

# AGENDA



PLANNING AND ZONING COMMISSION MEETING  
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS  
OCTOBER 10, 2023 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

**NOTES:** [1] ADDITIONAL CASE INFORMATION CAN BE FOUND AT [HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development/development-cases), AND [2] TO PROVIDE INPUT ON A ZONING OR SPECIFIC USE PERMIT CASE PLEASE [CLICK HERE](#) OR CLICK ON THE LINK ABOVE AND USE THE ZONING AND SPECIFIC USE PERMIT INPUT FORM ON THE CITY'S WEBSITE.

(I) CALL TO ORDER

(II) 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.*

(III) 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.*

(1) Approval of minutes for the September 26, 2023 Planning and Zoning Commission meeting.

(2) **P2023-029 (BETHANY ROSS)**

Consider a request by Dakota and Claire Brewer for the approval of a Final Plat for Lots 1-3, Block A, Brewer Bend Addition being a 5.41-acre tract of land identified as Tract 4-2 and a portion of Tract 4-06, of the W.W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 4.0 (SFE-4.0) District, addressed as 626 Cullins Road, and take any action necessary.

(IV) 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.*

(3) **Z2023-045 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Cari Foote of CFPC Investments, LLC for the approval of a Zoning Change amending Planned Development District 50 (PD-50) [Ordinance No. 17-19] for the purpose of allowing the General Personal Services land use by Specific Use Permit (SUP) for all properties within the district, being a 21.266-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, generally located along N. Goliad Street [SH-205] north of Olive Street and south of Live Oak Street, and take any action necessary.

(4) **Z2023-046 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC on behalf of Ruben Fragoso of RSR Capital, LLC for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.22-acre parcel of land identified as Lot C, Block 112, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) and Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 715 Sherman Street, and take any action necessary.

(5) **Z2023-047 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Jeff Wolf of Nexcourt, Inc. on behalf of Rafael Hidalgo for the approval of a Specific Use Permit (SUP) for Tennis Courts (Pickleball Courts) on a 0.7940-acre parcel of land identified as Lot 3, Block B, Eagle Point Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1400 Ridge Road, and take any action necessary.

(6) **Z2023-048 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Clay Cristy of ClayMoore Engineering on behalf of Staci Bowen of Metroplex Acquisitions 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. HTeaO) on a 0.93-acre portion of a larger 5.16-acre parcel of land identified as Lot 13, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD70) for General Retail (GR) District land uses, situated within North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of N. Goliad Street [SH-205] and Bordeaux Drive, and take any action necessary.

(V) DISCUSSION ITEMS

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

- P2023-030: Final Plat for Lot 1, Block A, Reborn Skin Addition (**APPROVED**)
- SP2023-029: Alternative Tree Mitigation Settlement Agreement for DuWest (**APPROVED**)
- Z2023-038: Zoning Change for an Amendment to Planned Development District 3 (PD-3) (**2<sup>ND</sup> READING; APPROVED**)
- Z2023-039: Text Amendment to Article 05, *District Development Standards*, of the Unified Development Code (UDC) (**2<sup>ND</sup> READING; APPROVED**)
- Z2023-040: Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for 1325 Breezy Hill Lane (**2<sup>ND</sup> READING; APPROVED**)
- Z2023-041: Zoning Change (AG & LI to C) (**2<sup>ND</sup> READING; APPROVED**)
- Z2023-042: Specific Use Permit (SUP) for a *Restaurant, with 2,000 SF of More, with Drive-Through or Drive-In* at 3611 & 3775 N. Goliad Street [SH-205] (**2<sup>ND</sup> READING; APPROVED**)
- Z2023-043: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 303 Harborview Drive (**2<sup>ND</sup> READING; APPROVED**)

(VI) ADJOURNMENT

(VII) WORK SESSION

- (1) Work Session. The Planning and Zoning Commission will hold a work session with City staff in the City Council meeting room immediately following the adjournment of the October 10, 2023 Planning and Zoning Commission meeting to discuss the outcomes of the 88<sup>th</sup> Legislative Session.

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, Melanie Zavala, 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 October 6, 2023 at 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 WORK SESSION MEETING  
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS  
SEPTEMBER 26, 2023 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 **NOTES:** [1] ADDITIONAL CASE INFORMATION CAN BE FOUND AT [HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development/development-cases),  
3 AND [2] TO PROVIDE INPUT ON A ZONING OR SPECIFIC USE PERMIT CASE PLEASE [CLICK HERE](#) OR CLICK ON THE LINK ABOVE AND USE THE ZONING AND  
4 SPECIFIC USE PERMIT INPUT FORM ON THE CITY'S WEBSITE.

## I. CALL TO ORDER

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8 **Vice-Chairman Womble called the meeting to order at 6:00 PM. Commissioners present were Brian Llewelyn, Kyle Thompson, Jay Odom, Ross  
9 Hustings, and Jean Conway. Absent from the meeting was Chairman Derek Deckard. Staff members present were Director of Planning and Zoning  
10 Ryan Miller, Senior Planner Henry Lee, Planner Bethany Ross, Planning Technician Angelica Guevara, Planning Coordinator Melanie Zavala, City  
11 Engineer Amy Williams, Assistant City Engineer Jonathan Browning and Civil Engineer Madelyn Price.**

## II. APPOINTMENTS

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

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18 **Director of Planning and Zoning Ryan Miller advised that staff would provide the ARB recommendations when staff presents the cases.**

## III. OPEN FORUM

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22 *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  
23 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  
24 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  
25 Act.*

26  
27 **Vice-Chairman Womble explained how the open forum is conducted and asked if anyone who wished to speak to come forward at this time.**

28  
29 **Bob Wacker**  
30 **309 Featherstone**  
31 **Rockwall, TX 75087**

32  
33 **Mr. Wacker came forward and expressed his concerns in regards to the Duwest Retail development, their detention pond and the conditions of  
34 approval for this project.**

35  
36 **Director of Planning and Zoning Ryan Miller explained that the City Ordinance states the flood improvements need to be addressed before occupancy  
37 takes place. They would also need to meet the concept plan in order to build their buildings.**

38  
39 **Stan Jefus**  
40 **2606 Cypress Drive**  
41 **Rockwall, TX 75087**

42  
43 **Mr. Jefus came forward and expressed his concerns in regards to short term rentals.**

44  
45 **Vice-Chairman Womble asked if anyone who wished to speak to come forward at this time; there being no one indicating such, Vice-Chairman  
46 Womble closed the open forum.**

## IV. CONSENT AGENDA

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

- 52  
53 2. Approval of minutes for the September 12, 2023 Planning and Zoning Commission meeting.

### 3. P2023-030 (BETHANY ROSS)

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56 Consider a request by Ashley Egan for the approval of a *Final Plat* for Lot 1, Block A, Reborn Skin Addition being a 0.51-acre tract of land identified as Block  
57 80B of the B.F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Residential-Office (RO) District, addressed as 108 St. Mary's Street, and  
58 take any action necessary.

### 4. SP2023-031 (HENRY LEE)

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61 Consider a request by Scott Lewis of Scott Lewis Homes on behalf of Kris Sharp for the approval of an *Amended Site Plan* for a Warehouse/Office Building on  
62 a 1.914-acre parcel of land identified as Lot 5, Block A, Sharp Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-  
63 46) for Commercial (C) District land uses, generally located on the south side of Springer Road west of the intersection of Springer Road and Data Drive, and  
64 take any action necessary.

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Commissioner Conway made a motion to approve the Consent Agenda. Commissioner Llewelyn seconded the motion which passed by a vote of 6-0.

V. 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.*

5. MIS2023-013 (ANGELICA GUEVARA)

Discuss and consider a request by Audrey Andrews for the approval of a Miscellaneous Case for an Exception for a Front Yard Fence for a 0.1446-acre parcel of land identified as Lot 6, Block D, Lynden Park Estates, Phase 2 Addition, zoned Planned Development District 17 (PD-17) for single-family detached, addressed as 146 Blanchard Drive, and take any action necessary.

Planning Technician Angelica Guevara provided a brief summary in regards to the request. On August 29, 2023 the Planning and Zoning Commission denied a request with prejudice for an exception for a front yard fence that exceeded the height requirement. On August 30, 2023, the applicant resubmitted a request to waive the one (1) year time limitation to resubmit an application for an exception for a front yard fence. Ultimately, on September 12, 2023, the Planning and Zoning approved the applicant request to resubmit an application for an exception for a front yard fence on the subject's property. The applicants fence exhibit indicates that the proposed front yard fence will be constructed using wrought-iron, be 48inches in height and be more than 50% transparent, therefore the request meets all the criteria for an exception for a front yard fence. Staff should also point out that that there is one other home with a wrought-iron, front yard fence in the same subdivision. Also, staff should note that the applicant's fence does not appear to be intended to enclose or impair visibility of the primary structure nor appear to have a negative impact on any other adjacent residential properties. With that being said, this request is a discretionary decision for the Planning and Zoning Commission.

Audrey Andrews  
146 Blanchard Drive  
Rockwall, TX 75032

Dr. Andrews came forward and provided additional details in regards to the request.

Commissioner Hustings made a motion to approve MIS2023-013. Commissioner Thompson seconded the motion which passed by a vote of 6-0.

6. SP2023-029 (HENRY LEE)

Discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC for the approval of an Amended Site Plan for two (2) Restaurant/Retail Buildings on an 8.63-acre tract of land identified as Tract 3-10 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [SH-205], and take any action necessary.

Senior Planner Henry Lee provided a brief summary in regards to the request. The applicant came forward last year and requested for approval of a site plan for two (2) restaurant buildings, since then they have decided to construct the buildings larger than before., The applicant will be keeping the same materials and same building form. The buildiiings will look exactly the same other than the building being larger. In addition, they updated the treescape plan to include the trees that are on the Northern side. The applicant is intending on removing the trees on that side to make the area ready for future development which will be included in the mitigation balance for this project. In addition to the amended site plan the applicant will also be requesting an alternative tree mitigation settlement agreement for a total of 371 caliper inches making a total mitigation balanceof \$37,300. If the amended site plan is approved, Planning and Zoning will be sending recommendation to City Council.

Commissioner Llewelyn asked if building B increased and building C stayed the same.

Vice-Chairman Womble asked if it affected parking.

Lynn Rowland  
ClayMoore Engineering  
1903 Central Drive  
Suite 406  
Bedford, TX 76021

Mr. Rowland came forward and provided additional details in regards to the request.

Llewelyn asked if the retail side of the building is the one that's expanding.

Commissioner Conway made a motion to approve SP2023-029. Commissioner Odom seconded the motion which passed by a vote of 6-0.

VI. 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 10, 2023.*



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7. **Z2023-045 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Cari Foote of CFPC Investments, LLC for the approval of a Zoning Change amending Planned Development District 50 (PD-50) [Ordinance No. 17-19] for the purpose of allowing the *General Personal Services* land use by Specific Use Permit (SUP) for all properties within the district, being a 21.266-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, generally located along N. Goliad Street [SH-205] north of Olive Street and south of Live Oak Street, and take any action necessary.

Senior Planner Lee provided a brief summary in regards to the request. The applicant is requesting a change to Planned Development District 50 (PD-50) to allow general personal service land use through a Specific Use Permit (SUP) which will not change the underlying zoning of this district, simply adding that land use with extra discretionary decision from Planning and Zoning Commission and City Council for each user that would come in under that general personal service.

Cari Foote  
195 N Goliad  
Rockwall TX 75087

Ms. Foote came forward and provided additional details in regards to the request.

Vice-Chairman Womble advised that this item will come back before the Commission for discussion or action on October 10, 2023.

8. **Z2023-046 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC on behalf of Ruben Fragoso of RSR Capital, LLC for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.22-acre parcel of land identified as Lot C, Block 112, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 715 Sherman Street, and take any action necessary.

Planning Technician Guevara provided a brief summary in regards to the request. The applicant is requesting approval of a Specific Use permit. Staff would like to note that they meet all the requirements for a residential infill in a Single-Family 7 (SF-7) District, except for the garage orientation.

Ruben Fragoso  
103 Dustin Drive  
Fate, TX 75189

Mr. Fragoso came forward and provided additional details in regards to the request.

Planning Technician Guevara asked the applicant if they plan on subdividing the lot.

Director of Planning and Zoning Ryan Miller mentioned that the property was not subdivided correctly. They will be requiring for it to be re-platted as part of this process to make sure that it is a legal subdivision of land.

Vice-Chairman Womble asked if this would affect the process.

Vice-Chairman Womble advised that this item will come back before the Commission for discussion or action on October 10, 2023.

9. **Z2023-047 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Jeff Wolf of Nexcourt, Inc. on behalf of Rafael Hidalgo for the approval of a Specific Use Permit (SUP) for Tennis Courts (Pickleball Courts) on a 0.7940-acre parcel of land identified as Lot 3, Block B, Eagle Point Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1400 Ridge Road, and take any action necessary.

Planner Bethany Ross provided a brief summary in regards to the request. The applicant is requesting a Specific Use Permit for a private tennis court. Staff made comments in regards to the lighting of that property.

Jeff Wolf  
1127 S. Airport Circle  
Euless, TX 76040

Mr. Wolf came forward and provided additional details in regards to the request.

Commissioner Conway asked what kind of lighting it would be.

Vice-Chairman Womble asked how tall the light pole would be.

Vice-Chairman Womble advised that this item will come back before the Commission for discussion or action on October 10, 2023.

10. **Z2023-048 (ANGELICA GUEVARA)**

201 Hold a public hearing to discuss and consider a request by Clay Cristy of ClayMoore Engineering on behalf of Staci Bowen of Metroplex Acquisitions for the  
202 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  
203 (*i.e. HTeaO*) on a 0.93-acre portion of a larger 5.16-acre parcel of land identified as Lot 13, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall  
204 County, Texas, zoned Planned Development District 70 (PD70) for General Retail (GR) District land uses, situated within North SH-205 Overlay (N. SH-205  
205 OV) District, generally located at the northeast corner of the intersection of N. Goliad Street [*SH-205*] and Bordeaux Drive, and take any action necessary.  
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207 **Planning Technician Guevara provided a brief summary in regards to the request. The applicant is requesting a Specific Use Permit for a restaurant  
208 with less than 2,000 SF with a drive-through. Staff is still working with the applicant to address staff comments.**  
209

210 **Lynn Rowland**  
211 **ClayMoore Engineering**  
212 **1903 Central Drive**  
213 **Suite 406**  
214 **Bedford, TX 76021**  
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216 **Mr. Rowland came forward and provided additional details in regards to the request.**  
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218 **Vice-Chairman Womble advised that this item will come back before the Commission for discussion or action on October 10, 2023.**  
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220 **11. P2023-029 (BETHANY ROSS)**

221 Discuss and consider a request by Dakota and Claire Brewer for the approval of a Final Plat for Lots 1-3, Block A, Brewer Bend Addition being a 5.41-acre tract  
222 of land identified as Tract 4-2 and a portion of Tract 4-06, of the W.W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Single-  
223 Family Estate 4.0 (SFE-4.0) District, addressed as 626 Cullins Road, and take any action necessary.  
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225 **Planner Bethany Ross provided a brief summary in regards to the request. This case will be going to Parks Board on October 3, 2023 since they will  
226 be creating two (2) lots and then it'll come back to Planning and Zoning commission.**  
227

228 **John Young**  
229 **Willis Point, TX**  
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231 **Mr. Young came forward and provided additional details in regards to the request.**  
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233 **Vice-Chairman Womble advised that this item will come back before the Commission for discussion or action on October 10, 2023.**  
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235 **12. SP2023-032 (HENRY LEE)**

236 Discuss and consider a request by Salvador Salcedo for the approval of a Site Plan for an *Office/Warehouse Building* on a 0.45-acre parcel of land identified as  
237 Lot 10, Block A, Municipal Industrial Park Addition, City of Rockwall, Rockwall County, Texas, being zoned Light Industrial (LI) District, addressed as 855  
238 Whitmore Drive, and take any action necessary.  
239

240 **Senior Planner Lee provided a brief summary in regards to the request. The applicant is requesting an approval of a site plan for an office warehouse  
241 building. They do have numerous exceptions for the building, because it is completely constructed of metal. The subject property is zoned Light  
242 Industrial (LI) District, which has material requirements. The exceptions are 90% masonry, 20% stone, 10% secondary materials, primary and  
243 secondary articulation, the roof pitch and using accent brick and stone on the building. The Architectural Review Board did look at this case and  
244 they did want them to meet the roof pitch requirements and the material requirements. They also wanted them to dress up the front and to attempt  
245 to match the building that is west of the subject property.**  
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247 **Commissioner Hustings asked if there were compensatory measures.**  
248

249 **Vice-Chairman Womble advised that this item will come back before the Commission for discussion or action on October 10, 2023.**  
250

251 **13. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).**  
252

- 253 • Z2023-038: Zoning Change for an Amendment to Planned Development District 3 (PD-3) (1<sup>ST</sup> READING; APPROVED)
- 254 • Z2023-039: Text Amendment to Article 05, *District Development Standards*, of the Unified Development Code (UDC) (1<sup>ST</sup> READING; APPROVED)
- 255 • Z2023-040: Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for 1325 Breezy Hill Lane (1<sup>ST</sup> READING; APPROVED)
- 256 • Z2023-041: Zoning Change (AG & LI to C) (1<sup>ST</sup> READING; APPROVED)
- 257 • Z2023-042: Specific Use Permit (SUP) for a *Restaurant, with 2,000 SF of More, with Drive-Through or Drive-In* at 3611 & 3775 N. Goliad Street [*SH-205*]  
258 (1<sup>ST</sup> READING; APPROVED)
- 259 • Z2023-043: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 303 Harborview Drive (1<sup>ST</sup> READING; APPROVED)

260 **Director of Planning and Zoning Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council meeting.**  
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262 **VII. ADJOURNMENT**  
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264 **Vice-Chairman Womble adjourned the meeting at 6:44PM.**  
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266 **PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this \_\_\_\_\_ day of \_\_\_\_\_  
267 \_\_\_\_\_, 2023.**  
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Attest:

\_\_\_\_\_  
Melanie Zavala, Planning Coordinator

\_\_\_\_\_  
Derek Deckard, Chairman



# 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  
**DATE:** October 10, 2023  
**APPLICANT:** Dakota Brewer  
**CASE NUMBER:** P2023-029; *Final Plat for Lots 1-3, Block A, Brewer Bend Addition*

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### SUMMARY

Consider a request by Dakota Brewer for the approval of a Final Plat for Lots 1-3, Block A, Brewer Bend Addition being a 5.41-acre tract of land identified as *Tract 4-2 and a portion of Tract 4-06, of the W.W. Ford Survey, Abstract No. 80*, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 4.0 (SFE-4.0) District, addressed as 626 Cullins Street, and take any action necessary.

### PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Final Plat for a 5.41-acre tract of land (*i.e. Tract 4-2 and a portion of Tract 4-06, of the W.W. Ford Survey, Abstract No. 80*) for the purpose of creating (3) parcels of land (*i.e. Lot 1-3, Block A, Brewer Bend Addition*) to facilitate the future construction of two (2) single-family homes. There is currently an existing single-family home on *Lot 1, Block A*.
- Background. The City Council approved *Ordinance No. 04-34* annexing the subject property into the City of Rockwall on May 17, 2004 [*i.e. Case No. A2004-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the Rockwall Central Appraisal District (RCAD), currently situated on the subject property is a ~1,849 SF single-family home that was constructed in 1994, a 462 SF detached garage also constructed in 1994, a 210 SF storage shed constructed in 1999, and a 378 SF attached carport that was constructed in 2006. On March 6, 2023, the City Council approved a zoning change [*Case No. Z2023-006*] from Agricultural (AG) District to Single-Family Estate 4.0 (SFE-4.0) District. On July 13, 2023, the Board of Adjustments (BOA) approved a variance [*BOA2023-002-V*] to allow a decrease in lot depth from 250-feet to 208-feet, 9-inches on the 2.66-acre tract of land addressed as 626 Cullins Road. On August 21, 2023, the City Council approved a zoning change [*Case No. Z2023-034*] from Single-Family Estate 4.0 (SFE-4.0) District to Single-Family Estate 1.5 (SFE-1.5) District.
- On October 3, 2023, the Parks and Recreation Board reviewed the *Final Plat* and made the following recommendations concerning the proposed subdivision:
  - The property owner shall pay pro-rata equipment fees of \$1,794 (*i.e. \$897.00 x 2 Lots*), which will be due prior to the issuance of a building permit.
  - The property owner shall pay cash-in-lieu of land fees of \$3,708 (*i.e. \$1,854.00 x 2 Lots*), which will be due prior to the issuance of a building permit.
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional Approval. Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

**CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the Final Plat for *Lots 1-3, Block A, Brewer's Bend Addition* staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this Final Plat; and,
- (2) Any construction resulting from the approval of this Final Plat 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> 420.00
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1&2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 626 Cullins Rd.  
 SUBDIVISION: W.W. Ford Survey A-80 LOT: BLOCK:  
 GENERAL LOCATION: Cullins Rd. & FM 549

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

CURRENT ZONING: SFE - 4 CURRENT USE: SFE - 2.0  
 PROPOSED ZONING: SFE - 1.5 PROPOSED USE: SFE - 1.5  
 ACREAGE: 5.41 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]

OWNER: Dakota & Claire Brewer, Austen & Sara Brewer  
 APPLICANT: Same as Owner  
 CONTACT PERSON: Dakota Brewer  
 ADDRESS: 626 Cullins Rd, Rockwall, TX 75032  
 CITY, STATE & ZIP: Rockwall, TX 75087  
 PHONE: 972 743 6684  
 E-MAIL: Dakota.Brewer@ntexas.edu

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Dakota & Austen Brewer [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."

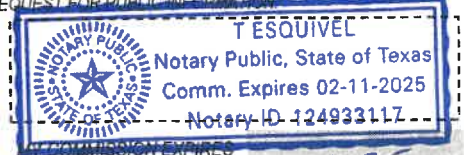
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 DAY OF August, 2025.

OWNER'S SIGNATURE

*Dakota Brewer*  
*Austen Brewer*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*T. Esquivel*







Case Location Map = 



# City of Rockwall

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

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





**SURVEYOR'S NOTES**

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0110 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

27.87 ACRES  
WILKIE HUGH BOYD  
V. 4804, PG. 254

3.00 ACRES  
LESLIE HOPE  
DARYL HOPE  
DOC#20160000016212  
O.P.R.R.C.T.

3.00 ACRES  
JORGE ABREU  
TAHISA ABREU  
DOC#20210000014188  
O.P.R.R.C.T.

REMAINDER OF  
TONY POPE  
KAREN POPE  
V. 7050, PG. 91

LOT 3  
2.41 ACRES  
104,846 SQ. FT.

LOT 2  
1.50 ACRES  
65,356 SQ. FT.

LOT 1  
1.50 ACRES  
65,357 SQ. FT.

BLOCK A

**FINAL PLAT**  
**LOTS 1-3, BLOCK A**  
**BREWER BEND ADDITION**

5.41 ACRES OR 235,559 S.F.

SITUATED IN THE  
W.W. FORD SURVEY, ABSTRACT NO. 80  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

OWNER:  
DAKOTA BREWER  
CLAIRE BREWER  
AUSTEN BREWER  
SARA BREWER  
626 CULLINS ROAD  
ROCKWALL, TEXAS 75087

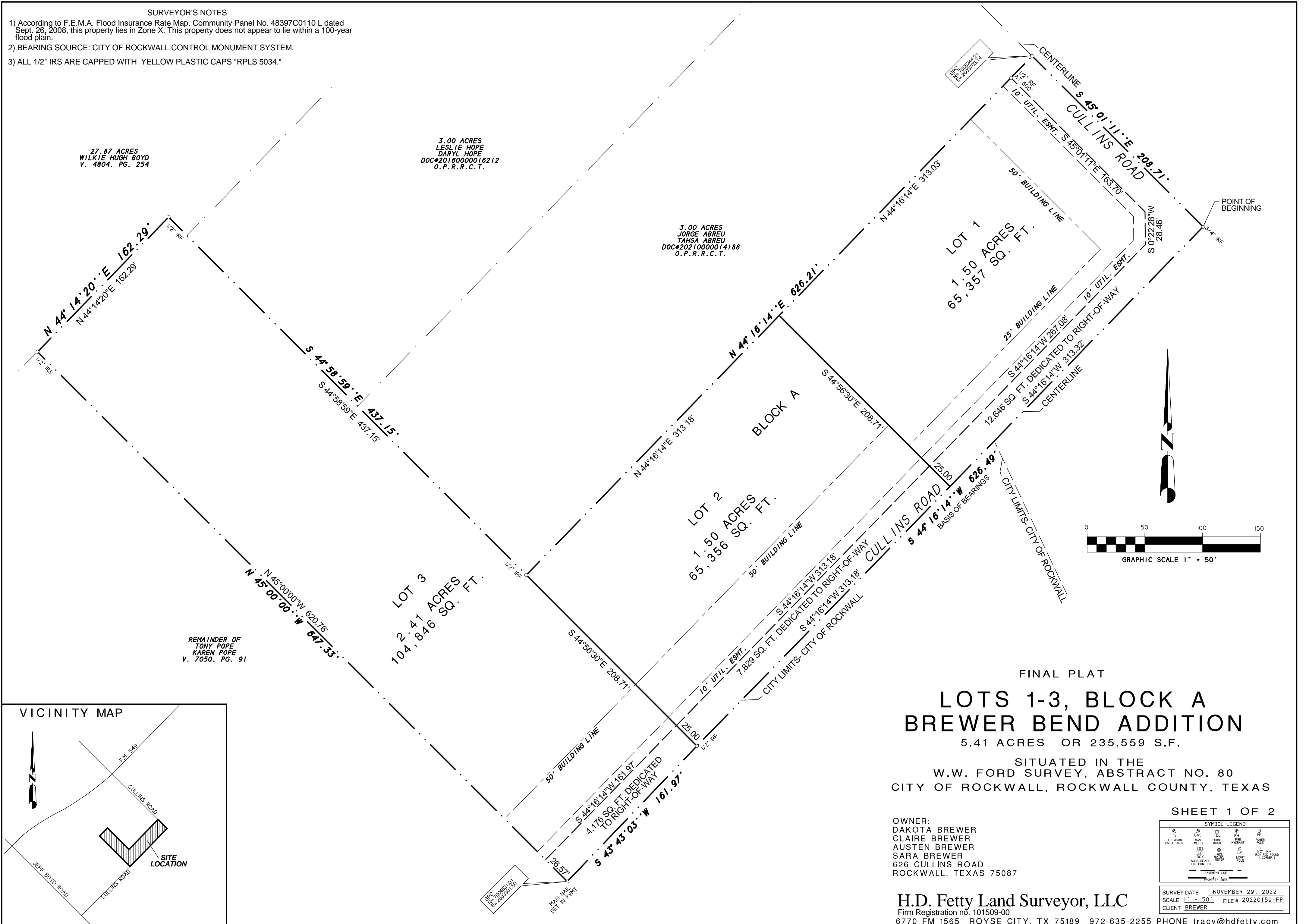
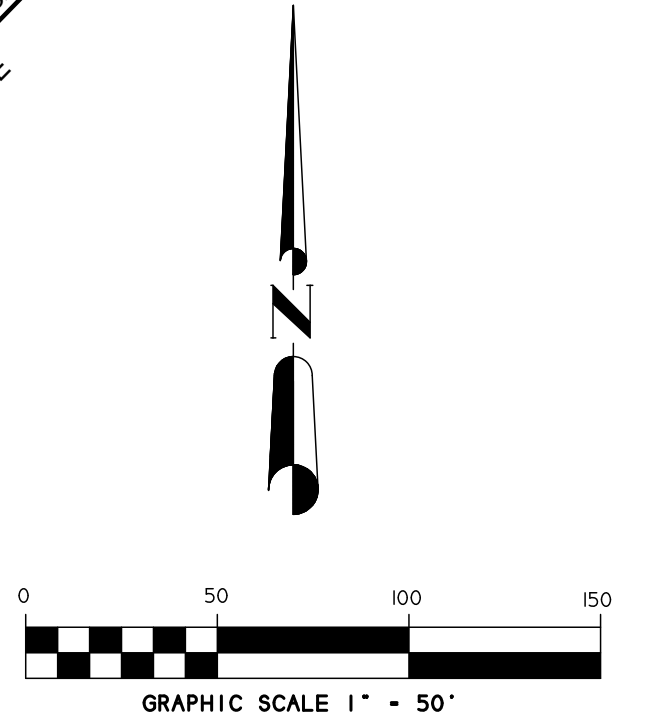
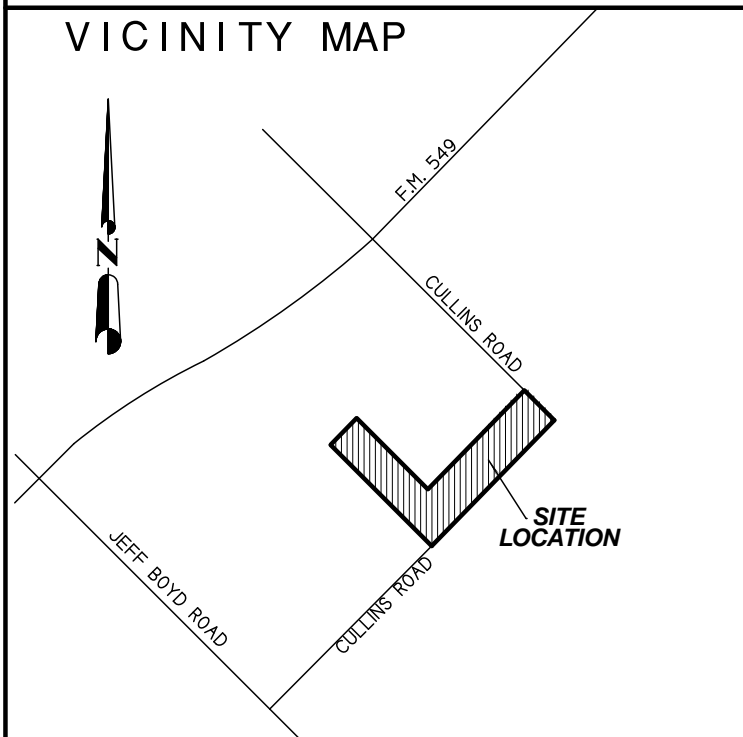
SYMBOL LEGEND			
TV	GAS	TEL	FP
CULLINSON	GAS	PIPE	PH
PIPE	METER	HYDRANT	POWER
ELEC	BOX	WATER	LP
SURFACE	JUNCTION BOX	METER	1/2" BF
EASEMENT LINE	PROPERTY LINE		

SURVEY DATE NOVEMBER 29, 2022  
SCALE 1" = 50' FILE # 20220159-FP  
CLIENT BREWER

**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

CITY CASE P2023-029



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

WHEREAS DAKOTA BREWER & CLAIRE BREWER and AUSTEN BREWER & SARA BREWER, 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 W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, and being all of a tract of land as described in a Warranty deed from Erin Pope to Tony Pope and Karen Pope, dated June 14, 1994 and being recorded in Volume 915, Page 141 of the Real Property Records of Rockwall County, Texas, and being part of a 90 acre tract as recorded in Volume 67, Page 417, Deed Records, Rockwall County, Texas, and being a part of a 23.429 acres tract of land as described in a Warranty deed from Erin Pope to Tony Pope and Karen Pope, dated December 15, 2012 and being recorded in Volume 7050, Page 91 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 3/4" iron rod found for corner at the intersection of a turn in Cullins Road, said point being at the east most corner of said Pope tract and 90 acres tract of land;

THENCE S. 44 deg. 16 min. 14 sec. W. along the center of Cullins Road and southeast boundary of said Pope tract and 90 acres tract, a distance of 626.49 feet to a 1/2" iron rod found for corner;

THENCE S. 43 deg. 43 min. 03 sec. W. along the pavement of Cullins Road and southeast boundary of said Pope 23.429 acres tract, a distance of 161.97 feet to a Mag Nail set for corner;

THENCE N. 45 deg. 00 min. 00 sec. W. at 28.5 feet pass a 1/2" iron rod set for witness and continuing for a total distance of 647.33 feet to a 1/2" iron rod set for corner in the northwest boundary line of said Pope 23.429 acres tract of land;

THENCE N. 44 deg. 14 min. 20 sec. E. along the northwest boundary of Pope 23.429 acres tract, a distance of 162.29 feet to a 1/2" iron rod found for corner at the north most corner of Pope 23.429 acres tract of land;

THENCE S. 44 deg. 58 min. 59 sec. E. a distance of 437.15 feet to a 1/2" iron rod found for corner at the west corner of said 3.00 acres tract;

THENCE N. 44 deg. 16 min. 14 sec. E. at 600.0 feet pass a 1/2" iron rod found for witness and continuing for a total distance of 626.21 feet to a point for corner in Cullins Road;

THENCE S. 45 deg. 01 min. 11 sec. E. along the center of Cullins Road, a distance of 208.71 feet to the POINT OF BEGINNING and containing 235,559 square feet or 5.41 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as BREWER BEND ADDITION, LOTS 1-3, 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 BREWER BEND ADDITION, LOTS 1-3, BLOCK A, have been notified and signed this plat.

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.

We 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.

We 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. We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exaction's made herein.

DAKOTA BREWER \_\_\_\_\_ CLAIRE BREWER \_\_\_\_\_

AUSTEN BREWER \_\_\_\_\_ SARA BREWER \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DAKOTA BREWER 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: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared AUSTEN BREWER 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: \_\_\_\_\_

GENERAL NOTES:

(1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.

(2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that; any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.

(3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.

(4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.

(5) Street Appurtenances. All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

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

APPROVED

I hereby certify that the above and foregoing plat of BREWER BEND ADDITION, LOTS 1-3, 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.

Mayor, City of Rockwall \_\_\_\_\_ Planning and Zoning Commission Chairman \_\_\_\_\_

City Secretary \_\_\_\_\_ City Engineer \_\_\_\_\_

FINAL PLAT

LOTS 1-3, BLOCK A  
BREWER BEND ADDITION  
5.41 ACRES OR 235,559 S.F.

