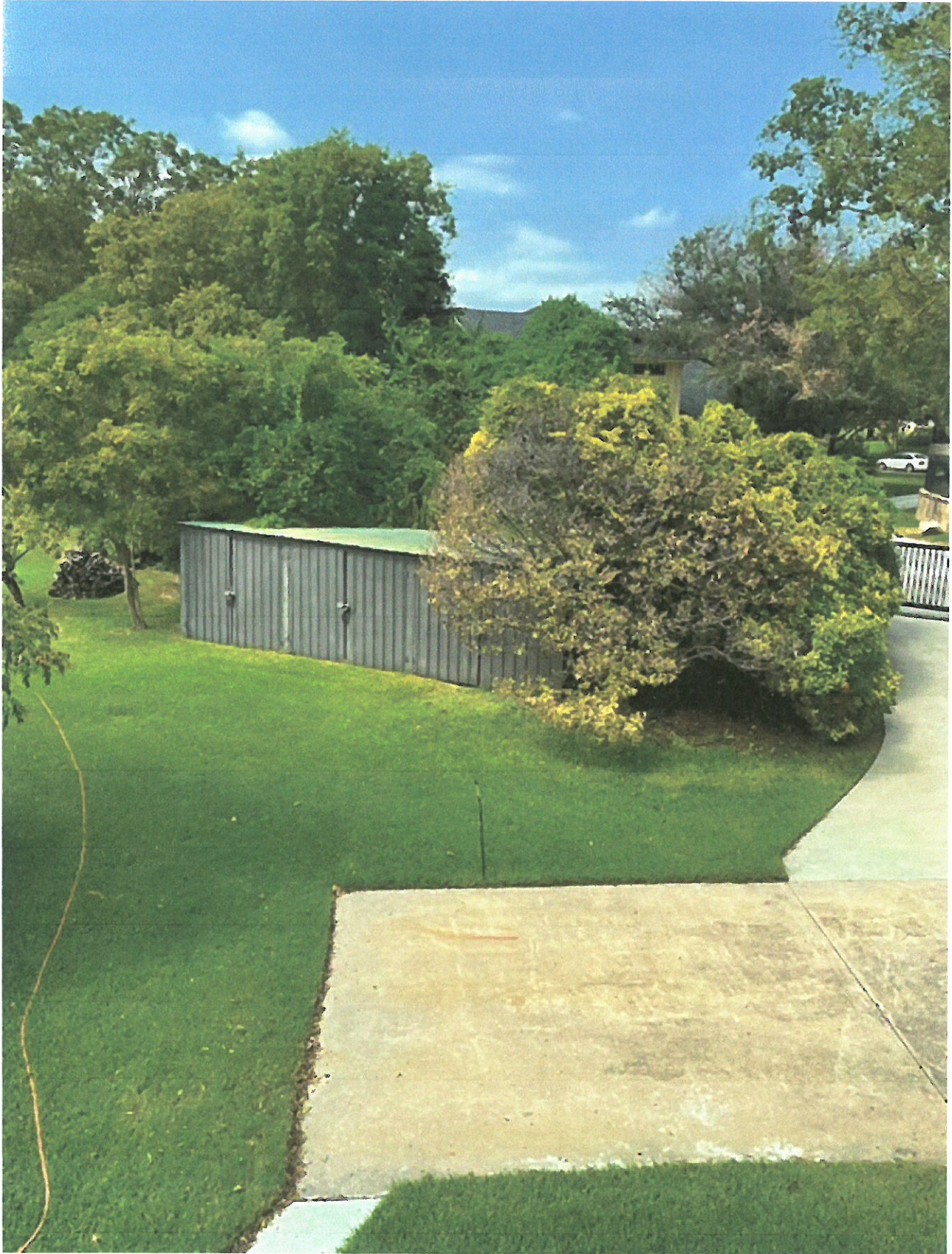
We plan to keep the building on the same footprint it now occupies, taking it to a 30' x 40' building with a concrete foundation.

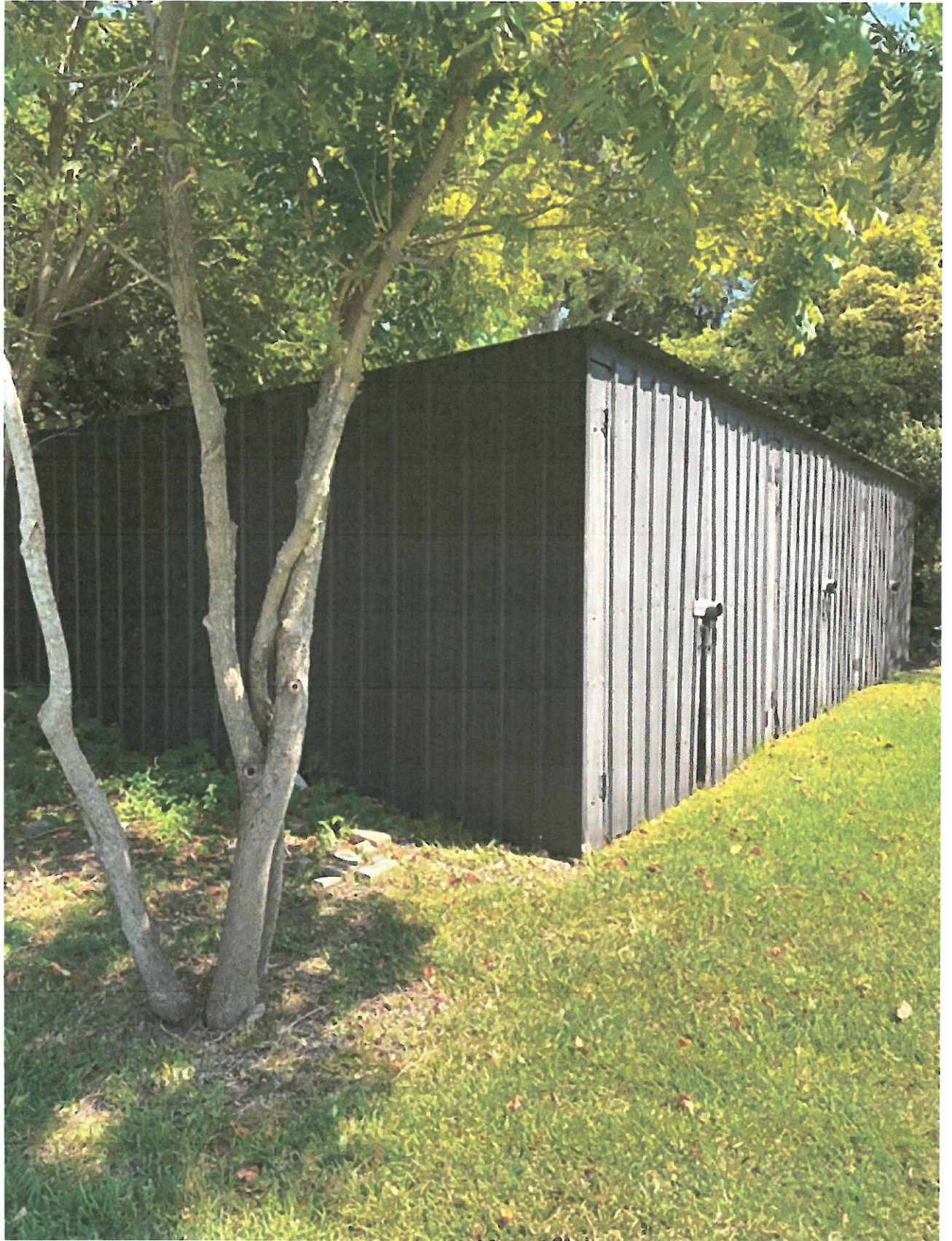
Thank you for your consideration.

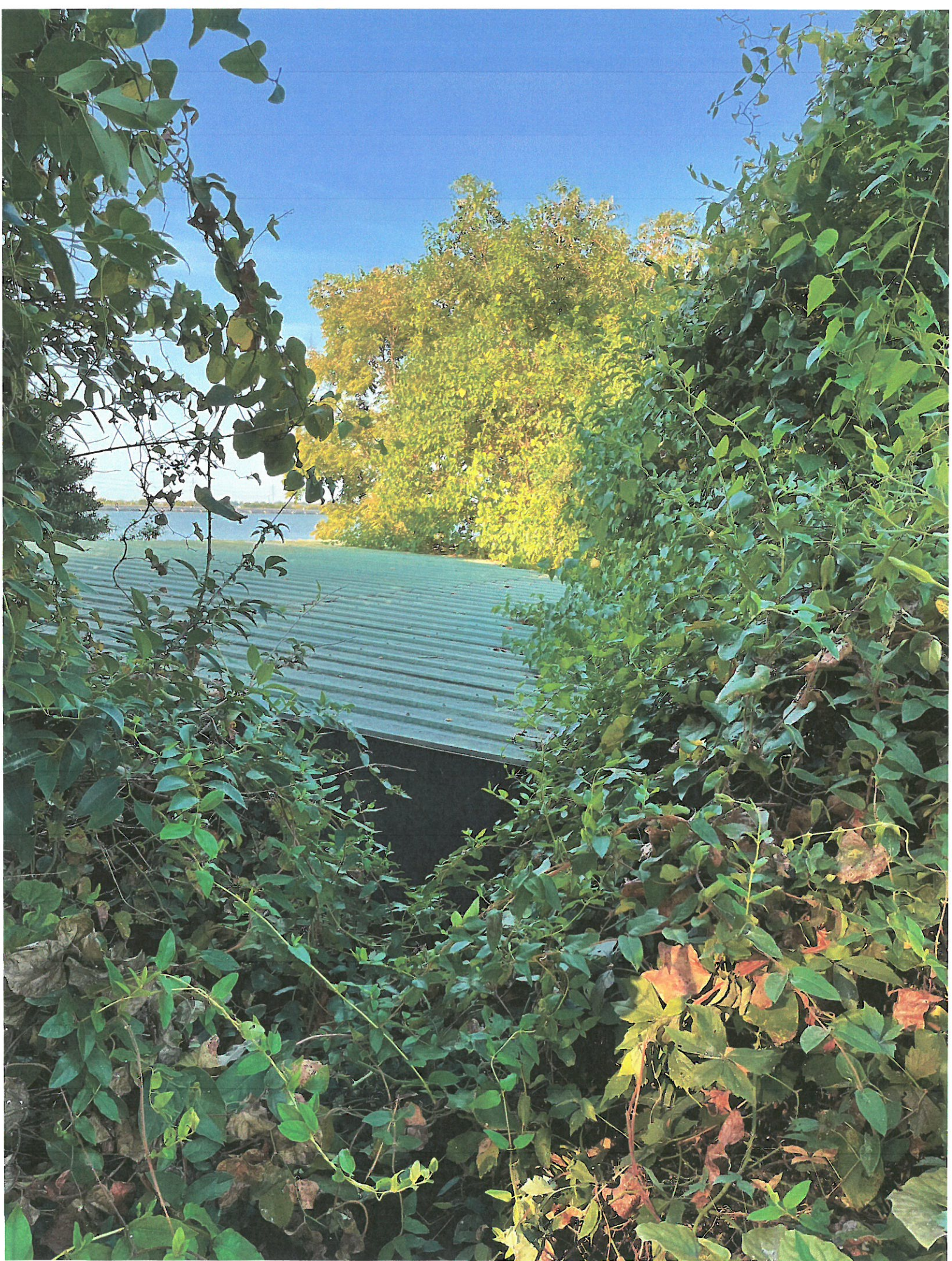
Respectfully,

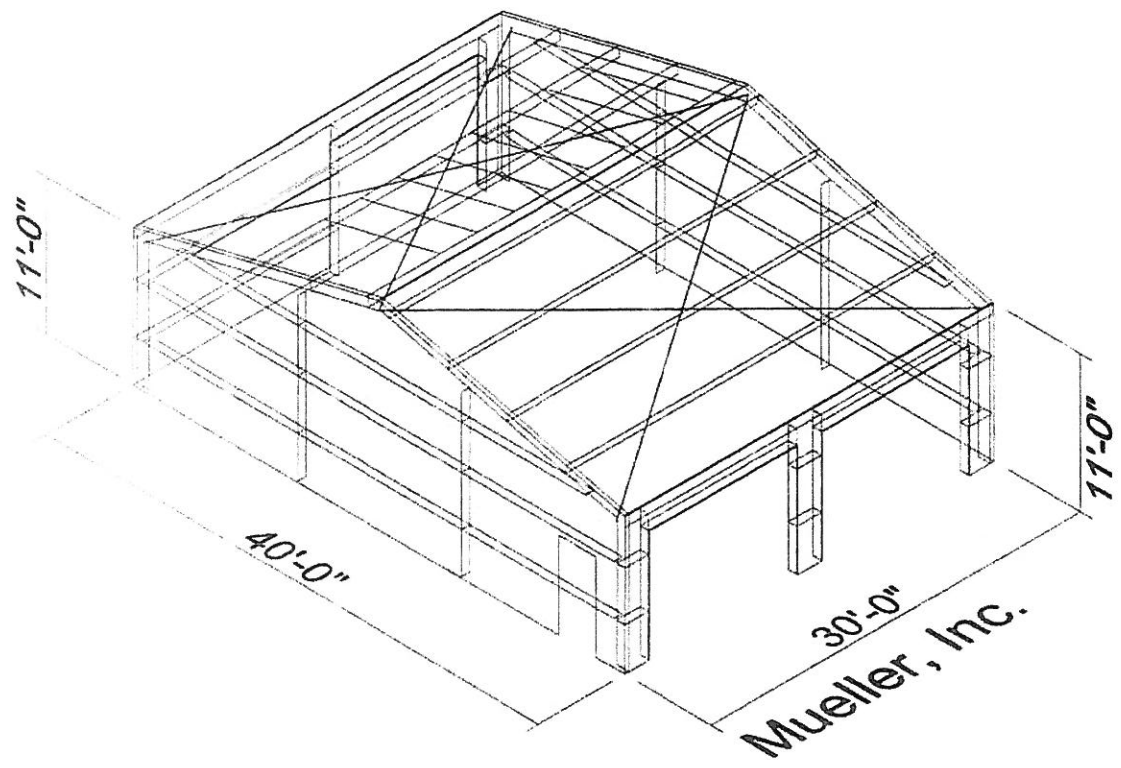
A handwritten signature in cursive script that reads "Darrell McCallum".

Darrell McCallum









~~Truss System Engineered Structure~~  
~~Component Order Only~~



CITY OF ROCKWALL

ORDINANCE NO. 21-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW AN *ACCESSORY BUILDING* THAT EXCEEDS THE MAXIMUM ALLOWABLE SIZE FOR AN ACCESSORY STRUCTURE ON A 1.2080-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 6, BLOCK A, GRADY RASH ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Darrell McCallum for the approval of a Specific Use Permit (SUP) to allow an *Accessory Building* that exceeds the maximum allowable size for an accessory structure on a 1.2080-acre parcel of land described as Lot 6, Block A, Grady Rash Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 1 Soapberry Lane, and being more specifically depicted and described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

**SECTION 1.** That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing an *Accessory Building* as stipulated by Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as

heretofore amended and as may be amended in the future --, and with the following conditions:

## 2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of an *Accessory Building* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The *Accessory Building* shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibits 'B' & 'C'* of this ordinance.
- (2) The *Accessory Building* shall not exceed a maximum size of 1,200 SF.
- (3) The *Accessory Building* shall not exceed a maximum height of 15-feet.
- (4) The subject property shall be limited to one (1) accessory building.

## 2.2. COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- (1) Upon obtaining a *Building Permit*, should the homeowner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

**SECTION 3.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

**SECTION 4.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

**SECTION 5.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

**SECTION 7.** That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 1<sup>ST</sup> DAY OF NOVEMBER, 2021.

\_\_\_\_\_  
Kevin Fowler, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: October 18, 2021

2<sup>nd</sup> Reading: November 1, 2021

**Exhibit 'A'**  
**Zoning Exhibit**

Address: 1 Soapberry Lane

Legal Description: Lot 6, Block A, Grady Rash Addition



**Exhibit 'B':  
Residential Plot Plan**

**SURVEY PLAT**



**RHODES**  
*Surveying* ©

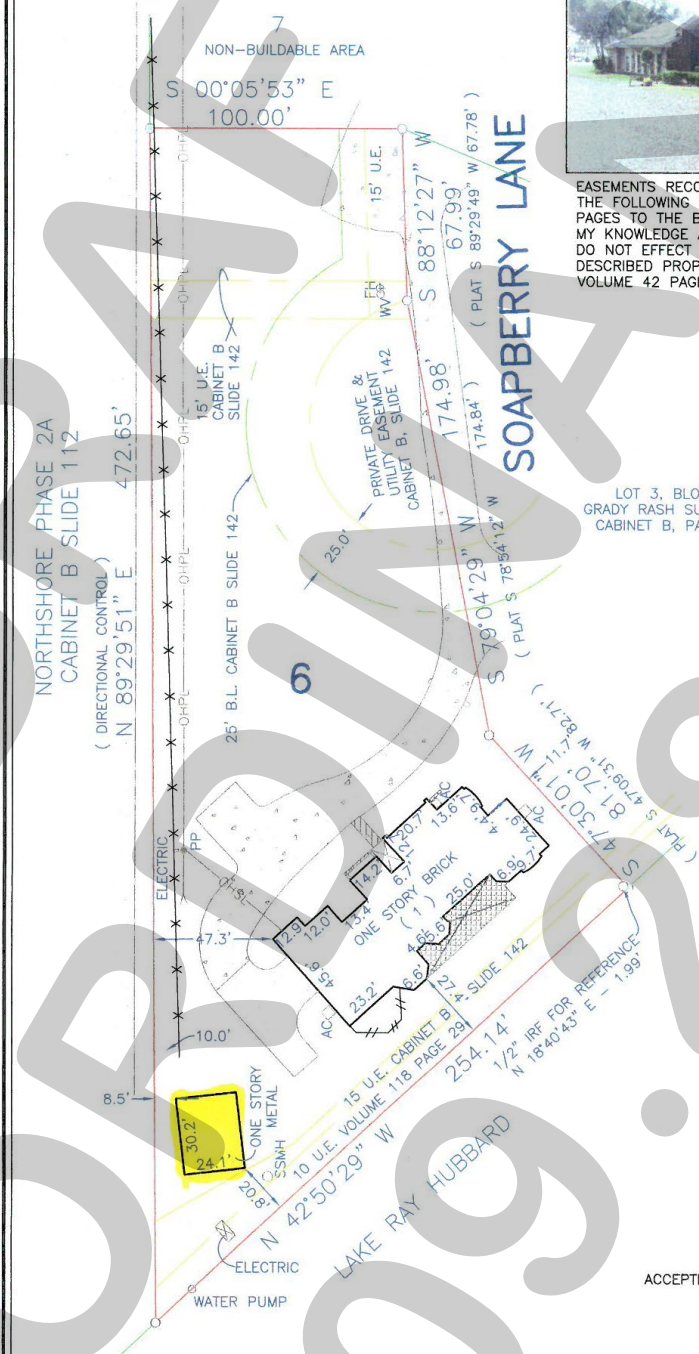
WWW.RHODESSURVEYING.COM

BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940  
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 1 SOAPBERRY LANE, in the city of ROCKWALL Texas.  
Lot No. 6, Block No. A  
of GRADY RASH SUBDIVISION, LOTS 6, 7, AND 8, BLOCK A, an addition in the city of ROCKWALL, ROCKWALL COUNTY Texas according to the PLAT THEREOF RECORDED in CABINET I at SLIDE 197 of the PLAT records of ROCKWALL COUNTY, TEXAS.



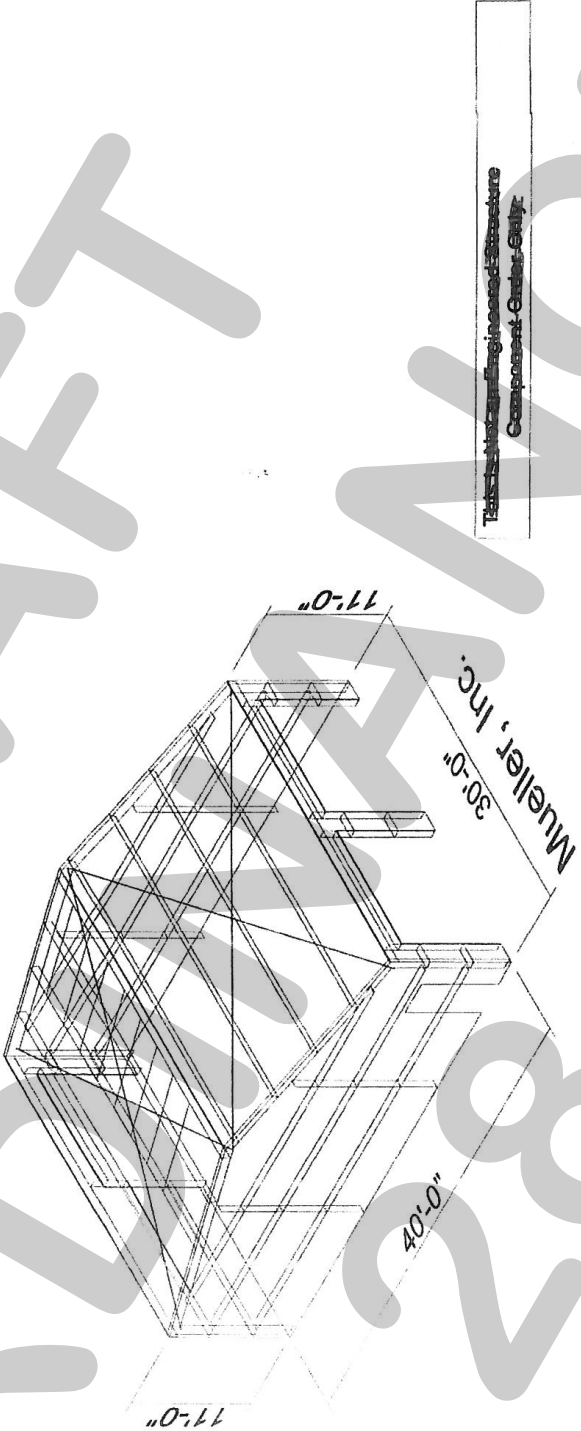
EASEMENTS RECORDED IN THE FOLLOWING VOLUME & PAGES TO THE BEST OF MY KNOWLEDGE AND BELIEF DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY.  
VOLUME 42 PAGE 506

LOT 3, BLOCK A  
GRADY RASH SUBDIVISION  
CABINET B, PAGE 142



ACCEPTED BY: \_\_\_\_\_

**Exhibit 'C':  
Elevations**



# PROJECT COMMENTS



CITY OF ROCKWALL  
385 S. GOLIAD STREET  
ROCKWALL, TEXAS 75087  
PHONE: (972) 771-7700

DATE: 9/23/2021

PROJECT NUMBER: Z2021-039  
PROJECT NAME: SUP for Residential Infill at 305 Blanche Drive  
SITE ADDRESS/LOCATIONS: 305 BLANCHE DR, ROCKWALL, 75032

CASE MANAGER: Angelica Gamez  
CASE MANAGER PHONE: 972-772-6438  
CASE MANAGER EMAIL: agamez@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Peter Muhl of Rockwall Habitat for Humanity for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1650-acre parcel of land identified as Lot 888A of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 305 Blanche Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Gamez	09/23/2021	Approved w/ Comments

09/23/2021: Z2021-039; Specific Use Permit (SUP) for Residential Infill for 305 Blanche Drive  
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home a 0.1650-acre parcel of land identified as Lot 888A of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 305 Blanche Drive.

I.2 For questions or comments concerning this case please contact Angelica Gamez in the Planning Department at (972) 772-6438 or email agamez@rockwall.com.

M.3 For reference, include the case number (Z2021-039) in the lower right-hand corner of all pages on future submittals.

I.4 According to Subsection 02.03(B) (11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), an Established Subdivision is defined as any subdivision that [1] consists of five (5) or more lots, [2] that is 90% or more developed, and [3] that has been in existence for more than ten (10) years. In this case, the subject property is located within the Lake Rockwall Estate Subdivision, which is 90% or more developed and has been in existence for more than 10 years.

I.5 Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), states that "(i)n reviewing the Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing in the Established Subdivision ... [and] all housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the Established Subdivision."

I.6 The addition of a garage or carport must meet the standards established in Subsection 07.04, Accessory Structure Development Standards of Article 04, of the Unified Development Code (UDC). This section requires that a garage or carport be situated a minimum of 20-feet behind the front façade of the single-family home.

M.7 Please review the attached Draft Ordinance prior to the September 28, 2021 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than October 5, 2021.

I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on October 5, 2021; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the October 12, 2021 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on September 28, 2021.

I.9 The projected City Council meeting dates for this case will be October 18, 2021 [1st Reading] and November 1, 2021 [2nd Reading].

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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ENGINEERING	Sarah Johnston	09/23/2021	Approved w/ Comments
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09/23/2021: I - Driveway culvert to be designed by an engineer for the building permit. Culvert may need to be larger diameter.

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DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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BUILDING	Rusty McDowell	09/22/2021	Approved
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No Comments

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DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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FIRE	Ariana Kistner	09/22/2021	Approved
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No Comments

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DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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GIS	Lance Singleton	09/20/2021	Approved w/ Comments
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09/20/2021: Address will be 305 BLANCHE DR, ROCKWALL, 75032

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DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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PARKS	Travis Sales	09/20/2021	Approved w/ Comments
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09/20/2021: No comments





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22021-039

**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</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

### 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.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 305 Blanche Rd

SUBDIVISION Rockwall Lake Est #2 Lot 888A LOT 888A BLOCK

GENERAL LOCATION

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

CURRENT ZONING Single Family Home

CURRENT USE Empty lot

PROPOSED ZONING Single Family Home

PROPOSED USE Home

ACREAGE .1650

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 Rockwall Habitat for Humanity  APPLICANT

CONTACT PERSON Peter Muhl

CONTACT PERSON

ADDRESS 1101 Ridge Rd #4

ADDRESS

CITY, STATE & ZIP Rockwall, Tx 75087

CITY, STATE & ZIP

PHONE 214-704-3455

PHONE

E-MAIL peter@northmesquiteplumbing.com

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

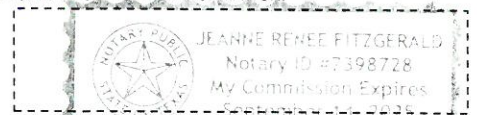
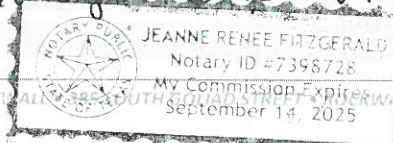
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Sally Muhl [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15<sup>th</sup> DAY OF September 2021. 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 15<sup>th</sup> DAY OF September, 2021

OWNER'S SIGNATURE Sally Muhl, VP

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



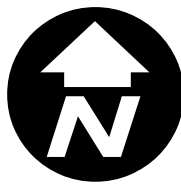
MY COMMISSION EXPIRES September 14, 2025



# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (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.