SITUATED IN THE  
W.W. FORD SURVEY, ABSTRACT NO. 80  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:  
DAKOTA BREWER  
CLAIRE BREWER  
AUSTEN BREWER  
SARA BREWER  
626 CULLINS ROAD  
ROCKWALL, TEXAS 75087

SYMBOL LEGEND									
TV	GAS	TEL	FH	PP					
TELEVISION	CABLE RISER	METER	PHONE RISER	HYDRANT					
ED	ELEC	BI	LP	1/2" IRON ROD FOUND 1' CORNER					
SUBSURFACE BIJECTOR BIJECTOR	METER	POLE	WARRANT LINE	PROPERTY LINES					

SURVEY DATE NOVEMBER 29, 2022  
SCALE 1" = 50' FILE # 20220159-FP  
CLIENT BREWER

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



# 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

---

**TO:** Planning and Zoning Commission  
**DATE:** October 10, 2023  
**APPLICANT:** Cari Foote; *CFPC Investments, LLC*  
**SUBJECT:** Z2023-045; *Amendment to Planned Development District 50 (PD-50)*

---

On September 15, 2023, the applicant, Cari Foote of CFPC Investments, submit an application requesting that Planned Development District 50 (PD-50) be amended to allow the *General Personal Service* land use through a Specific Use Permit (SUP). According to the applicant's letter, the intent of the request is to allow for a greater variety of tenants within Planned Development District 50 (PD-50). According to Article 13, *Definitions*, of the Unified Development Code (UDC) the definition of the *General Personal Service* land use is an "(e)stablishment primarily engaged in providing services generally involving the care of the person and/or his/her apparel including but not limited to barber and beauty shops, dressmaking, shoe shining, dry-cleaning and laundry pick-up stations, tailor or seamstress, and salons/health clubs." Planned Development District 50 (PD-50) is a highly restrictive zoning district that was originally created to allow the residential properties along N. Goliad Street [*SH-205*] the flexibility to convert to a live/work or non-residential land use permitted within the Residential-Office (RO) District. Over the years, the zoning district has been amended to add land uses that are not typically permitted within the Residential-Office (RO) District (*e.g. Antique/Collectable Sales, Banquet Facility, and/or Animal Clinic for Small Animals*) on a *case-by-case* basis through a Specific Use Permit (SUP). In reviewing the applicant's request, staff acknowledges that not all of the potential land uses permitted under the *General Personal Services* land use may not be appropriate within the district, and -- *that by allowing this land use through a Specific Use Permit (SUP)* -- the Planning and Zoning Commission and City Council retain discretion to determine if a particular use is in character with the district.

As the proposed zoning case involves modifying the land uses permitted within Planned Development District 50 (PD-50), staff has notified all property owners and residents within the Planned Development District. In addition, staff mailed out notifications to all property owners and occupants within 500-feet of the boundary of Planned Development District 50 (PD-50), and to all Homeowner's Associations (HOAs) within 1,500-feet of the boundaries of the district (*i.e. Lakeview Summit, The Preserve, and Caruth Lakes Homeowner's Associations*). This was done in accordance with the requirements of Subsection 02.03(A), *Notice of Public Hearing*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). Of the 378 notices mailed, staff has received three (3) notices in opposition and two (2) notices in favor of the applicant's request. Should the Planning and Zoning Commission have any questions, staff will be available at the meeting on October 10, 2023.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1&2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### NOTES:

<sup>1</sup> IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup> A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 925 N. GOLIAD STREET

SUBDIVISION ISAAC PENA ADDITION

LOT

1

BLOCK

A

GENERAL LOCATION

Prop. ID: 71940

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

CURRENT ZONING RO / PD-50

CURRENT USE R/O

PROPOSED ZONING Amending PD-50

PROPOSED USE General Personal Service - SUP

ACREAGE 1.0

LOTS [CURRENT]

1.0

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 CFPC INVESTMENTS, LLC

APPLICANT

CONTACT PERSON CARI FOOTE

CONTACT PERSON

ADDRESS P.O. BOX 1731 MARBLE FALLS

ADDRESS

CITY, STATE & ZIP TX. 78654

CITY, STATE & ZIP

PHONE 830. 798. 5884

PHONE

E-MAIL CFOOTE@PROFESSIONAL COUNSELING.US

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

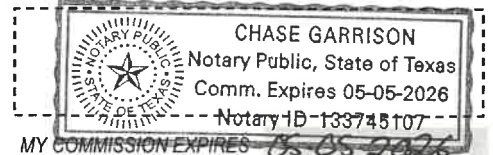
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Cari Foote [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 25.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF September, 2023 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 10 DAY OF September, 2023

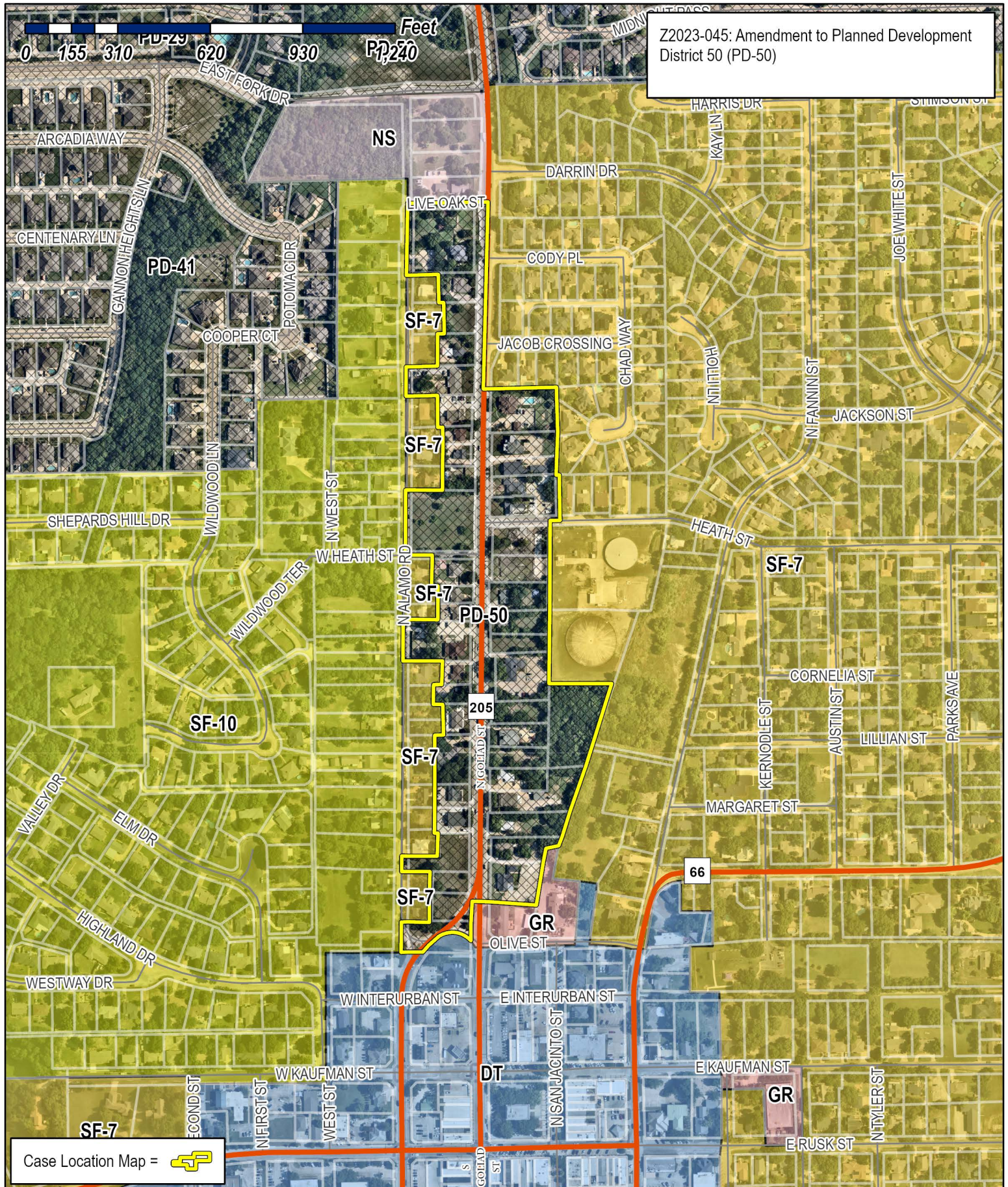
OWNER'S SIGNATURE


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Z2023-045: Amendment to Planned Development District 50 (PD-50)



Case Location Map = 



# City of Rockwall

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

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



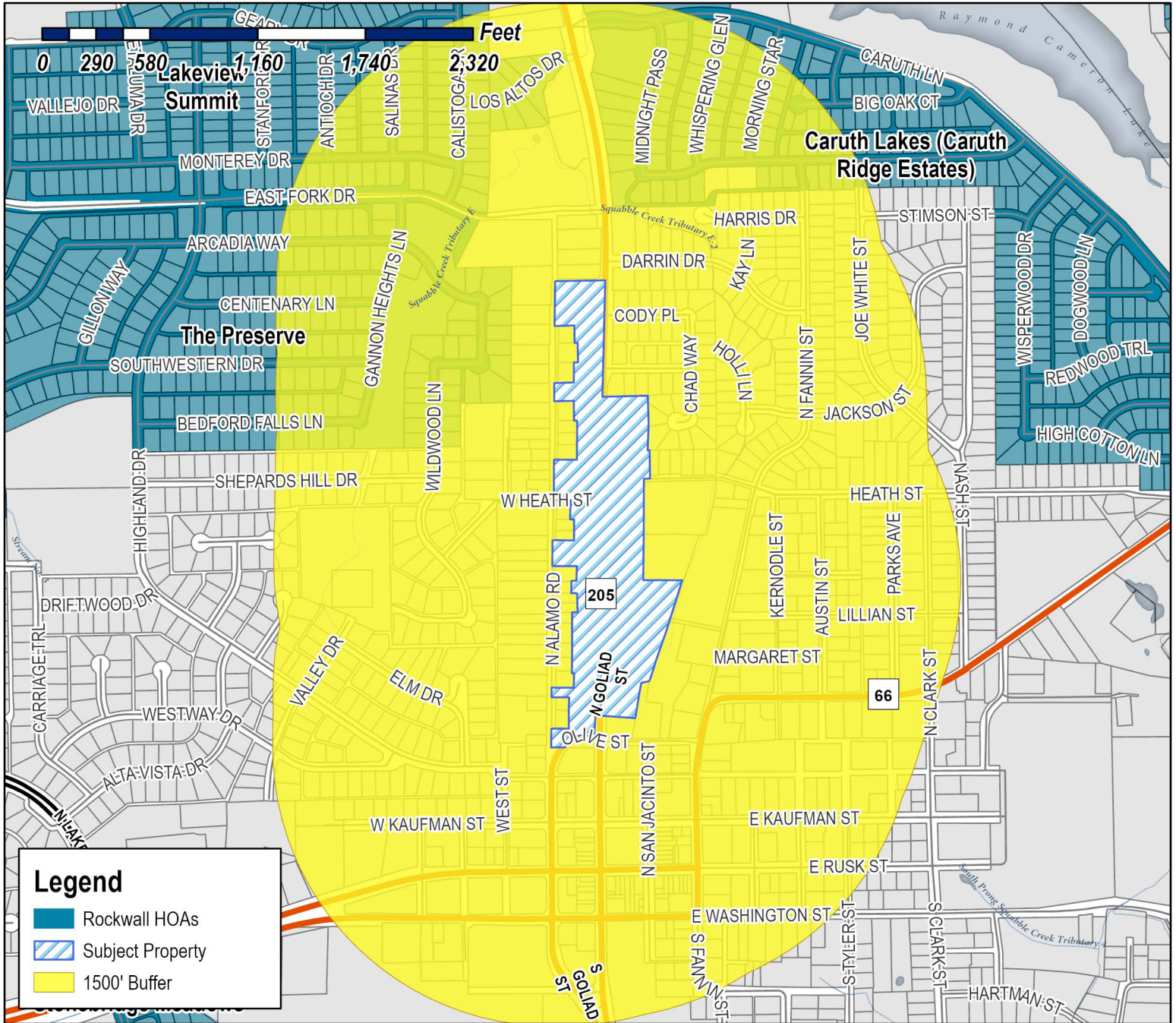




# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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**Case Number:** Z2023-045  
**Case Name:** Amendment to PD-50  
**Case Type:** Zoning  
**Zoning:** Planned Development District 50 (PD-50)

**Date Saved:** 9/13/2023  
 For Questions on this Case Call (972) 771-7745



## Lee, Henry

---

**From:** Zavala, Melanie  
**Sent:** Friday, September 22, 2023 10:32 AM  
**Cc:** Miller, Ryan; Ross, Bethany; Lee, Henry; Guevara, Angelica  
**Subject:** Neighborhood Notification Program [Z2023-045]  
**Attachments:** Public Notice (P&Z) (09.19.2023).pdf; HOA Map (09.13.2023).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 22, 2023*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, October 10, 2023 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, October 16, 2023 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>.

### **Z2023-045: Amendment to PD-50**

Hold a public hearing to discuss and consider a request by Cari Foote of CFPC Investments, LLC for the approval of a *Zoning Change* amending Planned Development District 50 (PD-50) [*Ordinance No. 17-19*] for the purpose of allowing the *General Personal Services* land use by Specific Use Permit (SUP) for all properties within the district, being a 21.266-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, generally located along N. Goliad Street [*SH-205*] north of Olive Street and south of Live Oak Street, and take any action necessary.

Thank You,

***Melanie Zavala***

Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087  
<http://www.rockwall.com/>  
972-771-7745 Ext. 6568

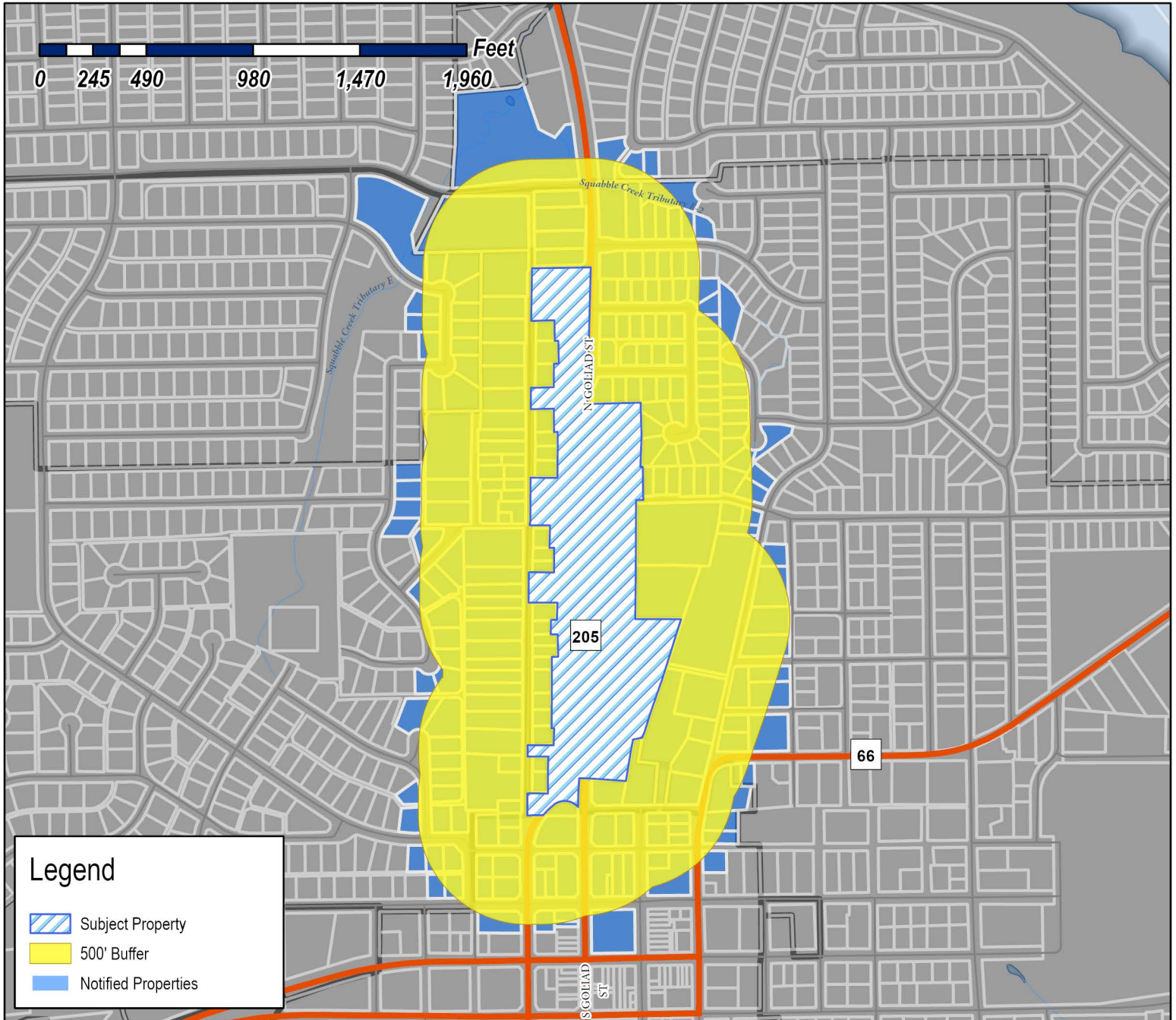




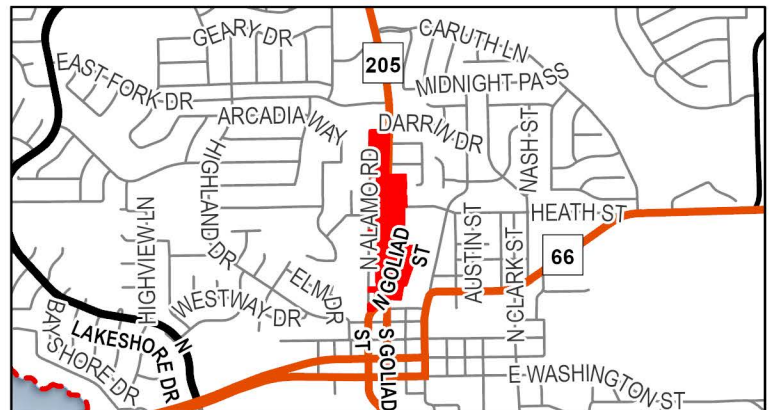
# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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**Case Number:** Z2023-045  
**Case Name:** Amendment to PD-50  
**Case Type:** Zoning  
**Zoning:** Planned Development District 50 (PD-50)



**Date Saved:** 9/13/2023

For Questions on this Case Call: (972) 771-7746

RESIDENT  
100 E HEATH  
ROCKWALL, TX 75087

RESIDENT  
1001 HOLLI LN  
ROCKWALL, TX 75087

RESIDENT  
1001 N GOLIAD  
ROCKWALL, TX 75087

RHODES NANCY CLAYCOMB  
1003 HOLLI LN  
ROCKWALL, TX 75087

RESIDENT  
1005 HOLLI LN  
ROCKWALL, TX 75087

RESIDENT  
101 E RUSK  
ROCKWALL, TX 75087

MUMMEY MAURICE E ETUX  
1010 HOLLI LANE  
ROCKWALL, TX 75087

RESIDENT  
102 W KAUFMAN  
ROCKWALL, TX 75087

CALLIER JENNA AND LOGAN  
104 RUSH CREEK  
HEATH, TX 75032

RESIDENT  
104 W KAUFMAN  
ROCKWALL, TX 75087

RESIDENT  
105 OLIVE ST  
ROCKWALL, TX 75087

LOFLAND WILLIAM B  
105 E KAUFMAN ST  
ROCKWALL, TX 75087

105 N ALAMO LLC  
105 N ALAMO  
ROCKWALL, TX 75032

WIMPEE JOE  
105 W KAUFMAN ST  
ROCKWALL, TX 75087

RESIDENT  
106 W KAUFMAN  
ROCKWALL, TX 75087

MANLEY MICHAEL J AND MARY F  
1065 MIDNIGHT PASS  
ROCKWALL, TX 75087

RESIDENT  
107 E KAUFMAN  
ROCKWALL, TX 75087

MORGAN JEFFREY E  
1071 MIDNIGHT PASS  
ROCKWALL, TX 75087

ADDIS RUTH  
1079 MIDNIGHT PASS  
ROCKWALL, TX 75087

RESIDENT  
108 INTERURBAN  
ROCKWALL, TX 75087

RESIDENT  
109 E KAUFMAN  
ROCKWALL, TX 75087

CURANOVIC JOHN  
109 ELM CREST DR  
ROCKWALL, TX 75087

RESIDENT  
109 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
111 N GOLIAD ST  
ROCKWALL, TX 75087

WAGNER GERALD P  
112 LOS PECES  
GUN BARRELL, TX 75156

HILL TOBY VERN H & ANGELA DAWN  
113 E HEATH ST  
ROCKWALL, TX 75087

RESIDENT  
115 E HEATH ST  
ROCKWALL, TX 75087

STORY CATHERINE C  
117 E HEATH ST  
ROCKWALL, TX 75087

GARRISON MONA AND RONALD  
119 E HEATH STREET  
ROCKWALL, TX 75087

SFR TEXAS ACQUISITIONS 3 LLC  
120 S RIVERSIDE PLAZA #2000  
CHICAGO, IL 60606

HPA TEXAS SUB 2017-1 LLC  
120 S RIVERSIDE PLZ STE 2000  
CHICAGO, IL 60606

FITE CENTRE LLC  
1200 FRONTIER TRAIL  
ROCKWALL, TX 75032

RAC OF ROCKWALL LLC  
1220 CRESTCOVE  
ROCKWALL, TX 75087

DAFFRON JAMES R AND DEBBIE A  
12207 DARK HOLLOW RD  
ROCKWALL, TX 75087

380 PROPERTY INC  
12207 DARK HOLLOW RD  
ROCKWALL, TX 75087

LEAL CAROL RHEA  
1307 RIDGE ROAD #2317  
ROCKWALL, TX 75087

SWIERCINSKY JOSHUA L  
1355 CLUBHILL DR  
ROCKWALL, TX 75087

LOZANO MANUEL A  
1388 S FM 740  
HEATH, TX 75126

VANDERSLICE R D AND LYNN  
1408 S LAKESHORE DR  
ROCKWALL, TX 75087

VANDERSLICE ROBERT  
1408 S LAKESHORE DRIVE  
ROCKWALL, TX 75087

DOUBLE T VENTURES LLC  
1500 S KREYMER LN  
WYLIE, TX 75098

MILNER JOHN R AND SHARON G  
1521 COUNTY ROAD 3327  
GREENVILLE, TX 75402

RAYWAY PROPERTIES LLC  
1572 N MUNSON RD  
ROYSE CITY, TX 75189

WRIGHT JOHN M & SUSAN L  
1605 SEASCAPE CT  
ROCKWALL, TX 75087

MEYERS STUART A & BRENDA S  
1614 S LAKESHORE DR  
ROCKWALL, TX 75087

MCKEE RICHARD AND KALASI  
16713 MEADOWBROOK BV  
FORNEY, TX 75126

CGC GROUP INC  
1690 LAKE FOREST DR  
ROCKWALL, TX 75087

CRAWFORD STEVE  
1709 GASLIGHT CT  
SEABROOK, TX 77586

ARISTA KAUFMAN LLC  
1717 MAIN STREET SUITE 2950  
DALLAS, TX 75201

BARNETT JOSEPH RODNEY & LADONNA  
1855 HIDDEN HILLS  
ROCKWALL, TX 75087

CARLON WILLIAM ANDREW  
192 JACOB CROSSING  
ROCKWALL, TX 75087

FRYER WILLIAM L III AND LAUREN S  
193 JACOB CROSSING  
ROCKWALL, TX 75087

BLACK SHIRLEY M  
193 PORT SAINT CLAIRE  
ARANSAS PASS, TX 78336

RESIDENT  
194 CODY PLACE  
ROCKWALL, TX 75087

CROY DANNY L  
195 CODY PL  
ROCKWALL, TX 75087

RESIDENT  
196 JACOB CROSSING  
ROCKWALL, TX 75087

STEWART DEBORAH LYNN  
196 DARRIN DR  
ROCKWALL, TX 75087

GALLEGOS JUAN ADOLFO  
197 DARRIN DR  
ROCKWALL, TX 75087

RESIDENT  
198 CODY PLACE  
ROCKWALL, TX 75087

KANSIER GAYLE  
198 DARRIN DR  
ROCKWALL, TX 75087

DOOLEY RHONDA N  
19801 E 86TH ST N  
OWASSO, OK 74055

RESIDENT  
199 DARRIN DR  
ROCKWALL, TX 75087

RESIDENT  
199 JACOB CROSSING  
ROCKWALL, TX 75087

YOUNG BARBARA NEUMANN  
199 CODY PLACE  
ROCKWALL, TX 75087

917 PROPERTIES LLC  
2 MANOR COURT  
HEATH, TX 75032

VANILLA BEAN PROPERTIES, SERIES 5 LLC  
2 MANOR COURT  
HEATH, TX 75032

RESIDENT  
200 JACOB CROSSING  
ROCKWALL, TX 75087

SELLERS ROBERT STEVEN  
200 DARRIN DRIVE  
ROCKWALL, TX 75087

RESIDENT  
201 OLIVE ST  
ROCKWALL, TX 75087

MCWHIRTER CRAIG L  
201 DARRIN DR  
ROCKWALL, TX 75087

COMMUNITY BANK  
201 E KAUFMAN ST  
ROCKWALL, TX 75087

CITY LIFT STATION  
201 E WASHINGTON ST  
ROCKWALL, TX 75087

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201 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
202 INTERURBAN ST  
ROCKWALL, TX 75087

MILLER ROBERT AND KATY  
202 CODY PL  
ROCKWALL, TX 75087

GANDY GEORGIA KNEL  
202 DARRIN DR  
ROCKWALL, TX 75087

LOVELL CHRISTINE MARRE AND JOSHUA  
202 E HEATH  
ROCKWALL, TX 75087

RESIDENT  
202 N WEST ST  
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP  
202 NORTH SAN JACINTO  
ROCKWALL, TX 75087

RESIDENT  
203 JACOB CROSSING  
ROCKWALL, TX 75087

CLAY KAREN L  
203 CODY PL  
ROCKWALL, TX 75087

DAVIS ROBERT C  
203 DARRIN  
ROCKWALL, TX 75087

BLANKENSHIP JAMES WISE & LISA  
203 E HEATH ST  
ROCKWALL, TX 75087

CANO OSCAR & NANCY  
203 N. ALAMO RD  
ROCKWALL, TX 75087

NELSON THERESE D  
204 DARRIN DR  
ROCKWALL, TX 75087

HATCHER MATTHEW S & IRENE  
204 HARRIS DR  
ROCKWALL, TX 75087

PHILLIPS TERESA  
204 JACOB CROSSING  
ROCKWALL, TX 75087

RESIDENT  
204 N WEST ST  
ROCKWALL, TX 75087

RESIDENT  
204 W HEATH ST  
ROCKWALL, TX 75087

NBN COMMERCIAL GROUP LLC  
2040 N BELT LINE RD STE 400  
MESQUITE, TX 75150



DRAKE EDWARD J II & JENNIFER R  
205 DARRIN DRIVE  
ROCKWALL, TX 75087

ESTATE OF ELAINE I PETERSON  
2054 BRUCE RD  
MARTIN, GA 30557

RESIDENT  
206 CODY PLACE  
ROCKWALL, TX 75087

RUDOLPH COLLIN J  
206 DARRIN DRIVE  
ROCKWALL, TX 75087

RESIDENT  
206 N FANNIN ST  
ROCKWALL, TX 75087

PRITCHETT JOHNETTA  
206 W HEATH ST  
ROCKWALL, TX 75087

RESIDENT  
207 DARRIN DR  
ROCKWALL, TX 75087

RESIDENT  
207 JACOB CROSSING  
ROCKWALL, TX 75087

MITCHELL KELLI A &  
RYAN S WENZEL  
207 CODY PL  
ROCKWALL, TX 75087

RESIDENT  
208 JACOB CROSSING  
ROCKWALL, TX 75087

ADAMS FAITH INVESTMENT LLC  
208 SUMMIT RIDGE  
ROCKWALL, TX 75087

ESTATE OF DOSVILLE PEOPLES  
208 W HEATH ST  
ROCKWALL, TX 75087

HENSON ORA LOUISE  
209 DARRIN DR  
ROCKWALL, TX 75087

CONFIDENTIAL  
210 CODY PL  
ROCKWALL, TX 75087

RESIDENT  
211 JACOB CROSSING  
ROCKWALL, TX 75087

CALDWELL KARISSA A  
211 CODY PLACE  
ROCKWALL, TX 75087

SHIPLEY JASON P & ELIZABETH  
212 JACOB XING  
ROCKWALL, TX 75087

FOSTER EDWARD M & TERI L  
214 CODY PL  
ROCKWALL, TX 75087

WELLS LEE E & LYNDA S  
2146 HARRELL STREET  
GREENVILLE, TX 75402

MURRAY JOHN DAVID  
215 CODY PLACE  
ROCKWALL, TX 75087

DAVIS RICHARD S & LYNDELL R  
2175 LAKE FOREST DR  
ROCKWALL, TX 75087

DUZAN TIMOTHY AND ANGELA  
219 CODY PL  
ROCKWALL, TX 75087

KHATER CHARLES ETUX  
2368 E FM 552  
ROCKWALL, TX 75087

ROCKWALL RUSTIC RANCH LLC  
240 WILLOWCREST  
ROCKWALL, TX 75032

SEYMORE INVESTMENTS LLC  
242 C NATIONAL DR  
ROCKWALL, TX 75032

LAURENCE CROSSING LLC  
2500 DISCOVERY BLVD SUITE 300  
ROCKWALL, TX 75032

LAURENCE CROSSING LLC  
2500 DISCOVERY BLVD SUITE 300  
ROCKWALL, TX 75032

HOLLON GREGORY D  
2778 S FM 549  
ROCKWALL, TX 75032

WEST MICHAEL  
299 SHENNENDOAH LANE  
ROCKWALL, TX 75087

RESIDENT  
301 HIGHLAND DR  
ROCKWALL, TX 75087

AUSTIN MICHAEL CAIN 2005 TRUST  
301 COOPER COURT  
ROCKWALL, TX 75087

ORTAMOND DONALD J & JANA R  
301 MARGARET ST  
ROCKWALL, TX 75087

BEDFORD TERRI W  
301 N ALAMO RD  
ROCKWALL, TX 75087

ROCK N' ROLL REALTY LLC  
301 N FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
301 N GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
301 N SAN JACINTO  
ROCKWALL, TX 75087

FERRIS BETH  
301 WILDWOOD LN  
ROCKWALL, TX 75087

MATTINGLY LESLIE G AND JENNIFER S  
302 ARCADIA WAY  
ROCKWALL, TX 75087

LOFTUS GERALDINE J  
302 E MARGARET ST  
ROCKWALL, TX 75087

JOHNSON AMANDA DAWN  
302 ELM DRIVE  
ROCKWALL, TX 75087

WARREN PEGGY E  
302 HIGHLAND DR  
ROCKWALL, TX 75087

RESIDENT  
302 N FANNIN ST  
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH  
302 N GOLIAD ST  
ROCKWALL, TX 75087

BRUCE DANA G & JEANNE L  
302 N SAN JACINTO ST  
ROCKWALL, TX 75087

CRANE KATHERINE LYNN  
302 W KAUFMAN ST  
ROCKWALL, TX 75087

SOLIS JOHNNY & JULIE  
3021 RIDGE RD SUITE A BOX 93  
ROCKWALL, TX 75032

SMITH WENDY  
303 DERICK DR  
FATE, TX 75189

WILLIAMS RONALD DAVID AND PATRICIA  
303 ELM DR  
ROCKWALL, TX 75087

WHITE SANDRA JEAN  
303 HIGHLAND DR  
ROCKWALL, TX 75087

RESIDENT  
303 N ALAMO  
ROCKWALL, TX 75087

ANGLE GLENDA ANNE  
303 WILDWOOD LN  
ROCKWALL, TX 75087

ADAMS-ROMANO KEVIN PATRICK & JULLIAN  
ROSE  
303 WILLIAMS ST  
ROCKWALL, TX 75087

RESIDENT  
304 HIGHLAND DR  
ROCKWALL, TX 75087

RESIDENT  
304 WILLIAMS ST  
ROCKWALL, TX 75087

GLASS KATHLEEN J  
304 ELM DR  
ROCKWALL, TX 75087

RESIDENT  
304 N SAN JACINTO  
ROCKWALL, TX 75087

ODEN STORMIE E AND TAYLOR C  
304 WEST KAUFMAN STREET  
ROCKWALL, TX 75087

WHITE RUNELLE  
305 HIGHLAND DR  
ROCKWALL, TX 75087

RESIDENT  
305 N FANNIN ST  
ROCKWALL, TX 75087

KING BOBBY R ETUX  
305 WILDWOOD LN  
ROCKWALL, TX 75087

RESIDENT  
306 WILLIAMS ST  
ROCKWALL, TX 75087

BELL MARY NELL  
306 ELM DR  
ROCKWALL, TX 75087

STANLEY PAUL & SHERI  
306 HIGHLAND DR  
ROCKWALL, TX 75087

RESIDENT  
306 N FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
307 N FANNIN ST  
ROCKWALL, TX 75087

WATCHMEN REAL ESTATE LLC  
3077 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
308 FANNIN  
ROCKWALL, TX 75087

SCHWEIKERT FERN ELLEN  
308 ELM DR  
ROCKWALL, TX 75087

NJK ENTERPRISES LLC  
31 ORLEANS CIRCUIT  
CECIL HILLS SYDNEY, NSW 2171 AUSTRALIA,

GATES CHARLES H & BRENDA F  
310 ELM DR  
ROCKWALL, TX 75087

RESIDENT  
312 ELM DR  
ROCKWALL, TX 75087

UNION BANK & TRUST CO  
SUCCESSOR TRUSTEE EMILY SUE WHITEHEAD  
REV TRUST  
312 CENTRAL AVE SE, STE 508  
MINNEAPOLIS, MN 55414

HARKLAU CAROLINE  
312 DARTBROOK  
ROCKWALL, TX 75087

SOUTHERN ROOTS LLC  
312 DARTBROOK  
ROCKWALL, TX 75087

METOYER GREGORY K AND FRANCES M  
317 COOPER STREET  
ROCKWALL, TX 75087

WEAST BRIAN J AND  
CYNTHIA C BROWN  
318 ARCADIA WAY  
ROCKWALL, TX 75087

WEBER MARY JANE  
318 COOPER CT  
ROCKWALL, TX 75087

HEALDAN GROUP INC  
3460 MARRON RD SUITE 103-144  
OCEANSIDE, CA 92056

SNEAK PEAK HOMES LLC  
3483 TIMBERVIEW RD  
DALLAS, TX 75229

RB40 INVESTMENTS LLC  
400 CHIPPENDALE DRIVE  
HEATH, TX 75032

TURNER KYLE RADEY  
4002 BROWNSTONE CT  
DALLAS, TX 75204

KMA LLC  
401 COUNTRY RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
401 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
401 N FANNIN ST  
ROCKWALL, TX 75087

MORENO ANTONIO AND SUZANNE T  
402 WILDWOOD LANE  
ROCKWALL, TX 75087

RESIDENT  
404 N GOLIAD  
ROCKWALL, TX 75087

MONTGOMERY CAMERON K AND AMY E  
404 WILDWOOD LANE  
ROCKWALL, TX 75087

RESIDENT  
405 N ALAMO  
ROCKWALL, TX 75087

NICHOLSON JACQUELYN SUE AND PAUL  
EDWARD  
405 N FANNIN STREET  
ROCKWALL, TX 75087

RESIDENT  
405 N GOLIAD  
ROCKWALL, TX 75087

JONES GERWYN AND JANE  
406 N ALAMO ROAD  
ROCKWALL, TX 75087

RESIDENT  
406 N GOLIAD  
ROCKWALL, TX 75087

DAVENPORT RENTAL PROPERTIES - SERIES 200  
DARRIN DRIVE  
407 CASTLE PINES DRIVE  
HEATH, TX 75032

DAVENPORT RENTAL PROPERTIES LLC  
407 CASTLE PINES DRIVE  
HEATH, TX 75032

HOWELL RONALD & MICHELE  
434 JORDAN FARM CIRCLE  
ROCKWALL, TX 75087

MOFFATT DANA MICHELLE  
4756 SECRET COVE LANE  
HEATH, TX 75032

ADAT ESTATE LLC  
482 ARCADIA WAY  
ROCKWALL, TX 75087

ADAT ESTATE LLC  
482 ARCADIA WAY  
ROCKWALL, TX 75087

ADAT ESTATE LLC  
482 ARCADIA WAY  
ROCKWALL, TX 75087

ADAT ESTATE LLC  
482 ARCADIA WAY  
ROCKWALL, TX 75087

TREVINO BERTHA & LOUIS  
4917 SAINT JAMES CT  
MESQUITE, TX 75150

BAF 3 LLC  
5001 PLAZA ON THE LAKE SUITE 200  
AUSTIN, TX 78746

RESIDENT  
501 KERNODLE  
ROCKWALL, TX 75087

MILDER SCOTT & LESLIE  
501 CAMP CREEK RD  
ROCKWALL, TX 75087

RESIDENT  
501 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
501 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
502 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
502 N GOLIAD  
ROCKWALL, TX 75087

SMITH MARY SUE  
502 W RUSK ST  
ROCKWALL, TX 75087

WOODARD CARL E ET UX  
502 WILDWOOD TER  
ROCKWALL, TX 75087

STRINGFELLOW HOLDINGS, LLC  
5023 PARKVIEW PLACE  
ADDISON, TX 75001

RESIDENT  
503 N ALAMO  
ROCKWALL, TX 75087

SEREGOW JAMES AND KATHLEEN  
503 N FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
503 N GOLIAD ST  
ROCKWALL, TX 75087

BYRUM RICKY CONN AND JO ANN  
504 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
504 N GOLIAD  
ROCKWALL, TX 75087

NASH M CALVIN ETUX  
504 WILDWOOD TER  
ROCKWALL, TX 75087

RESIDENT  
505 WILDWOOD TERRACE  
ROCKWALL, TX 75087

TUCKER PAMELA  
505 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
505 N GOLIAD  
ROCKWALL, TX 75087

SOUTHERN ROOTS LLC  
505 N GOLIAD STREET  
ROCKWALL, TX 75087

LAYTON ERIC A AND APRIL L  
506 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
506 N GOLIAD  
RESIDENT, TX 75087

HICKERSON JON D  
506 WILDWOOD TER  
HICKERSON JON D, TX 75087

FLEMING HALLIE B  
507 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
507 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
508 N ALAMO  
ROCKWALL, TX 75087

HAM JOSHUA L  
512 HIGHVIEW LANE  
ROCKWALL, TX 75087

RNDI COMPANIES INC  
519 E INTERSTATE 30 # 157  
ROCKWALL, TX 75087

JENNIFER'S HOMES INC  
519 E INTERSTATE 30 #442  
ROCKWALL, TX 75087

FANG PROPERTIES LLC  
536 LOMA VISTA  
HEATH, TX 75032

SIDDALL RYAN AND  
TAYLOR GILSTRAP  
5469 JEFFERSON DR  
SACHSE, TX 75048

FRENCH MELISSA AND JACOB AARON  
5582 YARBOROUGH DR  
FORNEY, TX 75126

WYLIE KIMBERLY  
5904 COUNTY ROAD 2592  
ROYSE CITY, TX 75189

STAR 2022 SFR3 BORROWER LP  
591 WEST PUTNAM AVE  
GREENWICH, CT 6830

GEN 39:2-6 LLC  
599 BORDEAUX DRIVE  
ROCKWALL, TX 75087

RESIDENT  
601 KERNODLE ST  
ROCKWALL, TX 75087

RESIDENT  
601 N ALAMO  
ROCKWALL, TX 75087

HALL DOUGLAS A & MARCI  
601 N FANNIN ST  
ROCKWALL, TX 75087

CARDENAS CECILIO & CARMEN  
602 N ALAMO ROAD  
ROCKWALL, TX 75087

RESIDENT  
602 N GOLIAD  
ROCKWALL, TX 75087

CANUP DAVID & PATRICIA  
602 W RUSK ST  
ROCKWALL, TX 75087

HANSARD STANLEY E ETUX DALE  
602 WILDWOOD LN  
ROCKWALL, TX 75087

HAMILTON JOANN  
603 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
603 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
604 GOLIAD  
ROCKWALL, TX 75087

DOMINGUEZ, JOSE AND JOHANNA  
604 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
604 N GOLIAD  
ROCKWALL, TX 75087

KENDALL JESSICA  
604 WILDWOOD LANE  
ROCKWALL, TX 75087

RESIDENT  
605 N ALAMO  
ROCKWALL, TX 75087

POINTER PRICE  
605 NAKOMA DR  
ROCKWALL, TX 75087

MURRAY JAMES & VIRGINIA  
606 WILDWOOD LN  
ROCKWALL, TX 75087

MULLINS CHRISTOPHER CHARLES AND ARYN  
ELISE  
<Null>  
607 KERNODLE ST <Null>  
ROCKWALL, TX 75087

BELL ZACHARY A AND ELIZABEH H  
608 WILDWOOD LN  
ROCKWALL, TX 75087

SIENTY RYAN FAIN  
6182 COUNTY RD 4400  
COMMERCE, TX 75428

ROY LAWRENCE HANCE JR TRUST  
ROY LAWRENCE HANCE JR- TRUSTEE  
6946 SPERRY STREET  
DALLAS, TX 75214

CASTRO MICHAEL AND RENE  
700 WINDSONG LN  
ROCKWALL, TX 75087

CTC TEXAN PROPERTIES LLC  
7005 CHASE OAKS BLVD SUITE 180  
PLANO, TX 75025

SMITH G DAVID  
702 N GOLIAD ST  
ROCKWALL, TX 75087

TIBBETTS ELAINE  
703 KERNODLE ST  
ROCKWALL, TX 75087

RESIDENT  
703 N ALAMO RD  
ROCKWALL, TX 75087

IRBY DENNIS  
703 N GOLIAD ST  
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC  
704 N GOLIAD  
ROCKWALL, TX 75087

ZIMMERMAN CAROLYN  
705 KERNODLE ST  
ROCKWALL, TX 75087

RESIDENT  
705 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
705 N GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
706 N ALAMO  
ROCKWALL, TX 75087

CALABRESE CORINNA RAE  
707 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
708 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
710 N ALAMO  
ROCKWALL, TX 75087

CRISWELL BARBARA  
7110 HUNT LANE  
ROCKWALL, TX 75087

BROWN JONATHAN R & CHRISTY A  
<Null>  
7814 KILLARNEY LANE <Null>  
ROWLETT, TX 75089

CHRISTENSEN VALERIE  
801 N GOLIAD  
ROCKWALL, TX 75087

GUEVARA CARLOS & MONICA A  
802 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
802 N GOLIAD  
ROCKWALL, TX 75087

MASON MARK S & TAMARA M  
802 POTOMAC DRIVE  
ROCKWALL, TX 75087

JOHNSON BRADLEY K AND GINGER M  
803 KERNODLE ST  
ROCKWALL, TX 75087

KUCERA TIMOTHY M  
803 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
803 N GOLIAD ST  
ROCKWALL, TX 75087

CONSELMAN EQUITIES LLC  
804 N GOLIAD STREET  
ROCKWALL, TX 75087



MBK3 PROPERTY HOLDING CO LLC  
804 TRUMPETER WAY  
ROCKWALL, TX 75032

BUSHNELL MICHAEL S & TIFFANIE C  
805 KERNODLE ST  
ROCKWALL, TX 75087

NAVARRO FRANCISCO OCHOA AND  
MELISSA ANN REDD  
805 N ALAMO RD  
ROCKWALL, TX 75087

ORTIZ ENRIQUE AROZLA  
805 N FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
806 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
807 N ALAMO RD  
ROCKWALL, TX 75087

MEJIA JULIO & MARIA R  
807 N FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
807 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
808 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
808 N GOLIAD  
ROCKWALL, TX 75087

GARY DENNIS AND DIANNE  
809 COUNTY CLUB DRIVE  
HEATH, TX 75032

MARTINEZ RAQUEL P  
809 N GOLIAD ST  
ROCKWALL, TX 75087

SWIERCINSKY LEXUS M  
810 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
810 N GOLIAD  
ROCKWALL, TX 75087

AOUN PIERRE E  
811 N GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
812 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
812 N GOLIAD  
ROCKWALL, TX 75087

CAIN JAMES O  
815 N ALAMO RD  
ROCKWALL, TX 75087

CAIN JAMES O  
815 N ALAMO RD  
ROCKWALL, TX 75087

STEPHEN PRAMELA AND STEPHEN JOHN  
818 POTOMAC DR  
ROCKWALL, TX 75087

AIBKHANOV ASHOT AND JOLI RASHID  
834 POTOMAC DR  
ROCKWALL, TX 75087

MCCULLEY DARREN WAYNE AND MICHELE  
837 POTOMAC DRIVE  
ROCKWALL, TX 75087

WAY FAMILY TRUST  
8441 S FM ROAD 549  
ROCKWALL, TX 75032

KUNJACHEN BLESSY AND SHIBU  
852 POTOMAC DRIVE  
ROCKWALL, TX 75087

MAYTAK LINA & MARK HILSTAD  
853 POTOMAC DRIVE  
ROCKWALL, TX 75087

PALMER WINDY E AND DONALD L  
868 POTOMAC DRIVE  
ROCKWALL, TX 75087

WARDELL JAKE P AND MEREDITH K  
880 SHORES BLVD  
ROCKWALL, TX 75087

INGLES CRISTINA LA SAIGNE  
901 N ALAMO  
ROCKWALL, TX 75087

CROWDER GERALDINE  
901 N FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
902 N GOLIAD <Null>  
ROCKWALL, TX 75087

EAGLE SEIKI SALES LTD  
C/O ELIZABETH BURKS  
902 PALO PINTO ST  
WEATHERFORD, TX 76086

MOMSEN KIMBERLY  
903 N ALAMO ROAD  
ROCKWALL, TX 75087

HEMPHILL REBECCA AND TODD  
903 NORTH FANNIN STREET  
ROCKWALL, TX 75087

RESIDENT  
904 N GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
905 N ALAMO ST  
ROCKWALL, TX 75087

RESIDENT  
905 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
905 N WEST ST  
ROCKWALL, TX 75087

WILLIAMS RICKY AND ELIZABETH  
906 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
906 N GOLIAD  
ROCKWALL, TX 75087

BRIONES RONALD AND THERESA  
906 N WEST  
ROCKWALL, TX 75087

RESIDENT  
907 N GOLIAD ST  
ROCKWALL, TX 75087

JC GAERLAN LLC  
907 NORTH ALAMO ROAD  
ROCKWALL, TX 75087

PIERCE CAROLYN GREEN  
908 N ALAMO RD  
ROCKWALL, TX 75087

HEAVENLY HANDS BIRTHING CENTER PLLC  
908 N GOLIAD ST  
ROCKWALL, TX 75087

MARTINKUS NICOLE  
908 N WEST ST  
ROCKWALL, TX 75087

MOLINA JOE C II  
909 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
909 N GOLIAD  
ROCKWALL, TX 75087

MCFADIN SARA TERESA  
909 N WEST STREET  
ROCKWALL, TX 75087

ZAVALA VICTOR V  
910 N ALAMO RD  
ROCKWALL, TX 75087

PERRY RUBY DELL  
910 N WEST ST  
ROCKWALL, TX 75087

WHITE TIMOTHY E  
9104 PRIVATE ROAD 2325  
TERRELL, TX 75160

LEWIS BEN  
911 N ALAMO  
ROCKWALL, TX 75087

RECSA LLC  
911 NORTH GOLIAD  
ROCKWALL, TX 75087

JONES PAMELA J  
912 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
912 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
913 N ALAMO RD  
ROCKWALL, TX 75087

BAXTER JAKE STEPHEN AND CATHERINE  
ELIZABETH  
915 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
915 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
917 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
917 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
918 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
919 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
919 N GOLIAD  
ROCKWALL, TX 75087

BELANGER CORKY  
921 N ALAMO RD  
ROCKWALL, TX 75087

BARRY BARBARA  
922 N ALAMO RD  
ROCKWALL, TX 75087

HUDSON SHELI O  
923 N ALAMO  
ROCKWALL, TX 75087

CHAVEZ ENRIQUE  
923 N GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
924 N ALAMO  
ROCKWALL, TX 75087

CRAWFORD JUANITA LIFE ESTATE AND  
MICHAEL CRAWFORD  
925 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
925 N GOLIAD  
ROCKWALL, TX 75087

PRECISION GLOBAL CORPORATION  
9330 LBJ FREEWAY SUITE 900  
DALLAS, TX 75243

TAILLAC JEAN ANTHONY  
944 CHAD WAY  
ROCKWALL, TX 75087

RICE JOSHUA M  
947 CHAD WAY  
ROCKWALL, TX 75087

RESIDENT  
948 CHAD WAY  
ROCKWALL, TX 75087

CORENO FRANCISCO R  
951 CHAD WAY  
ROCKWALL, TX 75087

BRUMIT COURTNEY M AND DARREN D  
952 CHAD WAY  
ROCKWALL, TX 75087

RESIDENT  
955 CHAD WAY  
ROCKWALL, TX 75087

ALLEN MARK C AND  
DONNA K BOYD  
956 CHAD WAY  
ROCKWALL, TX 75087

LEFTEROV MARTIN AND  
JESSICA LADD  
960 CHAD WAY  
ROCKWALL, TX 75087

TO TUAN QUOC  
964 CHAD WAY  
ROCKWALL, TX 75087

JENSEN MIKEL K & MICHELLE  
968 CHAD WAY  
ROCKWALL, TX 75087

WILCOX GORDON RICHARD AND GINGER R  
974 CHAD WAY  
ROCKWALL, TX 75087

CRAWFORD MICHAEL & MARY  
975 N ALAMO RD  
ROCKWALL, TX 75087

LOWRY BRENDA  
978 CHAD WAY  
ROCKWALL, TX 75087

CLARK RYAN W & AMY B  
982 CHAD WAY  
ROCKWALL, TX 75087

GIBSON MONTE ROY & BELINDA K  
986 CHAD WAY  
ROCKWALL, TX 75087

SCHMIDT STEVEN R AND CORINNA A  
990 CHAD WAY  
ROCKWALL, TX 75087

RESIDENT  
993 HOLLI LN  
ROCKWALL, TX 75087

GAFFNEY BRIAN & HOPE  
994 CHAD WAY  
ROCKWALL, TX 75087

RESIDENT  
995 HOLLI LN  
ROCKWALL, TX 75087

RAWLINS DAN AND MERRIANNE  
997 HOLLI LN  
ROCKWALL, TX 75087

GAFFNEY RICHARD BENNETT AND MARY ANNE  
998 CHAD WAY  
ROCKWALL, TX 75087

MESSENGER BARNARD A & BONNIE  
998 HOLLI LN  
ROCKWALL, TX 75087

NELSON MICHAEL D  
999 HOLLI LN  
ROCKWALL, TX 75087

CAIN REVOCABLE FAMILY TRUST AND  
CREDIT SHELTER TRUST AND SURVIVORS TRUST  
DEWAYNE CAIN TRUSTEE 305 STONEBRIDGE DR  
ROCKWALL, TX 75087

BOWEN JAMES A  
P.O. BOX 385  
CADDO MILLS, TX 75135

ODOM JAY & ALISON  
P.O. BOX 578  
ROCKWALL, TX 75087

THE PRESERVE HOMEOWNERS ASSOCIATION  
INC  
P.O. BOX 702348  
DALLAS, TX 75370

K'S ADVERTISING DALLAS INC THE  
PO BOX 1238  
ROCKWALL, TX 75087

BUTCHER MELVIN R  
PO BOX 147  
QUINLAN, TX 75474

CFPC INVESTMENTS LLC  
PO BOX 1731  
MARBLE FALLS, TX 78654

CONSELMAN EQUITIES LLC  
PO BOX 2284  
ROCKWALL, TX 75087

CONSELMAN EQUITIES LLC  
PO BOX 2284  
ROCKWALL, TX 75087

WOMEN IN NEED INC  
PO BOX 349  
GREENVILLE, TX 75403

MILE HIGH BORROW 1 LLC  
PO BOX 4090  
SCOTTSDALE, AZ 85261

PRINGLE PHYLLIS M  
PO BOX 584  
ROCKWALL, TX 75087

LAND HEADQUARTERS COMPANY INC  
C/O FAIR ROAD PROPERTIES INC  
PO BOX 69  
KEY BISCAYNE, FL 33149

RUTH DOWER LIVING TRUST DATED JUNE 3,  
2014  
RUTH DOWER TRUSTEE  
PO BOX 871239  
MESQUITE, TX 75187

# 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:

**Z2023-045: Amendment to PD-50**

*Hold a public hearing to discuss and consider a request by Cari Foote of CFPC Investments, LLC for the approval of a Zoning Change amending Planned Development District 50 (PD-50) [Ordinance No. 17-19] for the purpose of allowing the General Personal Services land use by Specific Use Permit (SUP) for all properties within the district, being a 21.266-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, generally located along N. Goliad Street [SH-205] north of Olive Street and south of Live Oak Street, 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 10, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, October 16, 2023 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 16, 2023 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>

**Case No. Z2023-045: Amendment to PD-50**

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

# 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:

### Z2023-045: Amendment to PD-50

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**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.

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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. Z2023-045: Amendment to PD-50

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: Ben Klutts - Recsa, LLC

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

# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2023-045

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

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

This brings, possible diseases if an animal shelter/veterinarian is allowed, increases traffic where children live and play, adds strangers around community property and family, decreases safety for residence.

## Respondent Information

Please provide your information.

## First Name \*

Ben

Last Name \*

Lewis

Address \*

[REDACTED]

City \*

ROCKWALL

State \*

TX

Zip Code \*

75087

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_



How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

I received a property owner notification in the mail.

I read about the request on the City's website.

I saw a zoning sign on the property.

I read about the request in the Rockwall Herald Banner.

My neighbors told me about the request.

Other: \_\_\_\_\_

This content is neither created nor endorsed by Google.

Google Forms

# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2023-045

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

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Helps our community grow

## Respondent Information

Please provide your information.

## First Name \*

Caprice

Last Name \*

Michelle

Address \*

[REDACTED]

City \*

Rickwall

State \*

TX

Zip Code \*

75032

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

I received a property owner notification in the mail.

I read about the request on the City's website.

I saw a zoning sign on the property.

I read about the request in the Rockwall Herald Banner.

My neighbors told me about the request.

Other: \_\_\_\_\_

This content is neither created nor endorsed by Google.

Google Forms

Case No. Z2023-045: Amendment to PD-50

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.

Construction would destroy the ecosystem of the area  
As well as ruin the home town feeling & suburban  
Beauty of the existing properties - Will only increase the  
incredible TRAFFIC Congestion in the area

Name: JANE & CHARLES SEBERT

Address: [REDACTED]

*Charles Sebert*  
Charles W Sebert

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

# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2023-045

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

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

What is the specific use permit for and why should the be approved for the residential area? Not enough information is provided regarding this rezoning proposal. Numerous times since moving here in 2002 the rules have changed mid game to the betterment of businesses and not home owners in my area.

## Respondent Information

Please provide your information.

## First Name \*

Toby

Last Name \*

Hill

Address \*

[Redacted]

City \*

Rockwall

State \*

TX

Zip Code \*

75087

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

I received a property owner notification in the mail.

I read about the request on the City's website.

I saw a zoning sign on the property.

I read about the request in the Rockwall Herald Banner.

My neighbors told me about the request.

Other: \_\_\_\_\_

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Google Forms



Cari Foote MA, LPC-S, LMFT-S, EMDR Certified  
925 N. Goliad Street  
Rockwall, TX 75087  
Cfoote@professionalcounseling.us

September 13, 2023

925 N. Goliad Street Rockwall, TX 75087

Ryan Miller  
Director of Planning, City of Rockwall  
Rmiller@rockwall.com  
385 South Goliad Rockwall, TX 75087

Mr. Miller,

Please consider amending P-50 to include General Personal Service use by Special Use Permit.

I'm making this request in order to fully utilize each room at my building located at 925 N. Goliad Street. Amending PD-50 will allow more business opportunities that will complement my existing tenants.

Thank you for your consideration.



Cari Foote

Signature Date: 9-18-23

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) [ORDINANCE NO. 17-19] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) TO ALLOW AN *GENERAL PERSONAL SERVICE* LAND USE TO BE PERMITTED BY A SPECIFIC USE PERMIT (SUP) WITHIN THE SUBJECT PROPERTY, BEING A 21.266-ACRE TRACT OF LAND SITUATED WITHIN THE S. S. McCURRY SURVEY, ABSTRACT NO. 146 AND B. F. BOYDSTON SURVEY, ABSTRACT NO. 14, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A 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 Cari Foote requesting the approval of an amendment to Planned Development District 50 (PD-50) [Ordinance No. 17-19] and the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall for the purpose of amending the permitted land uses to allow for the addition of an *General Personal Service* land use to be permitted by a Specific Use Permit (SUP) within a 21.266-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, identified as Planned Development District 50 (PD-50), and 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 50 (PD-50) [Ordinance No. 17-19] 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 approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 17-19*;

**SECTION 2.** That the *Subject Property* shall be used only in the manner and for the purposes authorized by this 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 3.** That the *Subject Property* shall be developed and/or used only in the manner and for the purposes described in *Exhibit 'C'* of this ordinance, and unless specifically modified within this ordinance the *Subject Property* shall adhere to all development standards stipulated by the Residential Office (RO) District as specified in Subsection 04.02, *Residential-Office (RO) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] as heretofore amended, as amended herein by the granting of this zoning change, and as may be amended in the future;

**SECTION 4.** That the official zoning map of the City of Rockwall, Texas be corrected to reflect the change in zoning described here in.

**SECTION 5.** 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 6.** 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 7.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 04-38*] of 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 [*Ordinance No. 04-38*] (*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;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6<sup>th</sup> DAY OF NOVEMBER, 2023.**

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Trace Johannesen, *Mayor*

**ATTEST:**

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Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

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Frank J. Garza, *City Attorney*

*1<sup>st</sup> Reading: October 16, 2023*

*2<sup>nd</sup> Reading: November 6, 2023*

DRAFT  
ORDINANCE  
10.10.2023

**EXHIBIT 'A':**  
*Legal Description*

**BEGINNING** at a point in the northwest corner of Block 32 of the Garner Addition (925 N. Goliad Street);

**THENCE** easterly 211.13' along the south right of way of Live Oak Street for a corner;

**THENCE** southerly 598.12' along the west right of way of Goliad Street (SH-205);

**THENCE** east 54.44' across Goliad Street, to the northwest corner of Block 160, Lot 1 of the Austin Addition (912 N. Goliad Street);

**THENCE** east 220' following the north property line of Block 160, Lot 1 of the Austin Addition (912 N. Goliad Street);

**THENCE** southerly 441.42' following the east property lines of lots fronting Goliad Street to a point on the north right of way of Heath Street;

**THENCE** west 39.54' along the north right of way of Heath Street;

**THENCE** southerly following along the east property lines of lots fronting Goliad Street 562.59' to a point being the northwest corner of B.F. Boydston Survey, Block 123, Lot F (604 N Goliad Street);

**THENCE** east 210.09' along the north property line of said Block 123, Lot F for a corner;

**THENCE** southerly 289.31' along the eastern property line of said Block 123, Lot F for a corner;

**THENCE** southerly 519.9' following along the east property lines of lots fronting Goliad Street to a point being the southeast corner of B.F. Boydston Survey, Block 123, Lot B (406 N. Goliad Street);

**THENCE** west 215.11' along the south property line of said Block 123, Lot B (406 N. Goliad Street) and crossing to a point on the west right of way of Goliad Street;

**THENCE** southerly 170.59' following along the west right of way of Goliad Street to a point being the southeast corner of Block 17, Lot 15 of the Amick Addition (401-403 N. Goliad Street);

**THENCE** west 210' along the south property line of said Block B, Lot 15 of the Amick Addition for a corner;

**THENCE** northerly 101.05' along the west property line of said Block 17, Lot 15 of the Amick Addition;

**THENCE** easterly 70.83' along the north property line of Block 17, Lot 15 of the Amick Addition;

**THENCE** north 170' along the west property lines of Block 18B, Lot 17 and Block 19C, Lot 21 of the Amick Addition;

**THENCE** west 72.99' along the south property line of Block 19B, Lot 19 of the Amick Addition (501½ N. Goliad Street);

**EXHIBIT 'A':**  
*Legal Description*

**THENCE** northerly 51.75' along the west property line of Block 19B, Lot 19 of the Amick Addition (501½ N. Goliad Street);

**THENCE** easterly 97.01' along the north property line of Block 19B, Lot 19 of the Amick Addition (501½ N. Goliad Street);

**THENCE** northerly 754.05' following along the west property lines of lots fronting Goliad Street to a point in the south property line of Block 23A, Lot 34 of the Amick Addition (803 N. Goliad Street);

**THENCE** west 115.03' along the south property line of said Block 23A, Lot 34 of the Amick Addition;

**THENCE** northerly 139.55' along the east right of way of N. Alamo Street;

**THENCE** east 99.47' following along the north property line of Block 24C, Lot 37 of the Amick Addition (805. N. Goliad Street) to a point;

**THENCE** northerly 250.95' following along the west property lines of lots fronting N. Goliad Street and crossing to the north right of way of Heath Street for a corner;

**THENCE** west 70.51' along the north right of way of Heath Street for a corner;

**THENCE** northerly 205.32' along the east right of way of N. Alamo Street;

**THENCE** easterly 103.92' along the south property line of Lot 1 of the Williams Addition;

**THENCE** northerly 334.45' following along the west property line of lots fronting Goliad Street to a point on the south property line of Block 29 of the Garner Addition (915 N. Goliad Street);

**THENCE** west 85.69' along the south property line of Block 29 of the Garner Addition (915 N. Goliad Street) to the east right of way of Alamo Street;

**THENCE** northerly 98.02' along the east right of way of Alamo Street for a point;

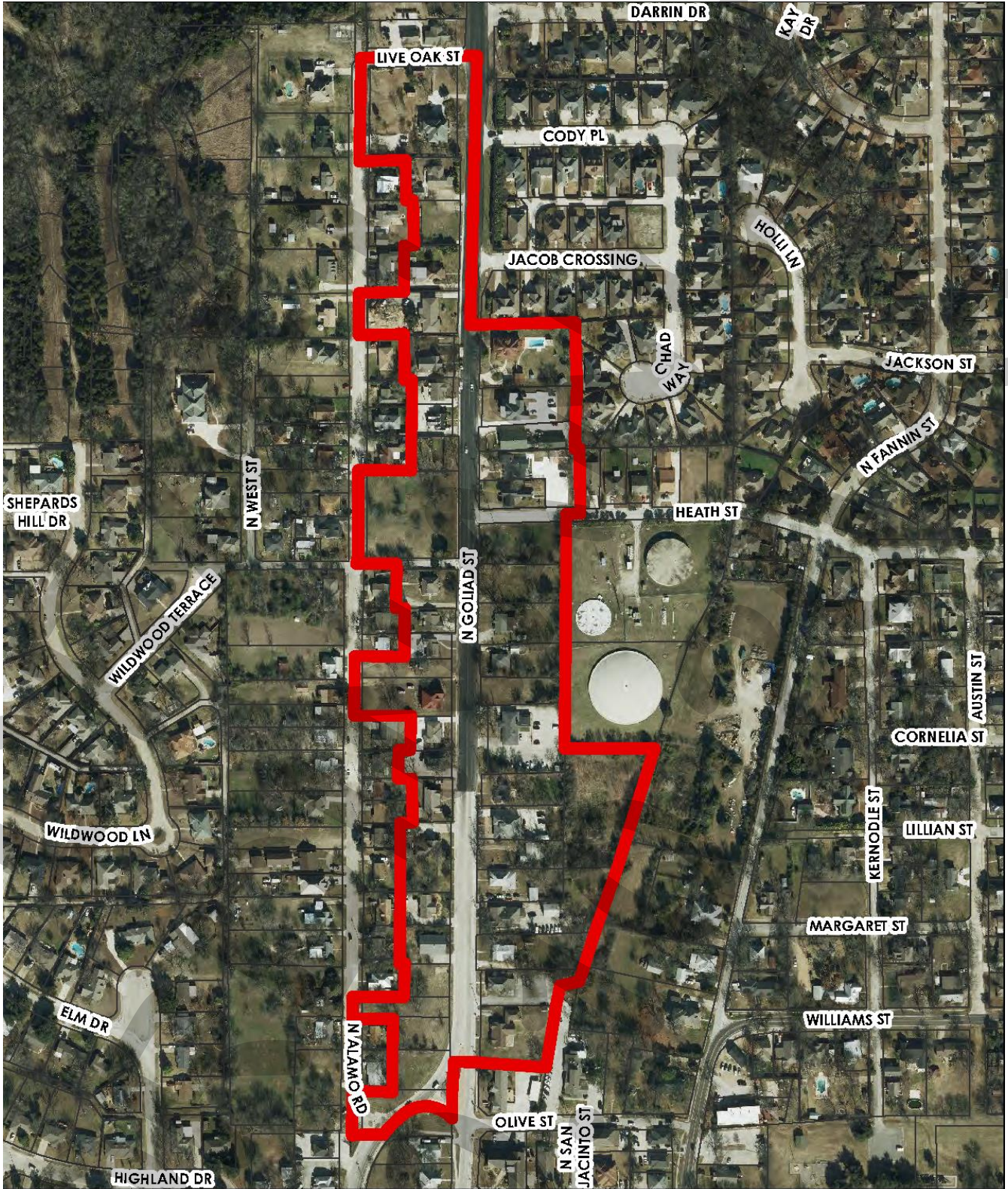
**THENCE** easterly 85.08' along the north property line of Block 29 of the Garner Addition (915 N. Goliad Street);

**THENCE** northerly 345.36' following along the west property line of lots fronting Goliad Street to a point in the south right-of-way of Block 32 of the Garner Addition (925 N. Goliad Street);

**THENCE** northerly 218.51' following along the east right of way of Alamo Street to the **POINT OF BEGINNING** containing approximately 21.266-acres of land.



**EXHIBIT 'B':**  
Location Map



**City of  
Rockwall**



Date: 12/22/2015  
0 500 Feet  
GEOGRAPHIC INFORMATION SYSTEMS

**PD50**



**EXHIBIT 'C':**  
*District Development Standards*

**Development Standards.**

- 1) *Permitted Uses.* Unless specifically provided by this Planned Development District ordinance, only those land uses permitted within the Residential Office (RO) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 20-02*], are allowed on the *Subject Property*; however, the following additions and conditions shall apply:
  - (a) *Antique/Collectable Sales.* The retail sales of antiques and collectables shall be permitted through the approval of a Specific Use Permit (SUP) by the City Council; however, such use shall be subject to the following conditions:
    - i. *Antique Sales* is defined as the sale of an object having value because of its age, especially a domestic item or piece of furniture or handicraft esteemed for its artistry, beauty, craftsmanship, or period of origin.
    - ii. *Collectable Sales* is defined as the sale of an object that can be collected, or is suitable or desirable for collecting by hobbyist, or any of a class of old things (*but not antiques*) that people collect as a hobby.
    - iii. The sale of new or used clothing and appliances shall be prohibited.
    - iv. The maximum floor area permitted for *Antique/Collectable Sales* be limited to 2,000 square feet.
    - v. That individual lease areas within the *Antique/Collectable Sales* use be prohibited.
  - (b) *Banquet Facility (Event Venue).* A banquet facility or event venue shall be permitted through the approval of a Specific Use Permit (SUP) by the City Council; however, such use shall be subject to the following conditions:
    - i. *Banquet Facility* or *Event Venue* is defined as a commercial facility that can be rented out for the purpose of hosting private events (*e.g. birthday parties, wedding receptions, meetings, etc.*). These events shall not be open to the general public.
  - (c) *Animal Clinic for Small Animals.* An animal clinic for small animals shall be permitted through the approval of a Specific Use Permit (SUP) by the City Council; however, such use shall be subject to the following conditions.
    - i. An *Animal Clinic for Small Animals* is defined as a place where animals or pets are given medical or surgical treatments and care.
    - ii. The accessory use as a kennel shall be limited to short-term boarding and shall be only incidental to the *Animal Clinic for Small Animals* use.
    - iii. No outdoor pens or kennels shall be permitted.