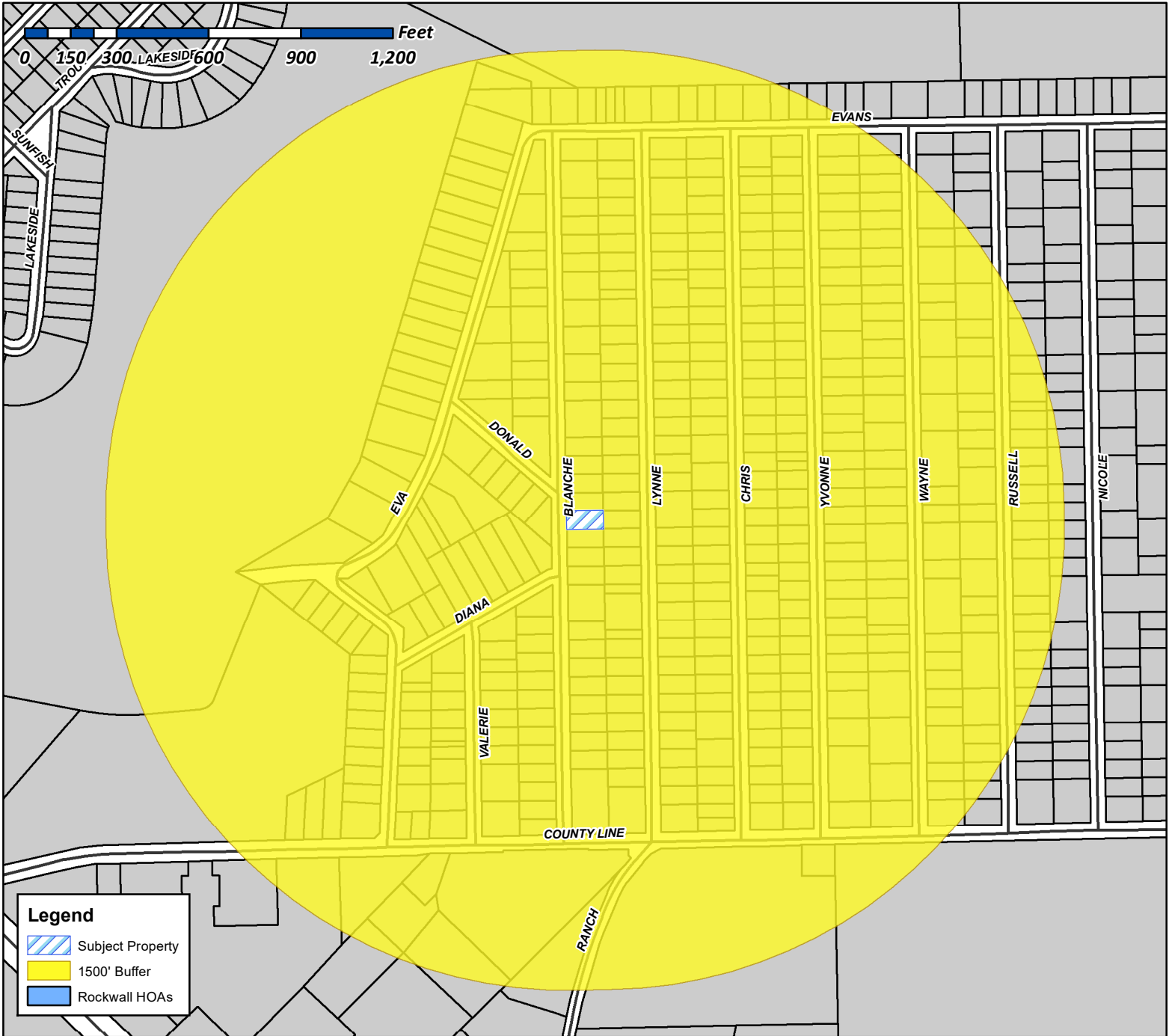
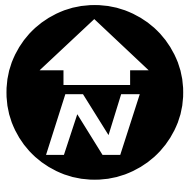




# City of Rockwall

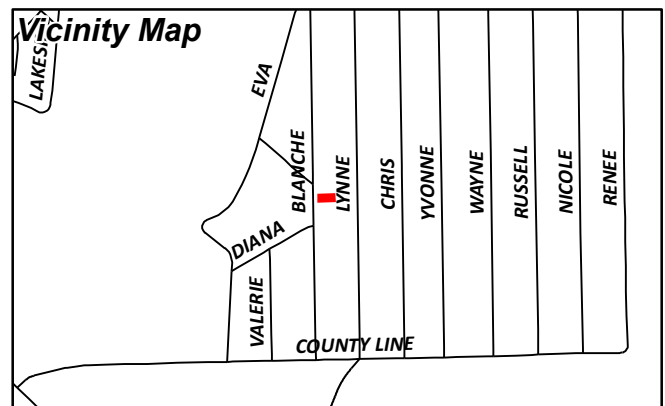
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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**Case Number:** Z2021-039  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Planned Development District 75 (PD-75)  
**Case Address:** 305 Blanche Drive

**Date Created:** 9/16/2021  
**For Questions on this Case Call** (972) 771-7745

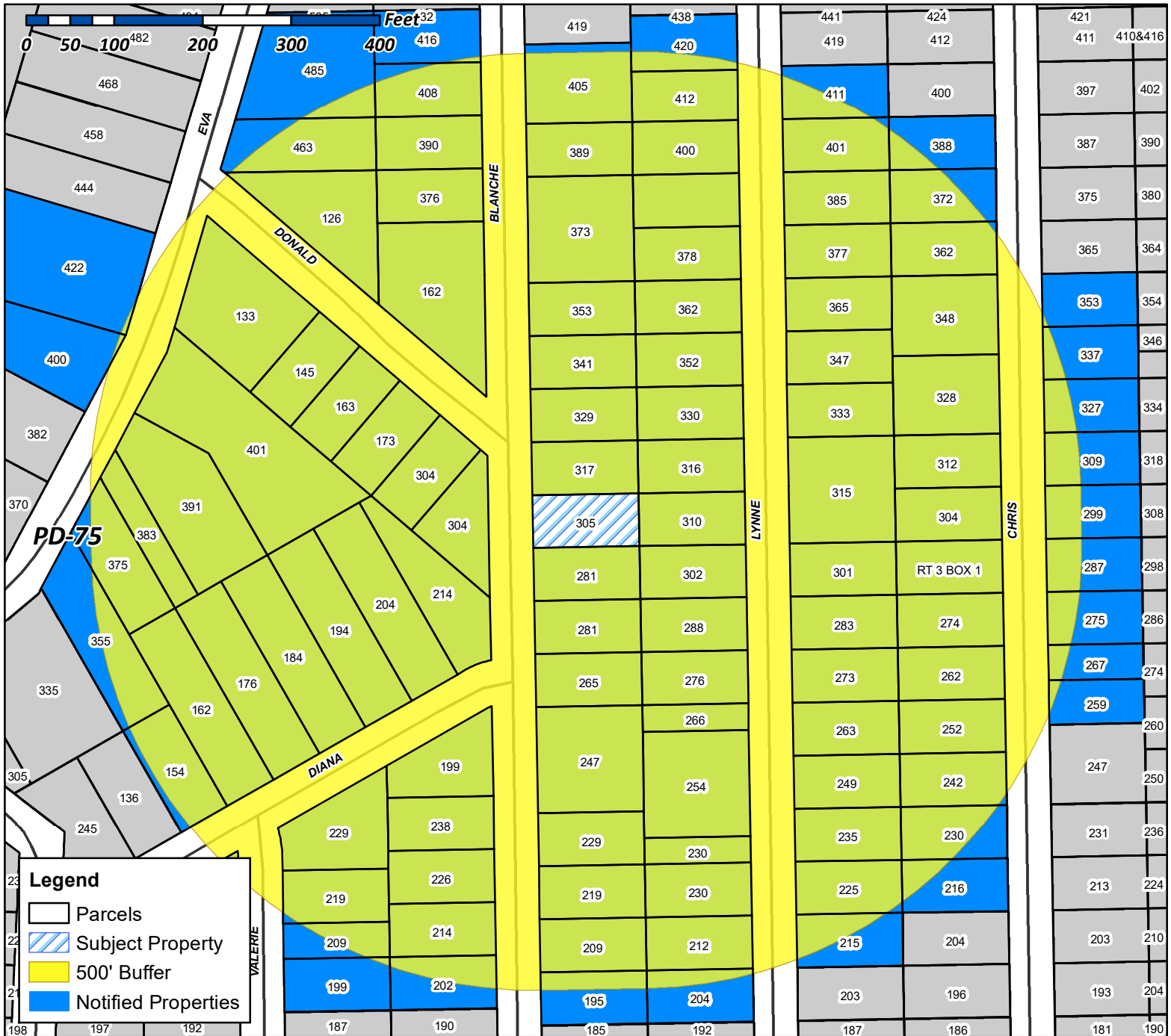




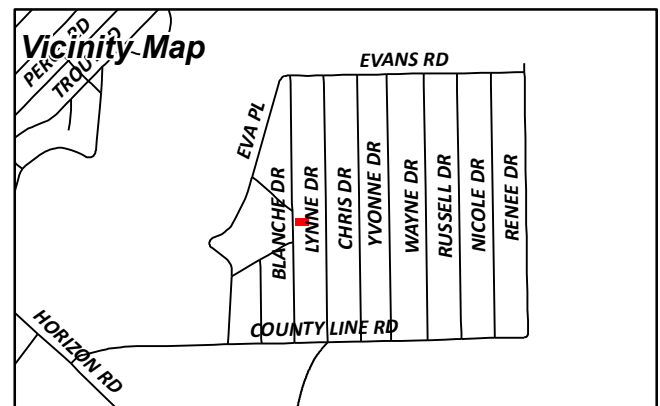
# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75087  
 (P): (972) 771-7745  
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 For Questions on this Case Call (972) 771-7745

SALAS HECTOR JABIER & CAROLINA ORTIZ  
1000 W YELLOWJACKET LANE APT 2507  
ROCKWALL, TX 75087

MARTINEZ FLORENTINO TREJO AND MARIA DEL  
ROCIO RUBIO DE TREJO  
11540 SINCLAIR AVENUE  
DALLAS, TX 75218

NAVA ANA L  
1167 SMITH ACRES DR  
ROYSE CITY, TX 75189

ESCOBAR SERGIO & ANABEL  
118 ALTHEA RD  
ROCKWALL, TX 75032

FERNANDEZ URBANO ALVARADOO &  
SON ARMADO FERNANDEZ  
1235 VZ COUNTY ROAD 3425  
WILLS POINT, TX 75169

ADAMS JAMES W  
126 DONALD DR  
ROCKWALL, TX 75032

MORRIS AUBREY KEITH  
133 DONALD DR  
ROCKWALL, TX 75032

TONG VINCENT HIEU AND  
TIFFANY PHU  
1414 BUFFALO WOODS CT  
KATY, TX 77494

CROWDER DAVID  
145 BETHEL RD  
GREENVILLE, TX 75402

MARTINEZ PERLA  
145 DONALD DR  
ROCKWALL, TX 75087

ESPARZA JUANA  
15047 SE 152ND DR  
CLACKAMAS, OR 97015

ROMAN JAIME A & MA GUADALUPE SANDOVAL  
154 DIANA DR  
ROCKWALL, TX 75032

LORENZ SABINA AND MICHAEL  
162 DIANA  
ROCKWALL, TX 75032

GRAY DOROTHY M  
162 DONALD DR  
ROCKWALL, TX 75032

MORENO FABIOLA  
163 DONALD  
ROCKWALL, TX 75032

LOZANO ISIDRO  
1705 HIGH MEADOW DR  
GARLAND, TX 75043

FIELDS JIMMIE  
173 DONALD DR  
ROCKWALL, TX 75032

LAKE POINTE BAPTIST CHURCH  
176 DIANA  
ROCKWALL, TX 75032

LAKE POINTE BAPTIST CHURCH  
184 LILLIAN DR  
ROCKWALL, TX 75032

SARABIA SILVESTRE  
194 DIANA  
ROCKWALL, TX 75032

GARCIA JOSE  
195 BLANCHE DR  
ROCKWALL, TX 75032

MELENDEZ HOPE  
199 DIANA DR  
ROCKWALL, TX 75032

CANADY JERRY ANN  
199 VALERIE PL  
ROCKWALL, TX 75032

ARROYO MARGARITO &  
LUCIA ARROYO-ESPINOSA  
202 BLANCHE DR  
ROCKWALL, TX 75032

BALDERAS JOSE G  
2027 MIDLAKE LN  
ROCKWALL, TX 75032

WILSON JAMES F AND  
TAMMY M UNDERWOOD AND CAITLIN A DAVIS-  
WILSON  
203 LYNNE DRIVE  
ROCKWALL, TX 75032

BODEN ERIC  
(MR)  
204 DIANA  
ROCKWALL, TX 75032

CRUZ MARIA D AND IGNACIO D  
204 LYNNE DR  
ROCKWALL, TX 75032

ADAMS JAMES & DEBBIE  
208 SUMMIT RIDGE DR  
ROCKWALL, TX 75087

URBINA ARACELI C  
209 BLANCHE DR  
ROCKWALL, TX 75032

CANADY JERRY ANN  
209 VALERIE PL  
ROCKWALL, TX 75032

CRUZ MARIA D AND IGNACIO D  
212 LYNNE DR  
ROCKWALL, TX 75032

RICO RUIZ CARLOS AND MARIA  
212 VALERIE PL  
ROCKWALL, TX 75032

SALAS HECTOR JABIER & CAROLINA ORTIZ  
214 BLANCHE DR  
ROCKWALL, TX 75032

BODEN ERIC  
(MR)  
214 DIANA  
ROCKWALL, TX 75032

WILSON JAMES F AND  
TAMMY M UNDERWOOD AND CAITLIN A DAVIS-  
WILSON  
215 LYNNE DR  
ROCKWALL, TX 75032

QUEVEDO OSCAR F  
216 CHRIS DR  
ROCKWALL, TX 75032

MEJIA JOEL & EMMA HERRERA & JOEL MEJIA JR  
218 LAKESIDE DR  
ROCKWALL, TX 75032

GUADALUPE JOSE AND  
ANGELA ANN GUTIERREZ  
219 BLANCHE DR  
ROCKWALL, TX 75032

RUIZ JOSE C  
219 VALERIE PL  
ROCKWALL, TX 75032

CARMONA JOEL  
221 NICOLE DR  
ROCKWALL, TX 75032

ESPARZA JUANA  
225 LYNNE DR  
ROCKWALL, TX 75032

MENDOZA ERICK CRUZ  
226 BLANCHE DRIVE  
ROCKWALL, TX 75032

GUADALUPE JOSE AND  
ANGELA ANN GUTIERREZ  
229 BLANCHE DR  
ROCKWALL, TX 75032

MUK YAN CHING  
229 VALERIE PL  
ROCKWALL, TX 75032

YANEZ MARIA TERESA AND  
MARIA DEL ROSARIO YANEZ  
230 CHRIS DRIVE  
ROCKWALL, TX 75032

PEREZ FERMIN  
230 LYNN DRIVE  
ROCKWALL, TX 75032

CONFIDENTIAL  
230 LYNNE DR  
ROCKWALL, TX 75032

UGALDE VICENTE R  
234 BLANCHE DR  
ROCKWALL, TX 75032

CARMONA MARTIN SALVADOR  
235 LYNNE DR  
ROCKWALL, TX 75032

RAMIREZ MARTHA E  
235 LYNNE DRIVE  
ROCKWALL, TX 75032

UGALDE VICENTE R  
238 BLANCHE DR  
ROCKWALL, TX 75032

MARTINEZ RUTH A  
2418 HILLGLENN RD  
DALLAS, TX 75228

CARRILLO JAIME  
242 CHRIS DR  
ROCKWALL, TX 75032

TONG VINCENT  
247 BLANCHE DR  
ROCKWALL, TX 75032

CARMONA EVELIA  
249 LYNNE DR  
ROCKWALL, TX 75032

MARTINEZ CARLOS ALONZO  
252 CHRIS DR  
ROCKWALL, TX 75032

RAMIREZ MARTHA E  
254 LYNNE DR  
ROCKWALL, TX 75032

MARTINEZ RUTH A  
259 CHRIS DR  
ROCKWALL, TX 75032

NAVA ANA L  
262 CHRIS DR  
ROCKWALL, TX 75032

SALAZAR-CARMONA MIRIAM GUADALUPE  
263 LYNNE DR  
ROCKWALL, TX 75032

TONG VINCENT HIEU AND  
TIFFANY PHU  
265 BLANCHE DR  
ROCKWALL, TX 75032

CITY OF ROCKWALL  
ATTN;MARY SMITH  
266 LYNNE DR  
ROCKWALL, TX 75032

MARTINEZ RUTH A  
267 CHRIS DR  
ROCKWALL, TX 75032

FERNANDEZ URBANO  
273 LYNNE DR  
ROCKWALL, TX 75032

CHAPELA AARON JAIME  
274 CHRIS DR  
ROCKWALL, TX 75032

MORENO LUCINA ALONSO DE AND RICARDO  
MORENO OSORNIA  
275 CHRIS DR  
ROCKWALL, TX 75032

GUEVARA JOSE  
276 LYNNE DR  
ROCKWALL, TX 75032

CROWDER DAVID  
281 BLANCHE DR  
ROCKWALL, TX 75032

FERNANDEZ URBANO  
283 LYNNE DR  
ROCKWALL, TX 75032

SLEDGE PATTI RENE  
287 CHRIS DR  
ROCKWALL, TX 75032

GUEVARA JOSE  
288 LYNNE DR  
ROCKWALL, TX 75032

QUEVEDO OSCAR F  
293 YVONNE  
ROCKWALL, TX 75032

GREER RICHARD & MARLENE  
299 CHRIS DR  
ROCKWALL, TX 75032

RODRIGUEZ ANTONIO & LAURA  
301 LYNNE DR  
ROCKWALL, TX 75032

GUEVARA JOSE  
302 LYNNE DR  
ROCKWALL, TX 75032

VAZQUEZ JUAN MIGUEL & MARTHA PATRICIA  
304 BLANCHE DR  
ROCKWALL, TX 75032

CONTRERAS JOSE AND CANDELARIA  
304 CHRIS DR  
ROCKWALL, TX 75032

ROCKWALL HABITAT FOR HUMANITY  
305 BLANCHE DR  
ROCKWALL, TX 75032

MORENO LUCINA ALONSO DE AND RICARDO  
MORENO OSORNIA  
309 CHRIS DR  
ROCKWALL, TX 75032

BARRON INOCENCIO & MARTHA  
310 LYNNE DR  
ROCKWALL, TX 75032

NEXTEL PARTS & SUPPLIES INC  
311 E I-30  
ROCKWALL, TX 75087

BALDERAS JOSE G  
312 CHRIS DR  
ROCKWALL, TX 75032

CARMONA JOEL  
315 LYNNE DR  
ROCKWALL, TX 75032

PALACIOS PEDRO & MARIA E  
316 LYNNE DR  
ROCKWALL, TX 75032

STRANGE MARY JANNETTE  
317 BLANCHE DR  
ROCKWALL, TX 75032

ROSAS ALEXANDRA  
327 CHRIS DR  
ROCKWALL, TX 75032

PADRON CELSA  
328 CHRIS DR  
ROCKWALL, TX 75032

UC F JOSE FAUSTO  
329 BLANCHE DR  
ROCKWALL, TX 75032

MORENO SALVADOR  
330 LYNNE DR  
ROCKWALL, TX 75032

CHAVEZ IGNACIO  
333 LYNNE DR  
ROCKWALL, TX 75032

JIMENEZ JOSE LUIS GARCIA AND  
BERNARDA AGUILAR LEDEZMA  
337 CHRIS DRIVE  
ROCKWALL, TX 75032

ESCOBAR SERGIO & ANABEL  
341 BLANCHE DR  
ROCKWALL, TX 75032

DIAZ JUAN AND ANA  
347 LYNN DRIVE  
ROCKWALL, TX 75032

CONTRERAS JOSE L  
348 CHRIS DR  
ROCKWALL, TX 75032

MORENO SALVADOR  
352 LYNNE DR  
ROCKWALL, TX 75032

MARTINEZ FLORENTINO TREJO AND MARIA DEL  
ROCIO RUBIO DE TREJO  
353 BLANCHE DR  
ROCKWALL, TX 75032

CONTRERAS JOSE L  
353 CHRIS DR  
ROCKWALL, TX 75032

BARNARD DANIEL  
353 CHRIS DRIVE  
ROCKWALL, TX 75032

LAKEPOINTE BAPTIST CHURCH  
355 EVA  
ROCKWALL, TX 75032

GALLEGOS MAURO & MARIA  
362 CHRIS DR  
ROCKWALL, TX 75032

LOZANO ISIDRO  
362 LYNNE DR  
ROCKWALL, TX 75032

PALACIOS PEDRO & MARIA E  
365 LYNNE DR  
ROCKWALL, TX 75032

MEJIA JOEL & EMMA HERRERA & JOEL MEJIA JR  
372 CHRIS DR  
ROCKWALL, TX 75032

RODRIGUEZ HERMAN & APRIL  
373 BLANCHE DR  
ROCKWALL, TX 75032

LAKE POINTE BAPTIST CHURCH  
375 EVA  
ROCKWALL, TX 75032

RAMIREZ RIGOBERTO AND  
MARGARITA ESCOBAR  
376 BLANCHE DR  
ROCKWALL, TX 75032

SILVA ROBERTO  
377 LYNNE DR  
ROCKWALL, TX 75032

TOSCANO ANTONIA  
378 LYNNE DR  
ROCKWALL, TX 75032

LAKE POINTE BAPTIST CHURCH  
383 EVA PL  
ROCKWALL, TX 75032

ESPINOZA ROBERTO & MARIA  
385 LYNNE DR  
ROCKWALL, TX 75032

CARMONA-SANCHEZ CARLOS & CRISTINA  
388 CHRIS DR  
ROCKWALL, TX 75032

GUEVARA JOSE E & MARIS  
389 BLANCHE DR  
ROCKWALL, TX 75032

RAMIREZ RIGOBERTO AND  
MARGARITA ESCOBAR  
390 BLANCHE DR  
ROCKWALL, TX 75032

LAKE POINTE BAPTIST CHURCH  
391 EVA  
ROCKWALL, TX 75032

PAY LESS 4 MORE LLC  
400 EVA  
ROCKWALL, TX 75032

CONTRERAS-AYALA JORGE  
400 LYNNE  
ROCKWALL, TX 75032

NEXTEL PARTS & SUPPLIES INC  
401 EVA  
ROCKWALL, TX 75032

VARGAS FRANCISCO  
401 LYNNE DR  
ROCKWALL, TX 75032

GUEVARA JOSE E  
405 BLANCHE DR  
ROCKWALL, TX 75032



GONZALEZ JOSE & LAUREN  
408 BLANCHE DR  
ROCKWALL, TX 75032

VARGAS FRANCISCO  
411 LYNNE DR  
ROCKWALL, TX 75032

DOMINGUEZ SALVADOR & DIANA  
412 LYNNE DR  
ROCKWALL, TX 75032

CARRILLO OMAR  
ROSALES MARIA M  
416 BLANCHE DR  
ROCKWALL, TX 75032

DOMINGUEZ SALVADOR & DIANA  
420 LYNNE DRIVE  
ROCKWALL, TX 75032

PAY LESS 4 MORE LLC  
4219 ASHMONT CT  
DALLAS, TX 75287

RAOFPUR DAVID  
4219 ASHMONT CT  
DALLAS, TX 75287

RAOFPUR DAVID  
422 EVA  
ROCKWALL, TX 75032

ADAMS JAMES & DEBBIE  
463 EVA PL  
ROCKWALL, TX 75032

ADAMS JAMES W  
485 EVA  
ROCKWALL, TX 75032

LORENZ SABINA AND MICHAEL  
513 BASS RD  
ROCKWALL, TX 75032

GONZALEZ JOSE & LAUREN  
5245 COUNTY ROAD 2515  
ROYSE CITY, TX 75189

CARMONA-SANCHEZ CARLOS & CRISTINA  
532 BLANCHE DRIVE  
ROCKWALL, TX 75032

GUEVARA JOSE E & MARIS  
6938 STATE HIGHWAY 50  
COMMERCE, TX 75428

LAKE POINTE BAPTIST CHURCH  
701 E INTERSTATE 30  
ROCKWALL, TX 75087

SILVA ROBERTO  
8766 CR 2586  
ROYSE CITY, TX 75189

MUK YAN CHING  
908 S WEATHERED DR UNIT 8  
RICHARDSON, TX 75080

SARABIA SILVESTRE  
929 S PEORIA ST APT G21S  
AURORA, CO 80012

FIELDS JIMMIE  
PO BOX 1115  
ROYSE CITY, TX 75189

ROCKWALL HABITAT FOR HUMANITY  
PO BOX 4  
ROCKWALL, TX 75087

YANEZ MARIA TERESA AND  
MARIA DEL ROSARIO YANEZ  
RT 3 BOX 1 CHRIS DR  
ROCKWALL, TX 75032

# PUBLIC NOTICE



CITY OF ROCKWALL  
PLANNING AND ZONING DEPARTMENT  
PHONE: (972) 771-7745  
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

**Case No. Z2021-039: SUP for Residential Infill in an Established Subdivision**

Hold a public hearing to discuss and consider a request by Peter Muhl of Rockwall Habitat for Humanity for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1650-acre parcel of land identified as Lot 888A of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 305 Blanche Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, October 12, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, October 18, 2021 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**Angelica Gamez**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, October 18, 2021 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

--- PLEASE RETURN THE BELOW FORM ---

**Case No. Z2021-039: SUP for Residential Infill in an Established Subdivision**

**Please place a check mark on the appropriate line below:**

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

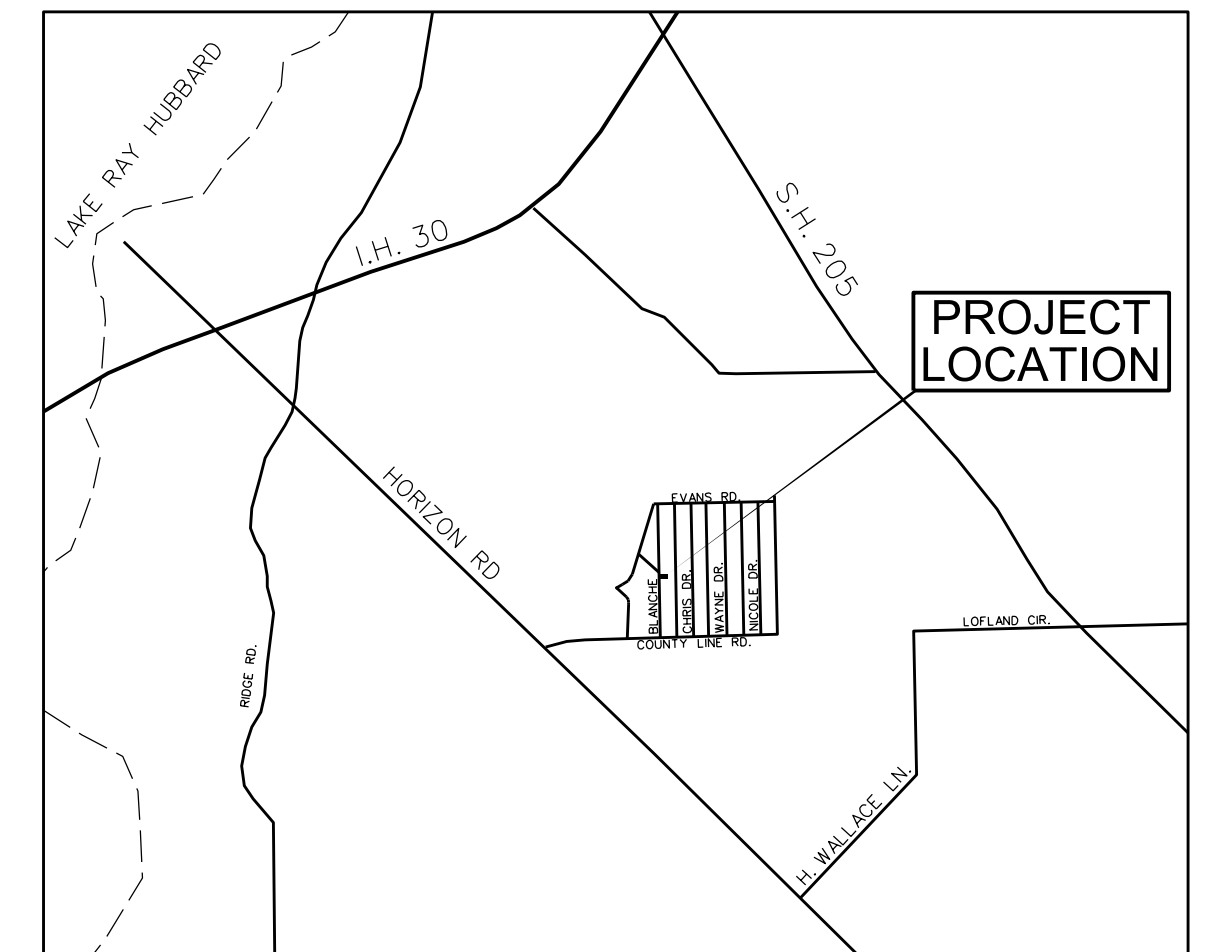
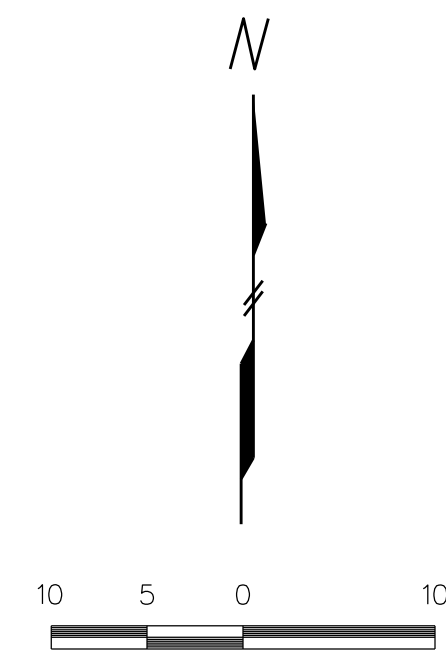
[Redacted area]

Name: [Redacted]  
Address: [Redacted]

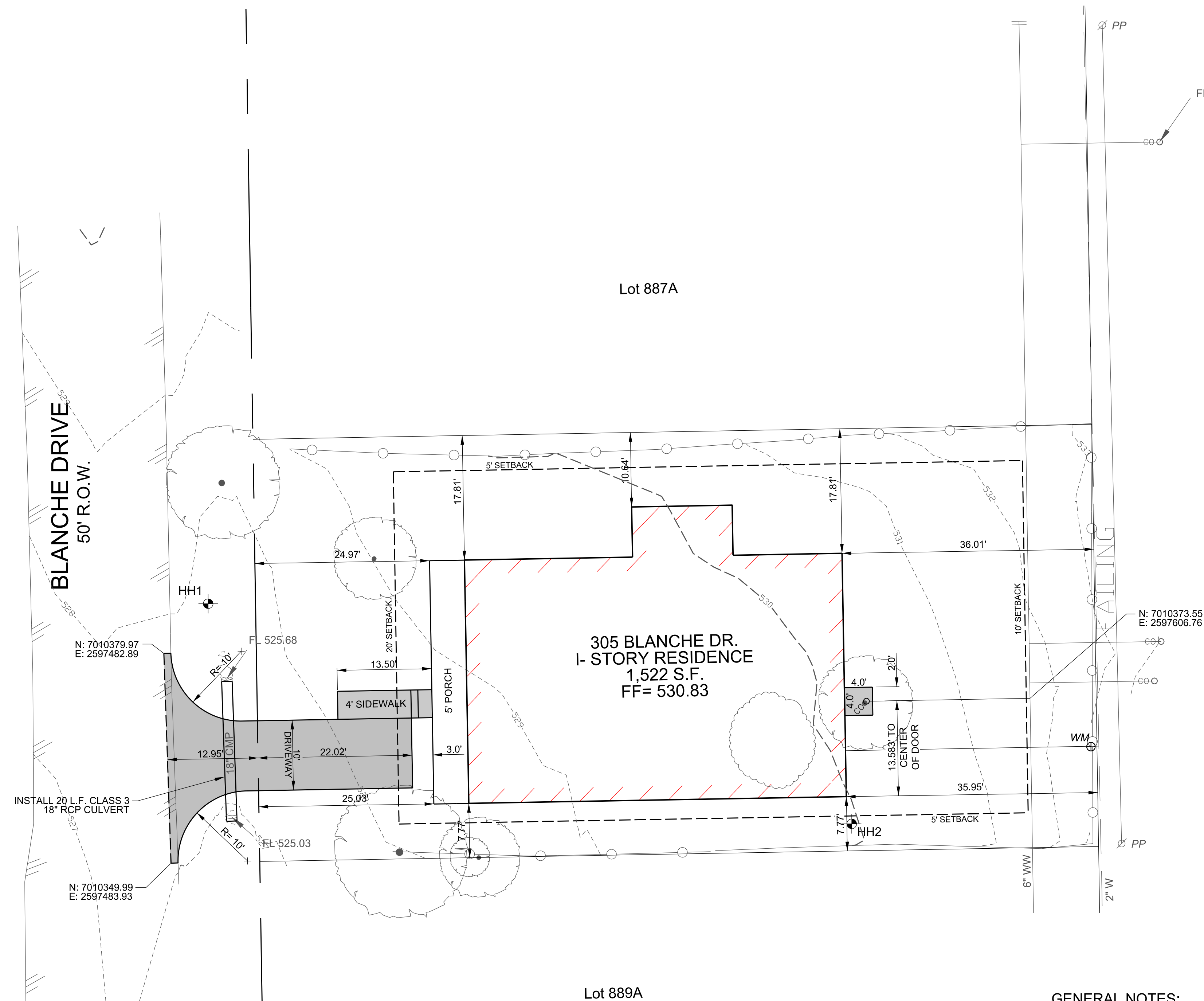
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

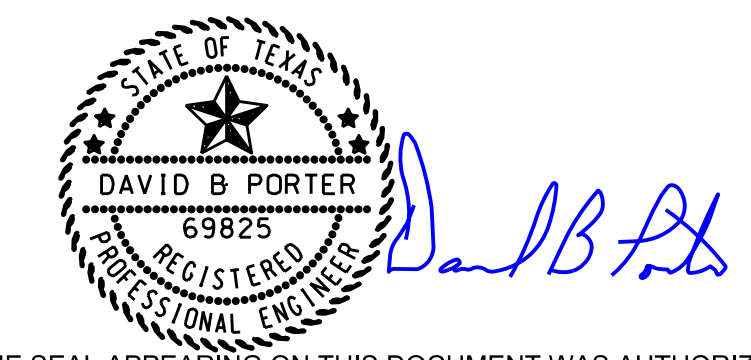
NOTE:  
 CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (SHOWN ON PLANS OR NOT) PRIOR TO CONSTRUCTION. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM LOCATIONS SHOWN ON PLANS, THE CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION. R-DELTA ENGINEERS, INC. WILL NOT BE RESPONSIBLE FOR ANY WORK BY THE CONTRACTOR NEGLECTING TO LOCATE THESE UTILITIES.