**EXHIBIT 'C':**  
*District Development Standards*

- (d) *General Personal Service.* A general personal service shall be as defined in Article 13, *Definitions*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] and be permitted through the approval of a Specific Use Permit (SUP) on a case-by-case basis by the City Council.
- 2) *Cross Access Easements.* Joint or shared access shall be required on all adjoining lots if any property is used for office development or any other non-residential use permitted by this ordinance.
- 3) *Parking.* That all non-residential land uses shall adhere to the following parking requirements:
- (a) All parking shall be located behind the front façade of the primary structure and parking within the front yard of any property shall be prohibited.
- (b) The parking requirements for all uses shall be subject to the requirements stipulated by Article VI, *Parking and Loading*, of the Unified Development Code [*Ordinance No. 04-38*] with the exception of *Professional Offices (excluding medical offices)* and *Banquet Facilities*. *Professional Offices* shall be subject to one (1) parking space per 500 SF of floor area and *Banquet Facilities* shall be subject to one (1) parking space per 100 SF of floor area.
- (c) All drive aisles and parking areas required for the conversion and/or redevelopment of existing structures within the Planned Development District shall be paved in concrete. An exception for asphalt may be approved by the City Engineer.
- 4) *Site Plan.* All properties within the Planned Development District shall be subject to site plan review prior to changing the use from single-family residential.
- 5) *Variances.* In the event that unique or extraordinary conditions exist on the property such that the applicant cannot comply with the strict interpretation of this ordinance a variance can be requested from the City Council.



# 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:** October 10, 2023  
**APPLICANT:** Javier Silva; *JMS Custom Homes, LLC.*  
**CASE NUMBER:** Z2023-046; *Specific Use Permit (SUP) for a Residential Infill for 715 Sherman Street*

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### SUMMARY

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC on behalf of Ruben Fragoso of RSR Capital, LLC for the approval of a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.22-acre parcel of land identified as Lot C, Block 112, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) and Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 715 Sherman Street, and take any action necessary.

### BACKGROUND

According to the City's annexation ordinances and the 1934 Sanborn Maps, the subject property was platted as part of the B.F. Boydston Addition prior to 1959 and after 1934. Per the City's historic zoning maps, the subject property was originally zoned Commercial (C) District as of January 3, 1972. Between this date and December 7, 1993, the subject property was rezoned from a Commercial (C) District to a Single-Family 7 (SF-7) District. The subject property has been situated within the Southside Residential Neighborhood Overlay (SRO) District since its inception on June 3, 1996 by *Ordinance No. 96-12*. The subject property is currently vacant.

### PURPOSE

The applicant -- *Javier Silva* -- is requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing a single-family home on the subject property in accordance with Subsection 02.03(B)(11), *Residential Infill in or Adjacent to an Established Subdivision*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

### ADJACENT LAND USES AND ACCESS

The subject property is addressed as 715 Sherman Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are seven (7) single-family residential lots (*i.e. 614, 703, 705, 707, 709, 711 & 713 Sherman Street*) that are zoned Single-Family 7 (SF-7) District. Beyond this is E. Boydston Avenue, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is a 1.1209-acre parcel of land (*i.e. Lot G, Block 112, B.F. Boydston Addition*) that is vacant and owned by Rockwall Habitat for Humanity. Beyond that is S. Clark Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is a 7.00-acre tract of land owned by the Dallas-Garland & Northeastern Railroad. Beyond that is S. Clark Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is a 1.1209-acre parcel of land (i.e. Lot G, Block 112, B.F. Boydston Addition) that is vacant and owned by Rockwall Habitat for Humanity. Beyond this is a vacant 0.11-acre parcel of land (i.e. Lot 2, Block 1, Lamar Street Habitat No. 1 Addition) also owned by Rockwall Habitat for Humanity. West of this is a 0.459-acre parcel of land (i.e. Lot 2, Block G, Sanger Addition) owned by the St. Paul African Methodist.

**CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY’S CODES**

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as “(t)he 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.” An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as “...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years.” In this case, the subject property is located within the B. F. Boydston Subdivision, which has been in existence more than ten (10) years, consists of 137 residential lots, and is more than 90% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being within an established subdivision, requires a Specific Use Permit (SUP).

In addition, Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, “...the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing ... [and] (a)ll housing proposed under this section [i.e. *Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing ...” The following is a summary of observations concerning the housing within close proximity of Sherman Street compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on Sherman Street in a Close Proximity to the Subject Property	Proposed Housing
Building Height	One (1) Story	One (1) Story
Building Orientation	All of the homes are oriented toward Sherman Street.	The front elevation of the home will face Sherman Street.
Year Built	1974-2020	N/A
Building SF on Property	980 SF – 2,942 SF	2,712 SF
Building Architecture	Single Family Homes	Comparable Architecture to the surrounding Single-Family Homes
Building Setbacks:		
Front	20-Feet	20-Feet
Side	6- feet	6- Feet
Rear	10-Feet	30-Feet
Building Materials	Brick and Siding	Siding
Paint and Color	Red, Yellow, White, Brown	N/A
Roofs	Composite Shingles	Composite Shingle
Driveways/Garages	Driveways all front the same street the single-family home faces. Homes consist of front-facing garages or no garages.	The garage will be attached and located approximately 11 ½ feet in front of the front façade.

According to Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), “(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages ...” In this case, the applicant’s proposed garage is oriented approximately 11½ feet in front of the front façade of the proposed single-family home; however, staff should point out that this is not atypical for this area or properties located within the Southside Neighborhood Residential Overlay (SRO) District. A waiver to the garage orientation is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. If this Specific Use Permit (SUP) request is approved by the Planning and Zoning Commission and City Council, the garage setback requirement will be waived. With the exception of the garage orientation, the proposed single-family home meets all of the density and dimensional requirements as stipulated by the Unified Development Code (UDC) for a property in a Single-Family 7 (SF-7) District and the Southside Residential Neighborhood Overlay (SRO) District.

For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the subject property, staff has provided photos of the properties along Sherman Street and also provided the proposed building elevations in the attached packet. The approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission and a finding that the proposed house will not have a negative impact on the existing subdivision.

## **NOTIFICATIONS**

On September 28, 2023, staff mailed 67 notices to property owners and occupants within 500-feet of the subject property. There were no Homeowners Associations (HOAs) 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 back regarding the applicant's request.

## **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 *Residential Infill in an Established Subdivision*, 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 Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - (a) Development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'A'* of the draft ordinance.
  - (b) Construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'B'* of the draft ordinance; and,
  - (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) 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 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 715 Sherman ST Rockwall TX 75087  
 SUBDIVISION B F BOYDSTON LOT C BLOCK 112  
 GENERAL LOCATION \_\_\_\_\_

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

CURRENT ZONING SF-7 CURRENT USE \_\_\_\_\_  
 PROPOSED ZONING SF-7 PROPOSED USE Residential Infill  
 ACREAGE .22 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>MSH Capital LLC</u>	<input checked="" type="checkbox"/> APPLICANT	<u>JMS Custom Homes LLC</u>
CONTACT PERSON	<u>Ruben Fragoso</u>	CONTACT PERSON	<u>Javier Silva</u>
ADDRESS	<u>1321 Crescent Cove Dr.</u>	ADDRESS	<u>58 Windsor Dr.</u>
CITY, STATE & ZIP	<u>Rockwall, TX 75087</u>	CITY, STATE & ZIP	<u>Rockwall, TX 75032</u>
PHONE	<u>214-471-2302</u>	PHONE	<u>972-814-9462</u>
E-MAIL	<u>Ruben.fragoso@gmail.com</u>	E-MAIL	<u>support@jmscustomhomes.net</u>

## NOTARY VERIFICATION [REQUIRED]

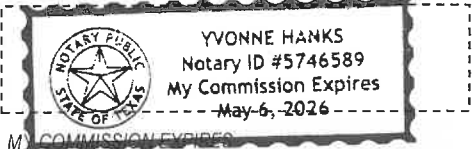
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ruben Fragoso [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 8 DAY OF September 2023

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







Z2023-046: Specific Use Permit (SUP) for Residential Infill at 715 Sherman Street


0 15 30 60 90 120 Feet

SHERMAN ST

SF-7

PD-52

SOLARK ST

Case Location Map = 



# City of Rockwall

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

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



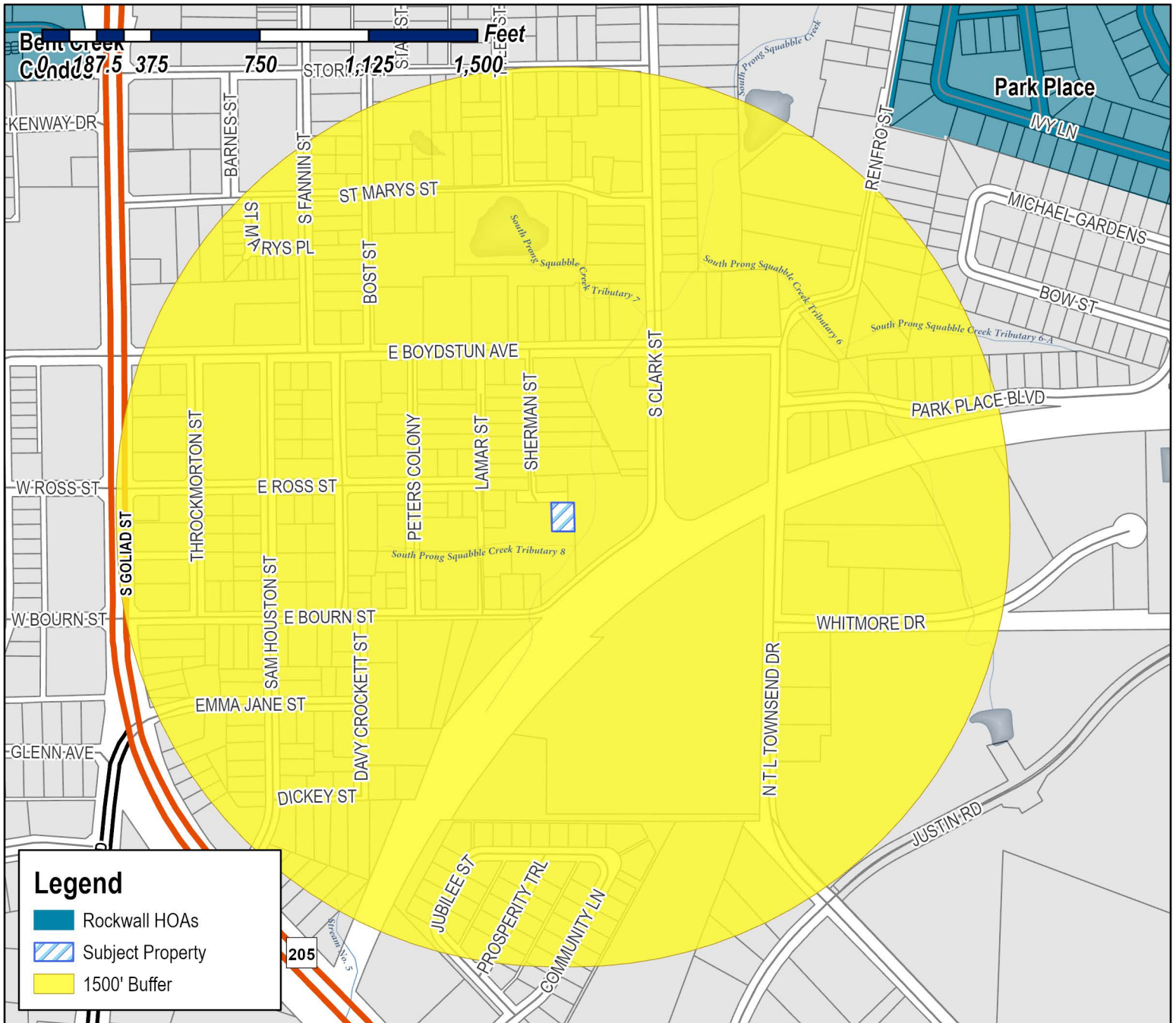
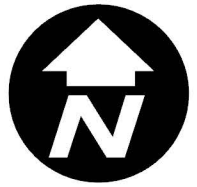




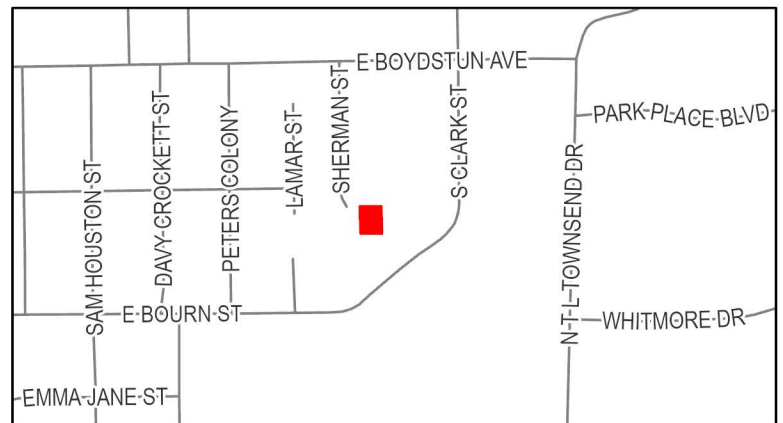
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**Case Number:** Z2023-046  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 715 Sherman Street



**Date Saved:** 9/15/2023  
 For Questions on this Case Call (972) 771-7745

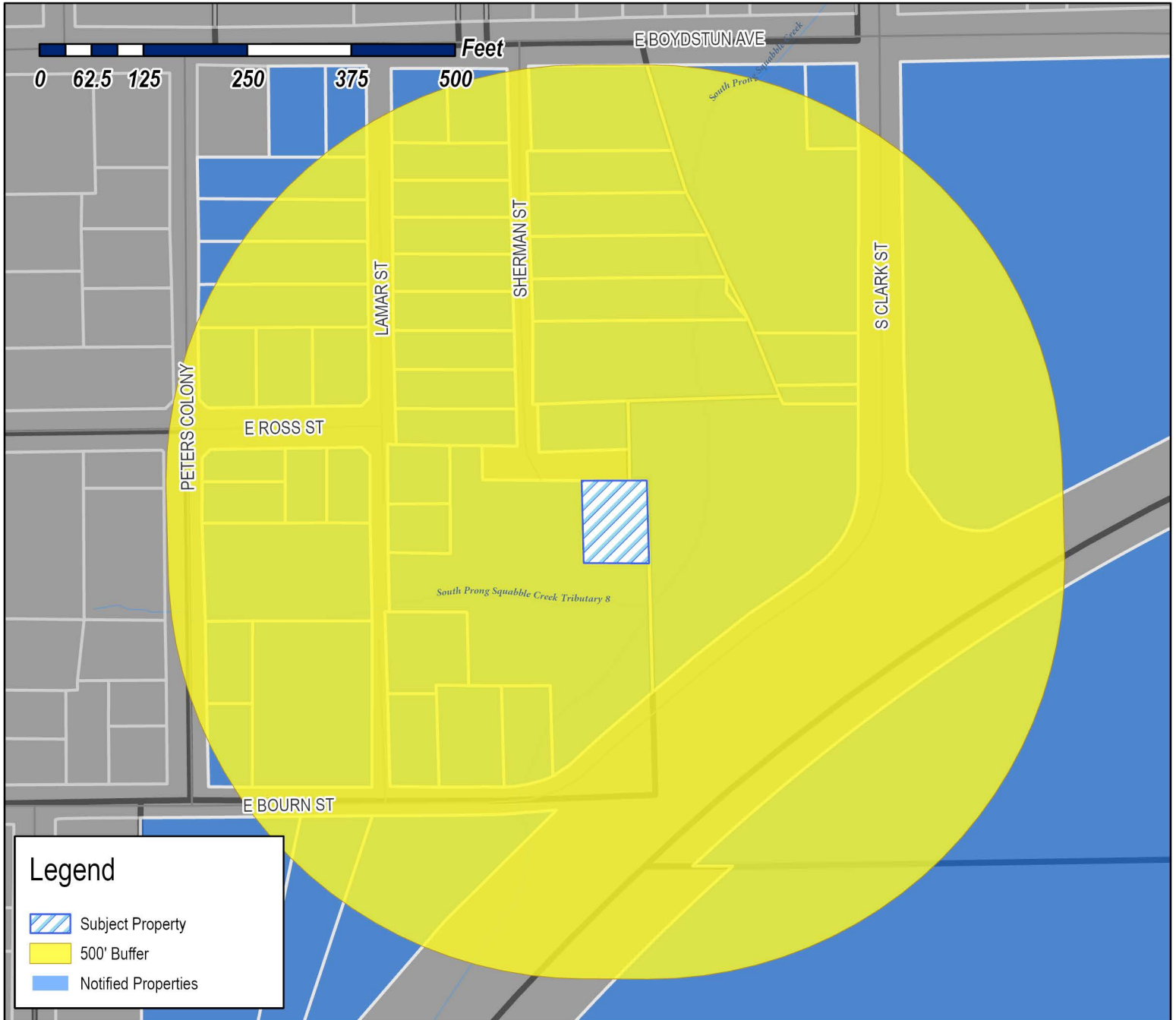




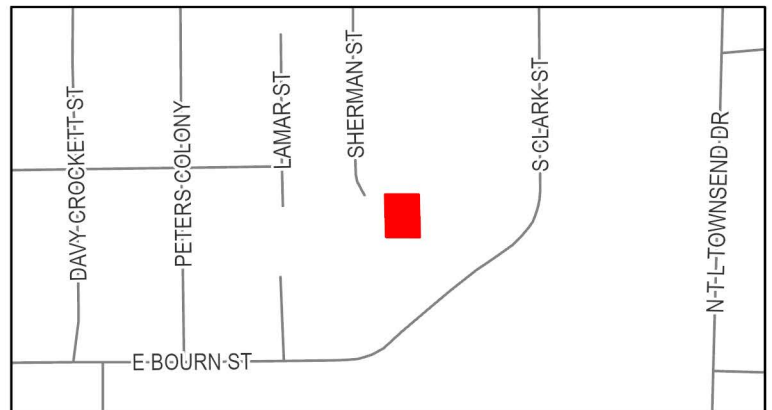
# City of Rockwall

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**Case Number:** Z2023-046  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 715 Sherman Street



**Date Saved:** 9/15/2023

For Questions on this Case Call: (972) 771-7746

ROCKWALL COUNTY  
C/O COUNTY TREASURER  
101 E RUSK ST SUITE 101  
ROCKWALL, TX 75087

JOHNSON PAMELA  
1310 COLONY DR  
GARLAND, TX 75040

HOGUE MIKE & VICKY  
1498 HUBBARD DR  
FORNEY, TX 75126

STRANGE EMERSON JR  
1521 NOVEL CT  
GARLAND, TX 75040

DALLAS-GARLAND & NORTHEASTERN RAILROAD  
C/O GENESEE & WYOMING RAILROAD  
1940 ENCHANTED WAY 201  
GRAPEVINE, TX 76051

BALL JUSTIN  
2155 CLUBVIEW DR  
ROCKWALL, TX 75087

DENSON PATRICIA STRANGE  
2521 LOUDON ST W  
ROCKWALL, TX 75032

OFF MARKET LLC  
DBA BIG STATE HOME BUYERS  
2800 N LOOP WEST #925  
HOUSTON, TX 77092

ANGULAR PIEDRA A/G  
418 E BOURN ST  
ROCKWALL, TX 75087

PIEDRA ANGULAR AG A CORP  
418 E BOURN ST  
ROCKWALL, TX 75087

UPPER ROOM TEMPLE HOLYNESS  
CHURCH  
423 WILLOW RIDGE CIRCLE  
ROCKWALL, TX 75032

RESIDENT  
501 E BOURN AVE  
ROCKWALL, TX 75087

MARTIN HELEN  
501 E BOURN ST  
ROCKWALL, TX 75087

RESIDENT  
505 E BOURN ST  
ROCKWALL, TX 75087

SHERWIN CAROLYN MARIE  
509 E BOURN STREET  
ROCKWALL, TX 75087

SILVA JAVIER AND  
BERNARDO LAWRENCE  
58 WINDSOR DRIVE  
FATE, TX 75474

ALLEN DONNA ANETTE AND  
JACQUELINE YVETTE JACOBS AND JEFFREY  
DWAYNE JACOBS  
5961 CONNIE LANE  
ROCKWALL, TX 75032

RESIDENT  
604 E BOYDSTUN AVE  
ROCKWALL, TX 75087

RESIDENT  
604 S ROSS  
ROCKWALL, TX 75087

KRONLAGE HOLLIE  
605 E ROSS STREET  
ROCKWALL, TX 75087

RESIDENT  
606 ROSS  
ROCKWALL, TX 75087

GAMEZ DAVID & PETRA  
606 E BOYDSTUN AVE  
ROCKWALL, TX 75087

RESIDENT  
608 E BOYDSTUN AVE  
ROCKWALL, TX 75087

HUBBARD ALPHINEEZES  
609 E ROSS ST  
ROCKWALL, TX 75087

SCHUMANN LAURIE A  
610 E BOYDSTUN AVE  
ROCKWALL, TX 75087

GAMEZ DAVID  
614 E BOYDSTUN AVE  
ROCKWALL, TX 75087

KAUFMANN PROPERTIES LLC  
% DOUGLAS A KAUFMANN  
627 SORITA CIR  
HEATH, TX 75032

KAUFMANN DOUGLAS A  
627 SORITA CIRCLE  
HEATH, TX 75032

TALARICO CHRISTOPHER AND JUSTIN  
633 STILLMEADOW DR  
RICHARDSON, TX 75081

RESIDENT  
702 S CLARK ST  
ROCKWALL, TX 75087

EBY JENNIFER  
703 PETERS COLONY  
ROCKWALL, TX 75087

ROSS LESLIE  
703 SHERMAN ST  
ROCKWALL, TX 75087

SCROGGINS MURRAY  
704 SHERMAN ST  
ROCKWALL, TX 75087

STRANGE ANTHONY I SR & LISA D  
705 N SHERMAN  
ROCKWALL, TX 75087

ANDUJAR AMY ELIZABETH MAYER  
705 PETERS COLONY  
ROCKWALL, TX 75087

RESIDENT  
706 SHERMAN ST  
ROCKWALL, TX 75087

RESIDENT  
706 S CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
707 S CLARK  
ROCKWALL, TX 75087

ABARCA JOANNE  
707 SHERMAN ST  
ROCKWALL, TX 75087

COCHRAN SANDRA AND JOE  
708 SHERMAN ST  
ROCKWALL, TX 75087

RESIDENT  
709 N SHERMAN ST  
ROCKWALL, TX 75087

HEJI PAUL M  
709 PETERS COLONY  
ROCKWALL, TX 75087

SMITH PAMELA K  
709 SHERMAN STREET  
ROCKWALL, TX 75087

SANCHEZ FATIMA L  
710 SHERMAN ST  
ROCKWALL, TX 75087

RESIDENT  
711 LAMAR  
ROCKWALL, TX 75087

ALLEN ETHEL JEAN  
711 SHERMAN ST  
ROCKWALL, TX 75087

RESIDENT  
712 CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
712 SHERMAN ST  
ROCKWALL, TX 75087

RESIDENT  
713 SHERMAN ST  
ROCKWALL, TX 75087

RESIDENT  
715 SHERMAN ST  
ROCKWALL, TX 75087

CABERA JUAN R & NOEMI E  
715 PETERS COLONY  
ROCKWALL, TX 75087

RESIDENT  
716 SHERMAN ST  
ROCKWALL, TX 75087

RESIDENT  
725 PETERS COLONY  
ROCKWALL, TX 75087

ROCKWALL INDEPENDENT SCHOOL  
DISTRICT PUBLIC FACILITY CORP  
801 E WASHINGTON ST  
ROCKWALL, TX 75087

MATHIS MALCOLM AND CHRISTIE  
801 LAMAR ST  
ROCKWALL, TX 75087

HASS DANIEL & AMBER  
801 PETERS COLONY  
ROCKWALL, TX 75087

SHAW JERRY GAIL  
803 LAMAR ST  
ROCKWALL, TX 75087

FISHER JESSICA  
803 PETERS COLONY  
ROCKWALL, TX 75087

ST PAUL AFRICAN METHODIST  
EPISCOPAL CHURCH  
805 PETERS COLONY  
ROCKWALL, TX 75087

ST PAUL AFRICAN METHODIST  
EPISCOPAL CHURCH  
805 PETERS COLONY  
ROCKWALL, TX 75087

RESIDENT  
950 TOWNSEND RD  
ROCKWALL, TX 75087

HILLMAN HOUSING LLC  
9706 HEARTSTONE LANE  
ROCKWALL, TX 75087

ROCKWALL HABITAT FOR HUMANITY  
PO BOX 4  
ROCKWALL, TX 75087

# 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:

**Z2023-046: SUP for Residential Infill**

*Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC on behalf of Ruben Fragoso of RSR Capital, LLC for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.22-acre parcel of land identified as Lot C, Block 112, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 715 Sherman Street, 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 10, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, October 16, 2023 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 Guevara**  
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 16, 2023 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. Z2023-046: SUP for Residential Infill**

**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







FRONT ELEVATION  
**NEW RESIDENCE**

715 SHERMAN ST.  
 ROCKWALL TX

SHEET INDEX		REV	DATE
A-1.0	COVER SHEET		
A-2.1	ARCHITECTURAL SITE PLAN		
A-3.1	NOTES, DETAILS, SCHEDULES		
A-3.2	FLOOR & ROOF PLANS		
A-5.1	ELEVATIONS		
A-6.1	POWER PLAN		

NEW ONE  
 STORY  
 RESIDENCE

715 SHERMAN  
 ST.  
 ROCKWALL  
 TEXAS  
 75087

JMS CUSTOM  
 HOMES

**ISSUE LOG**

DATE ISSUE	DESCRIPTION
09/08/23	FOR PERMIT

**REVISION LOG**

DATE ISSUE	DESCRIPTION	REV NO.

**ISSUED FOR:**

- PRELIMINARY -
- BIDDING / PERMIT
- REVISION
- FOR CONSTRUCTION



CONTRACTOR: JAVIER SILVA  
 support@jmscustomhomes.net  
 972-616-9452  
 DESIGNER: PATRA PHILIPS  
 patra@fanningphilips.com  
 214-264-9724

ARCH. PROJ. #: 23097	SCALE: REF. DRAWING
-------------------------	------------------------

SHEET NO.

**A1.0**

COVER SHEET



NEW ONE  
STORY  
RESIDENCE

715 SHERMAN  
ST.  
ROCKWALL  
TEXAS  
75087

JMS CUSTOM  
HOMES

ISSUE LOG

DATE	DESCRIPTION	ISSUE
09/08/23	FOR PERMIT	

REVISION LOG

DATE	DESCRIPTION	REV NO.
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ISSUED FOR:

- PRELIMINARY -
- BIDDING / PERMIT
- REVISION
- FOR CONSTRUCTION



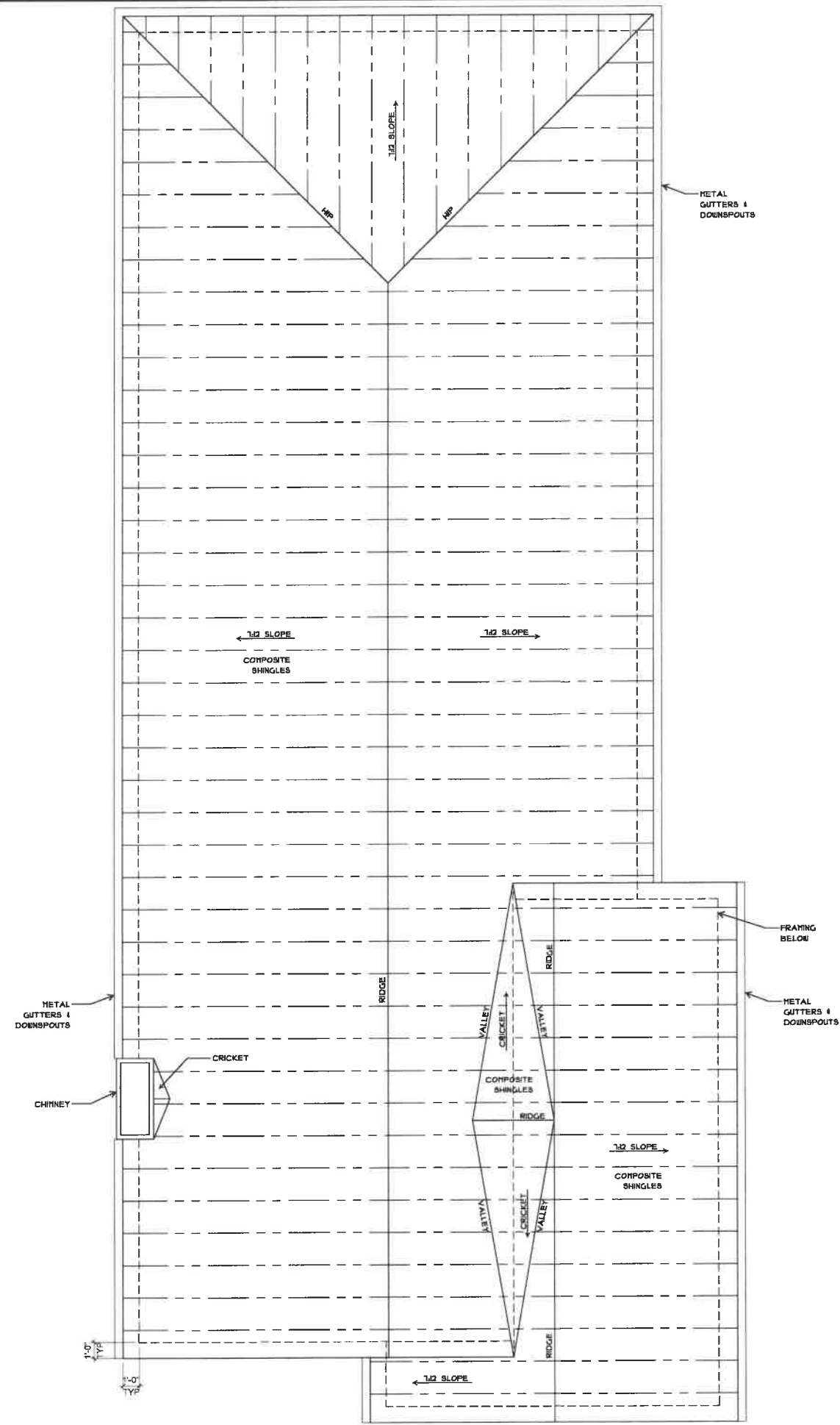
CONTRACTOR: JAVIER SILVA  
support@jmscustomhomes.net  
972-514-8462  
DESIGNER: PATRA PHILIPS  
patra@fanningphilips.com  
214-264-1724

ARCH. PROJ. #	SCALE
23087	REF DRAWING

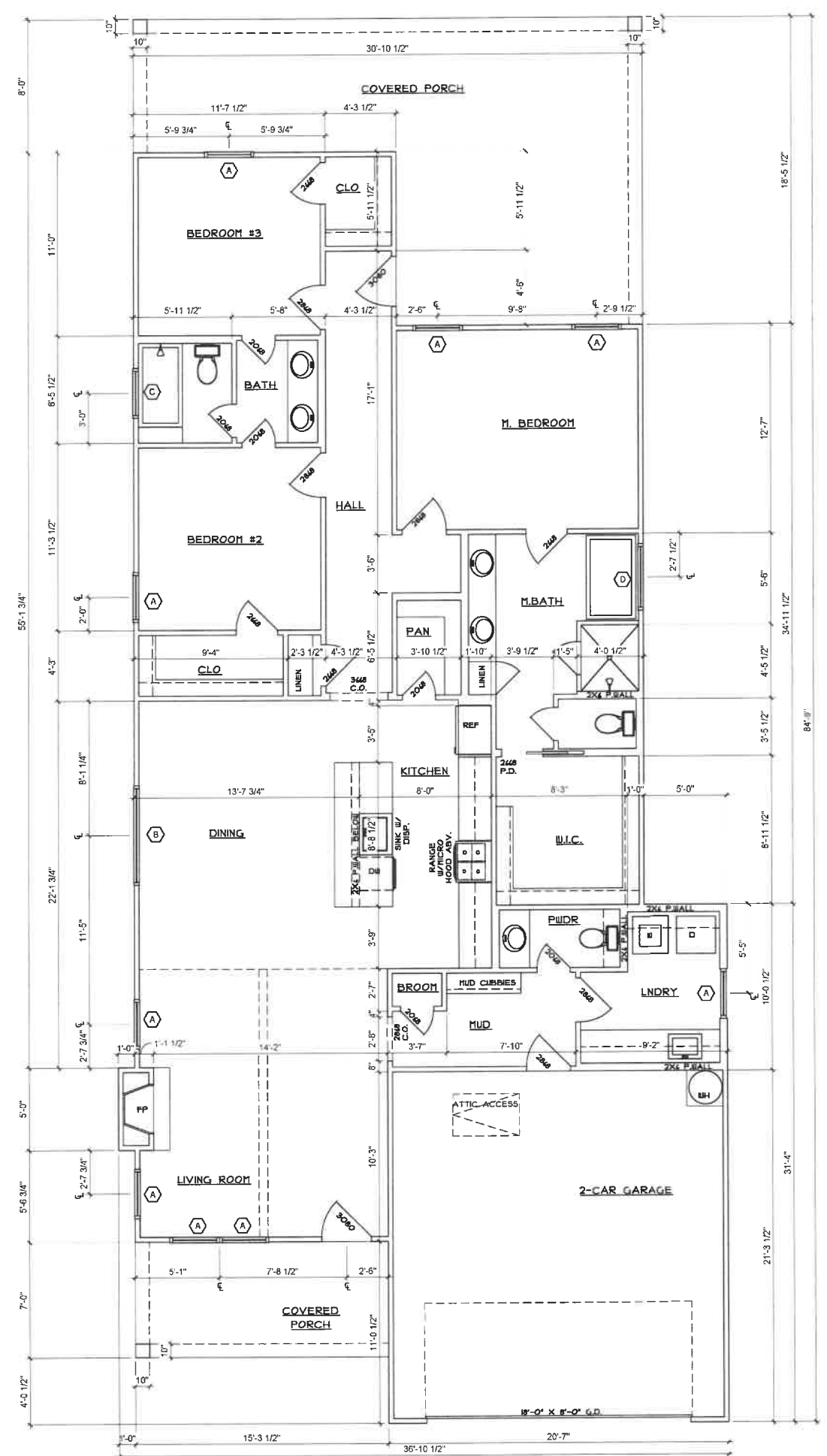
SHEET NO.

**A3.2**

FLOOR & ROOF PLAN



**02 ROOF PLAN**  
SCALE: 1/4"=1'-0"



**01 FLOOR PLAN**  
SCALE: 1/4"=1'-0"



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-046

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

### ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
704 Sherman Street	Single-Family Home	1980	980	N/A	Siding
705 Sherman Street	Single-Family Home	1994	1,350	117	Brick and Siding
706 Sherman Street	Single-Family Home	2020	2,538	N/A	Siding
707 Sherman Street	Single-Family Home	2007	1,494	N/A	Brick and Siding
708 Sherman Street	Single-Family Home	1974	1,400	480	Siding
709 Sherman Street	Single-Family Home	2007	1,494	40	Brick and Siding
710 Sherman Street	Single-Family Home	1994	1,200	N/A	Siding
711 Sherman Street	Single-Family Home	1982	2,942	N/A	Siding
712 Sherman Street	Vacant	N/A	N/A	N/A	N/A
713 Sherman Street	Single-Family Home	1990	1,896	N/A	Brick
715 Sherman Street	Vacant	N/A	N/A	N/A	N/A
716 Sherman Street	Vacant	N/A	N/A	N/A	N/A
AVERAGES:		1994	1,699	212	





## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-046

**PLANNING AND ZONING DEPARTMENT**

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704 Sherman Street



705 Sherman Street





## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-046

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706 Sherman Street



707 Sherman Street





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-046

**PLANNING AND ZONING DEPARTMENT**

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708 Sherman Street



709 Sherman Street





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-046

## PLANNING AND ZONING DEPARTMENT

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710 Sherman Street



711 Sherman Street





## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-046

### PLANNING AND ZONING DEPARTMENT

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



712 Sherman Street



713 Sherman Street





## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-046

### PLANNING AND ZONING DEPARTMENT

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



715 Sherman Street



716 Sherman Street



CITY OF ROCKWALL

ORDINANCE NO. 23-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 *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.22-ACRE PARCEL OF LAND, IDENTIFIED AS LOT C, BLOCK 112, B.F. BOYDSTUN 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 by Javier Silva of JMS Custom Homes, LLC for the approval of a *Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision* on a 0.22-acre parcel of land identified as Lot C, Block 112, B.F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 715 Sherman Street, 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*] 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) for *Residential Infill Adjacent to an Established Subdivision* to allow for the construction of a single-family home adjacent to 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 03.09, *Single-Family 7 (SF-7) 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 construction of a single-family home and 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.

## 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 6<sup>th</sup> DAY OF NOVEMBER, 2023.

\_\_\_\_\_  
Trace Johannesen, Mayor

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, City Secretary

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: October 16, 2023

2<sup>nd</sup> Reading: November 6, 2023

**Exhibit 'A':  
Location Map**

Address: 715 Sherman Street

Legal Description: Lot C, Block 112, B.F. Boydston Addition









**Exhibit 'C':**  
*Building Elevations*







# 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:** October 10, 2023  
**APPLICANT:** Jeff Wolf; Nexcourt, Inc  
**CASE NUMBER:** Z2023-047; *Specific Use Permit (SUP) for Tennis Court (Pickleball Court)*

---

### **SUMMARY**

Hold a public hearing to discuss and consider a request by Jeff Wolf of Nexcourt, Inc. on behalf of Rafael Hidalgo for the approval of a *Specific Use Permit (SUP) for Tennis Courts (Pickleball Courts)* on a 0.7940-acre parcel of land identified as Lot 3, Block B, Eagle Point Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1400 Ridge Road, and take any action necessary.

### **BACKGROUND**

Based on the City's annexation ordinances the subject property was annexed on July 6, 1959 by *Ordinance No. 59-02 [Case No. A1959-002]*. According to the to the City's *Historic Zoning Maps*, the subject property was zoned Single Family 2 (SF-2) District as of January 3, 1972. Between January 3, 1972 and May 16, 1983, this zoning designation was changed to a Single-Family 10 (SF-10) District. According to the Rockwall Central Appraisal District, currently situated on the subject property is a 3,927 SF single-family home built in 1986 and a 1,500 SF detached garage built in 1985.

### **PURPOSE**

The applicant -- *Jeff Wolf of Nexcourt, Inc* -- is requesting the approval of a Specific Use Permit (SUP) to allow for the construction of a *Pickleball Court*.

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

The subject property is addressed as 1400 Ridge Road. The land uses adjacent to the subject property are as follows:

**North:** Directly north of the subject property are two (2) vacant lots (*i.e. lots 1 & 2, Block B, Eagle Point Estates*), which are zoned Single-Family 10 (SF-10) District. Beyond this is a 0.81-acre tract of land (*i.e. Tract 27 of the D. Atkins Survey, Abstract No. 1*) developed with a single-family home that is zoned Single-Family 10 (SF-10) District.

**South:** Directly south of the subject property are five (5) lots (*i.e. 1402, 1404, 1406A, 1406B, 1408, 1410, and 1412 Ridge Road*), zoned Single-Family 10 (SF-10) District with single-family homes situated on them. Beyond this is Becky Lane, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the *OURHometown Vision 2040 Comprehensive Plan*.

**East:** Directly east of the subject property is Ridge Road, which is classified as an A4D (*i.e. arterial, four [4] lane, divided roadway*) on the *OURHometown Vision 2040 Comprehensive Plan*. Beyond this is a 6.6458-acre parcel of land (*i.e. Lot 4, Block A, Rockwall Commons*), zoned Planned Development District 1 (PD-1) for Multi-Family 15 (MF-15) District and General Retail (GR) District land uses.

**West:** Directly west of the subject property is the Lake Ray Hubbard Estates Subdivision, which was established in 1973, consists of 65 single-family residential lots, and is zoned Single-Family 7 (SF-7) District. Beyond this is the corporate limits of the City of Rockwall followed by Lake Ray Hubbard.

## **CHARACTERISTICS OF THE REQUEST**

The applicant has submitted an application and concept plan proposing to construct a 30-foot by 60-foot (or 1,800 SF) *Tennis Court (Pickleball Court)* on the subject property. The proposed structure will be situated on a concrete pad. The applicant has also indicated that there will be one (1) 17-foot pole with one (1) NextGen III LED Shoebox Lights mounted to it which will include shields and face towards the existing home on the subject property.

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

Article 13, *Definitions*, of the Unified Development Code (UDC) defines a *Tennis Court (Pickleball Court)* as “(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.” According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Tennis Court (Pickleball Court)* requires a Specific Use Permit (SUP) in a Single-Family 10 (SF-10) District.

According to Section 10-491, *Exterior Grounds*, Article XII, *Property Maintenance Code*, of the Municipal Code of Ordinances, “(e) exterior lights placed or erected on private property shall be directed down and shall be of an indirect, diffused, or shielded type luminaries and so installed as not to produce harsh, bright light or direct illumination across the property line from a visible source of illumination so as not to create a traffic hazard or a public nuisance.” The applicant has indicated that there will be lighting installed with the proposed *Tennis Court (Pickleball Court)* and has provided a photometric plan that shows general conformance to the property maintenance code.

## **STAFF ANALYSIS**

In this case, the applicant has stated that the proposed *Private Tennis Court (Pickleball Court)* is primarily intended to be used as a basketball court; however, since this structure will incorporate a pickleball court and lighting, the SUP for a *Private Tennis Court (Pickleball Court)* comes is required. Additionally, the SUP for a *Private Tennis Court (Pickleball Court)* allows for operational conditions including lighting standards. The applicant has indicated that there will be lighting installed with the proposed *Tennis Court (Pickleball Court)* and has provided a photometric plan that shows conformance to the property maintenance code, as mentioned earlier. Staff has provided an operational condition that requires the exterior lights to not exceed a maximum height of 17-feet and be placed or erected in a manner that is directed down and incorporate a shielded type of luminaire. In addition, the light shall be installed so as to not produce harsh, bright light or direct illumination across the property line from a visible source of illumination so as not to create a traffic hazard or public nuisance. With this being said, the Specific Use Permit (SUP) allows the Planning and Zoning Commission and City Council the ability review the full context of a request and grants them the discretion to approve or deny the request on a *case-by-case* basis.

When reviewing the location of the proposed structure, it does not appear to have a negative effect on the adjacent properties; however, when reviewing a *Private Tennis Court (Pickleball Court)*, other aspects of the request need to be reviewed such as nuisances like noise and lighting. In this case, pickleball can be a loud sport and with the addition of lighting, it can spill over to adjacent properties creating a potential nuisance. With this being said, the 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 September 22, 2023, staff mailed 70 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Waterstone Homeowner's Association (HOA), which was the only Homeowner's Association (HOA) or 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 received 20 responses from property owners and occupants *within* the 500-foot notification area indicating they were in opposition of the applicant's request.

**NOTE:** According to Subsection 02.03(G), *Protest of a Zoning Change*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), “(p)roperty owners adjacent to and within a radius of 200-feet of a property for which a zoning change or Specific Use Permit (SUP) is being considered have the right to file a written protest against the

request. The land area of this 200-foot radius includes public right-of-way, open space and parkland. Whenever such written protest is signed by the owners of 20% or more of the area of the lots or land included in the request, or of the lots or land immediately adjoining the same and within the above mentioned 200-foot radius ... such zoning change or Specific Use Permit (SUP) shall require a supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval.” In accordance with this section of the Unified Development Code (UDC), staff has prepared a *For/Against Map* for the property owner notifications received within 200-feet of the subject property. Currently, the opposition to the applicant’s request equates to 27.1% of the total land area within 200-feet of the subject property. This means that this case will require a supermajority vote of the City Council for approval.

### **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 *Pickleball Court*, 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 Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - (a) The *Private Tennis Court (Pickleball Court)* shall maintain conformance to the approved site plan depicted in Exhibits ‘A’ of this ordinance.
  - (b) Exterior lights placed or erected on the Private Tennis Court (Pickleball Court) shall not exceed a maximum height of 17-feet and be directed down. In addition, the lights shall be of the shielded type luminaries and installed so as to not to produce harsh, bright light or direct illumination across the property line from a visible source of illumination so as not to create a traffic hazard or public nuisance.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) 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 1400 Ridge Rd, Rockwall TX, 75087

Subdivision \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_

General Location \_\_\_\_\_

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

Current Zoning \_\_\_\_\_ Current Use \_\_\_\_\_

Proposed Zoning \_\_\_\_\_ Proposed Use \_\_\_\_\_

Acreage \_\_\_\_\_ 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>Rafael Hidalgo</u>	<input type="checkbox"/> Applicant <u>NEXCOURT, INC</u>
Contact Person _____	Contact Person <u>JEFF WOLF</u>
Address <u>1400 Ridge Rd</u>	Address <u>1127 S. AIRPORT CIRCLE</u>
<u>Rockwall TX 75087</u>	
City, State & Zip _____	City, State & Zip <u>EULESS, TX 76040</u>
Phone <u>419 966 9281</u>	Phone <u>682-556-2187</u>
E-Mail <u>aaeweaver93@gmail.com</u>	E-Mail <u>jeff.wolf@nexcourt.com</u>

## NOTARY VERIFICATION [REQUIRED]

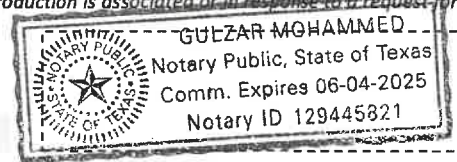
Before me, the undersigned authority, on this day personally appeared RAFAEL BLAZ HIDALGO [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 14<sup>th</sup> day of SEP, 2023. 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<sup>th</sup> day of SEP, 2023.

Owner's Signature

Notary Public in and for the State of Texas



My Commission Expires 06/04/2025





Z2023-047: Specific Use Permit (SUP) for 1400 Ridge Road

Case Location Map = 



# City of Rockwall

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

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



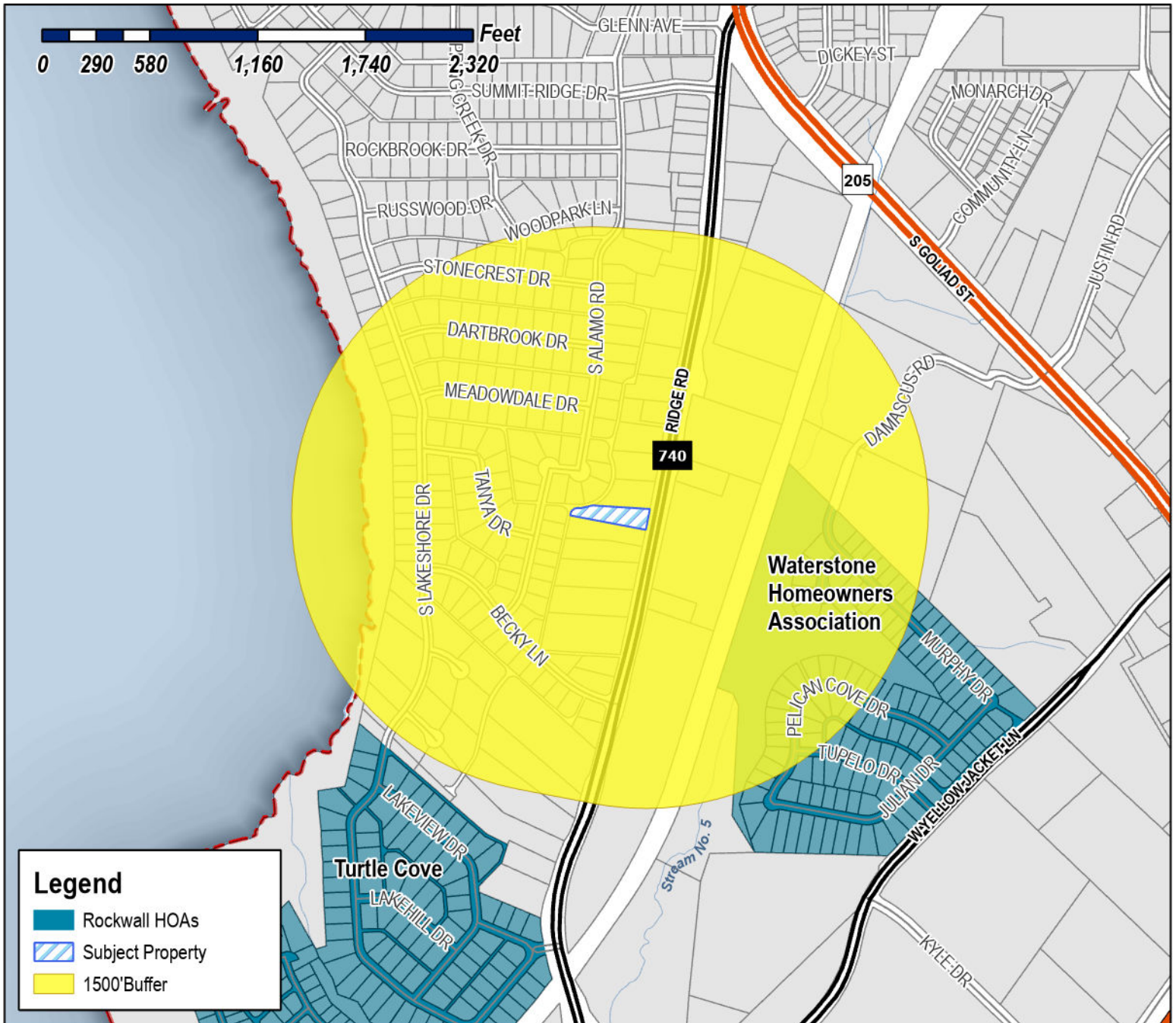




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**Case Number:** Z2023-047  
**Case Name:** SUP for 1400 Ridge Road  
**Case Type:** Zoning  
**Zoning:** Single-Family 10 (SF-10)  
**Case Address:** 1400 Ridge Road

**Date Saved:** 9/15/2023  
 For Questions on this Case Call (972) 771-7745



## Ross, Bethany

---

**From:** Zavala, Melanie  
**Sent:** Friday, September 22, 2023 10:32 AM  
**Cc:** Miller, Ryan; Ross, Bethany; Guevara, Angelica; Lee, Henry  
**Subject:** Neighborhood Notification Program [Z2023-047]  
**Attachments:** Public Notice (P&Z) (09.18.2023).pdf; HOA Map (09.19.2023).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 22, 2023*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, October 10, 2023 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, October 16, 2023 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>.

### **Z2023-047: SUP for Private Tennis Court**

Hold a public hearing to discuss and consider a request by Jeff Wolf of Nexcourt, Inc. on behalf of Rafael Hidalgo for the approval of a *Specific Use Permit (SUP) for Tennis Courts (Pickleball Courts)* on a 0.7940-acre parcel of land identified as Lot 3, Block B, Eagle Point Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1400 Ridge Road, and take any action necessary.

Thank You,

***Melanie Zavala***

Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087  
<http://www.rockwall.com/>  
972-771-7745 Ext. 6568

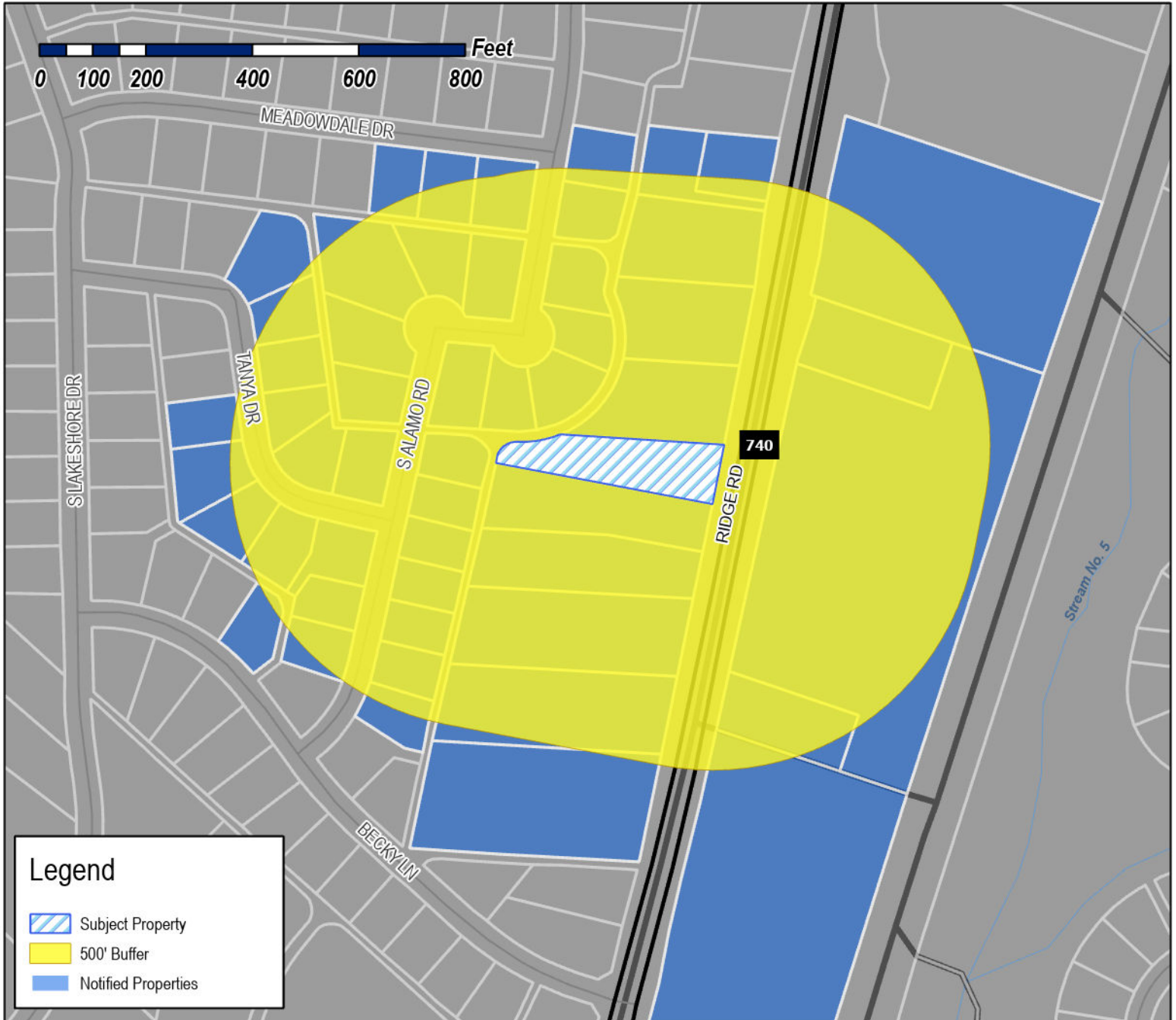




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**Legend**

-  Subject Property
-  500' Buffer
-  Notified Properties

**Case Number:** Z2023-047  
**Case Name:** SUP for Private Tennis Court  
**Case Type:** Zoning  
**Zoning:** Single-Family 10 (SF-10) District  
**Case Address:** 1400 Ridge Road

**Date Saved:** 9/15/2023  
 For Questions on this Case Call: (972) 771-7746



HFS MANAGEMENT INC  
C/O HANNA SAHLIYEH  
122 W JOHN CARPENTER FWY STE 400  
IRVING, TX 75039

RESIDENT  
1301 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
1306 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
1308 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
1309 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
1309 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
1312 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
1316 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
1400 RIDGE RD  
ROCKWALL, TX 75087

MASON RONALD E & GLORIA M  
1402 RIDGE RD  
ROCKWALL, TX 75087

ROGERS FAMILY LIVING TRUST  
MICHAEL WAYNE ROGERS AND RELLA  
VILLASANA ROGERS, TRUSTEES  
1404 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
1405 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
1406 RIDGE RD  
ROCKWALL, TX 75087

NORMAN LINDA  
1406-B RIDGE RD  
ROCKWALL, TX 75087

PADILLA OSCAR GAMALIEL AND MELISSA  
AZUSENA  
1408 RIDGE ROAD  
ROCKWALL, TX 75087

ARCINIEGA MARK K  
1423 S ALAMO ROAD  
ROCKWALL, TX 75087

PINNELL LIVING TRUST  
CHARLES CRAIG PINNELL AND CATHY JENELL  
PINNELL  
1425 S ALAMO RD  
ROCKWALL, TX 75087

HAIRE HELENA GAIL  
1425 SAW RD  
CHINA GROVE, NC 28023

RESIDENT  
1505 S ALAMO RD  
ROCKWALL, TX 75087

GREEN KRIS  
1507 S ALAMO RD  
ROCKWALL, TX 75087

HERBST LONNIE & AMY  
1509 S ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
1510 S ALAMO RD  
ROCKWALL, TX 75087

BARRETT HOWARD & MARVALEE  
1511 S ALAMO RD  
ROCKWALL, TX 75087

SCROGGS JUSTIN D  
1512 S ALAMO RD  
ROCKWALL, TX 75087

BALLI DAVID OMAR AND EMILY FARRIS  
1514 S ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
1515 S ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
1516 S ALAMO RD  
ROCKWALL, TX 75087

GREEN TARA D AND  
JULIA R MCKINNEY  
1518 SOUTH ALAMO ROAD  
ROCKWALL, TX 75087

WEDDLE TRUST  
JOHN C WEDDLE AND PAULETTE S WEDDLE  
TRUSTEES  
1601 S ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
1603 S ALAMO RD  
ROCKWALL, TX 75087



RESIDENT  
1605 ALAMO RD  
ROCKWALL, TX 75087

BATTEN NANCY L  
1606 S ALAMO RD  
ROCKWALL, TX 75087

MASON PATRICK AND JANEL R  
1607 ALAMO RD  
ROCKWALL, TX 75087

PITTO OSHRI  
1608 SOUTH ALAMO ROAD  
ROCKWALL, TX 75087

WEBB BILLY AND PEGGY  
1609 S ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
1610 ALAMO ST  
ROCKWALL, TX 75087

CHILDS WILLIAM C & SHERYL L  
1611 S ALAMO RD  
ROCKWALL, TX 75087

MORGAN PAUL RICHARD  
1613 S ALAMO ROAD  
ROCKWALL, TX 75087

T ROCKWALL APARTMENTS TX LLC  
16600 DALLAS PARKWAY SUITE 300  
DALLAS, TX 75248

T ROCKWALL PHASE 2 LLC  
16600 DALLAS PKWY SUITE 300  
DALLAS, TX 75248

VANCE JASON L & DASHA  
202 TANYA DR  
ROCKWALL, TX 75087

RESIDENT  
203 TANYA DR  
ROCKWALL, TX 75087

HERRIN MARVIN ET UX  
203 MEADOWDALE DR  
ROCKWALL, TX 75087

RICHARDSON RANDAL & BARBARA  
204 TANYA DR  
ROCKWALL, TX 75087

DICKSON JUDITH TAYLOR & KENNETH D  
205 MEADOWDALE DR  
ROCKWALL, TX 75087

BARNETT DEYSI  
205 TANYA DR  
ROCKWALL, TX 75087

KELLEY STEPHAN BRANT & VIVIANA ELIZABETH  
206 TANYA DRIVE  
ROCKWALL, TX 75087

OEHLER GREGORY M & KATHRYN A  
207 TANYA DR  
ROCKWALL, TX 75087

PERRY RICHARD L  
208 TANYA DR  
ROCKWALL, TX 75087

BOUNDS JOY  
209 TANYA DR  
ROCKWALL, TX 75087

FLOYD DOROTHY RHEA  
210 TANYA DR  
ROCKWALL, TX 75087

BREWER GLENDA O  
212 TANYA DR  
ROCKWALL, TX 75087

BOBST DANIEL W AND JENNIFER L  
2701 SUNSET RIDGE SUITE 610  
ROCKWALL, TX 75032

KAPRANTZAS VICTORIA J  
2748 MIRA VISTA LN  
ROCKWALL, TX 75032

PHILIP ALWIN  
279 ASHWOOD LN  
SUNNYVALE, TX 75182

PHILIP ALWIN  
279 ASHWOOD LN  
SUNNYVALE, TX 75182

VILLA PEDRO E  
302 BECKY LN  
ROCKWALL, TX 75087

PEOPLES J P & B W JR  
302 S GOLIAD SST  
ROCKWALL, TX 75087

PEOPLES J PHILIP AND  
BILLY W PEOPLES JR  
311 HIGHLAND DRIVE  
ROCKWALL, TX 75087

RPSC ROCKWALL PROPERTIES LLC  
3201 E PRESIDENT GEORGE BUSH HIGHWAY  
SUITE 101  
RICHARDSON, TX 75082

ROCKWALL COMMONS LLC  
341 VERACLIFF CT  
OVIEDO, FL 32765

BURNS LORRAINE MARIETTI  
403 W WASHINGTON ST  
ROCKWALL, TX 75087

OPENDOOR PROPERTY TRUST I  
410 N SCOTTSDALE RD STE 1600  
TEMPE, AZ 85281

WADE KENNETH AND DEBBIE  
4760 SECRET COVE  
ROCKWALL, TX 75032

LONGRUN HOLDINGS LLC SERIES B  
5941 GLENDOWER LANE  
PLANO, TX 75093

TURCIOS MILTON NOE AND  
JUAN RAMON TURCIOS  
7227 HILLSHIRE LANE  
SACHSE, TX 75048

LYLE WILLIAM M JR & ERICA  
9605 ARDEN DR  
ROCKWALL, TX 75087

CRUSE ROBERT B JR AND MARGARET A  
P. O. BOX 2468  
ROCKWALL, TX 75087

SLAUGHTER RICHARD E JR  
PO BOX 1717  
ROCKWALL, TX 75087

BURKE CASEY JOE AND ANDREA GAYDEN  
PO BOX 2514  
ROCKWALL, TX 75087

# 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:

**Z2023-047: SUP for Private Tennis Court**

*Hold a public hearing to discuss and consider a request by Jeff Wolf of Nexcourt, Inc. on behalf of Rafael Hidalgo for the approval of a Specific Use Permit (SUP) for Tennis Courts (Pickleball Courts) on a 0.7940-acre parcel of land identified as Lot 3, Block B, Eagle Point Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1400 Ridge 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, October 10, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, October 16, 2023 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:

**Bethany Ross**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

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Your comments must be received by Monday, October 16, 2023 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. Z2023-047: SUP for Private Tennis Court**

**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: [Grey bar]  
Address: [Grey bar]

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.

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# PUBLIC NOTICE



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

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

LIGHTS + NOISE  
TOO CLOSE TO OTHER HOUSES  
RENTAL PROPERTY - NO ONE TO SUPERVISE OR COMPLAIN TO.

Name: **BILLY WEBB**  
Address: **1609 S. ALAMO RD. 75087**

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Case No. Z2023-047: SUP for Private Tennis Court

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

I am opposed to the request for the reasons listed below.

The lights from a private court will disturb the neighbors & cause excess noise. This property is being turned into a large Airbnb & the private court will be used by people who have nothing vested in the community.

Name: Carly S Farrelly

Address: 1505 S Lakeshore Dr Rockwall, TX

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Case No. Z2023-047: SUP for Private Tennis Court

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I am opposed to the request for the reasons listed below.

\* Short term rental overboks the neighborhood + nothing between this property + the houses below; \* traffic; \* alleyway as a thoroughfare; \* NOISE; \* close proximity of party barn to residential homes; \* potential disruptive behavior; \* pickle ball court - the game is loud; the property is able to hold more than the 16 guests as advertised - major parking issues.

Name:

Charles + Cathy Pinnell *cpinnell* *cpinnell*

Address:

1425 South Alamo Rd. Rockwall, TX 75087

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Case No. Z2023-047: SUP for Private Tennis Court

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.

*We don't want this — lights, noise, etc.*

Name: *Colby Purcell + Ron Purcell*  
Address: *211 Tanya Dr. Rockwall*

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# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2023-047

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

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

1) P&Z Development document does not indicate if tall court lighting is to be installed; which would interfere with neighboring properties at night. 2) SUP is marked "Private" tennis court: P&Z needs to prove and publish that this is not a short term rental. Activities at Outdoor facilities at short-term rentals interfere at night with neighboring properties and degrade residential property values.

## Respondent Information

Please provide your information.

## First Name \*

Greg



Last Name \*

Oehler

Address \*

207 Tanya Drive

City \*

Rockwall

State \*

Tx

Zip Code \*

75087

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: .....

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: .....

This content is neither created nor endorsed by Google.

Google Forms

## Ross, Bethany

---

**From:** Dosha Vance <[REDACTED]>  
**Sent:** Wednesday, September 27, 2023 9:44 AM  
**To:** Ross, Bethany  
**Subject:** Z2023-047: SUP for Private Tennis Court

Hello Ms. Ross,

This email is to serve as our objection to the tennis/pickle ball court SUP application.

We oppose this permit due to noise and light pollution this would bring to the immediate neighbors, including ourselves.

Thank you for your time,

Jason & Dosha Vance  
[REDACTED]

**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.**

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Sincerely,

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Director of Planning & Zoning



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Case No. Z2023-047: SUP for Private Tennis Court

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.

- NOISE POLLUTION TO IMMEDIATE NEIGHBORS, INCLUDING US
- LIGHT POLLUTION FROM OVERHEAD COURT LIGHTS
- LACK OF SUPERVISION OF TOURNAMENTS / PARTIES

Name: JASON + DOSHA VANCE

Address: 202 TANYA DR ROCKWALL TX 75087

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Case No. Z2023-047: SUP for Private Tennis Court

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.

NOISE FROM COURT & SURROUNDING AREA  
PROXIMITY TO OTHER HOMES, INCLUDING MINE  
NO SUPERVISION (RENTAL PROPERTY)  
PLEASE NO LIGHTS!

Name:

JOHN + PAULETTE WEDDLE

Address:

1601 S. ALAMO RD.

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Case No. Z2023-047: SUP for Private Tennis Court

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.

Primarily because of the potential noise factor in a residential, single-family neighborhoods. It is my understanding that Rockwall has no noise restrictions other than the number of decibels. That means that with lights blaring (also not regulated, to my knowledge), tennis or pickleball could be played into the wee hours of the night as long as under decibel limit. There is not even a fence around the property in question to deflect some of the noise and/or bright lights.

Name: long as under decibel limit. There is not even a fence around the property in question to deflect some of the noise and/or bright lights.

Address: question to deflect some of the noise and/or bright lights.

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Judy Jackson

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Director of Planning & Zoning

USE THIS QR CODE  
TO GO DIRECTLY  
TO THE WEBSITE



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**Case No. Z2023-047: SUP for Private Tennis Court**

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.

*Our quiet family neighborhood does not need this "various home business." The lights, noise, 16+ guest house activity does not foster family living. The safety and security of our neighborhood will be compromised.*

Name: *Joy & Wilson D. Murphy*

Address: *209 Tanya Dr., Rockwall, TX 75087*

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*Please Vote NO! Keep our neighborhood safe.*

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

*We are opposed to the Specific Use Permit, as Pickleball Courts create noise and unwanted activity in the area. We are aware that this is an amenity to the property being an Air B&B, which we also oppose, due to the fact that it invites traffic, noise, and other unwanted activity in our neighborhood.*

Name: *Kris & Cori Green*  
Address: *1507 S. Alamo Rd.*

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1. Lightings of the court spilling over into the neighborhood -
2. Excessive sounds from the court -
3. Close proximity of the court to our houses -
4. No regulations for hours of use in a ~~residential~~ residential zone -

Name:

Lynise &amp; Amy Herbst

Address:

1500 S. Alamo Rd., Rockwall, TX 75087.

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I am opposed to the request for the reasons listed below.

The proposed court is basically right in my backyard. Too close!! so the noise will be a problem for us and our neighbors, as well as the lighting. My hope is that you will consider if you would want it in your yard - You could be next. This has always been a family neighborhood and we would like to keep it that way. Thank you!

Name: Madison & Erica Lyle  
Address: 1403 S. Alamo Rd, Rockwall, Tx 75087

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Your comments must be received by Monday, October 16, 2023 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. Z2023-047: SUP for Private Tennis Court

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.

The proposed court is basically right in my backyard. Too close!! so the noise will be a problem for us and our neighbors, as well as the lighting. My hope is that you will consider if you would want it in your yard - You could be next. This has always been a family neighborhood and we would like to keep it that way. Thank you!

Name: Madison & Erica Lyle  
Address: 1403 S. Alamo 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.

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# 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:

### Z2023-047: SUP for Private Tennis Court

Hold a public hearing to discuss and consider a request by Jeff Wolf of Nexcourt, Inc. on behalf of Rafael Hidalgo for the approval of a Specific Use Permit (SUP) for Tennis Courts (Pickleball Courts) on a 0.7940-acre parcel of land identified as Lot 3, Block B, Eagle Point Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1400 Ridge Road, and take any action necessary.

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Rockwall Planning and Zoning Dept.  
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Rockwall, TX 75087

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### Case No. Z2023-047: SUP for Private Tennis Court

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.