VICINITY MAP  
 N.T.S. MAPSCO 30C-M



ZONING: PD-75 (AREA 2)  
 SETBACKS: FRONT - 20'  
 REAR - 10'  
 SIDES - 5'  
 MAXIMUM HEIGHT - 32'  
 LOT COVERAGE - 30.3%  
 OWNER:  
 HABITAT FOR HUMANITY  
 CONTACT - PETER MUHL (214)704-3455



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DAVID B. PORTER, P.E. 69825 ON JUNE 10, 2021. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

**BASIS OF BEARINGS:**  
 All bearings and coordinates are shown on North Central Zone (4202) of the Texas Coordinate System of 1983, and were obtained using Global Navigational Satellite System methods. The orthometric heights reported here are based on the North American Vertical Datum of 1988 (NAVD88) using GEOID18. Monuments.

HH1	HH2
N = 7,010,387.08	N = 7,010,355.61
E = 2,597,489.23	E = 2,597,581.26
ELEV. = 527.21	ELEV. = 530.05

CONTRACTOR TO CONTACT R-DELTA SURVEY DEPARTMENT FOR SITE HORIZONTAL AND VERTICAL CONTROL.

**GENERAL NOTES:**

- All construction shall conform to the requirements set forth in the City of Rockwall's Engineering Department's "Standards of Design and Construction" and the "Standard Specifications for Public Works Construction" by the North Texas Central Council of Governments, 5th edition amended by the City of Rockwall. The CONTRACTOR shall reference the latest City of Rockwall standard details provided in the Rockwall Engineering Department's "Standards of Design and Construction" manual for details not provided in these plans. The CONTRACTOR shall possess one set of the NCTCOG Standard Specifications and Details and the City of Rockwall's "Standards of Design and Construction" manual on the project site at all times.
- The City of Rockwall Engineering Department's "General Construction Notes", Sheets 1 & 2 are incorporated to these plans by reference. The CONTRACTOR shall possess one copy of the General Construction notes on the project site at all times.

REV	DATE	DESCRIPTION

**SITE PLAN**  
 305 BLANCHE DRIVE  
 LOT 888A  
 ROCKWALL LAKE ESTATES #2  
 ROCKWALL, TEXAS

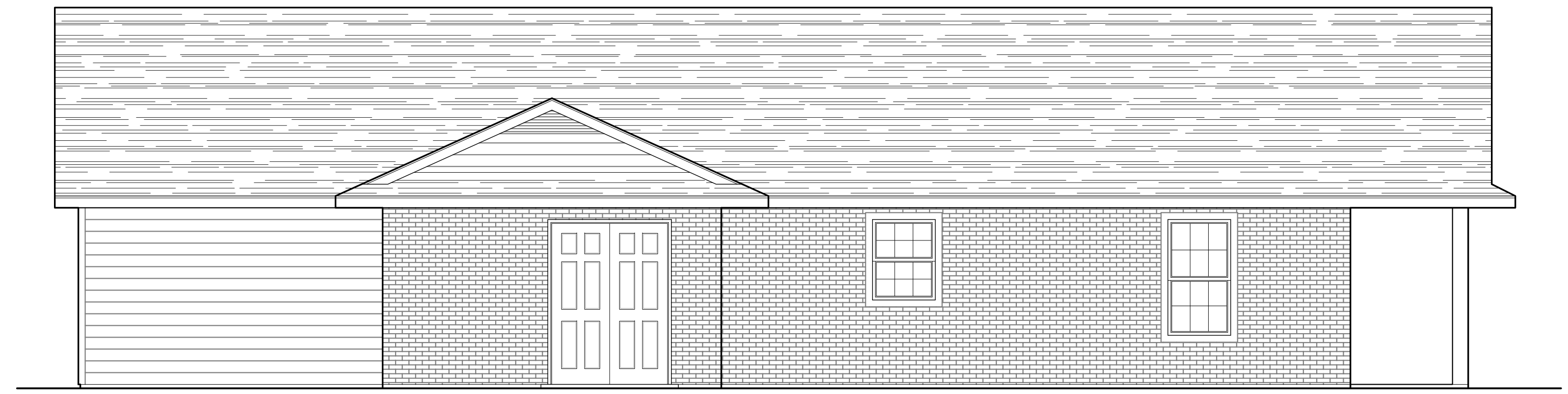
	618 Main Street Garland, TX 75040 Ph. (972) 694-5331 Fax (972) 487-2270 www.rdelta.com TBPE No. F-1515	HABITAT FOR HUMANITY OF GREATER GARLAND, INC. 2350 CRIST RD. SUITE 700 GARLAND, TEXAS 75040 TEL. (972) 272-8530
	DESIGN: DBP CHECK: DBP SCALE: AS SHOWN SHEET:	DRAWN: MDP DATE: JUNE 2021 PROJECT #: 2915-21



1 EXTERIOR ELEVATION - FRONT

0 4'-0" 8'-0" 12'-0"

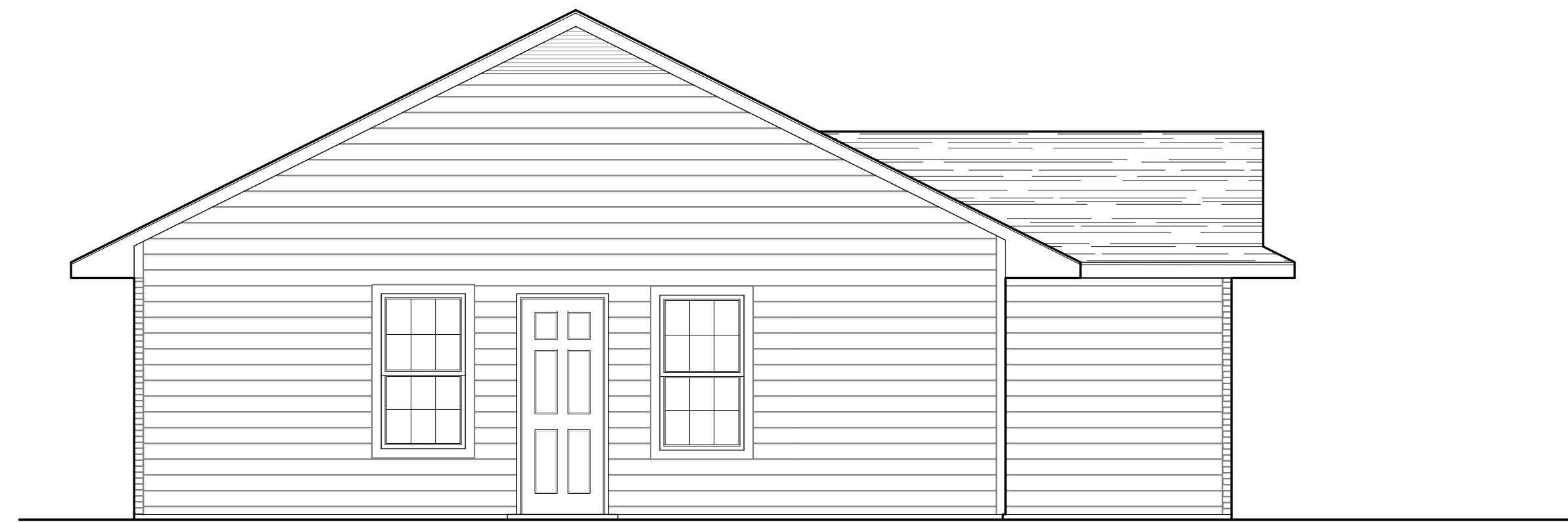
SCALE: 1/4"=1'-0"



2 EXTERIOR ELEVATION - LEFT

0 4'-0" 8'-0" 12'-0"

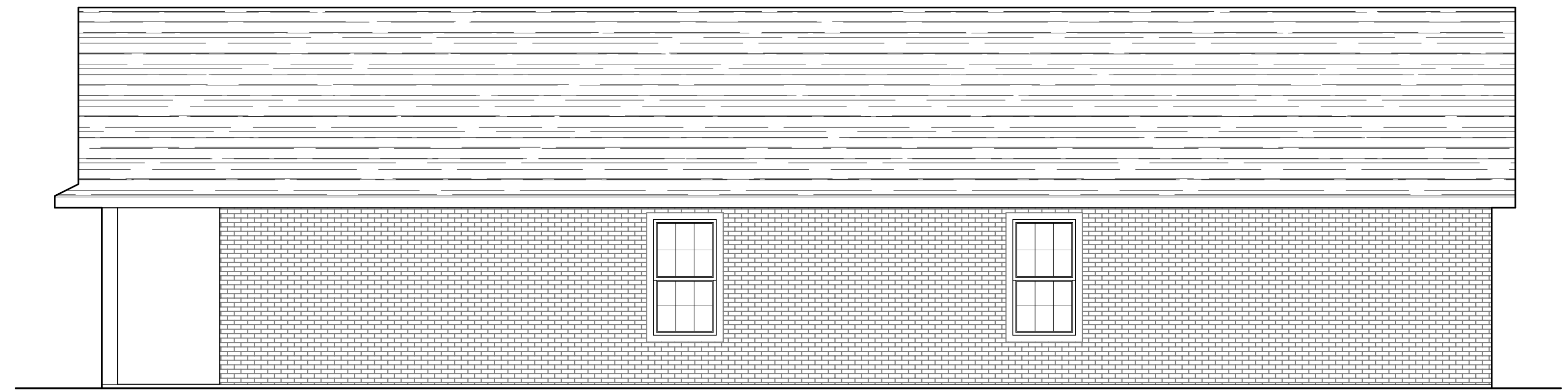
SCALE: 1/4"=1'-0"



3 EXTERIOR ELEVATION - BACK

0 4'-0" 8'-0" 12'-0"

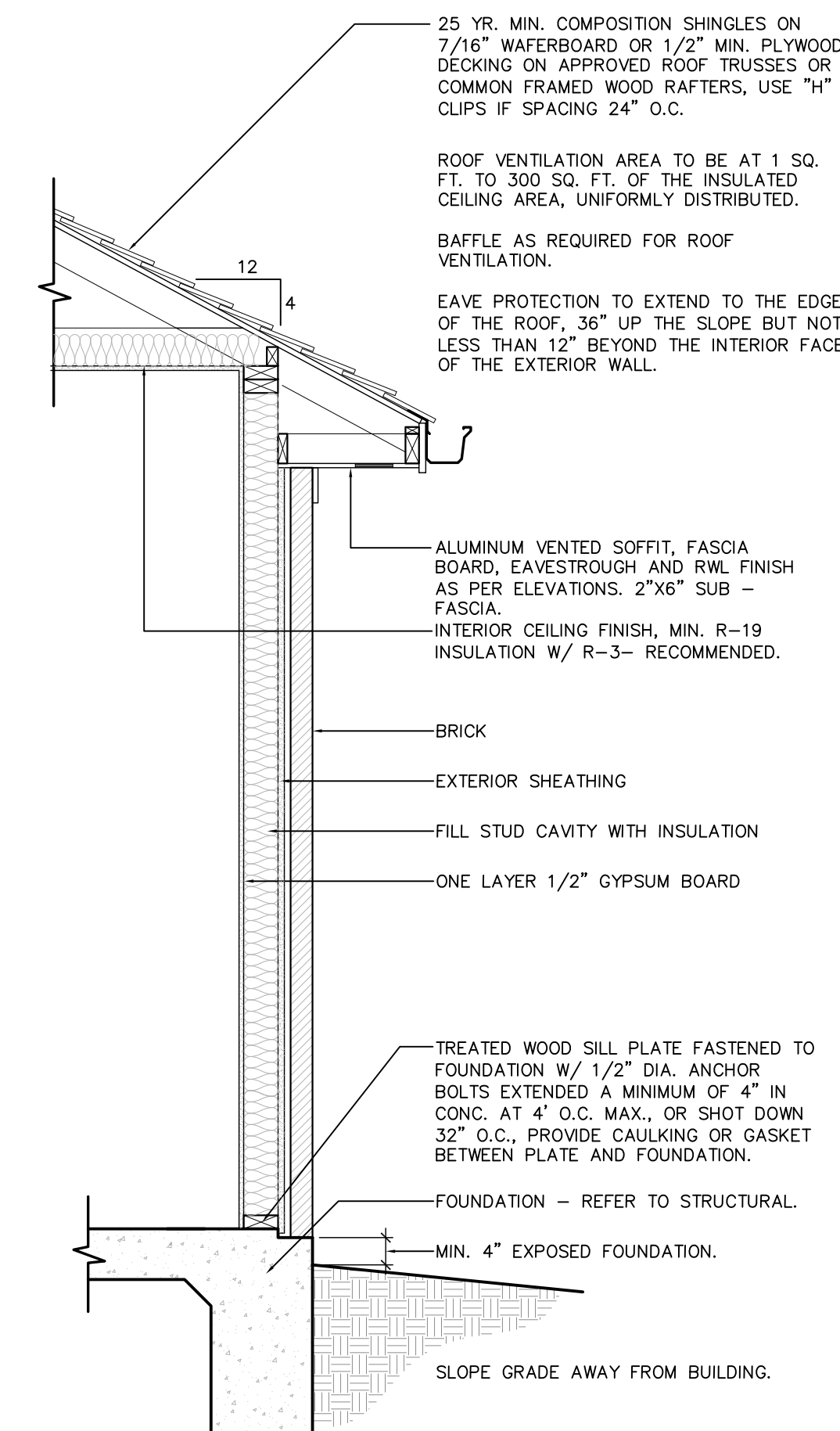
SCALE: 1/4"=1'-0"



4 EXTERIOR ELEVATION - RIGHT

0 4'-0" 8'-0" 12'-0"

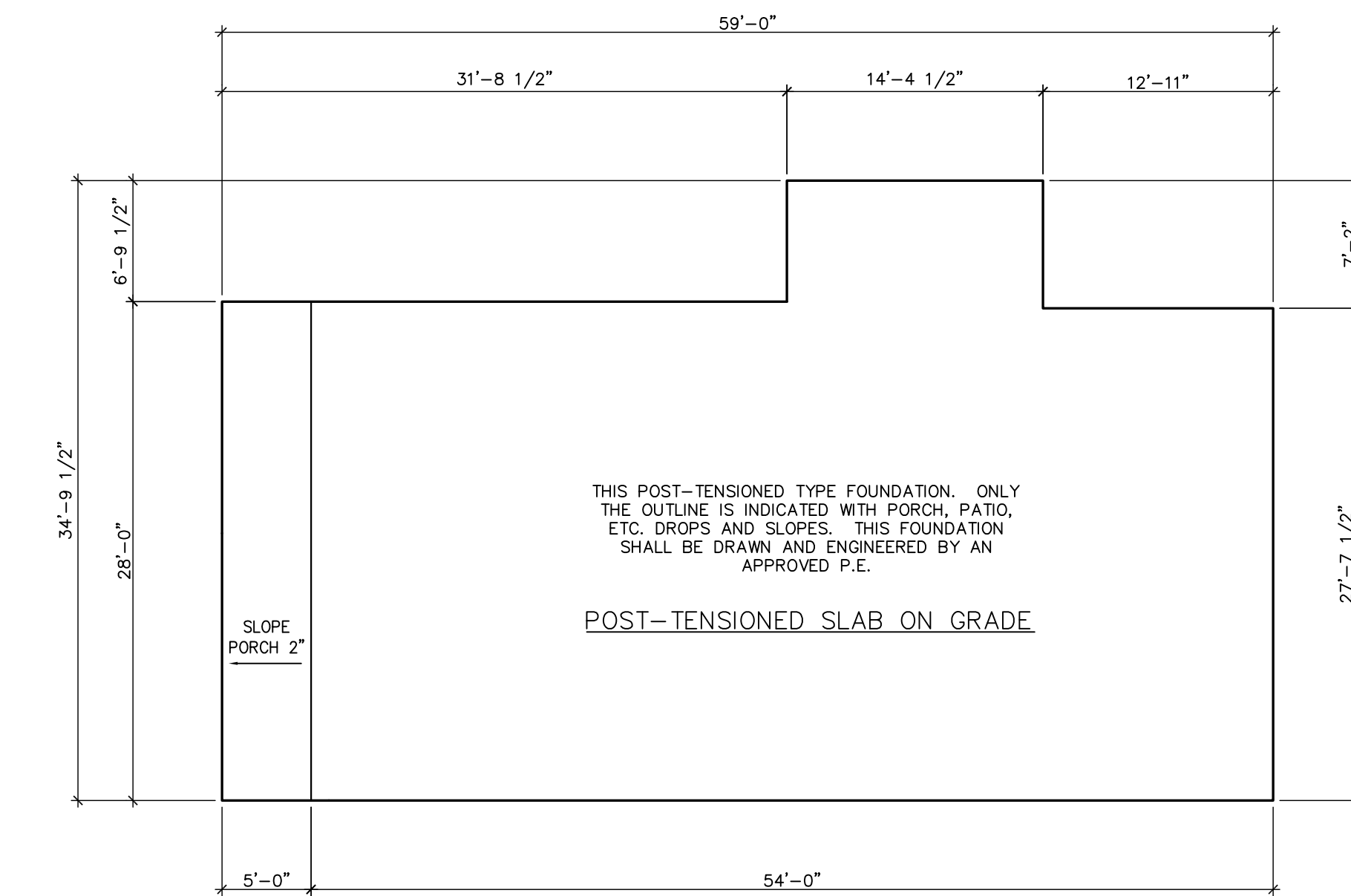
SCALE: 1/4"=1'-0"



5 TYPICAL WALL SECTION

NOT TO SCALE

6 FOUNDATION PLAN

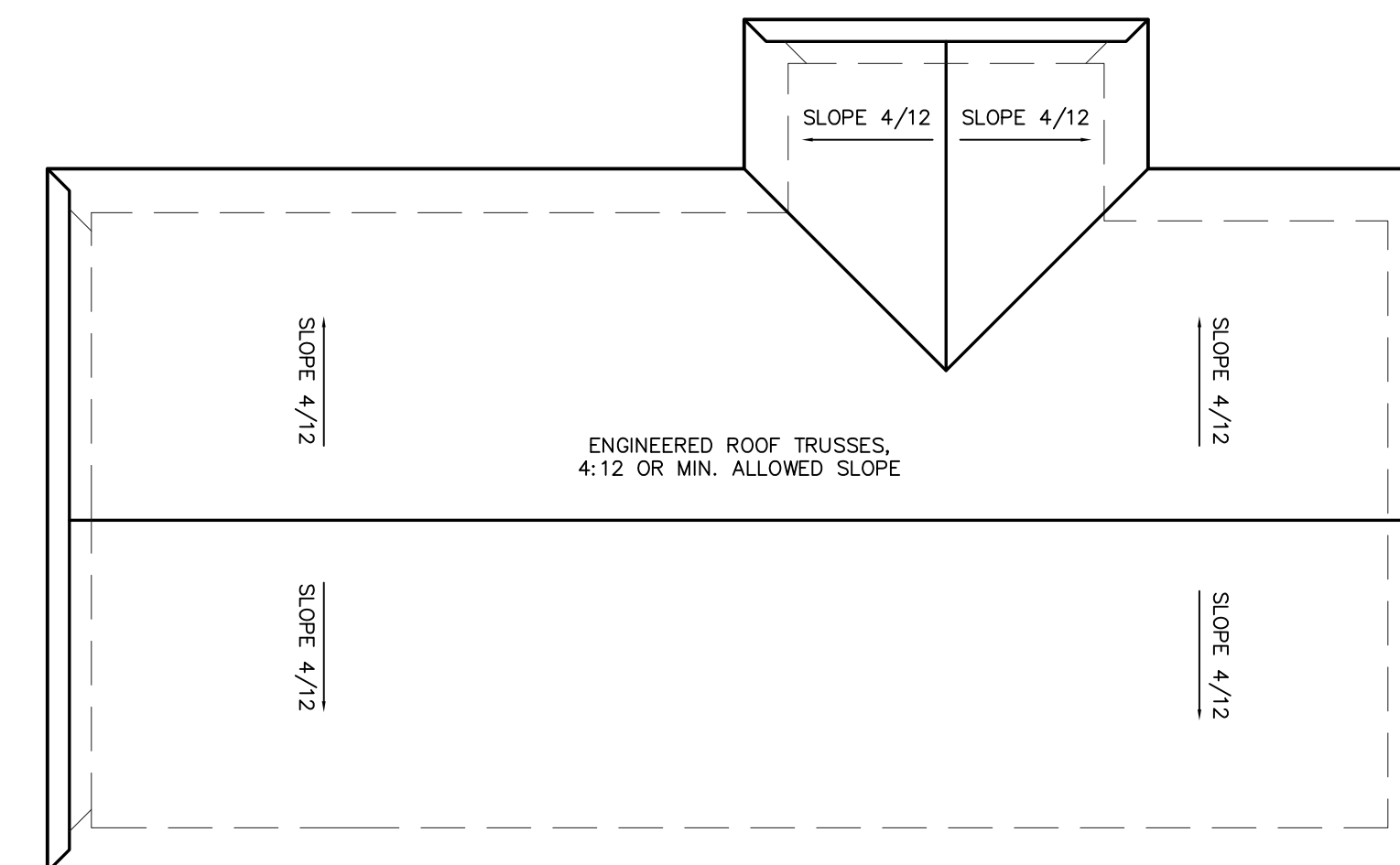


6 FOUNDATION PLAN

0 8'-0" 16'-0" 24'-0"

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

7 ROOF PLAN



7 ROOF PLAN

0 8'-0" 16'-0" 24'-0"

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

Adjacent Housing Attributes

Address	Housing Type	Year Built	House SF	Accessory Building SF	Exterior Materials
229 Blanche	N/A	N/A	N/A	N/A	N/A
247 Blanche	Modular Home	1969	1310	976	Siding
265 Blanche	Vacant	N/A	N/A	N/A	N/A
281 Blanche	Modular Home	N/A	N/A	N/A	Siding
291 Blanche	Vacant	N/A	N/A	N/A	N/A
305 Blanche	Subject Property				
317 Blanche	Vacant	N/A	N/A	N/A	N/A
329 Blanche	N/A	N/A	N/A	N/A	N/A
341 Blanche	Storage Building	2003	N/A	252	N/A
353 Blanche	Vacant	2003	N/A	252	N/A
363 Blanche	Single-Family Home	1999	1664	1110	Siding
162 Donald	Modular Home	1990	1344	528	Siding
304 Blanche	Modular Home	1986	1568	592	Siding
214 Diana	Vacant	N/A	N/A	N/A	N/A
199 Diana	Single-Family Home	1980	1568	N/A	Siding
Averages:		1990	1490.8	618	

CITY OF ROCKWALL

ORDINANCE NO. 20-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL AND PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [*ORDINANCE NO. 16-01*], ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1650-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 888-A, ROCKWALL LAKE ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Peter Muhl for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home on a 0.1650-acre parcel of land being described as Lot 888-A, Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 305 Blanche Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] and Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] of the City of Rockwall should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

**SECTION 1.** That the Unified Development Code (UDC) [*Ordinance No. 20-02*] and Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] and to the requirements set forth in Planned Development District 75 (PD-75) [Ordinance No. 16-01] -- as heretofore amended and may be amended in the future - and with the following conditions:

### 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

### 2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

**SECTION 3.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

**SECTION 4.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

**SECTION 5.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full

force and effect.

**SECTION 7.** That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 1<sup>ST</sup> DAY OF NOVEMBER, 2021.**

\_\_\_\_\_  
Kevin Fowler, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: October 18, 2021

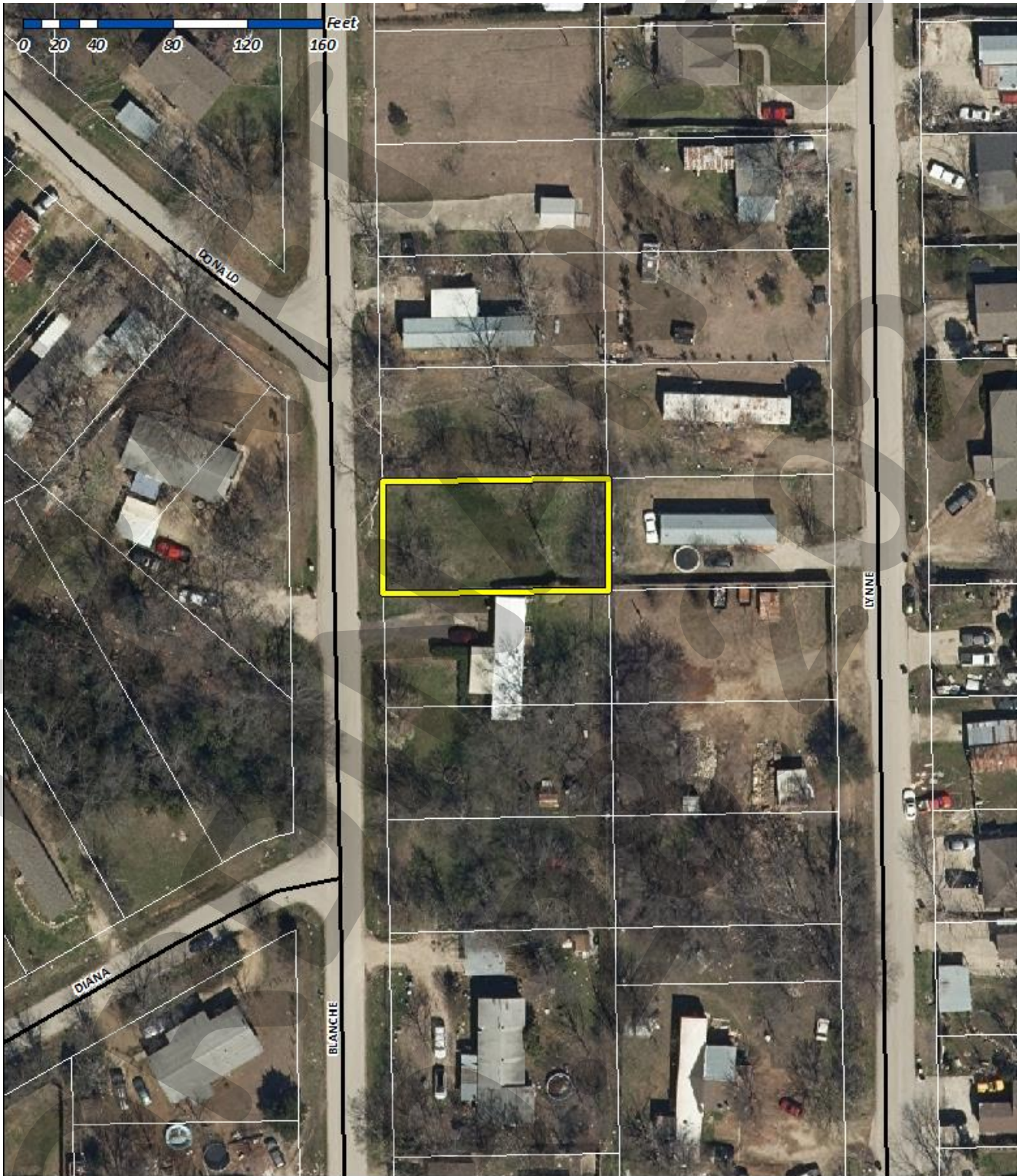
2<sup>nd</sup> Reading: November 1, 2021



**Exhibit 'A'**  
*Location Map and Survey*

Address: 305 Blanche Drive

Legal Description: Lot 888-A, Rockwall Lake Estates #2 Addition



**Exhibit 'B':**  
Residential Plot Plan

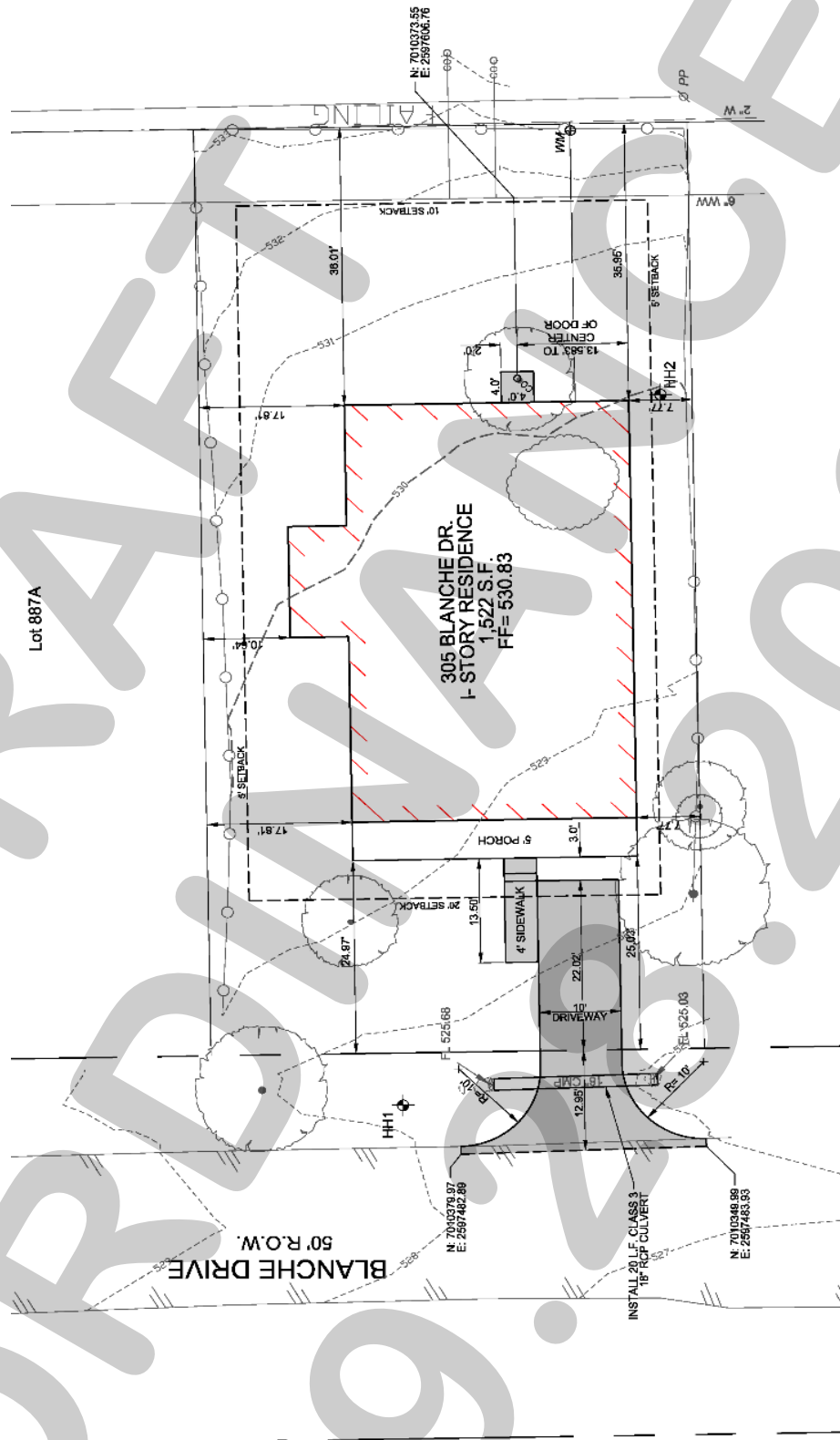
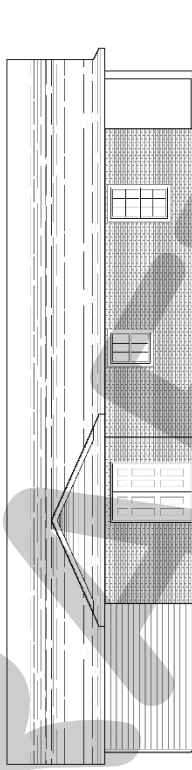
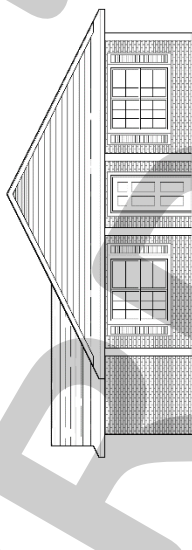


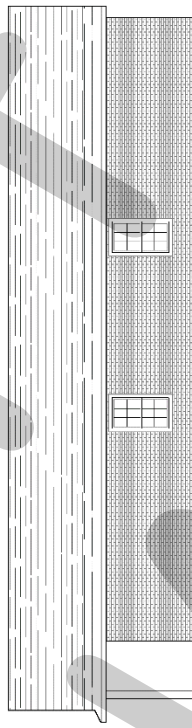
Exhibit 'C':  
Building Elevations



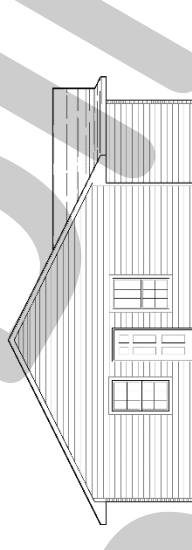
1 EXTERIOR ELEVATION - FRONT



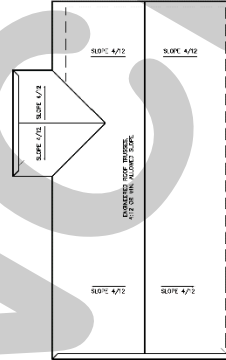
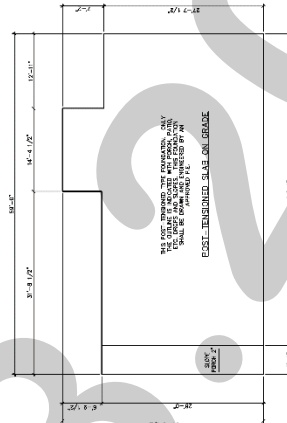
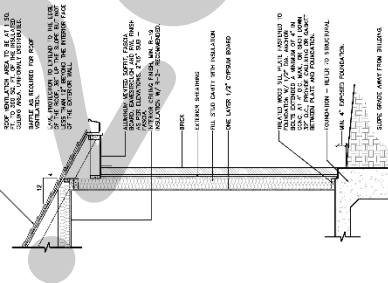
2 EXTERIOR ELEVATION - BACK



3 EXTERIOR ELEVATION - LEFT



4 EXTERIOR ELEVATION - RIGHT





## CITY OF ROCKWALL

### PLANNING AND ZONING COMMISSION MEMORANDUM

#### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

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**TO:** Planning and Zoning Commission

**FROM:** Ryan Miller, *Director of Planning and Zoning*

**DATE:** September 28, 2021

**SUBJECT:** Z2021-040; *Amendment to Article 04, Permissible Uses, and Article 13, Definitions, of the Unified Development Code (UDC) for Urban Residential*

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On September 7, 2021, the City Council directed staff to amend Article 04, *Permissible Uses*, and Article 13, *Definitions*, of the Unified Development Code (UDC) to make changes to the *Urban Residential* land use.

#### *Background on the Urban Residential Land Use*

The *Urban Residential* land use was originally created with the adoption of the Unified Development Code (UDC) on June 7, 2004 by *Ordinance No. 04-38*. At the time of adoption, this undefined land use was only permitted *by-right* in the Central Business District (CBD) and by Specific Use Permit (SUP) in the Multi-Family 14 (MF-14) District. The land use standards for this land use (*at that time of adoption and remaining unchanged today*) are as follows:

#### *Urban Residential*

- (1) *Urban Residential* includes residential development which at least partly face streets, public sidewalks, or common open space, or which are located above retail office or service uses.
- (2) Ground floor *Urban Residential* should have direct access to a sidewalk via a stoop or landing, and a majority of parking should be located in a structure.

Staff should note, that this land use was created as a result of the *Downtown Plan: Blueprint for a Downtown Village* [referred to as the *Downtown Plan*], which was drafted by a team of consultants and adopted by the City Council on November 15, 2004. This plan states that "(i)n the Downtown District, there should be a variety of housing including townhomes, lofts (*with or without retail at grade*) and "big home" style properties (*buildings and site plans which look like large homes, but may contain 2-6 or so living units*) ..." and that "... these properties should be targeted to young professionals, 'empty nesters' and retirees." When the Downtown (DT) District was created by *Ordinance No. 07-06* on February 5, 2007 the *Urban Residential* land use was indicated as being a permitted *by-right* land use in this ordinance (*subject to the land use standards above*). The reason for this was most likely due to the fact that the land use was previously allowed *by-right* in the Central Business District (CBD), and that the Downtown (DT) District was designed to replace this district moving forward.

On September 3, 2019, the City Council adopted *Ordinance No. 19-32*, which provided definitions for all land uses contained in the *Permissible Use Charts* as stipulated by Article 04, *Permissible Uses*, of the Unified Development Code (UDC). The change defined *Urban Residential* as "... (a) development situated within the City's Downtown (DT) District -- *which is also referred to as the urban core* -- that allows for multiple single-family dwelling units grouped into a single building."

#### *Proposed Changes to Ensure a Public Hearing is Required*

The following changes are being proposed to ensure that a public hearing is required for all *Urban Residential* requests moving forward:

LAND USE SCHEDULE		LAND USE DEFINITION REFERENCE [Reference Article XIII, <u>Definitions</u> ]	CONDITIONAL USE REFERENCE Reference Article IV, <u>Permissible Uses</u>	RESIDENTIAL DISTRICTS														MIXED USE DISTRICTS	NON-RESIDENTIAL DISTRICTS				OVERLAY DISTRICTS		
LEGEND:				Agricultural (AG) District	Single Family Estate 1.5 (SFE-1.5) District	Single Family Estate 2.0 (SFE-2.0) District	Single Family Estate 4.0 (SFE-4.0) District	Single Family 1 (SF-1) District	Single Family 16 (SF-16) District	Single Family 10 (SF-10) District	Single Family 8.4 (SF-8.4) District	Single Family 7 (SF-7) District	Zero Lot-Line (ZL-5) District	Two-Family (2F) District	Multi-Family 14 (MF-14) District	Downtown (DT) District	Residential Office (RO) District	Neighborhood Services (NS) District	General Retail (GR) District	Commercial (C) District	Heavy Commercial (HC) District	Light Industrial (LI) District	Heavy Industrial (HI) District	Scenic Overlay (SOV) District	SH-66 Overlay (SH-66) District
LAND USES																									
RESIDENTIAL AND LODGING LAND USES		2.02(B)	2.03(B)																						
Urban Residential		(23)	(16)										S	PS											

ADDITIONS: HIGHLIGHTED; DELECTION: HIGHLIGHTED STRIKETHROUGH

By making this change and requiring the *Urban Residential* land use to get a Specific Use Permit (SUP) in the Downtown (DT) District, the City Council will retain more discretion with each specific request. In addition, staff is also proposing to amend the definition of *Urban Residential* to include only certain types of housing. Specifically, the definition is being changed to "...(a) development situated within the City's Downtown (DT) District -- which is also referred to as the urban core -- that allows for single-family, single-family attached, townhomes, and lofts (i.e. one [1] story of residential above commercial only)."

Process for Text Amendment

In the attached packet, staff has provided the proposed changes to Article 04, *Permissible Uses*, and Article 13, *Definitions*, of the Unified Development Code (UDC). In accordance, with Section 02.04(B) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), staff is bringing the proposed amendment forward to the Planning and Zoning Commission for a recommendation to the City Council. The schedule for this text amendment is as follows:

- Planning and Zoning Commission Work Session: September 28, 2021
- Planning and Zoning Commission Public Hearing: October 12, 2021
- City Council Public Hearing/First Reading: October 18, 2021
- City Council Second Reading: November 1, 2021

Staff has sent out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 02.03(A)(3) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). Should the Planning and Zoning Commission have any questions staff will be available at the meeting on September 28, 2021.

# LAND USE SCHEDULE

**LEGEND:**

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

LAND USES	LAND USE DEFINITION REFERENCE (Reference <a href="#">Article 13, Definitions</a> )	CONDITIONAL USE REFERENCE Reference <a href="#">Article 04, Permissible Uses</a>	RESIDENTIAL DISTRICTS											MIXED USE DISTRICTS	NON-RESIDENTIAL DISTRICTS					OVERLAY DISTRICTS						
			Agricultural (AG) District	Single Family Estate 1.5 (SFE-1.5) District	Single Family Estate 2.0 (SFE-2.0) District	Single Family Estate 4.0 (SFE-4.0) District	Single Family 1 (SF-1) District	Single Family 16 (SF-16) District	Single Family 10 (SF-10) District	Single Family 8.4 (SF-8.4) District	Single Family 7 (SF-7) District	Zero Lot-Line (ZL-5) District	Two-Family (2F) District	Multi-Family 14 (MF-14) District	Downtown (DT) District	Residential Office (RO) District	Neighborhood Services (NS) District	General Retail (GR) District	Commercial (C) District	Heavy Commercial (HC) District	Light Industrial (LI) District	Heavy Industrial (HI) District	Scenic Overlay (SOV) District	SH-66 Overlay (SH-66) District	IH-30 Overlay (IH-30 OV) District	
Limited-Service Hotel	<a href="#">(10)</a>													S			S	S		S						
Full-Service Hotel	<a href="#">(11)</a>	<a href="#">(8)</a>												S			S	S		S						
Residence Hotel	<a href="#">(12)</a>													S			S	S		S						
Motel	<a href="#">(13)</a>													S			S	S		S						
Multi-Family Development or Structure	<a href="#">(14)</a>	<a href="#">(9)</a>													P											
Portable Building	<a href="#">(15)</a>	<a href="#">(10)</a>		P	P	P	P	P	P	P	P	P	P													
Residential Infill in an Established Subdivision	<a href="#">(16)</a>	<a href="#">(11)</a>	S	S	S	S	S	S	S	S	S	S	S	S	S	S										
Single-Family Attached Structure	<a href="#">(17)</a>	<a href="#">(12)</a>												P	P	P										
Single-Family Detached Structure	<a href="#">(18)</a>	<a href="#">(13)</a>	P	P	P	P	P	P	P	P	P	P	P				P									
Single-Family Zero Lot Line Structure	<a href="#">(19)</a>	<a href="#">(14)</a>												P	P	P										
Private Swimming Pool	<a href="#">(20)</a>		A	A	A	A	A	A	A	A	A	A	A	A	A	A										
Private Tennis Court	<a href="#">(21)</a>		A	S	S	S	S	S	S	S	S	S	S	S			S									
Townhouse	<a href="#">(22)</a>	<a href="#">(15)</a>													P	P	P									
Urban Residential	<a href="#">(23)</a>	<a href="#">(16)</a>												S	<b>P</b>	<b>S</b>										
<b>INSTITUTIONAL AND COMMUNITY SERVICE LAND USES</b>			2.02(C)	2.03(C)																						
Assisted Living Facility	<a href="#">(1)</a>	<a href="#">(1)</a>													P	S	S	S	S	S		S				
Blood Plasma Donor Center	<a href="#">(2)</a>																P	P	P	P	P	P				
Cemetery/Mausoleum	<a href="#">(3)</a>		S														P	P	P	P	P	P				
Church/House of Worship	<a href="#">(4)</a>	<a href="#">(2)</a>	S	S	S	S	S	S	S	S	S	S	S	P	S		P	S	S	P	S	P				
College, University, or Seminary	<a href="#">(5)</a>														P			S	P	P	P					
Convalescent Care Facility/Nursing Home	<a href="#">(6)</a>														S	S	P	P	P	P	P	S				
Congregate Care Facility/Elderly Housing	<a href="#">(7)</a>	<a href="#">(3)</a>													P	S	S	S	S	S		S				
Crematorium	<a href="#">(8)</a>																				S	P				
Daycare with Seven (7) or More Children	<a href="#">(9)</a>	<a href="#">(4)</a>	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	S	S				
Emergency Ground Ambulance Services	<a href="#">(10)</a>																P	P	P	P	P					



- (6) Commercial Garage. Any premises and/or structures used for housing more than three (3) motor vehicles or where any vehicles are kept for remuneration, hire, or sale and where a retail service station may be maintained as a secondary use.
- (7) Residential Garage. A residential accessory building used for the storage motor vehicles. These structures are typically attached to the primary structure; however, they may also be a detached structure.
- (8) Guest Quarters/Secondary Living Unit. An accessory building designed for the temporary occupancy of guests of the primary dwelling for which there is no remuneration and is not rented or otherwise used as a separate domicile.
- (9) Home Occupation. A commercial use customarily carried on in the home by members of the occupant family without structural alterations in the principal building or any of its rooms, without offering any commodity or service for sale on premises, without the installations of machinery or additional equipment other than that customary to normal household operations, without the employment of additional persons, without the use of a sign to advertise the occupations, and which does not cause the generation of other than normal noise, and pedestrian and vehicular traffic.
- (10) Limited-Service Hotel. A building or group of buildings used as a temporary dwelling place for individuals in exchange of financial consideration where customary hotel services such as linen, maid service, and telephone are provided. Hotel room units are accessed through doorways into an internal hallway, courtyard, or lobby. Financial consideration for hotel room units is generally calculated on a nightly basis.
- (11) Full-Service Hotel. A building or group of buildings designed for and occupied as a temporary dwelling place. Access to guestrooms shall be restricted exclusively to interior corridors, that shall be accessed via the main lobby of the building or entryways individually equipped with some form of security-controlled access system. Customary hotel services such as linen, maid service, telephone, and other guest amenities are provided and may also contain various personal service shops.
- (12) Residence Hotel. A building or group of buildings used as a temporary dwelling place for individuals in exchange for financial consideration where customary hotel services such as linen, maid service, and telephone are provided. Residence hotel room units are designed to be suitable for long-term occupancy with financial consideration being calculated on a nightly, weekly, and/or monthly basis. Typical residence hotel attributes include, but are not limited to, kitchen facilities, two-story design, and external doorways into room units.
- (13) Motel. A building or group of buildings used as a temporary dwelling place for individuals in exchange for financial consideration where customary hotel services such as linen, maid service, and telephone are provided. Each motel room unit has direct access to the outside. Financial consideration for motel room units is generally calculated on a nightly basis.
- (14) Multi-Family Structure or Development. A development consisting of at least three (3) single-family dwelling units

grouped into a single building or multiple buildings on an individual parcel of land. Examples of a *Multi-Family Development* include Triplexes, Quad or Fourplexes, apartments, condominiums, and etcetera.

- (15) Portable Building. A temporary building that may or may not have a foundation and is transportable.
  - (16) Residential Infill in or Adjacent to an Established Subdivision. The new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out.
  - (17) Single-Family Attached Structure. A single-family residential structure that is occupied by one (1) family and shares a common wall or walls with another single-family residential structure, but that is on an individual lot and can be conveyed individually (*i.e. one [1] dwelling unit per lot*).
  - (18) Single-Family Detached Structure. A single-family residential structure that is occupied by one (1) family, is situated on a single parcel of land, does not share a common wall or wall with any adjacent structures, and can be conveyed individually (*i.e. one [1] dwelling unit per lot*).
  - (19) Single-Family Zero Lot Line Structure. A single-family detached structure that has a wall or walls that comes up to, or very near to, the edge of the property line on one (1) side of the property.
  - (20) Private Swimming Pool. A swimming pool constructed for the exclusive use of the property owner and/or residents of a single-family, duplex, multi-family structure or development. A private swimming pool shall not be operated as a business.
  - (21) Private Tennis Court. A surface designed and constructed for playing the game of tennis along with all fencing, nets and related appurtenances but excluding lighting for night play in residential areas except as may be otherwise permitted.
  - (22) Townhouse. A single-family residential structure that is occupied by one (1) family and shares a common wall or walls with another single-family residential structure, but that is on an individual lot and can be conveyed individually (*i.e. one [1] dwelling unit per lot*). These units are typically constructed in a series or group of units.
  - (23) Urban Residential. A development situated within the City's Downtown (DT) District -- *which is also referred to as the urban core* -- that allows for ~~multiple~~ single-family, single-family attached, townhomes, and lofts (*i.e. one [1] story of residential above commercial only*) dwelling units grouped into a single building. This type of structure typically contains a mix of office, retail, and residential land uses.
- (C) Institutional and Community Service Land Uses.
- (1) Assisted Living Facility. A facility that is licensed under Chapter 247, *Assisted Living Facilities*, of the Texas Health and Safety Code that furnishes -- *in one (1) or more buildings* -- food, shelter, and limited assistance to persons who are unrelated to the proprietor of the establishment, and also provides personal care services.

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE 04, *PERMISSIBLE USES*, AND ARTICLE 13, *DEFINITIONS*, AS DEPCITED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 20-02*] has been initiated by the City Council of the City of Rockwall to amend Article 04, *Permissible Uses*, and Article 13, *Definitions*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*]; and,

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

**SECTION 1.** That Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'A'* of this ordinance;

**SECTION 2.** That Article 13, *Definitions*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'B'* of this ordinance;

**SECTION 3.** That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

**SECTION 4.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 04-38*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

**SECTION 5.** That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1<sup>ST</sup> DAY OF NOVEMBER, 2021.**



\_\_\_\_\_  
Kevin Fowler, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

*1<sup>st</sup> Reading:* October 18, 2021

*2<sup>nd</sup> Reading:* November 1, 2021

**Exhibit 'A'**  
 Article 04, Permissible Uses, of the  
 Unified Development Code (UDC)

Additions: **Highlighted**  
 Deletions: **Highlighted, Strikeout**

LAND USE SCHEDULE	RESIDENTIAL DISTRICTS											MIXED USE DISTRICTS	NON-RESIDENTIAL DISTRICTS				OVERLAY DISTRICTS									
	LAND USE DEFINITION REFERENCE [Reference Article XIII, Definitions]	CONDITIONAL USE REFERENCE Reference Article IV, Permissible Uses]	Agricultural (AG) District	Single Family Estate 1.5 (SFE-1.5) District	Single Family Estate 2.0 (SFE-2.0) District	Single Family Estate 4.0 (SFE-4.0) District	Single Family 1 (SF-1) District	Single Family 16 (SF-16) District	Single Family 10 (SF-10) District	Single Family 8.4 (SF-8.4) District	Single Family 7 (SF-7) District	Zero Lot-Line (ZL-5) District	Two-Family (2F) District	Multi-Family 14 (MF-14) District	Downtown (DT) District	Residential Office (RO) District	Neighborhood Services (NS) District	General Retail (GR) District	Commercial (C) District	Heavy Commercial (HC) District	Light Industrial (LI) District	Heavy Industrial (HI) District	Scenic Overlay (SOV) District	SH-66 Overlay (SH-66) District	IH-30 Overlay (IH-30 Ov) District	
<b>LAND USES</b>																										
<b>RESIDENTIAL AND LODGING LAND USES</b>	2.02(B)	2.03(B)																								
Urban Residential	(23)	(16)												S	PS											

**LEGEND:**

- Land Use NOT Permitted
- Land Use Permitted *By-Right*
- Land Use Permitted with Conditions
- Land Use Permitted Specific Use Permit (SUP)
- Land Use Prohibited by Overlay District
- Land Use Permitted as an Accessory Use



**Exhibit 'B'**  
Article 13, Definitions, of the  
Unified Development Code (UDC)

Additions: Highlighted

Deletions: Highlighted, Strikeout

SECTION 02 | WORDS, TERMS, AND LAND USES DEFINED  
SUBSECTION 02.02: LAND USE DEFINITIONS

(B) Residential and Lodging Uses.

- (23) *Urban Residential*. A development situated within the City's Downtown (DT) District -- which is also referred to as the urban core -- that allows for multiple single-family, single-family attached, townhomes, and lofts (i.e. one [1] story of residential above commercial only) dwelling units grouped into a single building. This type of structure typically contains a mix of office, retail, and residential land uses.

# PROJECT COMMENTS



CITY OF ROCKWALL  
385 S. GOLIAD STREET  
ROCKWALL, TEXAS 75087  
PHONE: (972) 771-7700

DATE: 9/24/2021

PROJECT NUMBER: Z2021-041  
PROJECT NAME: SUP for Restaurant with Less Than 2,000 SF  
SITE ADDRESS/LOCATIONS: 3068 N GOLIAD ST, ROCKWALL, 75087

CASE MANAGER: Angelica Gamez  
CASE MANAGER PHONE: 972-772-6438  
CASE MANAGER EMAIL: agamez@rockwall.com

CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	09/22/2021	Approved w/ Comments

09/22/2021: Z2021-041; Specific Use Permit for Salad and Go

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Specific Use Permit (SUP) for Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In for the purpose of constructing a restaurant (i.e. Salad and Go) on a 0.81-acre portion of a larger 5.96-acre parcel of land identified as Lot 11, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within North SH-205 Overlay (N. SH-205 OV) District, generally located northeast of the intersection of N. Goliad Street [SH-205] and Bordeaux Drive.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

I.3 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the standards established by the Specific Use Permit, the General Retail (GR) District, the North SH-205 Overlay (N. SH-205 OV) District, and the Development Standards of Article 05 that are applicable to the subject property.

M.4 Please review and provide red-lined mark-ups of any changes to the Specific Use Permit (SUP) [i.e. Draft Ordinance] you feel may be necessary for your proposed project and return to staff no later than October 5, 2021 for review and consideration.

M.5 Review the following conditions pertaining to the operation of a Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In on the Subject Property and conformance to these conditions is required for continued operation. Correct all Non-Conforming requirements.

(9) Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In (Subsection 02.03 (F)(9), Article 04).

1) Drive-through lanes shall not have access to a local residential street. CONFORMING

2) Additional landscape screening shall be installed adjacent to drive-through lanes to impair the visibility and impact of head-lights from motor vehicles in the drive-through lane on adjacent properties, rights-of-way, parks and open space. NON-CONFORMING

3) Unless otherwise approved by the Planning and Zoning Commission, stacking lanes for a drive-through service window shall accommodate a minimum of six (6) standard sized motor vehicles per lane. NON-CONFORMING

M.6 Indicate the stacking provided in the drive-through to show conformance to the Unified Development Code (UDC).

M.7 Provide a screening plan that will indicate the headlight screening and dumpster screening. Provide shrubs along the drive-through to screen the headlights from the adjacent property owners. Also provide screening along N. Goliad Street to screen headlights coming from the standard drive-through and online order drive-through.

I.8 At the time of site plan the landscaping requirements for the North SH-205 Overlay (N. SH-205 OV) District will be applied to the property. This will require 6 canopy and 12 accent trees along N. Goliad Street.

I.9 The sidewalk indicated on the concept plan will be put into an easement at site plan.

I.10 Please note the scheduled meetings for this case:

- (1) Planning & Zoning work session meeting will be held on September 28, 2021.
- (2) Planning & Zoning Public Hearing will be held on October 12, 2021.
- (3) City Council Public Hearing will be held on October 18, 2021. (1st Reading of Ordinance)
- (4) City Council regular meeting will be held on November 1, 2021. (2nd Reading of Ordinance)

I.11 All meetings will be held in person in the City's Council Chambers and are scheduled to begin at 6:00 PM. The City requires that a representative(s) be present for all scheduled meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	09/23/2021	Needs Review

09/23/2021: M - Signs required to state this isn't an entrance (NE driveway).

M - Dead end fire lane max 150'. You'll need to loop fire lane or provide fire department turn around.

M - Dumpster area to drain to oil/water separator and then to the storm lines.

The following items are informational for the engineering design process.

General Items:

- I - Must meet City Standards of Design and Construction
- I - 4% Engineering Inspection Fees
- I - Impact Fees (Water, Wastewater & Roadway)
- I - Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- I - Retaining walls 3' and over must be engineered.
- I - All retaining walls must be rock or stone face. No smooth concrete walls.
- M - Need NTMWD approval for sidewalk and landscaping to be installed in their easement.
- I - Will need to replat after engineering is approved
- M- Show existing and proposed water, sewer, and storm

Drainage Items:

- I - Dumpster areas to drain to oil/water separator and then to the storm lines.

Water and Wastewater Items:

- I - Public water lines are 8" minimum if needed on site.
- I - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- I - Minimum public sewer is 8".
- I - May need additional fire hydrant for coverage.

Roadway Paving Items:

I - Parking to be 20'x9' facing the building or nose-to-nose.

I - No dead-end parking allowed without an City approved turnaround.

I - Drive isles to be 24' wide.

I - Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.

I - Fire lane to be in a platted easement.

I - Fire lane radii = min 20'

Landscaping:

I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.

I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	09/22/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	09/22/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	09/20/2021	Approved

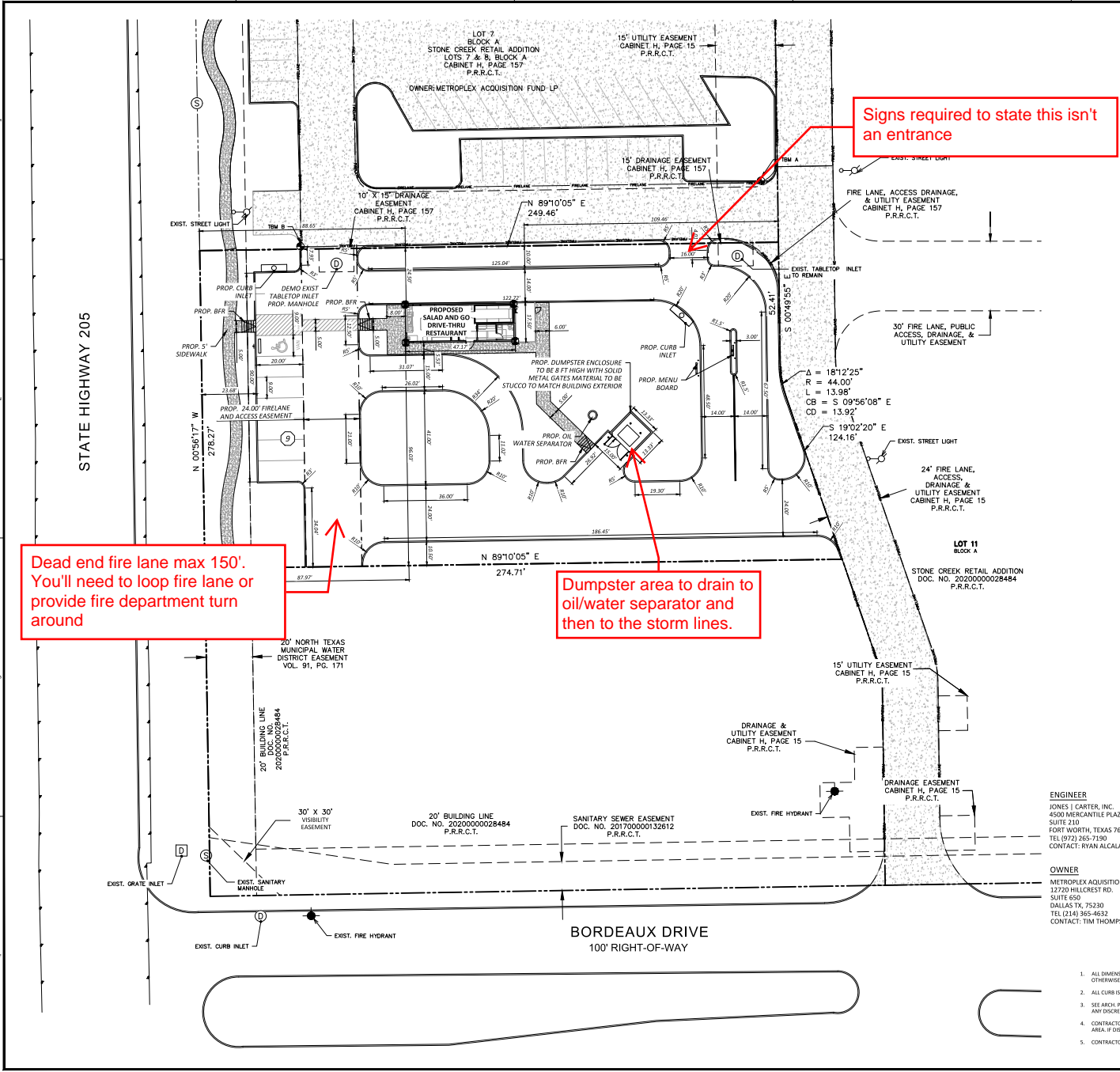
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	09/24/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Ryan Miller	09/24/2021	N/A

No Comments



**General Items:**

- I - Must meet City Standards of Design and Construction
- I - 4% Engineering Inspection Fees
- I - Impact Fees (Water, Wastewater & Roadway)
- I - Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- I - Retaining walls 3' and over must be engineered.
- I - All retaining walls must be rock or stone face. No smooth concrete walls.
- M - Need NTMWD approval for sidewalk and landscaping to be installed in their easement.
- I - Will need to replat after engineering is approved
- M - Show existing and proposed water, sewer, and storm

**Drainage Items:**

- I - Dumpster areas to drain to oil/water separator and then to the storm lines.