If the house in question is wanting to build a Pickle Ball court and turn the house into a B+B or an Air B+B We are firmly against it. Our area has already voted against the adjoining property being Re-Zoned for Business making a profit. It would bring in undesirable Party People. Dallas doesn't like it.

Name: Marvin + Phyllis Herrin

Address: 203 Meadowdale Drive

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September 22,2023

Mr. Derek Deckard, Chairman and Members  
Planning & Zoning Commission  
c/o Mr. Ryan Miller, AICP, Director of Planning  
385 South Goliad  
Rockwall, Texas

**RE: 1400 Ridge Road, Rockwall, Texas**

Dear Mr. Deckard, Commission Members and Mr. Miller:

My husband and I will be out of town and unable to attend the Oct 10th meeting and the November 16th City Council meeting therefore we are sending this letter with our concerns. Our home is located at 1404 Ridge Rd., and we are one residential property away from **1400 Ridge Rd.** We were recently contacted by a neighbor concerning this property and two issues. The first issue is the construction of a pickle ball court at 1400 Ridge Rd. and the second issue (same property) becoming a short-term rental (similar to an Airbnb or Bed and Breakfast).

I realize the purpose of this meeting is to focus on the construction of the pickle ball court; however, we cannot fail to mention the potential future use in order to make a realistic judgement on the current issue before the commission. The short-term rental property will have a dramatic impact on how the pickle ball court will be operated. This court will not be used like a single family-owned residential property, it will be used commercially as a business asset. There will be an onslaught of strangers, people we know nothing about - basically tourists. Our concerns are as follows:

- The court will increase noise in our neighborhood as pickle ball is a much louder sport than tennis. This is going to destroy the serenity of our property and our neighbors.
- The footprint for the pickle ball court is adjacent to a large garage (barn type) building on the property. Both the garage and court could possibly be used for a live entertainment area. There are no guarantees once constructed that it will be used as a pickle ball court.
- The construction will be an eye sore.
- Lighting for the court will be invasive for a residential area.
- The value of our home and our neighbor's home will be at risk. No one wants to live next to a pickle ball court and possibly a party house.

Who is going to oversee its use once the construction is complete? The answer is no one. Once the structure is complete there will be no accountability. If the owner did not obtain the required permit prior to construction, then the track record for responsible ownership is not starting off well!

Per an earlier discussion with Mr. Ryan Miller, he stated that Rockwall does not have any ordinances or restrictions in place for short term rentals in Rockwall. But you do have the designation "Bed and Breakfast" which is either not permitted or limited by a Specific Use Permit in residential areas. In fact, the abbreviation for Airbnb stands for air mattress bed and breakfast. With all the bad publicity about short term rentals in Dallas, the real question is do we want this in Rockwall for our neighborhoods?

Our neighborhood has well maintained properties, we have paid property taxes and some of us have paid business taxes for decades. Please consider the detrimental effect this pickle ball court and the short-term rental is bringing to our homes in this neighborhood. The renters that rent this 5000 plus square foot home are going to have the finances to not be concerned about losing a huge deposit due to damages to this house or property and they certainly are not going to be concerned about how this impacts our neighborhood. I guarantee you this will turn into a party house and ruin our neighborhood.

Sincerely,

Mr. and Mrs. Michael and Rella Rogers

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Rockwall, Texas

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Sincerely,

Mr. and Mrs. Michael and Rella Rogers

1404 RIDGE RD.  
ROCKWALL, TX. 75087

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Director of Planning & Zoning



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### Case No. Z2023-047: SUP for Private Tennis Court

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.

Loud noise, bright lights, neighborhood disruption, neighborhood safety, there will be absolutely no accountability from the city after this pickle ball court is built (SEE ATTACHED LETTER)

Name: Mike & Rella Rogers

Address: 1404 Ridge Rd, Rockwall TX 75087

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September 22,2023

Mr. Derek Deckard, Chairman and Members  
Planning & Zoning Commission  
c/o Mr. Ryan Miller, AICP, Director of Planning  
385 South Goliad  
Rockwall, Texas

**RE: 1400 Ridge Road, Rockwall, Texas**

Dear Mr. Deckard, Commission Members and Mr. Miller:

My husband and I will be out of town and unable to attend the Oct 10th meeting and the November 16th City Council meeting therefore we are sending this letter with our concerns. Our home is located at 1404 Ridge Rd., and we are one residential property away from **1400 Ridge Rd.** We were recently contacted by a neighbor concerning this property and two issues. The first issue is the construction of a pickle ball court at 1400 Ridge Rd. and the second issue (same property) becoming a short-term rental (similar to an Airbnb or Bed and Breakfast).

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Our neighborhood has well maintained properties, we have paid property taxes and some of us have paid business taxes for decades. Please consider the detrimental effect this pickle ball court and the short-term rental is bringing to our homes in this neighborhood. The renters that rent this 5000 plus square foot home are going to have the finances to not be concerned about losing a huge deposit due to damages to this house or property and they certainly are not going to be concerned about how this impacts our neighborhood. I guarantee you this will turn into a party house and ruin our neighborhood.

Sincerely,


Mr. and Mrs. Michael and Rella Rogers  
1404 Ridge Road  
Rockwall, Texas 75087



Case No. Z2023-047: SUP for Private Tennis Court

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.

The extremely bright lights the courts will require - the loud noises & voices that will accompany this venue, not to mention the music, etc. - This is a single family, quiet neighborhood & that's why we are here & not a commercial area.

Name:

Richard & Karen Perry

Address:

208 Junya Drive

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**Case No. Z2023-047: SUP for Private Tennis Court**

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: RICHARD SLAUGHTER  
Address: 1515 S ALAMO RD

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Case No. Z2023-047: SUP for Private Tennis Court

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.

No Control + Monitoring of Property - No owner onsite  
Noise level  
location to other houses in the neighborhood  
Traffic

Name: Tara Green + Julia McKinney  
Address: 1519 S. Alamo Rd Rockwall, TX 75087

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Case No. Z2023-047: SUP for Private Tennis Court

Please place a check mark on the appropriate line below:

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I am opposed to the request for the reasons listed below.

*Vivi i Steve Kelley  
206 Tanya Drive  
Rockwall, TX. 75087*

- 1.) Lighting at the facility will disturb local residents during night time.
- 2.) Noise at late hours will disturb nearby residents and encourage unruly guests
- 3.) Low proposed per-unit/per-person rent will encourage unruly/disrespectful guests and potential drug and gang activity.

Name: *4.) Safety Issue: tennis balls hit out of the facility pose a personal*

Address: *and property hazard to nearby properties and persons.*

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Case No. Z2023-047: SUP for Private Tennis Court

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I am opposed to the request for the reasons listed below.

NOISANCE CAUSED BY TALK, BRIGHT LIGHTS AT NIGHT  
NOISE DISTURBANCE IN GENERAL BUT ESPECIALLY AT NIGHT  
NO CONTROL / GOVERNANCE OR USE OF FACILITIES  
INCREASED AUTO + FOOT TRAFFIC, UNKNOWN

Name: WILLIAM C CHILDS

Address: 1611 S ALAMO, 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

# Weekly menu

MON RON & MAXINE MASON

214-772-9610

TUE KACY & ANDREA BURKE

214-914-7174

WED RELLA & MIKE ROGERS

972-467-1015

THUR MADISON & ERICA LYLE

M - 972-965-9065

E - 972-965-9064

FRI

SAT

SUN

Rockwall, Texas

Z2023 - 047

Opposition to Special Use Permit (SUP) for Tennis and/or Pickle Ball Court

Resident Names:

<u>John G. Felder</u>	<u>1601 S. ALAMO RD.</u>
<u>Paulette Weddle</u>	<u>1601 S. ALAMO RD.</u>
<u>Mike Rogers</u>	<u>1404 RIDGE RD. (BY PROXY)</u>
<u>Rella Rogers</u>	<u>1404 RIDGE RD. (BY PROXY)</u>
<u>Madison Lyle</u>	<u>1603 S. ALAMO RD. (BY PROXY)</u>
<u>Erica Lyle</u>	<u>1603 S. ALAMO RD. (BY PROXY)</u>
<u>Coxley Pinnell</u>	<u>1425 S. Alamo Rd</u>
<u>Charles Pinnell</u>	<u>1425 South Alamo Road</u>
<u>Dosha Vance</u>	<u>202 Tanya Dr</u>
<u>Jason Vance</u>	<u>202 Tanya Dr</u>
<u>Emily Daughter</u>	<u>1515 S. Alamo Rd.</u>
<u>Rubén A. J. J.</u>	<u>1515 S ALAMO Rd</u>
<u>Billy Webb</u>	<u>1609 S ALAMO RD.</u>
<u>Diana Aunkle</u>	<u>1609 S. ALAMO RD.</u>
<u>K. Green</u>	<u>1507 S. Alamo Rd.</u>
<u>Tam Green</u>	<u>1518 S. Alamo Rd.</u>
<u>Julie McKinney</u>	<u>1518 S Alamo Rd.</u>
<u>Cori Green</u>	<u>1507 S. Alamo Rd.</u>
<u>Angie Herbst</u>	<u>1509 So. Alamo Rd</u>
<u>Joe J. Herbst</u>	<u>1509 S. Alamo Rd.</u>

\* SIGNATURES BY PROXY EITHER HAVE TEXTS OR EMAILS  
SENDING THEIR SIGNATURES. AVAILABLE UPON REQUEST.



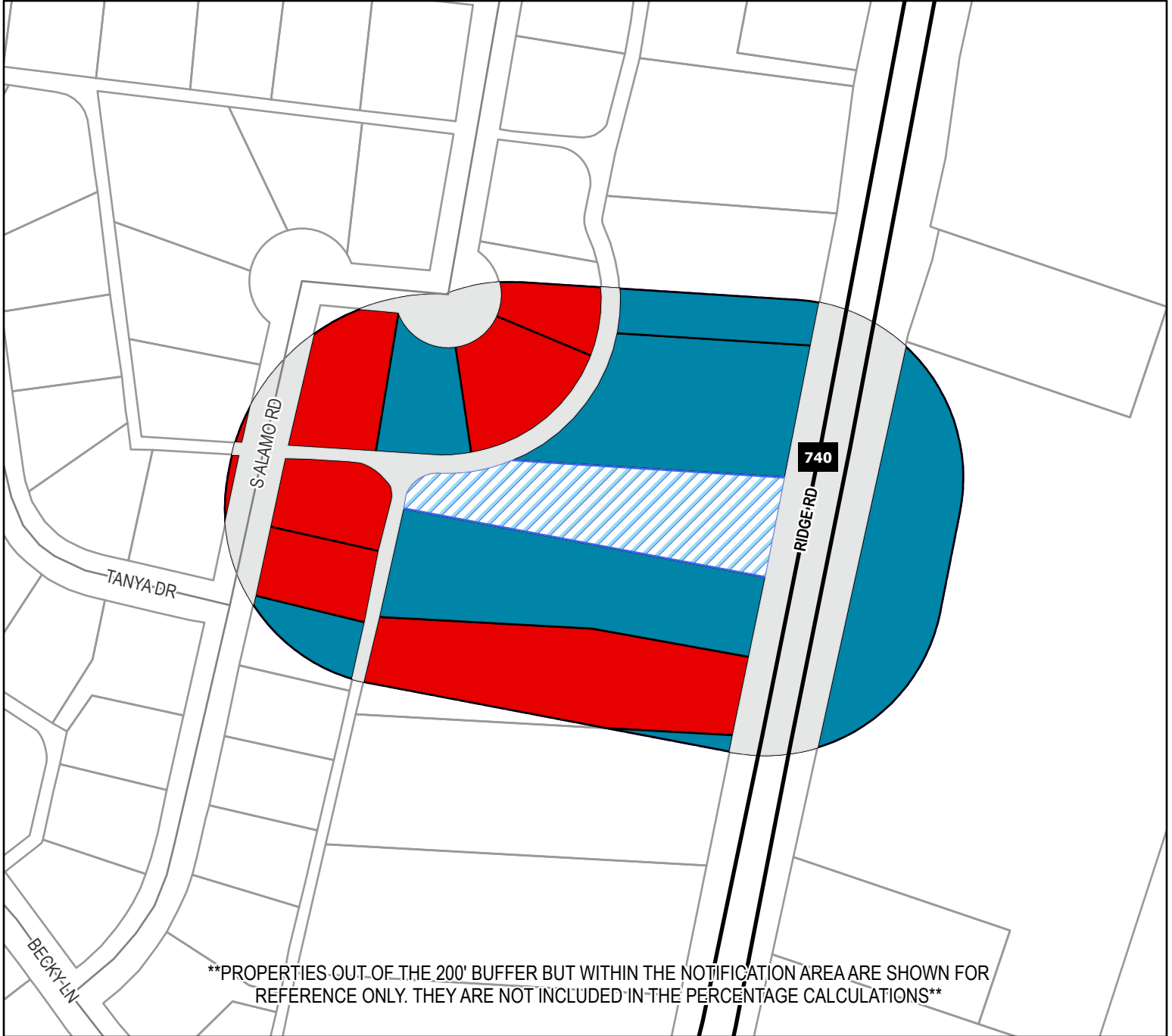









# City of Rockwall

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

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



Z2023-047 SUP for Pickleball Courts at 1400 Ridge Road

-  Subject Property
-  AGAINST (2.21 Acres) 27.1%
-  NO RESPONSE (4.12 Acres) 50.3 %
-  ROW (1.85 Acres) 22.6%
-  FOR (0 Acres) 0%



**Date Created: 10/3/2023**

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





The Top Rated NextGen Series Gets Better! The NextGen III Series has 140+ Lumens per Watt, bigger VP driver and is DLC 5.1 Premium Rated! New pop open Compartment for fast access and optional easy twist in Motion Sensor that can be programmed by a remote.

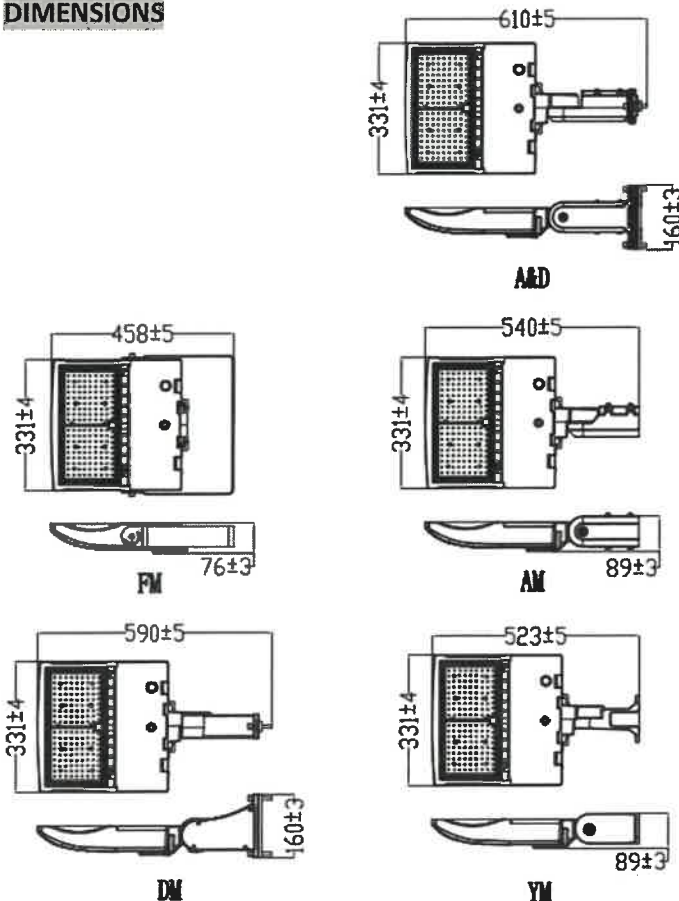


P/N: RGL-NEXTGEN3-150JT3A1-abcdef

Note:

- AST= Rugged Grade Lighting
- NEXTGEN 3= Product series, LED Shoebox Light
- 150= Rating Power
- J= LED manufacturer, Bridgelux
- T3= Diffuser light angle type, TYPE III
- A1= Version number
- "a" can be any two letters to represent lamp colors;
- "b" can be "AM", "DM", "YM", "A&D" or "FM" to represent Mounting Means;
- "c" can be "DMS1", "DMS2", "DPS1", "DPS2", "DP" for DC Sensor type or blank for no sensor provided;
- "d" can be "10SP" or "20SP" for Surge-Protective Device type provided or blank for no Surge-Protective Device provided;
- "e" can be any numbers to represent CCT;
- "f" can be "3RP", "3NP", "5RP", "5NP", "7RP" or "7NP" for Photocontrol type provided or blank for no Photocontrol provided.

**DIMENSIONS**



**ADVANTAGE**

- UL cUL DLC-V5.1(Premium) certificate.
- Bridgelux Chip, high CRI.
- Input voltage 120-277VAC.
- Output constant current level can be adjusted through output cable with 0-10V.
- No UV or IR in the beam.
- Easy to install and operate.
- Energy saving, long lifespan.
- Light is soft and uniform, safe to eyes.
- Instant start, NO flickering, NO humming.
- Green and eco-friendly without mercury.

**APPLICATION**

- Outdoor basketball court, tennis court.
- Badminton court, the football field.
- The school playground, stadium.
- Community leisure entertainment plaza, road lamp etc.

## SPECIFICATIONS

<b>OPTICAL</b>	Input Power (Tolerance : ±10%)	150W					
	Color Temperature	3000K	3500K	4000K	4500K	5000K	5700K
	Lumen (Tolerance : -10%)	19500L	20250LM	21000L	21000LM	21000LM	20250LM
	Efficacy (Tolerance : -3%)	130LM/	135LM/W	140LM/	140LM/	140LM/	135LM/
	CRI	>70					
	Color Consistency	<6 Steps (or <6 SDCM)					
	BUG	B3-U0-G4					
	Distribution Pattern	Type III					
Beam Angle (50%) (Tolerance :	155*120 Degree						
<b>ELECTRICAL</b>	Input Voltage and Frequency	120-277Vac,50/60Hz					
	PF (Tolerance : -3%)	≥0.9					
	THD (Tolerance : +5%)	≤20%					
	Flicker Percent	<5%					
	Driver Brand	Rugged Grade Lighting					
	Driver Model	Sosen VP Driver with controls and 10KV surge					
	Driver Surge protection	L/N-PE: 10kV, L-N:6kV					
	Dimming	0-10V dimming standard					
	Optional Accessory	Photocontrol, Surge-protective Device, Motion Sensor					
<b>MATERIALS</b>	LED Brand	Bridgelux					
	LED Type	SMD3030 – 100,000+ hour LEDs					
	LED QTY	189PCS					
	Housing	Die-cast aluminum					
	Housing Color	Brown, Black, or Customized					
	EPA	1.32ft <sup>2</sup>					
	Waterproof Rating	WET (IP65)					
<b>OTHERS</b>	Operating Temperature	Without Motion Sensor: -40°C TO 50°C; With Motion Sensor: -35°C TO					
	Storage Temperature	-40°C TO 80°C					
	Operating Humidity	20% - 90% RH					
	Storage Humidity	10% - 95% RH					
	Warranty	7 years warranty with unlimited operating hours					





Product ID: PLLKEJALNR33



## RGL-NEXTGEN3-150JT3A1-abc[10SP;20SP]50f

Manufacturer: RuggedGrade

### PRODUCT OVERVIEW

<b>Model Number</b>	RGL-NEXTGEN3-150JT3A1-abc[10SP;20SP]50f
<b>Product ID</b>	PLLKEJALNR33
<b>QPL</b>	Solid State Lighting
<b>Manufacturer</b>	RuggedGrade
<b>Brand Name</b>	RuggedGrade
<b>Primary Use</b>	Outdoor Pole/Arm-Mounted Area and Roadway Luminaires
<b>DLC Family Code</b>	EMWAFI
<b>Listing Status</b>	Listed
<b>Date Qualified</b>	2021-08-17

### PRODUCT INFORMATION

<b>Qualified Product List</b>	Solid State Lighting
<b>Technical Requirements Version</b> ⓘ	5.1
<b>Product ID</b> ⓘ	PLLKEJALNR33
<b>Manufacturer</b> ⓘ	RuggedGrade
<b>Brand</b>	RuggedGrade
<b>Model Number</b>	RGL-NEXTGEN3-150JT3A1-abc[10SP;20SP]50f
<b>Parent</b> ⓘ	No
<b>Classification</b> ⓘ	Premium

### PRODUCT CATEGORIZATION VIEW DETAILS

### PRODUCT CAPABILITIES VIEW DETAILS

### REPORTED PHOTOMETRIC PERFORMANCE

<b>Reported Backlight (TM-15 BUG)</b> ⓘ	3
<b>Reported Uplight (TM-15 BUG)</b> ⓘ	0
<b>Reported Glare (TM-15 BUG)</b> ⓘ	4
<b>Reported Light Output</b> ⓘ	20707.4 lm
<b>Reported Efficacy (AC)</b> ⓘ	138.39 lm/W
<b>Reported CCT</b> ⓘ	5000 K
<b>Reported CRI (Ra)</b> ⓘ	70

## LIGHT DISTRIBUTION TESTING PARAMETERS

### Luminaire Property

Luminaire Manufacturer:  
 Luminaire Category:  
 Lamp Catalog:  
 Number of Lamps:  
 Luminous Length (mm):  
 Luminous Height (mm):  
 Current: 1.245 A  
 Power Factor: 0.998

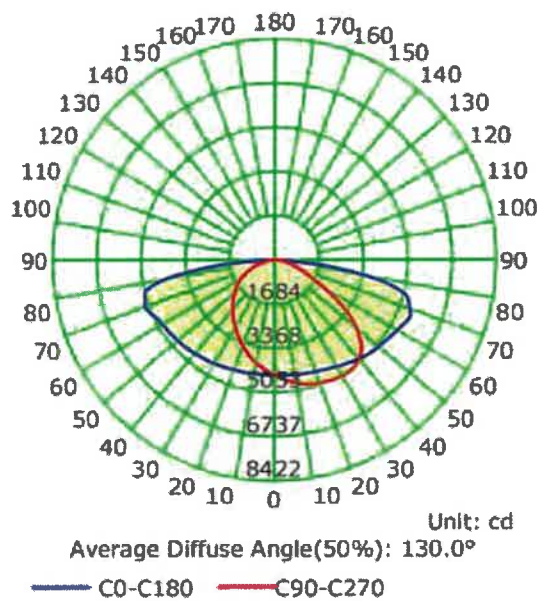
Luminaire Description:  
 Lamp Description:  
 Lumens per Lamp:  
 Luminous Width (mm):  
 Voltage: 120.0 V  
 Power: 149.28 W

### Photometric Results

IES Classification: Type IV  
 Total Rated Lamp Lumens: 19746.7 lm  
 Efficiency: 100%  
 Upward Ratio: 0%  
 C0r0 Intensity: 4393.15 cd  
 Pos of Max. Intensity: H22.5 V69

Longitudinal Classification: Medium  
 Measurement Flux: 19746.7 lm  
 Downward Ratio: 100%  
 Luminaire Efficacy Rating (LER): 132.33  
 Max. Intensity: 6737.67 cd

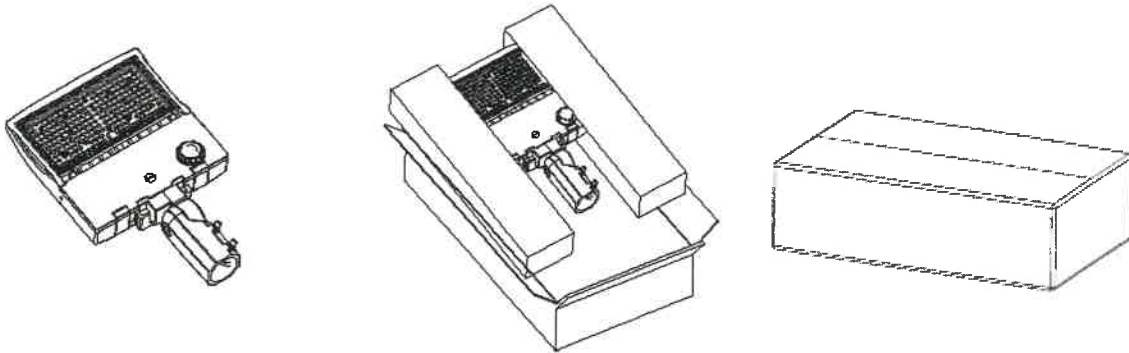
Luminous Intensity Distribution Curve



**PACKAGE**

Bracket Type	Carton Size	Qty / Carton	Net Weight / Carton	Gross Weight / Carton
AM	690*380*155MM	1 PC	5.97 KG	6.72KG
DM	690*380*155MM	1 PC	6.43KG	7.18KG
YM	690*380*155MM	1 PC	5.87KG	6.62KG
A&D	690*380*155MM	1 PC	6.83KG	7.58KG
FM	645*405*155MM	1 PC	5.49 KG	6.19KG

Tolerance of Carton Size: ±15 MM, Tolerance of Weight: ±10%.



**NOTICE FOR USER**

- Please turn off power before install or change assembly parts.
- The input voltage and lamps should be matched, after connecting the power line, Please make sure the wiring section is insulated.
- Non-professionals, must not install and disassemble the lamps.

**TROUBLE SHOOTINGS**

Issue	Check points
Light Flickers	Check all wiring for disconnections, shorts and burnt wiring and connections. Confirm steady input voltage to the light fixture, fluctuating input voltage will harm the LED driver and can lead to premature failure. Lights with photocells can have photocell tag from ambient light or light reflecting back at the sensor. Simply cover the photocell completely and see if flickering continues while the photocell is covered. Call Tech Support for help if none of the above solves the issue.
Light does not work at all.	Check all wiring for disconnections, shorts and burnt wiring and connections. Confirm steady input voltage to the light fixture, fluctuating input voltage will harm the LED driver and can lead to premature failure. If input voltage is not in the voltage range of the fixture, you will need to find the source of your input voltage issue. Call Tech Support for help if none of the above solves the issue.

For more technical information, install questions, troubleshooting help or warranty claims, we have a dedicated US Tech and Customer Support Team to help solve any issues you have and can be reached by email or phone. If you need help with any of our products, we are here for you so that you are never in the dark!



**BETTER LIGHTS.  
BETTER SUPPORT.**

**DL** CERTIFIED

**UL** LISTED

LEGENDARY RUGGEDGRADE QUALITY  
LEGENDARY USA SUPPORT

US based phone and online customer support

**7 YEAR WARRANTY**



CITY OF ROCKWALL

ORDINANCE NO. 23-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, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A *PRIVATE TENNIS COURT* ON A 0.7940-ACRE PARCEL OF LAND IDENTIFIED AS LOT 3, BLOCK B, EAGLE POINT ESTATES ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING 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 Jeff Wolf of Nexcourt, Inc. on behalf of Rafael Hidalgo for the approval of a *Specific Use Permit (SUP)* for *Tennis Courts (Pickleball Courts)* on a 0.7940-acre parcel of land identified as Lot 3, Block B, Eagle Point Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1400 Ridge Road, and more fully described and depicted in *Exhibit 'A'* 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 the Unified Development Code (UDC) [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 Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended so as to grant a Specific Use Permit allowing for the establishment of a *Private Tennis Court* in a Single Family 10 (SF-10) District as stipulated by, *Article 04, Permissible Uses*, and *Article V, District Development Standards*, of the Unified Development Code [Ordinance No. 04-38] 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 10 (SF-10) 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 *Private Tennis* court on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- (1) The *Private Tennis Court (Pickleball Court)* shall maintain conformance to the approved site plan depicted in *Exhibits 'A'* of this ordinance.
- (2) Exterior lights placed or erected on the *Private Tennis Court (Pickleball Court)* shall not exceed a maximum height of 17-feet and be directed down. In addition, the lights shall be of the shielded type luminaries and installed so as to not to produce harsh, bright light or direct illumination across the property line from a visible source of illumination so as not to create a traffic hazard or public nuisance.

## 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 property 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 the zoning described herein;

**SECTION 4.** 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 5.** 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 (UDC) of the City of Rockwall, Texas, 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; and

**SECTION 6.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with 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 6<sup>th</sup> DAY OF NOVEMBER, 2023.

\_\_\_\_\_  
Trace Johannessen, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: October 16, 2023

2<sup>nd</sup> Reading: November 6, 2023







# 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:** October 10, 2023  
**APPLICANT:** Clay Cristy; *ClayMoore Engineering*  
**CASE NUMBER:** Z2023-048; *Specific Use Permit for a Restaurant with less than 2,000 SF with Drive-Through or Drive-In*

---

### SUMMARY

Hold a public hearing to discuss and consider a request by Clay Cristy of ClayMoore Engineering on behalf of Staci Bowen of Metroplex Acquisitions 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. HTeaO*) on a 0.93-acre portion of a larger 5.16-acre parcel of land identified as Lot 13, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD70) for General Retail (GR) District land uses, situated within North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of N. Goliad Street [*SH-205*] and Bordeaux Drive, and take any action necessary.

### BACKGROUND

The subject property was annexed into the City of Rockwall on May 19, 1986 by *Ordinance No. 86-37*. On December 7, 1993, the City's historic zoning map indicates the subject property was zoned Agricultural (AG) District. On April 2, 2007, the City Council approved a zoning change for the subject property changing the zoning designation from an Agricultural (AG) District to Planned Development District 70 (PD-70) [*i.e. Ordinance No. 07-13*] for limited General Retail (GR) District land uses. On October 5, 2020, the City Council approved a replat [*i.e. Case No. P2020-038*] that replatted the subject property as Lot 11, Block A, Stone Creek Retail Addition. On May 2, 2022, the City Council approved a replat [*i.e. Case No. P2022-013*] that established the subject property as a portion of Lot 13, Block A, Stone Creek Retail Addition. The subject property is currently vacant.

### PURPOSE

The applicant -- *Clay Cristy of ClayMoore Engineering* -- 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* on the subject property.

### ADJACENT LAND USES AND ACCESS

The subject property is generally located northeast of the intersection of N. Goliad Street [*SH-205*] and Bordeaux Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject is a *Restaurant with less than 2,000 SF with a Drive-Through (i.e. Salad-n-Go)*. North of this is a *Restaurant with more than 2,000 SF with a Drive-Through (i.e. McDonald's)*. Beyond this is a *Retail Store with Gasoline Sales (i.e. Tom Thumb Gas Station)*. All of these properties are zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses

South: Directly south of the subject property is Bordeaux Drive, which is identified as a *A4D (i.e. major arterial, four [4] lane, divided roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phase 1 of the Stone Creek Subdivision, which is an 83.57-acre residential subdivision, zoned Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses.

East: Directly east of the subject property is the remainder of a 5.16-acre parcel of land (*i.e. Lot 13, Block A, Stone Creek Retail Addition*) -- that includes the subject property --, which is currently vacant. East of this is Stone Creek 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 Phases 2B & 6 of the Stone Creek Subdivision, which are zoned Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses.

West: Directly west of the subject property is N. Goliad Street [*SH-205*], which is identified as a *A4D (i.e. major arterial, four [4] lane, divided roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) parcels of land (*i.e. 3069 and 3073 N. Goliad Street*), zoned Single-Family 16 (SF-16) District. Beyond this is Phase 6 of the Shores Subdivision, which consists of 70 lots and is zoned Planned Development District 3 (PD-3) for single-family land uses.

## **CHARACTERISTICS OF THE REQUEST**

The applicant has submitted an application 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 restaurant (*i.e. HTeaO*). The concept plan indicates that the proposed restaurant will be approximately 1,800 SF with a drive-through lane beginning on the south side of the building leading to a pick-up window. The request appears to meet all of the *Residential Adjacency Standards*, but will require to provide increased landscaping along N. Goliad Street [*SH-205*] to provide headlight screening.

## **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 -- *HTeaO* -- falls under this classification. According to Planned Development District 70 (PD-70) the subject property is required to meet the General Retail (GR) District land uses -- *with some exceptions* --, and according to the *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 General Retail (GR) District. The purpose of this requirement is to acknowledge that not all *Restaurant* operations are appropriate within the City's General Retail (GR) Districts, 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 additional 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 will require increased landscaping be planted along N. Goliad Street [*SH-205*] to provide headlight screening from N. Goliad Street [*SH-205*] and the adjacent properties. The Unified Development Code (UDC) requires headlight screening to be a minimum of three (3) feet in height. Staff requested this of the applicant, but the applicant has failed to provide the necessary changes on the submitted concept plan. Based on this, staff has added this as a condition of approval for this case.

## **STAFF ANALYSIS**

The intent of the General Retail (GR) District is to provide limited retail and service uses for nearby residential neighborhoods. Development in these areas should not include intensive commercial land uses that carry large volumes of retail traffic. Developments should also be adequately buffered and screened from residential land uses. Since the General Retail (GR) District is located close to residential areas, the development standards are typically more stringent and similar to the Residential-Office (RO) and Neighborhood Services (NS) Districts. All of these districts are intended to create a transition from

the adjacent residential neighborhoods to less intense non-residential land uses. When reviewing this case, the proposed land use does appear to be appropriate for this location due to the separation of the subject property from the nearby residential development and its proximity to N. Goliad Street [SH-205] (*which is identified as a M4D [major collector, four [4] lane, divided roadway] on the City's Master Thoroughfare Plan*). 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 September 22, 2023, staff mailed 35 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Stone Creek 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 received one (1) notice in favor and two (2) notices in opposition to the applicant's request.

## **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*, 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 Specific Use Permit (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 the SUP is ordinance.
  - (b) The development of the *Subject Property* shall generally conform to the Landscape Plan as depicted in *Exhibit 'C'* of this ordinance; however, additional landscaping shall be required around the dumpster enclosure, adjacent to N. Goliad Street [SH-205] -- *especially in the areas where headlights will be visible from the drive-through lane --*, and along the northern property line adjacent to the drive-through lane.
- (2) The applicant shall provide an updated landscape plan showing additional landscaping shall be required around the dumpster enclosure, adjacent to N. Goliad Street [SH-205] -- *especially in the areas where headlights will be visible from the drive-through lane --*, and along the northern property line adjacent to the drive-through lane. The applicant shall provide this landscape plan prior to the second reading of this case.
- (3) The applicant shall provide an updated landscape plan removing the crape myrtles and replacing it with a variety of accent tree that conforms to Appendix C, *Landscape Guidelines and Requirements*, of the Unified Development Code (UDC). The applicant shall provide this landscape plan prior to the second reading of this case.
- (4) Any construction resulting from the approval of this Specific Use Permit (SUP) 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 \_\_\_\_\_

Subdivision Stone Creek Retail Addition

Lot 12

Block A

General Location North East Corner of N. Goliad St and Bordeaux Dr.