**Water and Wastewater Items:**

- I - Public water lines are 8" minimum if needed on site.
- I - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- I - Minimum public sewer is 8".
- I - May need additional fire hydrant for coverage.

**Roadway Paving Items:**

- I - Parking to be 20'x9' facing the building or nose-to-nose.
- I - No dead-end parking allowed without an City approved turnaround.
- I - Drive isles to be 24' wide.
- I - Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- I - Fire lane to be in a platted easement.
- I - Fire lane radii = min 20'

**Landscaping:**

- I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

Dead end fire lane max 150'. You'll need to loop fire lane or provide fire department turn around

Signs required to state this isn't an entrance

Dumpster area to drain to oil/water separator and then to the storm lines.

**ENGINEER**  
 JONES | CARTER, INC.  
 4500 MERCANTILE PLAZA DR  
 SUITE 210  
 FORT WORTH, TEXAS 76137  
 TEL: (817) 365-7190  
 CONTACT: RYAN ALCALA, PE

**OWNER**  
 METROPLEX ACQUISITION FUND LP  
 32700 HILLCREST RD.  
 SUITE 650  
 DALLAS, TX 75280  
 TEL: (214) 365-8632  
 CONTACT: TIM THOMPSON

1. ALL DIMENSIONS OTHERWISE NOTED
2. ALL CURBS IS FROM
3. SEE ARCH PLANS ANY DISCREPANCY
4. CONTRACTOR TO AREA'S DISTURBANCE
5. CONTRACTOR TO

APD:

NO.	DATE	BY	REVISIONS

**JONES | CARTER**  
 Texas Board of Professional Engineers Registration No. F-439  
 4500 Mercantile Plaza, Suite 210 • Fort Worth, Texas 76137 • 817.365.7190

SCALE: AS SHOWN    DESIGNED BY: JAC/STW    CHECKED BY: JAC/STW  
 DATE: SEPTEMBER 2021    DRAWN BY: JAC/STW

**INTERIM REVIEW**  
 Not intended for construction, bidding or permit purposes.

Engineer: RYAN J. ALCALA, P.E.  
 P.E. Serial No.: 137823  
 Date: SEPTEMBER 2021

**SITE PLAN**  
 LOT 11 BLOCK A ADDITION  
 3068 N GOULD ST  
 ROCKWALL, TX 75087

SALAD AND GO - ROCKWALL - GOULD AND FM 522  
 3068 N GOULD ST, ROCKWALL, TX 75087

SHEET NO. \_\_\_\_\_ OF \_\_\_\_\_



# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**

PLANNING & ZONING CASE NO. 22021-041

**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</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

**OTHER APPLICATION FEES:**

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

**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.

**PROPERTY INFORMATION [PLEASE PRINT]**

ADDRESS 3068 N Goliad St.

SUBDIVISION Stone Creek Retail Addition

LOT 11 BLOCK A

GENERAL LOCATION Property ID: 104324 (NE corner of SH 205 & Bordeaux)

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

CURRENT ZONING PD-70 (Planned Development)

CURRENT USE undeveloped

PROPOSED ZONING PD-70 (Planned Development)

PROPOSED USE Drive through Restaurant

ACREAGE ~0.82

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 Metroplex Acquisition Fund, LP

APPLICANT Aaron Hawkins

CONTACT PERSON Tim Thompson

CONTACT PERSON Aaron Hawkins

ADDRESS 12720 Hillcrest Rd.  
Suite 650

ADDRESS 4500 Mercantile Plaza Dr.  
Suite 210

CITY, STATE & ZIP Dallas, TX 75230

CITY, STATE & ZIP Fort Worth, Texas 76137

PHONE 214/365-4682

PHONE 682-268-2207

E-MAIL tthompson@creativecompanies.com

E-MAIL ahawkins@jmcscarter.com

**NOTARY VERIFICATION [REQUIRED]**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Tim Thompson [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 \$ 715.00 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 CONNECTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.\*

WITNESSED BY MY HAND AND SEAL OF OFFICE ON THIS THE 15<sup>th</sup> DAY OF September, 2021.

OWNER'S SIGNATURE [Signature]  
NOTARY PUBLIC AND FOR THE STATE OF TEXAS Sheila Green

MY COMMISSION EXPIRES 9-15-2024







Z2021-041- SUP FOR SALAD AND GO  
 ZONING - LOCATION MAP = [icon]

0 30 60 120 180 240 Feet

GOLIAD

BORDEAUX

BORDEAUX

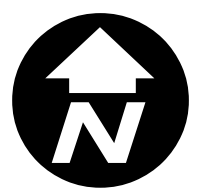
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# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (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.

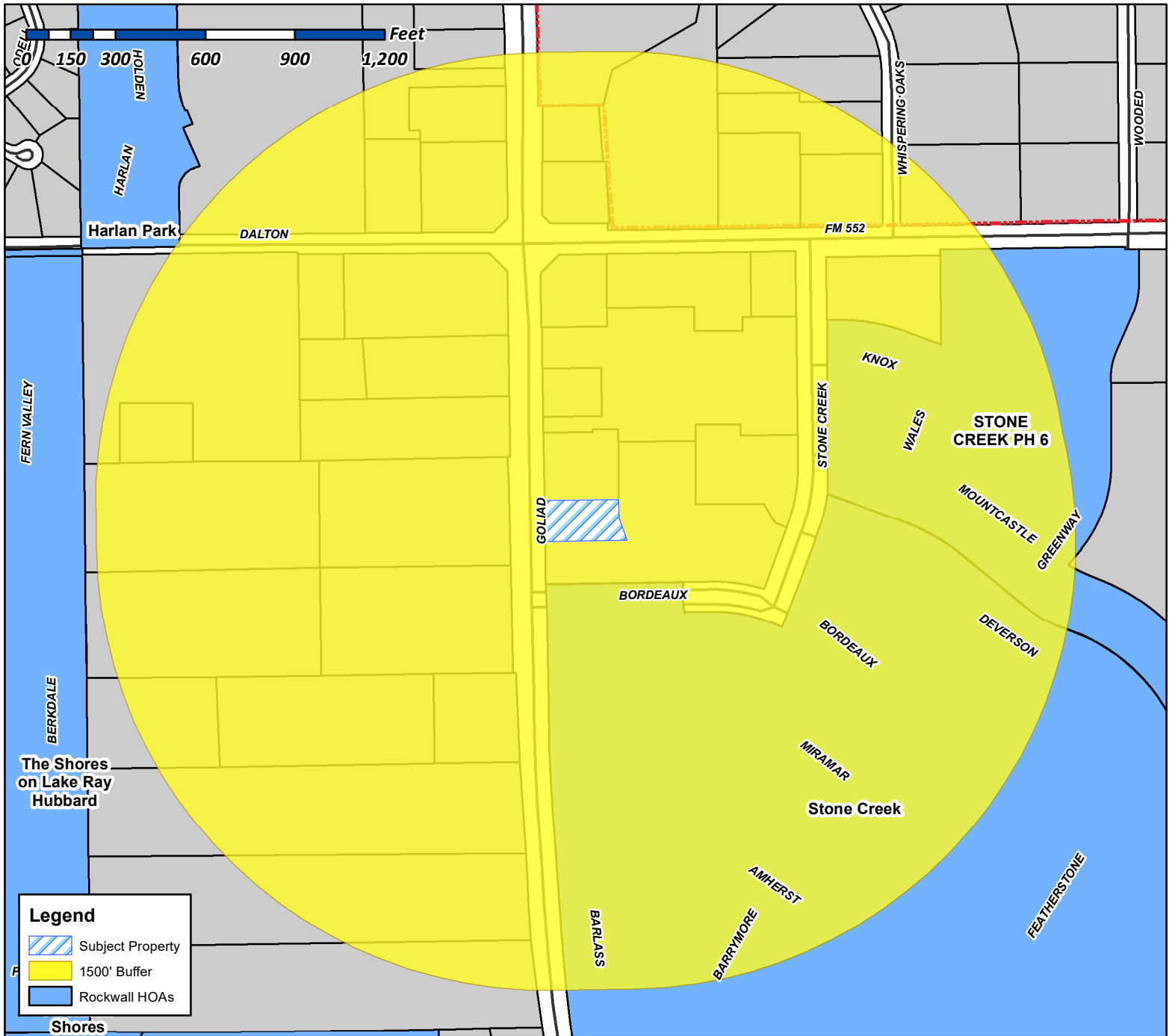




# City of Rockwall

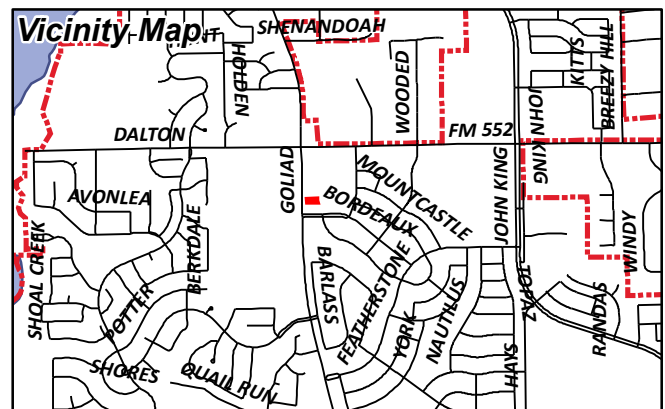
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
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**Case Number:** Z2021-041  
**Case Name:** SUP for Salad and Go  
**Case Type:** Zoning  
**Zoning:** Planned Development District 70 (PD-70)  
**Case Address:** 3068 N. Goliad Street

**Date Created:** 9/17/2021  
 For Questions on this Case Call (972) 771-7745



## Miller, Ryan

---

**From:** Gamez, Angelica  
**Sent:** Thursday, September 23, 2021 3:37 PM  
**Cc:** Miller, Ryan; Gonzales, David; Reyna, Andrew; Lee, Henry  
**Subject:** Neighborhood Notification Program [Z2021-041]  
**Attachments:** Public Notice (09.24.2021).pdf; HOA Map Z2021-041.pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *September 24, 2021*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, October 12, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, October 18, 2021 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to [Planning@rockwall.com](mailto:Planning@rockwall.com) at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website:

<https://sites.google.com/site/rockwallplanning/development/development-cases>.

### **Z2021-041- SUP for Restaurant with Less Than 2,000 SF**

Hold a public hearing to discuss and consider a request by Aaron Hawkins on behalf of Tim Thompson of Metroplex Acquisitions for the approval of a *Specific Use Permit (SUP)* for *Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In* for the purpose of constructing a restaurant (*i.e. Salad and Go*) on a 0.81-acre portion of a larger 5.96-acre parcel of land identified as Lot 11, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within North SH-205 Overlay (N. SH-205 OV) District, generally located northeast of the intersection of N. Goliad Street [*SH-205*] and Bordeaux Drive, and take any action necessary.

Thank you,

*Angelica Gamez*

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

<http://www.rockwall.com/planning/>

---

This email was scanned by Bitdefender



ROCKWALL STONE CREEK ESTATES  
HOMEOWNERS ASSOCIATION INC  
C/O NEIGHBORHOOD MANAGEMENT INC  
1024 S GREENVILLE AVE SUITE 230  
ALLEN, TX 75002

METROPLEX ACQUISITION FUND, LP  
1717 WOODSTEAD CT STE 207  
THE WOODLANDS, TX 77380

STEED JASON & NATALIE MARIE  
3065 N GOLIAD STREET  
ROCKWALL, TX 75087

METROPLEX ACQUISITION FUND LP  
C/O RONALD DRIBBEN  
3066 N GOLIAD  
ROCKWALL, TX 75087

METROPLEX ACQUISITION FUND, LP  
3068 N GOLIAD ST  
ROCKWALL, TX 75087

LIU JOHN AND CONNIE Q  
3069 N GOLIAD  
ROCKWALL, TX 75087

METROPLEX ACQUISITION FUND, LP  
3070 N GOLIAD ST  
ROCKWALL, TX 75087

METROPLEX ACQUISITION FUND, LP  
3074 N GOLIAD  
ROCKWALL, TX 75087

LIU JOHN & CONNIE  
3077 N GOLIAD ST  
ROCKWALL, TX 75087

FRENCH DONALD  
3079 N GOLIAD ST  
ROCKWALL, TX 75087

METROPLEX ACQUISITION FUND LP  
C/O RONALD DRIBBEN  
357 MARIAH BAY DRIVE  
HEATH, TX 75032

GEISENDORFF ALBERT G AND ANN M  
3057 N GOLIAD ST  
ROCKWALL, TX 75087

NORTH ROCKWALL REAL-ESTATE LLC  
6245 RYEWORTH DRIVE  
FRISCO, TX 75035

ROCKWALL STONE CREEK ESTATES  
HOMEOWNERS ASSOCIATION INC  
C/O NEIGHBORHOOD MANAGEMENT INC  
801 BORDEAUX DR  
ROCKWALL, TX 75087

CRAWFORD KATHY  
802 MIRAMAR DRIVE  
ROCKWALL, TX 75087

KIM YUN HYUN & JIN HEE JUNG  
804 MIRAMAR DRIVE  
ROCKWALL, TX 75087

GODINEZ KAREN W  
805 MIRAMAR DRIVE  
ROCKWALL, TX 75087

CYPERT LYNDOL & JERE  
806 MIRAMAR DRIVE  
ROCKWALL, TX 75087

SN DFW LLC  
807 MIRAMAR DR  
ROCKWALL, TX 75087

BAILEY JERRY SCOTT & KAREN RENEE  
808 MIRAMAR DRIVE  
ROCKWALL, TX 75087

GREER KRISTEN N  
809 MIRAMAR DR  
ROCKWALL, TX 75087

SHING RICHARD L & IVEY D  
810 MIRAMAR DR  
ROCKWALL, TX 75087

HASSAN ALAA E & PATRICIA ANN HASSAN  
IBRAHIM  
811 MIRAMAR DRIVE  
ROCKWALL, TX 75087

ZAMBRANA MICHAEL & GABRIELA  
813 MIRAMAR DRIVE  
ROCKWALL, TX 75087

RAJBHANDARI SANJAY KUMAR  
815 MIRAMAR DRIVE  
ROCKWALL, TX 75087

SN DFW LLC  
8390 E VIA DE VENTURA F-110 #303  
SCOTTSDALE, AZ 85258

# PUBLIC NOTICE



CITY OF ROCKWALL  
PLANNING AND ZONING DEPARTMENT  
PHONE: (972) 771-7745  
EMAIL: [PLANNING@ROCKWALL.COM](mailto:PLANNING@ROCKWALL.COM)

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

**Case No. Z2021-041: SUP for Restaurant with Less Than 2,000 SF**

*Hold a public hearing to discuss and consider a request by Aaron Hawkins on behalf of Tim Thompson of Metroplex Acquisitions for the approval of a Specific Use Permit (SUP) for Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In for the purpose of constructing a restaurant (i.e. Salad and Go) on a 0.81-acre portion of a larger 5.96-acre parcel of land identified as Lot 11, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within North SH-205 Overlay (N. SH-205 OV) District, generally located northeast of the intersection of N. Goliad Street [SH-205] and Bordeaux Drive, and take any action necessary.*

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, October 12, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, October 18, 2021 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**Henry Lee**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, October 18, 2021 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

**Case No. Z2021-041: SUP for Restaurant with Less Than 2,000 SF**

**Please place a check mark on the appropriate line below:**

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



4500 Mercantile Plaza Drive, Suite 210  
Plano, Texas 75093  
Tel: 682.268.2200  
Fax: 972.488.3882  
[www.jonescarter.com](http://www.jonescarter.com)

September 14, 2021  
Planning and Zoning  
City of Rockwall  
385 S Goliad St  
Rockwall, TX 75087

**Salad and Go – Rockwall – Goliad and FM 522  
Letter of Explanation**

Planning and Zoning,

This document shall serve as the Project Narrative to the City of Rockwall for the Special Use Permit Application submitted by Jones Carter Civil Engineering acting as applicant on behalf of the developer of Salad and Go, LLC. The current site is a vacant lot with zoning designation PD-70 (Planned Development). We are proposing to construct a new drive thru restaurant. The proposed restaurant will include an, approximately, 780 square foot building, canopy, drive thru lanes, along with associated parking and utilities.

The goal of Salad and Go is to provide better, healthier, and affordable food. The product is a small (~780 Square Foot) drive-thru with no dine in restaurant serving made to order salads, wraps, breakfast burritos, cold brew coffee and juices. Salad and Go does not

The operations of the development includes a delivery of fresh ingredients every morning outside of business hours. This delivery from local warehouses prevents the need for cooking in store which reduces the amount of waste produced on site. The meals are merely assembled on site.

Salad and Go operates with a maximum of nineteen employees with four working at any given time. Hours of operation are 6 a.m. - 9 p.m. every day. This development will not require outdoor storage or have other outdoor activities.

Overall, we believe this development will be a beneficial and exciting addition to the community.

Thank you for your consideration in the matter. Should you have any questions or require additional information, please call me.

Sincerely,

A handwritten signature in blue ink that reads 'Aaron Hawkins'.

Aaron Hawkins, EIT

K:\17007\17007-0037-00 Salad and Go - Goliad and FM 522 - Rockw\Project Management\Applications

## **METES AND BOUNDS DESCRIPTION**

Being a 0.81 acre tract of land out of the WILLIAM G. DEWEES SURVEY, ABSTRACT NUMBER 71, situated in the City of Rockwall, Rockwall County, Texas, being a portion of Lot 11, Block A of Stone Creek Retail Addition, a subdivision of record in Document Number 20200000028484 of the Plat Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING**, at a 5/8-inch iron rod with yellow plastic cap stamped "POGUE" found in the East right-of-way line of State Highway 205 (100-foot right-of-way), being the Southwest corner of Lot 7, Block A of Stone Creek Retail Addition, a subdivision of record in Cabinet H, Slide 157 of said Plat Records, also being the most Westerly Northwest corner of said Lot 11 and hereof;

**THENCE**, N89°10'05"E, leaving the East right-of-way line of State Highway 205, along the South line of said Lot 7, being the common North line of said Lot 11, a distance of 249.46 feet to an "X" cut found at the Southeast corner of said Lot 7, being an interior ell corner of said Lot 11, and being the Northeast corner hereof, from which an "X" cut found at the most Northerly Northwest corner of said Lot 11 bears N00°49'55"W, a distance of 193.03 feet;

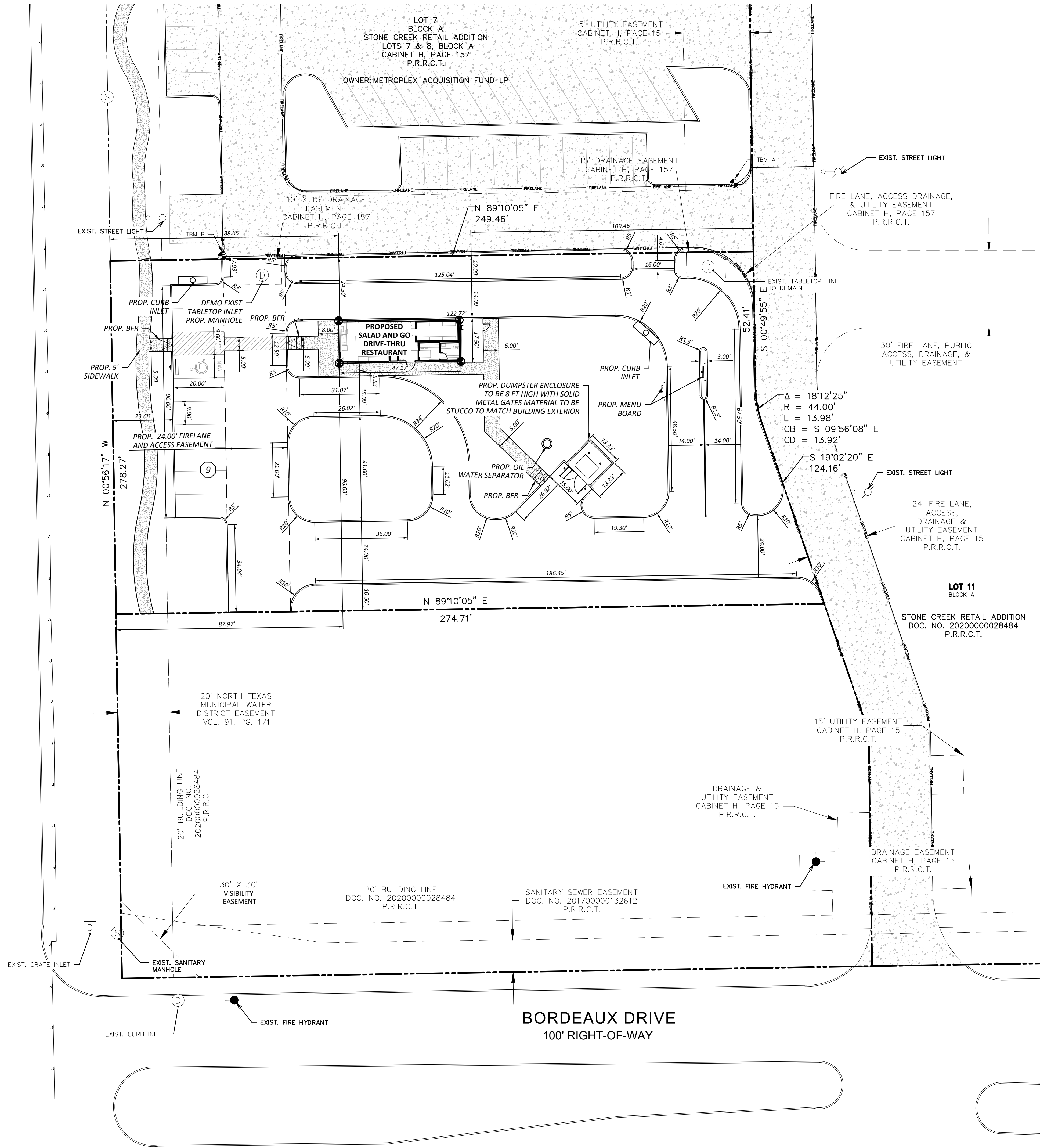
**THENCE**, over and across said Lot 11, the following four (4) courses and distances:

1. S00°49'55"E, a distance of 52.41 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of curvature of a tangent curve to the left;
2. Along said tangent curve to the left, having a radius of 44.00 feet, a chord bearing of S09°56'08"E, a chord length of 13.92 feet, a delta angle of 18°12'26", an arc length of 13.98 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of tangency of said curve;
3. S19°02'20"E, a distance of 74.57 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set for the Southeast corner hereof;
4. S89°10'05"W, a distance of 274.71 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the East right-of-way line of State Highway 205, being the common West line of said Lot 11, for the Southwest corner hereof, from which a 5/8-inch iron rod found at the intersection of the East right-of-way line of State Highway 205 and the North right-of-way line of Bordeaux Drive (100-foot right-of-way), being the Southwest corner of said Lot 11, bears S00°56'17"E, a distance of 141.27 feet;



**THENCE**, N00°56'17"W, along the East right-of-way line of State Highway 205 and the common West line of said Lot 11, a distance of 137.00 feet to the **POINT OF BEGINNING**, and containing an area of 0.81 Acres, (35,150 Square Feet) of land, more or less.

STATE HIGHWAY 205

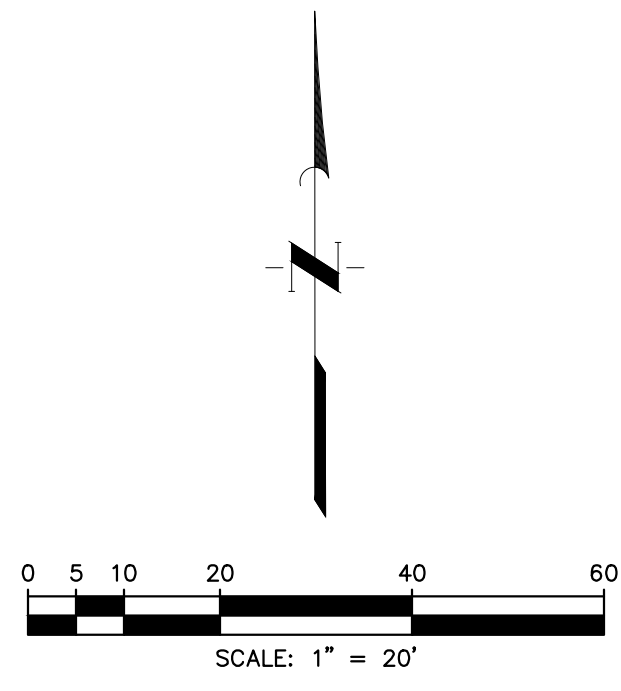


**BENCHMARK**  
ALL ELEVATIONS AND BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS UTILIZING THE ALLTERA RTK NETWORK, NAVD (88) DATUM, (GEOID 12A)

**TBM A**  
BEING AN "X" ON THE EDGE OF PAVEMENT ABOVE THE NORTH EAST CORNER OF THE PROPERTY, APPROXIMATELY 7 FEET WEST AND 26.5 FEET NORTH FROM THE NORTH EAST PROPERTY CORNER. ELEVATION 554.23 FEET, NAVD 88 (2011 ADJUSTMENT).

**TBM B**  
BEING AN "X" ON THE SOUTHEAST CORNER OF THE FIRE LANE ALONG THE NORTH PROPERTY BOUNDARY, APPROXIMATELY 44 FEET EAST AND 1 FOOT NORTH FROM THE NORTH WEST PROPERTY CORNER. ELEVATION 552.42 FEET, NAVD 88 (2011 ADJUSTMENT).

**100-YEAR FLOOD PLAIN**  
THIS PROPERTY IS LOCATED IN NON-SHADED ZONE "X" AS SCALED FROM THE FEMA FLOOD INSURANCE RATE MAP 48397C0030L, effective on 09/26/2008.



**LEGEND**

- PROPERTY LINE
- FIRELANE
- PARKING COUNT
- EXIST FIRE HYDRANT TO REMAIN
- BUILDING CORNERS
- EXIST CONCRETE
- PROPOSED CONCRETE SIDEWALK
- EXIST SANITARY SEWER CLEANOUT AND MANHOLE
- EXIST STORM SEWER TABLETOP INLET AND MANHOLE
- PROPOSED MENU BOARD
- 6' LONG SIDEWALK RAMP UNLESS OTHERWISE STATED

**SITE DATA FOR SALAD AND GO PROPOSED DEVELOPMENT**  
3068 N GOLIAD ST  
ROCKWALL, TEXAS 75087  
STONE CREEK RETAIL ADDITION - LOT 11, BLOCK A

GENERAL	
EXISTING ZONING:	PD-70 PLANNED DEVELOPMENT
FRONT SETBACK:	15 FEET
SIDE SETBACK:	0 FEET
REAR SETBACK:	0 FEET
TOTAL LOT AREA:	35,150 SQUARE FEET (0.81 AC)
EXISTING USE:	UNDEVELOPED
PROPOSED BUILDING:	RESTAURANT, WITH DRIVE-THROUGH SERVICE ONLY
BUILDING AREA:	780 SQUARE FEET (0.018 AC)
FLOOR AREA RATIO:	0.03 : 1
PROPOSED BUILDING HEIGHT:	1 STORY - 20 FEET
PARKING RATIO:	1 SPACE / 100 SF GROSS BUILDING AREA
PARKING REQUIRED:	8 SPACES
ADA PARKING REQUIRED:	1 SPACE
PARKING PROVIDED:	8 SPACES
ADA PARKING PROVIDED:	1 SPACE
QUEUING PROVIDED:	15 SPACES
STACKING (PICKUP TO MENU BOARD):	9 SPACES
STACKING (MENU BOARD TO ENTRANCE):	6 SPACES
LANDSCAPE/PERVIOUS AREA:	14,824 SQUARE FEET (0.34 AC)
LANDSCAPE AREA PERCENTAGE:	41.9%
IMPERVIOUS AREA:	20,326 SQUARE FEET (0.47 AC)
IMPERVIOUS AREA PERCENTAGE:	58.1%

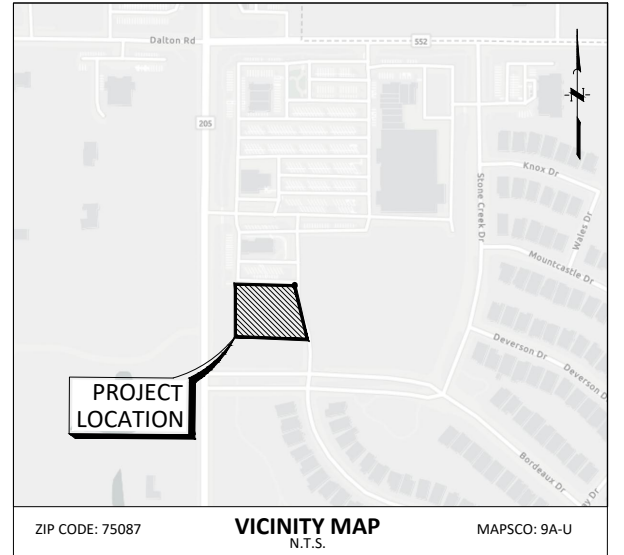
**ENGINEER**  
JONES | CARTER, INC.  
4500 MERCANTILE PLAZA DRIVE  
SUITE 210  
FORT WORTH, TEXAS 76137  
TEL (972) 265-7190  
CONTACT: RYAN ALCALA, PE

**OWNER**  
METROPLEX ACQUISITION FUND, LP  
12720 HILLCREST RD.  
SUITE 650  
DALLAS TX, 75230  
TEL (214) 365-4632  
CONTACT: TIM THOMPSON

**DEVELOPER**  
SALAD AND GO CONCEPTS LLC  
743 NORTH GILBERT ROAD  
GILBERT, ARIZONA 85234  
TEL (410) 371-1563  
CONTACT: MATTHEW COPENHAVER

**NOTES**

- ALL DIMENSIONS ARE SHOWN PERPENDICULAR AND TO THE FRONT OF THE CURB UNLESS OTHERWISE NOTED.
- ALL CURB IS PERMANENT UNLESS NOTED OTHERWISE.
- SEE ARCH. PLANS FOR EXACT BUILDING DIMENSIONS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.
- CONTRACTOR TO USE CARE NOT TO DISTURB EXISTING LANDSCAPING OUTSIDE DISTURBED AREA. IF DISTURB CONTRACTOR TO RESTORE TO ORIGINAL CONDITIONS OR BETTER.
- CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UTILITIES.



CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

**TEXAS811 NOTIFICATION SYSTEM**  
**CALL BEFORE YOU DIG!!!**  
www.texas811.org  
Texas811 or 1-800-545-6005

**JONES | CARTER**  
Texas Board of Professional Engineers Registration No. F-439  
4500 Mercantile Plaza Drive, Suite 210 • Fort Worth, Texas 76137 • 462.268.2200

SCALE: AS SHOWN DESIGNED BY: MLD  
DATE: SEPTEMBER 2021 CHECKED BY: RJA  
JOB NO.: 17007-0037-00 DRAWN BY: ZTS

**INTERIM REVIEW**  
Not intended for construction, bidding or permit purposes.  
Engineer: RYAN J. ALCALA, P.E.  
P.E. Serial No.: 137823  
Date: SEPTEMBER 2021

**SITE PLAN**  
LOT 11, BLOCK A  
STONE CREEK RETAIL ADDITION  
3068 N GOLIAD ST  
ROCKWALL, TX 75087

**SALAD AND GO - ROCKWALL - GOLIAD AND FM 522**  
3068 N GOLIAD ST - ROCKWALL, TX 75087

SHEET NO. \_\_\_\_\_ OF \_\_\_\_\_

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A RESTAURANT LESS THAN 2,000 SF WITH DRIVE-THROUGH OR DRIVE-IN ON A 0.57-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK A, SKY RIDGE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Sam Moore of Main & Main for the approval of a Specific Use Permit (SUP) for a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* for the purpose of constructing a *drive-through restaurant* on a 0.57-acre parcel of land described as Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located southeast of the intersection of Ridge Road [FM-740] and W. Yellow Jacket Lane, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

**SECTION 1.** The Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*, and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 04.05, *Commercial (C) District*, and Subsection 06.08, *Scenic Overlay (SOV) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with

the following conditions:

## 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* on the *Subject Property* and conformance to these conditions is required for continued operation:

- 1) The development of the *Subject Property* shall generally conform to the Concept Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) Mature landscaping and additional trees shall be planted along the entire length of the proposed drive-through to provide headlight screening from Ridge Road [FM-740] and the adjacent properties.

## 2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Certificate of Occupancy (CO)*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

**SECTION 3.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

**SECTION 4.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

**SECTION 5.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

**SECTION 7.** That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 18<sup>TH</sup> DAY OF OCTOBER, 2021.**

\_\_\_\_\_  
Kevin Fowler, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: October 4, 2021

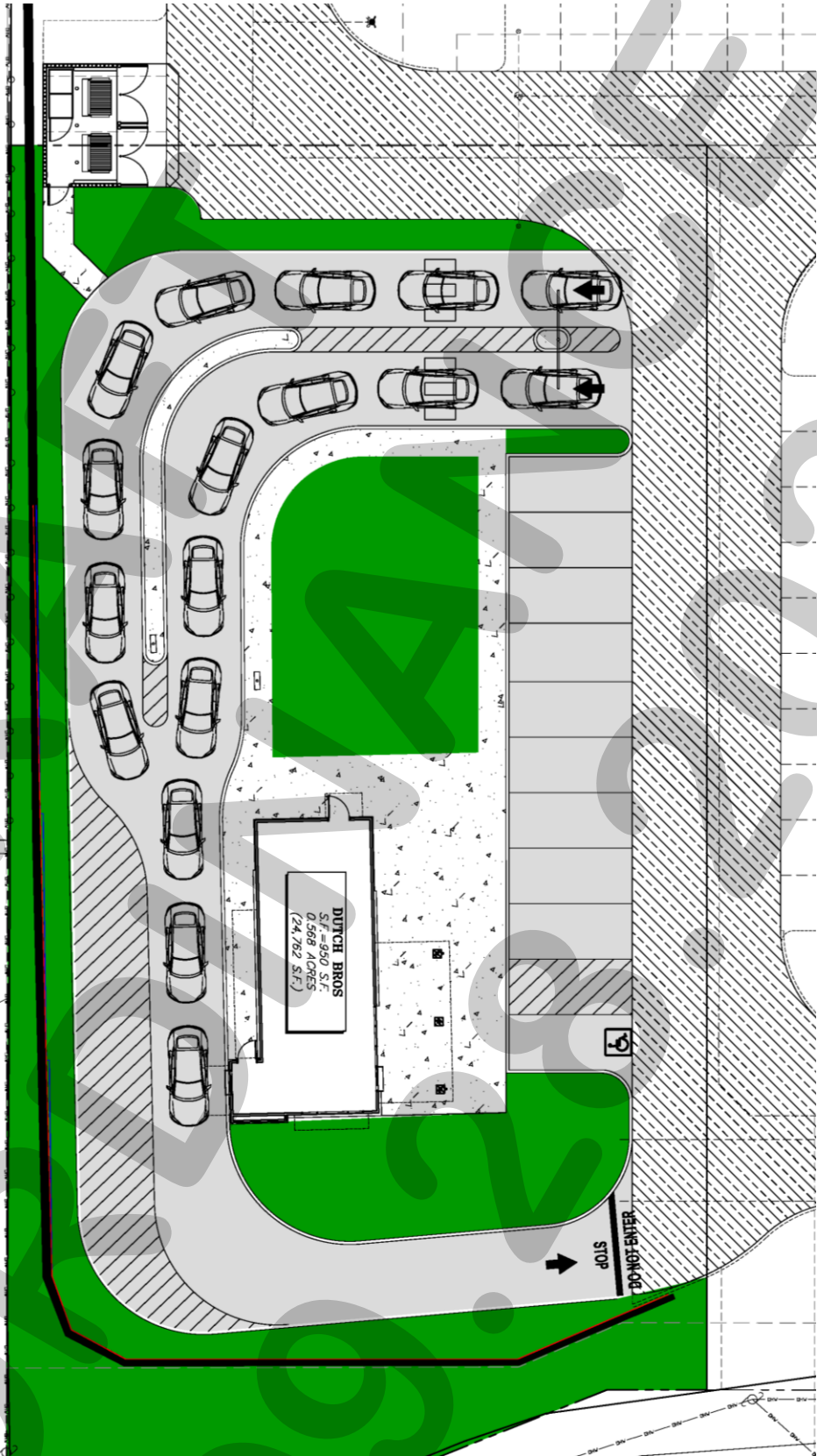
2<sup>nd</sup> Reading: October 18, 2021

**Exhibit 'A'**  
*Location Map*

Address: Southeast of the intersection of Ridge Road and W. Yellow Jacket Lane  
Legal Description: Lot 1, Block A, Sky Ridge Addition



Exhibit 'B':  
Concept Plan



# PROJECT COMMENTS



CITY OF ROCKWALL  
385 S. GOLIAD STREET  
ROCKWALL, TEXAS 75087  
PHONE: (972) 771-7700

DATE: 9/24/2021

PROJECT NUMBER: SP2021-025  
PROJECT NAME: Site Plan for St. Benedict Church  
SITE ADDRESS/LOCATIONS: 1500 SUNSET HILL DR, ROCKWALL, 75087

CASE MANAGER: Henry Lee  
CASE MANAGER PHONE: 972.772.6434  
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Michael Vinson of St. Benedict's Anglican Church for the approval of a Site Plan for a House of Worship on a 7.45-acre tract of land identified as Tract 3 & 10 of the W. B. Bowles Survey, Abstract No. 12 and A. Hanna Survey Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, 1500 Sunset Hill Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	09/22/2021	Needs Review

09/22/2021: SP2021-025; Site Plan for St. Benedict's Church

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for a House of Worship on a 7.45-acre tract of land identified as Tract 3 & 10 of the W. B. Bowles Survey, Abstract No. 12 and A. Hanna Survey Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, 1500 Sunset Hill Drive.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6488 or email hlee@rockwall.com.

M.3 For reference, include the case number (SP2021-025) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the Single-Family 10 (SF-10) District standards, and the Development Standards of Article V, that are applicable to the subject property.

I.5 The subject property will need to be plat before any building permits will be issued.

M.6 The standard signature block with signature space for the Planning & Zoning Chairman and Planning Director shall be on each page of the plans. (Subsection 03.04. A, of Article 11)

I.7 Drop the contours from the site plan to increase legibility as well as allow for the required information to be added.

M.8 Site Plan:

1. Provide the square footage of the subject property. (Subsection 03.04.B, of Article 11)
2. Indicate all building setbacks adjacent to right-of-way. (Subsection 03.04.B, of Article 11)
3. Indicate all easements existing and proposed. (Subsection 03.04.B, of Article 11)
4. Indicate all drive widths and drive radii. (Subsection 03.04.B, of Article 11)
5. Indicate the adjacent street right-of-way, street names, and street centerlines. (Subsection 03.04.B, of Article 11)



6. Provide a parking table. (Subsection 05.01, of Article 06)
7. Indicate if adequate parking has been provided. Parking for a House of Worship is 1 per 4 seats; the number of seats in the chapel has not been indicated. (Table 5, of Article 06)
8. Signage will be covered at building permit and is not approved via the proposed site plan. (Subsection 06.02, F. of Article 05)
9. Indicate any pad mounted or roof mounted utility equipment and their subsequent screening. (Subsection 01.05, C. of Article 05)
10. Indicate if there is a dumpster on site or if one is to be constructed. If one is to be added to the site it must be indicated; this must include the mandatory screening as well. (Subsection 01.05, B. of Article 05)
11. Residential Adjacency: Per the Specific Use Permit (S-250) 3-tiered landscaping will be required as depicted in the Concept Plan in S-250 (along the north property line from in front of the parking to near the north-east property corner, and from the north-east property corner south to the existing drive). (Subsection 01.06, of Article 05; S-250)

M.9 Landscape Plan:

1. Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (Section 2.1 of this checklist)
2. Show the percentage for the impervious coverage. (Subsection 01.01, B. of Article 05)
3. Indicate all landscaping required by the SUP (S-205) 3-tiered screening along the north property line as described in M.7.14 and the shrubs along the parking area for headlight screening. The shrubs should connect to the 3-teir screening to the north to screen the headlights shining west from the fire lane. (Subsection 05.03, B. of Article 08)
4. Indicate the landscape buffer along N. Lakeshore Drive, which includes a berm and the canopy and accent trees. (Subsection 05.01, of Article 08)
5. All parking should be within 80-feet of a canopy tree (Subsection 05.03, E. of Article 09)

M.10 Treescap Plan:

1. If any trees are to be removed, include them on the landscape plan and indicate the mitigation balance. (Subsection 03.01, G. of Article 09)

M.11 Photometric Plan:

1. Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (Section 2.1 of this checklist)
2. Foot-candles must not exceed 20 FC anywhere on the property and at the property line the foot-candles must not exceed 0.2 FC. Both requirements are exceeded on the plan, please correct. (Subsection 03.03, B. of Article 07)
3. The plans only indicate bollards as the added lighting; however a note on the site plan indicates wall pacts. The FC they create as well as cutsheets must be provided. (Subsection 03.03, of Article 07)

I.12 Please note that failure to address all comments provided by staff by 3:00 PM on October 5, 2021 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.13 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on October 5, 2021; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the October 12, 2021 Planning & Zoning Meeting.

I.14 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on September 28, 2021.
- 2) Planning & Zoning meeting/public hearing meeting will be held on October 12, 2021.

I.15 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	09/23/2021	Needs Review

09/23/2021: M - East driveway must be 24' wide minimum, reinforced concrete.

M - Must have a 15'x64' striped no parking as a turnaround.

The following items are informational for the Engineering design phase.

General Items:

- I - Must meet City Standards of Design and Construction
- I - 4% Engineering Inspection Fees
- I - Impact Fees (Water, Wastewater & Roadway)

I - Minimum easement width is 20' for new easements. No structures including walls allowed in easements.

I - Retaining walls 3' and over must be engineered.

I - All retaining walls must be rock or stone face. No smooth concrete walls.

Drainage Items:

I - Detention is required. Will need to detain from a 0.5 c-factor to a 0.9.

I - Dumpster areas to drain to oil/water separator and then to the storm lines.

Water and Wastewater Items:

I - Must loop 8" water line on site.

I - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)

I - Minimum public sewer is 8".

Roadway Paving Items:

I - No dead-end parking allowed without an City approved turnaround.

I - Drive isles to be 24' wide.

I - Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.

I - Fire lane to be in a platted easement.

Landscaping:

I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.

I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	09/22/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	09/22/2021	Approved w/ Comments

09/22/2021: The existing building shall not be enlarged without the addition of fire sprinkler protection. New construction shall be separate buildings in accordance with the Building Code.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	09/20/2021	Approved w/ Comments

09/20/2021: Contact Lance Singleton, lsingleton@rockwall.com if you would like to be re-addressed off of N. Lakeshore Dr.

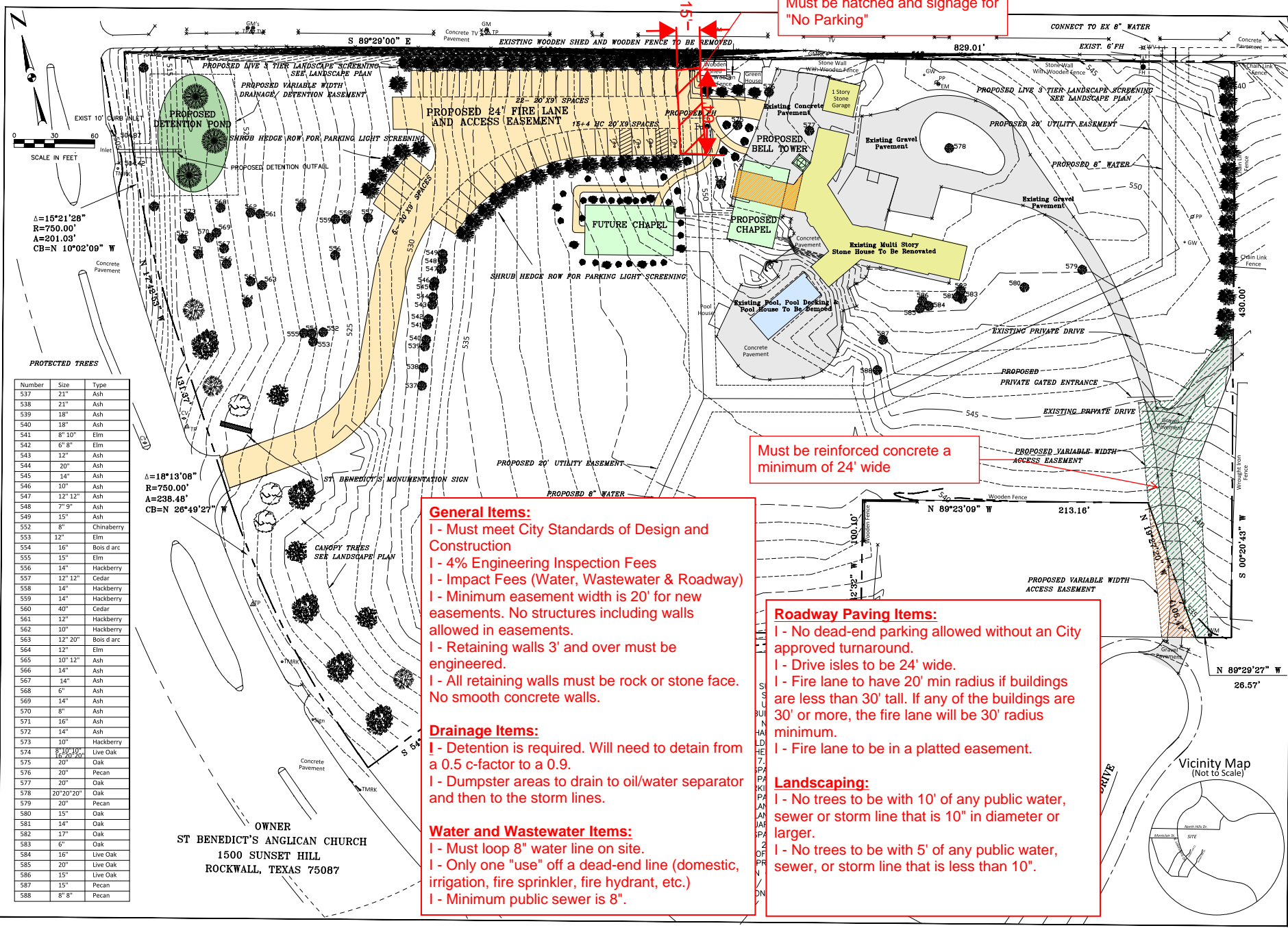
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	09/24/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	09/20/2021	Approved w/ Comments

09/20/2021: Full approval will required the following;

1. Landscape Plan that included a required vs. proposed legend. This should reflect over all landscaping, but also the detention pond and parking requirement landscaping.



Must be hatched and signage for "No Parking"

Must be reinforced concrete a minimum of 24' wide

**General Items:**

- I - Must meet City Standards of Design and Construction
- I - 4% Engineering Inspection Fees
- I - Impact Fees (Water, Wastewater & Roadway)
- I - Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- I - Retaining walls 3' and over must be engineered.
- I - All retaining walls must be rock or stone face. No smooth concrete walls.

**Drainage Items:**

- I - Detention is required. Will need to detain from a 0.5 c-factor to a 0.9.
- I - Dumpster areas to drain to oil/water separator and then to the storm lines.

**Water and Wastewater Items:**

- I - Must loop 8" water line on site.
- I - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- I - Minimum public sewer is 8".

**Roadway Paving Items:**

- I - No dead-end parking allowed without an City approved turnaround.
- I - Drive isles to be 24' wide.
- I - Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- I - Fire lane to be in a platted easement.

**Landscaping:**

- I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

THE SEAL APPEARING ON THIS PLAN IS THE PROPERTY OF THE SURVEYING ENGINEER, M. J. DOUPRAITE & ASSOCIATES, INC. DATE: APRIL 23, 2021.

DOUPRAITE & ASSOCIATES, INC.  
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087  
PHONE: (972)771-4004 FAX: (972)771-4005

SITE PLAN  
ST. BENEDICT'S ANGLICAN CHURCH PROPERTY  
1500 SUNSET HILL DR  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

REVISION: W.L.D.  
CHECKED: G.C.W.  
DRAWN: G.C.W.  
SCALE: 1" = 50' H  
DATE: APRIL 23, 2021  
PROJECT: 2007 SITE PL.  
20



# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**

PLANNING & ZONING CASE NO. SP2021-025

**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</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

**OTHER APPLICATION FEES:**

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

**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.

**PROPERTY INFORMATION [PLEASE PRINT]**

ADDRESS 1500 Sunset Hill

SUBDIVISION \_\_\_\_\_ LOT \_\_\_\_\_ BLOCK \_\_\_\_\_

GENERAL LOCATION North of SH66 on Lakeshore Dr

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

CURRENT ZONING SF-10 w/SUP CURRENT USE House of Worship

PROPOSED ZONING \_\_\_\_\_ PROPOSED USE House of Worship

ACREAGE 7.45 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 St. Benedict's Anglican Church  APPLICANT Doughrate Assoc. Inc.

CONTACT PERSON Michael Vinson CONTACT PERSON Dub Doughrate

ADDRESS 1500 Sunset Hill ADDRESS 2235 Ridge Rd

CITY, STATE & ZIP Rockwall, TX 75087 CITY, STATE & ZIP Rockwall, TX 75087

PHONE 214.600.0779 PHONE 972.742.2210

E-MAIL michael@stbenedictanglican.com E-MAIL wldoughrate@doughrate.com

**NOTARY VERIFICATION [REQUIRED]**

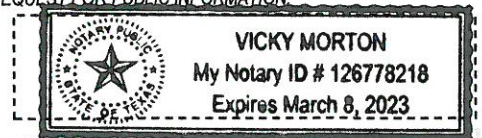
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED W.L. Doughrate II [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 298.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF September, 2021 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."

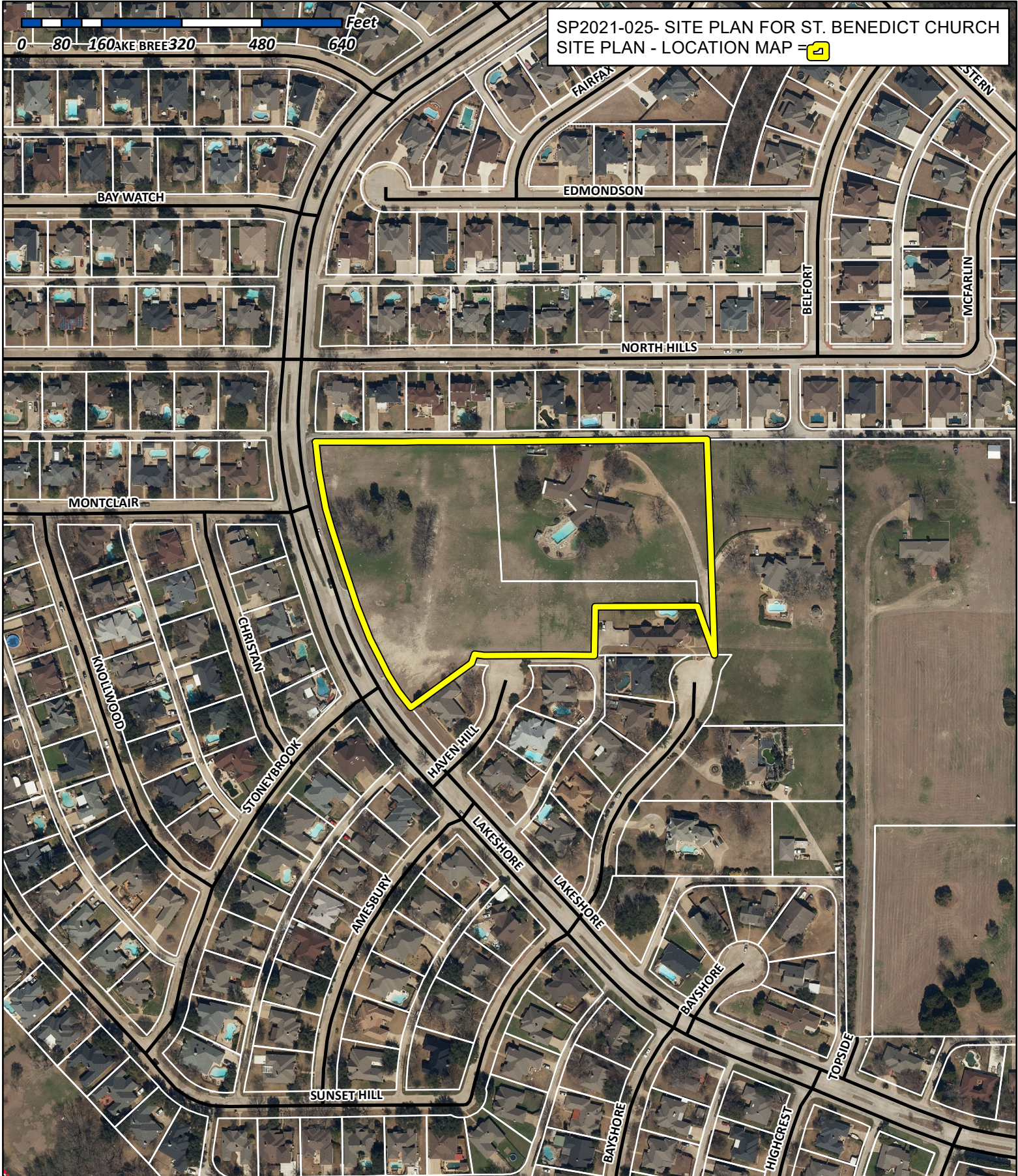
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th DAY OF September, 2021

OWNER'S SIGNATURE W.L. Doughrate II

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Vicky Morton



MY COMMISSION EXPIRES March 8, 2023



SP2021-025- SITE PLAN FOR ST. BENEDICT CHURCH  
 SITE PLAN - LOCATION MAP =



# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (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.



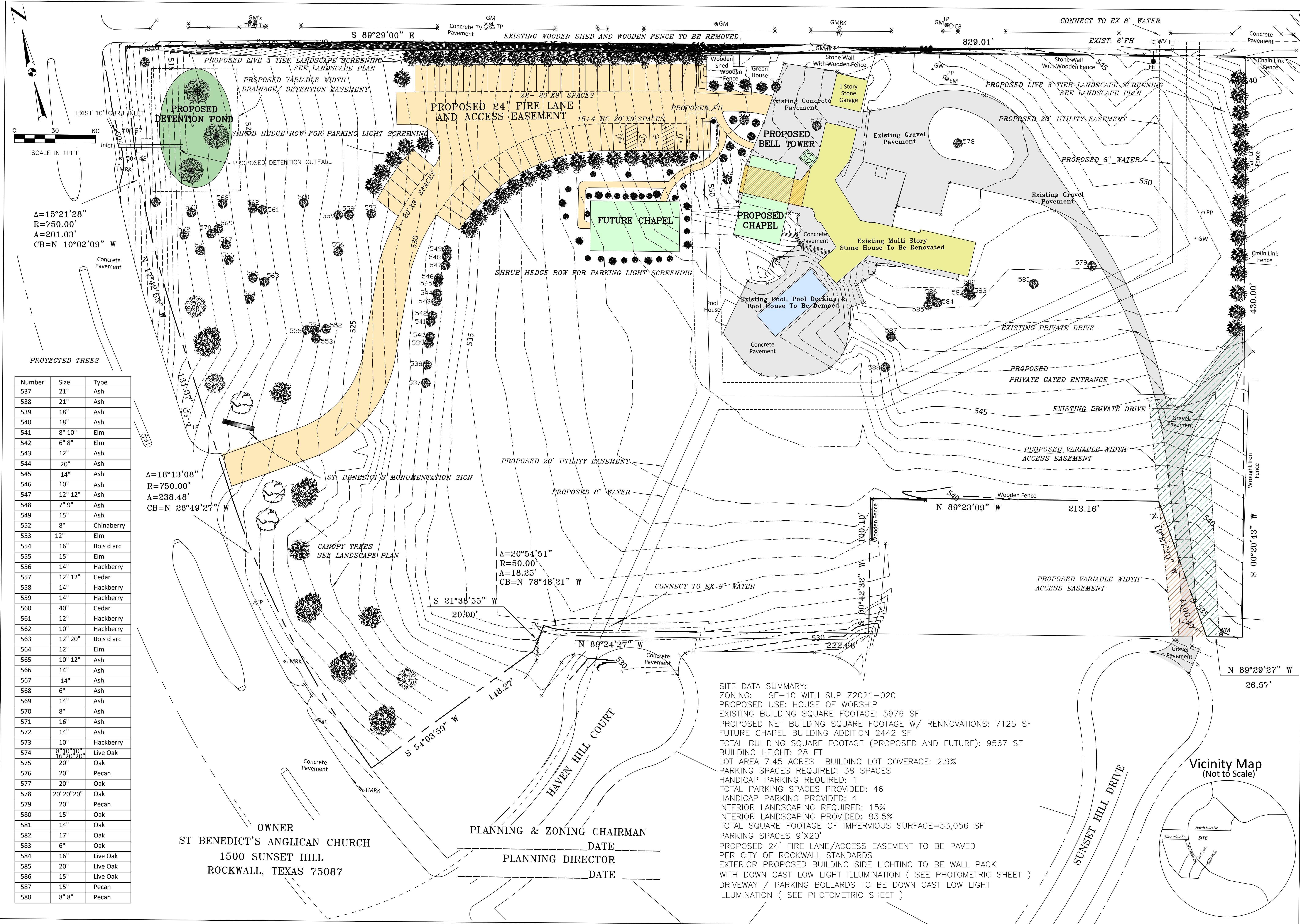


THE SEAL APPEARING ON THIS DRAWING IS THE PROPERTY OF W.L. DOUPHRATE II, TEXAS P.E. NO. 60102, F-886, ON DATE: APRIL 23, 2021.

**DOUPHRATE & ASSOCIATES, INC.**  
 ENGINEERING PROJECT MANAGEMENT SURVEYING  
 2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087  
 PHONE: (972)771-9004 FAX: (972)771-9005

**SITE PLAN**  
**ST. BENEDICT'S ANGLICAN CHURCH PROPERTY**  
 1500 SUNSET HILL DR  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

REVISION
W.L.D.
CHECKED
G.C.W.
DRAWN
SCALE 1"=30' ±
DATE APRIL 23, 2021
2007 SITE PL PROJECT
20



$\Delta=15^{\circ}21'28''$   
 $R=750.00'$   
 $A=201.03'$   
 $CB=N 10^{\circ}02'09'' W$

$\Delta=18^{\circ}13'08''$   
 $R=750.00'$   
 $A=238.48'$   
 $CB=N 26^{\circ}49'27'' W$

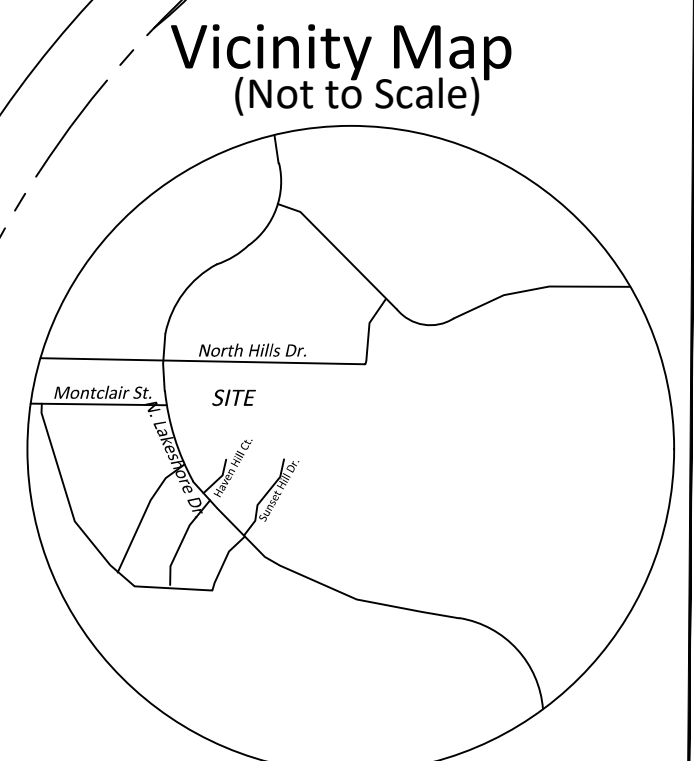
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 $A=18.25'$   
 $CB=N 78^{\circ}48'21'' W$

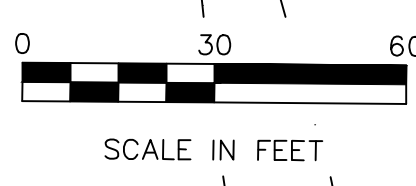
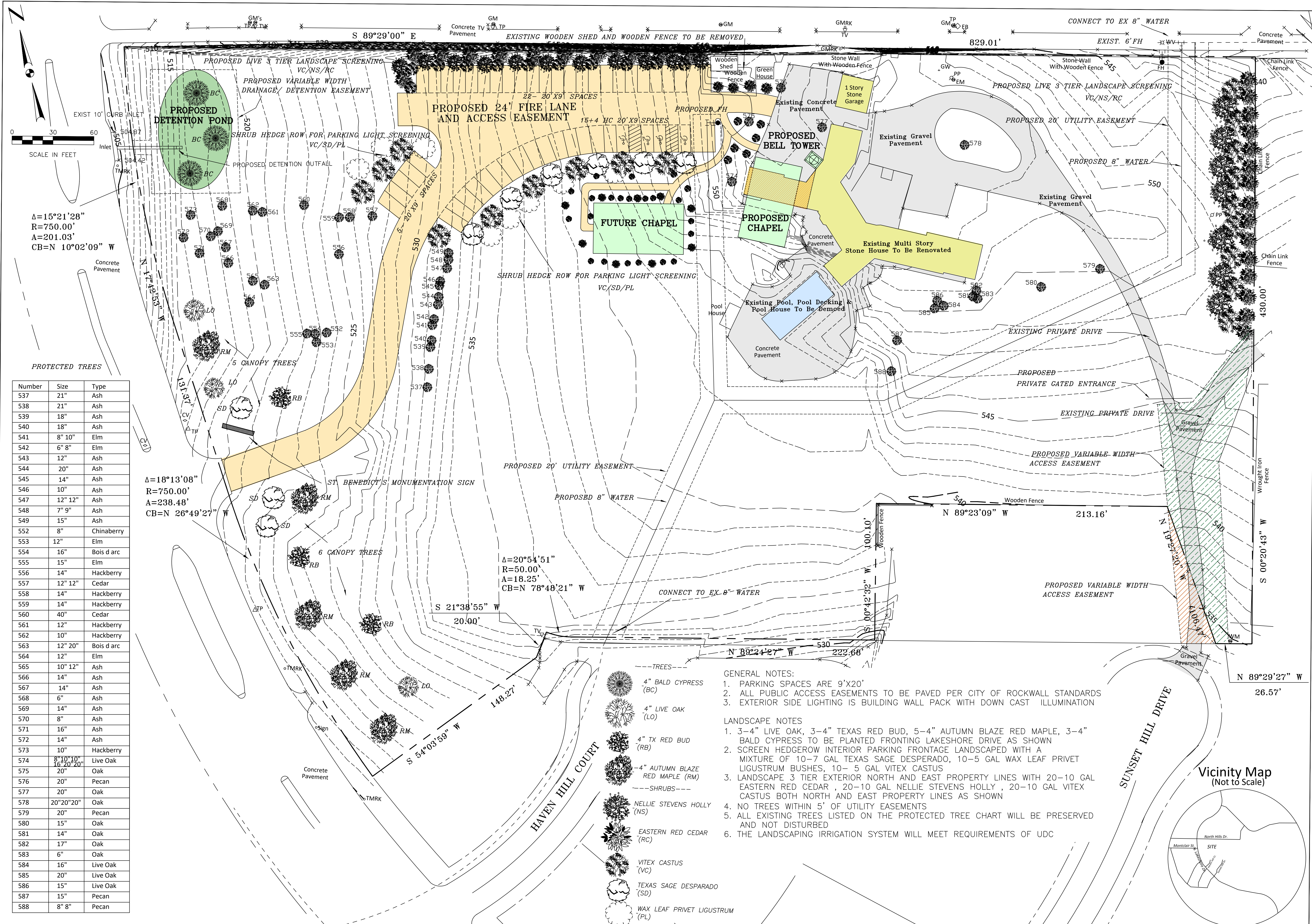
Number	Size	Type
537	21"	Ash
538	21"	Ash
539	18"	Ash
540	18"	Ash
541	8" 10"	Elm
542	6" 8"	Elm
543	12"	Ash
544	20"	Ash
545	14"	Ash
546	10"	Ash
547	12" 12"	Ash
548	7" 9"	Ash
549	15"	Ash
552	8"	Chinaberry
553	12"	Elm
554	16"	Bois d arc
555	15"	Elm
556	14"	Hackberry
557	12" 12"	Cedar
558	14"	Hackberry
559	14"	Hackberry
560	40"	Cedar
561	12"	Hackberry
562	10"	Hackberry
563	12" 20"	Bois d arc
564	12"	Elm
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566	14"	Ash
567	14"	Ash
568	6"	Ash
569	14"	Ash
570	8"	Ash
571	16"	Ash
572	14"	Ash
573	10"	Hackberry
574	8" 10" 10"	Live Oak
575	20"	Oak
576	20"	Pecan
577	20"	Oak
578	20" 20" 20"	Oak
579	20"	Pecan
580	15"	Oak
581	14"	Oak
582	17"	Oak
583	6"	Oak
584	16"	Live Oak
585	20"	Live Oak
586	15"	Live Oak
587	15"	Pecan
588	8" 8"	Pecan

**SITE DATA SUMMARY:**  
 ZONING: SF-10 WITH SUP Z2021-020  
 PROPOSED USE: HOUSE OF WORSHIP  
 EXISTING BUILDING SQUARE FOOTAGE: 5976 SF  
 PROPOSED NET BUILDING SQUARE FOOTAGE W/ RENNOVATIONS: 7125 SF  
 FUTURE CHAPEL BUILDING ADDITION 2442 SF  
 TOTAL BUILDING SQUARE FOOTAGE (PROPOSED AND FUTURE): 9567 SF  
 BUILDING HEIGHT: 28 FT  
 LOT AREA 7.45 ACRES BUILDING LOT COVERAGE: 2.9%  
 PARKING SPACES REQUIRED: 38 SPACES  
 HANDICAP PARKING REQUIRED: 1  
 TOTAL PARKING SPACES PROVIDED: 46  
 HANDICAP PARKING PROVIDED: 4  
 INTERIOR LANDSCAPING REQUIRED: 15%  
 INTERIOR LANDSCAPING PROVIDED: 83.5%  
 TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE=53,056 SF  
 PARKING SPACES 9'X20'  
 PROPOSED 24' FIRE LANE/ACCESS EASEMENT TO BE PAVED PER CITY OF ROCKWALL STANDARDS  
 EXTERIOR PROPOSED BUILDING SIDE LIGHTING TO BE WALL PACK WITH DOWN CAST LOW LIGHT ILLUMINATION ( SEE PHOTOMETRIC SHEET )  
 DRIVEWAY / PARKING BOLLARDS TO BE DOWN CAST LOW LIGHT ILLUMINATION ( SEE PHOTOMETRIC SHEET )

OWNER  
**ST BENEDICT'S ANGLICAN CHURCH**  
 1500 SUNSET HILL  
 ROCKWALL, TEXAS 75087

PLANNING & ZONING CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_  
 PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_





$\Delta=15^{\circ}21'28''$   
 $R=750.00'$   
 $A=201.03'$   
 $CB=N 10^{\circ}02'09'' W$

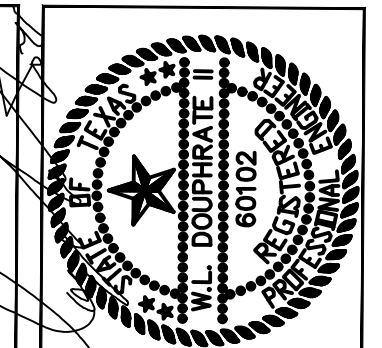
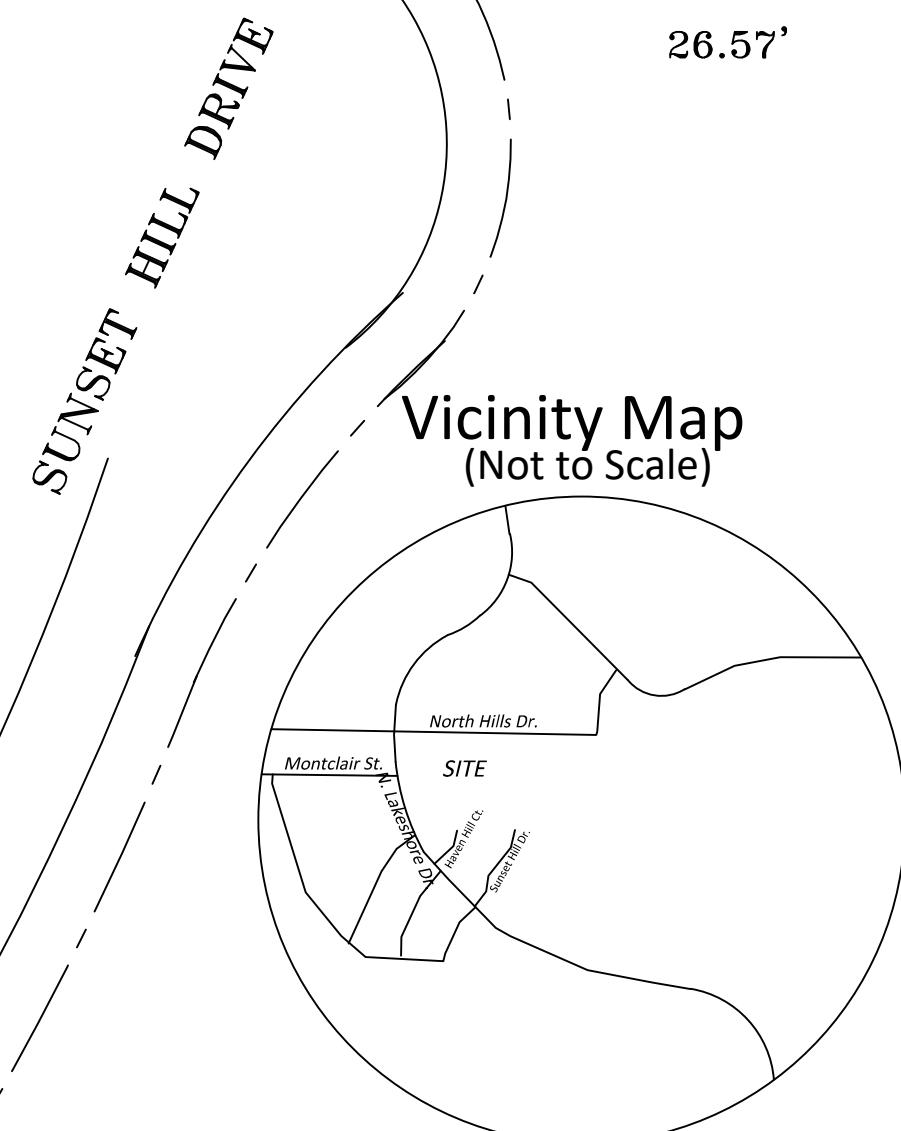
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584	16"	Live Oak
585	20"	Live Oak
586	15"	Live Oak
587	15"	Pecan
588	8" 8"	Pecan

- TREES ---
- 4" BALD CYPRESS (BC)
- 4" LIVE OAK (LO)
- 4" TX RED BUD (RB)
- 4" AUTUMN BLAZE RED MAPLE (RM)
- SHRUBS ---
- NELLIE STEVENS HOLLY (NS)
- EASTERN RED CEDAR (RC)
- VITEX CASTUS (VC)
- TEXAS SAGE DESPARADO (SD)
- WAX LEAF PRIVET LIGUSTRUM (PL)

- GENERAL NOTES:
1. PARKING SPACES ARE 9'X20'
  2. ALL PUBLIC ACCESS EASEMENTS TO BE PAVED PER CITY OF ROCKWALL STANDARDS
  3. EXTERIOR SIDE LIGHTING IS BUILDING WALL PACK WITH DOWN CAST ILLUMINATION
- LANDSCAPE NOTES
1. 3-4" LIVE OAK, 3-4" TEXAS RED BUD, 5-4" AUTUMN BLAZE RED MAPLE, 3-4" BALD CYPRESS TO BE PLANTED FRONTING LAKESHORE DRIVE AS SHOWN
  2. SCREEN HEDGEROW INTERIOR PARKING FRONTAGE LANDSCAPED WITH A MIXTURE OF 10-7 GAL TEXAS SAGE DESPERADO, 10-5 GAL WAX LEAF PRIVET LIGUSTRUM BUSHES, 10- 5 GAL VITEX CASTUS
  3. LANDSCAPE 3 TIER EXTERIOR NORTH AND EAST PROPERTY LINES WITH 20-10 GAL EASTERN RED CEDAR , 20-10 GAL NELLIE STEVENS HOLLY , 20-10 GAL VITEX CASTUS BOTH NORTH AND EAST PROPERTY LINES AS SHOWN
  4. NO TREES WITHIN 5' OF UTILITY EASEMENTS
  5. ALL EXISTING TREES LISTED ON THE PROTECTED TREE CHART WILL BE PRESERVED AND NOT DISTURBED
  6. THE LANDSCAPING IRRIGATION SYSTEM WILL MEET REQUIREMENTS OF UDC



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II, TEXAS P.E. NO. 60102, F-586, ON DATE: APRIL 23, 2021.

**DOUPHRATE & ASSOCIATES, INC.**  
 ENGINEERING PROJECT MANAGEMENT SURVEYING  
 2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087  
 PHONE: (972)771-9004 FAX: (972)771-9005

**LANDSCAPING PLAN**  
**ST. BENEDICT'S ANGLICAN CHURCH PROPERTY**  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

REVISION	W.L.D.
CHECKED	G.C.W.
DRAWN	
SCALE	1" = 30' H 1" = 50' V
DATE	APRIL 23, 2021
PROJECT	2007 SITE PL
	20





# PROJECT COMMENTS



CITY OF ROCKWALL  
385 S. GOLIAD STREET  
ROCKWALL, TEXAS 75087  
PHONE: (972) 771-7700

DATE: 9/24/2021

PROJECT NUMBER: SP2021-026  
PROJECT NAME: Site Plan for Medical Office  
SITE ADDRESS/LOCATIONS: 505 LA JOLLA POINTE DR

CASE MANAGER: Henry Lee  
CASE MANAGER PHONE: 972.772.6434  
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	09/22/2021	Needs Review

09/22/2021: SP2021-026; Site Plan for Medical Office

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for a Medical Office building on a 0.688-acre parcel of land identified as Lot 1, Block D, La Jolla Pointe Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 505 Ridge Road [FM-740].

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6488 or email hlee@rockwall.com.

M.3 For reference, include the case number (SP2021-026) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the Commercial (C) District standards, the Scenic Overlay (SOV) District standards, and the Development Standards of Article V, that are applicable to the subject property.

M.5 Provide the mandatory physical material sample board before 9/28 at 5pm.

M.6 The standard signature block with signature space for the Planning & Zoning Chairman and Planning Director shall be on each page of the plans. They are currently missing from the elevations. (Subsection 03.04. A, of Article 11)

M.7 Site Plan:

1. Indicate the distance between the north-east property line and the proposed building. (Subsection 03.04.B, of Article 11)
2. Indicate all wall lengths of the proposed building on the site. (Subsection 03.04.B, of Article 11)
3. Indicate all building setbacks adjacent to right-of-way. (Subsection 03.04.B, of Article 11)
4. Indicate the centerlines for La Jolla Pointe and Ridge Road. (Subsection 03.04.B, of Article 11)
5. Indicate the dimension of a typical parking space. (Subsection 05.03, of Article 06)
6. Any proposed signage will be covered at building permit. (Subsection 06.02.F, of Article 05)
7. Indicate if there are any existing or proposed fencing. (Subsection 08.02.F, of Article 08)

8. Indicate if there are any proposed roof mounted or pad/ground mounted utility equipment and their subsequent screening. (Subsection 01.05.C, of Article 05)
9. Indicate if there is a dumpster on site or if one is to be constructed. If one is to be added to the site it must be indicated; this must include the mandatory screening as well. (Subsection 01.05, B. of Article 05)
10. La Jolla Pointe Drive is identified as a Minor Collector on the Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan. The minimum spacing requirements for driveways along collector streets are 100-feet. Currently, the site plan shows the driveways are ~79.2083-feet. This will require a variance from the Planning and Zoning Commission (Engineering's Departments Standards of Design and Construction Manual).

M.8 Landscape Plan:

1. All canopy trees must be at least 4 caliper inches and shrubs must be at least 5 gallons. (Subsection 05.03.B, of Article 08)
2. The subject property is located in the Scenic Overlay (SOV) District and must meet the overlay district standards. In this case per 100 linear feet there must be 2 canopy trees and 4 accent trees. Therefore, along Ridge Road there needs to be 3 canopy trees and 6 accent trees. Along La Jolla Pointe there must be 6 canopy and 12 accent trees. Within the landscape buffer there must also be a berm with shrubs, which should be indicated on the landscape plan. (Subsection 05.01, of Article 08)
3. Confirm with our Engineering Department to ensure that all trees are planted away from any public utilities. (Subsection 05.01, of Article 08)
4. All parking should be within 80-feet of a canopy tree (Subsection 05.03, E. of Article 09). Please provide an exhibit demonstrating conformance to this requirement.

M.9 Photometric Plan:

1. Clarify if the only exterior lighting for the subject property will be the light pole. Any other parking lighting or lighting for the building must be indicated on the photometric plan; cutsheets must also be provided. (Subsection 03.03, of Article 07)

M.10 Building Elevations:

1. Indicate the surface area (square feet) of each façade and the percentage and square footage of each material used on that façade. (Subsection 06.02.C, of Article 11)
2. Indicate the color of the roof. The standing seam metal roof should be factory-treated, with a non-metallic matte finish. (Subsection 04.01, of Article 05)
3. Please indicate the total height of the proposed building. (Subsection 07.03, of Article 05)
4. The east and west facades do not meet the horizontal articulation standards, which require a variance. With each variance two (2) compensatory measures must be provided.
5. The Scenic Overlay (SOV) District requires a minimum of 20% natural stone. The proposed Echelon "Waco Natural" Enduramax Morency Stone is a cultured stone product and will require a variance to the building material requirements. In addition, this will have to be approved by the Architectural Review Board (ARB). [Subsection 06.02(C)]

I.11 Please notify staff if any variances/exceptions are being requested and that all comments will be addressed. At this time the proposed site plan has a variance for the horizontal articulation, building materials, and driveway spacing requirements, which will require six (6) compensatory measures. Staff will require a letter outlining the variance and the proposed compensatory measures. If none are being requested then please make the required changes.

I.12 Please note that failure to address all comments provided by staff by 3:00 PM on October 5, 2021 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.13 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on October 5, 2021; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the October 12, 2021 Planning & Zoning Meeting.

I.14 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on September 28, 2021.
- 2) Planning & Zoning meeting/public hearing meeting will be held on October 12, 2021.

I.15 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	09/23/2021	Needs Review

09/23/2021: M - 2' clear overhang for 18' deep parking spaces.

M - No trees within 5' of utilities.

M - No structures, (including AC units, building overhangs, etc.) allowed in easements.

M - Parking spaces facing the building must be 20'x9' min.

M - Driveway spacing to be 200' from Ridge Road and 100' spacing after that.

The following items are informational for the engineering design phase.

General Items:

I - Must meet City Standards of Design and Construction

I - 4% Engineering Inspection Fees

I - Impact Fees (Water, Wastewater & Roadway)

I - Minimum easement width is 20' for new easements. No structures including walls allowed in easements.

I - Retaining walls 3' and over must be engineered.

I - All retaining walls must be rock or stone face. No smooth concrete walls.

I - 10-ft U.E. on all ROW frontage

I - 30'x30' ROW clip at FM 740.

Drainage Items:

I - Dumpster areas to drain to oil/water separator and then to the storm lines.

Water and Wastewater Items:

I - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)

I - Minimum public sewer is 8".

Roadway Paving Items:

I - Parking to be 20'x9' facing the building or nose-to-nose.

I - No dead-end parking allowed without an City approved turnaround.

I - Drive isles to be 24' wide.

I - Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.

I - Fire lane to be in a platted easement.

Landscaping:

I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.

I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Ryan Miller	09/24/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	09/22/2021	Needs Review

09/22/2021: Show location of proposed/existing fire hydrant(s). Hose coverage shall be within 250-ft to all portions of the exterior building walls from a fire hydrant.

Show proposed location for the Fire Department Connection (FDC) for the fire sprinkler system. It shall be within 100-ft of a fire hydrant and facing a fire lane.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	09/20/2021	Approved w/ Comments

09/20/2021: Assigned address will be: \*505 LA JOLLA POINTE DR, ROCKWALL, TX 75087\*

---

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	09/24/2021	N/A

---

No Comments

---

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	09/20/2021	Approved w/ Comments

---

09/20/2021: To be fully approved please submit the following;

1. Landscape plans should show required versus proposed for parking and site, not just frontage.
2. The trees being saved; what time of Elm (Cedar, American, Siberian) also need the health of the trees to be counted towards required.

**General Items:**

- I - Must meet City Standards of Design and Construction
- I - 4% Engineering Inspection Fees
- I - Impact Fees (Water, Wastewater & Roadway)
- I - Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- I - Retaining walls 3' and over must be engineered.
- I - All retaining walls must be rock or stone face. No smooth concrete walls.
- I - 10-ft U.E. on all ROW frontage
- I - 30'x30' ROW clip at FM 740.

**Drainage Items:**

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**Water and Wastewater Items:**

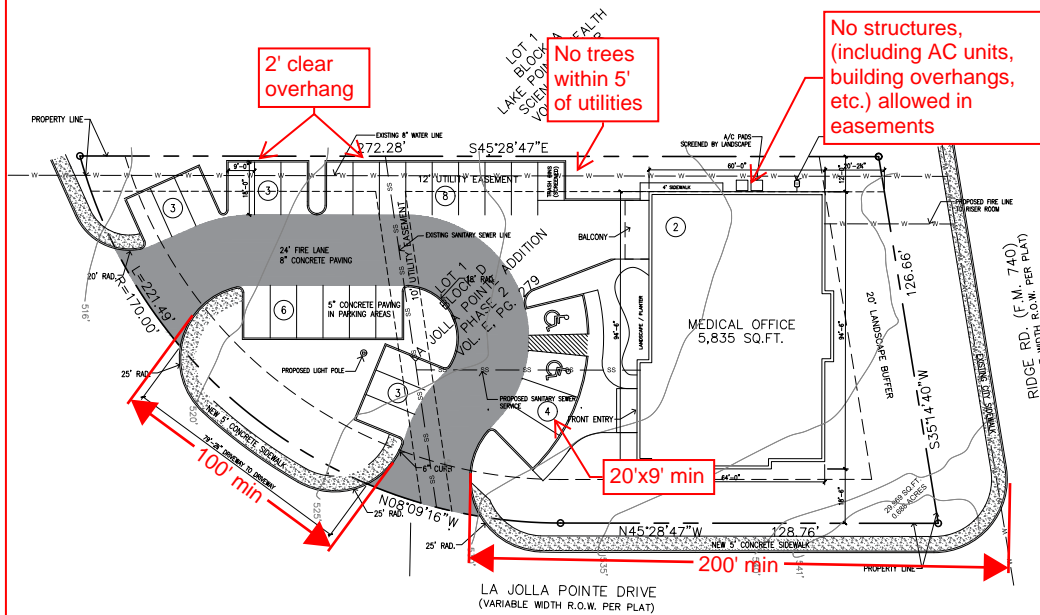
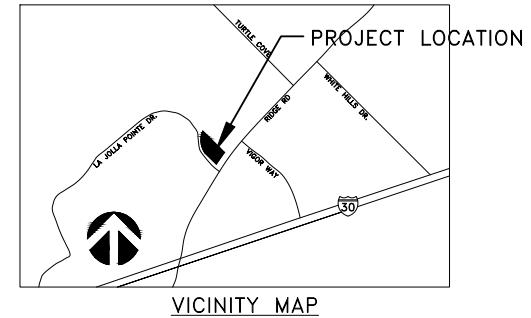
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SITE SUMMARY - COMMERCIAL ZONING	
DESCRIPTION	LOT PERCENTAGE
LOT	29,969 SF 100 %
IMPERVIOUS	17,152 SF 57%
MEDICAL BUILDING	5,835 SF 19%
PAVEMENT AREA	11,317 SF 38%
PERVIOUS	12,168 SF 41%
SIDEWALK AREA	649 SF 2%
MAX. BUILDING HEIGHT PROPOSED	35'-8"
PARKING REQUIREMENTS	
MEDICAL OFFICE (1:200 S.F.)	5,835 SF
PARKING PROVIDED	29
PARKING REQ'D	29

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 AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_ DAY OF \_\_\_\_\_,

WITNESS OUR HANDS, THIS \_\_\_ DAY OF \_\_\_\_\_,

PLANNING AND ZONING COMMISSION      DIRECTOR OF PLANNING AND ZONING

OWNER:  
DR. STAN TOLKACHJOV  
(901)412-2767  
4024 MARBLE HILL RD.  
FRISCO, TEXAS 75034



ARCHITECT/PLANNER:  
ARCHITECTONICS TEXAS, LLC  
ROSS RAMSAY  
(469)974-8889  
2235 RIDGE RD. STE 201  
ROCKWALL, TEXAS 75087



ARCHITECTONICS TEXAS, LLC  
ARCHITECTURE - MANAGEMENT  
2235 RIDGE RD. STE. 200  
ROCKWALL, TEXAS 75087



DATE	REVISIONS
	DESCRIPTION

PROJECT NAME AND ADDRESS:  
DR. TOLKACHJOV  
EPIPHANY  
LOT 1 BLOCK D  
LA JOLLA POINTE ADDITION

PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	9/17/2021
SCALE	
SHEET No.	of

DRAWING NAME:

**REQUIRED TREES (frontage)**

A. STREET TREES  
 1 TREE FOR EVERY 50 LF. OF FRONTAGE  
 FRONTAGE LENGTH : 476.91' / 50' = 9.5  
 9 TREES REQUIRED  
 (4) TREES EXISTING - 10"/6"/6" HACKBERRY, 10" ELM, (2) 8" ELM

**TREE DESIGNATION KEY**

SYMBOL	DESCRIPTION	MITIGATION RATIO
P	PROTECTED	(1:1)
NP	NON-PROTECTED	(.5:1)

CIRCLED TREES TO BE REMOVED AND REPLACED

**MITIGATION CALCULATION\***

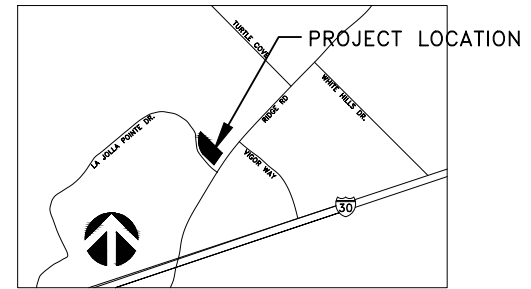
PROTECTED TREES :	20" X 1	= 20"
NON-PROTECTED TREES	20" X .5	= 10"
TREE REPLACEMENT (*)		= 30"

TOTAL TREE REPLACEMENT = 30"

NOTE: IRRIGATION DESIGN TO MEET REQUIREMENTS OF UNIFIED DEVELOPMENT CODE

\*APPLIES TO TREES CIRCLED ON PLAN

NOTE: NO TREES TO BE PLANTED WITHIN 5'-0" OF ANY PUBLIC WATER OR SEWER UTILITY.



VICINITY MAP

No trees within 5' of utilities

**PLANT SCHEDULE**

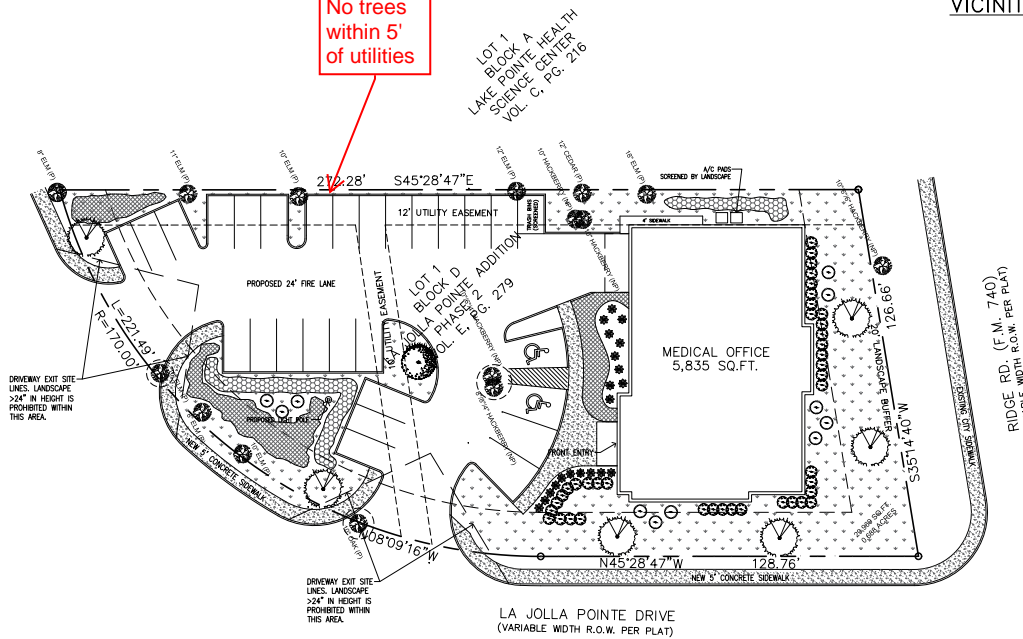
	QTY. -	SIZE -	TYPE Annuals	SPACING 6"-12"
	QTY. 11	SIZE #3	TYPE Cenizo ( <i>Leucophyllum frutescens compacta</i> )	SPACING > 30"
	QTY. 40	SIZE #3	TYPE St. Johnswort ( <i>Hypericum</i> )	SPACING > 24"
	QTY. -	SIZE #3	TYPE Dwarf Burford ( <i>Ilex cornuta 'Burfordi' nana</i> )	SPACING > 24"

**TREE SCHEDULE**

	QTY. 6	SIZE 4.0 inches	TYPE RED OAK ( <i>Quercus falcata</i> )	SPACING > 15'-0"
	QTY. 1	SIZE 4.0 inches	TYPE Sweet Gum ( <i>Liquidambar styraciflua</i> )	SPACING -
	EXISTING TO REMAIN			
	TO BE MITIGATED			

**GROUND COVER**

	BERMUDA GRASS ( <i>Cynodon dactylon</i> )
	ASIAN JASMINE ( <i>Trachelospermum asiaticum</i> )



LA JOLLA POINTE DRIVE (VARIABLE WIDTH R.O.W. PER PLAT)

SITE SUMMARY - COMMERCIAL ZONING	
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PARKING REQ'D	29

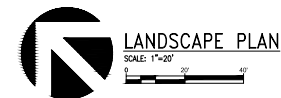
**APPROVED:**

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WITNESS OUR HANDS, THIS \_\_\_ DAY OF \_\_\_, 2021.