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

Current Zoning PD-070

Current Use Undeveloped

Proposed Zoning PD-070

Proposed Use Retail

Acreage 0.93

Lots [Current] 1

Lots [Proposed] 2

**SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

Owner Metroplex Acquisition Fund, LP

Applicant ClayMoore Engineering

Contact Person Staci Bowen

Contact Person Clay Cristy

Address 1717 Woodstead Ct.

Address 1903 Central Dr.

Ste. 207

Ste. 406

City, State & Zip The Woodlands, TX 77380

City, State & Zip Bedford, Texas 76021

Phone 214.343.4477

Phone 817.281.0572

E-Mail sbowen@crestviewcompanies.com

E-Mail Clay@claymooreeng.com

## NOTARY VERIFICATION [REQUIRED]

Billy J. Brice III, President of  
Metroplex Acquisition Fund, LP

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 482.57, to cover the cost of this application, has been paid to the City of Rockwall on this the 14 day of September, 20 23. 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.

Signed under my hand and seal of office on this the 14th day of September, 20 23

Owner's Signature \_\_\_\_\_

\_\_\_\_\_  
My Commission Expires 1-27-2025





0 20 40 80 120 160 Feet

Z2023-048: SUP for a Restaurant (HTeaO)

205

N GOLIAD ST

SF-16

PD-70

BORDEAUX DR

MIRAMAR DR

Case Location Map = 



# City of Rockwall

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

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



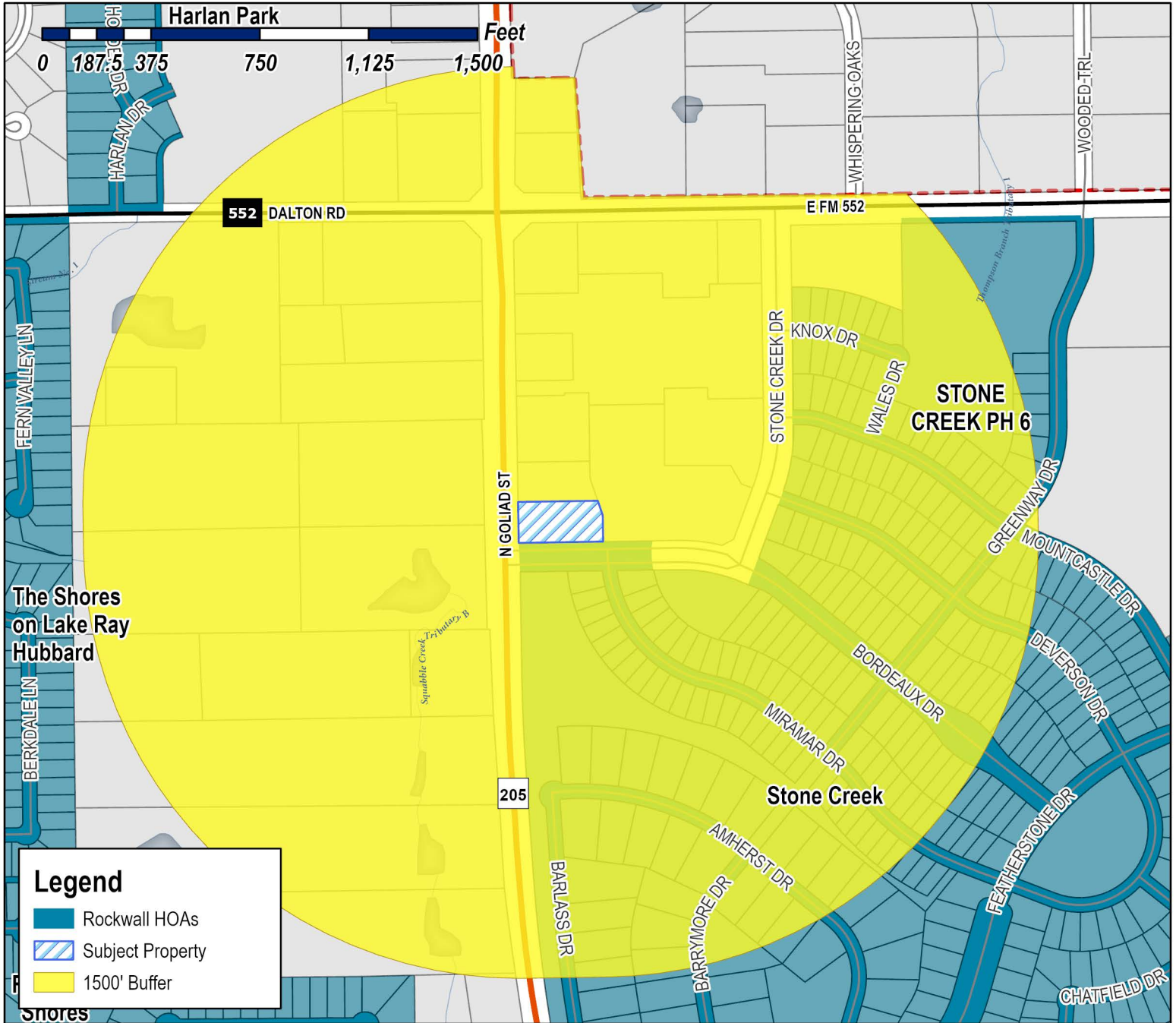




# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
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### Legend

-  Rockwall HOAs
-  Subject Property
-  1500' Buffer

**Case Number:** Z2023-048  
**Case Name:** SUP for a Restaurant Less Than 2,000 SF w/Drive-Through  
**Case Type:** Zoning  
**Zoning:** Planned Development District 70 (PD-70)  
**Case Address:** NEC of N. Goliad Street & Bordeaux Street

**Date Saved:** 9/15/2023

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



**From:** [Zavala, Melanie](#)  
**Cc:** [Miller, Ryan](#); [Ross, Bethany](#); [Guevara, Angelica](#); [Lee, Henry](#)  
**Subject:** Neighborhood Notification Program [Z2023-048]  
**Date:** Friday, September 22, 2023 10:30:04 AM  
**Attachments:** [Public Notice \(P&Z\) \(09.18.2023\).pdf](#)  
[HOA Map \(09.18.2023\).pdf](#)

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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 22, 2023](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, October 10, 2023 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, October 16, 2023 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>.

Z2023-048: SUP for a Restaurant w/ Less Than 2,000 SF

Hold a public hearing to discuss and consider a request by Clay Cristy of ClayMoore Engineering on behalf of Staci Bowen of Metroplex Acquisitions 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. HTeaO) on a 0.93-acre portion of a larger 5.16-acre parcel of land identified as Lot 13, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD70) for General Retail (GR) District land uses, situated within North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of N. Goliad Street [SH-205] and Bordeaux Drive, and take any action necessary.

Thank You,

*Melanie Zavala*

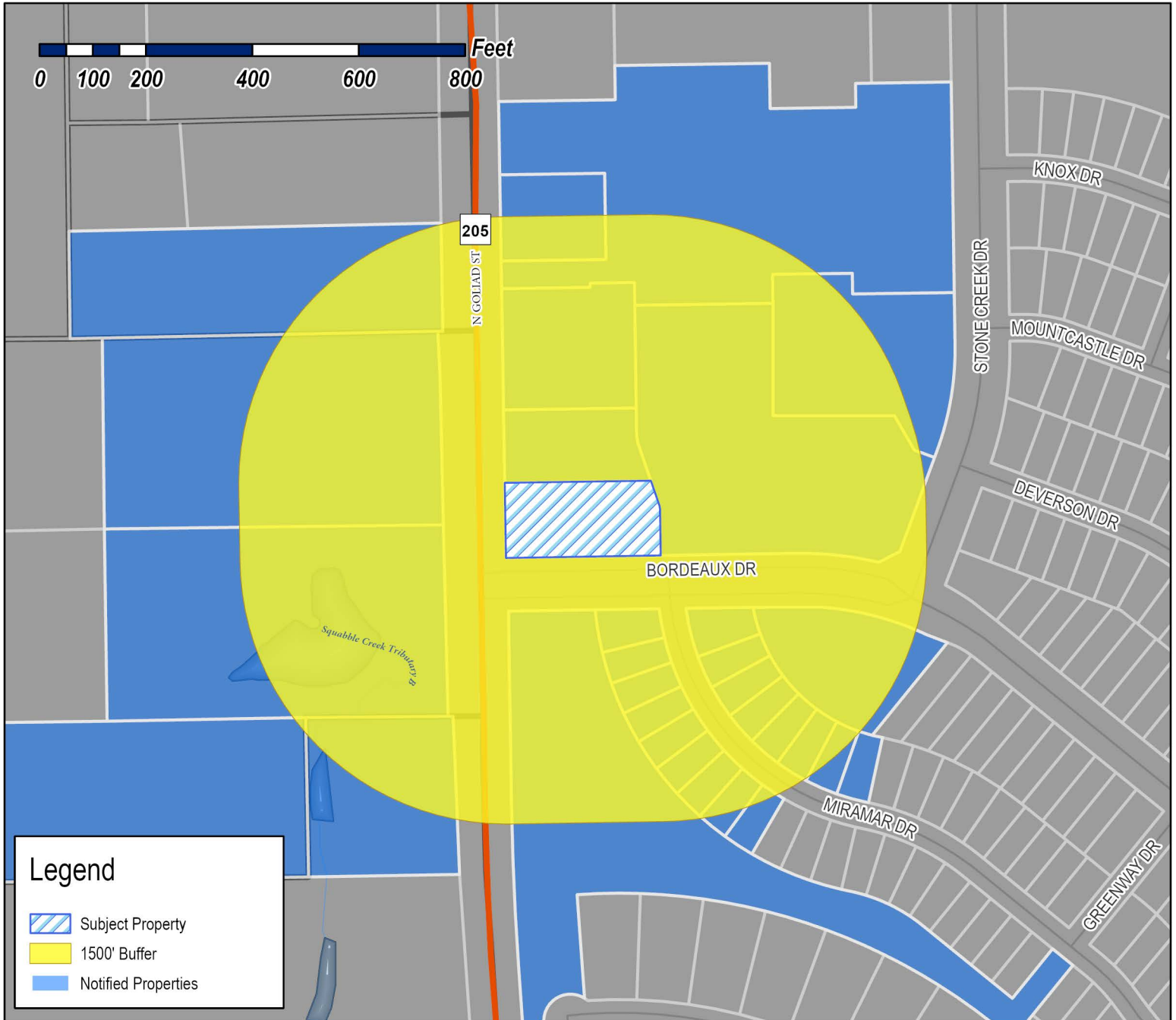
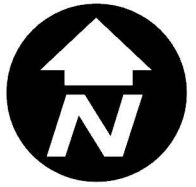
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087  
<http://www.rockwall.com/>  
972-771-7745 Ext. 6568



# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
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**Case Number:** Z2023-048  
**Case Name:** SUP for a Restaurant Less Than 2,000 SF w/Drive-Through  
**Case Type:** Zoning  
**Zoning:** Planned Development District 70 (PD-70)  
**Case Address:** NEC of N. Goliad Street & Bordeaux Drive

**Date Saved:** 9/15/2023

For Questions on this Case Call: (972) 771-7746





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

WEST JEFFREY A & CHANTEL M  
3059 N GOLIAD STREET  
ROCKWALL, TX 75087

RESIDENT  
3061 N GOLIAD ST  
ROCKWALL, TX 75087

STEED JASON & NATALIE MARIE  
3065 N GOLIAD STREET  
ROCKWALL, TX 75087

RESIDENT  
3066 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
3068 N GOLIAD ST  
ROCKWALL, TX 75087

LIU JOHN AND CONNIE Q  
3069 N GOLIAD  
ROCKWALL, TX 75087

LIU JOHN & CONNIE  
3069 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
3070 N GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
3073 N GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
3074 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
3077 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

VALK CATHLEEN A  
794 MIRAMAR DRIVE  
ROCKWALL, TX 75087

VOLL ANDREW W AND JOANNA  
796 MIRAMAR DR  
ROCKWALL, TX 75087

MARTIN VICTORIA C  
798 MIRAMAR DR  
ROCKWALL, TX 75087

MCCORMICK KEVIN & JULIA  
799 MIRAMAR DRIVE  
ROCKWALL, TX 75087

RESIDENT  
801 BORDEAUX DR  
ROCKWALL, TX 75087

FRITCHIE FAMILY REVOCABLE TRUST  
RANDALL S FRITCHIE AND SANDRA L FRITCHIE-  
COTRUSTEES  
801 MIRAMAR DR  
ROCKWALL, TX 75087

CRAWFORD KATHY  
802 MIRAMAR DRIVE  
ROCKWALL, TX 75087

EMBRY DAVID M AND ASHLEY  
803 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

RESIDENT  
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

CONFIDENTIAL  
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:

**Z2023-048: SUP for Restaurant w/ Less Than 2,000 SF**

*Hold a public hearing to discuss and consider a request by Clay Cristy of ClayMoore Engineering on behalf of Staci Bowen of Metroplex Acquisitions 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. HTeaO) on a 0.93-acre portion of a larger 5.16-acre parcel of land identified as Lot 13, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD70) for General Retail (GR) District land uses, situated within North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner 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 10, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, October 16, 2023 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 Guevara**  
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 16, 2023 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>

**Case No. Z2023-048: SUP for Restaurant w/ 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

# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2023-048

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

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

This type of business, HTeaO, is more desirable than other businesses I have seen in such a small SQF area, i.e. Vap shops, Nail Salons, Donut shops and etc.

## Respondent Information

Please provide your information.

## First Name \*

Richard



Last Name \*

Shing

Address \*

[Redacted]

City \*

[Redacted]

State \*

[Redacted]

Zip Code \*

[Redacted]

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

I received a property owner notification in the mail.

I read about the request on the City's website.

I saw a zoning sign on the property.

I read about the request in the Rockwall Herald Banner.

My neighbors told me about the request.

Other: \_\_\_\_\_

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## Ross, Bethany

---

**From:** Robin Mullins [REDACTED]  
**Sent:** Monday, September 25, 2023 10:06 AM  
**To:** Planning  
**Subject:** Opposed to Z2023-048

Robin Mullins  
[REDACTED]

I am very much opposed to this. In our neighborhood the children have been kept at a safe distance from the retail shops and drive thrus made possible by the buffer roads keeping them on their internal tract. Stone Creek does not get the cars coming directly out of the drive thrus- the people undoubtedly digging in their laps looking for straws, unwrapping their first bites, wrestling with straw wrappers. Salad N Go's lanes have to maneuver out of the parking lot and around the establishment before reaching any actual street. McDonald's exit is out to Goliad or again through a mini maze before landing on a residential street belonging to Stone Creek.

By putting this drive thru establishment on the corner of Bordeaux, it will directly **NEGATIVELY** affect the safety of our children who ride bikes, walk dogs, drive golf carts, and walk to friends houses and to the swimming pool together.

Also, the turn there out of the neighborhood of Stone Creek out onto Goliad is hard enough as it is. I don't even let my new driver attempt it. Now we're going to add in those looking for a quick beverage- not the most patient group.

There is NOT that much of a need for tea. Salad N Go (LITERALLY right next door) offers specialty teas at affordable prices.

Seems redundant and the last thing we need is a failed business in a community that has just changed hands from it's developer into our own Neighborhood governing board. The visual appeal of our neighborhood has been a bone of contention recently and the homeowners are now working to regain control over retention ponds, etc.

Thank you for your attention,  
Robin Mullins- resident of Stone Creek with 3 children since 2014

**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.**

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# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2023-048 SUP restaurant less than 2,000 SF

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

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

I have witnessed several near accidents cars coming out from Salad to Go & McDonalds the traffic is congested. I foresee the traffic is create a major problem. This location is not conducive for a restaurant. Cars zoom speeding out of the fast-food businesses. The side road near Bordeaux behind the businesses doesn't have any speed limit signs posted.

## Respondent Information

Please provide your information.

## First Name \*

Victoria



Last Name \*

Martin

Address \*

[Redacted]

City \*

[Redacted]

State \*

[Redacted]

Zip Code \*

[Redacted]

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

I received a property owner notification in the mail.

I read about the request on the City's website.

I saw a zoning sign on the property.

I read about the request in the Rockwall Herald Banner.

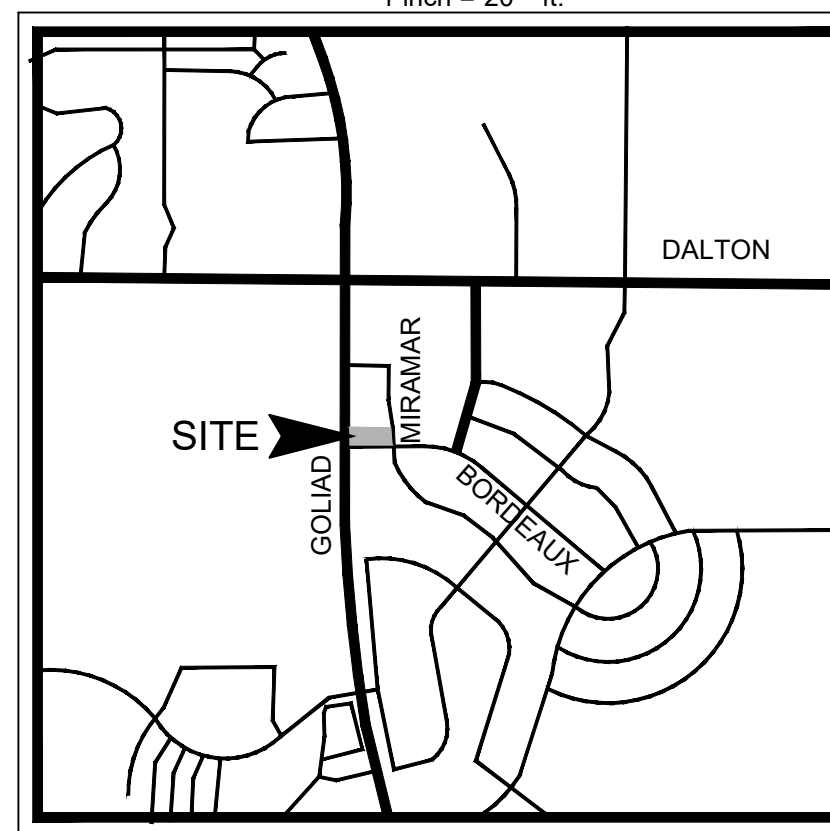
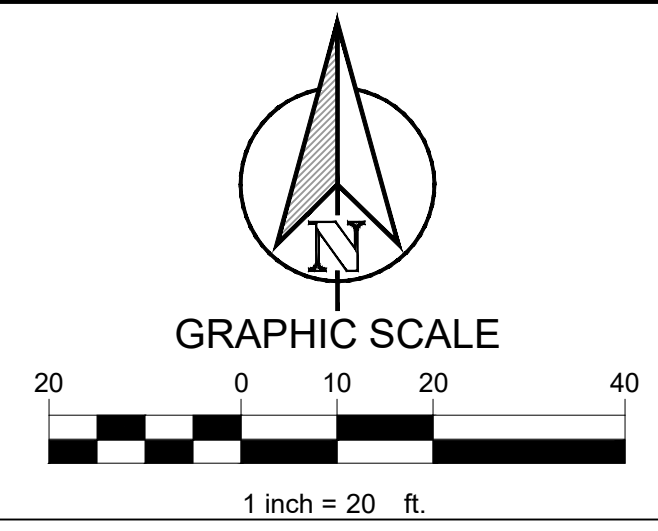
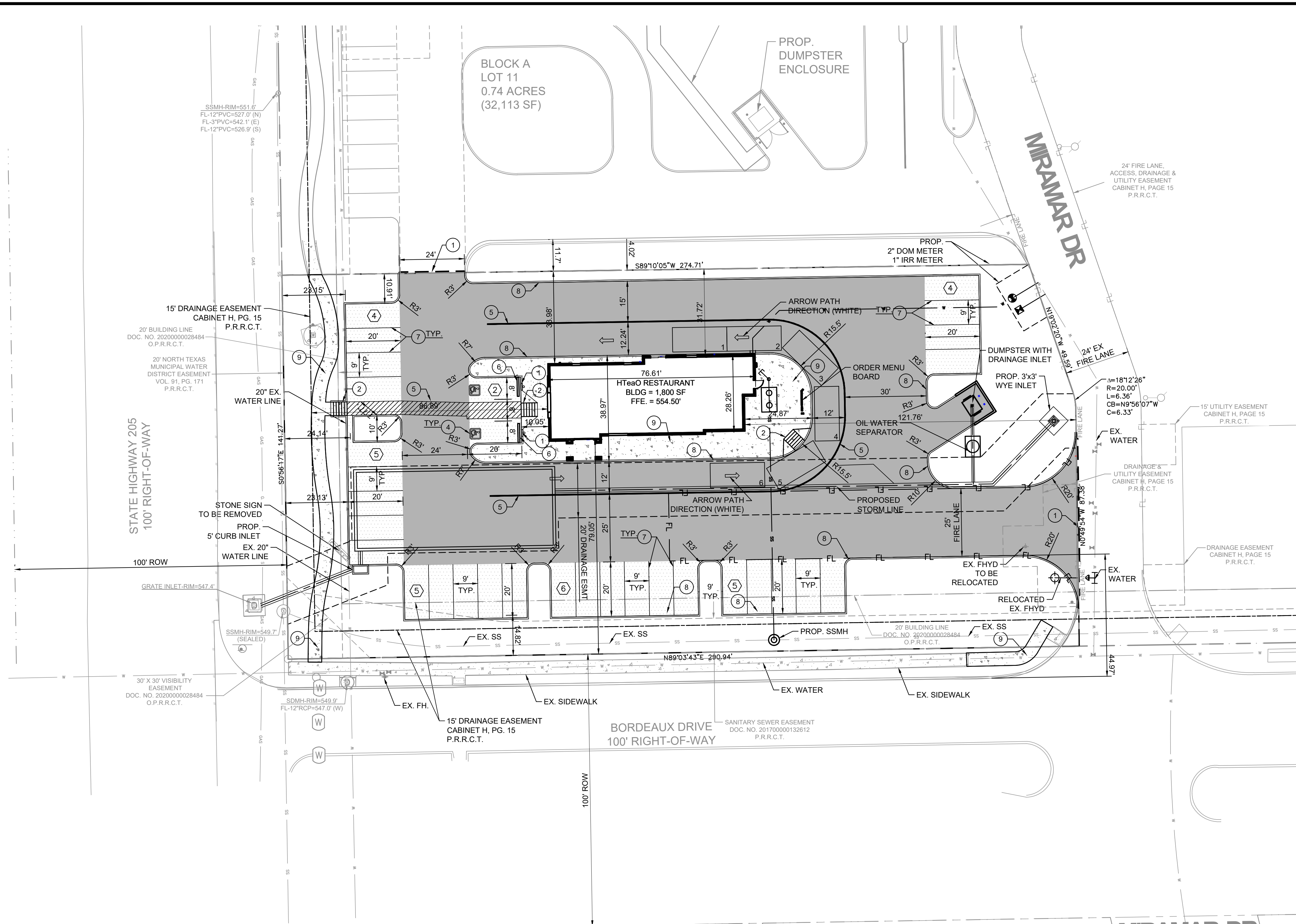
My neighbors told me about the request.

Other: \_\_\_\_\_

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Google Forms

PLOTTED BY: CLAY CRISTY 10/4/2023 12:57 AM  
 PLOT DATE: 10/4/2023 12:57 AM  
 LOCATION: Z:\PROJECTS\PROJECTS\2023-110 APPPJ MGMT - HTEAO ROCKWALL\CADD\SHEETS\SP-1 SITE PLAN.DWG  
 LAST SAVED: 10/4/2023 12:55 AM



VICINITY MAP  
N.T.S.

CONSTRUCTION SCHEDULE	
[Symbol]	PROPOSED 5" LIME STABILIZED STANDARD DUTY CONCRETE PAVEMENT
[Symbol]	PROPOSED 6" LIME STABILIZED HEAVY DUTY CONCRETE PAVEMENT
[Symbol]	PROPOSED 5" LIME STABILIZED SIDEWALK CONCRETE PAVEMENT
[Symbol]	PROPERTY LINE
[Symbol]	PROPOSED CONCRETE CURB AND GUTTER
[Symbol]	PROPOSED FIRE LANE, PUBLIC ACCESS AND UTILITY EASEMENT
[Symbol]	PROPOSED SAWCUT
[Symbol]	PARKING COUNT

- NOTES:
- A SEPARATE SIGNAGE PERMIT IS REQUIRED BY THE CITY OF ROCKWALL.
  - ALL WALLS 3' IN HEIGHT OR GREATER SHALL BE DESIGNED BY AN ENGINEER, LICENSED IN THE STATE OF TEXAS.
  - ALL WALLS MUST BE ROCK OR STONE FACE. NO WALLS SHALL BE SMOOTH CONCRETE.
  - NO TREES SHALL BE PLANTED WITHIN 10' OF NON-STEEL ENCASED PUBLIC UTILITIES.
  - SOD MUST BE LAID WITHIN ALL DISTURBED R.O.W. BEFORE ACCEPTANCE OF PROJECT.
  - PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING, REPAIR, AND REPLACEMENT OF THE DETENTION/DRAINAGE SYSTEMS

PARKING DATA TABLE		
PARKING REQ.		
DRIVE-THRU RESTAURANT (1,800 SF) 1/ 100 SF	18 SPACES	
PARKING PROVIDED		
STANDARD PARKING	29 SPACES	
ADA PARKING	2 SPACES	
TOTAL	31 SPACES (2 ADA)	

SITE DATA TABLE	
SITE AREA	0.933 AC (40,627 SF)
ZONING	PD-70
PROPOSED USE	DRIVE-THRU RESTAURANT
BUILDING SIZE	1,800 SF
BUILDING STORIES	1 STORY
TOTAL IMPERVIOUS	28,117 SF (69)

CONSTRUCTION SCHEDULE	
①	HANDICAP SIGN
②	ADA RAMP, 12:1 MAX. SLOPE
③	SAWCUT FULL DEPTH EXISTING PAVEMENT
④	HANDICAP SYMBOL
⑤	PAVEMENT STRIPING
⑥	CURB STOP
⑦	4" PARKING STALL STRIPING COLOR: WHITE
⑧	CURB & GUTTER
⑨	PROPOSED SIDEWALK

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

**OWNER:**  
 METROPLEX ACQUISITIONS FUND, LP  
 1717 WOODSTEAD CT. SUITE 207  
 THE WOODLANDS, TX 77380  
 CONTACT: STACI BOWEN  
 PH: 214.343.447

**APPPJ MANAGEMENT**  
 LEGAL DESCRIPTION AND OR ADDRESS:  
 HWY 205 & BORDEAUX DRIVE  
 ROCKWALL, TX 75087  
 0.933 AC (40,627 SF)

**DEVELOPER:**  
 APPPJ MANAGEMENT  
 740 AVALON DR  
 HEATH, TX 75032  
 CONTACT: JEFF IVY  
 PH: 214-272-4350

**APPLICANT:**  
 CLAYMOORE ENGINEERING, INC.  
 1903 CENTRAL DRIVE, SUITE #406  
 BEDFORD, TX 76021  
 CONTACT: CLAY CRISTY  
 PH: 817.281.0572

**CASE NUMBER:**  
 Z2023-046

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 \_\_\_\_\_.

DESIGN: LRR  
 DRAWN: LRR  
 CHECKED: CLC  
 DATE: 10/4/2023

PLANNING AND ZONING COMMISSION, CHAIRMAN  
 DIRECTOR OF PLANNING AND ZONING

TEXAS REGISTRATION #14199  
**CLAYMOORE ENGINEERING**  
 1903 CENTRAL DR. SUITE #406  
 BEDFORD, TX 76021  
 WWW.CLAYMOOREENR.COM  
 PHONE: 817.281.0572

**PRELIMINARY**  
 FOR REVIEW ONLY  
 Not for construction purposes.  
 CLAYMOORE ENGINEERING AND PLANNING CONSULTANTS  
 ENGINEER: CLAY CRISTY  
 P.E. No. 10980 Date 10/4/2023

**HTEAO RESTAURANT  
 HWY 205 & BORDEAUX DR  
 ROCKWALL, TX 75087**

NO.	DATE	REVISION	BY
2	09/13/2021	STORM REVISION	LRR
1	12/07/2020	STORM REVISION	LRR

**SITE PLAN**

SHEET  
**SP-1**

File No. 2020-021  
 CASE # SP2023-000

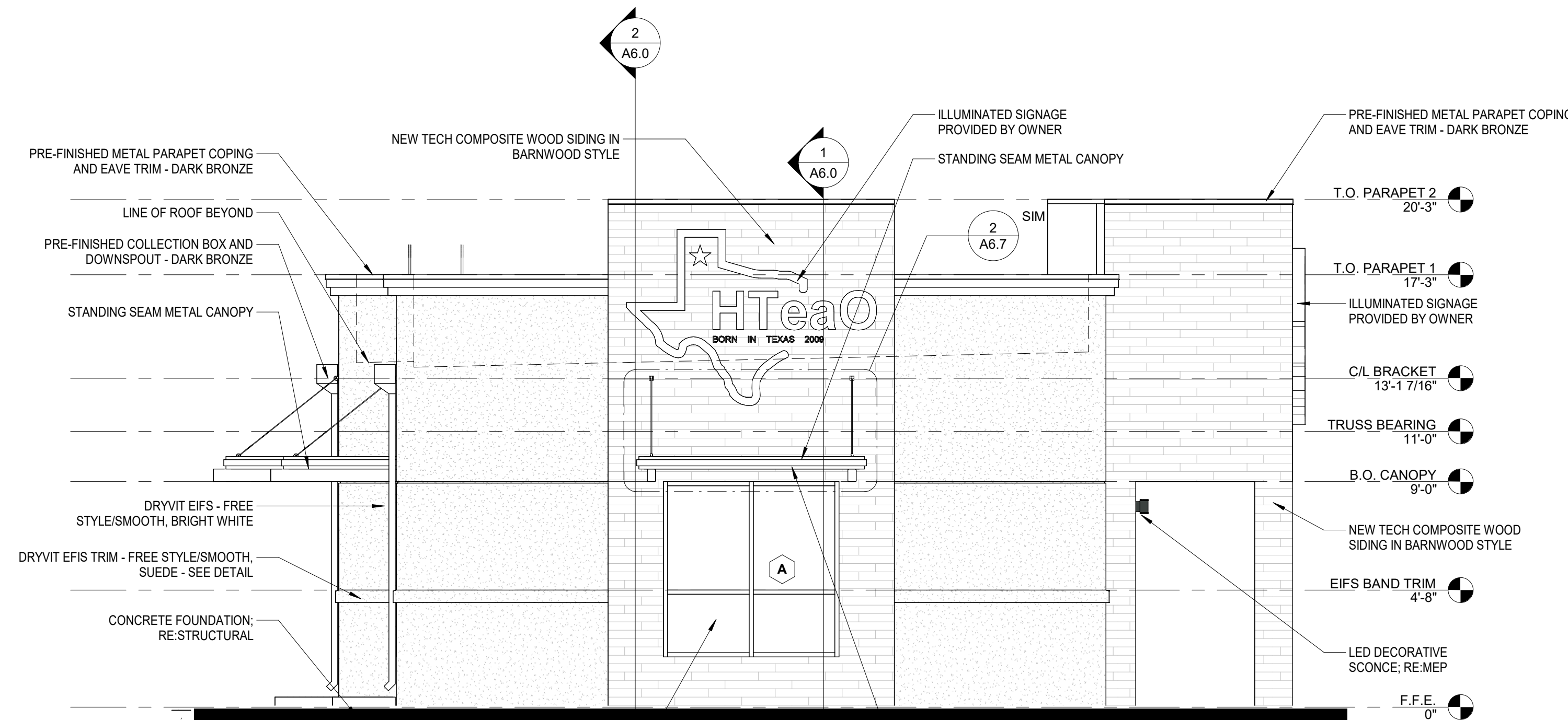


**GENERAL NOTES**

1. CONTRACTOR TO VERIFY ALL FINISHES WITH OWNER BEFORE ORDERING.
2. CONTRACTOR TO VERIFY ALL OPENINGS FOR DOORS AND WINDOWS BEFORE ORDERING
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PREPARATION OF ALL SURFACES IN SATISFACTORY MANNER. TOUCH-UP AND/OR REFINISH OF SURFACES DAMAGED BY SUBSEQUENT WORK SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDED INSTALLATION METHODS.
4. ALL GLASS SUBJECT TO HUMAN IMPACT SHALL CONFORM TO THE STANDARDS SET FORTH BY CHAPTER 24 OF THE I.B.C.



HTEAO ROCKWALL  
ADDRESS  
LOCATION

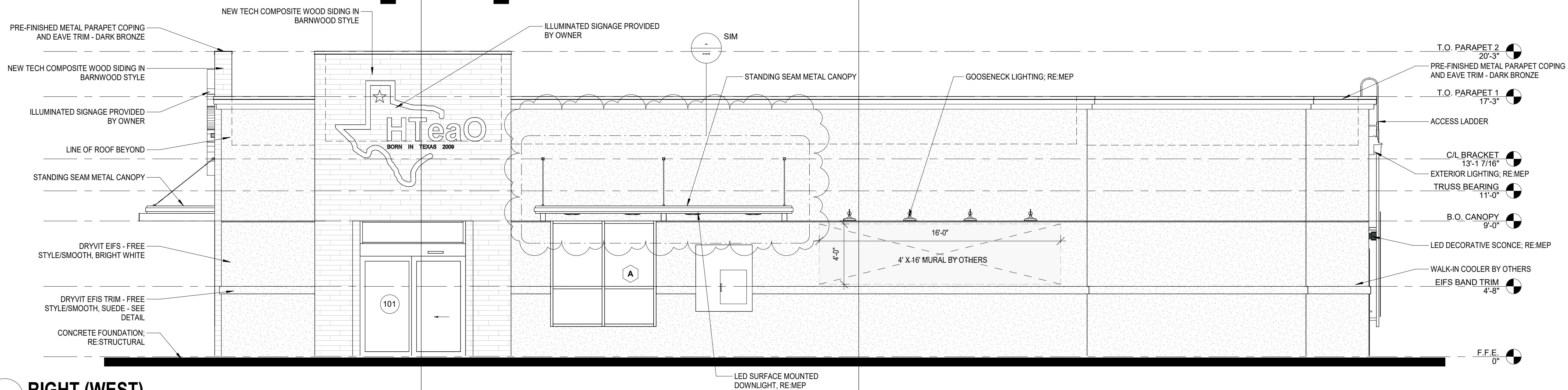


**2 FRONT (NORTH)**

SCALE: 1/4" = 1'-0"

**3 3D View 2**

SCALE:



**1 RIGHT (WEST)**

SCALE: 1/4" = 1'-0"



Date: 7-24-2023  
Dwn: BRZ Chk: SJK  
Project No.: 2348  
Issue:

1	Revision 1	Date 1
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Sheet Name:  
EXTERIOR  
ELEVATIONS

**A5.0**

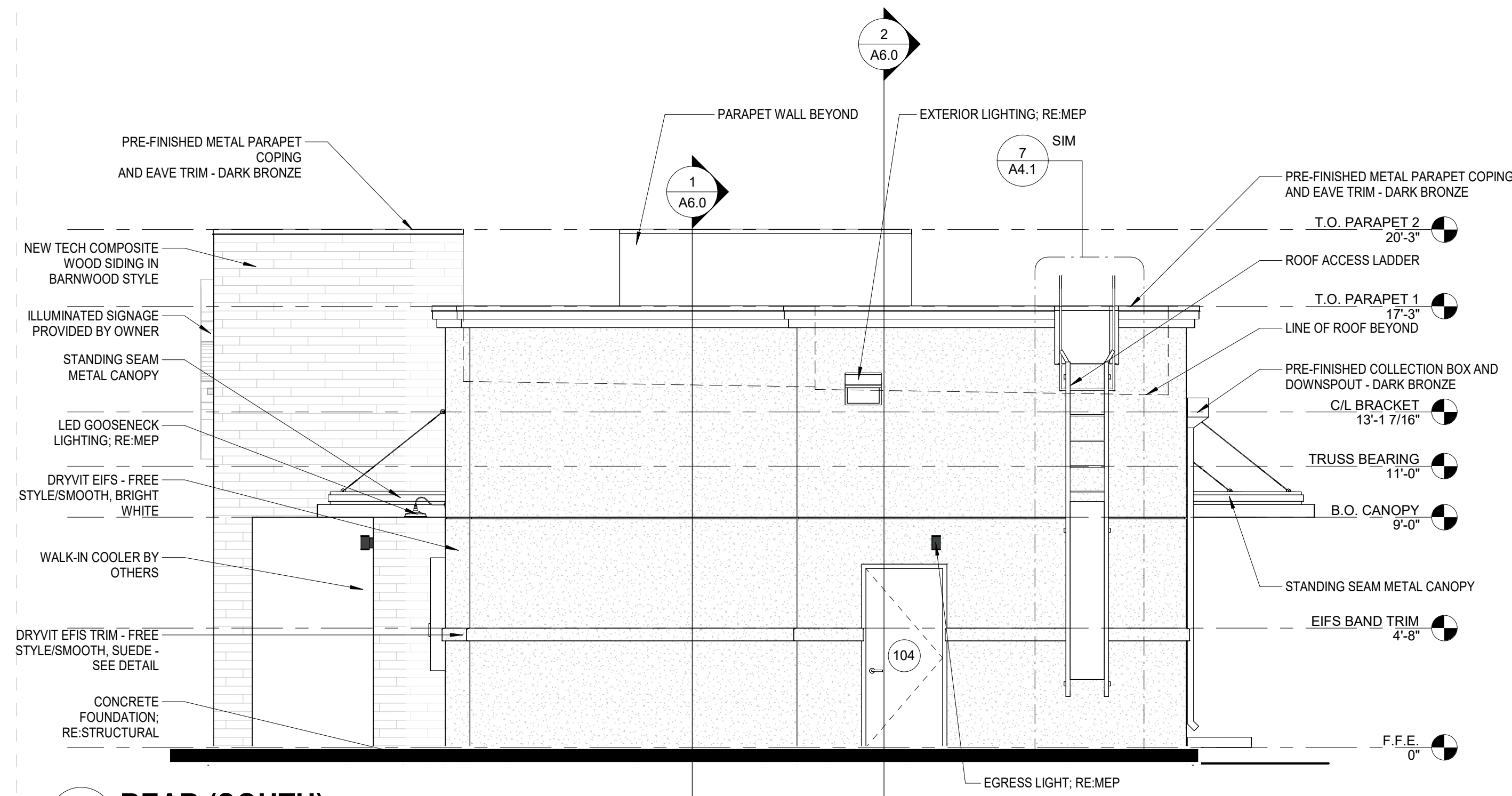


**GENERAL NOTES**

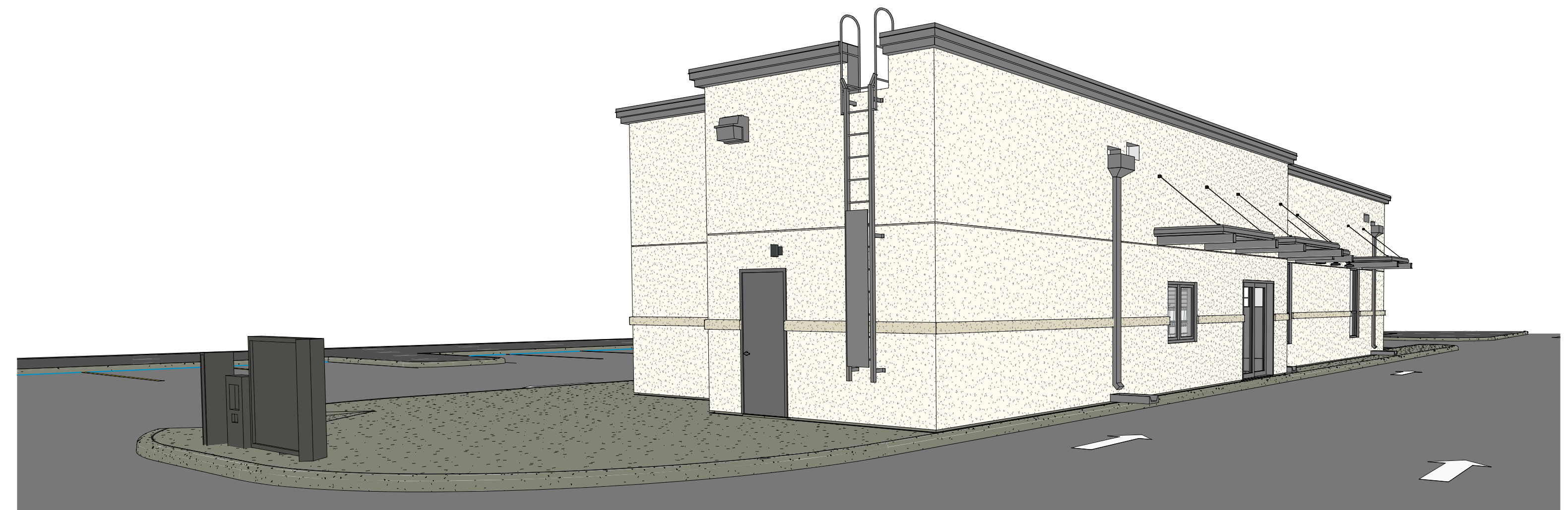
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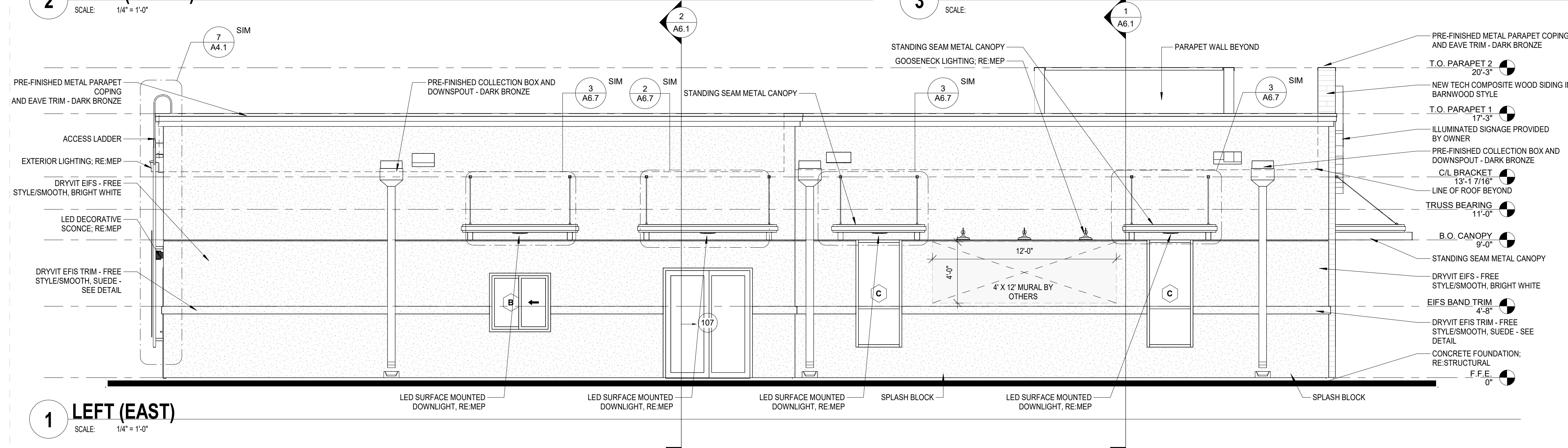
**HTEAO ROCKWALL  
ADDRESS  
LOCATION**



**2 REAR (SOUTH)**  
SCALE: 1/4" = 1'-0"



**3 3D View 1**  
SCALE:



**1 LEFT (EAST)**  
SCALE: 1/4" = 1'-0"



Date: 7-24-2023  
Dwn: BRZ Chk: SJK  
Project No.: 2348  
Issue:

Sheet Name:  
**EXTERIOR  
ELEVATIONS**

**A5.1**





**LANDSCAPE PLANTING SPECIFICATIONS**

- 1) Guarantee - All labor, materials and plants will be guaranteed for a period of twelve (12) months after the final acceptance of work by Owner. All plants that have died or are unhealthy shall be replaced no later than 30 days from the anniversary date of the final acceptance. This guarantee does not apply to plant material that dies due to abnormal freezes, hail, abnormal high winds, or other acts of God, vandalism or lack of normal maintenance and watering. This guarantee does not apply to annual plantings.
- 2) Contractor is to verify all site dimensions and layout prior to the commencement of landscape construction. Any discrepancies between the drawings and the actual site conditions shall be brought to the attention of the owner's representative immediately.
- 3) Contractor is responsible for verification of the location of all underground utilities, repair to said utilities as a result of the work of the contractor shall be the responsibility of the contractor. Refer to the drawing for any additional information.
- 4) Contractor is responsible for maintaining positive drainage in all shrub and turf planting areas.
- 5) Tree pits are to be the same depth as the root ball and 24" wider. Prior to planting the tree pit should be filled with water to check for good drainage. If water does not drain the Contractor should check with the Landscape Architect to relocate the tree.
- 6) Trees should be positioned in the center of the tree pits, back filled with soil that was excavated from the pit until the surface is level with the surrounding area and the crown of the plant is at the finished grade. Build a water basin around the tree (36" dia.). Water until planting pit is soaked and soil has settled. Add soil necessary to bring soil level flush with surrounding ground. Fill the basin with three (3) inches of compost.
- 7) All plant material shall conform to the standards of the latest edition of "American Standard for Nursery Stock" by The American Association of Nurserymen and "Grades and Standards" by The Texas Association of Nurserymen. A plant shall be dimensioned as it stands in its natural position. All plants shall be at least the minimum size indicated. Larger stock is acceptable at no additional cost, and providing that the larger plants will not be cut back to size indicated.
- 8) It is the landscape contractor's responsibility to provide plants free of disease or pests.
- 9) Space specified quantity of plant materials to evenly fill designated areas, adjusting spacing indicated on the drawings as required. Landscape architect or owner to have final approval of locations of all trees, shrubs and groundcover beds.
- 10) Contractor is responsible for removing all clods, rocks, concrete, trash and any other debris from beds prior to adding soil or plant material.
- 11) All planting beds should have three (3) inches of compost filled into them to a depth of six (6) inches. A three (3) inch layer of shredded hardwood bark mulch should be applied to all beds after planting is completed. Four (4) inch pots and ground cover may be planted through the mulch.
- 12) Contractor is responsible for removal of trash and repair of hazardous conditions (tools, open holes, et.) on a daily basis by the end of the work day.
- 13) Water all plantings in bed areas thoroughly on a daily basis until final acceptance.

- 14) To prepare turf areas treat them with a selective herbicide two weeks prior to sodding or seeding. Then rake area to remove stones, sticks and other debris. Add two (2) inches of topsoil to the turf area. Rake area to a finish grade (1" below walks and curbs).
- 15) If sodding is to take place the sod should be gathered and planted within a 48 hour period. Lay the sod to form a solid mass with tight fitting joints. Butt ends and sides of sod and offset joints in adjacent courses. Roll sod to ensure good contact with soil. If planting on a slope be sure to lay courses parallel to the contours and secure sod with pins if necessary. Site preparation and maintenance will be the same for hydromulching.
- 16) Water sod daily so as to not allow turf blades to wilt. If necessary water twice per day.
- 17) Apply slow release fertilizer 15-15-15 or equal at a rate of 2 lbs. per 100 s.f. to all turf or planted areas.

**REFERENCE NOTE SPECIFICATIONS**

- LAWN AREAS - SOD / HYDROMULCH / SEED MIX
1. Lawn, Bermuda "Tif 419" Sod. Provide spray irrigation. Temporary irrigation only within septic fields or Right of Way (R.O.W.). Pre emergent weed treatment recommended.

- STEEL EDGE
2. Steel edge, 3/16" x 4" landscape edging as manufactured by Ryerson, or equal, dark green and furnished with steel stakes. Install edging in smooth curves free of kinks. Final height of edging to be 1" above height of soil mat of sod.

- MULCHES / GRAVELS / RIVER ROCK / BOULDERS
3. Mulch, Native Hardwood. 3" deep with drip irrigation. Ensure that drip line is placed above rootballs.

- 19) Contractor shall keep all construction areas and public streets free from accumulation of waste material. Upon completion of construction and prior to final approval contractor shall thoroughly clean the site of all trash, spilled soil, and litter, etc. that has resulted from landscape construction operations. Repair all damage to finish grade including tailings from excavations, wheel ruts, etc. caused from construction. All debris, trash and excess materials and equipment shall be removed from the site prior to final acceptance.
- 20) Remove all tags, ribbons and wires from all newly installed plant material.

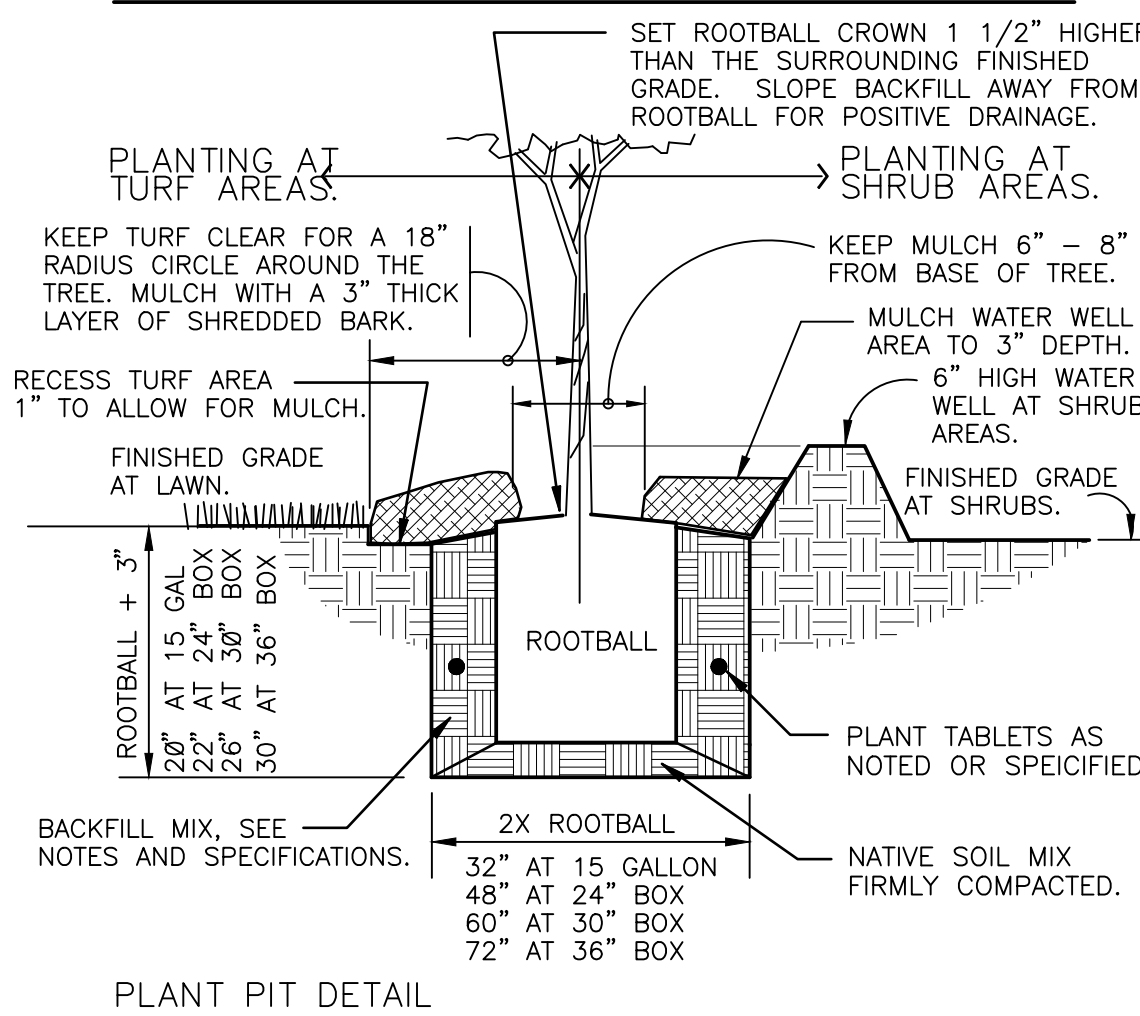
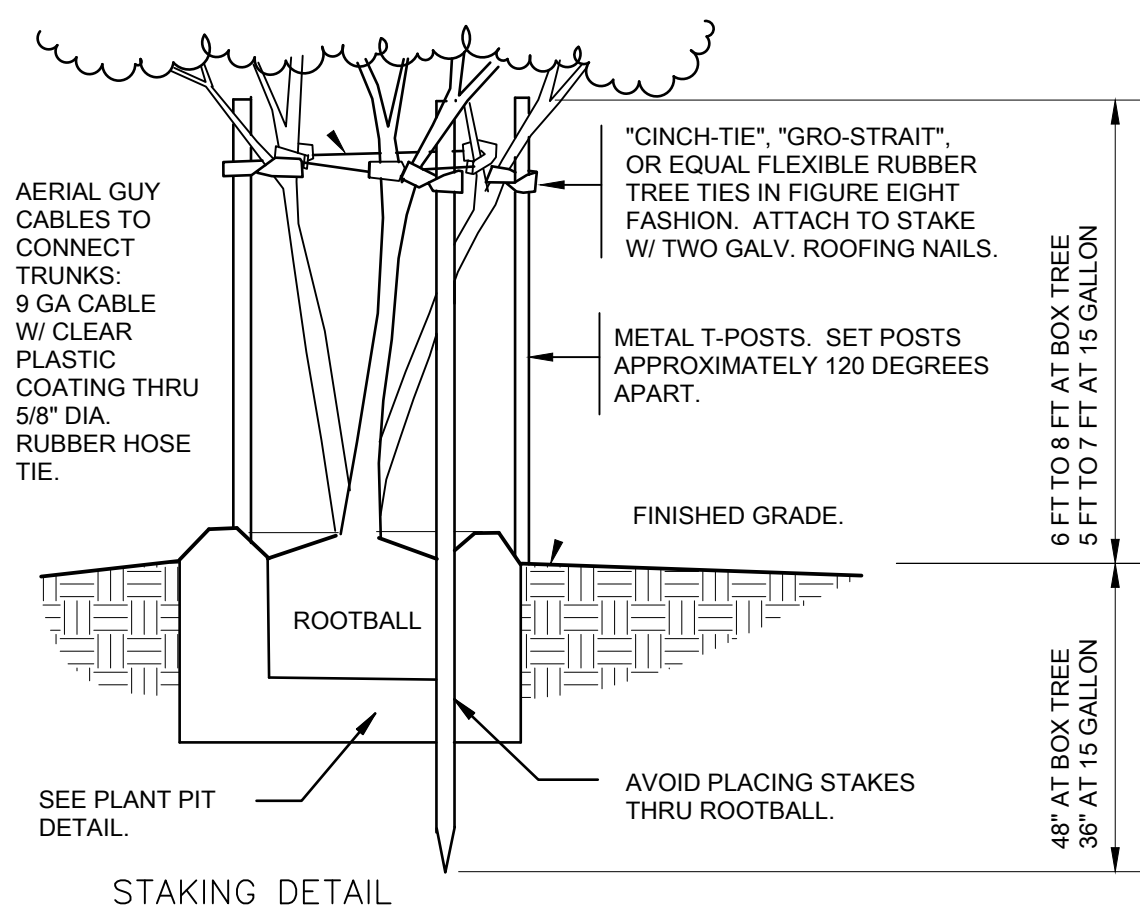
**LANDSCAPE MAINTENANCE REQUIREMENTS**

- The owner shall be responsible for:
- 1) Regular maintenance of all required landscape areas and plant materials in a vigorous and healthy condition, free from diseases, pests, weeds, and litter. This maintenance shall include weeding, watering, fertilization, pruning, mowing, edging, mulching or other needed maintenance, in accordance with generally accepted horticultural practice.
  - 2) The repair or replacement of required landscape structures (walls, fences, etc.) to a structurally sound condition.
  - 3) The regular maintenance, repair, or replacement, where necessary, of any required screening or buffering.
  - 4) All open space areas that are to be preserved as natural plant communities shall be trimmed, at least once a year, of all exotic vegetation, lawn grasses, trash, or other debris. Natural area should be mulched, pruned and otherwise maintained so that plants are vigorous.

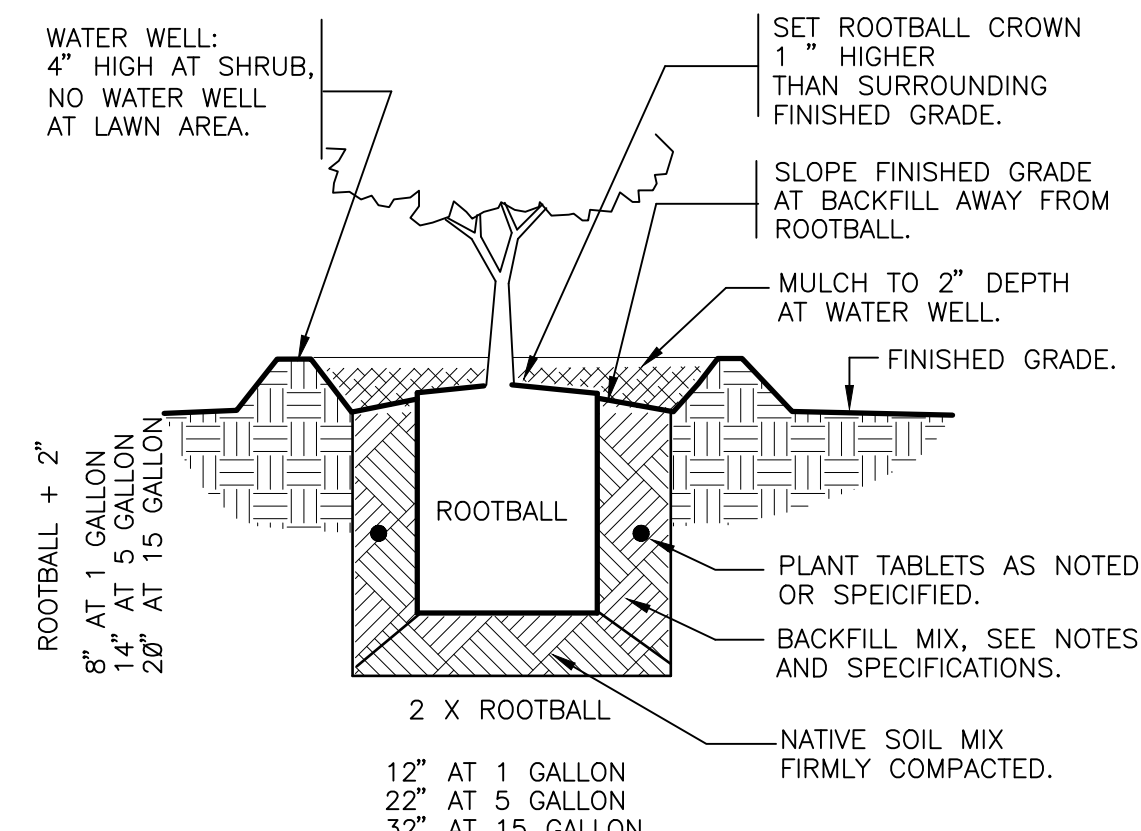
**IRRIGATION SPECIFICATIONS**

- 1) Irrigation contractor will provide pipes for sleeves and specify locations for placement of sleeves by general contractor prior to pouring concrete or laying asphalt.
- 2) Irrigation contractor will install all backflow prevention devices and all piping between the point of connection and the backflow preventer as per local governing authorities.
- 3) Find location of backflow preventer, and automatic controller location shall be approved by the owner's authorized representative.

- 4) 120 VAC electrical power source at controller location shall be provided by others. The irrigation contractor shall make the final connection from the electrical source to the controller.
- 5) All sprinkler heads shall be set perpendicular to finish grade unless otherwise specified.
- 6) The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum coverage with minimal overspray onto walks, streets, walls, etc.
- 7) Head location is the responsibility of the irrigation contractor, with the understanding that all landscape areas will receive adequate water to provide for vigorous growth of vegetation.
- 8) Irrigation contractor will replace or repair all items damaged by his work.
- 9) All work shall be installed in accordance with applicable codes and ordinances for the City of Rockwall, Texas and the National Electrical Code and all governing authorities.
- 10) The irrigation contractor is responsible for reporting any deficiency in water pressure that would affect the operation of the irrigation system.
- 11) The irrigation contractor shall be a Registered Licensed Irrigator in the State of Texas. Contractor must conform to all codes as stated in section 34 of the Texas Water Code and TNRCC.
- 12) All remote control valves, gate valves, quick couplers and control wire and computer cable pull pints shall be installed in approved valve boxes.
- 13) Irrigation Contractor shall procure all permits, licenses, and pay all charges and fees and give all necessary notices for the completion of work.
- 14) Contractor shall not disturb roots of existing trees. There shall be no machine trenching below the dripline of existing trees.
- 15) Extreme care shall be exercised in excavating and working near utilities. Contractor shall verify the location and condition of all utilities and be responsible for damage to any utilities.
- 16) Contractor shall clearly mark all exposed excavations, materials, and equipment. Cover or barricade trenches when the contractor is not on the site. Take all necessary precautions to protect and prevent injury to any persons on the site.
- 17) All automatic irrigation systems shall be equipped with a controller of dual or multiple programming. Controllers shall have multiple cycle start capacity and a flexible calendar program, including the capacity of being set to water every five days. All automatic irrigation systems shall be equipped with a rain sensor shutoff device.
- 18) Irrigation in Texas is regulated by the Texas Commission on Environmental Quality, www.tceq.texas.gov, (512) 239-1000



1 TREE PLANTING MULTI-STAKE  
1" = 1'-0"



2 SHRUB PLANTING  
1" = 1'-0"

will blair 09/15/2023 10:45 AM d:\ba dropbox\projects\hiteao, rockwall\_9\kramer, brynn zygluski, scott scarborough, sandrin hiteao, rockwall\hiteao, rockwall.dwg

**Contractors:**  
email [info@blairla.com](mailto:info@blairla.com) with RFIs, submittals, & inspection scheduling  
Schedule inspections at least 2 weeks in advance

Date							
Description							
Rev							
Consultant Seal							
Company Name and Address							
William S. Blair (512) 522-8979 info@blairla.com www.blairla.com 100 Congress Ave. Ste 2000 Austin, TX 78701							
William S. Blair September 15, 2023							
Project Name and Address							
HteaO   Rockwall N Gollad Dr. and Bordeaux Dr. Rockwall, Texas							
Sheet Title							
<b>Landscape Details &amp; Specifications</b>							
Design By: Will Blair							
Checked By: xxxx							
Issue Date: 09/15/2023							
Project Number: Z3062-LP							
<b>L2</b> OF 2							

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 70 (PD-70) [ORDINANCE NO. 19-41] AND 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 WITH LESS THAN 2,000 SF WITH DRIVE-THROUGH OR DRIVE-IN ON A 0.93-ACRE PORTION OF A LARGER 5.16-ACRE PARCEL OF LAND IDENTIFIED AS LOT 13, BLOCK A, STONE CREEK RETAIL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DESCRIBED IN EXHIBIT 'A' AND DEPICTED IN EXHIBIT 'B' 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 Clay Cristy of ClayMoore Engineering 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 restaurant with drive-through on a 0.93-acre portion of a larger 5.16-acre parcel of land identified as Lot 13, 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 the North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of N. Goliad Street [SH-205] and Bordeaux Drive, and being more specifically described in *Exhibit 'A'* and depicted in *Exhibit 'B'* 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 Planned Development District 70 (PD-70) [Ordinance No. 19-41] and 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.** Planned Development District 70 (PD-70) [Ordinance No. 19-41] and 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 04.04, *General Retail (GR) District*, and Subsection 06.11, *North SH-205 Overlay (N. SH-205 OV) 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 70 (PD-70) [Ordinance No. 19-41] -- 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) The development of the *Subject Property* shall generally conform to the Landscape Plan as depicted in *Exhibit 'C'* of this ordinance; however, additional landscaping shall be required around the dumpster enclosure, adjacent to N. Goliad Street [SH-205] -- especially in the areas where headlights will be visible from the drive-through lane --, and along the northern property line adjacent to the drive-through lane.

## 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 6<sup>th</sup> DAY OF NOVEMBER, 2023.**

\_\_\_\_\_  
Trace Johannessen, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: October 18, 2023

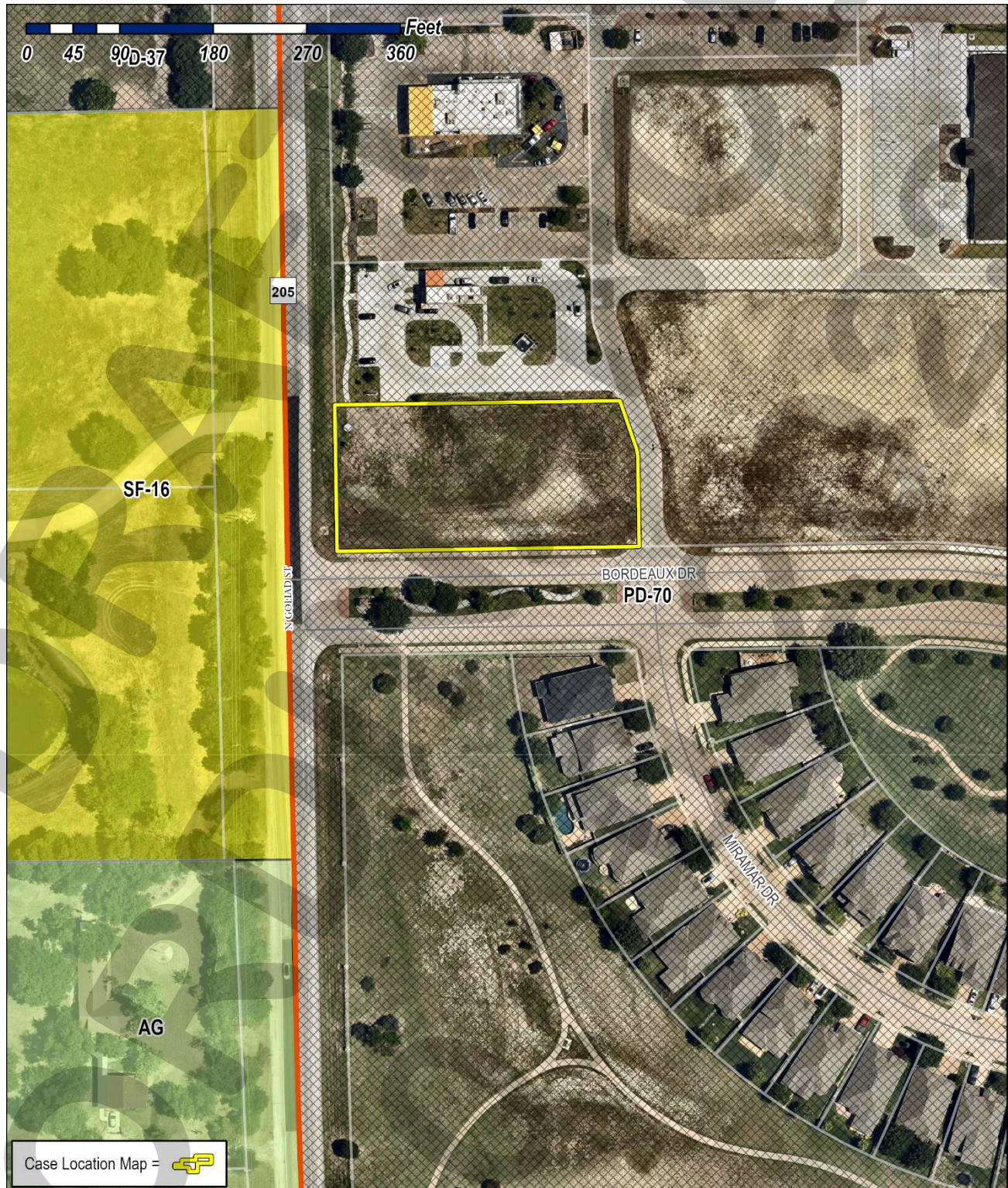
2<sup>nd</sup> Reading: November 6, 2023



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

Address: *NEC of N. Goliad Street [SH-205] and Bordeaux Drive*

Legal Description: *Lot 13, Block A, Stone Creek Retail Addition*









# Exhibit 'C': Landscape Plan