PLANNING AND ZONING COMMISSION DIRECTOR OF PLANNING AND ZONING

OWNER:  
 DR. STAN TOLKACHJOV  
 (901)412-2767  
 4024 MARBLE HILL RD.  
 FRISCO, TEXAS 75034



ARCHITECT/PLANNER:  
 ARCHITECTONICS TEXAS, LLC  
 ROSS RAMSAY  
 (469)974-8888  
 2235 RIDGE RD. STE 201  
 ROCKWALL, TEXAS 75087



ARCHITECTONICS TEXAS, LLC  
 ARCHITECTURE - MANAGEMENT  
 2235 RIDGE RD. STE. 200  
 ROCKWALL, TEXAS 75087



DATE	
REVISIONS	
DESCRIPTION	
BY	

PROJECT NAME AND ADDRESS:  
 DR. TOLKACHJOV  
 EPIPHANY  
 LOT 1 BLOCK D  
 LA JOLLA POINTE ADDITION

PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	9/17/2021
SCALE	
SHEET No.	of

DRAWING NAME:



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2021-020

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</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

### 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.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2510 Ridge Rd.

SUBDIVISION La Jolla Pointe Addition

LOT 1 BLOCK D

GENERAL LOCATION NW corner of La Jolla and Ridge Rd.

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

CURRENT ZONING Commercial

CURRENT USE Undeveloped

PROPOSED ZONING Commercial

PROPOSED USE Medical

ACREAGE .68

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

Architectonics Texas, LLC

CONTACT PERSON Dr. Stan Tolkachjov

CONTACT PERSON Steven Reyes

ADDRESS 4024 Marble Hill Rd.

ADDRESS 2235 Ridge Rd.

CITY, STATE & ZIP Frisco, TX 75034

CITY, STATE & ZIP Rockwall, Texas 75087

PHONE 9014122767

PHONE 9723451684

E-MAIL stan.tolkachjov@epiphanydermatology.com

E-MAIL steven.reyes583@gmail.com

## NOTARY VERIFICATION [REQUIRED]

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

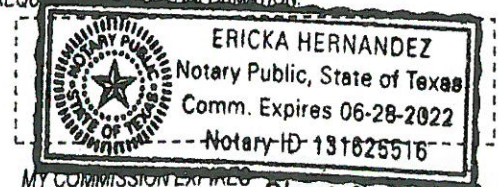
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT AND THE APPLICATION FEE OF \$ 210 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF September, 2021. BY SIGNING THIS APPLICATION, 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 17 DAY OF September, 2021


OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*[Handwritten Signature]*  
*[Handwritten Signature]*





SP2021-026- SITE PLAN FOR MEDICAL OFFICE  
AT 2510 RIDGE ROAD  
SITE PLAN - LOCATION MAP = 



# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(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.









**ARCHITECTONICS TEXAS, LLC**  
 ARCHITECTURE - MANAGEMENT  
 2235 RIDGE RD., STE. 200  
 ROCKWALL, TEXAS 75087



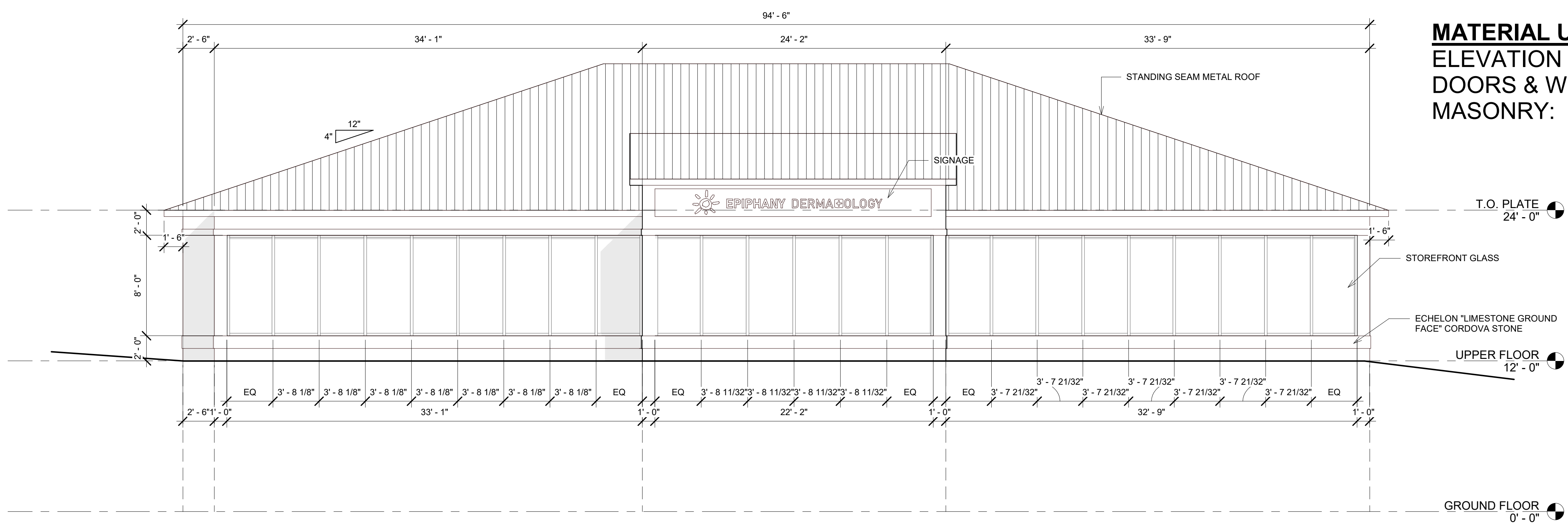
NO.	REVISIONS	DATE

PROJECT NAME AND ADDRESS:  
**DR. TOLKACHUOV  
 MEDICAL BUILDING**  
 LOT 1 BLOCK D  
 LA JOLLA POINTE ADDITION

PROJECT No.	-
DRAWN BY	Author
CHECKED BY	Checker
DATE	04/28/2021
SCALE	3/16" = 1'-0"
SHEET NO.	of

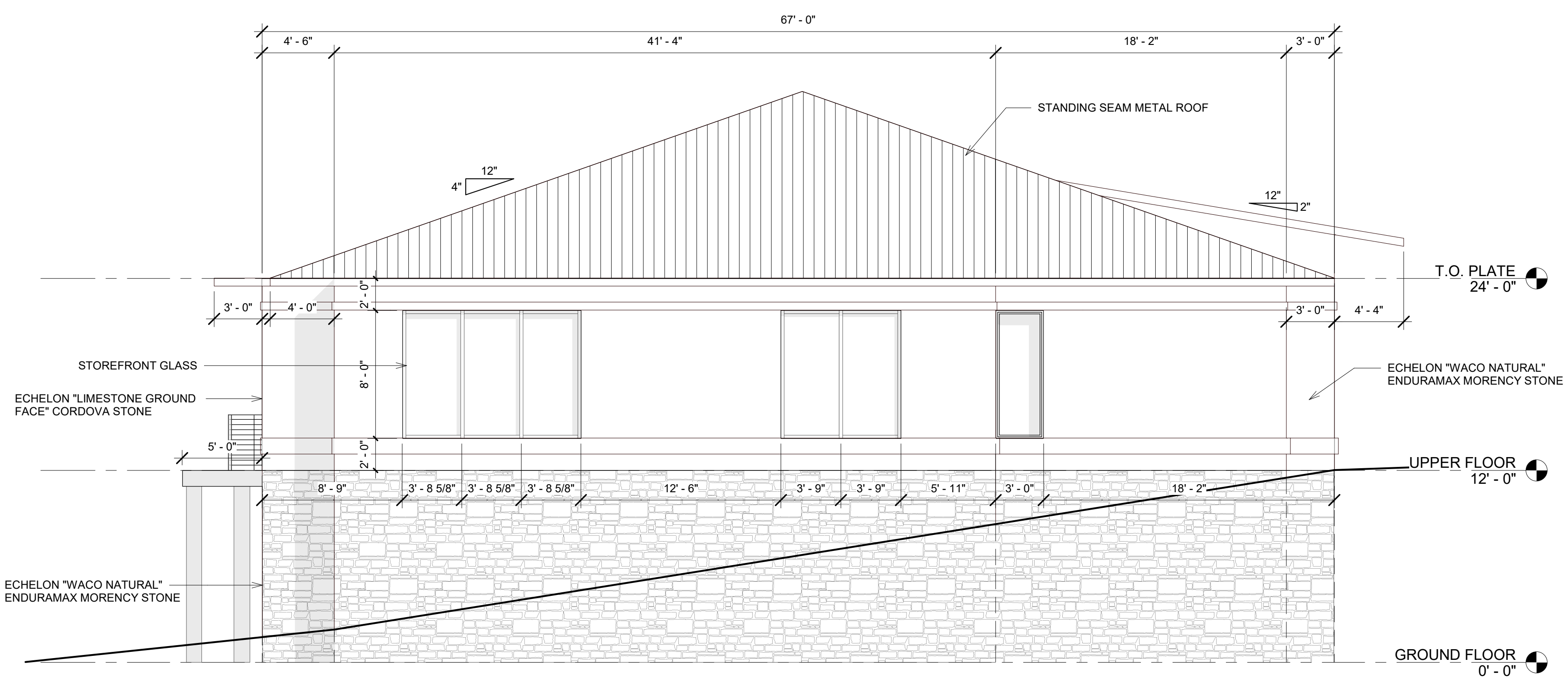
DRAWING NAME:  
**ELEVATIONS -  
 N & E**

**A2.0**



**MATERIAL USAGE (%)**  
 ELEVATION AREA: 1147.12 SF  
 DOORS & WINDOWS: 702.67 SF 61.3%  
 MASONRY: 444.45 SF 38.7%

③ EAST ELEVATION  
 3/16" = 1'-0"

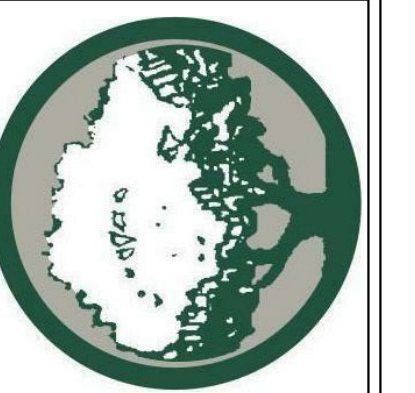


**MATERIAL USAGE (%)**  
 ELEVATION AREA: 1169.32 SF  
 DOORS & WINDOWS: 171.95 SF 14.8%  
 MASONRY: 997.37 SF 85.2%

④ SOUTH ELEVATION  
 3/16" = 1'-0"



**ARCHITECTONICS TEXAS, LLC**  
 ARCHITECTURE - MANAGEMENT  
 2235 RIDGE RD., STE. 200  
 ROCKWALL, TEXAS 75087



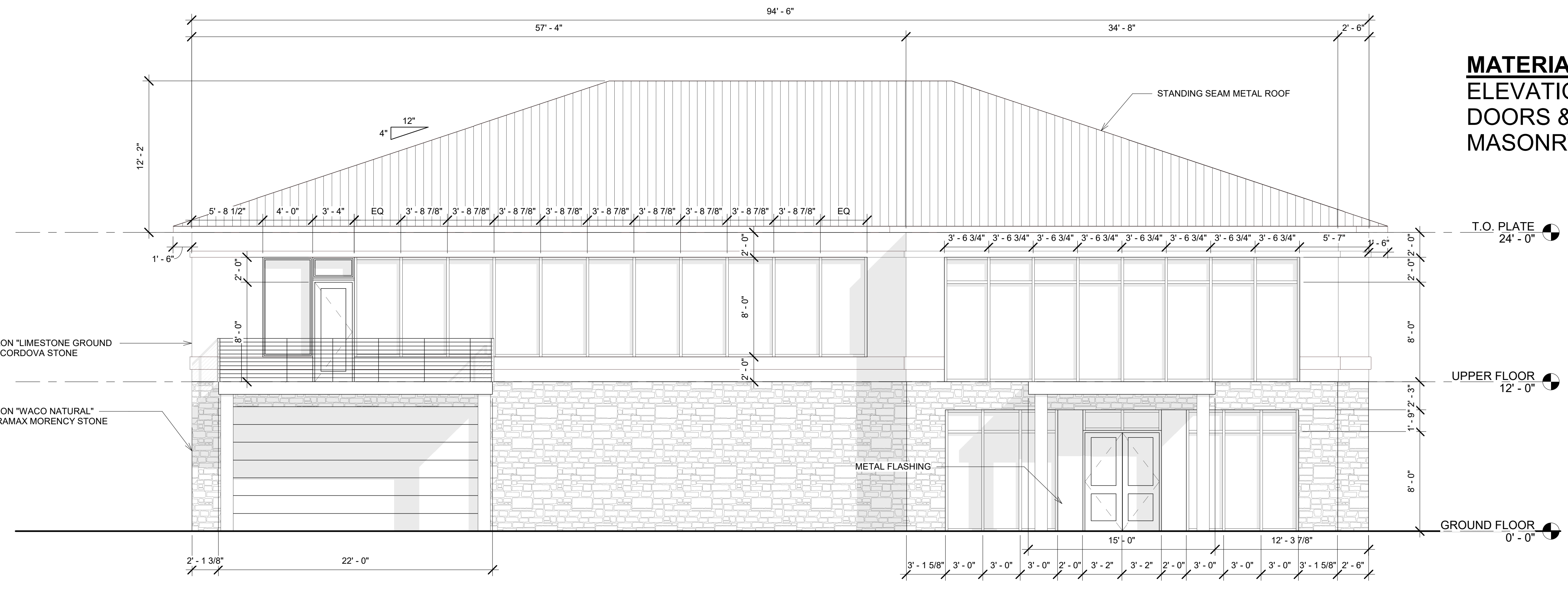
NO.	REVISIONS	DATE

PROJECT NAME AND ADDRESS:  
**DR. TOLKACHUOV  
 MEDICAL BUILDING**  
 LOT 1 BLOCK D  
 LA JOLLA POINTE ADDITION

PROJECT No.	
DRAWN BY	Author
CHECKED BY	Checker
DATE	04/28/2021
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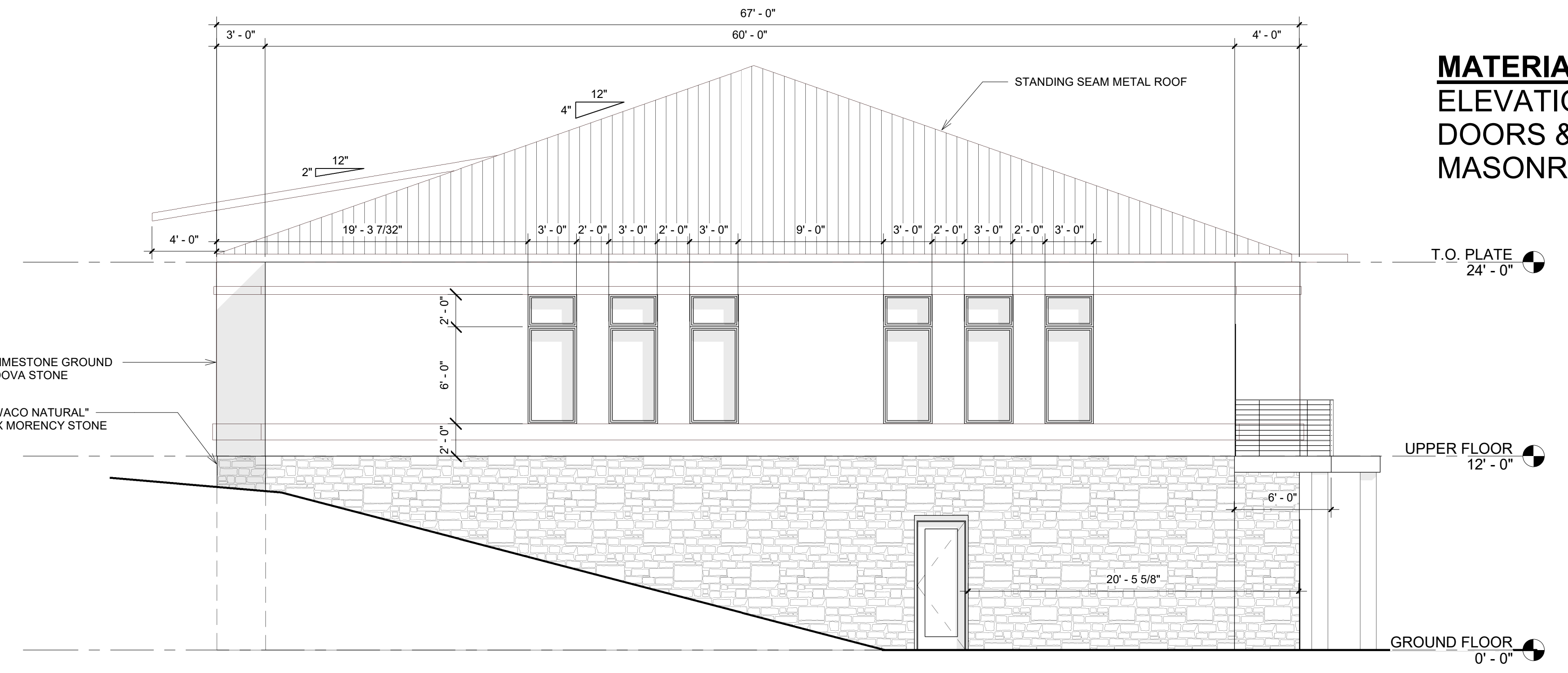
DRAWING NAME:  
**ELEVATIONS -  
 S & W**

**A2.1**



**MATERIAL USAGE (%)**  
 ELEVATION AREA: 2268.25 SF  
 DOORS & WINDOWS: 1152.58 SF 50%  
 MASONRY: 1115.67 SF 50%

③ WEST ELEVATION  
 3/16" = 1'-0"



**MATERIAL USAGE (%)**  
 ELEVATION AREA: 1429.19 SF  
 DOORS & WINDOWS: 169.9 SF 11.9%  
 MASONRY: 1260.19 SF 88.1%

④ NORTH ELEVATION  
 3/16" = 1'-0"



VIEW FROM PARKING LOT, WESTERN FACADE



VIEW VISIBLE FROM RIDGE RD, EASTERN FACADE



ECHELON "LIMESTONE GROUND FACE" CORDOVA STONE



ECHELON "WACO NATURAL" ENDURAMAX MORENCY STONE

PROPERTY INFO  
2510 RIDGE RD  
LA JOLLA POINTE ADDITION LOT 1 BLOCK D  
ROCKWALL, TX 75087

OWNER  
DR STAN TOLKACHJOV  
4024 MARBLE HILL RD  
FRISCO TX 75034

ARCHITECT  
ARCHITECTONICS TEXAS, LLC  
2235 RIDGE RD  
ROCKWALL TX 75087

**REQUIRED TREES (frontage)**

A. STREET TREES  
 1 TREE FOR EVERY 50 L.F. OF FRONTAGE  
 FRONTAGE LENGTH : 476.91' / 50' = 9.5  
 9 TREES REQUIRED  
 (4) TREES EXISTING - 10"/6"/6" HACKBERRY, 10" ELM, (2) 8" ELM

**TREE DESIGNATION KEY**

SYMBOL	DESCRIPTION	MITIGATION RATIO
P	PROTECTED	(1:1)
NP	NON-PROTECTED	(.5:1)

CIRCLED TREES TO BE REMOVED AND REPLACED

**MITIGATION CALCULATION\***

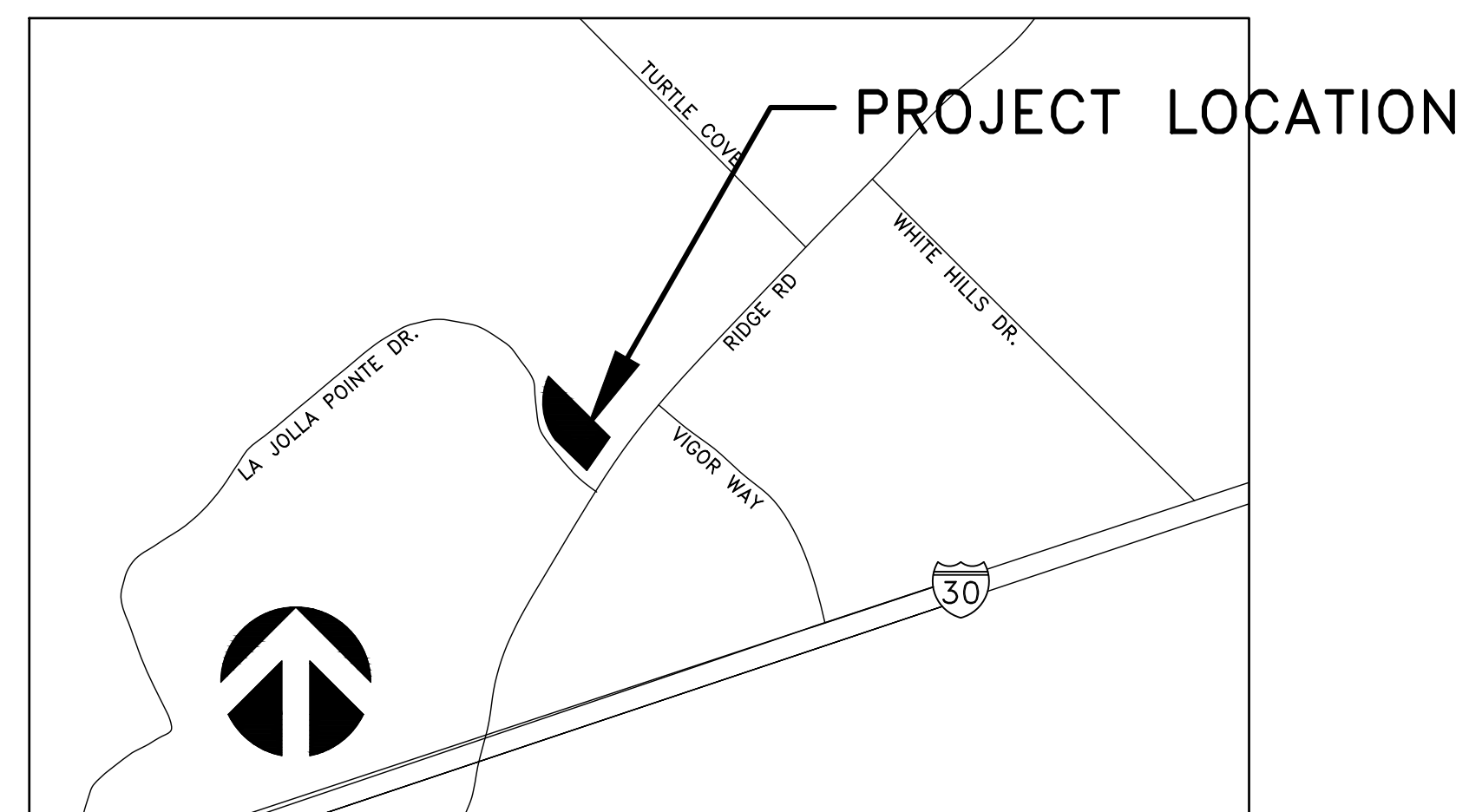
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\*APPLIES TO TREES CIRCLED ON PLAN

NOTE: NO TREES TO BE PLANTED WITHIN 5'-0" OF ANY PUBLIC WATER OR SEWER UTILITY.



VICINITY MAP

**PLANT SCHEDULE**

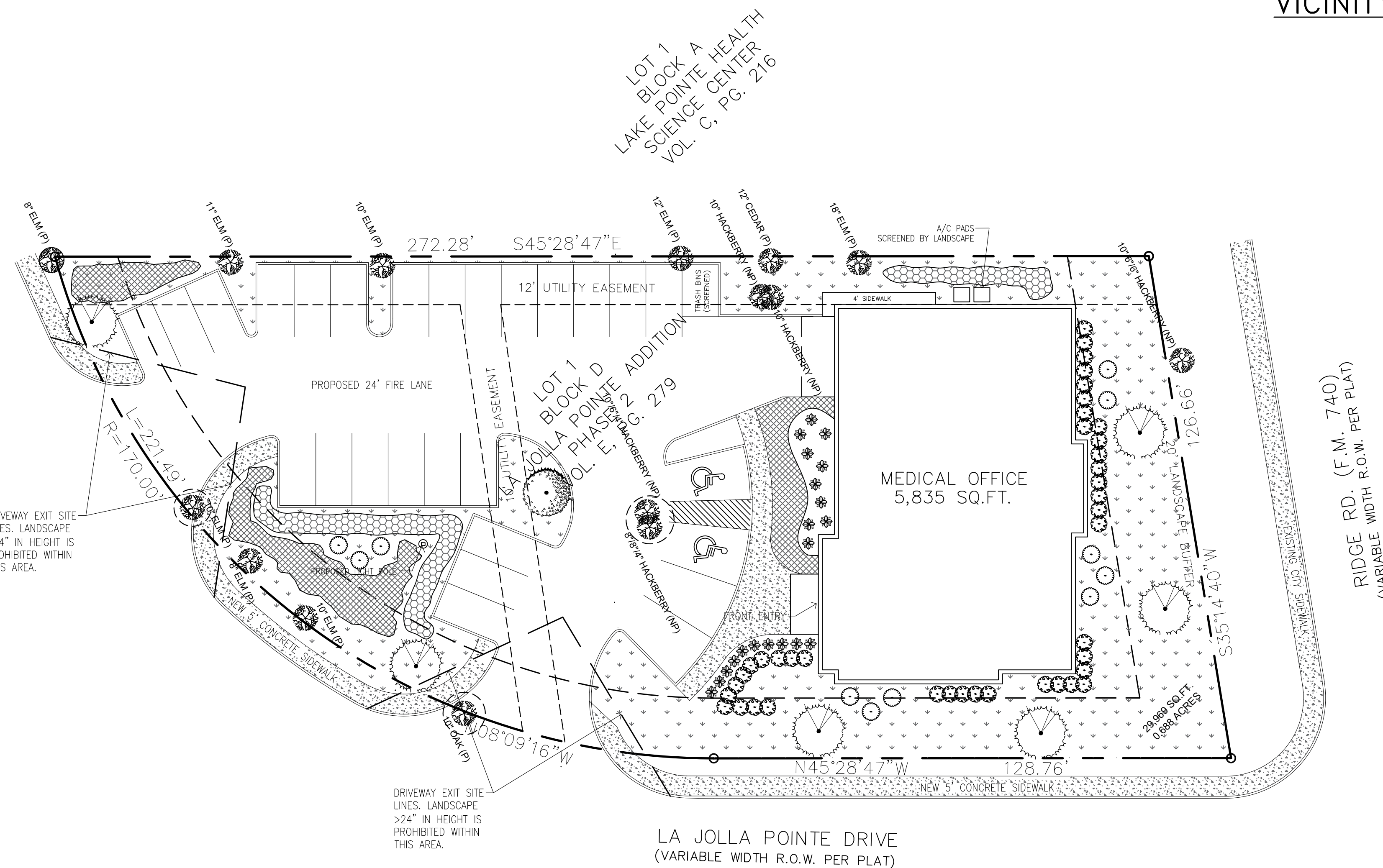
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	QTY. 11	SIZE #3	TYPE Cenizo ( <i>Leucophyllum frutescens compacta</i> )	SPACING > 30"
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	QTY. -	SIZE #3	TYPE Dwarf Burford ( <i>Ilex cornuta 'Burfordi' nana</i> )	SPACING > 24"

**TREE SCHEDULE**

	QTY. 6	SIZE 4.0 inches	TYPE RED OAK ( <i>Quercus falcata</i> )	SPACING > 15'-0"
	QTY. 1	SIZE 4.0 inches	TYPE Sweet Gum ( <i>Liquidambar styraciflua</i> )	SPACING -
	EXISTING TO REMAIN			
	TO BE MITIGATED			

**GROUND COVER**

	BERMUDA GRASS ( <i>Cynodon dactylon</i> )
	ASIAN JASMINE ( <i>Trachelospermum asiaticum</i> )



SITE SUMMARY - COMMERCIAL ZONING		
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**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 AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_ DAY OF \_\_\_, \_\_\_.

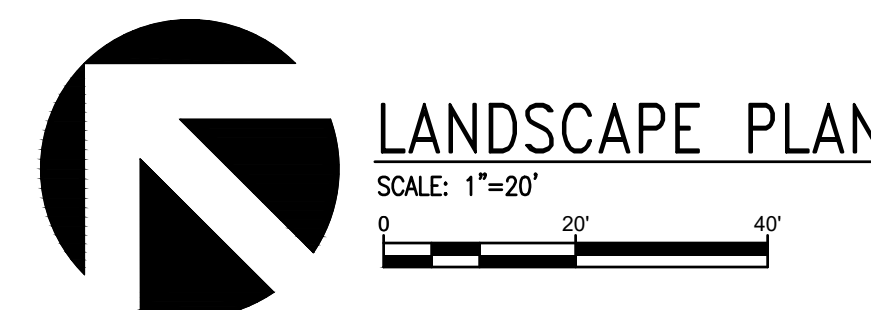
WITNESS OUR HANDS, THIS \_\_\_ DAY OF \_\_\_, \_\_\_.

PLANNING AND ZONING COMMISSION

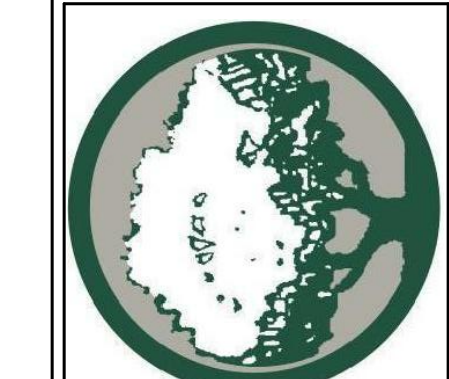
DIRECTOR OF PLANNING AND ZONING

OWNER:  
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ARCHITECTONICS TEXAS, LLC  
 ARCHITECTURE - MANAGEMENT  
 2235 RIDGE RD. STE. 200  
 ROCKWALL, TEXAS 75087



NO.	DATE	REVISIONS / DESCRIPTIONS / ISSUES

PROJECT NAME AND ADDRESS:  
 DR. TOLKACHJOV  
 EPIPHANY  
 LOT 1 BLOCK D  
 LA JOLLA POINTE ADDITION

PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	9/17/2021
SCALE	
SHEET No.	of

DRAWING NAME:

