

ROCKWALL CITY COUNCIL REGULAR MEETING

Monday, April 04, 2022 - 5:00 PM

City Hall Council Chambers - 385 Goliad St., Rockwall, TX 75087

I. Call Public Meeting to Order

II. Executive Session.

The City of Rockwall City Council will Recess into Executive Session to discuss the following matter as authorized by Chapter 551 of the Texas Government Code:

1. Discussion regarding legal advice associated with The Shores on Lake Ray Hubbard homeowners association (HOA) regulations, pursuant to Section 551.071 (Consultation with Attorney)
2. Discussion regarding possible sale/purchase/lease of real property off of North Goliad Street pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)
3. Discussion regarding legal advice associated with Construction Service Contract for IH30 Flag Pole project pursuant to Section 551.071 (Consultation with Attorney)

III. Adjourn Executive Session

IV. Reconvene Public Meeting (6:00 P.M.)

V. Invocation and Pledge of Allegiance - Mayor Pro Tem Hohenshelt

VI. Proclamations / Awards / Recognitions

1. Child Abuse Awareness & Prevention Month
2. Public Safety Telecommunicators Week

VII. Open Forum

This is a time for anyone to address the Council and public on any topic not already listed on the agenda or set for a public hearing. Per Council policy, public comments should be limited to three minutes out of respect for other citizens' time. If you have a topic that warrants longer time, please contact the City Secretary at kteague@rockwall.com to be placed on the Agenda during the "Appointment Items" portion of the meeting. This will allow your topic to be provided sufficient time for discussion and will permit proper notice to be given to the public. On topics raised during Open Forum, please know Council is not permitted to respond to your comments during the meeting since the topic has not been specifically listed on the agenda (the Texas Open Meetings Act requires that topics of discussion/deliberation be posted on an agenda not less than 72 hours in advance of the Council meeting). This, in part, is so that other citizens who may have the same concern may also be involved in the discussion.

VIII. Take any Action as a Result of Executive Session

IX. Consent Agenda

These agenda items are routine/administrative in nature, have previously been discussed at a prior City Council meeting, and/or they do not warrant Council deliberation. If you would like to discuss one of these items, please let the City Secretary know before the meeting starts so that you may speak during "Open Forum."

1. Consider approval of the minutes from the March 21, 2022 regular City Council meeting, and take any action necessary.
2. Consider approval of a contract for professional engineering services with Cardinal Strategies Engineering Services, LLC to perform the Buffalo Creek Watershed Hydrologic & Hydraulic Update Phase 1 in an amount not to exceed \$60,000 to be funded by the Engineering Consulting Budget, and take any action necessary.

3. Consider approval of the purchase of additional equipment for two existing Police Department vehicles in the amount of \$51,500.00 to be funded from General Fund Reserves, approving an amendment to the Patrol Vehicle Budget, and authorizing the issuance of purchase orders to multiple vendors through purchasing cooperatives for the equipment procurement, and take any action necessary.
4. **P2022-011** - Consider a request by Dylan Adame, PE of Kimley-Horn and Associates, Inc. on behalf of Grayson Hughes of Stream 1515 Corporate Crossing, LP for the approval of a *Final Plat* for Lot 1, Block A, Stream 549 Addition being a 43.237-acre tract of land identified as Tract 11 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, located east of the intersection of Corporate Crossing [FM-549] and Capital Boulevard, and take any action necessary.
5. **Z2022-006** - Consider a request by Matt Wavering of the Rockwall Economic Development Corporation for the approval of an **ordinance** for a *Zoning Change* from Planned Development District 73 (PD-73) to a Light Industrial (LI) District for a 8.008-acre parcel of land identified as Lot 8, Block A, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 73 (PD-73) for Commercial (C) District land uses, situated within the FM-549 Overlay (FM-549 OV) District and the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of Corporate Crossing and SH-276, and take any action necessary **(2nd Reading)**.
6. **Z2022-007** - Consider a request by Juan Aguilar on behalf of Jose A. Contreras of Black Toro Custom Homes, LLC for the approval of an **ordinance** for a *Specific Use Permit (SUP) for Residential Infill in an Established Subdivision* on a 0.1650-acre parcel of land identified as Lot 1096 of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 514 Yvonne Drive, and take any action necessary **(2nd Reading)**.
7. **Z2022-008** - Consider a request by Valerie Valdez of DDS Group on behalf of Blanca Canales of JCK Custom Homes, LLC for the approval of an **ordinance** for a *Specific Use Permit (SUP) for Residential Infill in an Established Subdivision* on a 0.3990-acre parcel of land identified as Lot 7, Block A, Heritage Heights Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 7106 Odell Avenue, and take any action necessary **(2nd Reading)**.
8. **Z2022-011** - Consider a City initiated request for the approval of an **ordinance** for a *Zoning Change* from an Agricultural (AG) District to a General Retail (GR) District for a 5.812-acre tract of land identified as Tract 9 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located at the southwest corner of the intersection of FM-1141 and N. John King Boulevard, and take any action necessary **(2nd Reading)**.
9. **Z2022-012** - Consider approval of an **ordinance** for a *Text Amendment* to Section 06, *Overlay Districts*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] for the purpose of incorporating Airport Overlay (AP OV) District, and take any action necessary **(2nd Reading)**.

X. Public Hearing Items

If you would like to speak regarding an item listed below, please turn in a (yellow) "Request to Address City Council" form to the City Secretary either before the meeting or as you approach the podium. The Mayor or Mayor Pro Tem will call upon you to come forth at the proper time. Please limit your comments to no more than three minutes.

1. **Z2022-009** - Hold a public hearing to discuss and consider a request by Jack Kurz of RSDGP, LLC on behalf of Allen Anderson of Adlor Enterprises, LLC for the approval of an **ordinance** for a *Specific Use Permit (SUP) for a Restaurant, Less Than 2,000 SF, with a Drive-Through/Drive-In* for the purpose of constructing a restaurant with drive-through on a 1.1308-acre parcel of land identified as Lot 1, Block B, Jack Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 62 (PD-62) for General Retail (GR) District, addressed as 902 & 906 S. Goliad Street [SH-205], and take any action necessary **(1st Reading)**.

2. **Z2022-010** - Hold a public hearing to discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Mike Peoples for the approval of an **ordinance** for a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 93.97-acre tract of land identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 1936 SH-66, and take any action necessary (**1st Reading**).

XI. Action Items

If your comments are regarding an agenda item below, you are asked to wait until that particular agenda item is up for discussion, and the Mayor or Mayor Pro Tem will call you forth to the podium to hear your comments (please limit to 3 minutes or less). This allows for all public comments to be grouped with each specific agenda item for the Council to consider, and they are then easily referenced in meeting recordings.

1. Discuss and consider a bid award for the new KidZone playground at Harry Myers Park, and authorize the City Manager to execute associated contract documents in an amount not to exceed \$800,000 to be funded out of the Recreational Development Fund, and take any action necessary.
2. Discuss and consider IH-30 expansion aesthetic plan, and take any action necessary.
3. Discuss and consider Capital Improvement Planning associated with Fire Station #1, and take any action necessary.

XII. City Manager's Report, Departmental Reports and related discussions pertaining to current city activities, upcoming meetings, future legislative activities, and other related matters.

1. Building Inspections Department Monthly Report - February 2022
2. Fire Department Monthly Report - February 2022
3. Parks & Rec Department Monthly Report - February 2022
4. Police Department Monthly Report - February 2022

XIII. Executive Session.

The City of Rockwall City Council will Recess into Executive Session to discuss the following matter as authorized by Chapter 551 of the Texas Government Code:

1. Discussion regarding legal advice associated with The Shores on Lake Ray Hubbard homeowners association (HOA) regulations, pursuant to Section 551.071 (Consultation with Attorney)
2. Discussion regarding possible sale/purchase/lease of real property off of North Goliad Street pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)
3. Discussion regarding legal advice associated with Construction Service Contract for IH30 Flag Pole project pursuant to Section 551.071 (Consultation with Attorney)

XIV. Reconvene Public Meeting & Take Any Action as Result of Executive Session

XV. Adjournment

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) 771-7700 or FAX (972) 771-7727 for further information.

The City of Rockwall City Council reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda above, as authorized by Texas Government Code ¶ 551.071 (Consultation with Attorney) ¶ 551.072 (Deliberations about Real Property) ¶ 551.074 (Personnel Matters) and ¶ 551.087 (Economic Development)

I, Kristy Teague, City Secretary 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 the 1st day of April, 2022 @ 4:00 PM and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Kristy Teague, City Secretary
or Margaret Delaney, Asst. to the City Sect.

Date Removed

Rockwall,  Texas

Proclamation

Whereas, child abuse and neglect is a serious problem that affects every segment of our community, causing psychological, emotional and physical impacts that can have lifelong consequences for victims of abuse; and

Whereas, such atrocities not only directly harm children but also increase the likelihood of criminal behavior, substance abuse, health problems such as heart disease and obesity, as well as risky behavior such as smoking; and

Whereas, effective child abuse prevention is cultivated by meaningful connections and partnerships between child welfare, education, health, community and faith-based organizations, businesses and law enforcement agencies; and

Whereas, the Child Advocacy Center of Rockwall County provides a multi-agency coordinated approach to the investigation, prosecution, and treatment of child abuse victims while providing a safe, child-friendly environment to more effectively seek justice and promote healing for Rockwall County's most vulnerable citizens; and

Whereas, Court Appointed Special Advocates - CASA volunteers - are assigned by the court to speak on behalf of a child's best interests, serving as a voice to ensure that children have the opportunity to grow up in a safe, loving, permanent home; and

Whereas, the Rainbow Room is an emergency item resource center for abused children in the CPS system and is accessible 24-hours a day, 7 days a week to provide clothing, shoes and toys to children who need extra support.

Now, Therefore, I, Kevin Fowler, Mayor of the City of Rockwall, Texas, do hereby proclaim **APRIL 2022** as

CHILD ABUSE AWARENESS AND PREVENTION MONTH

in the City of Rockwall and encourage all citizens to work together to promote awareness while taking meaningful actions that benefit children and families in our community.

In Witness Whereof, I hereunto set my hand and official seal on this 4th day of April, 2022.



Kevin Fowler, Mayor

Rockwall,



Texas

Proclamation

Whereas, each year the second week in April is designated as “National Public Safety Telecommunications Week” in the State of Texas; and

Whereas, the week is set aside by the State to recognize the diligent efforts of 9-1-1 operators and other communications specialists who serve our communities; and

Whereas, men and women who work in this capacity are “unseen first responders,” providing critical assistance to callers in times of great need; and

Whereas, 9-1-1 dispatchers work in an environment that is often fast-paced and stressful, being called upon to utilize their specialized skills and training to make split second decisions, which, at times, could mean the difference between life and death; and

Whereas, the City of Rockwall would like to recognize and applaud its own dispatch personnel for the stellar job each of them performs to ensure the safety and wellbeing of our residents.

Now, Therefore, I, Kevin Fowler, Mayor of the City of Rockwall, Texas, do hereby proclaim **April 10 – 16, 2022** as

PUBLIC SAFETY TELECOMMUNICATORS WEEK

in the City of Rockwall and urge all citizens to take time to thank these staff members for their dedication and hard work towards protecting and serving both our citizens as well as our Police and Fire Department personnel.

In Witness Whereof, I hereunto set my hand and official seal this 4th day of April, 2022.

A handwritten signature in black ink, appearing to read 'Kevin Fowler', written over a horizontal line.

Kevin Fowler, Mayor

ROCKWALL CITY COUNCIL REGULAR MEETING

Monday, March 21, 2022 - 5:00 PM

City Hall Council Chambers - 385 Goliad St., Rockwall, TX 75087

I. CALL PUBLIC MEETING TO ORDER

Mayor Fowler called the meeting to order at 5:00 p.m. Present were Mayor Kevin Fowler, Mayor Pro Tem John Hohenshelt, and Councilmembers Clarence Jorif, Dana Macalik, Trace Johannesen, and Bennie Daniels. Also present were City Manager Mary Smith, Assistant City Manager Joey Boyd, and City Attorney Frank Garza. Councilmember Anna Campbell was absent from the meeting.

Mayor Fowler read the below listed discussion item into the record before recessing the public meeting to go into Ex. Session.

II. EXECUTIVE SESSION.

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTER AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding possible sale/purchase/lease of real property off of North Goliad Street pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)
2. **PULLED FROM PUBLIC MTG. AGENDA – Public Hearing Item # 7: Z2022-012** - Hold a public hearing to discuss and consider approval of an **ordinance** for a Text Amendment to Section 06, *Overlay Districts*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] for the purpose of incorporating Airport Overlay (AP OV) District, and take any action necessary (**1st Reading**).

III. ADJOURN EXECUTIVE SESSION

Council adjourned from Ex. Session at 5:43 p.m.

IV. RECONVENE PUBLIC MEETING (6:00 P.M.)

Mayor Fowler reconvened the public meeting at 6:00 p.m.

V. INVOCATION AND PLEDGE OF ALLEGIANCE - COUNCILMEMBER MACALIK

Councilmember Macalik delivered the invocation and led the Pledge of Allegiance.

VI. PROCLAMATIONS / AWARDS / RECOGNITIONS

1. **Rockwall Police Department Awards**
 - Rookie of the Year - Dylan Sparks
 - Officer of the Year - Wener Perez
 - Supervisor of the Year - Steven Brassil
 - Civilian Professional of the Year - Kayla Sorenson

Mayor Fowler and Rockwall Police Chief, Max Geron came forth and individually recognized each of the above named staff members for their respective awards.

VII. OPEN FORUM

Mayor Fowler explained how Open Forum is conducted, asking if anyone would like to come forth and speak at this time.

Jerry Welch, Planning & Zoning Vice Chairman came forth and addressed the Council, providing a briefing on recommendations of the Commission relative to planning-related items on this evening's meeting agenda.

Ryan Joyce
767 Justin Road
Rockwall, TX

Mr. Joyce indicated that the Rockwall County 4H Club will be holding its annual, local event on April 1 and April 2 on the grassy area at the County Courthouse. He encouraged everyone to attend and support these young students for the hard work they have put in raising and caring for their animals.

Martin Ramirez
972 Dogwood
Rockwall, TX

Mr. Ramirez shared that several community races are coming up over the course of the upcoming months. He commented that race coordinators often paint directional markings in spray paint on the pavement and sidewalks in his neighborhood to assist race participants. He will appreciate an alternative (perhaps signage only in lieu of the spray paint), or possibly the paint markings being removed following the races.

Gary Freedman
1404 Willow Lane
Rockwall, TX 75087

Mr. Freedman came forth to speak to the Council regarding parking-related concerns at two businesses located across from City Hall – The Bagel Lady and Siren Rock Brewery. He suggested that a solution to the parking issues could be that the Siren Rock Brewery hire a valet service to park their patron's vehicles elsewhere (just not at the adjacent parking lot, as the owner of the lot does not want them parked there for liability reasons).

Revi Menasche
The Bagel Lady business owner
1588 N. Hills Drive

Ms. Menasche came forth and shared that she has engaged in several conversations with the owners of the brewery, trying to work out parking related concerns for patrons of both businesses. However, there has been no ability to reach a mutual agreement on parking-related concerns. She is greatly concerned because the Brewery owners are blasting her and her landlord (who owns the parking lot) on social media because the landlord is towing vehicles that belong to patrons of the brewery. Her business is being greatly and adversely impacted by these parking-related issues and the negative social media posts. She begged the City to figure out a viable solution.

Javier Gutierrez
396 Bass Road
Rockwall, TX 75032

Mr. Gutierrez came forth and expressed various concerns about his neighborhood, which is Lake Rockwall Estates. He has concerns about topics such as flooding, trash/debris, buildings that are in disrepair, junk vehicles, roadways in disrepair, etc. He believes that the City of Rockwall is too 'easy' on residents who live there and does not hold them accountable enough for being compliant with city codes and standards. He went on to show various photos that he took about 45 minutes before tonight's city council meeting. His desire is to have this neighborhood cleaned up and kept nicer.

There being no one else wishing to come forth and speak, Mayor Fowler then closed Open Forum.

VIII. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

Council took no action as a result of Ex. Session.

IX. CONSENT AGENDA

1. Consider approval of the minutes from the March 7, 2022 regular City Council meeting, and take any action necessary.
2. Consider approval of an **ordinance** declaring unopposed candidates for the offices of City Councilmembers Places 2, 4, and 6 and cancelling the May 7, 2022 General Election, and take any action necessary. **(2nd reading)**
3. **P2022-005** - Consider a request by Humberto Johnson of the Skorburg Company on behalf of Glen and Rosie Cox for the approval of a Replat of Lots 3 & 4, Block A, Cox Acres Addition being a 17.51-acre parcel of land identified as Lot 1, Block A, Cox Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, addressed as 1800 E. Quail Run Road, and take any action necessary.
4. **P2022-006** - Consider a request by Dnyanada Nevgi of the SRC Land Building and Real Estate, LLC on behalf of Rajesh Malviya of Buffalo Country Properties, LLC for the approval of a Replat for Lots 13 & 14 of the Rockwall Business Park East Addition being a 6.280-acre parcel of land identified as Lot 5 of the Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated on the southside of Ralph Hall Parkway west of the intersection of Ralph Hall Parkway and S. Goliad Street [SH-205], and take any action necessary.
5. **P2022-007** - Consider a request by Priya Acharya of Wier & Associates, Inc. on behalf of Ross Wood of Frost Bank for the approval of a Replat for Lot 3, Block A, Allen Anderson Addition being a 1.198-acre parcel of land identified as Lot 2, Block A, Allen Anderson Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, located at the southwest corner of the intersection of Horizon Road and Rockwall Parkway, and take any action necessary.
6. **P2022-008** - Consider a request by William Johnson of LTL Family Holdings, LLC for the approval of a Preliminary Plat for the Marina Village Subdivision being a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) [Ordinance No. 92-39] for Zero Lot Line (ZL-5) District land uses, generally located on the south side of Henry M. Chandler Drive west of Ridge Road [FM-740], and take any action necessary.
7. Consider approval of the construction contract for IH-30 Utility Relocation Project from State Highway 205 to Farm to Market 3549 and authorize the City Manager to execute a construction contract with FM Utilities, LLC, in the amount of \$778,043.18, to be paid for out of *Water/Sewer Funds* and refunded by TXDOT after construction, and take any action necessary.

Councilmember Macalik pulled item #6 for individual discussion.

Mayor Pro Tem Hohenshelt then moved to approve the remaining items on Consent (#s 1, 2, 3, 4, 5, and 7). Councilmember Jorif seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL, TEXAS
ORDINANCE NO. 22-16**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS DECLARING UNOPPOSED CANDIDATES FOR THE OFFICES OF CITY COUNCILMEMBER PLACE 2, CITY COUNCILMEMBER PLACE 4, AND CITY COUNCILMEMBER PLACE 6, AS ELECTED; PROVIDING THAT THE MAY 7, 2022 GENERAL MUNICIPAL ELECTION SHALL NOT BE HELD; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; FINDING AND DETERMINDING THAT THE MEETING AT WHICH THIS ORDINANCE WAS PASSED WAS OPEN TO THE PUBLIC AS REQUIRED BY LAW; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 6 in favor with 1 absence (Campbell).

Regarding Consent Agenda item #6, Councilmember Macalik wanted to confirm that the concept plan associated with this preliminary plat matches details that were presented back during the zoning change request associated with this property. Mr. Miller confirmed that – yes – it does conform with the zoning that was previously approved.

Councilmember Macalik then moved to approve Consent Agenda item #6 (P2022-008), as presented. Councilmember Jorif seconded the motion, which passed unanimously of those present (6 ayes with 1 absence – Campbell).

X. PUBLIC HEARING ITEMS

- 1. Z2022-006** - Hold a public hearing to discuss and consider a request by Matt Wavering of the Rockwall Economic Development Corporation for the approval of an **ordinance** for a Zoning Change from Planned Development District 73 (PD-73) to a Light Industrial (LI) District for a 8.008-acre parcel of land identified as Lot 8, Block A, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 73 (PD-73) for Commercial (C) District land uses, situated within the FM-549 Overlay (FM-549 OV) District and the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of Corporate Crossing and SH-276, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller provided background information concerning this agenda item. The subject property is located at the northwest corner of the intersection of SH-276 and Corporate Crossing (FM-549). According to Subsection 05.02, Light Industrial (LI) District, of Article 05, District Development Standards, of the Unified Development Code (UDC), “(t)he Light Industrial (LI) District is a zoning district intended to create a limited industrial zone that provides for modern types of industrial land uses ... [and] is intended for industrial parks and larger, cleaner types of industries.” In this case, the subject property is owned by the Rockwall Economic Development Corporation (REDC) and is considered to be a part of Phase 1 of the Rockwall Technology Park. Currently, the REDC is planning to use a portion of this property for a regional detention system to serve adjacent properties and to use the other portion of the property to incorporate it with

the property directly north of the subject property (i.e. Lot 7, Block A, Rockwall Technology Park) to create a larger parcel of land for a future prospect.

Staff mailed 102 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Lofland Farms 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. To date, staff had not received any responses concerning the applicant's request. The Planning & Zoning Commission has recommended approval of this request by a vote of 4 in favor with 3 absences.

Mayor Fowler opened the public hearing, asking if anyone would like to come forth and speak at this time. There being on one indicating such, he then closed the public hearing.

Mayor Pro Tem Hohenshelt moved to approve Z2022-006. Councilmember Daniels seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 22-_____**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 73 (PD-73) [ORDINANCE NO. 09-09] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM PLANNED DEVELOPMENT DISTRICT 73 (PD-73) TO A LIGHT INDUSTRIAL (LI) DISTRICT FOR AN 8.008-ACRE PARCEL OF LAND IDENTIFIED AS LOT 8, BLOCK A, ROCKWALL TECHNOLOGY PARK ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'A' AND FURTHER 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.

The motion passed by a vote of 6 ayes with 1 absence (Campbell).

2. **Z2022-007** - Hold a public hearing to discuss and consider a request by Juan Aguilar on behalf of Jose A. Contreras of Black Toro Custom Homes, LLC for the approval of an ordinance for a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.1650-acre parcel of land identified as Lot 1096 of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 514 Yvonne Drive, and take any action necessary (1st Reading).

Planning Director, Ryan Miller briefed Council on this case. Essentially the applicant is requesting to construct a single-family home on this property. The proposed house is similar in nature to nearby, existing residential homes. The Planning & Zoning Commission did hear this case and has recommended its approval. 133 notices were sent to adjacent property and land owners; however, no notices – neither in favor, nor against – have been received back by staff to date.

Mayor Fowler opened the public hearing, asking if anyone would like to come forth and speak at this time. There being no one indicating such, he then closed the public hearing.

Mayor Pro Tem Hohenshelt moved to approve Z2022-007. Councilmember Macalik seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 22-XX
SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL AND PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [ORDINANCE NO. 16-01], ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1650-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1096, ROCKWALL LAKE ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 6 ayes with 1 absence (Campbell).

3. **Z2022-008** - Hold a public hearing to discuss and consider a request by Valerie Valdez of DDS Group on behalf of Blanca Canales of JCK Custom Homes, LLC for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.3990-acre parcel of land identified as Lot 7, Block A, Heritage Heights Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 7106 Odell Avenue, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller provided background information on this agenda item. The subject property is vacant now, but it previously had a single-family home on it that was destroyed by fire. The applicant is now requesting to construct a new, residential home on this lot. This is one of two vacant lots within this subdivision. The Council is asked to look at the size, location and architecture of the proposed new home. A housing analysis has been provided to Council so that comparisons with existing homes in the neighborhood may be made. He pointed out that this proposed home is stucco, which is a little different than adjacent homes, but – overall – it is similar. Staff mailed out 46 notices to residents and homeowners within 500' of the property, and 3 adjacent HOAs were also notified. So far, two notices were received back in favor of the request.

Mayor Fowler opened the public hearing, asking if anyone would like to come forth and speak at this time. There was no one wishing to speak, so he closed the public hearing.

Councilmember Jorif moved to approve Z2022-008. Mayor Pro Tem Hohenshelt seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 22-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 IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.3990-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 7, BLOCK A, HERITAGE HIEGHTS 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.

The motion passed by a vote of 6 ayes with 1 absence (Campbell).

- 4. Z2022-009** - Hold a public hearing to discuss and consider a request by Jack Kurz of RSDGP, LLC on behalf of Allen Anderson of Adlor Enterprises, LLC for the approval of an **ordinance** for a Specific Use Permit (SUP) for a *Restaurant, Less Than 2,000 SF, with a Drive-Through/Drive-In* for the purpose of constructing a restaurant with drive-through on a 1.1308-acre parcel of land identified as Lot 1, Block B, Jack Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 62 (PD-62) for General Retail (GR) District, addressed as 902 & 906 S. Goliad Street [SH-205], and take any action necessary **(1st Reading)**.

Mayor Fowler announced that this item was tabled last week by the city's Planning & Zoning Commission. Therefore, this City Council public hearing has been delayed and will be heard on Monday, April 4 at the 6:00 p.m. meeting.

- 5. Z2022-010** - Hold a public hearing to discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Mike Peoples for the approval of an **ordinance** for a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 93.97-acre tract of land identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 1936 SH-66, and take any action necessary **(1st Reading)**.

Planning Director, Ryan Miller provided background information concerning this agenda item. The applicant is proposing to entitle the subject property for a 182-lot single-family, residential subdivision that will consists of five (5) lot sizes (i.e. [A] 9, 100' x 130' lots; [B] 29, 82' x 120' lots; [C] 45, 72' x 115' lots; [D] 22, 72' x 110' lots; and [E] 77, 62' x 110' lots). The subject property is generally located between SH-66 and FM-1141 at the southwest corner of the intersection of FM-1141 and Cornelius Road. This translates to a gross density of 1.94 dwelling units per gross acre (i.e. 182 lots/93.97-acres = 1.93679 dwelling units per gross acre) for the total development. The minimum dwelling unit size (i.e. air-condition space) will range from 2,000 SF to 2,400 SF. With regard to the proposed housing product, staff has incorporated anti-monotony and masonry standards into the proposed Planned Development District ordinance. Specifically, the ordinance will require a minimum of 90% masonry (with a minimum of 85% masonry on each façade), and be subject to the City's upgraded anti-monotony standards; however, the Planned Development District ordinance will also incorporate provisions that allow up to 80% cementitious fiberboard utilized in a horizontal lap-siding, board-and-batten siding, or decorative pattern to allow a more Traditional Neighborhood Design product (also referred to as Gingerbread). Looking at the

proposed garage orientation proposed for the development, the applicant is requesting to allow a total of 50% of all the garages be orientated toward the street; however, the applicant is proposing to require a five (5) foot setback for the garage from the front façade. The remaining garage doors will be situated within a J-Swing (or a Traditional Swing) configuration or Recessed Entry configuration (i.e. where the garage door is situated a minimum of 20-feet behind the front façade). In addition, the applicant is proposing to incorporate upgraded finishes on all garage doors that include: [1] coach lighting, [2] decorative wood doors or wood overlays on insulated metal doors, and [3] driveways that are constructed with ornamental stamped concrete brick pavers, stained finish, or salt finished. The proposed concept plan shows that the development will consist of a total of 29.72-acres of floodplain and 13.06-acres of open space maintained by the Homeowner's Association (HOA). Staff should point out that a portion of the subject property is situated within the Runway Protection Zone (RPZ) of the Ralph Hall Municipal Airport. In addition, staff is currently bringing forward an Airport Overlay (AP OV) District [Case No. Z2022-012] that (if approved) will establish requirements for land uses in and around the Ralph Hall Municipal Airport. Based on this, staff sent a copy of the proposed plan to TXDOT Aviation for review and comment, and a copy of the proposed plan to Garver USA -- the City's Airport Consultant -- for review. TXDOT Aviation requested that the applicant [1] not have any development within the Runway Protection Zone (RPZ) and [2] establish an aviation easement over the property to ensure that future homeowners are aware they are purchasing a home in close proximity to the flight path of the Ralph Hall Municipal Airport. Garver USA requested that no development or amenity be constructed in the Runway Protection Zone (RPZ). In addition, staff requested that the applicant adhere to the future Airport Overlay (AP OV) District, and not locate any portion of any lot in the Airport Influence Zone (which if established is the zone that will prevent residential and assembly uses from being located within 500-feet of the airport). The applicant has taken these comments and adjusted the concept plan to ensure compliance with these recommendations. In addition, staff has added a condition of approval that will require the aviation easement be established at the time of final plat.

The applicant is complying with most all standards with the exception of the number of front-entry garages that are being proposed. The applicant is proposing to provide 50% J-Swing (or Traditional Swing) or Recessed Front Entry (i.e. where the garage is setback a minimum of 20-feet behind the front façade of the home) garages and 50% Flat Front Entry garages with a five (5) recess for the garage (i.e. where the garage is setback five [5] feet from the front façade). As a compensatory measure the applicant is proposing to provide additional architectural elements into all garage configurations: [A] coach lighting, [B] decorative wood doors or wood overlays on insulated metal doors, [C] driveways constructed with ornamental stamped concrete brick pavers, stained finished, or salt finished.

Notices were sent out to adjacent property owners located within 500' of the property. At the time of staff's report, the following replies had been received:

- (1) Two (2) notices from two (2) property owners situated within the 500-foot notification buffer in opposition to the applicant's request.
- (2) One (1) email from one (1) property owner situated within the 500-foot notification buffer in opposition to the applicant's request.
- (3) One (1) notice from one (1) property owner situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall in opposition to the applicant's request.
- (4) One (1) response from the City's Zoning & Specific Use Permit Input Form from a property owner in the City of Fate in favor of the applicant's request.

In addition, the Planning & Zoning Commission reviewed this case and has recommended approval of this request by a vote of 4 in favor with 3 absences.

The applicant then came forth:

Ryan Joyce
767 Justin Road
Rockwall, TX

Mr. Joyce came forth and indicated that he and his wife own and run a business working together as local land developers right here in Rockwall. He then went on to provide a PowerPoint presentation to Council, providing additional details concerning this proposed, single-family residential subdivision.

Mayor Fowler opened the public hearing, asking if anyone would like to come forth and speak at this time.

Amy Reeg
1414 Dhaka Drive
Rockwall, TX

She came forth and asked what the starting price point will be for homes within this subdivision. Mr. Joyce indicated that prices will likely start in the low to mid-400,000's.

Bob Wacker
309 Featherstone
Rockwall, TX

Mr. Wacker came forth and shared that, overall, he thinks what is being proposed is a nice product. He went on to share information on lot sizes within several other subdivisions located within the City (i.e. Stone Creek, Breezy Hill, Gideon Estates I and II, Nelson Lakes, etc.). He is concerned about there not being a proposed amenities center. He also has concerns about the proposed lot sizes and lot mix. He suggested that perhaps 'pods' of similarly sized-lots be placed near one another within the development. He has concerns about the proposed 50% flat entry garages (when the city only allows 20%).

Planning Director, Ryan Miller spent a few minutes explaining different types of garage styles and orientations and further explaining that which this applicant is proposing within this particular development.

Mr. Wacker went on to express that whatever Council approves for this development will set a precedence for other subdivisions that might be built in the north part of Rockwall. He acknowledged that this subdivision may allow an opportunity for more affordable homes for those wanting to live in Rockwall, but – overall – he seemed to not be in favor of several aspects of this proposed development.

There being no one else wishing to come forth and speak at this time, he then closed the public hearing.

Councilmember Daniels clarified that the only thing that does not conform to the city's existing standards is the number of proposed flat, front-entry garages. Mr. Miller confirmed this to be the case. Mr. Miller then spoke briefly about an 'amenities center,' generally explaining that this development is below the 2 units per acre threshold that the city has in place (for requiring amenity centers).

Mayor Pro Tem Hohenshelt spoke briefly about the flat, front-entry garage mix that is being proposed and the possibility of the City Council granting a waiver or variance in this regard.

Mr. Joyce, the applicant came forth and addressed the idea of an amenities center. He generally indicated that amenities are usually not built unless a development is around 280 to 300+ lots. The reason is that the burden of upkeep for an amenities center falls on the shoulders of the homeowners, and the financial burden is too large when a development is as small as this one is proposed to be.

Mr. Joyce went on to share additional details regarding lot sizes and lot mix as it pertains to the proposed front-facing garages. General discussion took place about the proposed garages and associated percentages.

Councilmember Daniels suggested that the applicant consider going back and reconsidering the garage-related waiver that he is requesting (to essentially decrease the 50% and come closer to the city's requirement of 20%). Councilmember Daniels then moved to table Z2022-010 for a later city council meeting date, not to exceed the one slated for Monday, April 18. Mayor Pro Tem Hohenshelt seconded the motion, which passed by a vote of 6 ayes with 1 absence (Campbell).

Mayor Fowler then called for a brief break and recessed the meeting at 7:28 p.m.

6. **Z2022-011** - Hold a public hearing to discuss and consider a City initiated request for the approval of an ordinance for a Zoning Change from an Agricultural (AG) District to a General Retail (GR) District for a 5.812-acre tract of land identified as Tract 9 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located at the southwest corner of the intersection of FM-1141 and N. John King Boulevard, and take any action necessary (**1st Reading**).

Mayor Fowler reconvened the public meeting at 7:38 p.m.

Planning Director, Ryan Miller provided background information concerning this agenda item. He generally explained that earlier this year, the City Council authorized the city manager to enter into a 380 economic development agreement with a land owner who owned property within the municipal airport's 'runway protection zone.' Because of its location, the lot was essentially unable to be developed. The 380 agreement essentially facilitated a 'land swap' whereby the city acquired the land adjacent to the airport, and that landowner was given a city-owned parcel of land located on the corner of John King Boulevard and FM-1141. The land owner would like to construct a Boys & Girls Club on this piece property; however, it must first be rezoned.

On February 25, 2022, staff mailed 62 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Caruth Lakes (Caruth Ridge Estates) 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. At the time the staff report was drafted for the informational council meeting packet, staff had received the following:

- (1) Four (4) property owner notifications from four (4) property owners within the 500-foot notification buffer opposed to the applicant's request.
- (2) One (1) email from one (1) property owner inside the 500-foot notification buffer opposed to the applicant's request.
- (3) Two (2) responses from the online Zoning & Specific Use Permit Input Form from two (2) property owners inside of the 500-foot notification buffer opposed to the applicant's request.
- (4) One (1) email from one (1) property owner outside the 500-foot notification buffer opposed to the applicant's request.
- (5) Three (3) emails from three (3) property owners outside of the 500-foot notification buffer stating an opposition to Commercial (C) District zoning. These emails indicate that General Retail (GR) District zoning is more appropriate for this request

In addition, the Planning & Zoning Commission has heard this case and has recommended its approval.

Mayor Fowler opened the public hearing, asking if anyone would like to come forth and speak at this time.

Amy Reeg
1414 Dhaka Drive
Rockwall, TX 75087

She shared that she currently resides in Caruth Lakes and recently moved there in October to downsize after selling her home in Stone Creek. She briefly spoke about housing prices in the Stone Creek and Breezy Hill subdivisions, generally indicating that homes are in the \$500k and \$700k range within subdivisions that exist between IH-30 up John King to Dalton Road. She generally indicated that although the Boys & Girls Club is a great organization, she believes that there are better locations (elsewhere) that would be more convenient, better suited, and/or more accessible for an organization that helps lower income kids and families.

There being no one else wishing to come forth and speak at this time, Mayor Fowler then closed the public hearing.

Councilmember Johannesen briefly summarized details of this request before then making a motion to approve Z2022-011. Councilmember Jorif seconded the motion. Following brief comments by the Mayor and Councilmember Macalik, in which they seemed to generally express disagreement with Mrs. Reeg's comments, the ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 22-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 APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A GENERAL RETAIL (GR) DISTRICT FOR A 5.812-ACRE TRACT OF LAND IDENTIFIED AS TRACT 9 OF THE M. B. JONES SURVEY, ABSTRACT NO. 122,

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* AND FURTHER 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.

The motion passed by a vote of 6 ayes with 1 absence (Campbell).

7. **Z2022-012** - Hold a public hearing to discuss and consider approval of an ordinance for a *Text Amendment* to Section 06, *Overlay Districts*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] for the purpose of incorporating Airport Overlay (AP OV) District, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller provided background information pertaining to this agenda item. In response to a recommendation by the Airport Subcommittee of the City Council, staff created the framework for an Airport Overlay (AP OV) District in 2014. This document was prepared in accordance with Chapter 241, Municipal and County Zoning Authority Around Airports, of the Texas Local Government Code, which enables municipalities to draft land use restrictions for properties adjacent to airports -- which are used in the interest of the general public -- to prevent the creation of an airport hazard (§214.012). The City Council reviewed this text amendment on September 15, 2014 after being unanimously recommended for approval by the Airport Zoning Commission (i.e. the Planning and Zoning Commission) on September 9, 2014. Ultimately, the City Council chose not to act on the text amendment (Case No. Z2014-022) citing that "... after further discussion with the Airport Subcommittee, they [the Airport Subcommittee] are comfortable with recommending that the City Council leave the zoning 'as is' at this time ...". More recently, the City has seen an increase in air traffic at the Ralph Hall Municipal Airport and the development of vacant land in and around the airport. In working with TXDOT Aviation and the City's Airport Consultants -- Garver USA and the Solco, Group -- to address concerns with development in the area, the idea of an Airport Overlay (AP OV) District was revisited as a way to: [1] protect the City's grant assurances and [2] to prevent inconsistent development from being approved around the airport. Based on this, staff has revised the 2014 Airport Overlay (AP OV) District document to ensure that it meets all the current standards of TXDOT Aviation and the Texas Local Government Code. Garver USA has also reviewed and helped staff revise the document to ensure compliance. Staff has sent the revised document to TXDOT Aviation for review and has received a response stating they have no major changes to the document. In accordance, with Section 02.04(B) of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC) and Ordinance No. 14-28, staff brought the proposed amendment forward to the Planning and Zoning Commission (i.e. the Airport Zoning Commission) for a recommendation to the City Council. On March 15, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the text amendment by a vote of 4-0, with Commissioners Chodun, Thomas and Conway absent. Staff has sent out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 02.03(A)(3) of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC). In addition, on February 25, 2022 staff sent out property owner notifications to the 28 properties that could be affected by the proposed Airport Overlay (AP OV) District. This was done in accordance with the procedures and requirements of the Texas Local Government Code.

Mayor Fowler opened the public hearing, asking if anyone would like to come forth and speak at this time.

Dennis Lewis
310 Harbor Landing Drive
Rockwall, TX 75032

Margie Verhagen,
Executive Director of Rockwall County Meals on Wheels located on SH-276

Mr. Lewis came forth and shared that he is head of the Board of the local Meals on Wheels organization, and that organization owns a piece of property right near this location (he pointed it out on a map). He went on to explain some of the Meals on Wheels partners and how Meals on Wheels currently depends on other organizations to prepare all the meals they end up delivering to their clients. Eventually, though, Meals on Wheels desires to have its own offices built on the piece of property that it owns in this area. They also desire to have cooking facilities on-site where they can oversee preparing their own meals. Mr. Lewis indicated that hopefully in about three years or so, Meals on Wheels will have raised enough money to build such a facility on its own. Mr. Lewis expressed that he and Mrs. Verhagen want to be sure that everyone is on the 'same page' and that – eventually, in the future – Meals on Wheels will be allowed to build its one-story building. Mrs. Verhagen generally expressed that the organization would like to get something in writing saying that the balance of the land will have no restrictions placed on it (which is something needed when the organization is seeking to secure funding).

Mr. Miller shared, on the record, that the balance of the property will not be affected by the Airport Overlay District. Only the triangular piece that is depicted on the map will be affected.

Martin Ramirez
972 Dogwood Lane
Rockwall, TX

Mr. Ramirez shared that he has been fortunate to be able to rent a hangar at the municipal airport for many years. He went on to share details of the types of aircraft that operate at the municipal airport and the associated hangar sizes that would be needed in order to accommodate said aircraft. He generally expressed a desire to keep any hangars that may be constructed in the future having door widths of 40' instead of 50'.

Bill Bricker
505 Westway Drive
Rockwall, TX

Mr. Bricker came forth and shared that he owns quite a bit of property that will likely be impacted by this Airport Overlay District. His son is a pilot, and he and his son fly in and out of this municipal airport quite a bit. They have both studied this proposed text amendment (ordinance). They do not believe it would adversely impact the property they own. He went on to stress the importance of safety and briefly express concerns related to to briefly comment about the width of the hangar doors that may ultimately be constructed. He generally spoke in favor of approval of this ordinance.

Clark Staggs
1601 Seascape Court
Rockwall, TX

Mr. Staggs indicated that he is in favor of the Overlay District. He mentioned that he is unaware of the specific amount of increased air traffic at the airport, but he does acknowledge that its use has in fact increased. He has some concerns about a couple of airplane crashes that have happened in recent years. He went on to encourage Council to allow the developers to decide what width of airport hangar entrance would be best suited to fit the aircraft that will be housed within future-constructed hangars. He generally requested that the one paragraph within the proposed ordinance that deals with the airport hangar width be deleted entirely from the ordinance language so as to eliminate any potential future problems. He went on to also express that he prefers to have something lesser than 90% brick or masonry as a requirement.

There being no one else wishing to come forth and speak at this time, Mayor Fowler then closed the public hearing.

Councilmember Johannesen clarified that city staff surveyed other municipal airports to aid in developing the language contained within this proposed ordinance.

Councilmember Johannesen moved to approve Z2022-012. Mayor Pro Tem Hohenshelt seconded the motion. Councilmember Macalik shared that if a developer comes in at a later date and wants to propose something different (width-wise on the hangar openings), then the developer will need to seek a variance. Mr. Miller explained that any multi-hangar developments proposed in the future would be coming before the council for consideration as "Planned Development Districts."

Following brief discussion, the ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 22-XX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE 05, *DISTRICT DEVELOPMENT STANDARDS*, AS DEPCITED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 6 ayes with 1 absence (Campbell).

XI. EXECUTIVE SESSION.

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTER AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding possible sale/purchase/lease of real property off of North Goliad Street pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)

XII. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION

Council did not reconvene in Ex. Session following the close of the public meeting agenda.

XIII. ADJOURNMENT

Mayor Fowler adjourned the meeting at 8:18 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS 4th DAY OF APRIL, 2022.

KEVIN FOWLER, MAYOR

ATTEST:

KRISTY TEAGUE, CITY SECRETARY



MEMORANDUM

TO: Mary Smith, City Manager

CC: Honorable Mayor and City Council

FROM: Amy Williams, PE; Director of Public Works/City Engineer

DATE: April 4, 2022

SUBJECT: BUFFALO CREEK WATERSHED STUDY

Attachments

Memorandum

Location Map

Professional Engineering Services Contract

Summary/Background Information

Consider approval of a contract for professional engineering services with Cardinal Strategies Engineering Services, LLC to perform the Buffalo Creek Watershed Hydrologic & Hydraulic Update Phase 1 in an amount not to exceed \$60,000, to be paid for from the Engineering Consulting Budget, and take any action necessary.

Action Needed

The City Council is being asked to approve the Professional Engineering Services Contract for the Buffalo Creek Watershed Study.



City of Rockwall
The New Horizon

MEMORANDUM

TO: Mary Smith, City Manager

FROM: Amy Williams, P.E. Director of Public Works/City Engineer

DATE: April 4, 2022

SUBJECT: Buffalo Creek Watershed Hydrologic & Hydraulic Update – Phase 1

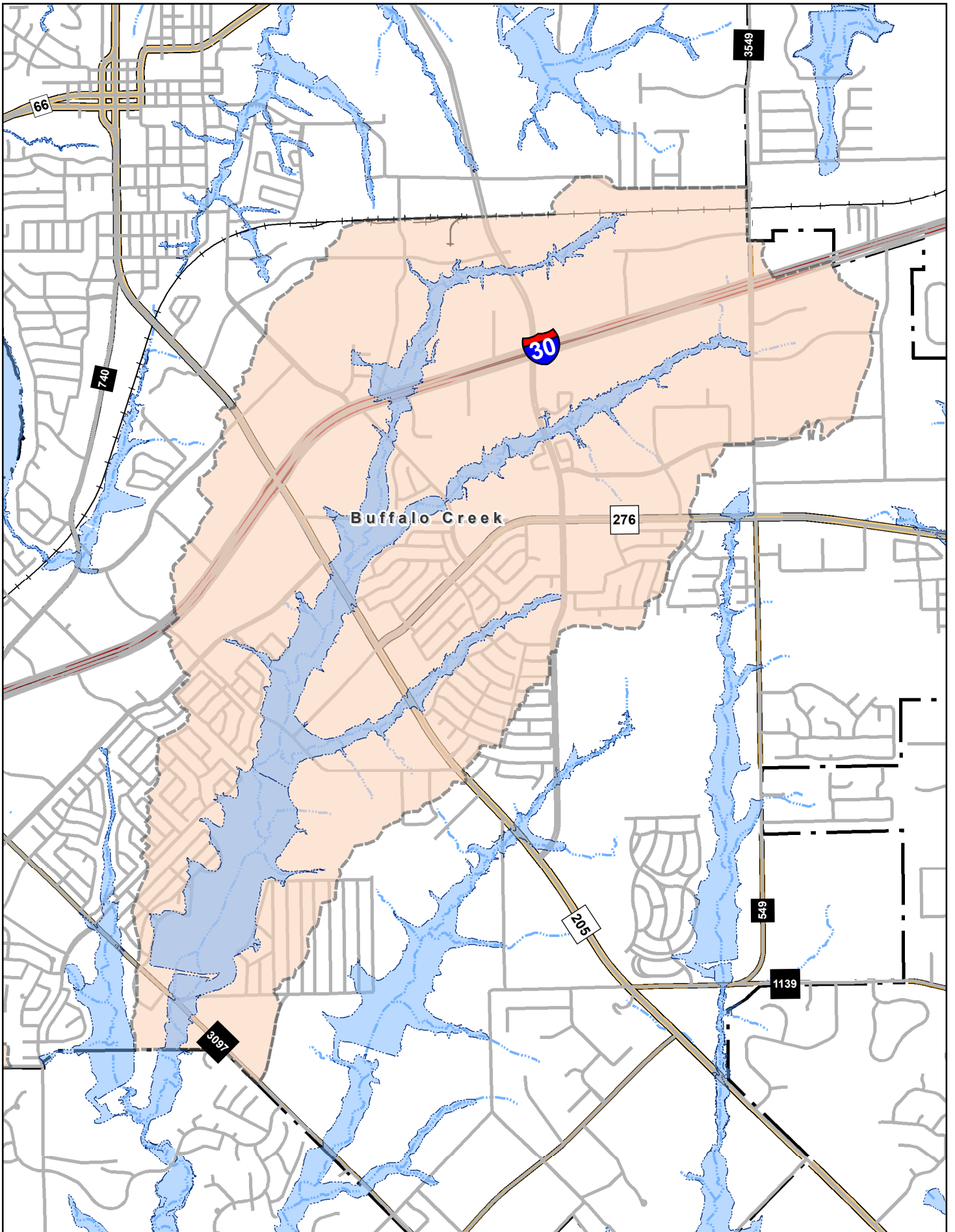
The City of Rockwall's storm drainage systems and floodplains are composed of approximately 20 individual watersheds that are either wholly or partially located within the City's corporate limits or its Extraterritorial Jurisdiction (ETJ). The City has studied some of these watersheds to determine the existing and fully developed conditions, however not all of the watersheds have been analyzed. When a private development or capital improvement project has the potential to impact a floodplain or another property in the watershed, the City's development standards require a registered professional engineer to perform a flood study to determine the potential impacts the development might have and provide an engineering solution that will minimize these impacts. Examples of potential impacts include increases in flood elevations, increases in flood inundation areas, or increases in erosive flood flow velocities.

As part of the City's *Strategic Plan* the Public Works Department is tasked with studying the drainage and floodways, as shown in the 2005 Master Drainage Study, and providing more accurate information to the development community. In order to further this objective, City staff is proposing to study the Buffalo Creek Watershed (~4.97 square miles) and update the masterplan. The drainage master plan for Buffalo Creek Watershed was originally developed in September 2005 and established the local regulatory hydrologic and hydraulic models for the Buffalo Creek Watershed and most of its major tributaries. The software used to develop the hydrologic and hydraulic models for this master plan was developed using software that is now considered to be obsolete. As part of the proposed update, both the hydrologic and hydraulic models will be converted to the most recent software available from the United States Army Corps of Engineers (USACE). In addition, the new models will incorporate several developments that were constructed after the development of the original models. This includes approximately eighteen (18) new detention structures within the watershed. Staff should also note that there is one (1) Soil Conservation Service reservoirs (*i.e. Rockwall Lake at Rockwall Lake Estates*) within this watershed. Phase 1 of the Buffalo Creek Watershed Hydrologic & Hydraulic Update will include the whole hydrologic update to the model.

Staff has requested a proposal to preform Phase 1 of the Buffalo Creek Watershed Hydrologic & Hydraulic Update from the City's hydrology and hydraulic engineering consultant, Cardinal Strategies Engineering Services, LLC. The engineering fee for Phase 1 is \$60,000.00 and is to be funded by the 2021-2022 Engineering Consulting budget.

AW:jw

Cc: Joey Boyd, Assistant City Manager
Jeremy White, P.E., CFM, Assistant City Engineer
File



STATE OF TEXAS



COUNTY OF ROCKWALL



PROFESSIONAL ENGINEERING SERVICES CONTRACT

This Agreement is made and entered into in Rockwall County, Texas, between City of Rockwall, Texas ("CITY"), a municipal corporation and political subdivision of the State of Texas, acting by and through its City Manager and Cardinal Strategies Engineering Services, LLC, ("ENGINEER"), located at 2770 Capital Street, Wylie, Texas, Engineers duly licensed and practicing under the laws of the State of Texas.

WHEREAS, CITY desires to engage Engineer as an independent contractor to render certain technical and professional services necessary for performing:

PROFESSIONAL ENGINEERING SERVICES for Miscellaneous Consulting on Stormwater Issues Task Order #60 – Buffalo Creek Watershed Master Drainage Study Update – Phase I.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements contained herein, the Parties hereby agree as follows:

1. Scope of Work

Engineer agrees to perform professional engineering services as specifically defined in this Contract as Attachment "A" and as authorized by CITY. Specifically, Engineer shall perform Professional services as requested by CITY and detailed in Attachment "A".

The Parties by mutual agreement through contract amendments may provide for additional technical and professional services to be performed under the basic general terms and conditions of this Contract. CITY reserves the right to enter into another agreement with other engineering firms to provide the same or similar professional services during the term of this Contract for different projects.

2. Compensation & Term of Agreement

Cost for such services will be based on an as-needed time and material basis and billed as a lump sum not to exceed \$60,000. Specific services not identified within Attachment "A" will require a separate task order to complete. Engineer is not authorized to perform any work without approval of City.

The term of this Agreement shall commence upon execution of this agreement and follow the

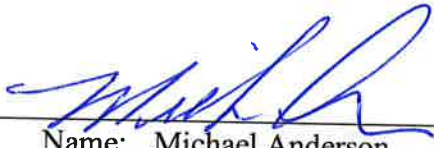
schedule described in Attachment "C". In the event of termination, Engineer will assist the CITY in arranging a smooth transition process. However, Engineer's obligation to provide services to the CITY will cease upon the effective date of termination, unless otherwise agreed in writing.

3. Method of Payment

CITY shall pay Engineer its fees based on the presentation by Engineer to CITY of a correct monthly statement for all the amounts earned under the Contract together with reasonable supporting documentation verifying the accuracy of the fees and expenses. CITY shall then pay Engineer its fee within thirty (30) days after presentation of the accurate monthly statement by Engineer to CITY. CITY is a State sales and use tax exempt political subdivision of the State of Texas. All records supporting payment shall be kept in the offices of Engineer for a period of not less than three (3) years and shall be made available to CITY for inspection, audit or copying upon reasonable request.

4.

EXECUTED in triplicate originals on this 28th day of March 2022.

By: 
Name: Michael Anderson
Title: Principal

EXECUTED in triplicate originals on this ___ day of _____ 2022.

ATTEST:

City of Rockwall, Texas


Mary Smith
City Manager

2.

STATE OF TEXAS



COUNTY OF ROCKWALL

PROFESSIONAL ENGINEERING SERVICES CONTRACT

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1. Scope of Work

Engineer agrees to perform professional engineering services as specifically defined in this Contract as Attachment “A” and as authorized by CITY. Specifically, Engineer shall perform Professional services as requested by CITY and detailed in Attachment “A”.

The Parties by mutual agreement through contract amendments may provide for additional technical and professional services to be performed under the basic general terms and conditions of this Contract. CITY reserves the right to enter into another agreement with other engineering firms to provide the same or similar professional services during the term of this Contract for different projects.

2. Compensation & Term of Agreement

Cost for such services will be based on an as-needed time and material basis and billed as a lump sum not to exceed \$60,000. Specific services not identified within Attachment “A” will require a separate task order to complete. Engineer is not authorized to perform any work without approval of City.

The term of this Agreement shall commence upon execution of this agreement and follow the

schedule described in Attachment "C". In the event of termination, Engineer will assist the CITY in arranging a smooth transition process. However, Engineer's obligation to provide services to the CITY will cease upon the effective date of termination, unless otherwise agreed in writing.

3. Method of Payment

CITY shall pay Engineer its fees based on the presentation by Engineer to CITY of a correct monthly statement for all the amounts earned under the Contract together with reasonable supporting documentation verifying the accuracy of the fees and expenses. CITY shall then pay Engineer its fee within thirty (30) days after presentation of the accurate monthly statement by Engineer to CITY. CITY is a State sales and use tax exempt political subdivision of the State of Texas. All records supporting payment shall be kept in the offices of Engineer for a period of not less than three (3) years and shall be made available to CITY for inspection, audit or copying upon reasonable request.

4.

EXECUTED in triplicate originals on this ____ day of _____ 2022.

By: _____
Name: Michael Anderson.
Title: Principal

EXECUTED in triplicate originals on this ____ day of _____ 2022.

ATTEST:

City of Rockwall, Texas

Mary Smith
City Manager

ATTACHMENT “A”

Scope of Service

**EXHIBIT A
SCOPE OF SERVICES**

**TO BE PROVIDED BY CARDINAL STRATEGIES ENGINEERING SERVICES, LLC, TO
THE CITY OF ROCKWALL FOR THE
MISCELLANEOUS CONSULTING ON STORMWATER ISSUES
BUFFALO CREEK MASTER DRAINAGE STUDY UPDATE - PHASE I**

Project Description:

The CITY has identified the Buffalo Creek Watershed as the next priority for a drainage master plan update as it is the second largest watershed in Rockwall and has had many development projects since the original MDS. A drainage master plan for Buffalo Creek was developed in September 2005 that established the local regulatory hydrologic and hydraulic models for Buffalo Creek and most of its major tributaries. The hydrologic and hydraulic models for the master plan were developed using software that is now considered to be outdated. Current hydrologic models are in the TR-20 hydrologic model software and the current hydraulic models are in HEC-2 format. The CITY has requested that Cardinal Strategies Engineering Services, LLC (“CARDINAL”) convert both the hydrologic and hydraulic models to the most recent software available from the United States Army Corps of Engineers (USACE). TR-20 hydrologic models will be converted to HEC-HMS versions 4.2.1 (consistent with the Squabble update) and the HEC-2 hydraulic models will be converted to HEC-RAS versions 5.0.7. In addition to the model conversion, the CITY has requested that several improvements be included in the hydrologic and hydraulic models that were constructed after the development of the master plan models. There are approximately eighteen (18) projects that have occurred within the watershed that were constructed as part of various developments since the original master plan model that will be incorporated into the hydrologic model. In addition, there is one (1) Soil Conservation Service reservoir within the watershed (Rockwall Lake). There are several small detention ponds that have been constructed along with developments in the watershed. The hydrologic update will evaluate each of these ponds to determine whether they should be included in the overall watershed model. The update will establish rainfall and peak discharges for the existing and fully developed conditions 5-, 10-, 25-, and 100-year storm events.

Phase 1 of the study includes a hydrologic update of the entire Buffalo Creek watershed (approximately 5 square miles). A future phase of the update will be required to update hydraulic models for Buffalo Creek and Tributaries 1, 2, 3, 4, 1.1, 1.2, 1.3, and 1.4. The update to the hydrologic and hydraulic models will conform to the CITY’s current Flood Hazard Damage and Prevention Ordinance and with the CITY’s Standards of Design and Construction.

Additional phases will also be required to establish new 100-year floodplain boundaries for the studied portions of Buffalo and to formally document the analysis and results in a final report.

A. BASIC SERVICES

1. **Project Kickoff Meeting:** Attend one project kickoff meeting at the CITY to go over the project scope, schedule, and collect additional information about the site.
2. **Data Collection:** Master Drainage Plan hydrologic and hydraulic models and supporting documentation
 - a. City of Rockwall Geographic Information Systems (GIS) data for hydrology and hydraulics analysis including:
 - i. Record drawings for detention features throughout the CITY that will be incorporated into hydrologic model
 - ii. Record drawings for Rockwall Lake
 - b. Site Visit
3. **Survey:** No survey needed for Phase 1 hydrologic update

4. **Hydrology:**
 - a. Develop HEC-HMS model version 4.3 using data included in the existing TR20 models, as applicable
 - b. Update subbasin delineations based on new developments
 - c. Update existing and future land use
 - d. Incorporate new detention structures and developments into the model from the developments shown on Figure 1. Note: All ponds shown on Figure 1 will be evaluated for inclusion in the watershed model but some may be deemed too small to function properly in the unit hydrograph model. Cardinal will coordinate with the CITY on the determination for each pond.
 - e. Update routing reaches to appropriate methodology in HEC-HMS. Modified Puls routing will be defined using storage-discharge relationships from the CITY effective HEC-2 model. This will establish preliminary updated peak discharges but the reaches will be finalized in Phase II with the new hydraulic models.
 - f. Update rainfall values to match the current criteria and include additional frequencies as needed to cover the 2-, 5-, 10-, 25-, 50-, 100-, and 500-YR storm events
 - g. Create a hydrologic comparison to the original MDS peak discharges
 - h. Prepare a summary letter for Phase 1 hydrology update
5. **City Coordination:**
 - a. Coordinate with City of Rockwall staff to address any comments related to the hydrologic update

Deliverables – Three (3) hard copies and a digital copy of the Buffalo Creek Watershed Hydrology Update Summary Letter to the City of Rockwall for their records.

B. ADDITIONAL SERVICES

1. Meetings in excess of those described in Basic Services
2. Additional modeling outside of the study limits described in the Project Description
3. Additional inclusion of developments and detention structures in excess of those described in Basic Services
4. FEMA Submittals
5. Public Involvement
6. Environmental Permitting or Investigations
7. Geotechnical Engineering or Investigations
8. Groundwater Services or Investigations
9. Hydraulic modeling of any tributaries not listed in the Project Description above
10. Extension of hydraulic models beyond the extents of the Master Drainage Study or the limits shown in Figure 1.

ATTACHMENT “B”

Payment Schedule

**EXHIBIT B
COMPENSATION/PRICING SCHEDULE**

**PROFESSIONAL ENGINEERING SERVICES AGREEMENT
BETWEEN THE CITY OF ROCKWALL AND CARDINAL STRATEGIES
ENGINEERING SERVICES, LLC
FOR MISCELLANEOUS CONSULTING ON STORMWATER ISSUES
BUFFALO CREEK MASTER DRAINAGE STUDY UPDATE - PHASE I**

HOURLY CHARGES FOR PROFESSIONAL SERVICES

Rates include all salaries, salary expense, overhead, and profit.

Principal	\$200 - \$250 per hour
Senior Project Manager	\$180 - \$230 per hour
Project Manager	\$155 - \$195 per hour
Senior Engineer	\$155 - \$195 per hour
Engineer	\$140 - \$175 per hour
Junior Engineer	\$120 - \$140 per hour
CAD Professional	\$75 - \$115 per hour
GIS Professional	\$95 - \$130 per hour
Admin / Clerical	\$65 - \$90 per hour

Expense Items

Supplies	Cost plus 10%
Travel	IRS rate per mile
Lodging and meals (US Government per diem plus taxes)	Actual cost
Airfare and Rental Car	Cost plus 10%

ATTACHMENT “C”

Project Schedule

**EXHIBIT C
PROJECT SCHEDULE**

**TO BE PROVIDED BY CARDINAL STRATEGIES ENGINEERING SERVICES, LLC, TO
THE CITY OF ROCKWALL FOR THE
MISCELLANEOUS CONSULTING ON STORMWATER ISSUES
BUFFALO CREEK MASTER DRAINAGE STUDY UPDATE - PHASE I**

The consultant will complete the scope of work by September 30, 2022.



MEMORANDUM

TO: Mary Smith, City Manager

CC: Honorable Mayor and City Council

FROM: Max Geron, Police Chief

DATE: April 4, 2022

SUBJECT: MID YEAR ADJUSTMENT FOR ADDITIONAL EQUIPMENT FOR PATROL VEHICLES

Attachments

Mid-Year Vehicle Adjustment - Rockwall Police Department

Summary/Background Information

Over the past two years, the United States has encountered supply chain issues that have had a direct impact both nationally and internationally. The Police Department has not been immune this to problem, which in turn has caused a delay in the manufacture and delivery of replacement Patrol Fleet Vehicles. Currently, the replacement vehicles that were ordered in September 2020 are slated to be delivered to the City of Rockwall in July of 2022 a nearly 2 year delay. This delay has resulted in increased mileage on existing vehicles and higher rates of mechanical failures and vehicle down time or non-productive time placing additional pressures on the Patrol Fleet.

In order to provide additional fleet vehicles and lessen the burden on an already overtaxed fleet, we wish to keep two existing vehicles in the fleet. This will required additional equipment for each vehicle to include a radio, computer, mobile video recording system and software package, shotguns and a radar. The total cost to equip and retain both Patrol Vehicles is \$51,500.

Action Needed


For Council consideration is approval of \$51,500 from General Fund Reserves amending the Patrol vehicle budget and issue purchase orders to multiple vendors through purchasing cooperatives for the procurement of additional equipment for these two vehicles.



City of Rockwall
The New Horizon

MEMORANDUM

TO: Mary Smith, City Manager

FROM: Max Geron, Chief of Police 

DATE: March 14, 2022

SUBJECT: Patrol Vehicle Equipment-Mid Fiscal Year Adjustment

Over the past year the United States has encountered a supply chain issues that have had a direct impact both nationally and internationally. The Police Department has not been immune this to problem, which in turn has caused a delay in the manufacture and delivery of replacement Patrol Fleet Vehicle. Currently, the replacement vehicles that were ordered in September 2020 are slated to be delivered to the City of Rockwall in July of 2022 a nearly 2 year delay. This delay has caused increased mileage on existing vehicles and higher rates of mechanical failures and vehicle down time or non-productive time placing additional pressures on the rest of the Patrol Fleet.

In order to provide additional fleet vehicles and less the burden on an already overtaxed fleet, we wish to keep two existing vehicles in the fleet. This will required additional equipment for each vehicle to include a radio, computer, mobile video recording system and software package, shotguns and a radar. The total cost to equip and retain both Patrol Vehicles is \$51,500.



MEMORANDUM

TO: Mary Smith, City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: April 4, 2022

SUBJECT: P2022-011; FINAL PLAT FOR LOT 1, BLOCK A, STREAM 549 ADDITION

Attachments

Case Memo
Development Application
Location Map
Final Plat

Summary/Background Information

Consider a request by Dylan Adame, PE of Kimley-Horn and Associates, Inc. on behalf of Grayson Hughes of Stream 1515 Corporate Crossing, LP for the approval of a *Final Plat* for Lot 1, Block A, Stream 549 Addition being a 43.237-acre tract of land identified as Tract 11 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, located east of the intersection of Corporate Crossing [FM-549] and Capital Boulevard, and take any action necessary.

Action Needed

The City Council is being asked to approve, approve with conditions, or deny the proposed Final Plat.



CITY OF ROCKWALL
CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council
DATE: April 4, 2022
APPLICANT: Dylan Adame; *Kimley-Horn and Associates, Inc.*
CASE NUMBER: P2022-011; *Final Plat for Lot 1, Block A, Stream 549 Addition*

SUMMARY

Consider a request by Dylan Adame, PE of Kimley-Horn and Associates, Inc. on behalf of Grayson Hughes of Stream 1515 Corporate Crossing, LP for the approval of a Final Plat for Lot 1, Block A, Stream 549 Addition being a 43.237-acre tract of land identified as Tract 11 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, located east of the intersection of Corporate Crossing [FM-549] and Capital Boulevard, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a Final Plat for a 43.237-acre parcel of land (*i.e. Tract 11, of the J. Lockhart Survey, Abstract No. 134*) for the purpose of establishing the easements necessary to facilitate the development of the subject property. Prior to the applicant's submittal for this final plat, a site plan for the subject property was approved by the Planning and Zoning Commission for a ~301,120 SF *warehouse/distribution facility* [Case No. SP2021-024].
- The City Council approved *Ordinance No. 85-69* [Case No. A1985-002] annexing the subject property on December 3, 1985. At the time of annexation, the subject property was zoned Agricultural (AG) District. On July 6, 2021, the City Council approved *Ordinance No. 21-27* [Case No. Z2021-018] changing the zoning from an Agricultural (AG) District to a Light Industrial (LI) District for the purpose of developing the subject property. On September 14, 2021, the Planning and Zoning Commission approved a site plan [Case No. SP2021-024] to allow a ~301,120 SF *warehouse/distribution facility* on the subject property.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Final Plat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Final Plat for Lot 1, Block A, Stream 549 Addition, staff would propose the following conditions of approval:

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

PLANNING AND ZONING COMMISSION

On March 29, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the final plat by a vote of 7-0.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2022-011

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1&2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1515 Corporate Crossing

SUBDIVISION Stream 549 Addition

LOT 1 BLOCK A

GENERAL LOCATION West of intersection of Corporate Crossing and Capital Blvd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LI

CURRENT USE Undeveloped

PROPOSED ZONING

PROPOSED USE Warehouse

ACREAGE 43.237

LOTS [CURRENT] N/A

LOTS [PROPOSED] 1

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

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

OWNER Stream 1515 Corporate Crossing, LP

APPLICANT Kimley-Horn and Associates, Inc.

CONTACT PERSON Grayson Hughes

CONTACT PERSON Dylan Adame, P.E.

ADDRESS 2001 Ross Avenue

ADDRESS 13455 Noel Road

Suite 400

Suite 700

CITY, STATE & ZIP Dallas, Texas 75201

CITY, STATE & ZIP Dallas, TX 75240

PHONE 214-208-0519

PHONE 972-776-1769

E-MAIL grayson.hughes@streamrealty.com

E-MAIL dylan.adame@kimley-horn.com

NOTARY VERIFICATION [REQUIRED]

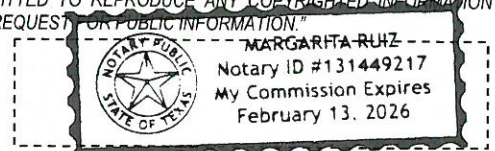
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Chris Jackson [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 1,164.74 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF March, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 DAY OF March, 2022.


OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES Feb. 13, 2026



Case Location Map = 
P2022-011
 Lot 1, Block A, STREAM 549 Addition

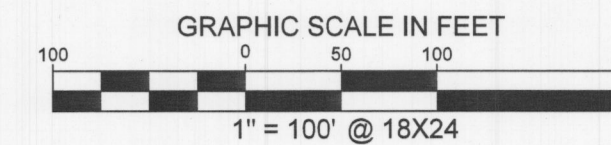
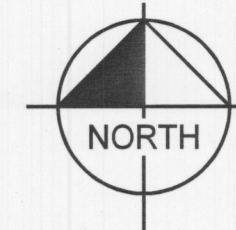


City of Rockwall

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

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





- LEGEND:**
- RCAD = ROCKWALL CENTRAL APPRAISAL DISTRICT
 - P.O.B. = POINT OF BEGINNING
 - IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
 - IRFC = IRON ROD W/CAP FOUND
 - IRF = IRON ROD FOUND
 - IPF = IRON PIPE FOUND
 - XF = "X" CUT IN CONCRETE FOUND
 - O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
 - D.E. = DRAINAGE EASEMENT
 - E.E. = ELECTRIC EASEMENT
 - F.L.A.U.E. = FIRE LANE, ACCESS AND UTILITY EASEMENT
 - S.S.E. = SANITARY SEWER EASEMENT
 - W.E. = WATER EASEMENT

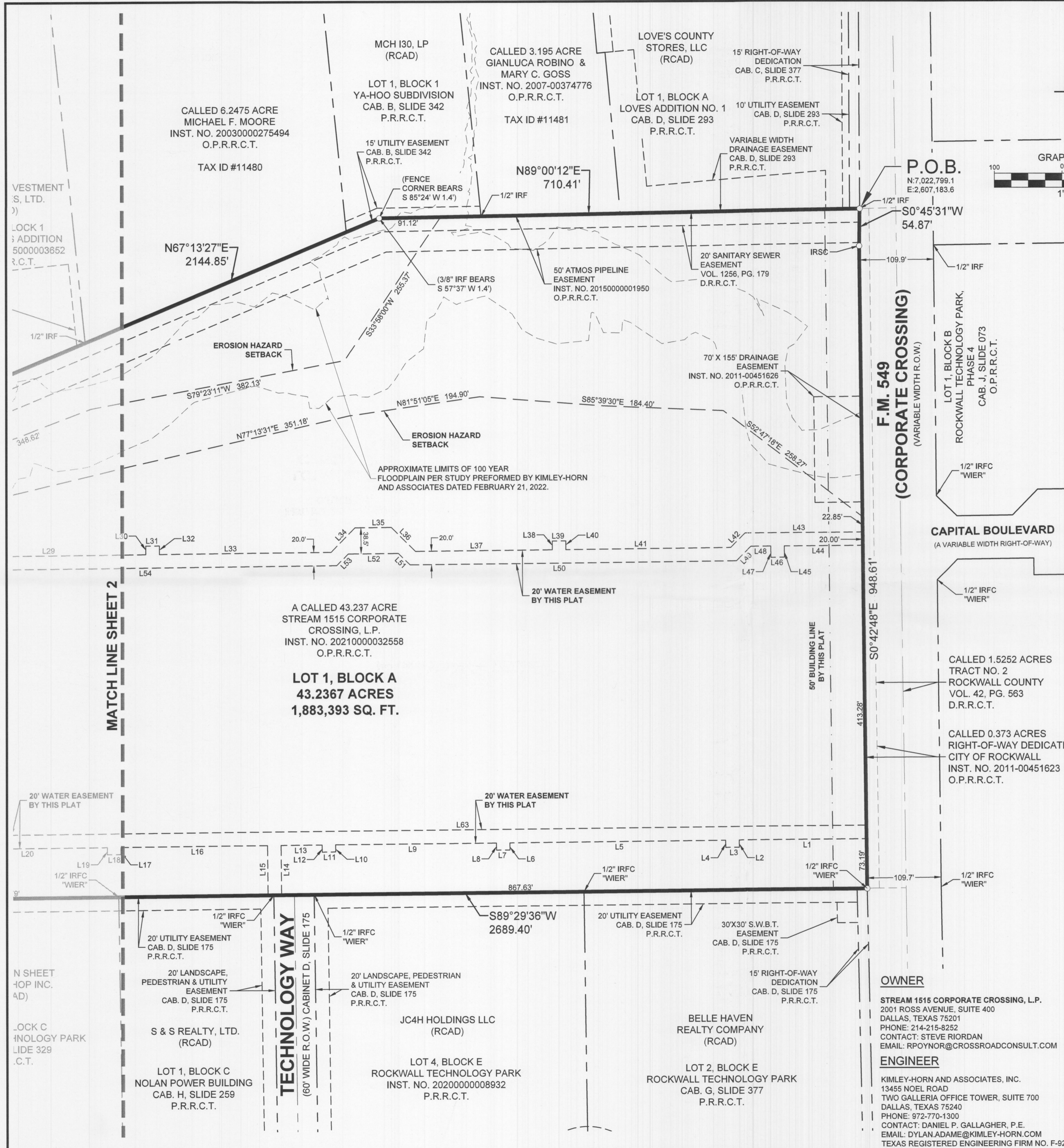
- NOTES:**
1. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record, and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Rockwall. Selling a portion of this property by metes and bounds, except as shown on an approved, filed, and accepted conveyance plat, final plat, or replat is a violation of the city ordinance and State law.
 2. All Property Corners are 5/8-inch iron rod with plastic cap stamped "KHA" found unless otherwise noted here.
 3. The Bearings and Coordinates shown hereon are grid values of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).
 4. Property owner(s) shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements, if any.
 5. See line table on sheet 2 of 4.

**FINAL PLAT
STREAM 549 ADDITION
LOT 1, BLOCK A
43.237 ACRES SITUATED IN THE
JOHN LOCKHART SURVEY,
ABSTRACT NO. 134
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
CASE NO. F2022-___**

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

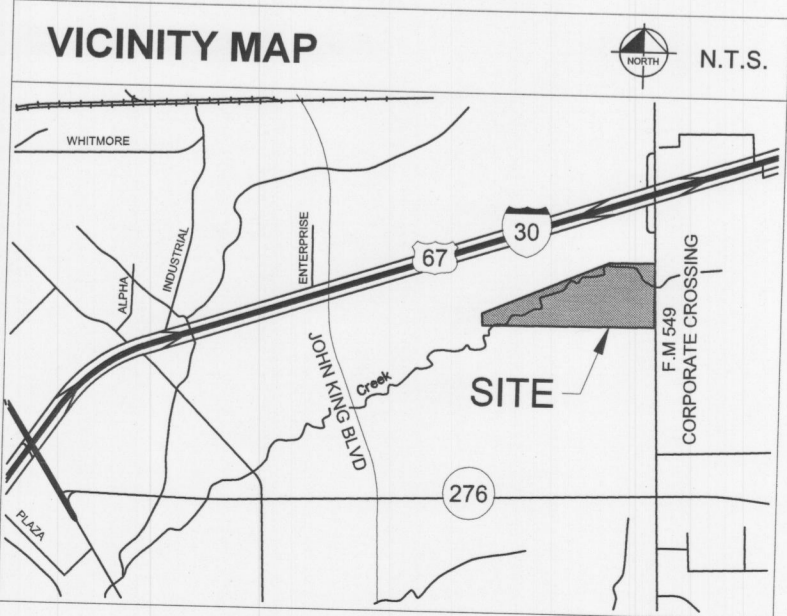
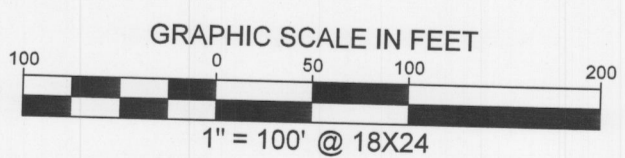
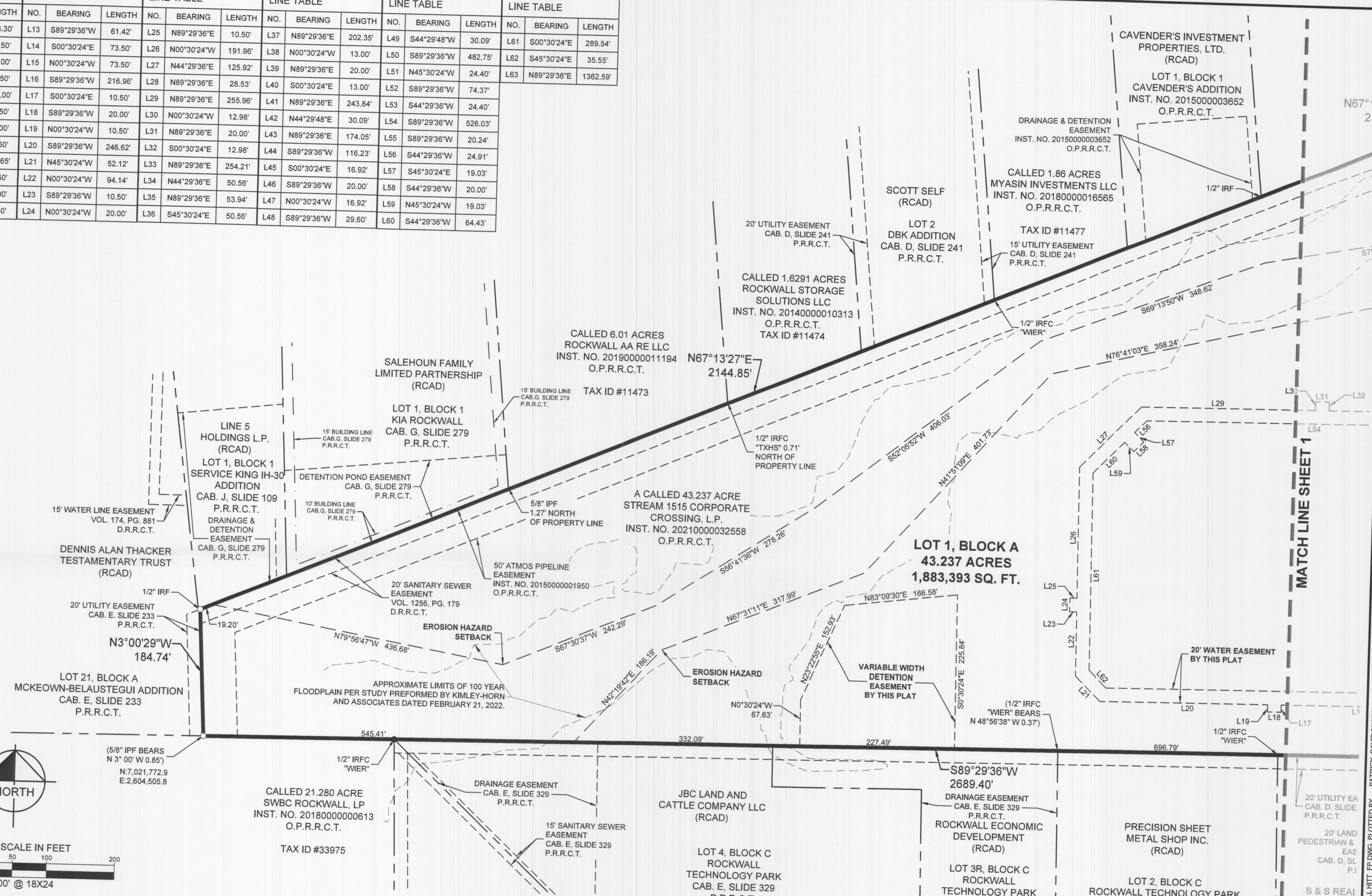
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DWP	DJD	MARCH 2022	068213100	1 OF 4



OWNER
STREAM 1515 CORPORATE CROSSING, L.P.
2001 ROSS AVENUE, SUITE 400
DALLAS, TEXAS 75201
PHONE: 214-215-8252
CONTACT: STEVE RIORDAN
EMAIL: RPOYNOR@CROSSROADCONSULT.COM

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300
CONTACT: DANIEL P. GALLAGHER, P.E.
EMAIL: DYLAN.ADAME@KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM NO. F-928

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S89°29'36"W	188.30'	L13	S89°29'36"W	61.42'	L25	N89°29'36"E	10.50'	L37	N89°29'36"E	202.35'	L49	S44°29'48"W	30.09'	L61	S00°30'24"E	289.54'
L2	S00°30'24"E	10.50'	L14	S00°30'24"E	73.50'	L26	N00°30'24"W	191.96'	L38	N00°30'24"W	13.00'	L50	S89°29'36"W	482.75'	L62	S45°30'24"E	35.55'
L3	S89°29'36"W	20.00'	L15	N00°30'24"W	73.50'	L27	N44°29'36"E	125.92'	L39	N89°29'36"E	20.00'	L51	N45°30'24"W	24.40'	L63	N89°29'36"E	1362.59'
L4	N00°30'24"W	10.50'	L16	S89°29'36"W	216.96'	L28	N89°29'36"E	28.53'	L40	S00°30'24"E	13.00'	L52	S89°29'36"W	74.37'			
L5	S89°29'36"W	319.00'	L17	S00°30'24"E	10.50'	L29	N89°29'36"E	255.96'	L41	N89°29'36"E	243.84'	L53	S44°29'36"W	24.40'			
L6	S00°30'24"E	10.50'	L18	S89°29'36"W	20.00'	L30	N00°30'24"W	12.98'	L42	N44°29'48"E	30.09'	L54	S89°29'36"W	526.03'			
L7	S89°29'36"W	20.00'	L19	N00°30'24"W	10.50'	L31	N89°29'36"E	20.00'	L43	N89°29'36"E	174.05'	L55	S89°29'36"W	20.24'			
L8	N00°30'24"W	10.50'	L20	S89°29'36"W	246.62'	L32	S00°30'24"E	12.98'	L44	S89°29'36"W	116.23'	L56	S44°29'36"W	24.91'			
L9	S89°29'36"W	238.65'	L21	N45°30'24"W	52.12'	L33	N89°29'36"E	254.21'	L45	S00°30'24"E	16.92'	L57	S45°30'24"E	19.03'			
L10	S00°30'24"E	10.50'	L22	N00°30'24"W	94.14'	L34	N44°29'36"E	50.56'	L46	S89°29'36"W	20.00'	L58	S44°29'36"W	20.00'			
L11	S89°29'36"W	20.00'	L23	S89°29'36"W	10.50'	L35	N89°29'36"E	53.94'	L47	N00°30'24"W	16.92'	L59	N45°30'24"W	19.03'			
L12	N00°30'24"W	10.50'	L24	N00°30'24"W	20.00'	L36	S45°30'24"E	50.56'	L48	S89°29'36"W	29.60'	L60	S44°29'36"W	64.43'			



- LEGEND:**
- RCAD = ROCKWALL CENTRAL APPRAISAL DISTRICT
 - P.O.B. = POINT OF BEGINNING
 - IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
 - IRFC = IRON ROD W/CAP FOUND
 - IRF = IRON ROD FOUND
 - IPF = IRON PIPE FOUND
 - XF = "X" CUT IN CONCRETE FOUND
 - O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
 - D.E. = DRAINAGE EASEMENT
 - E.E. = ELECTRIC EASEMENT
 - F.L.A.U.E. = FIRE LANE, ACCESS AND UTILITY EASEMENT
 - S.S.E. = SANITARY SEWER EASEMENT
 - W.E. = WATER EASEMENT

FINAL PLAT
STREAM 549 ADDITION
LOT 1, BLOCK A
43.237 ACRES SITUATED IN THE
JOHN LOCKHART SURVEY,
ABSTRACT NO. 134
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
CASE NO. F2022-

OWNER
STREAM 1515 CORPORATE CROSSING, L.P.
 2001 ROSS AVENUE, SUITE 400
 DALLAS, TEXAS 75201
 PHONE: 214-215-8252
 CONTACT: STEVE RIORDAN
 EMAIL: RPOYNOR@CROSSROADCONSULT.COM

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
 13455 NOEL ROAD
 TWO GALLERIA OFFICE TOWER, SUITE 700
 DALLAS, TEXAS 75240
 PHONE: 972-770-1300
 CONTACT: DANIEL P. GALLAGHER, P.E.
 EMAIL: DYLAN.ADAME@KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM NO. F-928

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 Tel. No. (972) 770-1300
 FIRM # 10115500 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DWP	DJD	MARCH 2022	068213100	2 OF 4

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS STREAM 1515 CORPORATE CROSSING, L.P. is the owner of a tract of land situated in the John Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, and being a part of a called 44.5 acre tract described as the "Second Tract" in the Warranty Deed from H.M. Gray to F.D. Hitt, recorded in Volume 42, Page 569 of the Deed Records of Rockwall County, Texas, and conveyed to the Hitt Family Limited Partnership by deed recorded in Volume 1875, Page 238 of the Deed Records of Rockwall County, Texas, and subsequently conveyed to STREAM 1515 CORPORATE CROSSING, L.P. by Special Warranty Deed recorded in Instrument No. 20210000032558, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found in the west right-of-way line of F.M. 549 (Corporate Crossing - a variable width right-of-way) the northwest corner of a called 0.373 acre tract of land described as a Right-of Way Dedication in the Warranty Deed to the City of Rockwall recorded in Instrument No. 2011-00451623, Official Public Records, Rockwall County, Texas;

THENCE with said west right-of-way line, the following courses and distances:

South 0°45'31" West, a distance of 54.87 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 0°42'48" East, a distance of 948.61 feet to a 1/2-inch iron rod with plastic cap stamped "Wier & Associates" found at the southwest corner of said 0.373 acre tract;

THENCE South 89°29'36" West, passing at a distance of 15.00 feet the northeast corner of Lot 2 Block E of Rockwall Technology Park, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet G, Slide 377, Plat Records, Rockwall County, Texas; with the common line of said 44.5 acre tract and the following tracts of land; said Lot 2, Block E; Lot 4, Block E, of Rockwall Technology Park, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Instrument No. 2020000008932, Plat Records, Rockwall County, Texas; the north terminus line of Technology Way (a 60-foot right-of-way), as shown on plat recorded under Cabinet D, Slide 175, Plat Records, Rockwall County, Texas; Lot 1, Block C, of Nolan Power Building, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet H, Slide 259, Plat Records, Rockwall County, Texas; Lots 2, 3R, and 4, Block C, of Rockwall Technology Park, an addition to the City of Rockwall, Texas; according to the plat thereof recorded in Cabinet E, Slide 329, Plat Records, Rockwall County, Texas; and a called 21.280 acre tract of land described in the Special Warranty Deed to SWBC Rockwall, LP, recorded in Instrument No. 20180000000613, Official Public Records, Rockwall County, for a total distance of 2689.40 feet to the southwest corner of said 44.5 acre tract of land;

THENCE North 3°00'29" West, a distance of 184.74 feet to a 1/2-inch iron rod found in the south line of Lot 1, Block 1, of Service King IH-30 Addition, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet J, Slide 109, Plat Records, Rockwall County, Texas;

THENCE North 67°13'27" East, with the common line of said 44.5 acre tract and the following tracts of land; Lot 1, Block 1 of said Service King IH-30 addition; Lot 1, Block 1, of Kia Rockwall, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet G, Slide 279, Plat Records, Rockwall County, Texas; a called 6.01 acre tract of land described in the Special Warranty Deed to Rockwall AA RE LLC, recorded in Instrument No. 20190000011194, Official Public Records, Rockwall County, Texas; a called 1.6291 acre tract of land described in the Warranty Deed with Vendor's Lien to Rockwall Storage Solutions, LLC, recorded in Instrument No. 20140000010313, Official Public Records, Rockwall County, Texas; Lot 2, DBK Addition, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet D, Slide 241, Plat Records, Rockwall County, Texas; a called 1.86 acre tract of land described in the Warranty Deed to Myasin Investments, LLC, recorded in Instrument No. 20180000016565, Official Public Records, Rockwall County, Texas; Lot 1, Block 1, Cavender's Addition, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Instrument No. 2015000003652, Official Public Records, Rockwall County, Texas; a called 6.2475 acre tract of land described in the Warranty Deed to Michael F. Moore, recorded in Instrument No. 200300000275494, Official Public Records, Rockwall County, Texas; and Lot 1, Block 1, YA-HOO Subdivision, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet B, Slide 342, Plat Records, Rockwall County, Texas; for a total distance of 2144.85 feet to an angle point in the common line of said 44.5 acre tract of land and said YA-HOO Subdivision, from which a fence corner bears South 85°24' West, 1.4 feet and a 3/8-inch iron rod bears South 57°37'00" West, 1.4 feet;

THENCE North 89°00'12" East, with the common line of said 44.5 acre tract and the following tracts of land; said Lot 1, Block 1, YA-HOO Subdivision; a called 3.195 acre tract of land described in the Warranty Deed in lieu of foreclosure, to Ginaluca Robino and Mary C. Goss, recorded in Instrument No. 2007-00374776, Official Public Records, Rockwall County, Texas, and Lot 1, Block A of said Love's Addition No. 1, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet C, Slide 377, Plat Records, Rockwall County, Texas; passing at a distance of 695.41 feet the southeast corner of Lot 1, Block A of said Loves Addition, for a total distance of 710.41 feet to the POINT OF BEGINNING and containing 43.237 acres or 1,883,393 square feet of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL

We, STREAM 1515 CORPORATE CROSSING, L.P., the undersigned owner of the land shown on this plat, and designated herein as the STREAM 549 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed, except those created by separate instrument, which are governed by the terms of such separate instruments. We further certify that all other parties who have a mortgage or lien interest in the STREAM 549 ADDITION 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, except those created by separate instrument, which are governed by the terms of such separate instruments. We also understand the following;

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements created hereby.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of the easement strips created hereby; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. The owners of the land dedicated by this plat reserve the right to use and enjoy the surface of all easement areas for all purposes that do not interfere with the use of said easement areas for utilities; including but not limited to the right to place surfacing materials over and across the easement areas and to use the same for parking areas, driveways, walkways, sidewalks, landscaping and/or lighting.
7. The location of easements shown hereon that are granted by separate instrument are approximate and such easements and their location are governed by the terms, provisions and conditions of the separate instrument.
8. 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

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 exactions made herein.

STREAM 1515 CORPORATE CROSSING, L.P., a Texas limited partnership

By: Stream 1515 Corporate Crossing GP, L.L.C., a Texas limited liability company, its General Partner

By:
Name:
Title:

STATE OF
COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this day of 2022.

Notary Public in and for the State of

OWNER

STREAM 1515 CORPORATE CROSSING, L.P.
2001 ROSS AVENUE, SUITE 400
DALLAS, TEXAS 75201
PHONE: 214-215-8252
CONTACT: STEVE RIORDAN
EMAIL: RPOYNOR@CROSSROADCONSULT.COM

ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300
CONTACT: DANIEL P. GALLAGHER, P.E.
EMAIL: DYLAN.ADAME@KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM NO. F-928

FINAL PLAT
STREAM 549 ADDITION
LOT 1, BLOCK A
43.237 ACRES SITUATED IN THE
JOHN LOCKHART SURVEY,
ABSTRACT NO. 134
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
CASE NO. F2022-

Kimley»Horn

13455 Noel Road, Two Galleria Office
Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: NA, DWP, DJD, MARCH 2022, 068213100, 3 OF 4

CITY OF ROCKWALL

ORDINANCE NO. 22-17

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 73 (PD-73) [ORDINANCE NO. 09-09] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM PLANNED DEVELOPMENT DISTRICT 73 (PD-73) TO A LIGHT INDUSTRIAL (LI) DISTRICT FOR AN 8.008-ACRE PARCEL OF LAND IDENTIFIED AS LOT 8, BLOCK A, ROCKWALL TECHNOLOGY PARK ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* AND FURTHER 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 Matt Wavering of the Rockwall Economic Development Corporation for the approval of a *Zoning Change* from Planned Development District 73 (PD-73) [*Ordinance No. 09-09*] to a Light Industrial (LI) District for an 8.008-acre parcel of land identified as Lot 8, Block A, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 73 (PD-73) for Commercial (C) District land uses, situated within the FM-549 Overlay (FM-549 OV) District and the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of Corporate Crossing and SH-276, 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 73 (PD-73) [*Ordinance No. 09-09*] and 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 adoption of this ordinance shall supersede *Ordinance No. 09-09*;

SECTION 2. 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 by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from Planned Development District 73 (PD-73) [*Ordinance No. 09-09*] to a Light Industrial (LI) District;

SECTION 3. That the *Subject Property* shall be used only in the manner and for the purposes provided for a Light Industrial (LI) District as stipulated in Section 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*; Section 05.01, *General Industrial District Standards*;

and Section 05.02, *Light Industrial (LI) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein;

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, 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 7. 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 8. 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 4TH DAY OF APRIL, 2022.

Kevin Fowler, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: March 21, 2022

2nd Reading: April 4, 2022

BEING 8.008 acres (348,831 square feet) of land, situated in the J. M. Allen Survey, Abstract Number 2, Rockwall County, Texas, being part of that certain Lot 8, Block A Rockwall Technology Park, according to the plat thereof recorded in Cabinet G, Slide 367, Plat Records, Rockwall County, Texas. Said 8.008 acres of land being more particularly described as follows, to wit:

BEGINNING at a 5/8-inch iron rod with a pink TXDOT cap found at the northwest corner of that certain called 0.392 acre tract conveyed to the State of Texas according to the Correction Affidavit recorded under Instrument Number 20160000015279, Official Public Records, Rockwall County, Texas, being in the west line of the above mentioned Lot 8 and the east line of Lot 5, Block A Rockwall Technology Park according to the plat thereof recorded in Cabinet E, Slide 262, Plat Records, Rockwall County, Texas, from which a 5/8-inch iron rod with a pink TXDOT cap found at the southwest corner of the above mentioned 0.392 acre tract bears South 00 degrees 00 minutes 59 seconds East, a distance of 15.60 feet;

THENCE North 00 degrees 00 minutes 59 seconds West, along the most southerly west line of said Lot 8 and the east line of the above mentioned Lot 5, a distance of 348.62 feet to a 5/8-inch iron rod with plastic cap stamped "Pioneer Mapping" set for the most westerly northwest corner of said Lot 8, same being the northeast corner of said Lot 5, and being in the south line of Lot 4, Block A Rockwall Technology Park according to the plat thereof recorded in Cabinet E, Slide 262, Plat Records, Rockwall County, Texas;

THENCE North 89 degrees 59 minutes 01 second East, along the most westerly north line of said Lot 8 and the south line of the above mentioned Lot 4, a distance of 146.56 feet to a 5/8-inch iron rod with plastic cap stamped "Pioneer Mapping" set for an inner ell corner of said Lot 8, same being the southeast corner of said Lot 4, from which a 5/8-inch iron rod found bent bears South 27 degrees 43 minutes 22 seconds East, a distance of 0.52 feet;

THENCE North 00 degrees 00 minutes 59 seconds West, along the most northerly west line of said Lot 8 and the east line of said Lot 4, a distance of 266.21 feet to a 1/2-inch iron rod with plastic cap found for the most northerly northwest corner of said Lot 8, same being the most southerly southwest corner of Lot 7, Block A Rockwall Technology Park according to the plat thereof recorded in Cabinet G, Slide 367, Plat Records, Rockwall County, Texas;

THENCE North 89 degrees 11 minutes 28 seconds East, along the most northerly north line of said Lot 8 and the most southerly south line of the above mentioned Lot 7, a distance of 493.50 feet to a 5/8-inch iron rod with plastic cap stamped "Pioneer Mapping" set for the northeast corner of said Lot 8, same being the southeast corner of said Lot 7, and being in the west Right-of-Way line of Farm to Market Road 549, also known as Corporate Crossing (variable-width Right-of-Way);

THENCE along the east line of said Lot 8 and the west line of Farm to Market Road 549 the following two (2) courses and distances:

South 02 degrees 07 minutes 17 seconds East, a distance of 114.50 feet to a point;

and South 01 degree 37 minutes 39 seconds East, a distance of 428.59 feet to a point for the most easterly southeast corner of said Lot 8, same being at the intersection of Farm to Market Road 549 and State Highway 276 (variable-width Right-of-Way);

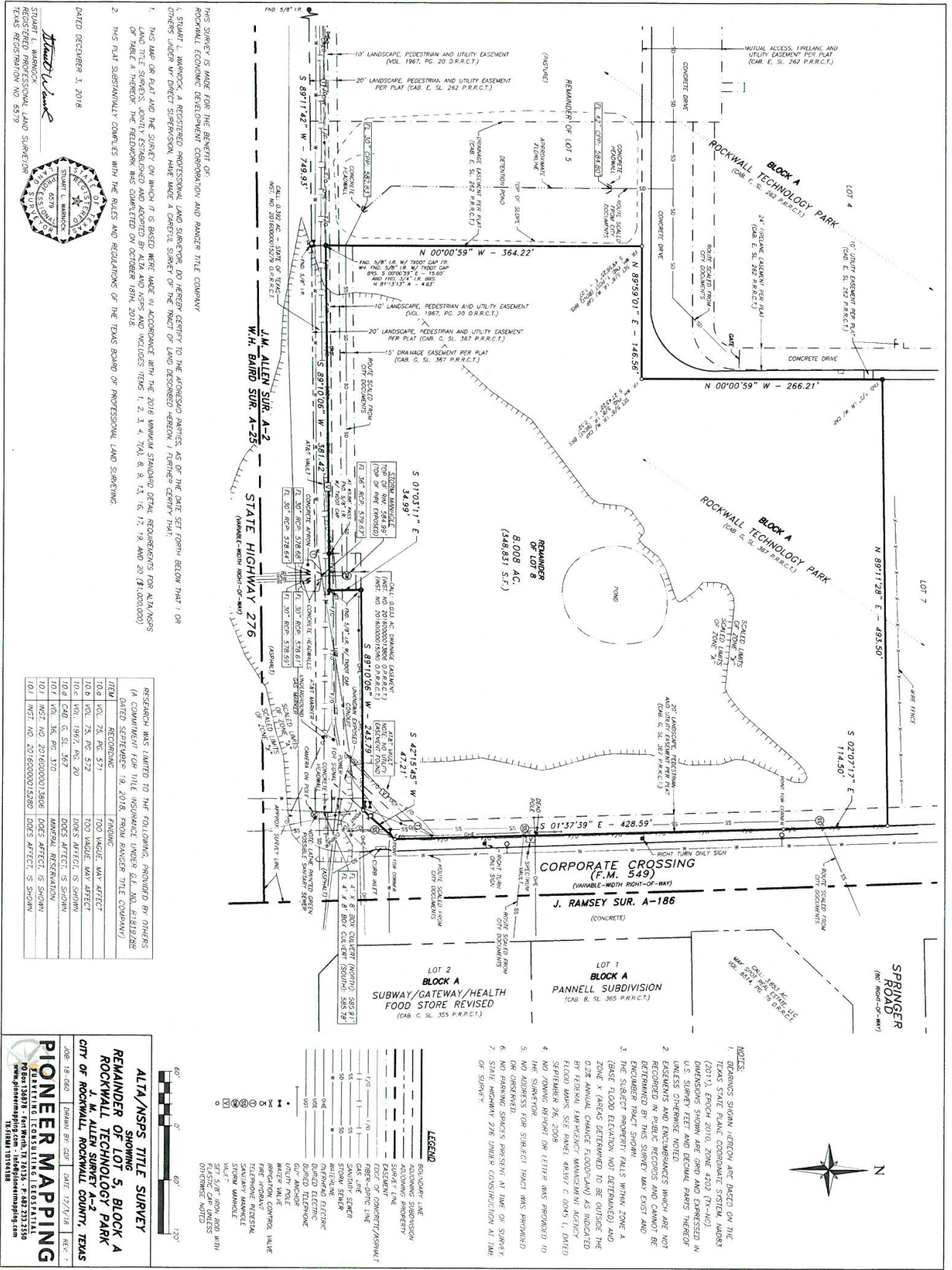
THENCE South 42 degrees 15 minutes 45 seconds West, along the southeast line of said Lot 8 and the north line of State Highway 276, a distance of 47.21 feet to a point for the northeast corner of said 0.392-acre State of Texas tract;

THENCE South 89 degrees 10 minutes 06 seconds West, along the most easterly north line of said 0.392-acre tract, a distance of 243.79 feet to a 5/8-inch iron rod with a pink TXDOT cap found at the most northerly northwest corner of said 0.392-acre tract;

THENCE South 01 degree 03 minutes 11 seconds East, along the most northerly west line of said 0.392-acre tract, a distance of 34.99 feet to a 5/8-inch iron rod with a pink TXDOT cap found for an inner ell corner

of said 0.392-acre tract;

THENCE South 89 degrees 10 minutes 06 seconds West, along the most westerly north line of said 0.392-acre tract, a distance of 381.42 feet to the **POINT OF BEGINNING**, containing 8.008 acres of land, more or less.



THIS SURVEY IS MADE FOR THE BENEFIT OF:
 ROCKWALL ECONOMIC DEVELOPMENT CORPORATION AND RANGER TITLE COMPANY.
 STUART L. WENKOP, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY TO THE ACCURACY OF THE DATE SET FORTH BELOW THAT I OR
 OTHERS UNDER MY DIRECT SUPERVISION HAVE MADE A CAREFUL SURVEY OF THE TRACT OF LAND DESCRIBED HEREIN, I FURTHER CERTIFY THAT:

1. THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTIMETERS AND THE 2016 STANDARD DETAIL REQUIREMENTS FOR SURVEYING UNDER THE FIELDWORK WAS COMPLETED ON OCTOBER 19TH, 2018.
2. THIS PLAN SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

DATED DECEMBER 3, 2018.
 Stuart L. Wenkop
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 5579

ITEM	RECORDING	FINDING
T.O.D. VOL. 75, PG. 571	TOO VAGUE, MAY AFFECT	
T.O.D. VOL. 75, PG. 572	TOO VAGUE, MAY AFFECT	
T.O.D. VOL. 1997, PG. 20	DOES AFFECT, IS SHOWN	
T.O.D. CAB. 0, SL. 367	DOES AFFECT, IS SHOWN	
T.O.D. VOL. 36, PG. 370	UNUSUAL REPRESENTATION	
T.O.D. INST. NO. 2016000013808	DOES AFFECT, IS SHOWN	
T.O.D. INST. NO. 2016000012580	DOES AFFECT, IS SHOWN	

RESEARCH WAS LIMITED TO THE FOLLOWING, PROVIDED BY OTHERS (A COMMENT FOR TITLE INSURANCE UNDER S.L. NO. 41812828 DATED SEPTEMBER 19, 2018, FROM RANGER TITLE COMPANY.)

ALTA/ASPS TITLE SURVEY
 REMAINDER OF LOT 5, BLOCK A
 ROCKWALL TECHNOLOGY PARK
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PIONEER MAPPING
 1001 N. STATE ST. SUITE 1117A, F. 482.213150
 DALLAS, TEXAS 75201
 WWW.PIONEERMAPPING.COM • INFO@PIONEERMAPPING.COM
 TEXAS REG. NO. 10194188

LEGEND

—	BOUNDARY LINE
—	ADJOINING SUBDIVISION
—	BOUNDARY SURVEY
—	EASEMENT
—	TOP OF CONCRETE/ASPHALT
—	TOP OF CURB
—	GAS LINE
—	WATER MAIN
—	SMOKE CHIMNEY
—	SEWER
—	OVERHEAD ELECTRIC
—	BURIED ELECTRIC
—	BURIED TELEPHONE
—	UTILITY POLE
—	WATER VALVE
—	PROPAGATION CONTROL VALVE
—	TELEPHONE METER
—	SMOKE MANHOLE
—	SEWER MANHOLE
—	SETT. 3/8" IRON ROD WITH PLASTIC CAP (UNLESS OTHERWISE NOTED)



NOTES:

1. BOUNDARIES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD83 (2011), EPOCH 2010, ZONE 4202 (7N-NC)). DIMENSIONS SHOWN ARE GRID AND EXPRESSED IN UNLESS OTHERWISE NOTED.
2. EASEMENTS AND ENCUMBRANCES WHICH ARE NOT RECORDED IN PUBLIC RECORDS AND CANNOT BE DETERMINED BY THIS SURVEY, MAY EXIST AND ENCUMBER TRACT SHOWN.
3. THE SUBJECT PROPERTY FALLS WITHIN ZONE A (BASE FLOOD ELEVATION NOT DETERMINED) AND ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD(LAND) AS INDICATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAPS. SEE PANEL 4850J, C 0045 L, DATED SEPTEMBER 26, 2008.
4. NO PART OF THE SURVEY OR LETTER WAS PROHIBITED BY THE SURVEYOR.
5. NO ADDRESS FOR SUBJECT TRACT WAS PROVIDED OR OTHERWISE.
6. NO PARKING SPACES PRESENT AT TIME OF SURVEY.
7. STATE HIGHWAY 276 UNDER CONSIDERATION AT TIME OF SURVEY.

CITY OF ROCKWALL

ORDINANCE NO. 22-18

SPECIFIC USE PERMIT NO. S-273

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL AND PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [*ORDINANCE NO. 16-01*], ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1650-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1096, ROCKWALL LAKE ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Juan Aguilar on behalf of Jose A. Contreras of Black Toro Custom Homes, LLC for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home on a 0.1650-acre parcel of land being described as Lot 1096, Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 514 Yvonne Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] and Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] and Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth

in Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] and to the requirements set forth in Planned Development District 75 (PD-75) [Ordinance No. 16-01] -- as heretofore amended and may be amended in the future - and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

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

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

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

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 4th DAY OF APRIL, 2022.**

Kevin Fowler, Mayor

ATTEST:

Kristy Teague, City Secretary

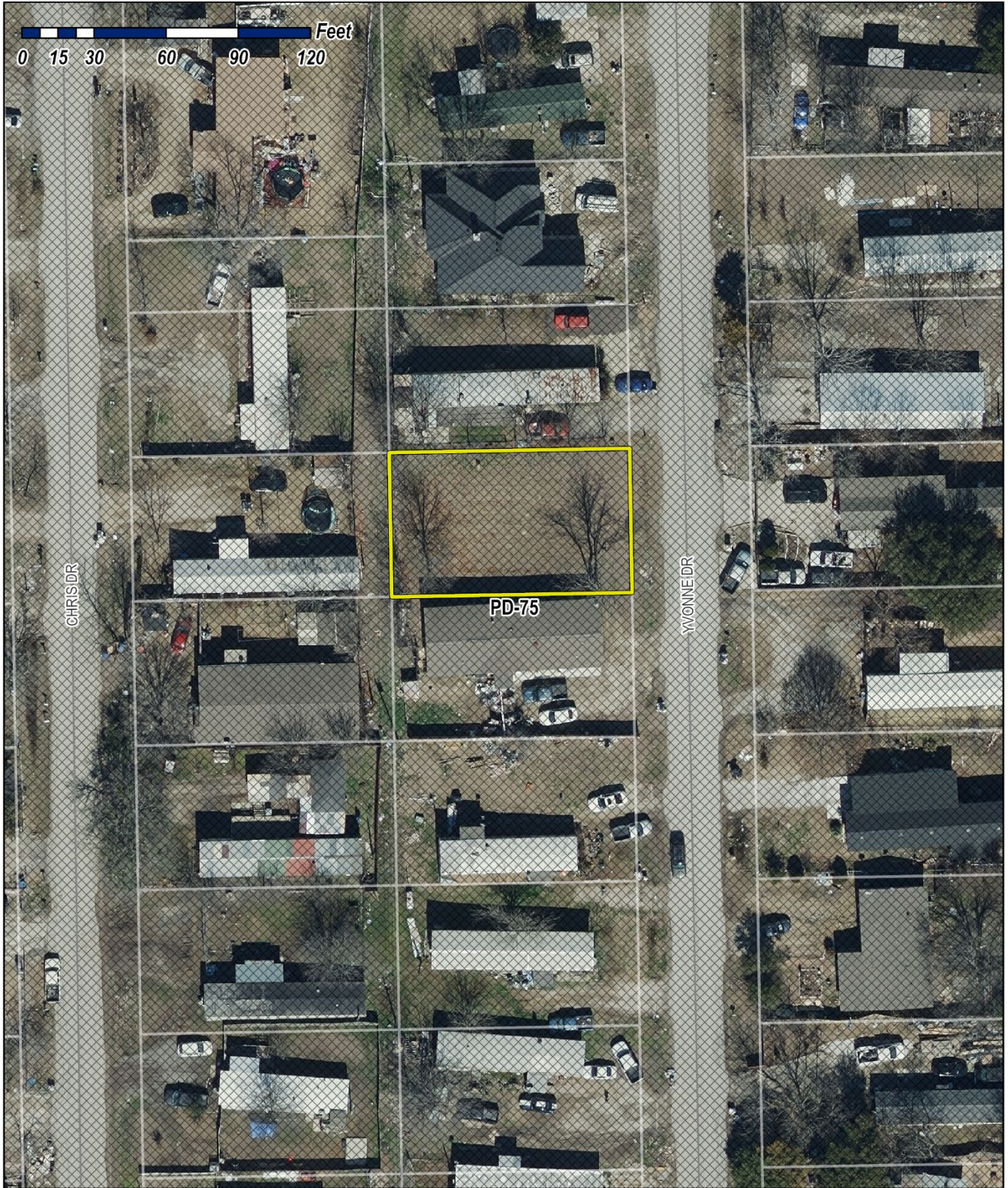
APPROVED AS TO FORM:

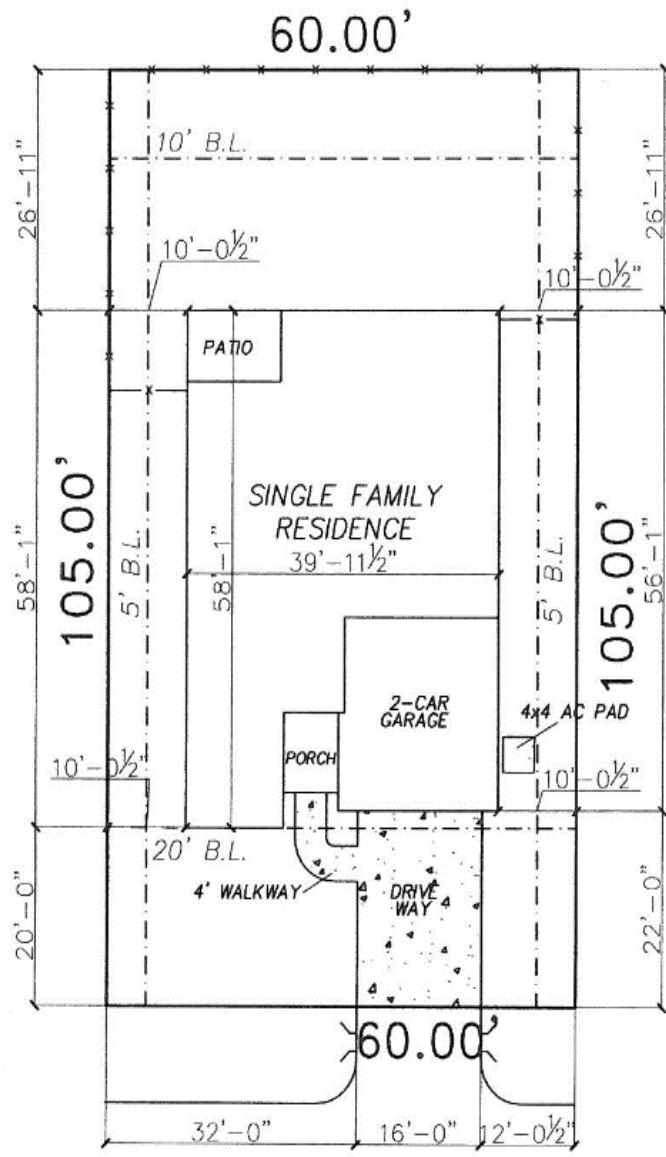
Frank J. Garza, City Attorney

1st Reading: March 21, 2022

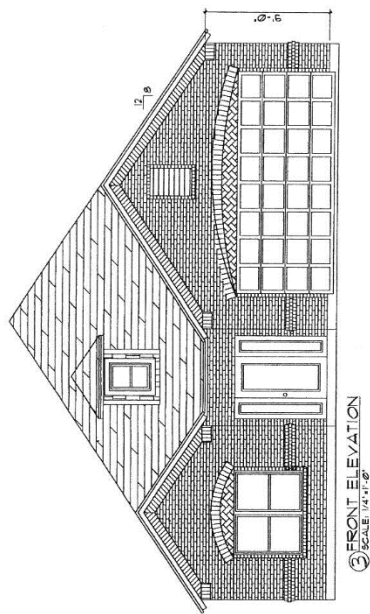
2nd Reading: April 4, 2022

Address: 514 Yvonne Drive
Legal Description: Lot 1096, Rockwall Lake Estates #2 Addition

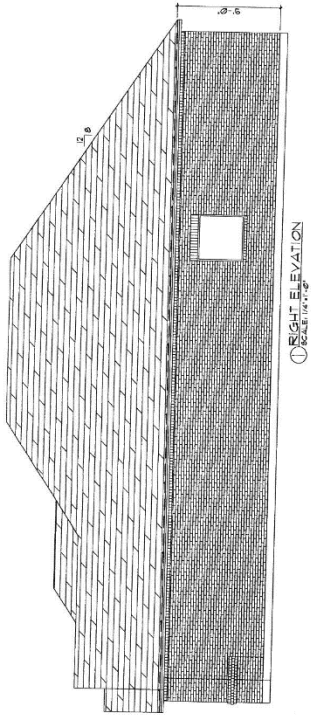




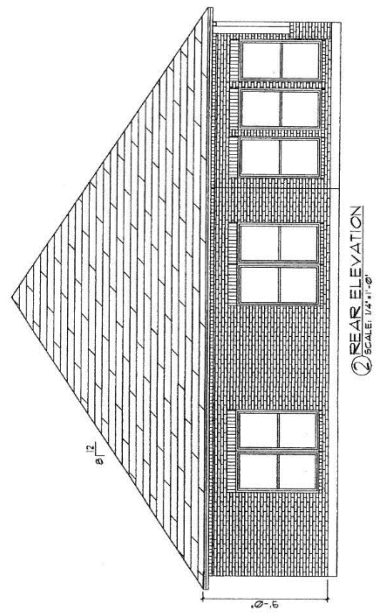
YVONNE DRIVE



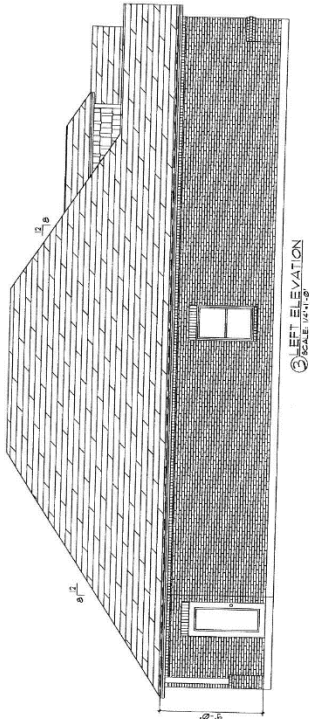
① FRONT ELEVATION
SCALE 1/4" = 1'-0"



② RIGHT ELEVATION
SCALE 1/4" = 1'-0"



③ REAR ELEVATION
SCALE 1/4" = 1'-0"



④ LEFT ELEVATION
SCALE 1/4" = 1'-0"

CITY OF ROCKWALL

ORDINANCE NO. 22-19

SPECIFIC USE PERMIT NO. S-274

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 IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.3990-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 7, BLOCK A, HERITAGE HIEGHTS ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Valerie Valdez of DDS Group on behalf of Blanca Canales of JCK Custom Homes, LLC for the approval of a Specific Use Permit (SUP) for *Residential Infill Adjacent in an Established Subdivision* to allow the construction of a single-family home on a 0.3990-acre parcel of land being described as Lot 7, Block A, Heritage Heights Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 7106 Odell Avenue, 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 in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family 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 construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

- (1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.
- (2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- (3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

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

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

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

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 4TH DAY OF APRIL, 2022.**

Kevin Fowler, Mayor

ATTEST:

Kristy Teague, City Secretary

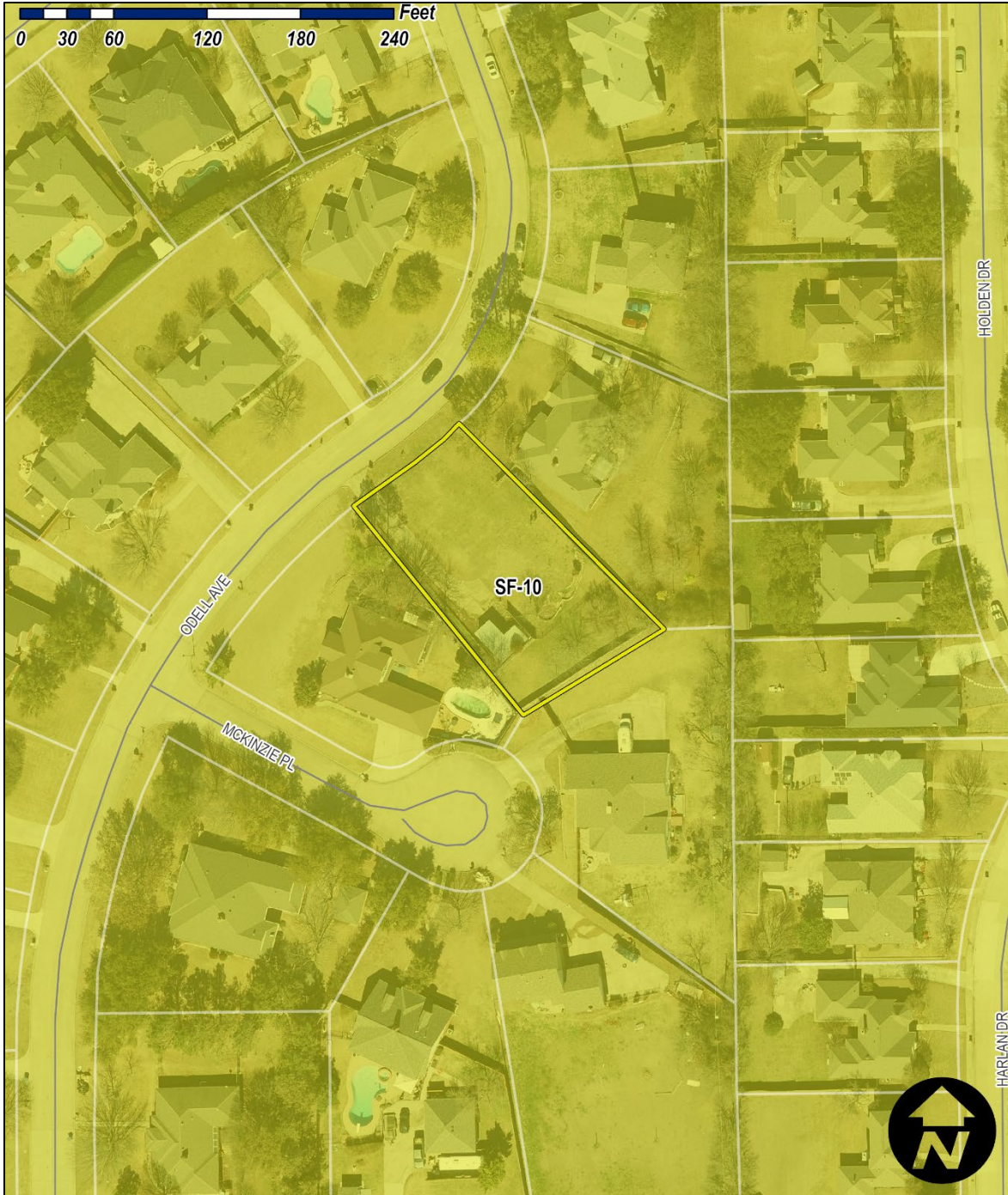
APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: March 21, 2022

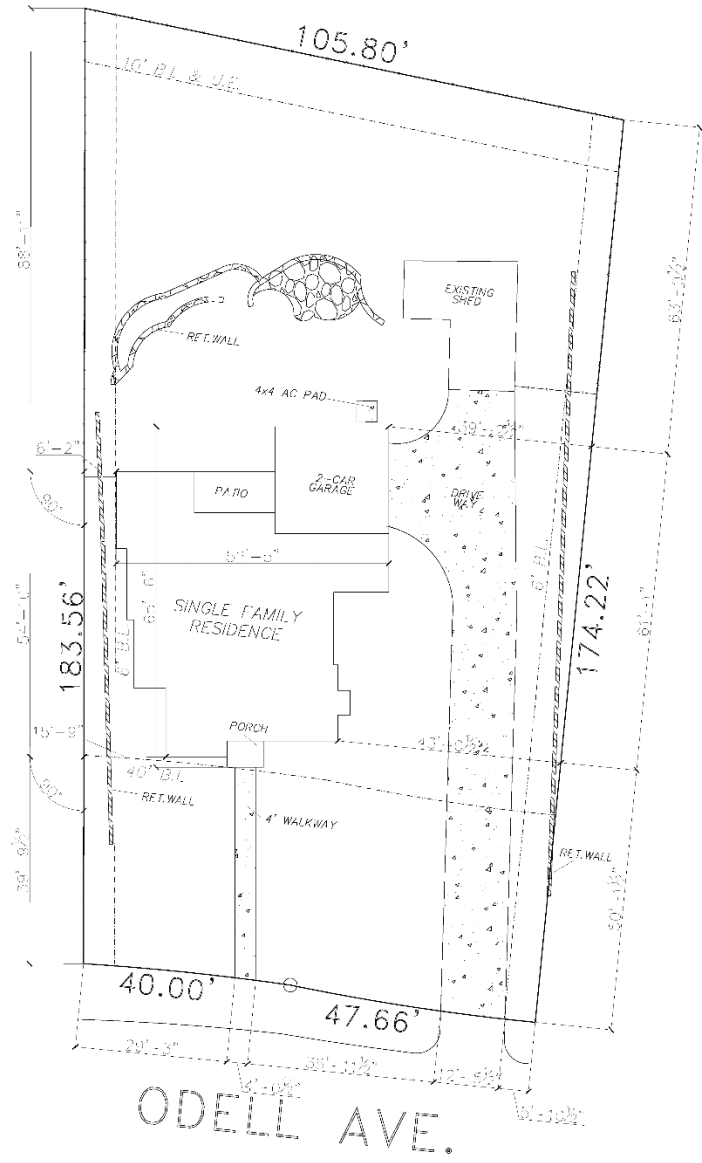
2nd Reading: April 4, 2022

Address: 7106 Odell Ave
Legal Description: Lot 7, Block A, Heritage Heights Addition





NORTH
SCALE: 1" = 10'-0"



LOT SF: 17102 SF
 TOTAL EXISTING IMPERVIOUS COVERAGE: 2,165 SF
 TOTAL EXISTING IMPERVIOUS COVERAGE %: 12.6%
 LOT SF: 17102 SF
 PROPOSED SINGLE FAMILY DWELING SF: 2,526 SF
 TOTAL PROPOSED BUILDING COVERAGE %: 14.7%
 TOTAL PROPOSED IMPERVIOUS COVERAGE: 4,854 SF
 TOTAL PROPOSED IMPERVIOUS COVERAGE %: 28.3%

CASE NUMBER ZZ2022-008

CUSTOMER SIGNATURE: _____
 DATE: _____
 NOTES:

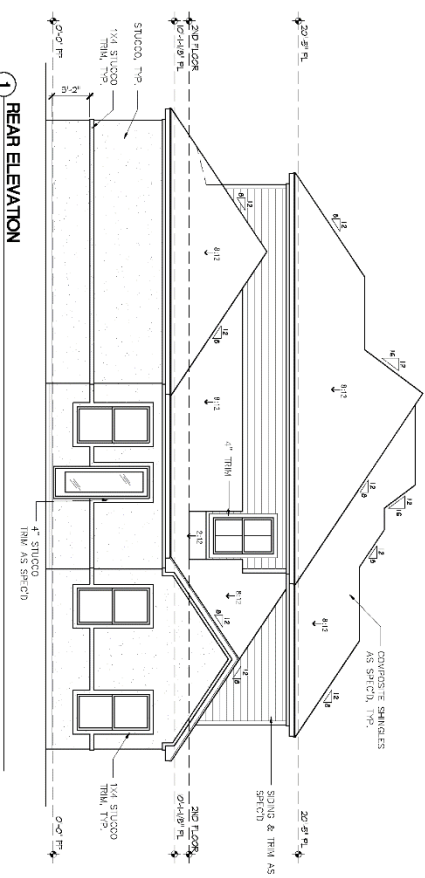
LEGEND	- DRAINAGE FLOW	B.L. - BUILDING LINE
	- PROPOSED FENCE	D.E. - DRAINAGE EASEMENT
- EXISTING FENCE	P.A.E. - PEDESTRIAN ACCESS EASEMENT	S.S.E. - SANITARY SEWER EASEMENT
- CURLEX	T.E. - TRANSFORMER EASEMENT	U.E. - UTILITY EASEMENT
- RETAINING WALL	W.M.F. - WALL MAINT. EASEMENT	M.E. - MAINTENANCE EASEMENT
● - REQUIRED TREE PLANTING	V.E. - VISIBILITY EASEMENT	● - EXPOSED AGGREGATE CONCRETE
● - REQUIRED BUSH		

BUILDER: HOME C & C	DATE: 01-12-2021	DDS GROUP
ADDITION: ROCKWALL	DRAWN BY: DDSG-AA	
ADDRESS: 7106 ODELL AVE.	CITY: ROCKWALL	
LOT: 7 BLOCK: A	PLAN: N/A ELEVATION: N/A	
PHASE: N/A	SWING: RIGHT	
OPTION: N/A		PLOT PLAN SP1

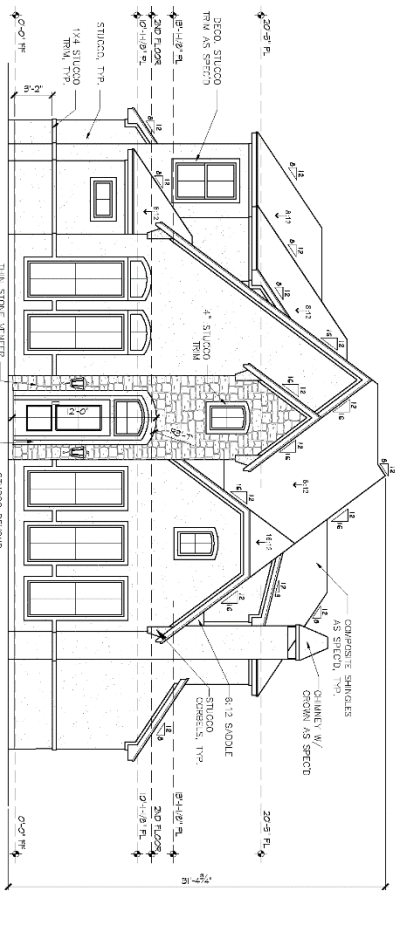
NOTE: ARCHITECTURAL PLANS TAKE PRECEDENCE OVER ALL DRAWINGS. ALL FINAL DECISIONS REFER TO PLANS PROVIDED BY DDSG ARCHITECTURAL DEPARTMENT. PLOT PLAN IS APPROPRIATE PLACEMENT ONLY. BUILDER CAN VARY DUE TO ACTUAL BUILDING CONDITIONS. BUILDER IS FULLY RESPONSIBLE FOR ADHERING TO ANY AND ALL BUILDING LINES OR EASEMENTS OF RECORD OR THAT MAY NOT BE NOTED ON THE RECORDED PLAT. BE BURE TO CONFIRM THAT THIS LAYOUT HAS NO CONFLICTS WITH THE INTERESTS OF UTILITY SERVICES. FINAL SURVEY WILL SHOW PLACEMENT OF HOUSE AND ALL FLATWORK, SUCH AS SIDE WALKS AS PRESCRIBED BY THE BUILDER. FLATWORK IS ONLY A REPRESENTATION.

MASONRY CALCULATIONS					
TYPE	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE	REMARKS
FOUNDATION	100 SF	2,000	7.50	15,000.00	
WALL	100 SF	6,884	8.88	60,929.52	
CEILING	100 SF	1,200	1.50	1,800.00	
FLOOR	100 SF	1,200	1.50	1,800.00	
TOTAL				70,529.52	

1 REAR ELEVATION
SCALE: 1/8" = 1'-0"



2 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



CASE NUMBER ZZ2022-008

SHEET NUMBER: A4	ELEVATION: A	7106 ODELL AVENUE ROCKWALL, TX	DESIGNER: DDS GROUP	689-999-0800	
			PROJECT: ZZ2022-008	123 W. MAIN ST. GRAND PRAIRIE TX, 75050 WWW.DDSGROUP.COM	

CITY OF ROCKWALL

ORDINANCE NO. 22-20

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 APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A GENERAL RETAIL (GR) DISTRICT FOR A 5.812-ACRE TRACT OF LAND IDENTIFIED AS TRACT 9 OF THE M. B. JONES SURVEY, ABSTRACT NO. 122, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'A' AND FURTHER 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 initiated a *Zoning Change* from an Agricultural (AG) District to a General Retail (GR) District for a 5.812-acre tract of land owned by the City of Rockwall and identified as Tract 9 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located at the southwest corner of the intersection of FM-1141 and John King Boulevard, 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 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 by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a General Retail (GR) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a Commercial (C) District as stipulated in Section 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*; Section 04.01, *General Commercial District Standards*; and Section 04.04, *General Retail (GR) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

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 4TH DAY OF APRIL, 2022.

Kevin Fowler, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: March 21, 2022

2nd Reading: April 4, 2022

BEING a 5.812-acre tract of land in the M. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, being a portion of a called 10.942-acre tract, described in deed to the City of Rockwall, recorded in County Clerk Number 2007-00389123, Deed Records of Rockwall County, Texas, being that portion of said deed lying west of John King Boulevard, a variable width public right of way, more particularly described as follows;

COMMENCING at a found iron pipe being the southwest corner of said City of Rockwall tract, being the northwest corner of a called 1.837-acre tract, deeded to Betty Bogard, recorded in County Clerk Number 2008-00396742, Deed Records of Rockwall County, Texas, being on the east right of way line of FM 1141, an 80-foot-wide public right of way;

THENCE North 01°04'21" West along said right of way line for a distance of 819.58 feet to a found iron rod, being the beginning of a tangent curve to the right;

THENCE northeasterly along said curve to the right with a radius of 278.39 feet, a central angle of 74°11'35", a chord bearing of North 36°01'27" East, a chord distance of 335.83 feet for an arc length of 360.49 feet to a Set No. 4 rebar with cap "BW2";

THENCE South 31°09'51" East for a distance of 39.22 feet to a Set No. 4 rebar with cap "BW2", being on the west right of way line of John King Boulevard, a variable width public right of way;

THENCE South 00°50'54" East along said right of way line for a distance of 117.04 feet to a Set No. 4 rebar with cap "BW2", being on the beginning of a curve to the left;

THENCE southeasterly along said curve to the left, with a radius of 2,060.00 feet, a central angle of 4°29'16", a chord bearing of South 03°05'37" East, a chord distance of 161.31 feet, for an arc length of 161.35 feet to a Set No. 4 rebar with cap "BW2";

THENCE South 05°20'14" East along said right of way line for a distance of 732.10 feet to a Set No. 4 rebar with cap "BW2"; **THENCE** South 84°39'46" West along said right of way line for a distance of 20.00 feet to a Set No. 4 rebar with cap "BW2"; **THENCE** South 05°20'14" East along said right of way line for a distance of 46.17 feet to a Set "X" Cut, being the southeast corner of said City of Rockwall tract, being the northeast corner of Lot 1, Block B of the Final Plat of Ladera Rockwall, recorded in County Clerk File No. 2019-0000016594, Plat Records of Rockwall County, Texas;

THENCE South 89°26'01" West along said common line for a distance of 265.40 feet to the **POINT OF BEGINNING**;

Said tract contains 5.812 acres more or less.

SURVEY: M. JONES SURVEY, ABSTRACT NO. 122

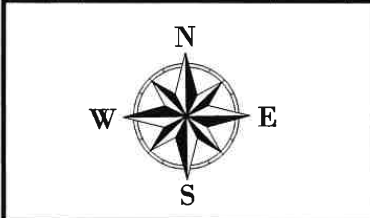
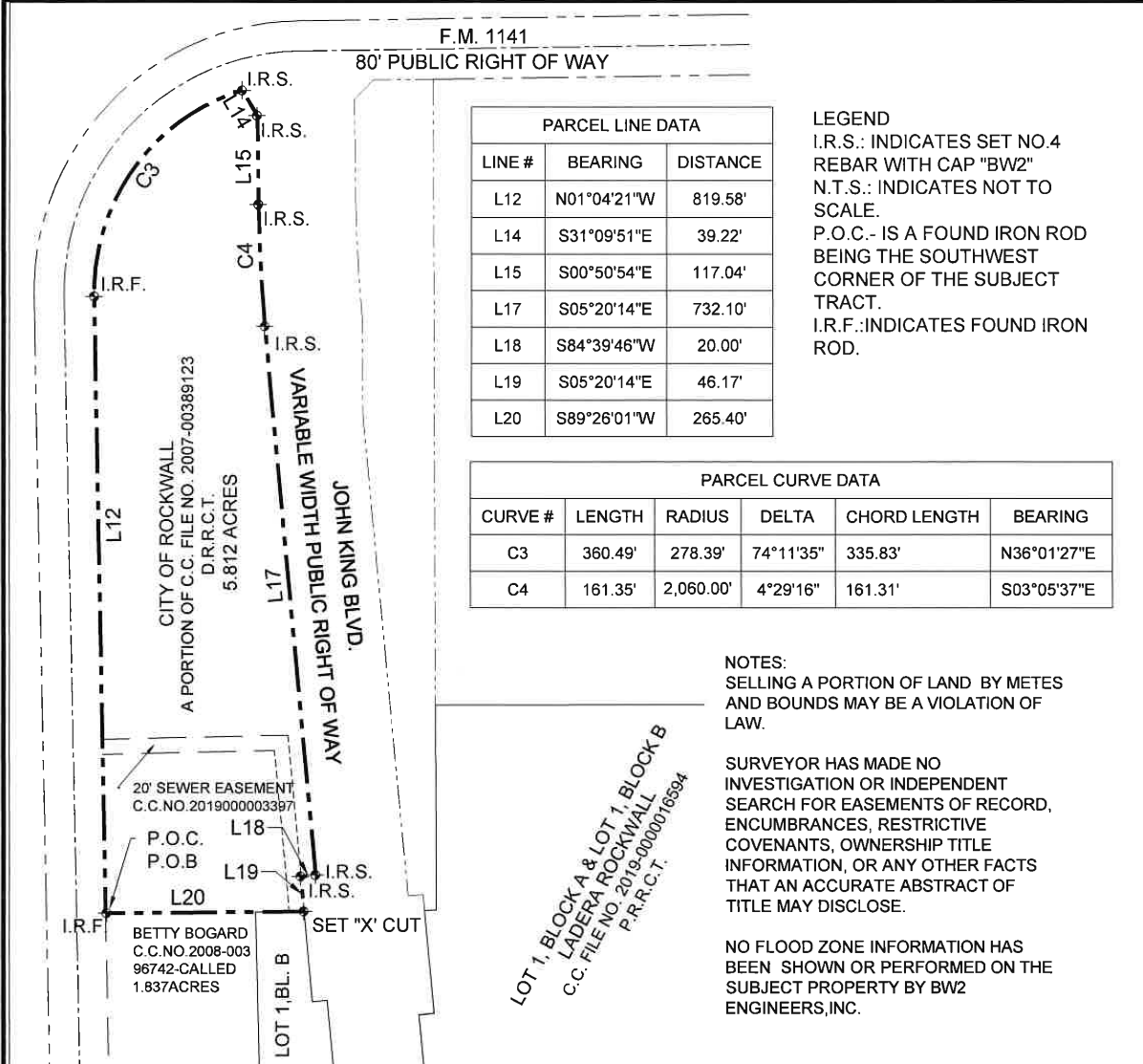
LOCATION: CITY OF ROCKWALL, TX

PARCEL PLAT- EXHIBIT "A"

**PROPERTY SURVEY
CITY OF ROCKWALL, TEXAS**

BEING A PORTION OF
C.C. FILE NO. 2007-00389123
D.R.R.C.T.

NOTE: THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS STATE PLANE NAD83 NORTH CENTRAL ZONE (4202)



BW2

BW2 ENGINEERS, INC.
 1919 S. Shiloh Road
 Suite 500, L.B. 27
 Garland, Texas 75042
 (972) 864-8200 (T) (972) 864-8220 (F)
 Firm Registration No. F-5290

200 0 200 400

scale 1" = 200' feet



BW2 JOB NO: 19-1954 DRAWN BY: CEC
 DATE: DECEMBER, 2019 CHECKED BY: CEC

18-1954/DRAWINGS/1954 SURVEY.DWG PAGE 2 OF 2

CITY OF ROCKWALL

ORDINANCE NO. 22-21

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE 05, DISTRICT DEVELOPMENT STANDARDS, AS DEPCITED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 20-02*] has been initiated by the City of Rockwall to amend Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] for the purpose of creating an Airport Overlay (AP OV) District; and,

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

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

SECTION 1. That Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'A'* of this ordinance;

SECTION 2. That 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 3. 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 4. 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 4TH DAY OF APRIL, 2022.

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: March 21, 2022

2nd Reading: April 4, 2022

*ARTICLE 05, DISTRICT DEVELOPMENT STANDARDS, OF THE
UNIFIED DEVELOPMENT CODE (UDC)*

ADDITIONS: RED

DELETIONS: ~~RED WITH STRIKE THROUGH~~



MEMORANDUM

TO: Mary Smith, City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: April 4, 2022

SUBJECT: Z2022-009; SPECIFIC USE PERMIT FOR A RESTAURANT WITH LESS THAN 2,000 SF WITH DRIVE-THROUGH OR DRIVE-IN AT 902 & 906 S. GOLIAD STREET

Attachments

Memorandum
Applicant's Request to Withdraw
For and Against Map
Case Memo
Development Application
Location Map
HOA Notification Map
Neighborhood Notification Email
Property Owner Notification Map
Property Owner Notification List
Property Owner Notifications
Applicant's Letter
Survey
Concept Plan
Draft Ordinance

Summary/Background Information

Hold a public hearing to discuss and consider a request by Jack Kurz of RSDGP, LLC on behalf of Allen Anderson of Adlor Enterprises, LLC for the approval of an **ordinance** for a *Specific Use Permit (SUP) for a Restaurant, Less Than 2,000 SF, with a Drive-Through/Drive-In* for the purpose of constructing a restaurant with drive-through on a 1.1308-acre parcel of land identified as Lot 1, Block B, Jack Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 62 (PD-62) for General Retail (GR) District, addressed as 902 & 906 S. Goliad Street [*SH-205*], and take any action necessary (**1st Reading**).

Action Needed

The City Council is being asked to first approve a motion to accept or deny the request to withdraw the proposed Specific Use Permit (SUP). If the request to withdraw is approved no further action will be required. If the request to withdraw is denied the City Council will be asked to approve, approve with conditions, or deny the proposed Specific Use Permit (SUP).



CITY OF ROCKWALL
CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council

CC: Mary Smith, *City Manager*
Joey Boyd, *Assistant City Manager*

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: April 4, 2022

SUBJECT: Z2022-009; *Specific Use Permit for a Restaurant with less than 2,000 SF with Drive-Through or Drive-In at 902 & 906 S. Goliad Street*

On March 29, 2022, the Planning and Zoning Commission approved a motion to deny a request to table *Case No. Z2022-009*. This motion came after the applicant failed to make any changes after the applicant requested and was granted a tabling at the March 30, 2022 Planning and Zoning Commission meeting. Following this denial, the Planning and Zoning Commission held a public hearing and approved a motion to recommend denial of the Specific Use Permit (SUP) by a vote of 7-0. Based on this, the applicant has submitted a request to withdraw the case (*see applicant's email*). According to Subsection 01.03, *Application Withdrawal*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(i)f an application requires notice to be published in the newspaper and/or notifications of a public hearing sent to affected property owners, such request for withdrawal of an application must be placed on the public hearing agenda and acted upon by the applicable body." Based on this the City Council has the discretion to: [1] approve the withdrawal request and allow the case to be withdrawn, or [2] deny the withdrawal request, hold a public hearing, and act on the case. Should the City Council choose to move forward, the applicant has submitted a new concept plan; however, this concept plan still does not address the Planning and Zoning Commission's or staff's comments, and has issues with regard to how traffic circulates on the site.

Staff should note that after the Planning and Zoning Commission meeting on March 29, 2022 staff received a written notice from an adjacent property owner (*this notice has been included in the attached packet*). This notice would increase the opposition land area within 200-feet of the subject property to above 20%. According to Subsection 02.03, *Procedures for Zoning Applications*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code, "(w)henever 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, or if such change is recommended for denial by the Planning and Zoning Commission, 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." Staff has provided a *For/Against Map* for the City Council's review showing all opposition to the case. Based on this -- *and the recommendation for denial by the Planning and Zoning Commission* --, should this case move forward it would require a supermajority vote of the City Council. If the City Council has any questions concerning this case, staff will be available at the April 4, 2022 City Council meeting.

Lee, Henry

From: Kevin Mattson <kmattson@redskyholdings.com>
Sent: Wednesday, March 30, 2022 1:32 PM
To: Lee, Henry
Cc: jkurz@redskyholdings.com
Subject: SUP - 906 South Goliad, Rockwall, TX

Henry,

Thank you for your time this AM.

We understand the concerns of the P&Z and the surrounding neighbors. Per our conversation, we are looking to withdraw our Case at City Council next week. I truly hope the City Council gives us the opportunity to speak on “why” we are withdrawing. Our intention is to meet with the neighborhood and revise the Site Plan to further satisfy any outstanding issues. If we decide to resubmit, we hope we can do so without waiting a year if we successfully meet with the necessary parties.

I am not sure if you can forward this request, but we hope they understand our request and grant us the withdraw.

Thank you and enjoy a wonderful weekend!

Sincerely,



Kevin Mattson

M/ [972.369.4123](tel:972.369.4123)

E/ KMattson@RedSkyHoldings.com

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CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council

DATE: April 4, 2022

APPLICANT: Jack Kurz, RSDGP, LLC

CASE NUMBER: Z2022-009; *Specific Use Permit for a Restaurant, 2,000 SF or Less, with a Drive-Through at 902 & 906 S. Goliad Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Jack Kurz of RSDGP, LLC on behalf of Allen Anderson of Adlor Enterprises, LLC for the approval of a Specific Use Permit (SUP) for a *Restaurant, Less Than 2,000 SF, with a Drive-Through/Drive-In* for the purpose of constructing a restaurant with drive-through on a 1.1308-acre parcel of land identified as Lot 1, Block B, Jack Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 62 (PD-62) for General Retail (GR) District, addressed as 902 & 906 S. Goliad Street [SH-205], and take any action necessary.

BACKGROUND

The subject property is considered to be a part of the Old Town, and was annexed prior to 1934 based on the August 25, 1934 Sanborn Maps. According to the January 3, 1972 zoning map, the subject property was zoned Single-Family 2 (SF-2) District. At some point between January 3, 1972 and May 16, 1983, the subject property was rezoned to a Single-Family 10 (SF-10) District according to the 1983 zoning map. The subject property retained the Single-Family 10 (SF-10) District zoning designation until September 6, 2005 when the City Council approved Planned Development District 62 (PD-62) by adopting *Ordinance No. 05-42 [Case No. Z2005-031]*. This Planned Development District re-designated the subject property for General Retail (GR) District land uses. In addition, the Planned Development District also re-designated the 0.7329-acre tract of land directly west of the subject property for Zero Lot Line (ZL-5) District land uses. At the time of the zoning change, situated on the 0.7329-acre tract of land was an existing 2,773 SF single-family home that was constructed in 1980. This tract of land, along with the subject property, were platted into Lots 1-3, Block A (*i.e. the 0.7329-acre tract of land*) and Lot 1, Block B (*i.e. the subject property*), Jack Canup Addition (*Case No. P2006-040*), which was filed with Rockwall County on April 11, 2007. The two (2) undeveloped lots west of the subject property (*i.e. Lots 1 & 2, Block A*) were developed with single-family homes in 2016. The subject property was vacant at the time the area was rezoned to Planned Development District 62 (PD-62), and has remained vacant since.

Staff is obligated to note that on September 21, 2020 the City Council granted a request to withdraw a Specific Use Permit (SUP) [*Case No. Z2020-035*] requesting to establish a *Restaurant, 2,000 SF or More, with Drive-Through or Drive-In* on the subject property. This request came after the Planning and Zoning Commission unanimously denied the case by a vote of 6-0, with Commissioner Conway absent.

PURPOSE

The applicant -- Jack Kurz of RSDGP, LLC -- is requesting the approval of a Specific Use Permit (SUP) for a *Restaurant with 2,000 SF or Less with a Drive-Through/Drive-In* to allow the development of a drive-through restaurant (*i.e. 7 Brew*) on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 902 & 906 S. Goliad Street [SH-205]. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is W, Bourn Avenue, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this roadway is a 1.8046-acre parcel of land (*i.e. Lot 14, Block M, Sanger Addition*) that serves as an overflow parking lot for the First Baptist Church of Rockwall. The parking lot is zoned General Retail (GR) District. West of this land use, and northwest of the subject property, are eight (8) single-family homes (*i.e. Lots 6-13, Block M, Sanger Addition*) that are zoned Zero Lot Line (ZL-5) District.

South: Directly south of the subject property is a 15-foot undeveloped alleyway. Beyond this are 13 single-family residential lots (*i.e. Lots 1-6, Block 1 and Lots 1-7, Block 2, L&W Addition*) with 12 single-family homes situated on them. All of these properties are zoned Single-Family 10 (SF-10) District.

East: Directly east of the subject property is the beginning of the S. Goliad Street [SH-205]/Ridge Road [FM-740] split, where a portion of S. Goliad Street proceeds south and a portion of the street splits and turns into Ridge Road. Ridge Road is identified as a M4D (*i.e. major collector, four [4] land, divided roadway*) and S. Goliad Street is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are five (5) parcels of land (*i.e. Lots 1-5, Block A, Canup Addition*) that have two (2) buildings situated on them (*i.e. Mattress Depot and Rockwall Floor Covering*). These five (5) parcels of land are zoned Commercial (C) District.

West: Directly west of the subject property is a 20-foot alleyway that is partially developed. Beyond this are three (3) single-family, residential lots (*i.e. Lots 1-3, Block A, Jack Canup Addition*) with three (3) single-family homes situated on them. These properties are zoned Planned Development District 62 (PD-62) for Zero Lot Line (ZL-5) District land uses. Beyond these parcels of land is S. Alamo Street, which is designated as a R2 (*residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are six (6) single-family residential lots (*i.e. Lots 1-4, Block A and Lots 1-2, Block B, John Spong Subdivision #1*) with five (5) single-family homes situated on them. These lots are followed by the Lake Meadows Subdivision, which consists of 26 residential lots that were established in 1968. All of these properties are zoned Single-Family 10 (SF-10) District.

CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application and concept plan depicting the layout of a 510 SF restaurant with a drive-through on the subject property. Based on the concept plan the building will be oriented so that the three (3) drive-through lanes will face onto S. Goliad Street. The applicant has stated that there will be no point of order, rather employees will take the orders from the drive-through lines (*i.e. similar to Chick-fil-A*). The *food delivery/payment window* will be oriented toward the residential properties adjacent to the southern property line. To provide landscape screening for the residential adjacencies the applicant has indicated a masonry screening wall with canopy trees adjacent to the residential alleyway located on the west property line. Landscape screening is also being depicted around the dumpster enclosure to screen it from S. Goliad Street [SH-205] and the adjacent residential properties.

Ingress and egress for the property will be provided via a driveway off of S. Goliad Street [SH-205] and a driveway off of W. Bourn Street. Staff should note that the subject property currently has a driveway off of S. Goliad Street that is located in approximately the center of the subject property. The parking requirement for a *Limited-Service Restaurant* (*i.e. a restaurant that does not provide indoor ordering, seating, and dining*) is one (1) parking space per 250 SF of floor area. In this case, the parking requirement for the proposed restaurant would be three (3) parking spaces. The concept plan shows the provision of 21 parking spaces and is over parked by 19 spaces per the parking requirements.

CONFORMANCE WITH THE CITY'S CODES

According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), the *Restaurant with 2,000 SF or Less with a Drive-Through or Drive-In* land use requires a Specific Use Permit (SUP) in a General Retail (GR) District. The purpose of requiring a Specific Use Permit (SUP) for this land use in a General Retail (GR) District is tied to the fact that this zoning designation is typically located directly adjacent to or in close proximity to single-family residentially zoned districts. According to the Unified Development Code (UDC), "(t)he General Retail (GR) District is a zoning district intended to provide limited retail and service uses for one (1) or more neighborhoods ... [i]f it is not a major commercial/retail

district and should try to avoid intensive commercial land uses that carry large volumes of retail traffic.” Based on the potential ability of the *Restaurant with 2,000 SF or Less with a Drive-Through or Drive-In* land use to generate higher traffic volumes, this land use was identified as needing discretionary oversight from the Planning and Zoning Commission and City Council. More simply stated, this land use may not be appropriate on all properties zoned General Retail (GR) District. In addition, Article 04, *Permissible Use Charts*, of the Unified Development Code (UDC) also requires the following land use conditions as part of the establishment of 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 the 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 lands for drive-through service window (*i.e. the food delivery/payment window*) shall accommodate a minimum of six (6) standard sized motor vehicles per lane.

In this case, the submitted site plan does show conformance to the minimum stacking requirements; however, the proposed concept plan does not provide landscape screening adjacent to drive-through lanes and the business is making use of W. Bourn Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan. These non-conformities should be considered as part of this request due to the close proximity of the adjacent residential homes. According to the *Screening from Residential* standards contained in Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), “(a)ny non-residential...land use...that has a side or rear contiguous to any residentially zoned or used property shall be screened with a masonry fence a minimum of six (6) feet in height with canopy trees planted on 20-foot centers.” In this case, the subject property is directly adjacent to residentially zoned and used property on the southern and western boundaries and would be required to meet the *Screening from Residential* standards along the entire length of the southern and western property lines.

According to the *City’s Engineering Standards of Design Manual*, the proposed driveway along W. Bourn Street does not meet the minimum driveway spacing requirements. The applicant’s plan shows this driveway being located just east of the existing residential alley way. The *Engineering Standards of Design Manual* requires that first driveway on W. Bourn Street be 200-feet off of S. Goliad Street [SH-205] and the spacing between driveways on W. Bourn Street be 100-feet. In this case the proposed driveway does not meet either of these driveway spacing requirements. This is an important consideration due to the intensity of the proposed land use and the number of trips per day generated by a drive-through restaurant with three (3) drive-through lanes.

STAFF ANALYSIS

When this request was originally reviewed, staff recommended to the applicant that they provide a letter outlining the proposed business operations and the proposed hours of operation. The applicant indicated that they would provide this information; however, at the time this report was drafted staff had not received a letter outlining this information. Staff also informed the applicant about the residential screening and landscaping requirements and that: [1] a six (6) foot masonry wall with canopy trees planted on 20-foot centers will be required along the southern and western property line, [2] a landscape buffer with a berm, canopy trees, accent trees, and a shrub row will be required along S. Goliad Street [SH-205] and W. Bourn Street, and [3] landscape screening must be provided around the dumpster enclosure and the remote cooler. Based on these comments from staff the applicant provided landscaping around the dumpster enclosure and the masonry wall and canopy trees along the adjacent residential alleyway to the west of the subject property; however, failed to extend the wall along the entire residential adjacency and did not show the required headlight screening.

Should the Planning and Zoning Commission choose to recommend approval of the applicant’s request staff has included conditions of approval requiring a Traffic Impact Analysis (TIA), requiring additional landscaping at the intersection of and along S. Goliad Street and W. Bourn Street, and requiring a six (6) foot masonry wall with canopy trees on 20-foot centers along the entire south and west property lines. With all this being said, a Specific Use Permit (SUP) request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On February 25, 2022, staff mailed 109 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Stonebridge Meadows Homeowners Association (HOA), which is the only HOA’s or Neighborhood

Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program (*the Highridge Estates Homeowners Association [HOA] is listed on the notification map, but has not provided contact information*). 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 25 returned notices from 24 property owners in opposition to the applicant's requests.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request for a Specific Use Permit (SUP) for a *Restaurant, 2,000 SF or Less, with a Drive-Through/Drive-In* for the purpose of constructing a restaurant (*i.e. 7 Brew*), then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and which are detailed as follows:
 - (a) The development of the Subject Property shall generally conform to the Concept Plan as depicted in Exhibit 'B' of this ordinance.
 - (b) A minimum of a six (6) foot masonry wall (constructed with materials matching the primary structure) be constructed adjacent to the southern and western property lines. Mature canopy trees should be planted on 20-foot centers along the entire length of the wall.
 - (c) A minimum of a 20-foot landscape buffer with a berm and shrubbery shall be established along S. Goliad Street fully impairing any visibility issues caused by headlights from motor vehicles in the drive-through lane. In addition, mature canopy trees on 50-foot centers should be planted along the entire length of S. Goliad Street. Additional landscaping may also be required at the time of site plan at the corner of W. Bourne Street and S. Goliad Street to impair the visibility of headlights from the drive-through lane.
- (2) A Traffic Impact Analysis (TIA) shall be submitted and reviewed by the City of Rockwall prior to accepting a site plan application for the subject property.
- (3) Additional trees, bushes, and shrubs will be required at: [1] the corner of and along S. Goliad Street and W. Bourn Street; [2] adjacent to the masonry wall along the southern and western property boundaries (*i.e. adjacent to the residential adjacency*), and [3] south of the *restaurant ordering board*. These will be required to be shown on the landscape plan submitted with the site plan.
- (4) The approval of this Specific Use Permit (SUP) will waive the conditional land use standard stipulated by Subsection 02.02(F)(10)(a) of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), stating that "(d)rive-through lanes shall not have access to a local residential street."
- (5) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On March 29, 2022, the Planning and Zoning Commission approved a motion to deny the request to table by a vote of 7-0. On March 29, 2022, the Planning and Zoning Commission approved a motion to recommend denial of the SUP by a vote of 7-0.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1&2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 906 S Goliad St, Rockwall TX

SUBDIVISION: Jack Canup Addition LOT: 1 BLOCK: B

GENERAL LOCATION: Goliad St & Brown St

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: GR/PP-62 CURRENT USE: Vacant

PROPOSED ZONING: GR w/SUP PROPOSED USE: Drive thru coffee

ACREAGE: 1.13 LOTS [CURRENT]: 1 LOTS [PROPOSED]: 1

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

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

OWNER: <u>ADLOR ENTERPRISES LLC</u>	<input checked="" type="checkbox"/> APPLICANT: <u>Jack Kurz - RSDAP, LLC</u>
CONTACT PERSON: <u>ALLEN ANDERSON</u>	CONTACT PERSON: <u>Jack Kurz</u>
ADDRESS: <u>1208 S. LAKE SHORE DR</u>	ADDRESS: <u>1510 N. Dallas Pkwy Ste. 440</u>
CITY, STATE & ZIP: <u>ROCKWALL, TX 75087</u>	CITY, STATE & ZIP: <u>Dallas TX 75248</u>
PHONE: <u>214-538-2209</u>	PHONE: <u>(314) 578-8484</u>
E-MAIL: <u>AA@INTXOMSN.COM</u>	E-MAIL: <u>jkurz@redskyholdings.com</u>

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF February, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

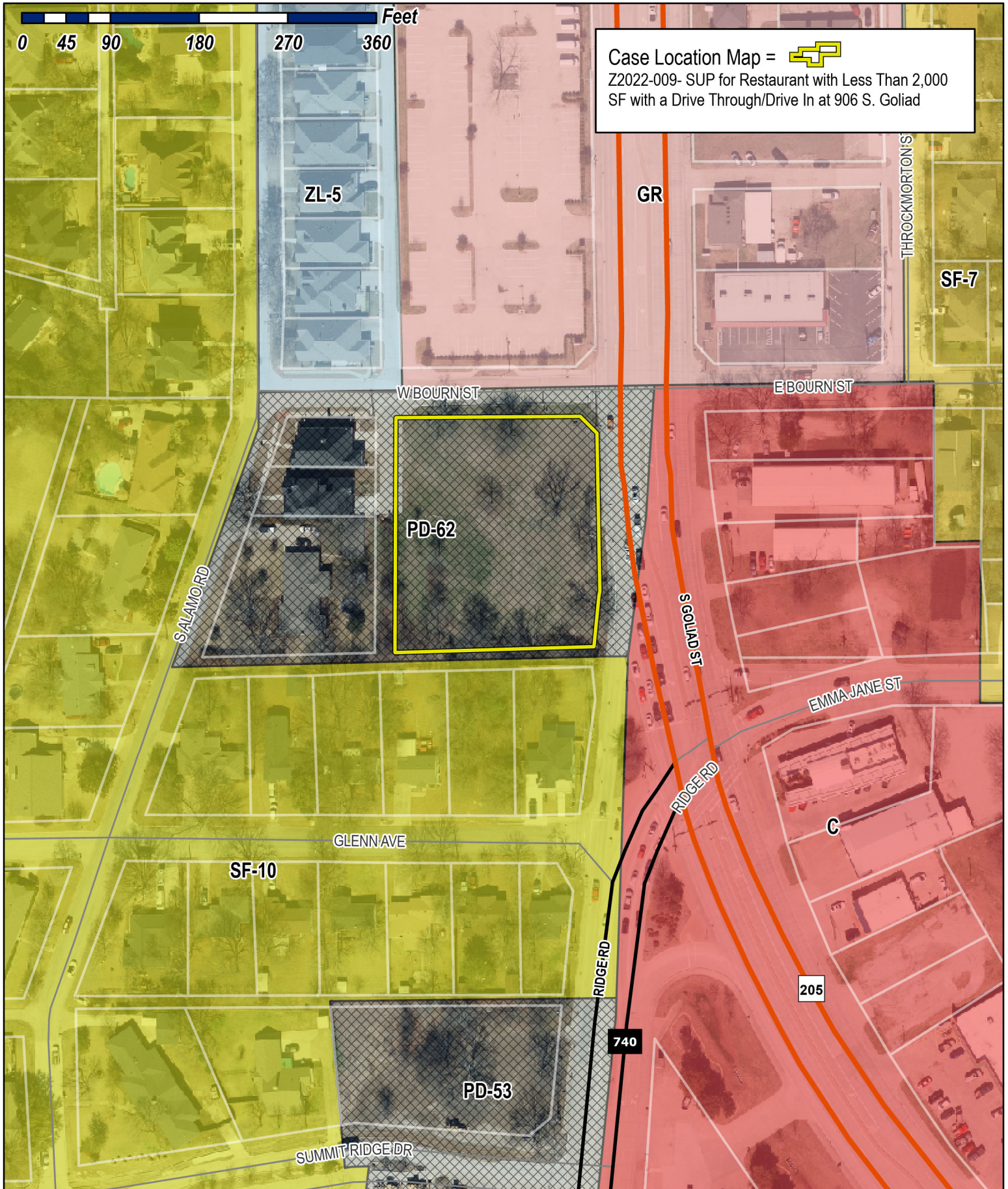
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF February, 2022

OWNER'S SIGNATURE: [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: [Signature]

MY COMMISSION EXPIRES 12/03/2023





Case Location Map = 
 Z2022-009- SUP for Restaurant with Less Than 2,000 SF with a Drive Through/Drive In at 906 S. Goliad

0 45 90 180 270 360 Feet

0 45 90 180 270 360

ZL-5

GR

THROCKMORTON ST

SF-7

WBOURN ST

EBOURN ST

PD-62

SALAMOR RD

S GOLIAD ST

EMMA JANE ST

GLENN AVE

SF-10

RIDGE RD

C

205

740

PD-53

SUMMIT RIDGE DR



City of Rockwall

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

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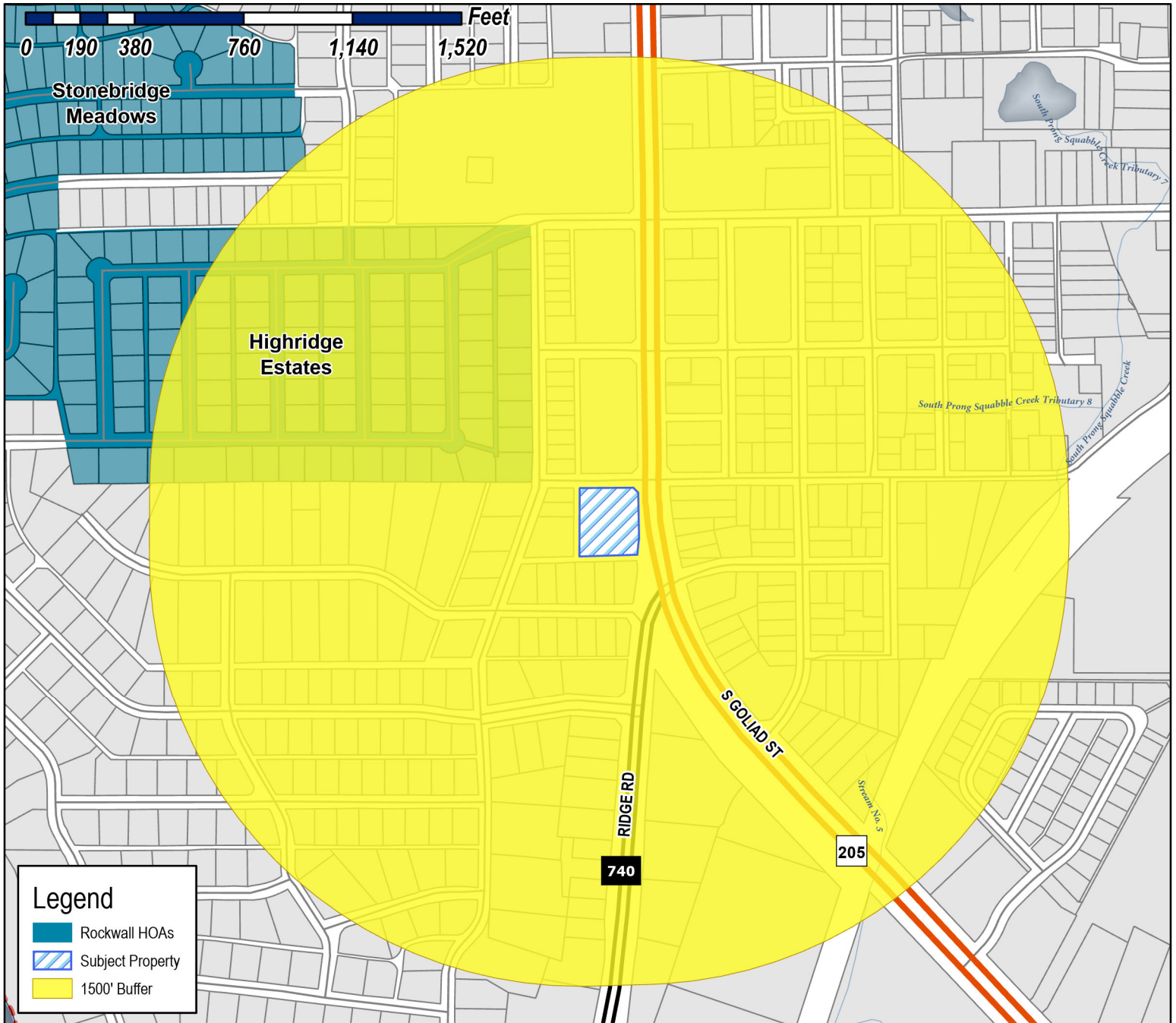




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2022-009
Case Name: SUP for Restaurant with less than 2,000 SF w/ a Drive Through/Drive In
Case Type: Zoning
Zoning: Planned Development District 62 (PD-62)
Case Address: 906 S. Goliad
Date Saved: 2/18/2022
 For Questions on this Case Call (972) 771-7745



Lee, Henry

From: Gamez, Angelica
Sent: Wednesday, February 23, 2022 2:24 PM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry
Subject: Neighborhood Notification Program [Z2022-009]
Attachments: Public Notice (02.23.2022).pdf; HOA Map (02.18.2022).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 *February 25, 2022*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, March 15, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, March 21, 2022 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 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>.

Z2022-009: SUP for Restaurant with Less than 2,000 SF with a Drive Through or Drive In

Hold a public hearing to discuss and consider a request by Jack Kurz of RSDGP, LLC on behalf of Allen Anderson of Adlor Enterprises, LLC for the approval of a *Specific Use Permit (SUP)* for a *Restaurant, Less Than 2,000 SF, with a Drive-Through/Drive-In* for the purpose of constructing a restaurant with drive-through on a 1.1308-acre parcel of land identified as Lot 1, Block B, Jack Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 62 (PD-62) for General Retail (GR) District, addressed as 902 & 906 S. Goliad Street [SH-205], and take any action necessary.

Thank you,

Angelica Gamez

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

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

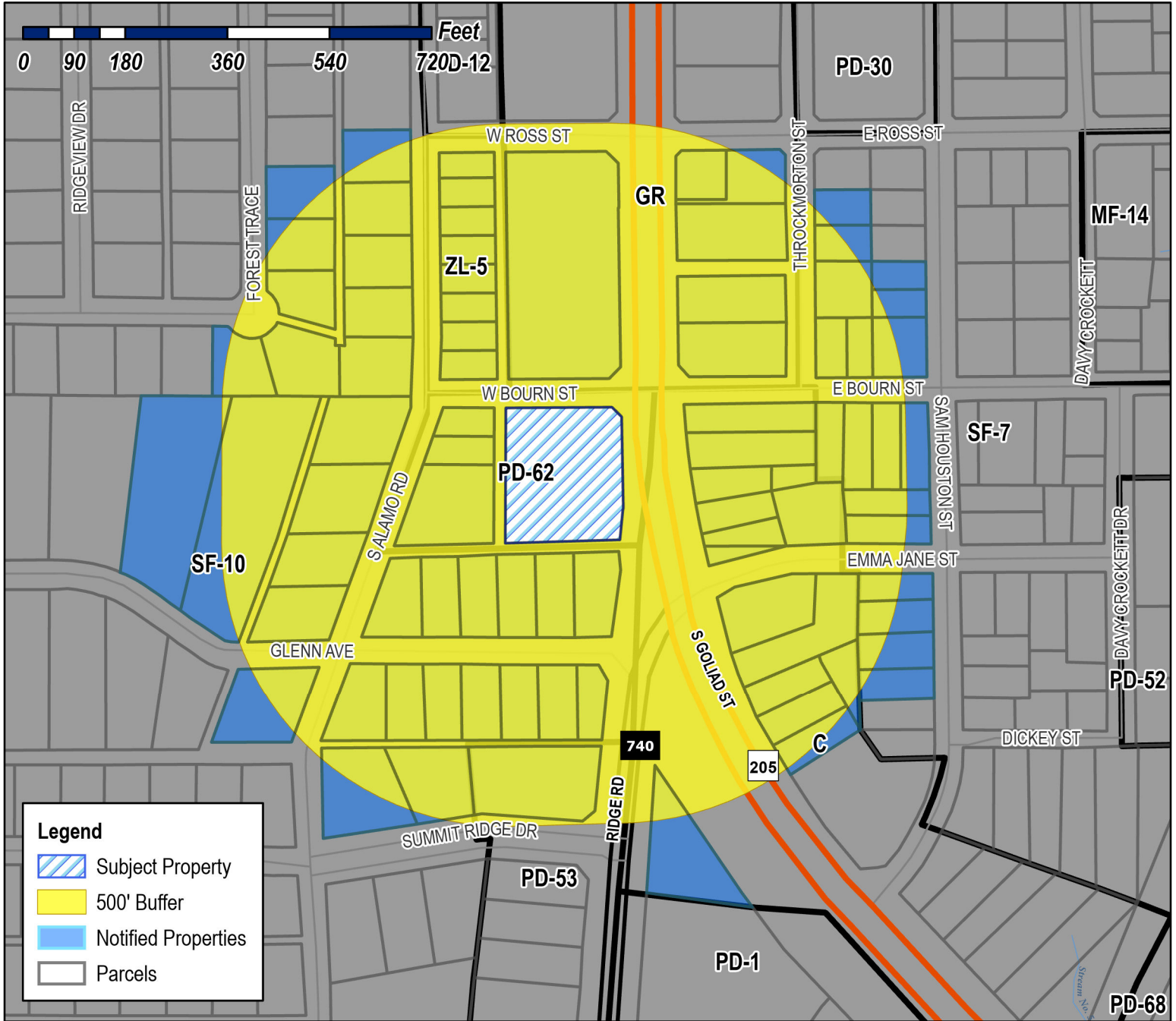
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City of Rockwall

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Legend

- Subject Property
- 500' Buffer
- Notified Properties
- Parcels

Case Number: Z2022-009
Case Name: SUP for Restaurant less than 2,000 SF w/Drive Through/Drive In Zoning
Case Type: Zoning
Zoning: Planned Development District 62 (PD-62)
Case Address: 906 S. Goliad
Date Saved: 2/18/2022
 For Questions on this Case Call (972) 771-7745



EDWARDS JASON
10 DANCING WATERS
ROCKWALL, TX 75032

RB CAPITAL LTD
1002 RIDGE RD
ROCKWALL, TX 75087

WALKER TOM H & SUE ANN
1003 S GOLIAD
ROCKWALL, TX 75087

TREVINO EDWARD W & MILLIE A
1004 S ALAMO
ROCKWALL, TX 75087

MALAVE BRENDA L
1006 SAM HOUSTON ST
ROCKWALL, TX 75087

QCSI FIVE LLC
C/O IEQ MANAGEMENT INC
1007 RIDGE RD
ROCKWALL, TX 75087

EMMANUEL TABERNACLE CHURCH
1008 SAM HOUSTON
ROCKWALL, TX 75087

LIVAY LLC
1009 HOT SPRINGS DR
ALLEN, TX 75013

EFENEY WILLIAM M
1009 S GOLIAD
ROCKWALL, TX 75087

MICHAEL WAYNE ROGERS GST TRUST DATED
MAY 16TH, 2017
MICHAEL WAYNE ROGERS- TRUSTEE
1011 S GOLIAD ST
ROCKWALL, TX 75087

GEHRING CAROLYN S
101 GLENNAVE
ROCKWALL, TX 75087

CANGIANO COSIMO JEFFREY
102 GLENN AVE
ROCKWALL, TX 75089

ROHLF DAVID E
102 E ROSS AVE
ROCKWALL, TX 75087

HOWARD DUSTIN AND
JAMES R HOWARD
103 GLENN AVENUE
ROCKWALL, TX 75087

RUPPERT WILLIAM ET UX
104 GLENN AVE
ROCKWALL, TX 75087

MCFARLIN HULEN D ET UX
105 GLENN AVE
ROCKWALL, TX 75087

SCOTT BILLIE JEAN
106 GLENN AVE
ROCKWALL, TX 75087

PFENNING BARBARA J TRUST
BARBARA J PFENNING TRUSTEE
107 GLENN AVE
ROCKWALL, TX 75087

RICKERSON CHARLES AND VIRGINIA
108 GLENN AVE
ROCKWALL, TX 75087

CG HOLDINGS LLC
109 GLENN AVE
ROCKWALL, TX 75087

HOOVER JERRY H
110 GLENN AVE
ROCKWALL, TX 75087

WILLIS VICTOR & PHUONG
1101 S ALAMO
ROCKWALL, TX 75087

ERVIN PROPERTIES LLC
1101 S GOLIAD
ROCKWALL, TX 75087

NEWMAN JOANNA N
111 GLENN AVE
ROCKWALL, TX 75087

WILLIAMS KATHY S
112 GLENN AVE
ROCKWALL, TX 75087

ERVIN PROPERTIES LLC
1155 W WALL STREET SUITE 101
GRAPEVINE, TX 76051

MCCAMPBELL CHARLES C & PATRICIA S
1203 WYNDEN CREEK DR
HOUSTON, TX 77056

ADLOR ENTERPRISES LLC
1208 S LAKESHORE DR
ROCKWALL, TX 75087

WILLIS VICTOR & PHUONG
14 KESWICK CT
HEATH, TX 75032

MICHAEL WAYNE ROGERS GST TRUST DATED
MAY 16TH, 2017
MICHAEL WAYNE ROGERS- TRUSTEE
1404 RIDGE ROAD
ROCKWALL, TX 75087

EFENEY WILLIAM M
1406 S LAKESHORE DR
ROCKWALL, TX 75087

ALEMAN DANIEL G & ELLA S
1409 S ALAMO RD
ROCKWALL, TX 75087

SFR JV-1 2021-1 BORROWER LLC
C/O. TRICON AMERICAN HOMES LLC
1508 BROOKHOLLOW DRIVE
SANTA ANA, CA 92735

RICKERSON CHARLES AND VIRGINIA
1728 RIDGE RD
ROCKWALL, TX 75087

GEHRING CAROLYN S
1745 LAKE BREEZE DR
ROCKWALL, TX 75087

SCROGGS CHARLES E AND MARLA D
1748 BISON MEADOW LANE
HEATH, TX 75032

2011 TEMUNOVIC FAMILY TRUST
TINA TEMUNOVIC COX AND CVIJETA
TEMUNOVIC TRUSTEES
200S UMMIT RIDGE DR
ROCKWALL, TX 75087

GIBSON CHARLES D AND LINDSAY K
201 FOREST TRACE
ROCKWALL, TX 75087

BATRES MARIA DELL REFUGIO
202 BOURN STREET
ROCKWALL, TX 75087

SHIPMAN EARL RAPHE & DELAMIE
202 GLENN AVE
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP
202 N SAN JACINTO ST
ROCKWALL, TX 75087

MOTON R T
203 E BOURN ST
ROCKWALL, TX 75087

STOVALL RAYMOND P
203 FOREST TRACE
ROCKWALL, TX 75087

RIVERA JAIME & MARIA
204 E BOURN ST
ROCKWALL, TX 75087

CHANHMISAY KESONE & SYAMPHAY
204 GLENN AVE
ROCKWALL, TX 75087

MIMS KATHY
206 E BOURN ST
ROCKWALL, TX 75087

U S GOVERNMENT HOUSING
206-207EMMA JANE ST
ROCKWALL, TX 75087

HECKARD ALLEN
207 BOURN AVE
ROCKWALL, TX 75087

SCROGGINS BILLY & JOYCE
208 E BOURN ST
ROCKWALL, TX 75087

LIU HOWARD HEYUN
208 EMMA JANE ST
ROCKWALL, TX 75087

PFENNING BARBARA J TRUST
BARBARA J PFENNING TRUSTEE
210 WILLOWCREEK RD
CHICKASHA, OK 73018

RB CAPITAL LTD
2322 HARTS BLUFF ROAD
MT. PLEASANT, TX 75455

STOVALL RAYMOND P
2404 DOVE CREEK DR
LITTLE ELM, TX 75068

QCSI FIVE LLC
C/O IEQ MANAGEMENT INC
300 DELAWAARE AVE SUITE 210
WILMINGTON, DE 19801

2011 TEMUNOVIC FAMILY TRUST
TINA TEMUNOVIC COX AND CVIJETA
TEMUNOVIC TRUSTEES
3021 RIDGE RD SUITE A57
ROCKWALL, TX 75032

MOORE TIMOTHY H & TRACEY PARK
313 STONEBRIDGE DR
ROCKWALL, TX 75087

CG HOLDINGS LLC
4 SUNSET TR
HEATH, TX 75032

SCOTT BILLIE JEAN
4 SUNSET TRAIL
HEATH, TX 75032

TREVINO EDWARD W & MILLIE A
4349 S PENINSULA DR
PONCE INLET, FL 32127

LIU HOWARD HEYUN
4577 JAGUAR DR
PLANO, TX 75024

HECKARD ALLEN
4906 FREEMAN DR
ROWLETT, TX 75088

FIRST BAPTIST CHURCH OF ROCKWALL
610 S GOLIAD ST
ROCKWALL, TX 75087

DELGADILLO VICTORIA E
6104 LYNDON B JOHNSON FREEWAY APT#2502
DALLAS, TX 75240

BRYANT KRISTI & BRENT
710 S ALAMO ROAD
ROCKWALL, TX 75087

SMITH MARY AND KEITH H
711 FOREST TRACE
ROCKWALL, TX 75087

HILLMAN DORIANN E
713 FOREST TRACE
ROCKWALL, TX 75087

DELBOSQUE ROLOLFO & LORENA P
715 FOREST TRCE
ROCKWALL, TX 75087

EMMANUEL TABERNACLE CHURCH
7903 FERGUSON RD
DALLAS, TX 75228

WATSON RONNIE BILL AND BARBARA JEAN
801 S ALAMO ROAD
ROCKWALL, TX 75087

DELGADILLO VICTORIA E
801 S GOLIAD
ROCKWALL, TX 75087

FIRST BAPTIST CHURCH OF ROCKWALL
802 S GOLIAD
ROCKWALL, TX 75087

TALLEY CRAIG J AND JAMIE S
803 S ALAMO RD
ROCKWALL, TX 75087

DANIELS ANNIE L
803 THROCKMORTON ST
ROCKWALL, TX 75087

BRYANT KRISTI & BRENT
804 S ALAMO DR
ROCKWALL, TX 75087

LOTT JOHN DOUGLAS AND CYNTHIA
805 S ALAMO RD
ROCKWALL, TX 75087

ESTATE OF FRANKIE MAE ALLEN
805 THROCKMORTON
ROCKWALL, TX 75087

FRENCH SHARON K LIVING TRUST
SHARON K FRENCH, TRUSTEE
806 SOUTH ALAMO ROAD
ROCKWALL, TX 75087

PROGRESS RESIDENTIAL BORROWER 16 LLC
806 SAM HOUSTON ST
ROCKWALL, TX 75087

MCCAMPBELL CHARLES C & PATRICIA S
807 S ALAMO RD
ROCKWALL, TX 75087

D&A REAL ESTATE PARTNERS LTD
807 THROCKMORTON
ROCKWALL, TX 75087

KELLY RYAN AND
LACEY WALLACE
808 S ALAMO ROAD
ROCKWALL, TX 75087

SFR JV-1 2021-1 BORROWER LLC
C/O. TRICON AMERICAN HOMES LLC
808 SAM HOUSTON ST
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP
809 ALAMO RD
ROCKWALL, TX 75087

LIVAY LLC
809 S GOLIAD
ROCKWALL, TX 75087

BRANNON CHRISTOPHER AND MELANIE
810 S ALAMO ROAD
ROCKWALL, TX 75087

SHIELDS MIKE AND DEBBIE
811 S ALAMO RD
ROCKWALL, TX 75087

EDWARDS JASON
811 S GOLIAD
ROCKWALL, TX 75087

SCROGGS CHARLES E AND MARLA D
813 S ALAMO RD
ROCKWALL, TX 75087

RAMSEY JUDY LYNN
815 S ALAMO RD
ROCKWALL, TX 75087

HERNANDEZ ALMA VELIA
815 THROCKMORTON ST
ROCKWALL, TX 75087

BRUNNER WILLIAM E & MARGIE L
895 S ALAMO ROAD
ROCKWALL, TX 75087

THOMPSON JAMES LARRY AND SUSAN PRICE
901 S ALAMO RD
ROCKWALL, TX 75087

MOORE TIMOTHY H & TRACEY PARK
901 S GOLIAD
ROCKWALL, TX 75087

WALKER TOM H & SUE ANN
902 LAKE MEADOWS DR
ROCKWALL, TX 75087

ANDREWS VIRGINIA
902 S ALAMO
ROCKWALL, TX 75087

COMPTON EARL D AND
BETH C ROETHER
903 S ALAMO
ROCKWALL, TX 75087

MOORE TIMOTHY H & TRACEY PARK
903 S GOLIAD
ROCKWALL, TX 75087

GATES TED AND SARAH
904 S ALAMO ROAD
ROCKWALL, TX 75087

MOORE TIMOTHY H & TRACEY PARK
905 S GOLIAD
ROCKWALL, TX 75087

VALENCIA MONICA L AND ALFREDO
906 SAM HOUSTON
ROCKWALL, TX 75087

ALEMAN DANIEL G & ELLA S
906 S ALAMO
ROCKWALL, TX 75087

ADLOR ENTERPRISES LLC
906 S GOLIAD @ BOURN
ROCKWALL, TX 75087

STATE OF TEXAS
907 S GOLIAD
ROCKWALL, TX 75087

BRISTOW JAMES & CHARLOTTE
908 S ALAMO RD
ROCKWALL, TX 75087

RUPPERT WILLIAM ET UX
9531 RIVERTON ROAD
DALLAS, TX 75218

ROHLF DAVID E
PO BOX 1137
ROCKWALL, TX 75087

ANDREWS VIRGINIA
PO BOX 254
REPUBLIC, MO 65738

PROGRESS RESIDENTIAL BORROWER 16 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

D&A REAL ESTATE PARTNERS LTD
PO BOX 850
ROCKWALL, TX 75087

From: [Dusty Howard](#)
To: [Planning](#)
Subject: Case No. Z2022-009
Date: Friday, March 18, 2022 4:20:20 PM

Dear Planning Dept of Rockwall,
In response to the Rezoning request of 906 S. Goliad...

I am strongly opposed to the request for the reasons listed below:

Please do NOT allow for the Rezoning of 906 S. Goliad. This property is too close to the 205-Ridge intersection and would cause even more problems. We live at 103 Glenn Ave and witness MVCs on a regular basis at that intersection. Also by placing a restaurant in that location it would increase commercial traffic in a residential area where children play in the streets on a daily basis. Traffic would increase down the previously quiet residential streets of Summit Ridge, Bourn St, Glenn Ave, and Alamo Rd. Due to the location of the property on Ridge Rd and 205, the traffic in that exact area is frequently congested and alternate routes would be used through the residential streets to get to that location. This would not be beneficial to our quiet neighborhood streets. The traffic at that intersection is already an issue. Having a restaurant with a drive-through would also add unwanted noise and light pollution in the surrounding residential area. Please leave this property Zoned as residential.

Thanks,
Dusty Howard
103 Glenn Ave, Rockwall, TX 75087

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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:

Case No. Z2022-009: SUP for a Restaurant Less Than 2,000 SF with a Drive Through /Drive In

Hold a public hearing to discuss and consider a request by Jack Kurz of RSDGP, LLC on behalf of Allen Anderson of Adlor Enterprises, LLC for the approval of a Specific Use Permit (SUP) for a Restaurant, Less Than 2,000 SF, with a Drive-Through/Drive-In for the purpose of constructing a restaurant with drive-through on a 1.1308-acre parcel of land identified as Lot 1, Block B, Jack Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 62 (PD-62) for General Retail (GR) District, addressed as 902 & 906 S. Goliad Street [SH-205], 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, March 15, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 21, 2022 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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, March 21, 2022 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. Z2022-009: SUP for a Restaurant Less Than 2,000 SF with a Drive Through /Drive In

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: WILLIAM RUPPERT - DALLAS 75218
Address: 104 GLENN - ROCKWALL ADDRESS
9531 RIVINGTON RD

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

PLEASE RETURN THE BELOW FORM

Case No. Z2022-009: SUP for a Restaurant Less Than 2,000 SF with a Drive Through /Drive In

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.

I am protesting the construction of the restaurant case # Z2022-009 due to the fact it is a residential area. It would highly increase the already high volume of traffic and accidents in the section.

Name: BARBARA McFarlin

Address: 105 Glenn Ave Rockwall 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

To: Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad St.
Rockwall, TX 75087

Ph: 972.771.7745
Email: planning@rockwall.com

Re: Case No. Z2022-009: SUP for Restaurant at 906 S. Goliad Street.

I am **OPPOSED** to the Fast food/drink restaurant being proposed at the above address and I ask that this be denied with prejudice for the following reasons:

1. **THIS HAS ALREADY BEEN DECIDED.** Case No. Z2020-035: SUP for Restaurant at 906 S. Goliad Street. P & Z recommended denying this exact SUP and City Council unanimously rejected it for the obvious reasons that it is not a good place for a drive-through food/drink restaurant. Nothing has changed since about the property or the neighborhood since this was decided that now makes it conducive for one of these locations.

2. **DENSITY.** There is already a high density of drive thru dining and coffee facilities in the Rockwall area that are appropriately located around shopping centers, highway corridors and commercial areas. There is no need for one in the established residential part of town.

3. **TRAFFIC.** The proposed drive-thru location is right where 205 and Ridge Road splits. This area is already congested. There are many cars in the southbound right-hand lane preparing to split off from 205 to Ridge Road and many more merging into this lane from the center lane at this spot. It will be extremely difficult (and sometimes impossible) to pull out into this traffic southbound and to virtually impossible turn left into this traffic to go northbound.

Putting a busy fast food/drink restaurant at this location will result in: a. an increase in car accidents, injuries and fatalities; b. an increase in traffic on 205, S. Alamo and other surrounding neighborhood roads, and; c. a diversion of restaurant traffic onto S. Alamo (a residential street) as a cut through street to access and leave the fast food/drink restaurant. To get back onto 205 or Ridge Road, restaurant customers will either have to take S. Alamo to Boydston and use the red light to pull back out onto 205 or drive down S. Alamo to Summit Ridge to pull out on Ridge Road. The restaurant knows this too - which is why they are planning to build the fast food/drink restaurant facing the church drive and have the drive-through exit onto W Bourn Street (a residential street) - backing right up to residents' back yards.

4. **RESIDENTIAL AREA.** The proposed restaurant is surrounded on one side by a church and two sides by houses. This is a residential area and is not a proper place to put a fast food restaurant. There is supposed to be a buffer zone between this type of property and a residential neighborhood and one does not exist here.

Texas law recognizes the right of quiet enjoyment for residential land owners and tenants. It includes the right to privacy, peace and quiet, safety and security, and other rights. This fast food restaurant will be a nuisance to our neighborhood. It will violate the right of quiet enjoyment of many homeowners in our neighborhood. Putting a fast food restaurant at this location will increase the risk of placing the city and Fast food/drink restaurant owner in an adverse position with neighborhood residents - heightening the risk of litigation from residents who seek to enforce these rights.

5. **EARLY/LATE OPERATING HOURS.** Seven Brew Drive Thru Coffee is a food/drink restaurant is known for its long operating hours. These locations are typically open from 5:30 a.m. to 10:00 p.m. The bright lights, noises, and traffic will violate the residents right to quiet enjoyment of their homes.

6. **INCREASE IN CRIME.** Fast food restaurants increase crime. Just see this article in Newsweek: "How America's Drive-Thrus Serve Robbers, Drug Dealers and Other Criminals" published on April 27, 2019. There are countless other sources confirming the increase in crime - especially for the late

night restaurants such as Fast food/drink restaurant. This restaurant will only invite these kinds of people into our neighborhood.

7. INCREASE IN TRASH. Fast food restaurants produce trash. Cups, bags paper, plastic lids and straws will be thrown around the restaurant and into the surrounding neighborhood. Wind will also blow this trash off the Fast food/drink restaurant property and into people's yards.

8. LOWER PROPERTY VALUE. Nobody will want to live next to this restaurant. The noise, trash, increase in traffic, noise and light pollution and increase in crime is going to lower the property values of the surrounding neighborhood and also make it much more difficult for homeowners to sell their houses. Who will compensate us for these damages?

9. DOES THIS ADD VALUE TO ROCKWALL? This just seems like a horrible location for a fast food restaurant - right on a congested stretch of road, in residential area in the heart of an established part of Rockwall. It seems very out of place when you consider the locations of other Rockwall fast food restaurants. And when you consider the locations of other Fast food/drink restaurants in the DFW area. Every other Fast food/drink restaurant in the DFW area is located in a shopping center or surrounded by retail. A search using Google Maps confirms this. There is no compelling reason for an exception here. I don't see how an out-of-place fast food restaurant will make Rockwall a better place to live. It certainly will not make our neighborhood a better place.

Sincerely,

Carbana McFarlin
105 Glenn Ave
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:

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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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, March 21, 2022 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. Z2022-009: SUP for a Restaurant Less Than 2,000 SF with a Drive Through /Drive In

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.

Reasons for opposition:

Name: Chris Knox / CG Holdings LLC
Address: 106 Glenn Ave Rockwall

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:

Case No. Z2022-009: SUP for a Restaurant Less Than 2,000 SF with a Drive Through /Drive In

Hold a public hearing to discuss and consider a request by Jack Kurz of RSDGP, LLC on behalf of Allen Anderson of Adlor Enterprises, LLC for the approval of a Specific Use Permit (SUP) for a Restaurant, Less Than 2,000 SF, with a Drive-Through/Drive-In for the purpose of constructing a restaurant with drive-through on a 1.1308-acre parcel of land identified as Lot 1, Block B, Jack Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 62 (PD-62) for General Retail (GR) District, addressed as 902 & 906 S. Goliad Street [SH-205], 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, March 15, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 21, 2022 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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Name: Chris Knox / CG Holdings LLC
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To: Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad St.
Rockwall, TX 75087

Ph: 972.771.7745
Email: planning@rockwall.com

Re: Case No. Z2022-009: SUP for Restaurant at 906 S. Goliad Street.

I am **OPPOSED** to the Fast food/drink restaurant being proposed at the above address and I ask that this be denied **with prejudice** for the following reasons:

1. THIS HAS ALREADY BEEN DECIDED. Case No. Z2020-035: SUP for Restaurant at 906 S. Goliad Street. P & Z recommended denying this exact SUP and City Council unanimously rejected it for the obvious reasons that it is not a good place for a drive-through food/drink restaurant. Nothing has changed since about the property or the neighborhood since this was decided that now makes it conducive for one of these locations.

2. DENSITY. There is already a high density of drive thru dining and coffee facilities in the Rockwall area that are appropriately located around shopping centers, highway corridors and commercial areas. There is no need for one in the established residential part of town.

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Putting a busy fast food/drink restaurant at this location will result in: **a.** an increase in car accidents, injuries and fatalities; **b.** an increase in traffic on 205, S. Alamo and other surrounding neighborhood roads, and; **c.** a diversion of restaurant traffic onto S. Alamo (a residential street) as a cut through street to access and leave the fast food/drink restaurant. To get back onto 205 or Ridge Road, restaurant customers will either have to take S. Alamo to Boydston and use the red light to pull back out onto 205 or drive down S. Alamo to Summit Ridge to pull out on Ridge Road. The restaurant knows this too - which is why they are planning to build the fast food/drink restaurant facing the church drive and have the drive-through exit onto W Bourn Street (a residential street) - backing right up to residents' back yards.

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Texas law recognizes the right of quiet enjoyment for residential land owners and tenants. It includes the right to privacy, peace and quiet, safety and security, and other rights. This fast food restaurant will be a nuisance to our neighborhood. It will violate the right of quiet enjoyment of many homeowners in our neighborhood. Putting a fast food restaurant at this location will increase the risk of placing the city and Fast food/drink restaurant owner in an adverse position with neighborhood residents - heightening the risk of litigation from residents who seek to enforce these rights.

5. EARLY/LATE OPERATING HOURS. Seven Brew Drive Thru Coffee is a food/drink restaurant is known for its long operating hours. These locations are typically open from 5:30 a.m. to 10:00 p.m. The bright lights, noises, and traffic will violate the residents right to quiet enjoyment of their homes.

6. INCREASE IN CRIME. Fast food restaurants increase crime. Just see this article in Newsweek: **"How America's Drive-Thrus Serve Robbers, Drug Dealers and Other Criminals"** published on April 27, 2019. There are countless other sources confirming the increase in crime - especially for the late

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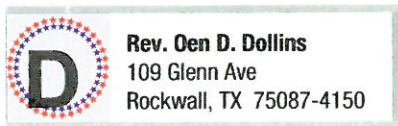
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Sincerely, *I agree!*

Den D Dollins



469-750-4774

Case No. Z2022-009: SUP for a Restaurant Less Than 2,000 SF with a Drive Through /Drive In

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.

Traffic on Goliad is so heavy! Also lots of traffic coming from South Ridge near there has also increased in last 5-7 years. *increased!*

Name: Barbara J. Pfenning

Address: 107 Glenn Ave., Rockwall, TX *(property address, not for mail)*

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

CITY OF ROCKWALL • PLANNING AND ZONING DEPARTMENT • 385 S. GOLIAD STREET • ROCKWALL, TEXAS 75087 • P: (972) 771-7745 • E: PLANNING@ROCKWALL.COM

To: Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad St.
Rockwall, TX 75087

Ph: 972.771.7745
Email: planning@rockwall.com

Re: Case No. Z2022-009: SUP for Restaurant at 906 S. Goliad Street.

I am **OPPOSED** to the Fast food/drink restaurant being proposed at the above address and I ask that this be denied **with prejudice** for the following reasons:

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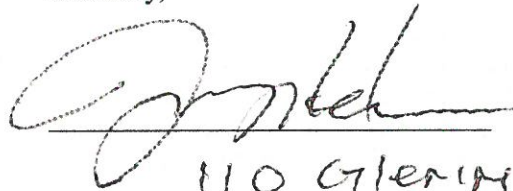
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7. INCREASE IN TRASH. Fast food restaurants produce trash. Cups, bags paper, plastic lids and straws will be thrown around the restaurant and into the surrounding neighborhood. Wind will also blow this trash off the Fast food/drink restaurant property and into people's yards.

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Sincerely,

A handwritten signature in black ink, appearing to be "J. Smith", written over a horizontal line.

110 Glenview Ave
Rockwall, TX
75087

From: Scott and Michelle McNary <themcnarys@yahoo.com>
Sent: Wednesday, March 23, 2022 9:47 AM
To: Planning; Daniels, Bennie; Hohenshelt, John; Fowler, Kevin; Macalik, Dana; Campbell, Anna; Jorif, Clarence; Johannesen, Trace
Subject: Case No: Z2022-000

Good morning!

I'm writing to you in regards to the SUP for Restaurant at 906 S. Goliad Street.

I live at 113 Glenn Ave. We moved here in 2006. We love the neighborhood, the mature trees, our neighbors. Our house is small and when my husband and I purchased it, it was just the 2 of us. We now have twin boys and have honestly outgrown our house, but because of our love for our house, it's location, and our neighbors, we have decided to stay put.

Please, please, please take a moment to consider the reasons that follow as to why putting a drive through restaurant in this location would be detrimental to our neighborhood.

1 - CRIME: Fast food restaurants increase crime. In the article <https://www.newsweek.com/fast-food-drive-thru-bank-arrest-felony-lane-sting-fbi-restaurants-security-1376132> published 2 years ago it details how crime increases around such operations.

2 - PROPERTY VALUE: No one will want to live near this restaurant. The noise, traffic, light and sound pollutions and increased crime will make it difficult to rent properties or to sell homes.

3 - INCREASE IN TRASH - Fast food restaurants produce trash and bring in rodents and bugs. There is cups, bags, paper, lids, straws. Because this establishment will back RIGHT UP to property lines and fences, it doesn't take a scientist to figure out where that wind blown trash will end up.

4 - TRAFFIC - The proposed drive-thru locations is right where 205 and Ridge Road splits. The area is already congested on its best days. There are many cars in the southbound right lane preparing to split off from 205 to Ridge. It will be extremely difficult to pull out into the lanes of traffic and will be virtually impossible to make a left hand turn. Living here as long as we have, we have heard countless accidents as they happen and have seen the traffic build up in our neighborhood to avoid the accidents. Adding yet another business in this already congested area is only going to increase this likelihood.

5 - RESIDENTIAL AREA: The proposed restaurant is surrounded on one side by a church and two sides by houses. This is a residential area and is not a proper place to put a fast food restaurant. There is supposed to be a buffer zone between this type of property and a residential neighborhood and one simply does not exist here.

Texas law recognizes the right of quiet enjoyment for residential land owners and tenants. It includes their right to privacy, peace and quiet, safety and security, and other rights. This fast food restaurant will be a nuisance to our neighborhood. It will violate the right of quiet enjoyment of many homeowners in our neighborhood. Putting a fast food restaurant placing placing at this location will increase the risk of the city and the restaurant owner in an adverse position with neighborhood residents, heightening the risk of litigation from residents who seek to enforce these rights.

6 - HOURS OF OPERATION: The Seven Brews Drive Thru Coffee has operating hours from 5:30 am to 10:00 pm. The lights, noises, traffic, will violate the rights of the residents to enjoy the quiet of their homes.

7 - DENSITY - Rockwall has a lot of drive thru coffee and dining facilities. They are all appropriately located near shopping centers, off the highways, and in commercially zoned areas. We don't need one in a neighborhood.

8 - THIS HAS ALREADY BEEN DECLINED - A few years ago, this same situation came up at the same location. Our street showed up at your city council meeting to protest this and you heard our pleas. Nothing has changed about this property or the neighborhood around it since then.

We love our neighborhood. Please don't change it for something that won't add value to its charm. Adding this drive thru will only take away.

Thank you for taking the time to hear what we think are valid points as to reject the proposal for this restaurant.

Sincerely,

Scott, Michelle, Wes and Sam McNary

To: Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad St.
Rockwall, TX 75087

Ph: 972.771.7745
Email: planning@rockwall.com

Re: Case No. Z2022-009: SUP for Restaurant at 906 S. Goliad Street.

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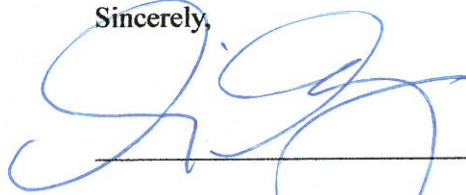
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Sincerely,



113 Glenn Ave

To: Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad St.
Rockwall, TX 75087

Ph: 972.771.7745
Email: planning@rockwall.com

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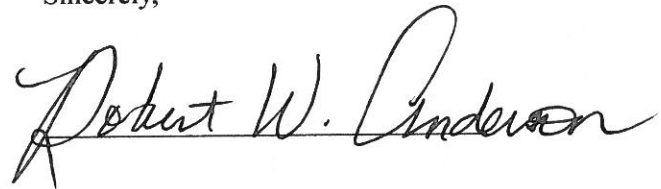
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Sincerely,

A handwritten signature in cursive script that reads "Robert W. Anderson". The signature is written in black ink and is positioned below the word "Sincerely,".

PUBLIC NOTICE



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

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Case No. Z2022-009: SUP for a Restaurant Less Than 2,000 SF with a Drive Through /Drive In

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For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, March 15, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 21, 2022 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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, March 21, 2022 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. Z2022-009: SUP for a Restaurant Less Than 2,000 SF with a Drive Through /Drive In

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.

*Use is too intense in close proximity to residential.
 One concept plan shows entrance too close to homes
 Intense use so close to major intersection*

Name: *Mary Smith*
 Address: *711 Forest Trace 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

PLEASE RETURN THE BELOW FORM

Case No. Z2022-009: SUP for a Restaurant Less Than 2,000 SF with a Drive Through /Drive In

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 are opposed to the restaurant for three reasons: Traffic is already a problem on Gournie, and especially Alamo due to the increase on Goliad. Although a coffee shop isn't as bad as a taco place, it's still a restaurant with trash, noise, and people.

Name: RONNIE AND BARBARA WATSON
Address: 801 S. ALAMO

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

CITY OF ROCKWALL • PLANNING AND ZONING DEPARTMENT • 385 S. GOLIAD STREET • ROCKWALL, TEXAS 75087 • P: (972) 771-7745 • E: PLANNING@ROCKWALL.COM

Lee, Henry

From: Ryan Kelly <rkelly120881@gmail.com>
Sent: Tuesday, March 15, 2022 11:50 AM
To: Planning
Subject: Case No. Z2022-009: SUP for Restaurant at 906 S. Goliad Street.

To: Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad St.
Rockwall, TX 75087

I am **OPPOSED** to the Fast food/drink restaurant being proposed at the above address and I ask that this be denied with prejudice for the following reasons:

1. **THIS HAS ALREADY BEEN DECIDED.** Case No. Z2020-035: SUP for Restaurant at 906 S. Goliad Street. P & Z recommended denying this exact SUP and City Council unanimously rejected it for the obvious reasons that it is not a good place for a drive-through food/drink restaurant. Nothing has changed since about the property or the neighborhood since this was decided that now makes it conducive for one of these locations.

2. **DENSITY.** There is already a high density of drive thru dining and coffee facilities in the Rockwall area that are appropriately located around shopping centers, highway corridors and commercial areas. There is no need for one in the established residential part of town.

3. **TRAFFIC.** The proposed drive-thru location is right where 205 and Ridge Road splits. This area is already congested. There are many cars in the southbound right-hand lane preparing to split off from 205 to Ridge Road and many more merging into this lane from the center lane at this spot. It will be extremely difficult (and sometimes impossible) to pull out into this traffic southbound and to virtually impossible turn left into this traffic to go northbound. Putting a busy fast food/drink restaurant at this location will result in: a. an increase in car accidents, injuries and fatalities; b. an increase in traffic on 205, S. Alamo and other surrounding neighborhood roads, and; c. a diversion of restaurant traffic onto S. Alamo (a residential street) as a cut through street to access and leave the fast food/drink restaurant. To get back onto 205 or Ridge Road, restaurant customers will either have to take S. Alamo to Boydston and use the red light to pull back out onto 205 or drive down S. Alamo to Summit Ridge to pull out on Ridge Road. The restaurant knows this too - which is why they are planning to build the fast food/drink restaurant facing the church drive and have the drive-through exit onto W Bourn Street (a residential street) - backing right up to residents' back yards.

4. **RESIDENTIAL AREA.** The proposed restaurant is surrounded on one side by a church and two sides by houses. This is a residential area and is not a proper place to put a fast food restaurant. There is supposed to be a buffer zone between this type of property and a residential neighborhood and one does not exist here. Texas law recognizes the right of quiet enjoyment for residential land owners and tenants. It includes the right to privacy, peace and quiet, safety and security, and other rights. This fast food restaurant will be a nuisance to our neighborhood. It will violate the right of quiet enjoyment of many homeowners in our neighborhood. Putting a fast food restaurant at this location will increase the risk of placing the city and fast food/drink restaurant owner in an adverse position

with neighborhood residents - heightening the risk of litigation from residents who seek to enforce these rights.

5. **EARLY/LATE OPERATING HOURS.** Seven Brew Drive Thru Coffee is a food/drink restaurant known for its long operating hours. These locations are typically open from 5:30

a.m. to 10:00 p.m. The bright lights, noises, and traffic will violate the residents right to quiet enjoyment of their homes.

6. **INCREASE IN CRIME.** Fast food restaurants increase crime. Just see this article in Newsweek: "How America's Drive-Thrus Serve Robbers, Drug Dealers and Other Criminals" published on April 27, 2019. There are countless other sources confirming the increase in crime - especially for the late night restaurants such as Fast food/drink restaurants. This restaurant will only invite these kinds of people into our neighborhood.

7. **INCREASE IN TRASH.** Fast food restaurants produce trash. Cups, bags paper, plastic lids and straws will be thrown around the restaurant and into the surrounding neighborhood. Wind will also blow this trash off the Fast food/drink restaurant property and into people's yards. The smell will also carry into the neighborhood making for an unpleasant bbq, walk, or any outdoor activity.

8. **LOWER PROPERTY VALUE.** Nobody will want to live next to this restaurant. The noise, trash, increase in traffic, noise and light pollution and increase in crime is going to lower the property values of the surrounding neighborhood and also make it much more difficult for homeowners to sell their houses. Who will compensate us for these damages?

9. **DOES THIS ADD VALUE TO ROCKWALL?** This just seems like a horrible location for a fast food restaurant - right on a congested stretch of road, in a residential area in the heart of an established part of Rockwall. It seems very out of place when you consider the locations of other Rockwall fast food restaurants. And when you consider the locations of other Fast food/drink restaurants in the DFW area. Every other Fast food/drink restaurant in the DFW area is located in a shopping center or surrounded by retail. A search using Google Maps confirms this. There is no compelling reason for an exception here. I don't see how an out-of-place fast food restaurant will make Rockwall a better place to live. It certainly will not make our neighborhood a better place.

Sincerely,
Ryan & Lacey Kelly
808 S Alamo Rd Rockwall TX 75087

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Lee, Henry

From: Chris <ccbran@gmail.com>
Sent: Monday, March 21, 2022 1:37 PM
To: Planning
Cc: Melanie
Subject: Case No. Z2022-009 SUP

To Whom It May Concern,

We are opposed to Case No. Z2022-009 SUP for a Restaurant with a Drive-Through/Drive-In.

My wife and I are opposed to this permit. A 'drive-through/drive-in' restaurant will invariably create more unnecessary traffic through an already developed and established neighborhood. Trying to get on Goliad/Ridge Rd from West Bourn Street (or vice versa) is already unbearable, especially since there is no traffic light there. There is no way that area could support a parade of cars throughout the day without making South Alamo Road a main thoroughfare for the business. As a homeowner with a family, I'm opposed to the zoning change for anything that will greatly increase traffic throughout our neighborhood and create more traffic congestion at the Ridge Rd and Goliad intersection. In addition, it is my understanding, that if the zoning change is approved for that lot, there will be no future safeguard for our neighborhood in the event a future restaurant is erected, with even more adverse effects (later hours, noise, pollution, traffic, lines of cars), similar to our arguments opposing Taco Bell's permit.

Sincerely,

Chris & Melanie Brannon
810 S. Alamo Rd
Rockwall, TX 75087

(469) 951-9233

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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:

Case No. Z2022-009: SUP for a Restaurant Less Than 2,000 SF with a Drive Through /Drive In

Hold a public hearing to discuss and consider a request by Jack Kurz of RSDGP, LLC on behalf of Allen Anderson of Adlor Enterprises, LLC for the approval of a Specific Use Permit (SUP) for a Restaurant, Less Than 2,000 SF, with a Drive-Through/Drive-In for the purpose of constructing a restaurant with drive-through on a 1.1308-acre parcel of land identified as Lot 1, Block B, Jack Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 62 (PD-62) for General Retail (GR) District, addressed as 902 & 906 S. Goliad Street [SH-205], 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, March 15, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 21, 2022 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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, March 21, 2022 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. Z2022-009: SUP for a Restaurant Less Than 2,000 SF with a Drive Through /Drive In

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. *This location is too close to split of 205 & 740 = nightmare*

1. Property values would plummet & selling would be very difficult. 2. Most residents are retired. 3. The drive thru would move traffic to access the alley, so our privacy and safety would be negatively impacted. 4. Traffic would increase exponentially in our residential neighborhood. 5. Traffic noise would disturb our peace. 6. Lighting may affect the homeowners living next to it. 7. Litter would be prevalent. 8. The dumpster would be aird with putrid food, attracting rats & stray animals.

Name: *Mike & Debbie Shields*
Address: *811 S. Alamo Rd.*

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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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 do not want a Restaurant in our back Yard.
- There ARE homes on 2 sides of this Property.
- The city would have to put in A traffic Light @ Bourn & Goliad.

Name: Chuck Scroggs

Address: 813 S. Alamo

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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Case No. Z2022-009: SUP for a Restaurant Less Than 2,000 SF with a Drive Through /Drive In

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 CONCEPTUAL SITE PLANS SHOW ENTRANCE /EXIT TO BUSINESS ON W. BOURN ST.
PEOPLE VISITING THIS BUSINESS WILL USE THESE TO ACCESS BUSINESS BY COMING THROUGH OUR
RESIDENTIAL AREA ON ALAMO RD. - DANGEROUS TO CHILDREN ON BIKES, WALKERS, DOG WALKERS.
SOUTH ALAMO HAS VERY FEW SIDEWALKS; STREET USED BY PEDESTRIANS, PLEASE NO!
TRAFFIC ON SOUTH COLIAD WILL ENCOURGE USING SOUTH ALAMO RD.

Name: JUDY L. RAMSEY

Address: 815 SOUTH 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.

To: Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad St.
Rockwall, TX 75087

Ph: 972.771.7745
Email: planning@rockwall.com

Re: Case No. Z2022-009: SUP for Restaurant at 906 S. Goliad Street.

I am **OPPOSED** to the Fast food/drink restaurant being proposed at the above address and I ask that this be denied **with prejudice** for the following reasons:

1. THIS HAS ALREADY BEEN DECIDED. Case No. Z2020-035: SUP for Restaurant at 906 S. Goliad Street. P & Z recommended denying this exact SUP and City Council unanimously rejected it for the obvious reasons that it is not a good place for a drive-through food/drink restaurant. Nothing has changed since about the property or the neighborhood since this was decided that now makes it conducive for one of these locations.

2. DENSITY. There is already a high density of drive thru dining and coffee facilities in the Rockwall area that are appropriately located around shopping centers, highway corridors and commercial areas. There is no need for one in the established residential part of town.

3. TRAFFIC. The proposed drive-thru location is right where 205 and Ridge Road splits. This area is already congested. There are many cars in the southbound right-hand lane preparing to split off from 205 to Ridge Road and many more merging into this lane from the center lane at this spot. It will be extremely difficult (and sometimes impossible) to pull out into this traffic southbound and to virtually impossible turn left into this traffic to go northbound.

Putting a busy fast food/drink restaurant at this location will result in: **a.** an increase in car accidents, injuries and fatalities; **b.** an increase in traffic on 205, S. Alamo and other surrounding neighborhood roads, and; **c.** a diversion of restaurant traffic onto S. Alamo (a residential street) as a cut through street to access and leave the fast food/drink restaurant. To get back onto 205 or Ridge Road, restaurant customers will either have to take S. Alamo to Boydston and use the red light to pull back out onto 205 or drive down S. Alamo to Summit Ridge to pull out on Ridge Road. The restaurant knows this too - which is why they are planning to build the fast food/drink restaurant facing the church drive and have the drive-through exit onto W Bourn Street (a residential street) - backing right up to residents' back yards.

4. RESIDENTIAL AREA. The proposed restaurant is surrounded on one side by a church and two sides by houses. This is a residential area and is not a proper place to put a fast food restaurant. There is supposed to be a buffer zone between this type of property and a residential neighborhood and one does not exist here.

Texas law recognizes the right of quiet enjoyment for residential land owners and tenants. It includes the right to privacy, peace and quiet, safety and security, and other rights. This fast food restaurant will be a nuisance to our neighborhood. It will violate the right of quiet enjoyment of many homeowners in our neighborhood. Putting a fast food restaurant at this location will increase the risk of placing the city and Fast food/drink restaurant owner in an adverse position with neighborhood residents - heightening the risk of litigation from residents who seek to enforce these rights.

5. EARLY/LATE OPERATING HOURS. Seven Brew Drive Thru Coffee is a food/drink restaurant is known for its long operating hours. These locations are typically open from 5:30 a.m. to 10:00 p.m. The bright lights, noises, and traffic will violate the residents right to quiet enjoyment of their homes.

6. INCREASE IN CRIME. Fast food restaurants increase crime. Just see this article in Newsweek: **"How America's Drive-Thrus Serve Robbers, Drug Dealers and Other Criminals"** published on April 27, 2019. There are countless other sources confirming the increase in crime - especially for the late

night restaurants such as Fast food/drink restaurant. This restaurant will only invite these kinds of people into our neighborhood.

7. INCREASE IN TRASH. Fast food restaurants produce trash. Cups, bags paper, plastic lids and straws will be thrown around the restaurant and into the surrounding neighborhood. Wind will also blow this trash off the Fast food/drink restaurant property and into people's yards.

8. LOWER PROPERTY VALUE. Nobody will want to live next to this restaurant. The noise, trash, increase in traffic, noise and light pollution and increase in crime is going to lower the property values of the surrounding neighborhood and also make it much more difficult for homeowners to sell their houses. Who will compensate us for these damages?

9. DOES THIS ADD VALUE TO ROCKWALL? This just seems like a horrible location for a fast food restaurant - right on a congested stretch of road, in residential area in the heart of an established part of Rockwall. It seems very out of place when you consider the locations of other Rockwall fast food restaurants. And when you consider the locations of other Fast food/drink restaurants in the DFW area. Every other Fast food/drink restaurant in the DFW area is located in a shopping center or surrounded by retail. A search using Google Maps confirms this. There is no compelling reason for an exception here. I don't see how an out-of-place fast food restaurant will make Rockwall a better place to live. It certainly will not make our neighborhood a better place.

Sincerely,

Judy Lynn Ramsey

815 South Alamo Rd
Rockwall, Tx
75087

Case No. Z2022-009: SUP for a Restaurant Less Than 2,000 SF with a Drive Through /Drive In

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.

TRAFFIC is ALREADY A PROBLEM off BOURN
to 205/ GOLIAD. IT WILL ALSO HAVE MORE TRAFFIC
ON OUR Neighborhood STREETS. MAYBE A TRAFFIC STUDY
IS NEEDED!

Name: William & MARGIE BRUNNER

Address: 895 S. ALAMO

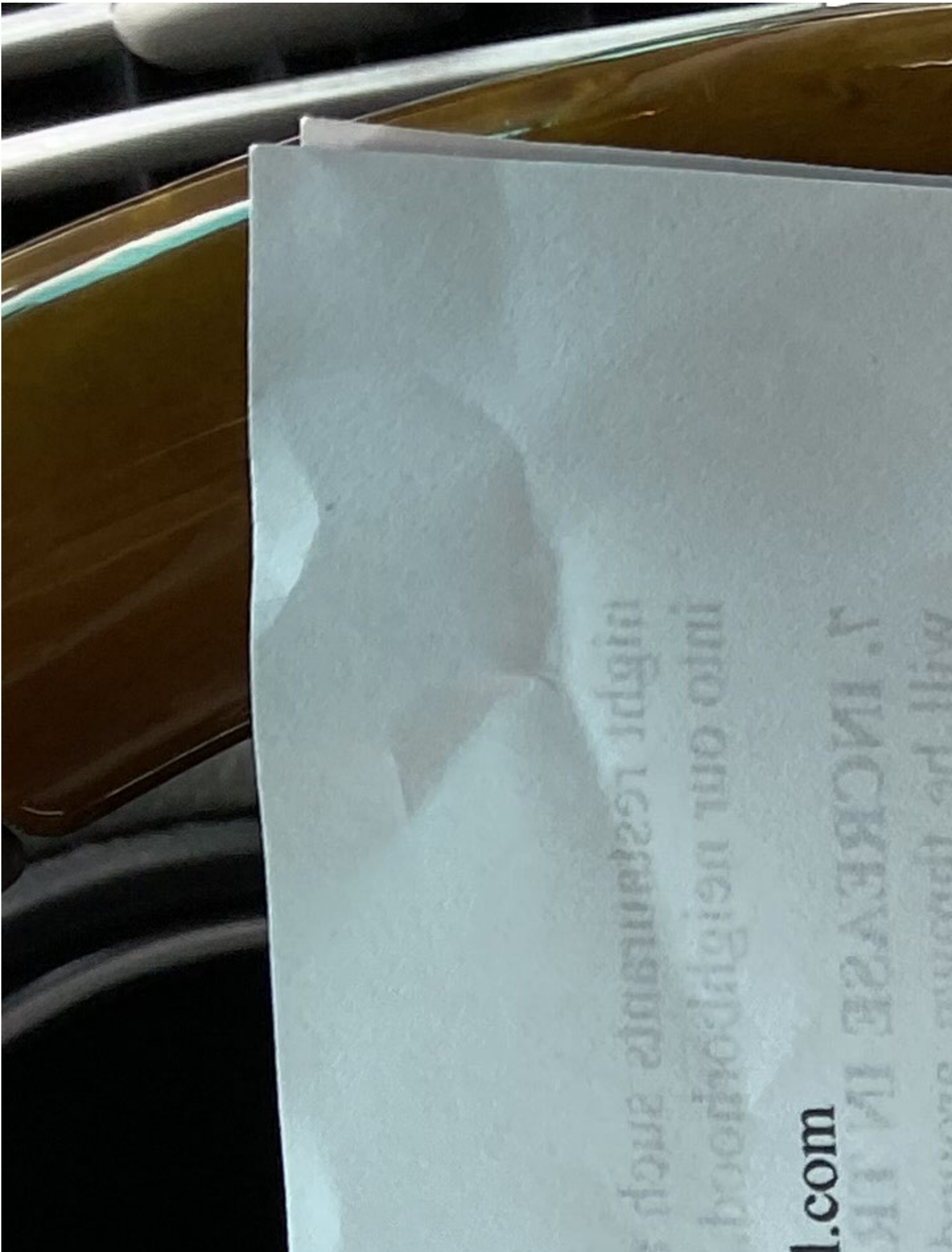
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written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

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

Lee, Henry

From: Beth Roether <bethielu4@gmail.com>
Sent: Tuesday, March 29, 2022 4:04 PM
To: Planning
Cc: Campbell, Anna; Daniels, Bennie; Jorif, Clarence; Macalik, Dana; Hohenshelt, John; Fowler, Kevin; Johannesen, Trace
Subject: Opposition to drive-thru restaurant in my backyard
Attachments: image_67159297.JPG; image_67191809.JPG





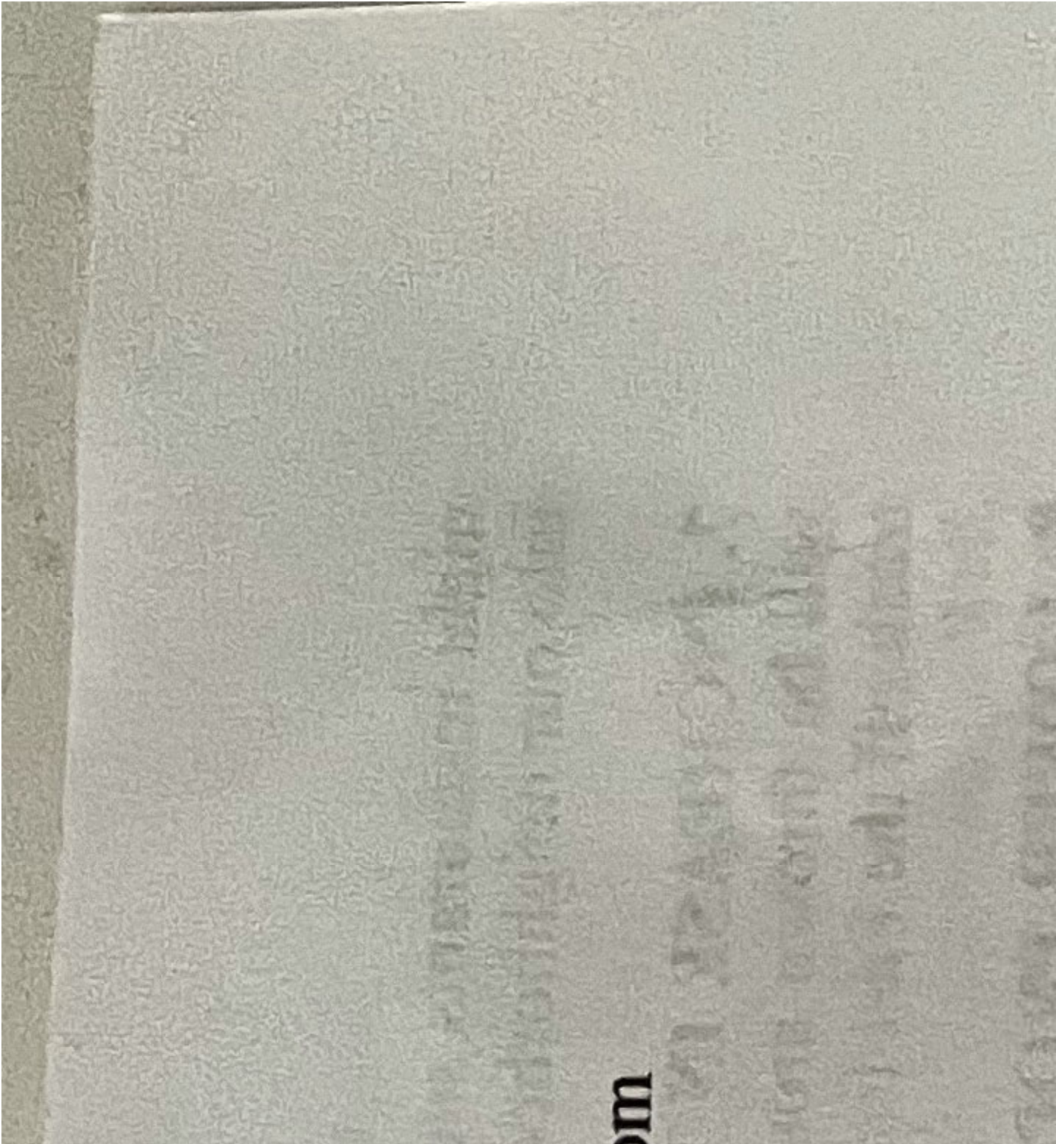
will be...
7. INCREASE IN...
into our neighborhood
night restaurants such
.com

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Lee, Henry

From: sarah bigham <sarah.bigham@outlook.com>
Sent: Wednesday, March 23, 2022 7:55 PM
To: Planning
Subject: Case z2022-009



rite these kinds of people

er, plastic lids and straws
Wind will also blow this

Sent from my iPhone

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Case No. Z2022-009: SUP for a Restaurant Less Than 2,000 SF with a Drive Through /Drive In

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.

*would cause too much traffic
on a residential street.*

Name:

Charlotte Bristow

Address:

908 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.

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

From: Dawn Scroggs <dawn@canddcommercial.com>
Sent: Wednesday, March 23, 2022 2:05 PM
To: Daniels, Bennie; johnhohenshelt@rjockwall.com; Fowler, Kevin; clarence.jorif@rockwall.com; Johannesen, Trace
Cc: Planning
Subject: CASE NO Z2022-000: SUP FOR RESTAURANT at 906 S. GOLIAD

TO PLANNING AND ZONING COMMITTEE:

WE STRONGLY OBJECT ONCE AGAIN TO ANY DRIVE THROUGH IN THIS LOCATION.

As a homeowner at 913 S Alamo, I am sending my opposition once again to allow any drive through at this location. We as homeowners are objecting for the same reasons as 2 years ago for the following:




Traffic, crime, light pollution, noise, late night operations, disruption of a peaceful neighborhood that was well established.

WE ALL BOUGHT ON THIS STREET BECAUSE IT IS A QUIET AND PEACEFUL NEIGHBORHOOD.

Why do we have to be constantly fighting the planning and zoning on this location when we have voiced these same concerns before and it was voted down by the majority. The zoning needs to remain the same and the P and Z should know and do what is in our best interest of the citizens (not the interest of one man who desperately wants to sell his property at our cost!)

Please vote this down once and for all.

Sincerely,

 Dawn Scroggs
Vice President
C & D Commercial Services
p: 972.475.2271
a: 5030 Dexham Rd., Ste. 102, Rowlett, TX 75088
w: canddservicesinc.com e: Dawn@canddcommercial.com
Sweeping | Striping | Pressure Washing | Concrete | and More
 

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Case No. Z2022-009: SUP for a Restaurant Less Than 2,000 SF with a Drive Through /Drive In

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.

This is definitely not a site for a restaurant and/or coffee shop. It is one of the most congested traffic areas in Rockwall. The intersection where the 205+ Ridge Road merge down heading North. Additionally homes behind are zero lot lines and traffic would be diverted to Alamo Rd - a narrow residential street. **NO!!**

Name: Millic Trevino

Address: 1004 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.

* Additionally PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE there are already numerous coffee shops in Rockwall - w/ Starbucks, Peets, Panera, etcetera. **NO!**

To: Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad St.
Rockwall, TX 75087

Ph: 972.771.7745
Email: planning@rockwall.com

Re: Case No. Z2022-009: SUP for Restaurant at 906 S. Goliad Street.

I am **OPPOSED** to the Fast food/drink restaurant being proposed at the above address and I ask that this be denied **with prejudice** for the following reasons:

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2. DENSITY. There is already a high density of drive thru dining and coffee facilities in the Rockwall area that are appropriately located around shopping centers, highway corridors and commercial areas. There is no need for one in the established residential part of town.

3. TRAFFIC. The proposed drive-thru location is right where 205 and Ridge Road splits. This area is already congested. There are many cars in the southbound right-hand lane preparing to split off from 205 to Ridge Road and many more merging into this lane from the center lane at this spot. It will be extremely difficult (and sometimes impossible) to pull out into this traffic southbound and to virtually impossible turn left into this traffic to go northbound.

Putting a busy fast food/drink restaurant at this location will result in: **a.** an increase in car accidents, injuries and fatalities; **b.** an increase in traffic on 205, S. Alamo and other surrounding neighborhood roads, and; **c.** a diversion of restaurant traffic onto S. Alamo (a residential street) as a cut through street to access and leave the fast food/drink restaurant. To get back onto 205 or Ridge Road, restaurant customers will either have to take S. Alamo to Boydston and use the red light to pull back out onto 205 or drive down S. Alamo to Summit Ridge to pull out on Ridge Road. The restaurant knows this too - which is why they are planning to build the fast food/drink restaurant facing the church drive and have the drive-through exit onto W Bourn Street (a residential street) - backing right up to residents' back yards.

4. RESIDENTIAL AREA. The proposed restaurant is surrounded on one side by a church and two sides by houses. This is a residential area and is not a proper place to put a fast food restaurant. There is supposed to be a buffer zone between this type of property and a residential neighborhood and one does not exist here.

Texas law recognizes the right of quiet enjoyment for residential land owners and tenants. It includes the right to privacy, peace and quiet, safety and security, and other rights. This fast food restaurant will be a nuisance to our neighborhood. It will violate the right of quiet enjoyment of many homeowners in our neighborhood. Putting a fast food restaurant at this location will increase the risk of placing the city and Fast food/drink restaurant owner in an adverse position with neighborhood residents - heightening the risk of litigation from residents who seek to enforce these rights.

5. EARLY/LATE OPERATING HOURS. Seven Brew Drive Thru Coffee is a food/drink restaurant is known for its long operating hours. These locations are typically open from 5:30

a.m. to 10:00 p.m. The bright lights, noises, and traffic will violate the residents right to quiet enjoyment of their homes.

6. INCREASE IN CRIME. Fast food restaurants increase crime. Just see this article in Newsweek: **"How America's Drive-Thrus Serve Robbers, Drug Dealers and Other Criminals"** published on April 27, 2019. There are countless other sources confirming the increase in crime - especially for the late night restaurants such as Fast food/drink restaurant. This restaurant will only invite these kinds of people into our neighborhood.

7. INCREASE IN TRASH. Fast food restaurants produce trash. Cups, bags paper, plastic lids and straws will be thrown around the restaurant and into the surrounding neighborhood. Wind will also blow this trash off the Fast food/drink restaurant property and into people's yards.

8. LOWER PROPERTY VALUE. Nobody will want to live next to this restaurant. The noise, trash, increase in traffic, noise and light pollution and increase in crime is going to lower the property values of the surrounding neighborhood and also make it much more difficult for homeowners to sell their houses. Who will compensate us for these damages?

9. DOES THIS ADD VALUE TO ROCKWALL? This just seems like a horrible location for a fast food restaurant - right on a congested stretch of road, in residential area in the heart of an established part of Rockwall. It seems very out of place when you consider the locations of other Rockwall fast food restaurants. And when you consider the locations of other Fast food/drink restaurants in the DFW area. Every other Fast food/drink restaurant in the DFW area is located in a shopping center or surrounded by retail. A search using Google Maps confirms this. There is no compelling reason for an exception here. I don't see how an out-of-place fast food restaurant will make Rockwall a better place to live. It certainly will not make our neighborhood a better place.

Sincerely,

/s/ Justin Scroggs
1512 S. Alamo
Rockwall, TX 75087

Drive-Thru Restaurant Proposed in Our Neighborhood
Case No. Z2022-000: SUP for Restaurant at 906 s. Goliad Street.

Dear Neighborhood Resident,

As you may be aware, there is another drive thru being proposed in our neighborhood. This is the same owner who unsuccessfully tried to get a Taco Bell put in next to our houses. Last time, we were able to send in our opposition letters and voice our opposition at the P & Z and City Council meetings and it was voted down unanimously. Well, this owner is at it again with another drive thru. This time it is a fast food style coffee and smoothie restaurant. From their website, it looks like most locations have 2-4 drive thru lanes to handle a large volume of traffic. This location can become any kind of fast food if the SUP is approved. It will be located at 906 S Goliad. It will be turned sideways on the property so that the entrance and exit are on Bourn street between the First Baptist Church on the north and residential houses on the west and south sides of the property. The drive through lane and dumpster will be literally tens of feet from some of our back yards.

Given the close proximity to our neighborhood, increase in crime, light pollution , noise pollution, late night operating hours, and traffic situation, I believe a fast food restaurant will have a detrimental effect on our neighborhood and our right to quiet enjoyment of our homes.

Because current zoning does not allow for a fast food restaurant so close to homes, the owner is applying for a special use permit - basically allowing an exception for a drive-thru to be built in our neighborhood.

Here is how we must oppose:

1. Write the Planning and Zoning Committee opposing the special use permit.
2. Attend the Planning and Zoning hearing on this matter on **Tuesday, March 29** at 6:00 pm at City Hall and voice your opposition.
3. Write the Rockwall City Council members opposing the special use permit.
4. Attend the Rockwall City Council hearing on this matter on **Monday, April 4**, at 6:00 pm and voice your opposition.

I have enclosed a form letter with my arguments against the drive thru. If you want, you can sign this letter and send to the Planning and Zoning and City Council by email or mail.

Planning and Zoning:	Rockwall City Hall, 385 S. Goliad St., Rockwall, TX 75087
Ryan Miller	planning@rockwall.com
Rockwall City Council:	Rockwall City Hall, 385 S. Goliad St., Rockwall, TX 75087
Bennie Daniels	BennieDaniels@rockwall.com
John Hohenshelt	JohnHohenshelt@rockwall.com
Mayor Kevin Fowler	kevinfowler@rockwall.com
Dana Macalik	DanaMacalik@rockwall.com
Anna Campbell	AnnaCampbell@rockwall.com
Clarence Jorif	ClarenceJorif@rockwall.com
Trace Johannesen	TraceJohannesen@rockwall.com

Please help us fight this and keep our neighborhood livable.

Sincerely,

Justin Scroggs

Lee, Henry

From: Kandice Reed <kandice@kandicereed.com>
Sent: Tuesday, March 29, 2022 10:16 PM
To: Planning
Subject: Case Number - Z2022-000 SUP for restaurant at 906 S. Goliad Street

To whom it may concern/Ryan Miller,

Attached is the letter with my arguments against the drive-through.

Please consider this letter me opposing the fast food/drink restaurant.

Kandice Reed
214-524-3261

45
wall.com

invite these kinds of people

paper, plastic lids and straws
1. Wind will also blow this

restaurant. The noise, trash,
lower the property values of
their houses

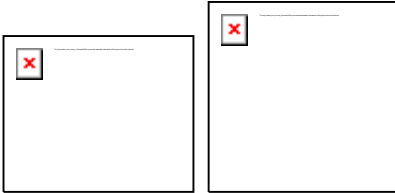
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[Texas Law requires all real estate licensees to give the following Information About Brokerage Services:](#)

[Texas Real Estate Commission Information About Brokerage Services](#)

Texas Real Estate Commission Consumer Protection Notice

Kandice Reed, Broker
REALTOR®, TRLS
Reed Real Estate
214-524-3261 (call or text)



www.ReadytoBuyaTexasHome.com

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Lee, Henry

From: Stefany M. Clark <sclark@homebanktx.com>
Sent: Friday, March 25, 2022 9:04 AM
To: Planning; Daniels, Bennie; Hohenshelt, John; Fowler, Kevin; Macalik, Dana; Campbell, Anna; Jorif, Clarence; Johannesen, Trace
Subject: Case # Z2022-000: SUP for Restaurant at 906 s Goliad Street
Attachments: DOC032522-03252022084735.pdf

Thank you

Stefany Clark
Teller/ New Accounts
Homebank TX
3637 N Buckner Blvd
Dallas TX 75228
214-328-2736
sclark@homebanktx.com

-----Original Message-----

From: Buckner Scanner <scanner@homebanktx.com>
Sent: Friday, March 25, 2022 8:48 AM
To: Stefany M. Clark <sclark@homebanktx.com>
Subject: Send data from MFP12015059 03/25/2022 08:47

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Date:03/25/2022 08:47
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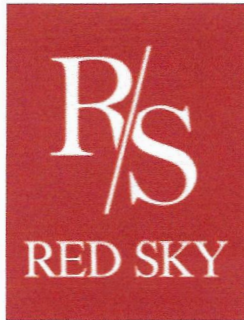
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<https://verify.exchangedefender.com/verify.php?id=22PE3iFH029941&from=sclark@homebanktx.com>

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RSDGP, LLC
15110 N Dallas Pkwy
Ste. 440
Dallas, TX 75248

Dear City of Rockwall,

RSDGP is applying for a specific use permit to develop a drive-through concept located at the address of 906 S Goliad St. The development plan is designed to develop the site for 7Brew Coffee. 7Brew Coffee is a new coffee concept in the Dallas area.

RSDGP is applying for a specific use permit because the site is currently in the PD-62 district which is a subsection of the GR, General Retail, district. The 7Brew concept is a 510 SF building with a drive-through. This conceptual development plan would be considered a "restaurant with less than 2,000 SF with Drive-Through or Drive-In". This use requires a specific use permit in the GR zoning district.

In order for the development plan to take place, the first item that needs to be addressed is applying and acquiring a SUP. RSDGP believes that a drive-through coffee concept located at 906 S Goliad St would benefit the local neighborhoods and the city of Rockwall. The site is located at the Ridge Rd and Goliad St split which is why a drive-through coffee concept makes sense in this part of Rockwall. People leaving their homes, heading towards the retail corridor and businesses along I-30 will have an ideal morning coffee stop. RSDGP believes 7Brew will bring positive business and added aesthetic development to the nearby neighborhoods.

Sincerely,

Jack Kurz
Development Manager
E: jkurz@redskyholdings.com
C: (314) 578-8484

Legal Description

JACK CANUP ADDITION, BLOCK B, LOT 1, ACRES 1.1308

PLAT OF SURVEY

BOURN STREET
50' R.O.W. PER PLAT

S 89° 35' 59" E 192.07'

S 44° 03' 12" E 27.91'

1.13 ACRES
49258 S.F.

LOT 1
BLOCK B

CONCRETE ALLEY
20' ALLEY R.O.W. PER PLAT
N 0° 13' 53" E 237.47'

10' ALLEY R.O.W. PER PLAT
5' ALLEY R.O.W. PER PLAT
S 88° 32' 58" W 211.05'

CONC WALK
S 0° 23' 37" W 210.73'

S. GOLIAD STREET

LOT 1
LOT 2
BLOCK A
LOT 3

LOT 3

LOT 4

LOT 5

LOT 6

SURVEY ACCEPTED BY	
_____	DATE _____
_____	DATE _____

LAWHORN & WILLIAMS ADDITION
VOL. 46. PG. 209



SH 205
VARIABLE WIDTH R.O.W.

DESCRIPTION

Being Lot 1, in Block B of the JACK CANUP ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet G, Slide 133, of the Plat Records of Rockwall County, Texas.

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030 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: RECORDED PLAT.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for CAPITAL TITLE COMPANY and JORGLY, LLC at 906 S. GOLIAD STREET, ROCKWALL, ROCKWALL County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 17th day of July, 2015.



[Signature]
Harold D. Fetty III, R.P.L.S. No. 5034

SYMBOL LEGEND				
TELEVISION CABLE WIRE	GAS METER	PHONE RIGID	FIRE HYDRANT	POWER POLE
ELECTRIC METER	ELECTRIC SUBSURFACE JUNCTION BOX	WATER METER	LIGHT POLE	SUT OFF BOX AND SOUND CHIMNEY
FENCE	STATEMENT LINE	PROPERTY LINES	A/C UNIT	PROPANE TANK

H.D. Fetty Land Surveyor, LLC

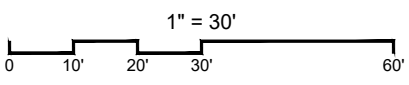
Firm Registration no. 101509-00

6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE JULY 17, 2015
SCALE 1" = 40' FILE # 20061374-18
CLIENT JORGLY, LLC OF # 15-223229-RL



906 SOUTH GOLIAD STREET
ROCKWALL, TEXAS



CONCEPTUAL SITE PLAN

MARCH 13, 2022

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 62 (PD-62) [*ORDINANCE NO. 05-24*] 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, LESS THAN 2,000 SF, WITH A DRIVE-THROUGH OR DRIVE-IN ON A 1.1308-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK B, JACK CANUP ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.*

WHEREAS, the City has received a request from Jack Kurz of RSDGP, LLC for the approval of a Specific Use Permit (SUP) for a *Restaurant, Less Than 2,000 SF, with a Drive-Through or Drive-In* for the purpose of constructing a restaurant on a 1.1308-acre parcel of land described as Lot 1, Block B, Jack Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 62 (PD-62) [*Ordinance No. 05-42*] for General Retail (GR) District land uses, addressed as 902 & 906 S. Goliad Street [*SH-205*], and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] and Planned Development District 62 (PD-62) [*Ordinance No. 05-42*] 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 Planned Development District 62 (PD-62) [*Ordinance No. 05-24*] 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, Less Than 2,000 SF, with a 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

Planned Development District 62 (PD-62) [Ordinance No. 05-42], and Subsection 04.01, *General Commercial Districts Standards*; and Subsection 04.04, *General Retail (GR) 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 the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Restaurant, Less Than 2,000 SF, with a 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) A minimum of a six (6) foot masonry wall (*i.e. constructed with materials matching the primary structure*) be constructed adjacent to the southern and western property lines. Mature canopy trees shall be planted on 20-foot centers along the entire length of the wall.
- 3) A minimum of a 20-foot landscape buffer with a berm and shrubbery shall be established along S. Goliad Street fully impairing any visibility issues caused by headlights from motor vehicles in the drive-through lane. In addition, mature canopy trees on 50-foot centers should be planted along the entire length of S. Goliad Street. Additional landscaping may also be required at the time of site plan at the corner of W. Bourne Street and S. Goliad Street to impair the visibility of headlights from 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 18TH DAY OF APRIL, 2022.

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: April 4, 2022

2nd Reading: April 18, 2022

Exhibit 'A'
Location Map

Address: 902 & 906 S. Goliad Street

Legal Description: Lot 1, Block B, Jack Canup Addition

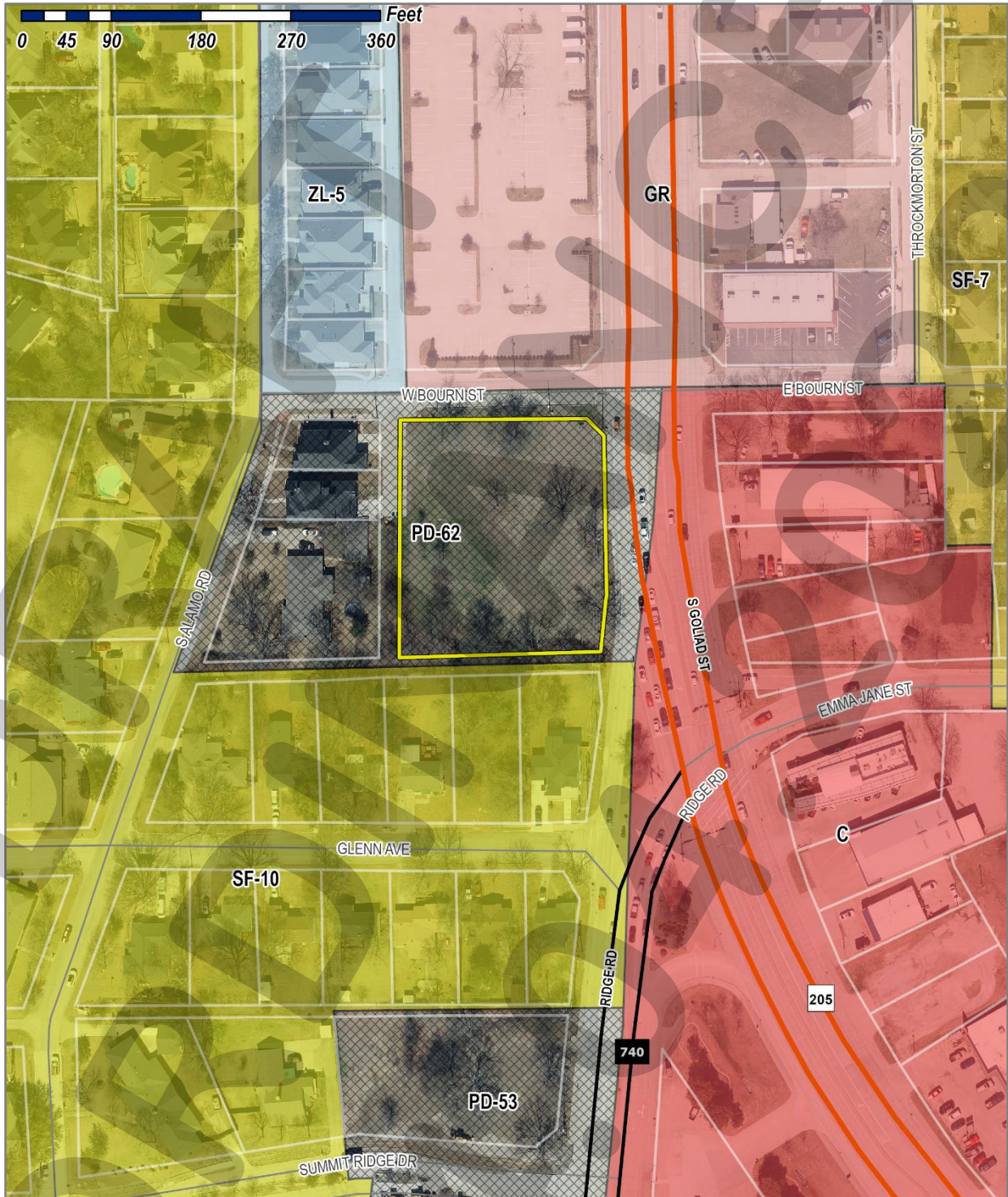
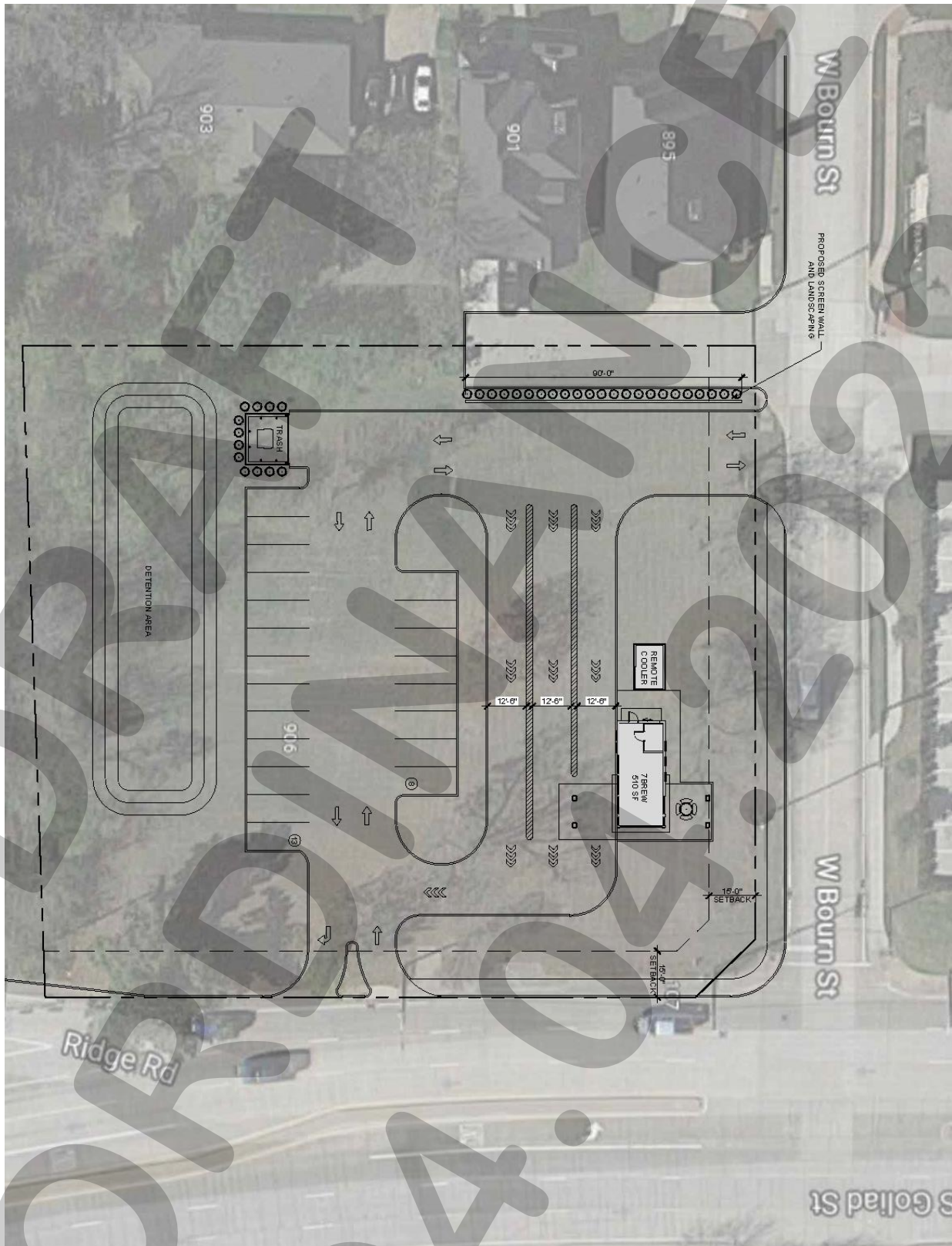


Exhibit 'B':
Concept Plan





MEMORANDUM

TO: Mary Smith, City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: April 4, 2022

SUBJECT: Z2022-010; ZONING CHANGE (AG TO PD) FOR VALLIS GREENE

Attachments

Memorandum
Case Memo
Development Application
Location Map
HOA Notification Map
Neighborhood Notification Email
Property Owner Notification Map
Property Owner Notification List
Public Notice
Property Owner Notifications
Applicant's Letter
Survey
Legal Description
Concept Plan
Comprehensive Plan Excerpts
Draft Ordinance

Summary/Background Information

Hold a public hearing to discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Mike Peoples for the approval of an **ordinance** for a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 93.97-acre tract of land identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 1936 SH-66, and take any action necessary (1st Reading).

Action Needed

The City Council is being asked to approve, approve with conditions, or deny the proposed Zoning Change.



CITY OF ROCKWALL
CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council
CC: Mary Smith, *City Manager*
Joey Boyd, *Assistant City Manager*
FROM: Ryan Miller, *Director of Planning and Zoning*
DATE: April 4, 2022
SUBJECT: Z2022-010; *Zoning Change from AG to PD for Vallis Greene*

On March 21, 2022, the City Council approved a motion to table *Case No. Z2022-010* by a vote of 6-0, with Council Member Campbell absent. The purpose of this motion was to allow the applicant time to amend the percentage of *Flat Front Entry* garages being requested so that the percentage better conformed to the OURHometown Vision 2040 Comprehensive Plan. Based on this direction the applicant has revised the request to conform to the Comprehensive Plan, and is bringing the case back for the City Council's consideration.

Under the original draft ordinance, the applicant was requesting to allow 50% *Flat Front Entry* garages and 50% *J-Swing (or Traditional Swing)* garages or *Recessed Front Entry* garages (*i.e. where the garage is setback a minimum of 20-feet behind the front façade of the home*). As part of this request the applicant was proposing to incorporate upgraded garage doors and driveways, and added a five (5) foot recess to the *Flat Front Entry* garages that set the garage door back five (5) feet from the front façade of the home which provides a 25-foot driveway. According to the *Residential* goals and policies contained in the OURHometown Vision 2040 Comprehensive Plan, "(i)n cases where *Flat Front Entry* garages (*i.e. even with the front façade of the primary structure*) are requested as part of a development no greater than 20% should be incorporated into the development ..." [CH. 08 | Sec. 02.03 | Goal 03; Policy 3] Under the applicant's revised proposal, the *Flat Front Entry* garages would be reduced to 20.33% or 37 lots and the remaining 79.67% or 145 lots would be *J-Swing (or Traditional Swing)* or *Recessed Front Entry* garages. Staff should point out that the applicant is still proposing to provide upgraded garage doors and driveways for all garage configurations, and is still proposing the five (5) foot setback from the front façade of the home for *Flat Front Entry* garage configurations. This change brings the applicant's request nearly into complete conformance with the Comprehensive Plan; however, -- *as with all zoning cases* -- the request remains discretionary to the City Council.

Based on this proposed change staff has revised the draft ordinance and case memo, and provided them in the attached packet. Should the City Council have any questions the applicant and staff will be available at the meeting on April 4, 2022.



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: April 4, 2022
APPLICANT: Ryan Joyce; *Michael Joyce Properties*
CASE NUMBER: Z2022-010; *Zoning Change (AG to PD) for Vallis Greene*

SUMMARY

Hold a public hearing to discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Mike Peoples for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 93.97-acre tract of land identified as Tract 4 & 4-01 of the M. B. Jones Survey, Abstract No. 122 and a portion of Tract 25-1 & 26 and all of Tract 13 & 25 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 1936 SH-66, and take any action necessary.

BACKGROUND

The subject property was annexed on March 16, 1998 by *Ordinance No. 98-10 [Case No. A1998-001]*. 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: [1] a 2,500 SF single-family home constructed in 1958, [2] an ~1,856 SF covered porch constructed in 1958, [3] a 400 SF storage building constructed in 1900, and [4] a 96 SF storage building with a 240 SF covered canopy constructed in 2007. Beyond these structures, the subject property has remained largely undeveloped and the zoning designation has not changed since annexation.

PURPOSE

On February 18, 2021, the applicant -- *Ryan Joyce of Michael Joyce Properties* -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses. Specifically, the applicant is proposing to entitle the subject property for a 182-lot single-family, residential subdivision that will consists of five (5) lot sizes (*i.e. [A] 9, 100' x 130' lots; [B] 29, 82' x 120' lots; [C] 45, 72' x 115' lots; [D] 22, 72' x 110' lots; and [E] 77, 62' x 110' lots*).

ADJACENT LAND USES AND ACCESS

The subject property is generally located between SH-66 and FM-1141 at the southwest corner of the intersection of FM-1141 and Cornelius Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is FM-1141 and Cornelius Road. FM-1141 is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) and Cornelius Road is identified as a M4U (*i.e. major collector, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. On the northside of the right-of-way for FM-1141 and the southside of the right-of-way for Cornelius Road are the corporate limits of the City of Rockwall. Beyond this are multiple residential properties situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ) in Rockwall County.

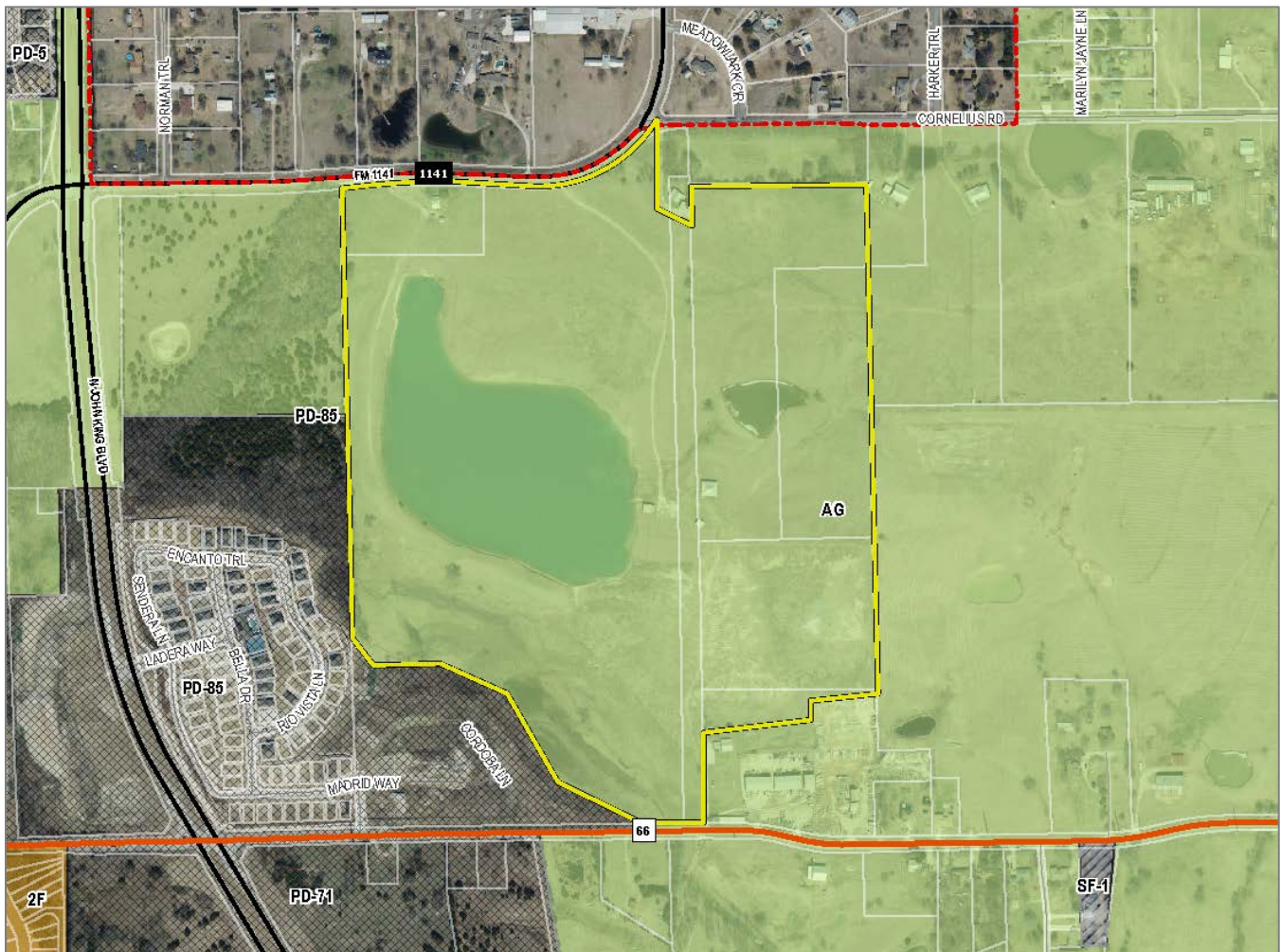
South: Directly south of the subject property is a 9.789-acre tract of land (*i.e. a portion of Lot 1, Block A, Ladera Rockwall Addition*), which will be Phase 2 of the Ladera Subdivision. This phase will consist of 33 residential units that are zoned Planned Development District 85 (PD-85) for Single-Family 7 (SF-7) District land uses. Beyond this is SH-66, which is identified as a TXDOT4D (*i.e. Texas Department of Transportation [TXDOT] roadway, four [4] lane,*

divided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this thoroughfare is: [1] a 47.89-acre parcel of land (i.e. Lot 1 of the Rockwall Municipal Airport Addition) which is occupied by the Ralph Hall Municipal Airport, [2] a vacant two (2) acre tract of land (i.e. Tract 2 of the G. W. Redlin Survey, Abstract No. 183), and [3] a 43.66-acre tract of land (i.e. Tract 7 of the D. Harr Survey, Abstract No. 102) occupied with a single-family home. All of these properties are zoned Agricultural (AG) District.

East: Directly east of the subject property are the reminder tracts (i.e. Tracts 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72) being subdivided from the subject property. Also, east of the subject property is a 55.08-acre tract of land (i.e. Tract 11 of the W. M. Dalton Survey, Abstract No. 72), which has a two (2) barns (i.e. a 1,107 SF barn and a 7,448 SF barn both built in 1966). All of these properties are zoned Agricultural (AG) District.

West: Directly west of the subject property is: [1] a 15.935-acre vacant tract of land (i.e. Tract 5-1 of the M. B. Jones Survey, Abstract No. 122) zoned Agricultural (AG) District, and [2] a 37.80-acre parcel of land (i.e. Lot 1, Block A, Ladera Rockwall Addition) zoned Planned Development District 85 (PD-85) for Single-Family 7 (SF-7) District land uses. The 37.80-acre tract of land is the Ladera Subdivision, and will consist of 117 single-family units at buildout. Beyond this is John King Boulevard, which is identified as a P6D (i.e. principal arterial, six [6] lane, divided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted a concept plan and development standards for the proposed residential subdivision. The concept plan shows that the 93.97-acre subject property will consist of 182 residential lots. These lots will consist of five (5)

lot types: [1] 9 Type 'A' lots that are a minimum of 100' x 130' (or 13,000 SF), [2] 29 Type 'B' lots that are a minimum of 82' x 120' (or 10,000 SF), [3] 45 Type 'C' lots that are a minimum of 72' x 115' (or 9,000 SF), [4] 22 Type 'D' lots that are a minimum of 72' x 110' (or 8,400 SF), and [5] 77 Type 'E' lots that are a minimum of 62' x 110' (or 7,200 SF). This translates to a gross density of 1.94 dwelling units per gross acre (i.e. 182 lots/93.97-acres = 1.93679 dwelling units per gross acre) for the total development. The minimum dwelling unit size (i.e. air-condition space) will range from 2,000 SF to 2,400 SF. With regard to the proposed housing product, staff has incorporated anti-monotony and masonry standards into the proposed Planned Development District ordinance. Specifically, the ordinance will require a minimum of 90% masonry (with a minimum of 85% masonry on each façade), and be subject to the City's upgraded anti-monotony standards; however, the Planned Development District ordinance will also incorporate provisions that allow up to 80% cementitious fiberboard utilized in a horizontal lap-siding, board-and-batten siding, or decorative pattern to allow a more *Traditional Neighborhood Design* product (also referred to as *Gingerbread*). The following are some of the examples contained in the Planned Development District ordinance:

IMAGES 1 & 2: EXAMPLES OF BOARD AND BATTEN FROM THE PLANNED DEVELOPMENT DISTRICT ORDINANCE



Looking at the proposed garage orientation proposed for the development, the applicant is requesting to allow a total of **50% 20.33% or 37** of all the garages be orientated toward the street; however, the applicant is proposing to require a five (5) foot setback for the garage from the front façade. The remaining garage doors will be situated within a *J-Swing* (or a *Traditional Swing*) configuration or *Recessed Entry* configuration (i.e. where the garage door is situated a minimum of 20-feet behind the front façade). In addition, the applicant is proposing to incorporate upgraded finishes on all garage doors that include: [1] coach lighting, [2] decorative wood doors or wood overlays on insulated metal doors, and [3] driveways that are constructed with ornamental stamped concrete brick pavers, stained finish, or salt finished. The following are some of the examples of these upgrades included in the Planned Development District ordinance:

IMAGES 3, 4 & 5: EXAMPLES OF UPGRADED GARAGES



The proposed subdivision will be subject to the land uses and density and dimensional requirements stipulated for properties within a Single-Family 10 (SF-10) District unless otherwise specified in the Planned Development District ordinance. The following is a summary of the lot composition and density and dimensional standards contained in the proposed Planned Development District ordinance:

TABLE 1: LOT COMPOSITION

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	100' x 130'	13,000 SF	9	4.95%
B	82' x 120'	10,000 SF	29	15.93%
C	72' x 115'	9,000 SF	45	24.73%
D	72' x 110'	8,400 SF	22	12.09%
E	62' x 110'	7,200 SF	77	42.31%
<i>Maximum Permitted Units:</i>			182	100.00%

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

Lot Type (see Concept Plan) ►	A	B	C	D	E
<i>Minimum Lot Width</i> ⁽¹⁾	100'	82'	72'	72'	62'
<i>Minimum Lot Depth</i>	130'	120'	115'	110'	110'
<i>Minimum Lot Area (SF)</i>	13,000	10,000	9,000	8,400	7,200
<i>Minimum Front Yard Setback</i> ^{(2), (6) & (8)}	25'	20'	20'	20'	20'
<i>Minimum Side Yard Setback</i>	15'	6'	6'	6'	6'
<i>Minimum Side Yard Setback (Adjacent to a Street)</i> ^{(2), (6) & (7)}	15'	15'	15'	15'	15'
<i>Minimum Length of Driveway Pavement</i>	20'	20'	20'	20'	20'
<i>Maximum Height</i> ⁽³⁾	35'	35'	35'	35'	35'
<i>Minimum Rear Yard Setback</i> ⁽⁴⁾	25'	20'	20'	20'	20'
<i>Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]</i>	2,400	2,500	2,400	2,200	2,200
<i>Maximum Lot Coverage</i>	45'	45'	45'	65'	65'

General Notes:

- 1: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.
- 2: The location of the *Front Yard Building Setback* as measured from the front property line.
- 3: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- 4: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- 5: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* and *Side Yard Building Setback* by up to five (5) feet for any property. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.
- 6: *J-Swing* or *Traditional Swing Garages* are permitted to encroach into the front yard building setback a minimum of five (5) feet.
- 7: All *Corner Lots* that back to a lot that fronts onto the same street that the *Corner Lot* sides to (*i.e. a Keystone Lot*), shall have a setback that is equal to the front setback of the fronting lot. In addition, no solid fence shall be situated within this setback.

The proposed concept plan shows that the development will consist of a total of 29.72-acres of floodplain and 13.06-acres of open space maintained by the Homeowner’s Association (HOA). This translates to an open space percentage of 29.71% (*i.e. [29.72-acres of floodplain/2] + 13.06-acres of open space = 27.92-acres/93.97-acres gross = 29.7116%*). In addition, the applicant has agreed to utilize the pro-rata equipment fees and cash-in-lieu of land fees to provide amenity to the four (4) acre tract of City owned land (*i.e. Tract 13-01 of the W. M. Dalton Survey, Abstract No. 72*) to create a public park. All amenities being proposed for this public park will need to be approved by the Parks and Recreation Board and be constructed to the City’s standard as determined by the Director of Parks and Recreation. The applicant will also be providing a trail system consisting of a six (6) foot concrete trail that will connect this public park to the proposed subdivision.

Staff should point out that a portion of the subject property is situated within the Runway Protection Zone (RPZ) of the Ralph Hall Municipal Airport. In addition, staff is currently bringing forward an Airport Overlay (AP OV) District [*Case No. Z2022-012*] that (*if approved*) will establish requirements for land uses in and around the Ralph Hall Municipal Airport. Based on this, staff sent a copy of the proposed plan to TXDOT Aviation for review and comment, and a copy of the proposed plan to Garver USA -- *the City’s Airport Consultant* -- for review. TXDOT Aviation requested that the applicant [7] not have any development within the Runway Protection Zone (RPZ) and [2] establish an aviation easement over the property to ensure that future homeowners are aware they are purchasing a home in close proximity to the flight path of the Ralph Hall Municipal Airport. Garver USA requested that no development or amenity be constructed in the Runway Protection Zone (RPZ). In addition,

staff requested that the applicant adhere to the future Airport Overlay (AP OV) District, and not locate any portion of any lot in the *Airport Influence Zone (which if established is the zone that will prevent residential and assembly uses from being located within 500-feet of the airport)*. The applicant has taken these comments and adjusted the concept plan to ensure compliance with these recommendations. In addition, staff has added a condition of approval that will require the avigation easement be established at the time of final plat.

INFRASTRUCTURE

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

- (1) Roadways. According to the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan, FM-1141 is required to be a M4D (*i.e. major collector, four [4] lane, divided roadway*), which requires an 85-foot right-of-way with a 64-foot *back-to-back* concrete street. In addition, SH-66 is identified as a which is identified as a TXDOT4D (*i.e. Texas Department of Transportation [TXDOT] roadway, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. This road will require a minimum of 120-feet of right-of-way or 60-feet from the centerline of the roadway. The applicant will also be required to perform a Traffic Impact Analysis (TIA) for the proposed drive approaches off of FM-1141 and SH-66. Staff is also requiring that as part of the Traffic Impact Analysis (TIA) and/or roadway design, the applicant's consultant study the need for a left turn lane at the proposed drive approach on FM-1141.
- (2) Water. The applicant will be required to construct a 12-inch water line on the subject property along SH-66, extending to the existing stub out at FM-1141. In addition, the development will require an eight (8) inch water line be looped through the subject property.
- (3) Wastewater. The applicant will be required to construct an eight (8) inch wastewater line that will tie into the 12-inch line adjacent to the southwestern property line.
- (4) Drainage. The applicant shall be required to perform a flood study to delineate the fully developed 100-year localized floodplain for all ponds, creeks or streams, and draws on the subject property. Detention will be required and sized per the required detention study. The applicant will also be required to perform a Wetlands and Waters of the United States (WOTUS) study for the existing ponds on the subject property.

CONFORMANCE TO THE CITY'S CODES

The proposed Planned Development District conforms to the majority of the City's code requirements; however, it should be noted that the development standards contained within the Planned Development District ordinance deviate from the requirements of the Unified Development Code (UDC), the Municipal Code of Ordinances, and the Engineering Department's *Standards of Design and Construction Manual* in the following ways:

- (1) Alleyways. The Engineering Department's *Standards of Design and Construction Manual* stipulates that "(a)lleys shall be provided in all residential areas and shall be paved with steel reinforced concrete..." The code does grant the City Council the ability to "... waive the residential alley requirement, if it is in the best interest of the City." [Page 14; Section 2.11 of the *Standards of Design and Construction Manual*]
- (2) Garage Configuration. Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC) requires that, "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front building façade for front entry garages unless it is a *J-Swing [or traditional swing]* garage where the garage door is perpendicular to the street."

Applicant's Response to (1) & (2): In lieu of providing the required alleyways, the applicant is proposing to provide 50% *J-Swing (or Traditional Swing)* or *Recessed Front Entry (i.e. where the garage is setback a minimum of 20-feet behind the front façade of the home)* garages and 50% 20.33% or 37' *Flat Front Entry* garages with a five (5) recess for the garage (*i.e. where the garage is setback five [5] feet from the front façade*). As a compensatory measure the applicant is proposing to provide additional architectural elements into all garage configurations: [A] coach lighting, [B] decorative

wood doors or wood overlays on insulated metal doors, [C] driveways constructed with ornamental stamped concrete brick pavers, stained finished, or salt finished. Staff should also point out that by providing a five (5) foot recess in the *Flat Front Entry* garages a minimum of a 25-foot driveway is being provided. The following are examples of some of the upgraded finishes depicted in the Planned Development District ordinance:

IMAGES 6, 7, 8, & 9: EXAMPLES OF UPGRADED FINISHES



DIVIDED BAYS



CARRIAGE HARDWARE



CEDAR CLADDING



ORNAMENTAL PAVING

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the Northeast Residential District and is designated for Low Density Residential land uses. The plan defines Low Density Residential land uses as "... residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses ..." In addition, the Comprehensive Plan defines increased amenity as, "... developments that provide some of the following: (1) open space beyond the required 20%, (2) a golf course and/or other comparable recreation facilities, (3) amenity/recreation facilities, (4) school site integration, (5) dedication or development of park land beyond the required park land dedication, (6) additional development of trails, (7) other amenities deemed appropriate by the City Council." In this case the applicant is proposing a total density of 1.94 dwelling units per acre. In addition, the applicant is proposing to incorporate walking trails and 29.71% open space (*i.e. 9.71% in excess of the required 20.00%*). Based on this the applicant's request appears to be in conformance with the Low Density Residential designation indicated for the subject property.

According to the Northeast Residential District, the district "... is characterized by its established low-density residential subdivisions and rural/estate style lots ... [and] is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density, residential development." Looking at the District Strategies for the Northeast Residential District for Suburban Residential, the plan states that "...new Suburban Residential developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing Suburban Residential in this district." In this case, the applicant is proposing lot products that range from 62' x 110' (*or a minimum of 7,200 SF*) to 100' x 130' (*or a minimum of 13,000 SF*). After reviewing the district, staff has identified the following Suburban Residential developments that have similar lot sizes:

- (1) Ladera of Rockwall. This development is platted as one (1) large lot, but calls out *Artificial Lots* (*i.e. setup in a condominium regime*) that consist of the following lot products: 20, 44.5' x 80'; 31, 42' x 77'; 41, 54' x 60'; and 6, 64' x 50'.
- (2) Saddle Star. 143, 70' x 125' (*or a minimum of 8,750 SF*) and 33, 80' x 125' (*or a minimum of 10,000 SF*).
- (3) Dalton Ranch. 75' x 120' and 80' x 125'
- (4) Gideon Grove (Phase 1). 45, 80' x 125' (*or a minimum of 10,000 SF*) and 27, 100' x 150' (*or a minimum of 15,000 SF*)
- (5) Gideon Grove (Phase 2). 53, 60' x 120' (*or a minimum of 7,000 SF*) and 31, 70' x 120' (*or a minimum of 8,400 SF*)
- (6) Nelson Lakes. 134, 60' x 120' (*or a minimum of 7,000 SF*); 68, 70' x 120' (*or a minimum of 8,400 SF*); and 58, 72' x 120' (*or a minimum of 8,600 SF*)
- (7) Winding Creek. 132, 90' x 100' (*or a minimum of 16,000 SF*)

Staff should point out that the majority of the applicant's request is for the smaller *Type 'E'* lots (42.31%), which are the 62' x 110' lots (*or a minimum of 7,200 SF*). The only developments with smaller lot sizes than the *Type 'E'* lots are the Ladera of Rockwall and Nelson Lakes Subdivisions. It should also be pointed out that the subject property is directly adjacent to the Ladera of Rockwall Subdivision, which has the smallest lot sizes in this district.

With regard to the policies and goals for residential development contained in the Comprehensive Plan, the applicant's request incorporates the majority of these policies and goals (e.g. minimum of six [6] side yard setbacks on all lot types, fronting of homes on to a park/open space, designed utilizing the Housing Tree Model, etc.); however, staff has identified the following non-conformities on the concept plan and provided the following recommendations to the applicant:

RED: NOT INCORPORATED INTO THE PLANNED DEVELOPMENT DISTRICT ORDINANCE.

BLUE: INCORPORATED INTO THE PLANNED DEVELOPMENT DISTRICT ORDINANCE.

- (1) **CH. 08 | Sec. 02.03 | Goal 03; Policy 3:** In cases where *Flat Front Entry* garages (i.e. even with the front façade of the primary structure) are requested as part of a development no greater than 20% should be incorporated into the development. In addition, *Flat Front Entry* garages should have a minimum of a 25-foot front yard building setback to allow vehicles to be parked in the driveway without overhanging public right-of-way. This type of garage may not be appropriate for all developments and should be generally discouraged.

Staff Response: If a *Flat Front Entry* garage configuration with a recess of five (5) feet is being requested it should be limited to 20%. The applicant has chosen to request 50% 20.33% or 37 Flat Front Entry garages and 50% 79.67% or 145 J-Swing (or Traditional Swing) or Recessed Front Entry (i.e. where the garage is setback a minimum of 20-feet behind the front façade of the home) garages, but has consented to upgraded garage doors and driveway requirements. In addition, the added five (5) foot recess provides a 25-foot driveway on the Flat Front Entry garage product, which has a similar effect as the 25-foot setback requested by the Comprehensive Plan.

Taking into account the applicant's concept plan, proposed density, and development standards, the request does appear to conform with the majority of the OURHometown Vision 2040 Comprehensive Plan; however, as with all zoning cases, this request remains a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On February 25, 2022, staff mailed 78 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Caruth Lakes (*Caruth Ridge Estates*) Homeowner's Association (HOA), which is the only HOA 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 the following:

- (1) Two (2) notices from two (2) property owners situated within the 500-foot notification buffer in opposition to the applicant's request.
- (2) One (1) email from one (1) property owner situated within the 500-foot notification buffer in opposition to the applicant's request.
- (3) One (1) notice from one (1) property owner situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall in opposition to the applicant's request.
- (4) One (1) response from the City's *Zoning & Specific Use Permit Input Form* from a property owner in the City of Fate in favor of the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request to rezone the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the concept plan and development standards contained in the Planned Development District ordinance.
- (2) The applicant will be required to put an avigation easement over the property to ensure that homeowners are provided with information showing that they are within close proximity to the flight path of the Ralph Hall Municipal Airport. This will need to be established with the final plat for the subdivision.

- (3) No development or amenities can take place within the Runway Protection Zone (RPZ) of the Ralph Hall Municipal Airport.
- (4) As part of the Traffic Impact Analysis (TIA) and/or roadway design, the need for a left turn lane on FM-1141 -- *at the proposed drive approach* -- shall be determined.
- (5) Any construction resulting from the approval of this Zoning Change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On March 15, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the applicant's request for a Zoning Change by a vote of 4-0, with Commissioners Chodun, Thomas, and Conway absent.

CITY COUNCIL

On March 21, 2022, the City Council approved a motion to table the request by a vote of 6-0, with Council Member Campbell absent. The purpose of this motion was to allow the applicant time to amend the percentage of *Flat Front Entry* garages being requested so that the percentage better conformed to the OURHometown Vision 2040 Comprehensive Plan.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 23022-010

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1649 FM 1141, Rockwall, TX 75087

SUBDIVISION ABS A0122, MB Jones, Tract 4-01 LOT BLOCK

GENERAL LOCATION Approximately 1250 feet east of the intersection John King and FM 1141 South of 1141

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Agricultural CURRENT USE Agricultural

PROPOSED ZONING Planned Development District PROPOSED USE Single Family

ACREAGE 93.97 LOTS [CURRENT] 1 LOTS [PROPOSED] 182

- 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 Mike Peoples APPLICANT Michael Joyce Properties

CONTACT PERSON Mike Peoples CONTACT PERSON Ryan Joyce

ADDRESS 1850 FM 1141 ADDRESS 767 Justin Rd

CITY, STATE & ZIP Rockwall, TX 75087 CITY, STATE & ZIP Rockwall, TX 75087

PHONE PHONE 512-965-6280

E-MAIL E-MAIL ryan@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Mike Peoples [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 \$ 150 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14 DAY OF Feb, 20 22. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

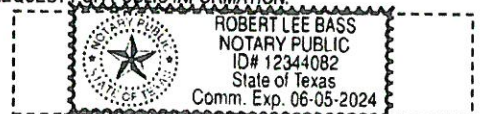
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF Feb, 20 22

OWNER'S SIGNATURE

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

TEXAS



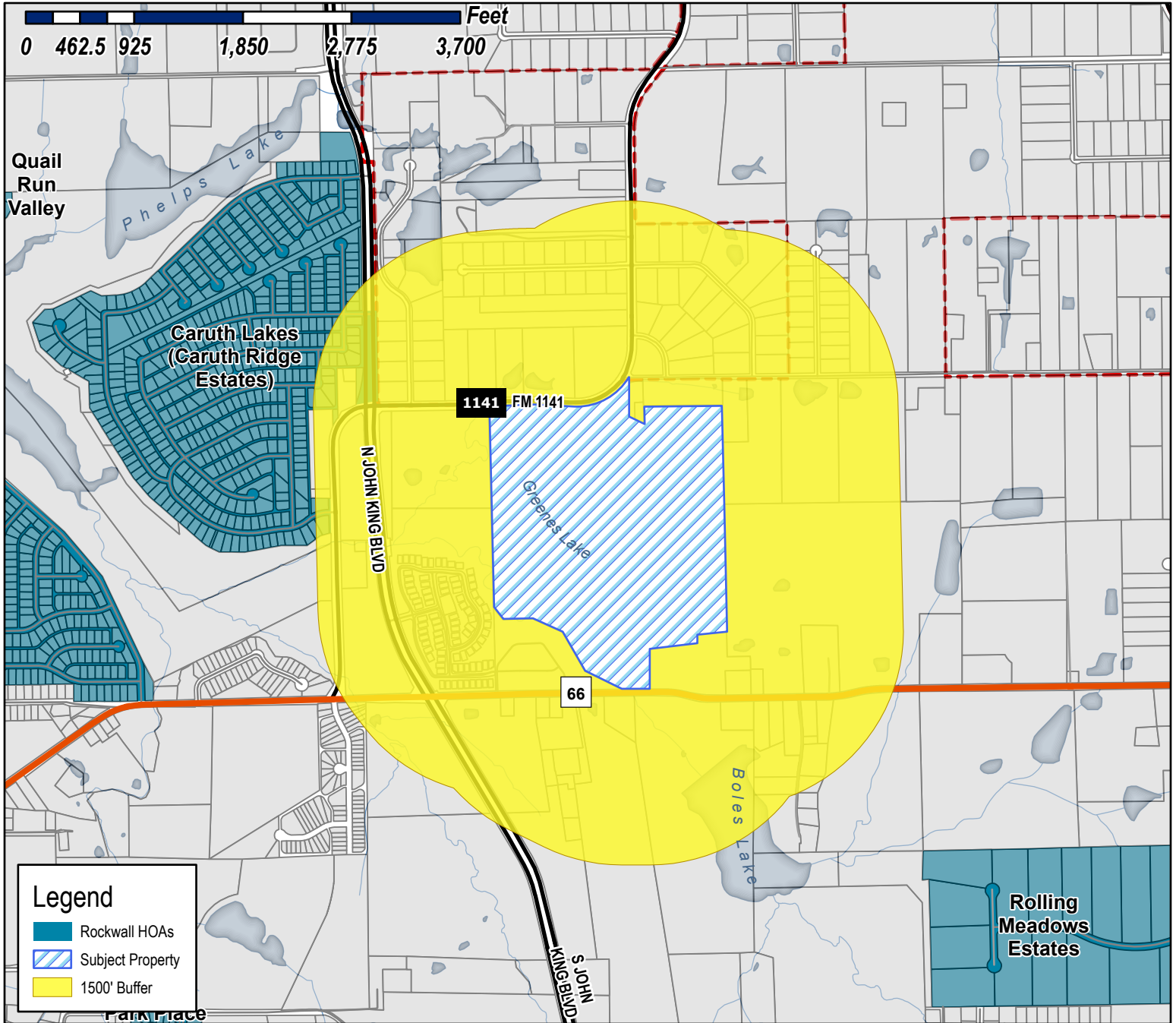
MY COMMISSION EXPIRES 06-05-2024



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.

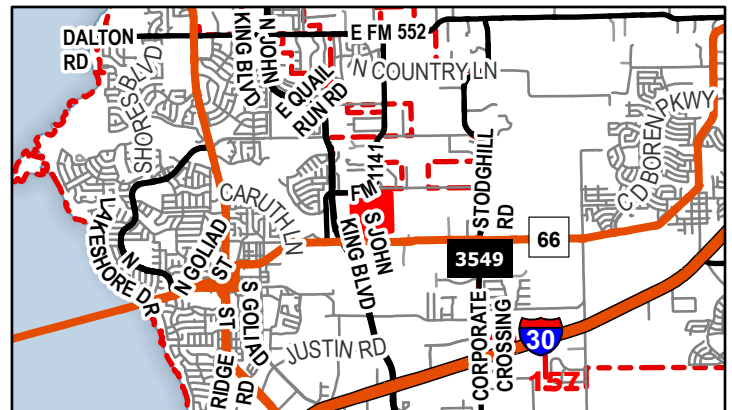


Legend

- Rockwall HOAs
- Subject Property
- 1500' Buffer

Case Number: Z2022-010
Case Name: PD Development Plan for Vallis Greene
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 1649 FM 1141

Date Saved: 2/18/2022
 For Questions on this Case Call (972) 771-7745



Miller, Ryan

From: Gamez, Angelica
Sent: Wednesday, February 23, 2022 2:27 PM
Cc: Miller, Ryan; Lee, Henry; Ross, Bethany
Subject: Neighborhood Notification Program [Z2022-010]
Attachments: Public Notice (02.23.2022).pdf; HOA Map (02.22.2022).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 *February 25, 2022*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, March 15, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, March 21, 2022 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 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>.

Z2022-010: Zoning Change from AG to PD

Hold a public hearing to discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Mike Peoples for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 93.97-acre tract of land identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 1936 SH-66, and take any action necessary.

Thank you,

Angelica Gamez

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

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

This email was scanned by Bitdefender

MAUTNER ERNESTO & BEATRICE
103 N GREENPRINT CIRCLE
TOMBALL, TX 76262

BROWN LARRY MELVIN & MARSHA LIZBETH
1042 LAKE SHORE DR
MESQUITE, TX

SEE BETTY
110 WESTMINISTER
ROCKWALL, TX 75032

PEOPLES MIKE L
111 CORNELIUS RD
ROCKWALL, TX 75087

RATLIFF JENNIFER L
123 HARKER TRAIL
ROCKWALL, TX 75087

ANDRULAT ALEC J AND VERONICA BITZ
124 HARKER TR
ROCKWALL, TX 75087

MCKEE MARK D
131 MEADOWLARK CIR
ROCKWALL, TX 75087

SQUIER NATALIE
153 MEADOWLARK CIRCLE
ROCKWALL, TX 75087

HAMPTON ELDEN L
1530 FM 1141
ROCKWALL, TX 75087

GRIFFITH JESSE JOHN AND SARAH KRISTIN
1578 FM 1141
ROCKWALL, TX 75087

WHYDE KIMBERLY
1602 ENCANTO TRAIL
ROCKWALL, TX

GIAMPAPA SANTO AND SUSAN
1606 ENCANTO TRL
ROCKWALL, TX

SANDKNOP LES T AND CLAUDIA J
1614 ENCANTO TRAIL
ROCKWALL, TX

SHANNON STANLEY W
162 HARKER TRL
ROCKWALL, TX 75087

DENNEY DENNIS W & LINDA L
162 MEADOWLARK CIR
ROCKWALL, TX 75087

INTEGRITY RETIREMENT GROUP LLC
1620 MADRID WAY
ROCKWALL, TX 75087

INTEGRITY RETIREMENT GROUP LLC
1624 MADRID WAY
ROCKWALL, TX 75087

RW LADERA LLC
1628 MADRID WAY
ROCKWALL, TX 75087

ROCKWALL PROPERTY CORPORATION
ATTN BILL BRICKER
1630 WILLIAMS
ROCKWALL, TX 75087

RW LADERA LLC
1632 MADRID WAY
ROCKWALL, TX 75087

RW LADERA LLC
1636 MADRID WAY
ROCKWALL, TX 75087

HUDDIN RYAN S AND JADA
1666 FM 1141
ROCKWALL, TX 75087

PEOPLES MICHAEL L JR AND
SHERYL NEWMAN PEOPLES
1700 STATE HIGHWAY 66
ROCKWALL, TX 75087

CITY OF ROCKWALL
1701 AIRPORT RD
ROCKWALL, TX 75087

WAINNER MATTHEW CODY &
MELANIE RENEE HUMBLE
173 MEADOWLARK CIRCLE
ROCKWALL, TX 75087

SCHRAMM EDWIN W III & PATSY ANN
1895 FM 1141
ROCKWALL, TX 75087

PEOPLES MICHAEL L
1936 HWY 66
ROCKWALL, TX 75087

BELEW THOMAS E SR
DIANNE S CURREY
2 NORMAN TRL
ROCKWALL, TX 75087

PEOPLES MICHAEL L
2026 HWY 66
ROCKWALL, TX 75087

SALINAS HILSE S
2068 STATE HWY 66
ROCKWALL, TX 75087

GILLILAND TOMMY JOE
2098 WILLIAMS
ROCKWALL, TX 75087

RANDLE SUSAN AND DERRICE
226 CORNELIUS RD
ROCKWALL, TX 75087

CAIN FAMILY PARTNERSHIP LTD
2294 ESTATE HIGHWAY 66
ROCKWALL, TX 75087

PEOPLES MIKE
291 CORNELIUS RD
ROCKWALL, TX 75087

ROCKWALL PROPERTY CORPORATION
ATTN BILL BRICKER
305 PARK PLACE BLVD
ROCKWALL, TX 75087

CAIN FAMILY PARTNERSHIP LTD
305 STONEBRIDGE DR
ROCKWALL, TX 75087

PEOPLES MIKE
333 CORNELIUS
ROCKWALL, TX 75087

RW LADERA LLC
361 W BYRON NELSON BLVD SUITE 104
ROANOKE, TX 76262

INTEGRITY RETIREMENT GROUP LLC
361 W BYRON NELSON BLVD SUITE 104
ROANOKE, TX 76262

DAVIS WILLIAM PAUL JR
510 TURTLE COVE BLVD STE 200
ROCKWALL, TX 75087

VACLAVIK JOHN AND MARCILE
610 W COLCHESTER DR
EAGLE, ID

RILEY RODNEY H & JANET E
802 RIO VISTA LN
ROCKWALL, TX 75087

INTEGRITY RETIREMENT GROUP LLC
806 RIO VISTA LN
ROCKWALL, TX 75087

RW LADERA LLC
810 RIO VISTA LN
ROCKWALL, TX 75087

RW LADERA LLC
814 RIO VISTA LN
ROCKWALL, TX 75087

ALDERMAN CLAUDETTE
815 RIO VISTA LANE
ROCKWALL, TX 75087

INTEGRITY RETIREMENT GROUP LLC
818 RIO VISTA LN
ROCKWALL, TX 75087

RW LADERA LLC
819 RIO VISTA LN
ROCKWALL, TX 75087

LANCASTER JAMES EVERETT JR &
GEORGIANA MARIE
820 BELLA DRIVE
ROCKWALL, TX 76262

RW LADERA LLC
822 RIO VISTA LN
ROCKWALL, TX 75087

INTEGRITY RETIREMENT GROUP LLC
825 BELLA CT
ROCKWALL, TX 75087

WALLACE MARTHA G
826 BELLA DRIVE
ROCKWALL, TX 75087

INTEGRITY RETIREMENT GROUP LLC
826 RIO VISTA LN
ROCKWALL, TX 75087

MAUTNER ERNESTO & BEATRICE
829 BELLA CT
ROCKWALL, TX 75087

EVANS MARY E
830 BELLA DRIVE
ROCKWALL, TX 76262

HUCK WALTER R AND MARY A
830 RIO VISTA LANE
ROCKWALL, TX 75087

INTEGRITY RETIREMENT GROUP LLC
831 RIO VISTA LN
ROCKWALL, TX 75087

RW LADERA LLC
833 BELLA CT
ROCKWALL, TX 75087

HOPKINS TEENA
834 BELLA DR
ROCKWALL, TX 76262

PAUL DAVID OLIVIER AND LYN DIANE OLIVIER
FAMILY REVOCABLE TRUST
LYN DIANE OLIVIER- SURVIVING TRUSTOR
834 RIO VISTA LANE
ROCKWALL, TX 75087

MURPHY DON & SHARON
837 BELLA DRIVE
ROCKWALL, TX 76262

RW LADERA LLC
837 RIO VISTA LN
ROCKWALL, TX 75087

HENDLEY BEVERLY
838 BELLA DRIVE
ROCKWALL, TX 75087

RW LADERA LLC
841 BELLA DR
ROCKWALL, TX 75087

RW LADERA LLC
841RIO VISTALN
ROCKWALL, TX 75087

HOWARD EDWARD L AND BRENDA S
902 RIO VISTA LN
ROCKWALL, TX

DELK JEANNETTE FREY
903 RIO VISTA LN
ROCKWALL, TX

HAMBLIN DONALD ELEX AND DEBORAH LUCILLE
905 RIO VISTA LN
ROCKWALL, TX

EASLEY PHYLLIS
909 RIO VISTA LANE
ROCKWALL, TX

JONES BRENDA K & SAM A
910 BELLA DR
ROCKWALL, TX

ROONEY CATHERINE
912 BELLA DR
ROCKWALL, TX

JOHN AND LYNNE MCMAHAN REVOCABLE
TRUST
JOHN AND LYNNE MCMAHAN- TRUSTEES
912 RIO VISTA LN
ROCKWALL, TX

BROCHON DELILIA A AND MARTIAL H
913 RIO VISTA LANE
ROCKWALL, TX

G & C DAVIS FAMILY 2013 TRUST
GREGORY A DAVIS AND CAROL L DAVIS - CO
TRUSTEES
916 RIO VISTA LN
ROCKWALL, TX

DIMISSEW SAMUEL
956 S WEATHERRED DR
RICHARDSON, TX 75080

LUKER LEO
P.O. BOX 1599
LYTLE, TX 78052

POTTER JOHN D ETUX
PO BOX 259
FATE, TX 75132

PEOPLES MICHAEL L
PO BOX 41
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:

Case No. Z2022-010: Zoning Change from AG to PD for Vallis Greene

Hold a public hearing to discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Mike Peoples for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 93.97-acre tract of land identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 1936 SH-66, 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, March 15, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 21, 2022 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:

Ryan Miller
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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, March 21, 2022 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. Z2022-010: Zoning Change from AG to PD for Vallis Greene

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: [text box]
Address: [text box]

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:

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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. Z2022-010: Zoning Change from AG to PD for Vallis Greene

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.

Airport landing strip is right across the street and property is in path to landing planes on runway. There was a recent plane crash on Hwy 66. ~~Also~~ Also FM 1141 & Hwy 66 are ~~not~~ narrow and not set up well for increased traffic.

Name: Jada Huddin

Address: 1666 FM 1141 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

Case No. Z2022-010: Zoning Change from AG to PD for Vallis Greene

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.

I just moved to this area in June 2021 to get away from busyness in Mesquite area. I selected a lot with tree/creek views to enjoy semi country living. There is too much development in this area of Rockwall.

Name: Kimberly Whyde

Address: 1602 Encanto Trail 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

From: Edward Howard <edwardho@pacbell.net>
Sent: Sunday, March 13, 2022 1:21 PM
To: Planning
Cc: lillyhorn55@hoymail.com
Subject: ATTN: Ryan Miller - Case No. Z2022-010

I am writing in opposition to the proposed Case No. Z2022-010: Zoning Change from AG to PD for Vallis Greene for the following reasons.

1. My wife and I live in Ladera Rockwall (Lot 14) 55+ community just west of the proposed property. We paid a substantial premium for our lot where our patio faces east towards the proposed property. In other words, our view from the patio looks toward the trees along the existing creek. We are concerned the proposed change will possibly end up removing some trees and/or polluting the creek area with trash and debris. In the summer, when trees have leaves our view of the property is blocked. In the winter, the trees without leaves allows us to view the existing pasture property. Both seasons provide a pleasing view. We will not be happy to view a bunch of houses each winter.
2. The proposed property lies just north of the Rockwall airport directly in the flight path of takeoff and landings of numerous private planes and an occasional private jet. There have been two incidents just since we moved here in the past year or so. Building homes on this property is just asking for a bad incident with a plane crash where lives may be a risk. In the past, we lived adjacent to a private airport (Skypark) in Fresno CA where there were numerous incidents involving private planes in the flight path. Fortunately, there were no homes involved.
3. Third and possibly more important, is the question "What are you guys doing to our unique community?" Does every piece of farmland need new homes built on it. Just drive down John King and see what has happened there. Houses, houses, houses everywhere. Be kind to our small county.....

Thank you for considering my objections to your propose rezoning.

Sincerely, Edward and Brenda Howard
Phone 469-910-1770
902 Rio Vista Lane, Rockwall, TX 75087

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Case No. Z2022-010: Zoning Change from AG to PD for Vallis Greene

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.

There are many housing complexes already under construction. Opposed to more at this time due to 1) can that many new houses be sold, 2) changes characteristic of the town, 3) infrastructure does not support increase in population.

Name:

Ernesto and Beatrice Mautner

Address:

829 Bella Drive, Rockwall

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).

Z2022-010

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.

We need more housing inventory in Rockwall County.

Respondent Information

Please provide your information.

First Name *

Matthew

Last Name *

LaMunion

Address *

342 meredith dr

City *

Fate

State *

TX

Zip Code *

75087

Email Address *

mattlamunion@gmail.com

Phone Number

214-601-0983

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: I live off 66 in Fate in rockwall county.

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: Facebook

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Google Forms



JOHNSON VOLK CONSULTING

704 Central Parkway East | Suite 1200 | Plano, Texas 75074 | 972.201.3100

February 18, 2022

City of Rockwall
Planning Department
385 South Goliad
Rockwall, TX 75087

RE: Vallis Greene – Zoning Application

Dear Staff,

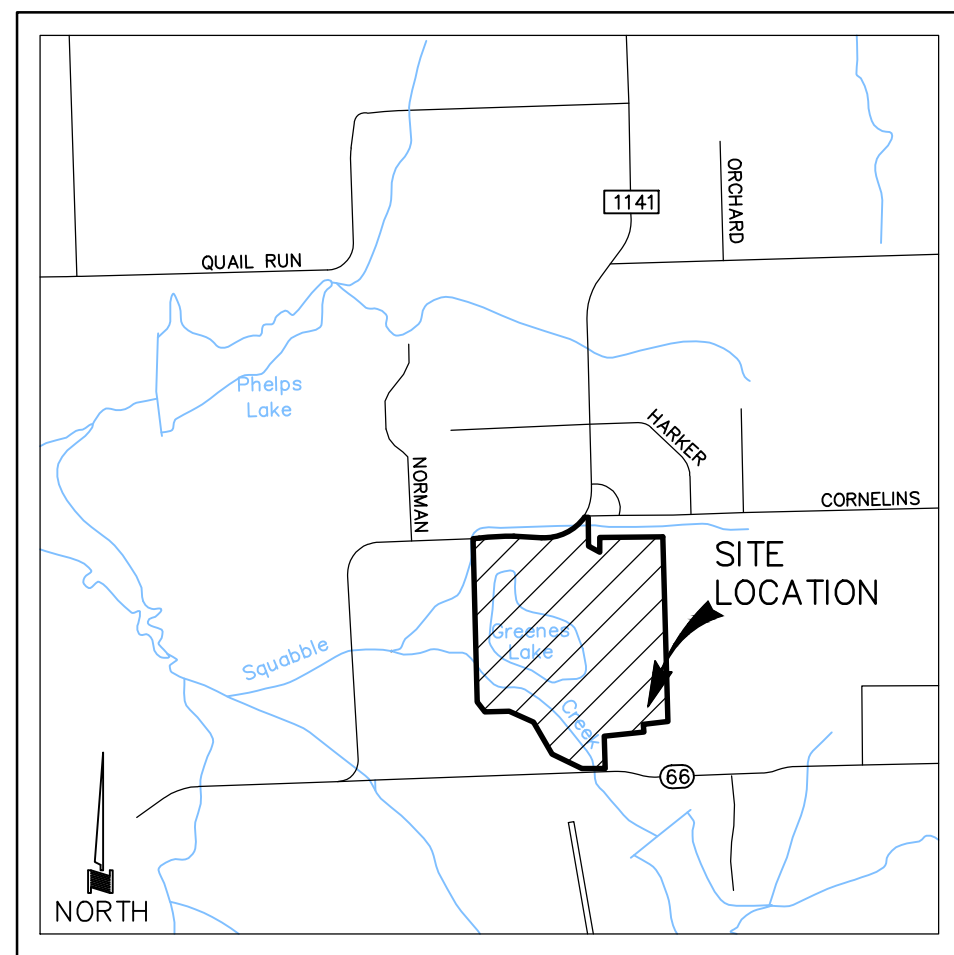
The purpose of this letter is to formally request a zoning change for the referenced property located south of FM 1141 and north of SH 66. The subject development will consist of +/-182 single family lots on a 93.97 acre tract. After meeting with staff at a Development Review Committee Meeting, the Concept Plan included with this submittal is representative of our proposed vision for the property.

Please feel free to contact us if you have any questions regarding this project or application.

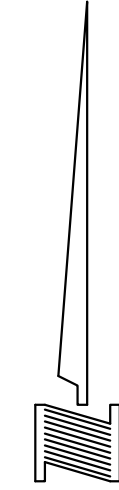
Sincerely,

Johnson Volk, Inc.

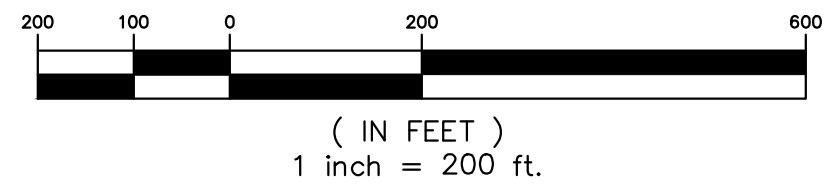
Tom Dayton, PE



LOCATION MAP NOT TO SCALE



GRAPHIC SCALE



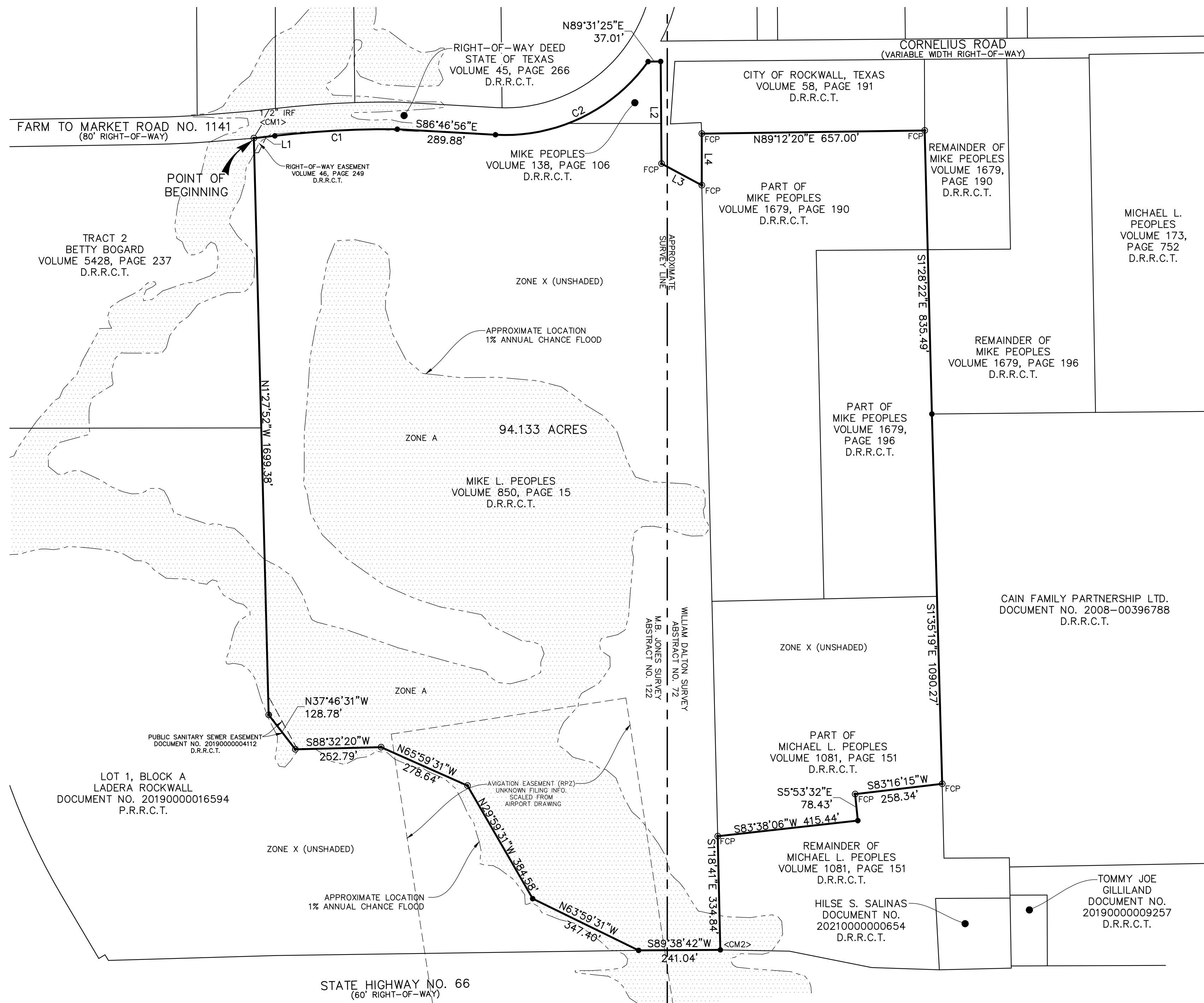
(IN FEET)
1 inch = 200 ft.

LEGEND

- 1" RED BOUNDARY MARKER STAMPED "G&A MCADAMS CO" FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "JVC"
- <CM> CONTROL MONUMENT
- FCP FENCE CORNER POST FOUND
- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS

NOTES:

1. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE. DIRECTION FOR CONTROL ESTABLISHED THROUGH <CM1> AND <CM2> HAVING A BEARING AND DISTANCE OF S29°53'54"E, 2,758.60'.
2. THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AND ZONE A, DEFINED AS "SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) AS SHOWN ON COMMUNITY PANEL NOS. 48397C0030L AND 48397C0035L, DATED SEPTEMBER 26, 2008 FOR ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS.
3. SURVEYOR ADDRESSED ONLY THOSE ITEMS LISTED IN TITLE RESOURCES GUARANTY COMPANY'S COMMITMENT FOR TITLE INSURANCE, G.F. NO. 22135356-10GH, EFFECTIVE DATE FEBRUARY 16, 2022 AND ISSUED FEBRUARY 22, 2022. NO FURTHER RESEARCH WAS PERFORMED BY SURVEYOR.
4. VISIBLE IMPROVEMENTS/UTILITIES WERE NOT LOCATED WITH THIS SURVEY, NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED FOR THIS SURVEY.
5. FENCES SHOWN HEREON ARE GRAPHIC ONLY AND MAY MEANDER BETWEEN MEASURED LOCATIONS.
6. THE ACREAGE TOTALS AS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THIS SURVEY. THEY DO NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
7. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE PARTIES CERTIFIED TO HEREON AND REMAINS THE PROPERTY OF THE SURVEYOR. THE UNAUTHORIZED USE OR REUSE OF THIS SURVEY WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE SURVEYOR IS NOT PERMITTED. THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE CERTIFIED PARTIES OR FOR ANY UNINTENDED USE WILL REMOVE SURVEYOR FROM BURDEN OF ANY DAMAGES INCURRED.
8. THE TERM "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON INDICATES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED; AND IS EXCLUSIVELY TO THE PARTIES INVOLVED IN AND LIMITED TO THE TRANSACTION CLOSING AT THE TITLE COMPANY INDICATED HEREON.



SCHEDULE B NOTES:

- 10a. EASEMENT TO TEXAS POWER & LIGHT RECORDED IN VOLUME 33, PAGE 256, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)
- 10f. EASEMENT TO TEXAS POWER & LIGHT RECORDED IN VOLUME 33, PAGE 267, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)
- 10g. EASEMENT TO TEXAS POWER & LIGHT RECORDED IN VOLUME 33, PAGE 268, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)
- 10h. EASEMENT TO TEXAS POWER & LIGHT RECORDED IN VOLUME 40, PAGE 193, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)
- 10i. EASEMENT TO STATE OF TEXAS RECORDED IN VOLUME 45, PAGE 266, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (AS SHOWN ON SURVEY)
- 10j. EASEMENT TO STATE OF TEXAS RECORDED IN VOLUME 46, PAGE 249, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (AS SHOWN ON SURVEY)
- 10k. EASEMENT TO NORTH TEXAS MUNICIPAL WATER DISTRICT RECORDED IN VOLUME 54, PAGE 199, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)
- 10l. EASEMENT TO NORTH TEXAS MUNICIPAL WATER DISTRICT RECORDED IN VOLUME 54, PAGE 394, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)
- 10m. EASEMENT TO CITY OF ROCKWALL RECORDED IN DOCUMENT NO. 2019-4112, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (AS SHOWN ON SURVEY)

LEGAL DESCRIPTION:

BEING a tract of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72 and the M.B. JONES SURVEY, ABSTRACT NO. 122, City of Rockwall, Rockwall County, Texas and being part of that tract of land described in Deed to Mike L. Peoples, as recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas and being part of that tract of land described as 0.64 Acre Tract in Deed to Mike Peoples, as recorded in Volume 138, Page 106, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 1679, Page 190, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 1679, Page 196, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Michael L. Peoples, as recorded in Volume 1081, Page 151, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the south line of Farm to Market Road No. 1141, an 80 foot right-of-way, for the northwest corner of said Mike L. Peoples tract recorded in Volume 850, Page 15;

THENCE Easterly, with said south line, the following four (4) courses and distances:

North 83 degrees 33 minutes 49 seconds East, a distance of 62.35 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the right having a central angle of 07 degrees 20 minutes, a radius of 2,824.93 feet and a chord bearing and distance of North 86 degrees 53 minutes 49 seconds East, 361.32 feet;

Easterly, with said curve to the right, an arc distance of 361.57 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 86 degrees 46 minutes 56 seconds East, a distance of 289.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the left having a central angle of 57 degrees 36 minutes 49 seconds, a radius of 517.68 feet and a chord bearing and distance of North 64 degrees 24 minutes 40 seconds East, 496.90 feet;

Northeasterly, with said curve to the left, an arc distance of 520.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the intersection of said south line with the south line of Cornelius Road, a 60 foot right-of-way;

THENCE North 89 degrees 31 minutes 25 seconds East, leaving said south line of Farm to Market Road No. 1141 and with said south line of Cornelius Road, a distance of 37.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 00 degrees 29 minutes 15 seconds East, leaving said south line and generally with an existing fence, a distance of 300.96 feet to a fence corner post found for corner;

THENCE South 61 degrees 44 minutes 36 seconds East, generally with an existing fence, a distance of 134.73 feet to a fence corner post found for corner;

THENCE North 00 degrees 05 minutes 20 seconds West, generally with an existing fence, a distance of 152.26 feet to a fence corner post found for an exterior ell corner of that tract of land described in Deed to City of Rockwall, Texas, as recorded in Volume 58, Page 191, Deed Records, Rockwall County, Texas;

THENCE North 89 degrees 12 minutes 20 seconds East, with the south line of said City of Rockwall, Texas tract and generally with an existing fence, a distance of 657.00 feet to a fence corner post found for the southeast corner of said City of Rockwall, Texas tract;

THENCE South 01 degrees 28 minutes 22 seconds East, a distance of 835.49 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of that tract of land described in Deed to Cain Family Partnership Ltd., as recorded in Document No. 2008-00396788, Deed Records, Rockwall County, Texas and an interior ell corner of said Mike Peoples tract recorded in Volume 1679, Page 196;

THENCE South 01 degrees 35 minutes 19 seconds East, a distance of 1,090.27 feet to a fence corner post found for corner in the common east line of said Michael L. Peoples tract recorded in Volume 1081, Page 151 and west line of said Cain Family Partnership Ltd. tract;

THENCE South 83 degrees 16 minutes 15 seconds West, leaving said common line and generally with an existing fence, a distance of 258.34 feet to a fence corner post found for corner;

THENCE South 05 degrees 53 minutes 32 seconds East, generally with an existing fence, a distance of 78.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 83 degrees 38 minutes 06 seconds West, a distance of 415.44 feet to a fence corner post found for corner in the common west line of said Michael L. Peoples tract recorded in Volume 1081, Page 151 and east line of said Mike L. Peoples tract recorded in Volume 850, Page 15;

THENCE South 01 degrees 18 minutes 41 seconds East, with said common line, a distance of 334.84 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the north line of State Highway No. 66, a variable width right-of-way, for the common southeast corner of said Mike L. Peoples tract recorded in Volume 850, Page 15 and southwest corner of said Michael L. Peoples tract recorded in Volume 1081, Page 151;

THENCE South 89 degrees 38 minutes 42 seconds West, with said north line, a distance of 241.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the southeast corner of Lot 1, Block A of LADERA ROCKWALL, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Document No. 20190000016594, Plat Records, Rockwall County, Texas;

THENCE Northwesterly, with the north line of said Lot 1, the following five (5) courses and distances:

North 63 degrees 59 minutes 31 seconds West, leaving said north line of State Highway No. 66, a distance of 347.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 29 degrees 59 minutes 31 seconds West, a distance of 384.58 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

North 65 degrees 59 minutes 31 seconds West, a distance of 278.64 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

South 88 degrees 32 minutes 20 seconds West, a distance of 252.79 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

North 37 degrees 46 minutes 31 seconds West, a distance of 128.78 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found in the west line of said Mike L. Peoples tract recorded in Volume 850, Page 15 for an interior ell corner of said Lot 1;

THENCE North 01 degrees 27 minutes 52 seconds West, with said west line, a distance of 1,699.38 feet to the POINT OF BEGINNING and containing 94.133 acres of land, more or less.

SURVEYOR'S CERTIFICATE:

To MRJOYCE, LLC; MIKE L. PEOPLES; ALLEGIANCE TITLE COMPANY; and TITLE RESOURCES GUARANTY COMPANY;

I, Ryan S. Reynolds, a Registered Professional Land Surveyor in the State Of Texas, do hereby certify that this plat is based on an actual on the ground survey made under my direct supervision and all corners are monumented as shown hereon. Except as shown, there are no visible encroachments, conflicts or protrusions apparent on the ground.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

RYAN S. REYNOLDS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6385

SURVEYED ON THE GROUND: FEBRUARY 28, 2022

JOHNSON VOLK CONSULTING
 TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
 704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

WILLIAM DALTON SURVEY, ABSTRACT NO. 72
 M.B. JONES SURVEY, ABSTRACT NO. 122

LAND TITLE SURVEY
 94.133 ACRES
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SCALE:
 1" = 200'
 One Inch
 JVC No. 2215

SHEET 1 OF 1

LEGAL DESCRIPTION
94.133 ACRES

BEING a tract of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72 and the M.B. JONES SURVEY, ABSTRACT NO. 122, City of Rockwall, Rockwall County, Texas and being part of that tract of land described in Deed to Mike L. Peoples, as recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas and being part of that tract of land described as 0.64 Acre Tract in Deed to Mike Peoples, as recorded in Volume 138, Page 106, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 1679, Page 190, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 1679, Page 196, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Michael L. Peoples, as recorded in Volume 1081, Page 151, Deed Records, Rockwall County, Texas and being more particularly described as follows:

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Easterly, with said curve to the right, an arc distance of 361.57 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 86 degrees 46 minutes 56 seconds East, a distance of 289.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the left having a central angle of 57 degrees 36 minutes 49 seconds, a radius of 517.68 feet and a chord bearing and distance of North 64 degrees 24 minutes 40 seconds East, 498.90 feet;

Northeasterly, with said curve to the left, an arc distance of 520.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the intersection of said south line with the south line of Cornelius Road, a 60 foot right-of-way;

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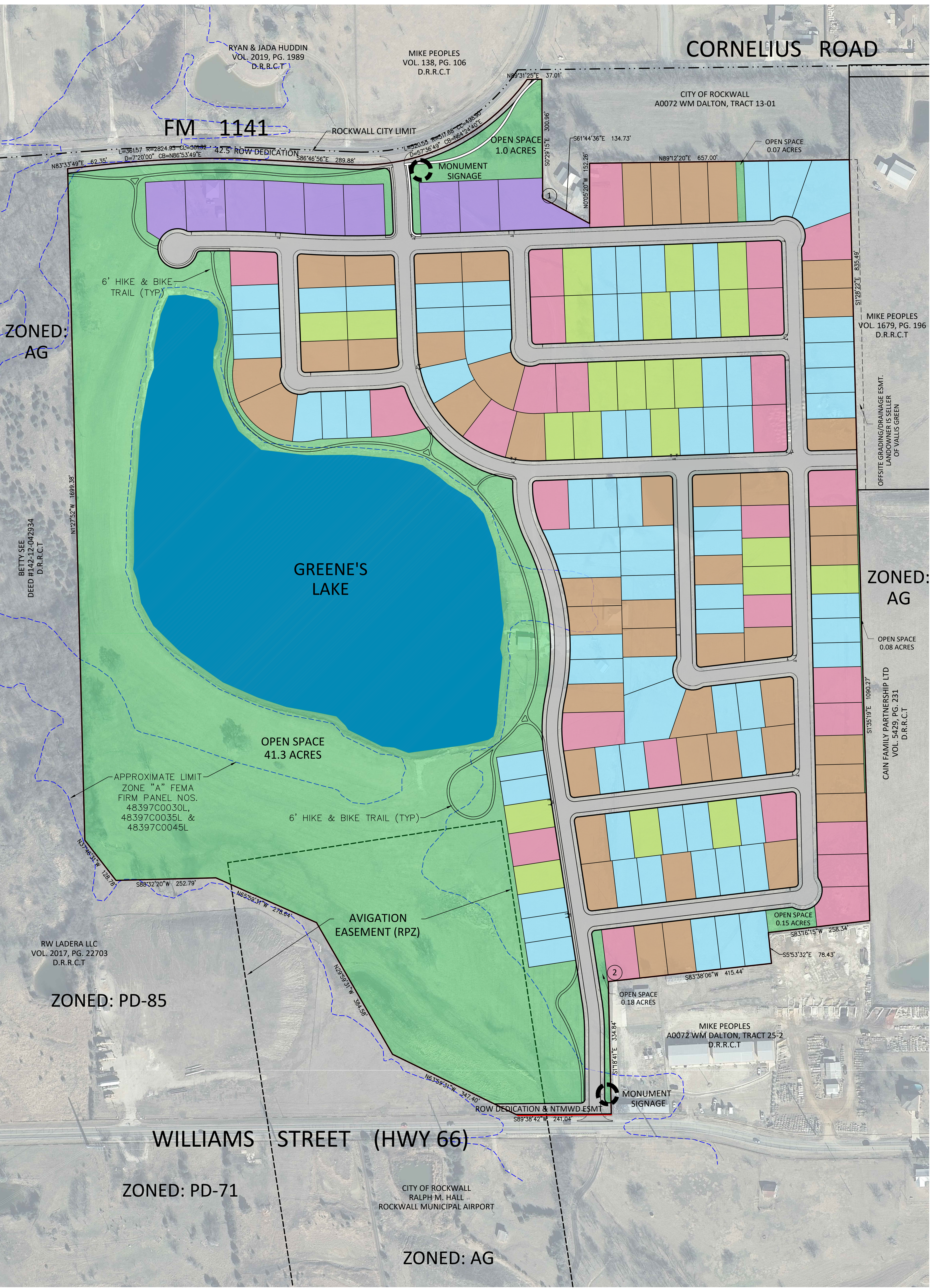
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THENCE North 01 degrees 27 minutes 52 seconds West, with said west line, a distance of 1,699.38 feet to the **POINT OF BEGINNING** and containing 94.133 acres of land, more or less.



ALL LOTS LESS THAN 12,000 SF ARE LOCATED WITHIN 800 FT OF A PUBLIC OR PRIVATE OPEN SPACE.

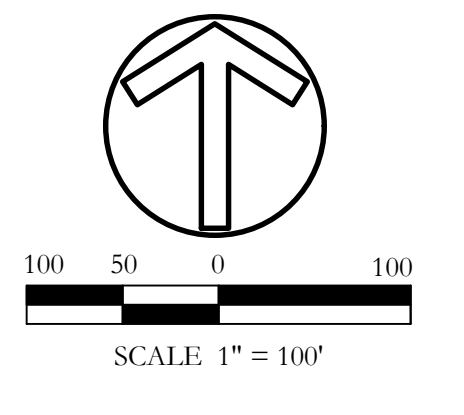
OPEN SPACE	ACRES
FLOOD PLAIN	29.72
OTHER	13.06
TOTAL	42.78
OPEN SPACE RATIO*	
$[(29.72/2) + 13.06] / 94.13 =$	29.7%

*ASSUMING HALF OF FLOODPLAIN

CONCEPT PLAN VALLIS GREENE

94.13 ACRES
ROCKWALL TEXAS

LOT TYPE	MIN. LOT AREA (SF)
A (100'x130')	13,000
B (82'x120')	10,000
C (72'x120')	9,000
D (72'x120')	8,400
E (62'x120')	7,200



ZONING CASE # Z2022-010
177

05 FUTURE LAND USE PLAN

01 LAND USE PLAN DESIGNATIONS

01.01 RESIDENTIAL ● ● ●

● LOW DENSITY RESIDENTIAL (LDR)

The *Low Density Residential* land use category consists of residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (see Chapter 8, *Residential Developments, of this Comprehensive Plan*).

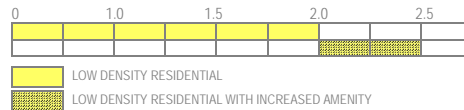
DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Suburban, Estate and Rural Residential (i.e. *Single-Family Detached Homes*)
- 2 Secondary Land Uses: Amenities, Parks, Open Space, and Institutional/Civic Land Uses
- 3 Zoning Districts: All Single-Family Estate (SFE) Districts (i.e. SFE 1.5, 2.0 & 4.0), certain Planned Development (PD) Districts and the Single-Family One (SF-1) District.

EXISTING LAND USE EXAMPLES

- 1 Breezy Hill Subdivision
- 2 Stone Creek Subdivision
- 3 Oaks of Buffalo Way Subdivision

RESIDENTIAL DENSITY CHART



● MEDIUM DENSITY RESIDENTIAL (MDR)

The *Medium Density Residential* land use category consists of residential subdivisions that are greater than two and one-half (2½) units per gross acre, but not higher than three (3) units per gross acre; however, a density of up to three and one-half (3½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (see Chapter 8, *Residential Developments, of this Comprehensive Plan*).

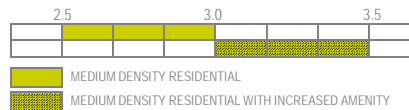
DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Suburban Residential (i.e. *Single-Family Detached Homes*)
- 2 Secondary Land Uses: Amenities, Parks, Open Space, and Institutional/Civic Land Uses
- 3 Zoning Districts: Certain Planned Development (PD) Districts and the Single-Family 16 (SF-16) District

EXISTING LAND USE EXAMPLES

- 1 Caruth Lakes Subdivision
- 2 Lago Vista Subdivision
- 3 Park Place Subdivision

RESIDENTIAL DENSITY CHART



● HIGH DENSITY RESIDENTIAL (HDR)

The *High Density Residential* land use category may consist of single-family residential homes, duplexes, townhomes, apartments, lofts, condominiums or other forms of housing that exceed three and one-half (3½) units per gross acre. These developments should contain increased amenities and open space, and incorporate pedestrian connectivity to adjacent land uses.

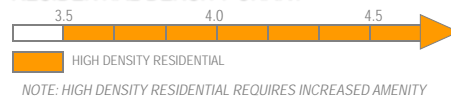
DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Suburban and Urban Residential (i.e. *Single-Family Detached, Single-Family Attached, Zero Lot Line Homes, Townhomes, Duplexes, Condominiums and Multi-Family Apartments*)
- 2 Secondary Land Uses: Amenities, Parks, Open Space, and Institutional/Civic Land Uses
- 3 Zoning Districts: Certain Planned Development (PD) Districts, Single-Family 10 (SF-10) District, Single-Family 8.4 (SF-8.4) District, Single-Family 7 (SF-7) District, Zero Lot Line (ZL-5) District, Two Family (2F) District, and the Multi-Family 14 (MF-14) District.

EXISTING LAND USE EXAMPLES

- 1 Turtle Cove Subdivision
- 2 Sixteen50 @ Lake Ray Hubbard Apartments
- 3 Mission Rockwall Apartment Complex

RESIDENTIAL DENSITY CHART



11 NORTHEAST RESIDENTIAL DISTRICT

↑ NORTHERN ESTATES DISTRICT (PAGE 1-24)

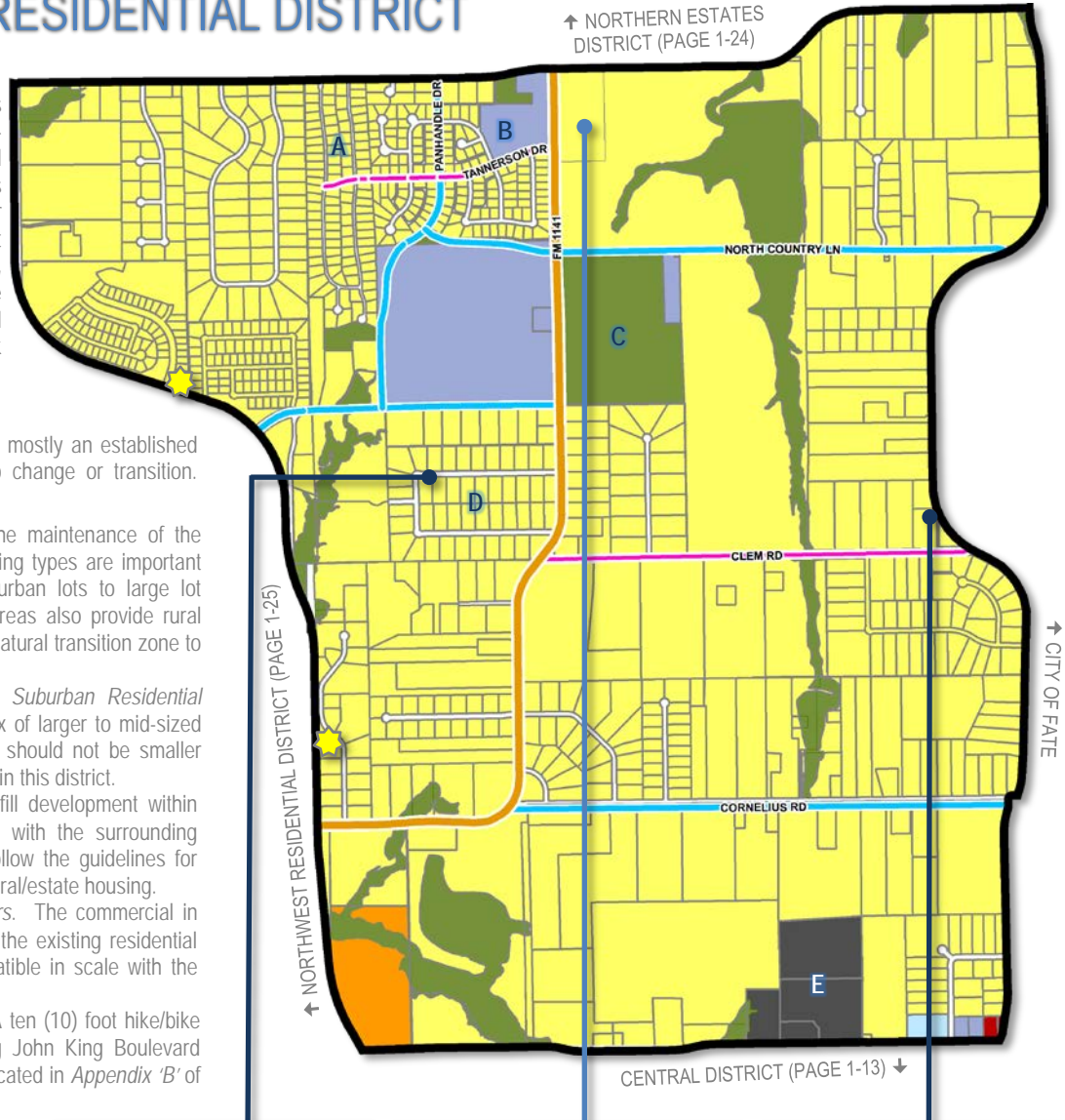
DISTRICT DESCRIPTION

The *Northeast Residential District* is characterized by its established low-density residential subdivisions and rural/estate style lots. This district is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density, residential development. In addition, the City currently owns a large tract of land that will be a northern community park and serve this district in the future.

DISTRICT STRATEGIES

The *Northeast Residential District* being mostly an established residential district, is not anticipated to change or transition. The strategies for this district are:

- 1 **Estate and Rural Residential.** The maintenance of the *Estate and Rural Residential* housing types are important to balancing the diversity of suburban lots to large lot housing within the City. These areas also provide rural reserves for the City and create a natural transition zone to the east, towards FM-3549.
- 2 **Suburban Residential.** Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* in this district.
- 3 **Infill Development.** Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for low density, suburban housing or rural/estate housing.
- 4 **Neighborhood/Convenience Centers.** The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures.
- 5 **John King Boulevard Trail Plan.** A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.



POINTS OF REFERENCE

- A. Stoney Hollow Subdivision
- B. Celia Hays Elementary School
- C. North Country Lane Park
- D. Saddlebrook Estates Subdivision
- E. Resthaven Funeral Home



2 Current Suburban Residential



2 Future Suburban Residential



1 Current Rural Residential

LAND USE PALETTES

- Current Land Use
- Future Land Use

★ John King Boulevard Trail Plan Rest Stop/Trailblazer Pylon

BUILD OUT 1,964

5,794

% OF ROCKWALL 3.13%

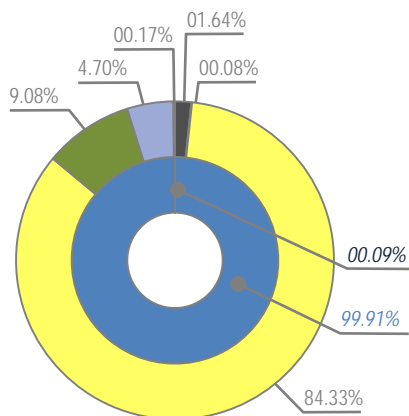
0.99%

3.10%

CURRENT 625

18

1,844



MINOR COLLECTOR	0.00%
M4U	0.00%
M4D	0.00%
COMMERCIAL	0.09%
RESIDENTIAL	99.91%
MIXED USE	0.00%
CEMETERY (CEM)	32.34-ACRES
COMMERCIAL/RETAIL (CR)	1.52-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,658.33-ACRES
PARKS AND OPEN SPACE (OS)	178.54-ACRES
PUBLIC (P)	92.45-ACRES
QUASI-PUBLIC (QP)	3.25-ACRES

CITY OF ROCKWALL

ORDINANCE NO. 22-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 CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE-FAMILY 10 (SF-10) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 93.97-ACRE TRACT OF LAND IDENTIFIED AS TRACT 4-01 OF THE M. B. JONES SURVEY, ABSTRACT NO. 122, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Ryan Joyce of the Michael Joyce Properties on behalf of Mike Peoples for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses, on a 93.97-acre tract of land identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 1936 SH-66, 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 the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

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

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

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

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

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

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF JULY, 2021.

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: March 21, 2022

2nd Reading: April 4, 2022

BEING a tract of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72 and the M.B. JONES SURVEY, ABSTRACT NO. 122, City of Rockwall, Rockwall County, Texas and being part of that tract of land described in Deed to Mike L. Peoples, as recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas and being part of that tract of land described as 0.64 Acre Tract in Deed to Mike Peoples, as recorded in Volume 138, Page 106, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 1679, Page 190, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 1679, Page 196, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Michael L. Peoples, as recorded in Volume 1081, Page 151, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a ½-inch iron rod found in the south line of Farm to Market Road No. 1141, an 80-foot right-of-way, for the northwest corner of said Mike L. Peoples tract recorded in Volume 850, Page 15;

THENCE Easterly, with said south line, the following four (4) courses and distances:

North 83 degrees 33 minutes 49 seconds East, a distance of 62.35 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the right having a central angle of 07 degrees 20 minutes, a radius of 2,824.93 feet and a chord bearing and distance of North 86 degrees 53 minutes 49 seconds East, 361.32 feet;

Easterly, with said curve to the right, an arc distance of 361.57 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 86 degrees 46 minutes 56 seconds East, a distance of 289.88 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the left having a central angle of 57 degrees 36 minutes 49 seconds, a radius of 517.68 feet and a chord bearing and distance of North 64 degrees 24 minutes 40 seconds East, 498.90 feet;

Northeasterly, with said curve to the left, an arc distance of 520.55 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the intersection of said south line with the south line of Cornelius Road, a 60-foot right-of-way;

THENCE North 89 degrees 31 minutes 25 seconds East, leaving said south line of Farm to Market Road No. 1141 and with said south line of Cornelius Road, a distance of 37.01 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 00 degrees 29 minutes 15 seconds East, leaving said south line and generally with an existing fence, a distance of 300.96 feet to a fence corner post found for corner;

THENCE South 61 degrees 44 minutes 36 seconds East, generally with an existing fence, a distance of 134.73 feet to a fence corner post found for corner;

THENCE North 00 degrees 05 minutes 20 seconds West, generally with an existing fence, a distance of 152.26 feet to a fence corner post found for an exterior ell corner of that tract of land described in Deed to City of Rockwall, Texas, as recorded in Volume 58, Page 191, Deed Records, Rockwall County, Texas;

THENCE North 89 degrees 12 minutes 20 seconds East, with the south line of said City of Rockwall, Texas tract and generally with an existing fence, a distance of 657.00 feet to a fence corner post found for the southeast corner of said City of Rockwall, Texas tract;

THENCE South 01 degrees 28 minutes 22 seconds East, a distance of 835.49 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of that tract of land described in Deed to Cain Family Partnership Ltd., as recorded in Document No. 2008-00396788, Deed Records, Rockwall County, Texas and an interior ell corner of said Mike Peoples tract recorded in Volume 1679, Page 196;

THENCE South 01 degrees 35 minutes 19 seconds East, a distance of 1,090.27 feet to a fence corner post found for corner in the common east line of said Michael L. Peoples tract recorded in Volume 1081, Page 151 and west line of said Cain Family Partnership Ltd. tract;

THENCE South 83 degrees 16 minutes 15 seconds West, leaving said common line and generally with an existing fence, a distance of 258.34 feet to a fence corner post found for corner;

THENCE South 05 degrees 53 minutes 32 seconds East, generally with an existing fence, a distance of 78.43 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 83 degrees 38 minutes 06 seconds West, a distance of 415.44 feet to a fence corner post found for corner in the common west line of said Michael L. Peoples tract recorded in Volume 1081, Page 151 and east line of said Mike L. Peoples tract recorded in Volume 850, Page 15;

THENCE South 01 degrees 18 minutes 41 seconds East, with said common line, a distance of 334.84 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set in the north line of State Highway No. 66, a variable width right-of-way, for the common southeast corner of said Mike L. Peoples tract recorded in Volume 850, Page 15 and southwest corner of said Michael L. Peoples tract recorded in Volume 1081, Page 151;

THENCE South 89 degrees 38 minutes 42 seconds West, with said north line, a distance of 241.04 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for the southeast corner of Lot 1, Block A of LADERA ROCKWALL, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Document No. 20190000016594, Plat Records, Rockwall County, Texas;

THENCE Northwesterly, with the north line of said Lot 1, the following five (5) courses and distances:

North 63 degrees 59 minutes 31 seconds West, leaving said north line of State Highway No. 66, a distance of 347.40 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

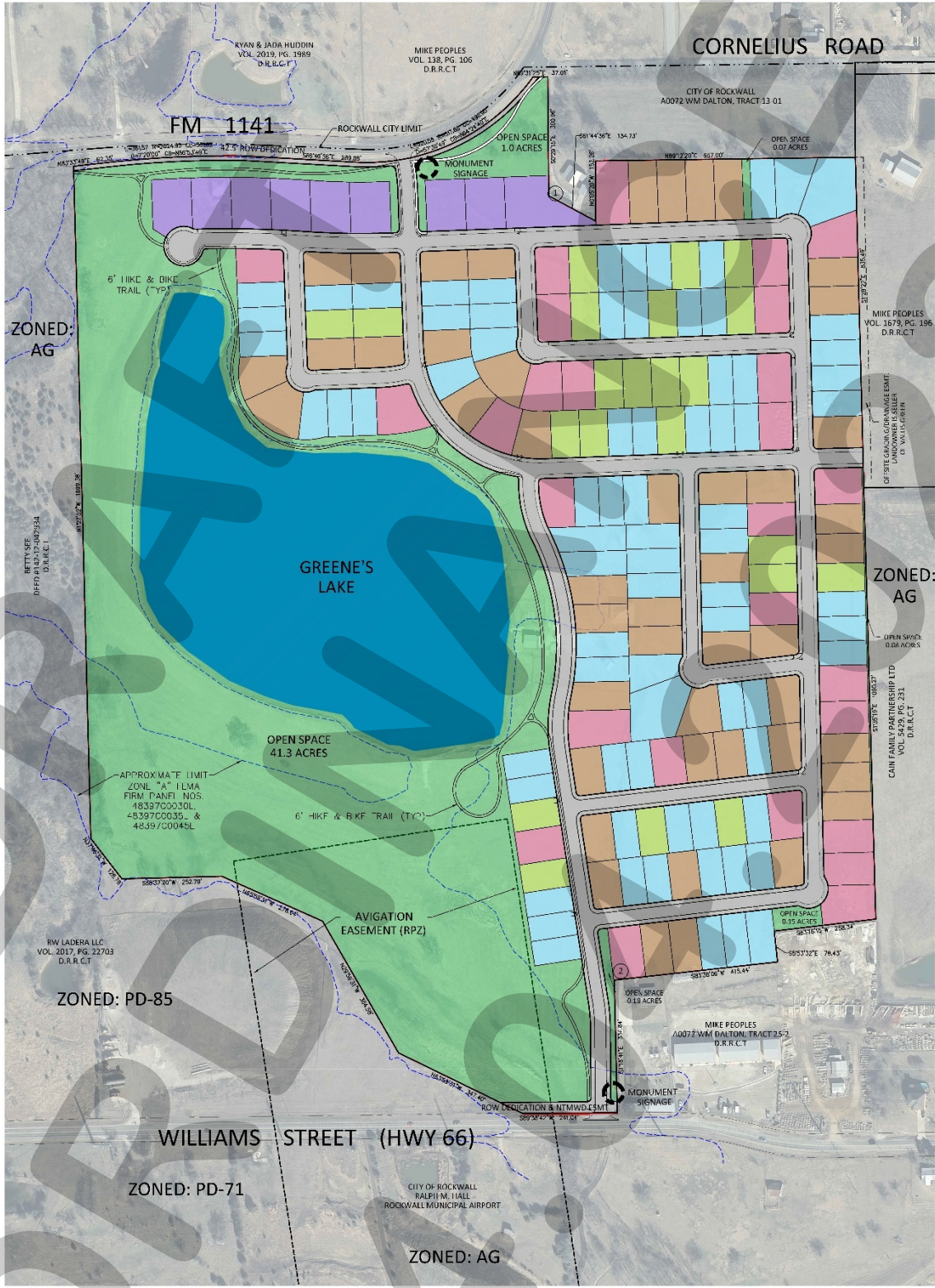
North 29 degrees 59 minutes 31 seconds West, a distance of 384.58 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

North 65 degrees 59 minutes 31 seconds West, a distance of 278.64 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

South 88 degrees 32 minutes 20 seconds West, a distance of 252.79 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

North 37 degrees 46 minutes 31 seconds West, a distance of 128.78 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found in the west line of said Mike L. Peoples tract recorded in Volume 850, Page 15 for an interior ell corner of said Lot 1;

THENCE North 01 degrees 27 minutes 52 seconds West, with said west line, a distance of 1,699.38 feet to the *POINT OF BEGINNING* and containing 94.133 acres of land, more or less.

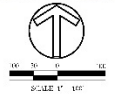


ALL 27.5 ACRES WITHIN 800 FT OF A PUBLIC OR PRIVATE OPEN SPACE

DESCRIPTION	ACRES
OPEN SPACE	41.3
LOT AREA	52.83
TOTAL	94.13

CONCEPT PLAN
VALLIS GREENE
 94.13 ACRES
 ROCKWALL TEXAS

LOT	MIN LOT AREA (SQ FT)
A (1,600' x 50')	15,000
B (1,200' x 20')	10,000
C (1,200' x 15')	9,000
D (1,200' x 10')	8,000
E (1,600' x 10')	7,200



ZONING CASE # Z-2022-010

DENSITY AND DEVELOPMENT STANDARDS.

- (1) Permitted Uses. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.
- (2) Lot Composition and Layout. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1*, which is as follows:

TABLE 1: LOT COMPOSITION

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	100' x 130'	13,000 SF	9	04.95%
B	82' x 120'	10,000 SF	29	15.93%
C	72' x 110'	9,000 SF	45	24.73%
D	72' x 110'	8,400 SF	22	12.09%
E	62' x 110'	7,200 SF	77	42.31%
<i>Maximum Permitted Units:</i>			182	100.00%

- (3) Variation in Residential Lot Composition. The allocation of single-family residential lot types may deviate from the that in Subsection (2), *Residential Lot Composition and Layout*, of this ordinance provided that the maximum allowed total dwelling units does not exceed 182 units provided [1] a minimum of 57.69% of the total lot count be comprised of *Lot Types 'A', 'B', 'C' & 'D'*, [2] a minimum of nine (9) *Lot Type 'A'* and 30 *Lot Type 'B'* lots are provided, and [3] a maximum of 42.30% *Lot Type 'E'* lots can be provided.
- (4) Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single-Family 10 (SF-10) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed 1.93 dwelling units per gross acre of land; however, in no case should the proposed development exceed 182 units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

Lot Type (see Concept Plan) ▶	A	B	C	D	E
<i>Minimum Lot Width</i> ⁽¹⁾	100'	82'	72'	72'	62'
<i>Minimum Lot Depth</i>	130'	120'	115'	110'	110'
<i>Minimum Lot Area</i>	13,000 SF	10,000 SF	9,000 SF	8,400 SF	7,200 SF
<i>Minimum Front Yard Setback</i> ^{(2), (5) & (6)}	25'	20'	20'	20'	20'
<i>Minimum Side Yard Setback</i>	15'	6'	6'	6'	6'
<i>Minimum Side Yard Setback (Adjacent to a Street)</i> ^{(2), (5) & (7)}	15'	15'	15'	15'	15'
<i>Minimum Length of Driveway Pavement</i>	20'	20'	20'	20'	20'
<i>Maximum Height</i> ⁽³⁾	35'	35'	35'	35'	35'
<i>Minimum Rear Yard Setback</i> ⁽⁴⁾	25'	20'	20'	20'	20'
<i>Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]</i>	2,400 SF	2,200 SF	2,200 SF	2,200 SF	2,000 SF
<i>Maximum Lot Coverage</i>	45'	45'	45'	65'	65'

General Notes:

- ¹: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.
- ²: The location of the *Front Yard Building Setback* as measured from the front property line.
- ³: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.

- 4: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- 5: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* and *Side Yard Building Setback* by up to five (5) feet for any property. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.
- 6: *J-Swing* or *Traditional Swing Garages* are permitted to encroach into the front yard building setback a minimum of five (5) feet.
- 7: All *Corner Lots* that back to a lot that fronts onto the same street that the *Corner Lot* sides to (*i.e. a Keystone Lot*), shall have a setback that is equal to the front setback of the fronting lot. In addition, no solid fence shall be situated within this setback.

(5) **Building Standards**. All development shall adhere to the following building standards:

- (a) **Masonry Requirement**. The minimum masonry requirement for the exterior façade of all buildings shall be 90% (*excluding dormers and walls over roof areas*). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (*e.g. HardiBoard or Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (see *examples below*) may be used for up to 80% of the masonry requirement; however, administrative from the Director of Planning and Zoning approval may be requested for housing plans that utilize cementitious fiberboard in excess of 80% of the masonry requirement on a *case-by-case* basis.

FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD



FIGURE 2: EXAMPLES OF BOARD AND BATTEN



FIGURE 3: EXAMPLES OF HORIZONTAL LAP



- (b) **Roof Pitch.** A minimum of an 8:12 roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a 4:12 roof pitch.
- (c) **Garage Orientation and Garage Doors.** A total of 20.33% or 37 of the 182 garages may be oriented toward the street in a *Front Entry* garage configuration; however, the front façade of the garage must be situated a minimum of five (5) feet behind the front façade of the primary structure. The remaining 79.67% or 145 garages shall be oriented in a *J-Swing (or Traditional Swing)* configuration or be situated a minimum of 20-feet behind the front façade of the home. In addition, all garage configurations shall have upgraded finishes that consist of the following architectural elements: [1] coach lighting, [2] decorative wood doors or wood overlays on insulated metal doors, and [3] driveways that are constructed with ornamental stamped concrete brick pavers, stained finished, or salt finished [see *Figures 4-6 for examples of upgraded or enhanced finishes*].

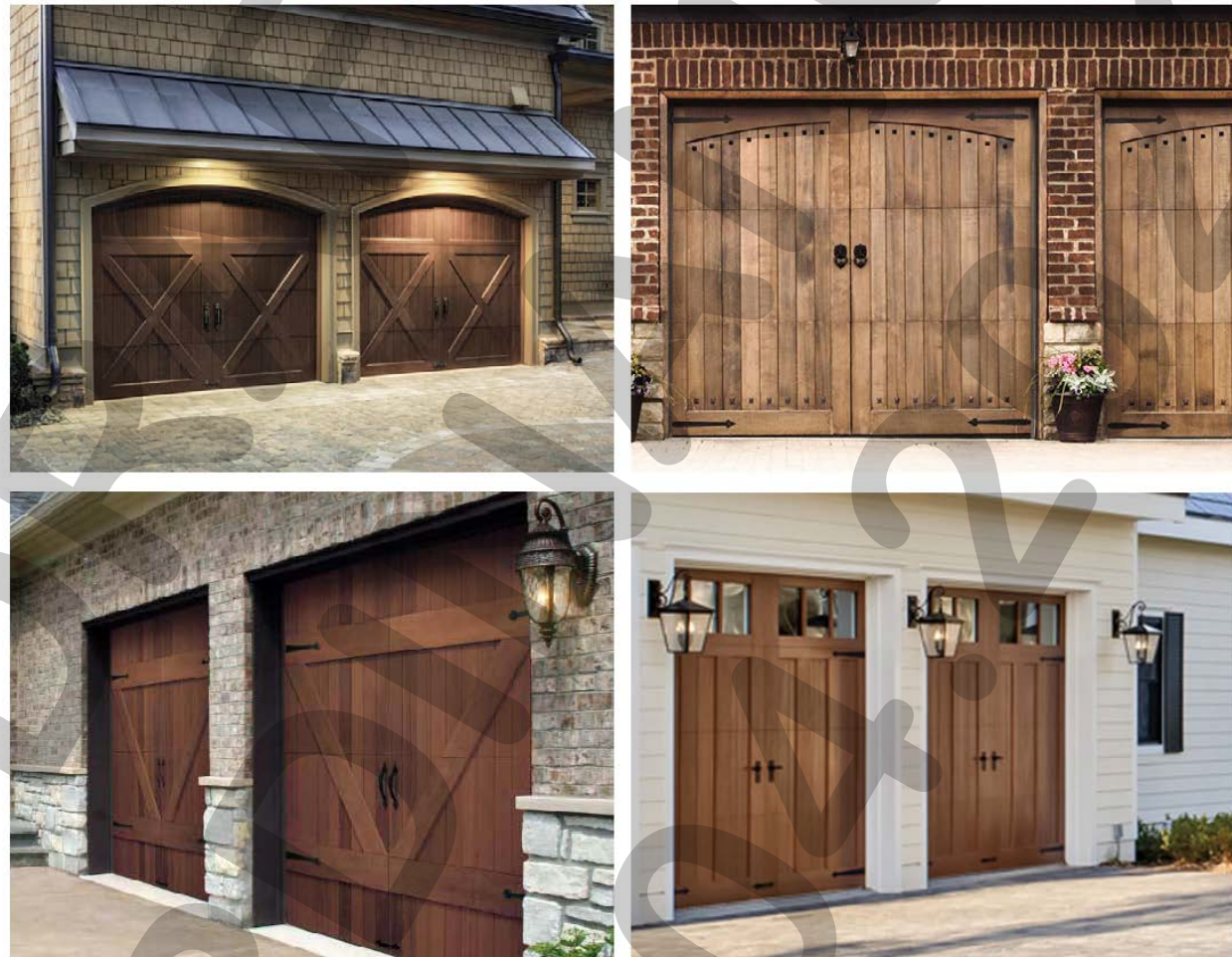
FIGURE 4: EXAMPLES OF ENHANCED WOOD GARAGE DOOR



FIGURE 5: EXAMPLES OF UPGRADED FINISHES



FIGURE 6: EXAMPLES OF UPGRADED GARAGES



- (6) **Anti-Monotony Restrictions.** The development shall adhere to the Anti-Monotony Matrix depicted in Table 3 below (for spacing requirements see Figures 7 & 8 below).

TABLE 3: ANTI-MONOTONY MATRIX

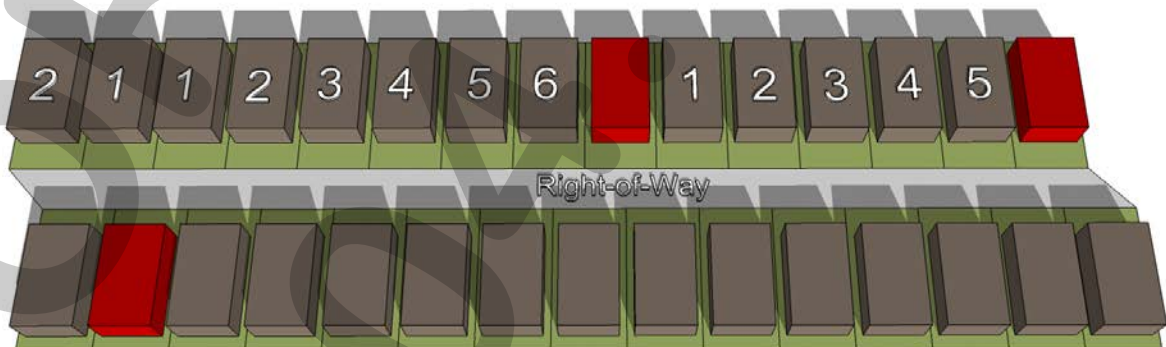
<i>Lot Type</i>	<i>Minimum Lot Size</i>	<i>Elevation Features</i>
A	13,000 SF	(1), (2), (3), (4)
B	10,000 SF	(1), (2), (3), (4)
C	9,000 SF	(1), (2), (3), (4)
D	8,400 SF	(1), (2), (3), (4)
E	7,200 SF	(1), (2), (3), (4)

- (a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.
- (b) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open space, Cornelius Road, FM-1141, or SH-66 shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:
 - (1) Number of Stories
 - (2) Permitted Encroachment Type and Layout
 - (3) Roof Type and Layout
 - (4) Articulation of the Front Façade
- (c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.
- (d) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

FIGURE 7: Properties line up on the opposite side of the street. Where **RED** is the subject property.



FIGURE 8: Properties do not line up on opposite side of the street. Where **RED** is the subject property.



- (7) Fencing Standards. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:
- (a) Front Yard Fences. Front yard fences shall be prohibited.
 - (b) Wood Fences. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.
 - (c) Wrought Iron/Tubular Steel. Lots located along the perimeter of roadways (*i.e. FM-1141, Cornelius Road, and SH-66*), abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height. The *Lot Type 'A'* lots shall be required to utilize wrought iron/tubular steel fencing.
 - (d) Corner Lots. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.
 - (e) Solid Fences (including Wood Fences). All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.
 - (f) Fence in Easements. No fencing shall be constructed in or across a North Texas Municipal Water District (NTMWD) easement and/or an easement of the City of Rockwall.
 - (g) Additional Fence Requirements. In addition to the abovementioned fence requirements the following additional requirements will need to be met for *Locations ① & ②* as depicted on *Exhibit 'C'* of this ordinance.
 - (1) Location ①. In Location ①, where the *Lot Types 'A' & 'B'* lots abut an existing single-family home that has an existing six (6) foot or greater wood fence, the wood fence shall be permitted to remain on the shared property line and serve both lots.
 - (2) Location ②. In Location ②, where the lots abut a non-residential land use along the southern property line, a minimum of an eight (8) foot wood fence meeting the requirements of Subsection (b), *Wood Fences*, and Subsection (e), *Solid Fences (including Woods Fences)*, above shall be constructed. In addition, one (1) row of

a minimum of four (4), four (4) inch caliper Eastern Red Cedar or Leland Cypress trees shall be planted along the rear property line of each property.

(8) Landscape and Hardscape Standards.

- (a) Landscape. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height. All shrubs shall be a minimum of five (5) gallons in size. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall be required to plant an additional row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (*i.e. on the Homeowner's Associations' [HOAs'] property*). These shrubs shall be maintained by the Homeowner's Association (HOA).
- (b) Landscape Buffers. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).
- (1) Landscape Buffer and Sidewalks (FM-1141). A minimum of a 30-foot landscape buffer shall be provided along FM-1141 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.
- (2) Landscape Buffer and Sidewalks (SH-66). A minimum of a 30-foot landscape buffer shall be provided along SH-66 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.
- (3) Landscape Buffers (Adjacent to Open Space). A minimum of a ten (10) foot landscape buffer shall be provided along streets that have frontage on open space. This landscape buffer shall incorporate one (1) canopy tree and one (1) accent tree per 50-feet of linear frontage.
- (c) Street Trees. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-foot vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.
- (d) Residential Lot Landscaping. Prior to the issuance of a Certificate of Occupancy (CO), all residential lots depicted on *Exhibit 'C'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the front yard. In

addition, corner lots shall be required to add a minimum of two (2), four (4) inch caliper canopy trees (as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]) within the side yard facing the street.

- (e) Irrigation Requirements. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).
- (f) Hardscape. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.
- (9) Street. All streets (excluding drives, fire lanes and private parking areas) shall be built according to City street standards.
- (10) Lighting. Light poles shall not exceed 20-feet in total height (i.e. base and lighting standard). All fixtures shall be directed downward and be positioned to contain all light within the development area.
- (11) Sidewalks. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width.
- (12) Buried Utilities. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.
- (13) Open Space/Public Park. The development shall consist of a minimum of 20% open space (or a minimum of 18.794-acres -- as calculated using the formula stipulated in the *Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. In addition, the developer shall be required to use the pro-rata equipment and cash-in-lieu of land fees -- in the amounts stipulated by the *Parkland Dedication Ordinance* -- to establish a public park with amenities on the four (4) acre tract of land (i.e. *Tract 13-01 of the W. M. Dalton Survey, Abstract 72*) owned by the City of Rockwall adjacent to Cornelius Road. Amenities for this public park shall include irrigation, parking, a playground, walking trails, and benches. All equipment and improvements within the public park shall be built to the specifications stipulated by the Director of Parks and Recreation, and shall be provided by the developer in conjunction with the development of the proposed subdivision. Funds provided by the developer shall not be required to exceed the fees required through the *Parkland Dedication Ordinance*. Plans for the proposed public park shall be reviewed and recommended by the Parks and Recreation Board and approved by the City Council with the Preliminary Plat/Master Parks and Open Space Plan. In the event that the design of the public park cannot be agreed up by the *Developer* and the City of Rockwall, the *Developer* shall have the ability to satisfy the fees through the normal payment method dictated by the *Parkland Dedication Ordinance*.

- (14) Trails. A minimum of a six (6) foot concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'C'* of this ordinance.
- (15) Neighborhood Signage and Enhancements. Permanent subdivision identification signage shall be required at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*; however, the signage should be equal to or better than the representative signage depicted in *Exhibit 'C'*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.
- (16) Homeowner's Association (HOA). A Homeowner's Association (HOA) shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (*including drainage facilities*), floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.
- (17) Variances. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.



MEMORANDUM

TO: Mary Smith, City Manager
CC: Honorable Mayor and City Council
FROM: Lea Ann Ewing, Purchasing Agent
DATE: April 4, 2022

SUBJECT: AWARD FOR NEW KID ZONE PLAYGROUND

Attachments

memo and new playground drawings

Summary/Background Information

This project is for the demolition and replacement of the Kid Zone Playground located at Harry Myers Park. Three sealed bid proposals were received and opened on March 25, 2022. Bids were received from T.F. Harper (Gametime), Playground Solutions of Texas (Playworld), and Child's Play Inc. (Burke). All bidders were given a budget not to exceed \$800,000 during the pre-bid conference. All bidders submitted with their proposals a list of required components and specifications including equipment of the latest technology, all access and all abilities.

The Child's Play Inc. proposal exceeded the design request and met all specifications.

Action Needed

For Council consideration is the bid award to Child's Play Inc. (Burke) in an amount not to exceed \$800,000 for the removal of the old Kid Zone playground and the construction of the new playground and authorize the City Manager to execute a contract for this project.



CITY OF ROCKWALL, TEXAS MEMORANDUM

TO: Mary Smith, City Manager
FROM: Lea Ann Ewing, Purchasing Agent
DATE: March 30, 2022
SUBJECT: Bid Award for New Kid Zone Playground

This project is for the demolition and replacement of the Kid Zone Playground located at Harry Myers Park.

Three sealed bid proposals were received and opened on March 25, 2022. Bids were received from T.F. Harper (Gametime), Playground Solutions of Texas (Playworld), and Child's Play Inc. (Burke). All bidders were given a budget not to exceed \$800,000 during the pre-bid conference. All bidders submitted with their proposals a list of required components and specifications including equipment of the latest technology, all access and all abilities.

The Child's Play Inc. proposal exceeded the design request and met all specifications.

For Council consideration is the bid award to Child's Play Inc. (Burke) in an amount not to exceed \$800,000 for the removal of the old Kid Zone playground and the construction of the new playground and authorize the City Manager to execute a contract for this project.



HARRY MEYERS PARK - ROCKWALL



s Play, Inc.
Parks & Playgrounds

HARRY MEYERS PARK - ROCKWALL



Play, Inc.
Parks & Playgrounds

HARRY MEYERS PARK - ROCKWALL



HARRY MEYERS PARK - ROCKWALL

PROPOSAL #: 36-1155



HARRY MEYERS PARK - ROCKWALL

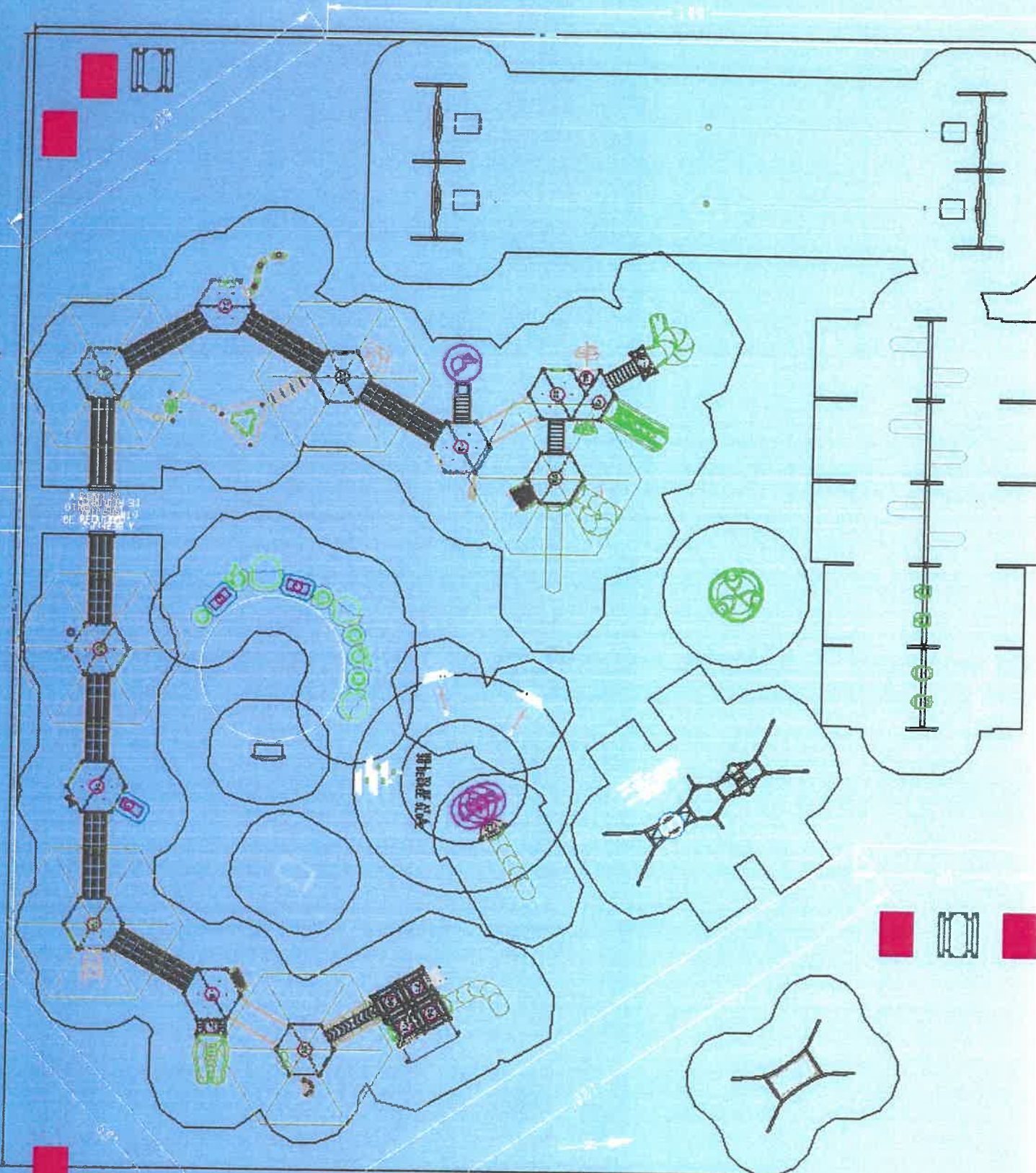
PROPOSAL #: 36-1453



HARRY MEYERS PARK - ROCKWALL

PROPOSAL #: 36-1455





A SECTION OF
THE BUILDING
IS INDICATED BY
A RED LINE

SHOWER AREA

NOTE: ALTHOUGH ALL ATTEMPTS HAVE
BEEN MADE TO PROVIDE AN ACCURATE LAYOUT
IT MAY NOT FULLY REPRESENT THE AREA
WHICH THIS STRUCTURE IS TO BE PLACED.

AREA - 10,450 SQ FT





City of Rockwall
The New Horizon

MEMORANDUM

TO: Rockwall City Council

FROM: Joey Boyd, Assistant City Manager

DATE: March 30, 2022

SUBJECT: I-30 Aesthetic Plan

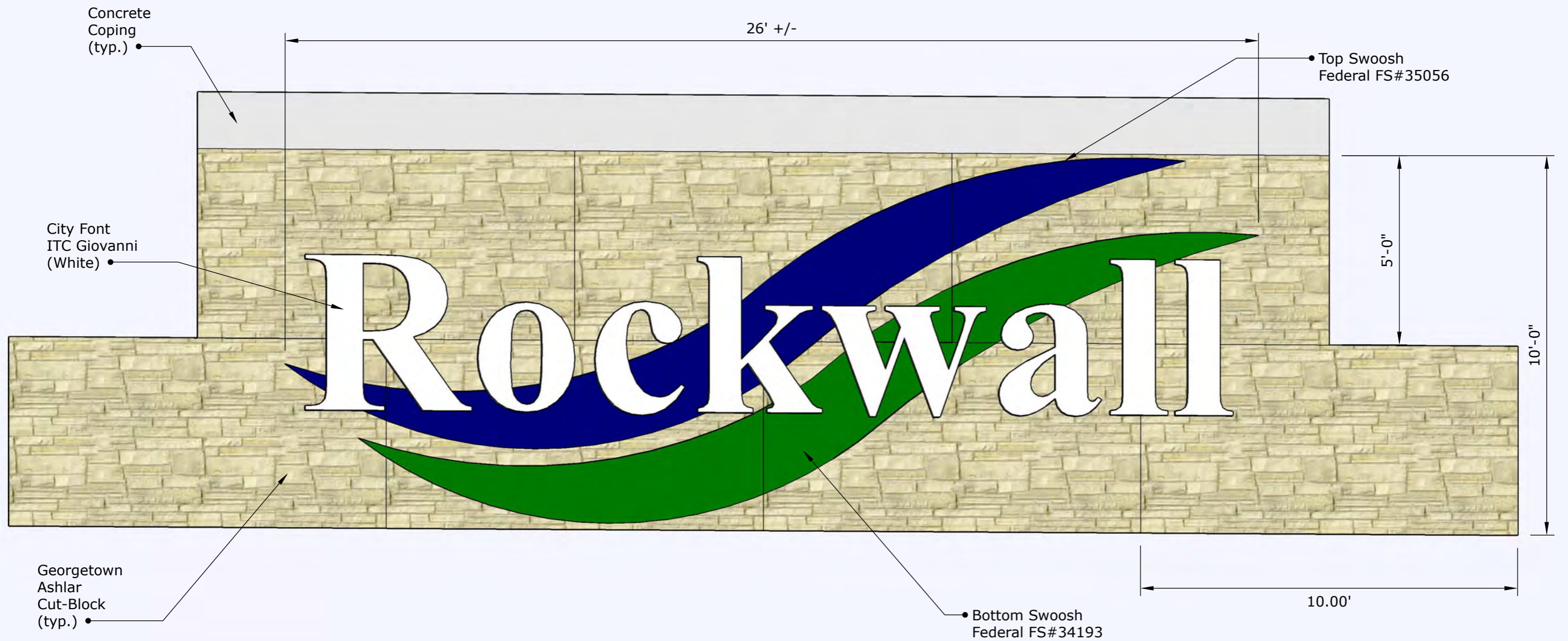
In October 2020, the City Council approved a logo design for retaining walls that will be constructed as part of the I-30 expansion project. Attached are the three retaining walls and logos to be built at the northeast, northwest, and southwest corners of the Ridge Road / Interstate 30 intersection. An exhibit is included showing the placement and the elevations. This is the only intersection where these will be constructed.

The logos will be built into the squared stone patterned walls consistent with the existing bridge and will be 10 feet high by approximately 26 feet wide. The cost of the walls and logos are included in the State's project budget. At the time of the discussion in October 2020, the plans did not show where the retaining walls were to be placed and now that construction plans are nearing completion, staff wants to update the City Council and reaffirm color selections.

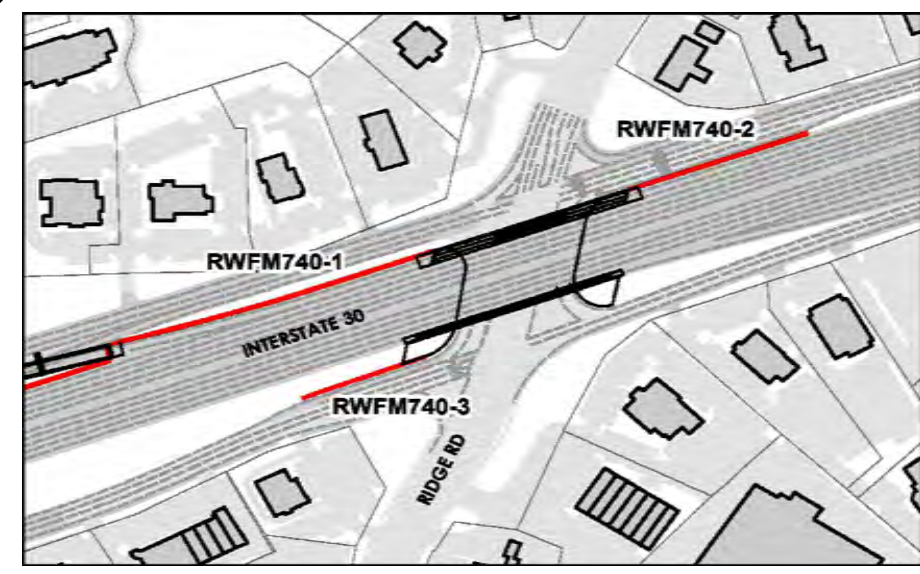
Paint Color Scheme - The existing interchanges and sail boat and prairie murals will be repainted as part of the project and the cost will be covered by TXDOT. TXDOT used the color Federal Standard – Sand 23722 on the interchange at I-30 / FM 3549. The I-30 / FM 3549 intersection will not be repainted since it was the most recent to be constructed. The State will plan to use the same color for consistency when repainting the interchanges at I-30 / SH 205 and I-30 / John King Blvd. Regarding repainting the prairie and sail boat murals, staff would like to discuss painting options with the City Council, which are to keep the existing color, go to the blue tone patterns, or sand blast it and paint it the same color as the bridge.

City Name on Horizon Road bridge – the City requested that the State allow “City of Rockwall” to be placed on the eastbound side of the bridge much like the City of West has entering their city on I-35 and Marable Street. TXDOT has informed the City that adding the name to the bridge will not be allowed.

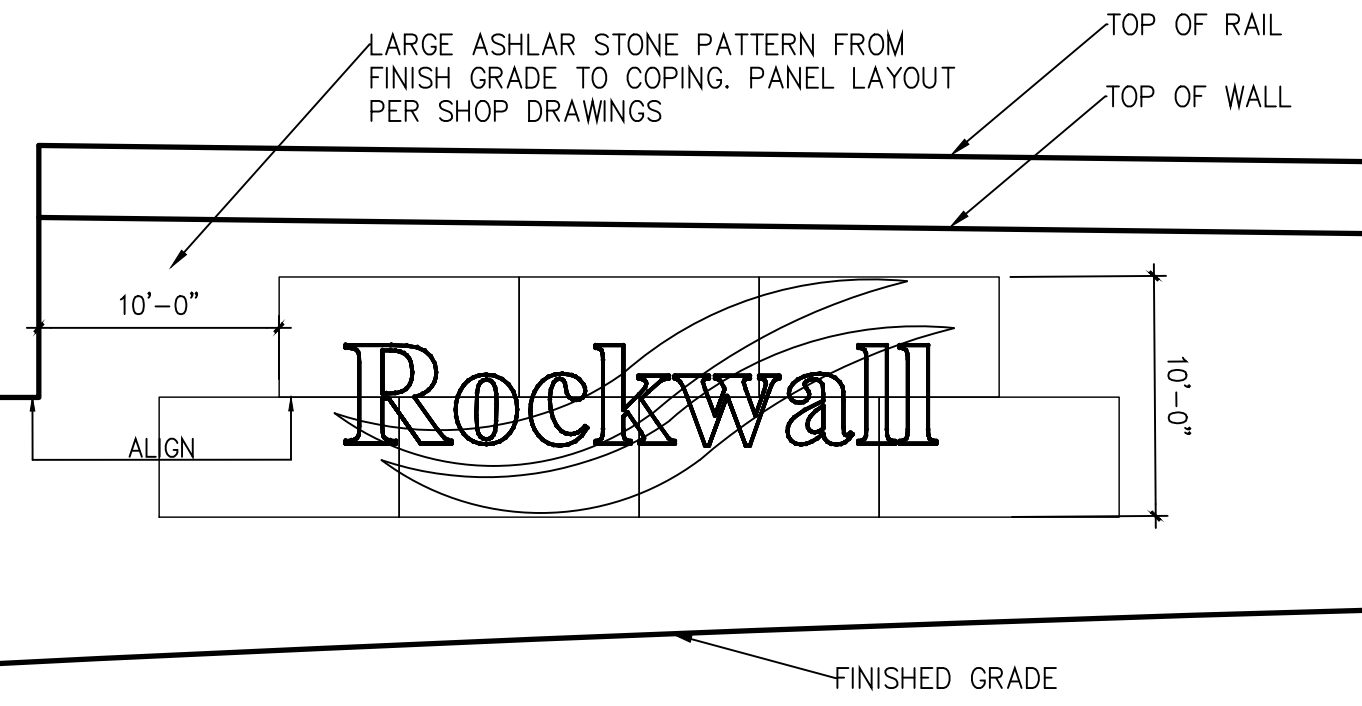
Staff will be available to answer any questions the City Council may have at the meeting.



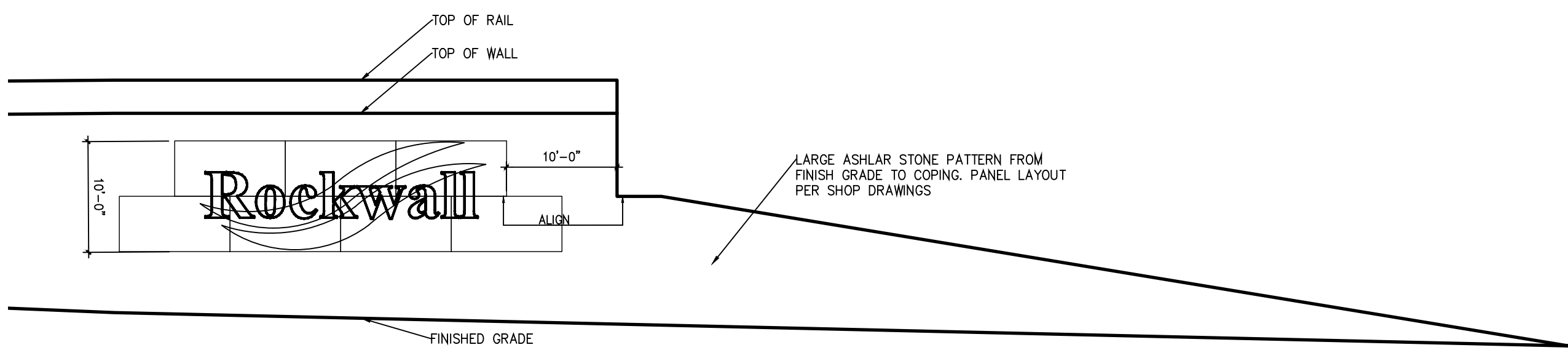
BLUE / GREEN TONE OPTION



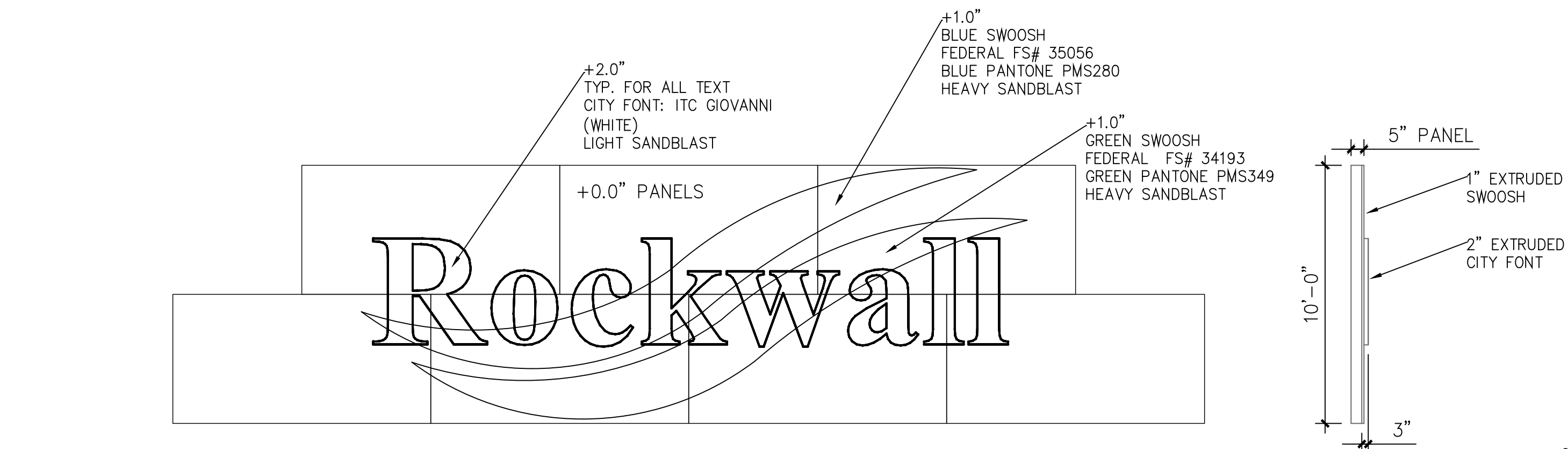
5 SITE LOCATION
SCALE: N.T.S.



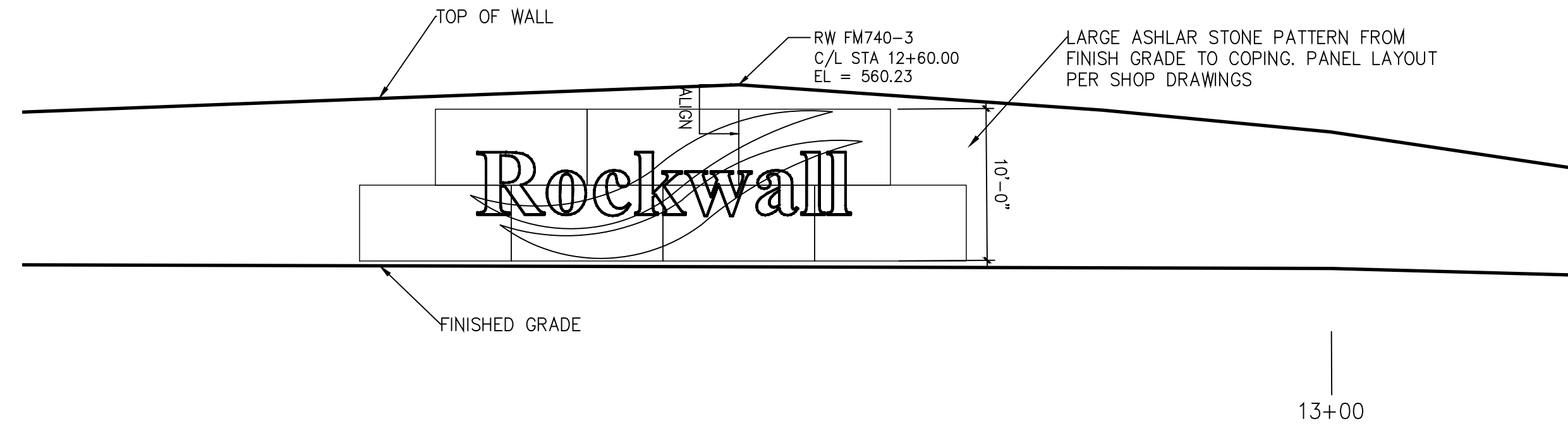
5 WALL RW FM740-1
SCALE: 1/8" = 1'-0"



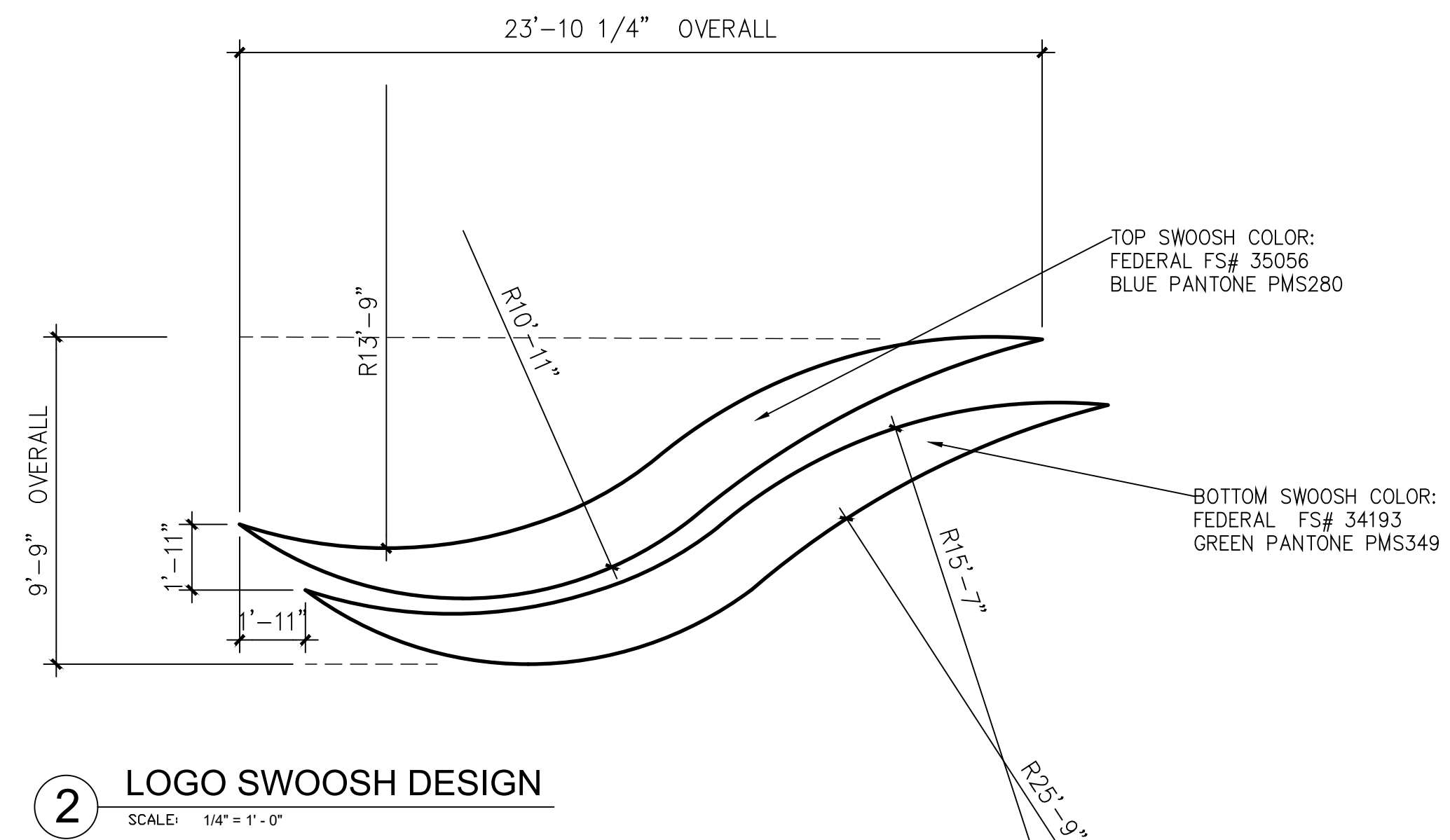
4 WALL RW FM740-2
SCALE: 1/8" = 1'-0"



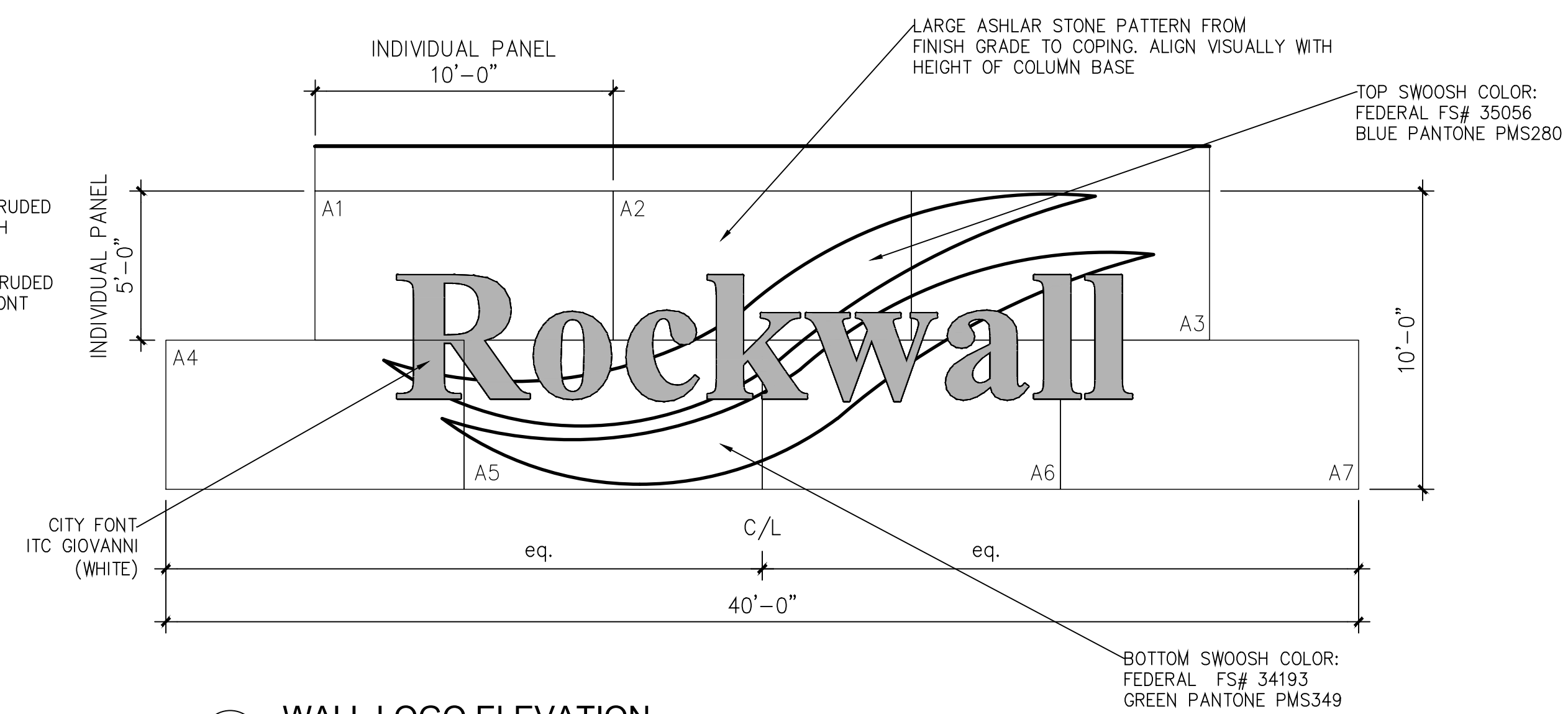
3 PANEL DETAIL AND SECTION
SCALE: 1/4" = 1'-0"



6 WALL RW FM740-3
SCALE: 1/8" = 1'-0"



2 LOGO SWOOSH DESIGN
SCALE: 1/4" = 1'-0"



1 WALL LOGO ELEVATION
SCALE: 1/4" = 1'-0"



**TXDOT IH30 PROJECT
RETAINING WALL
AESTHETICS LOGO DESIGN
AT RIDGE RD (BRIDGE), ROCKWALL, TX**

DRAWN BY ROCKWALL GIS		
No.	Revision/Issue	Date

Firm Name and Address
CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

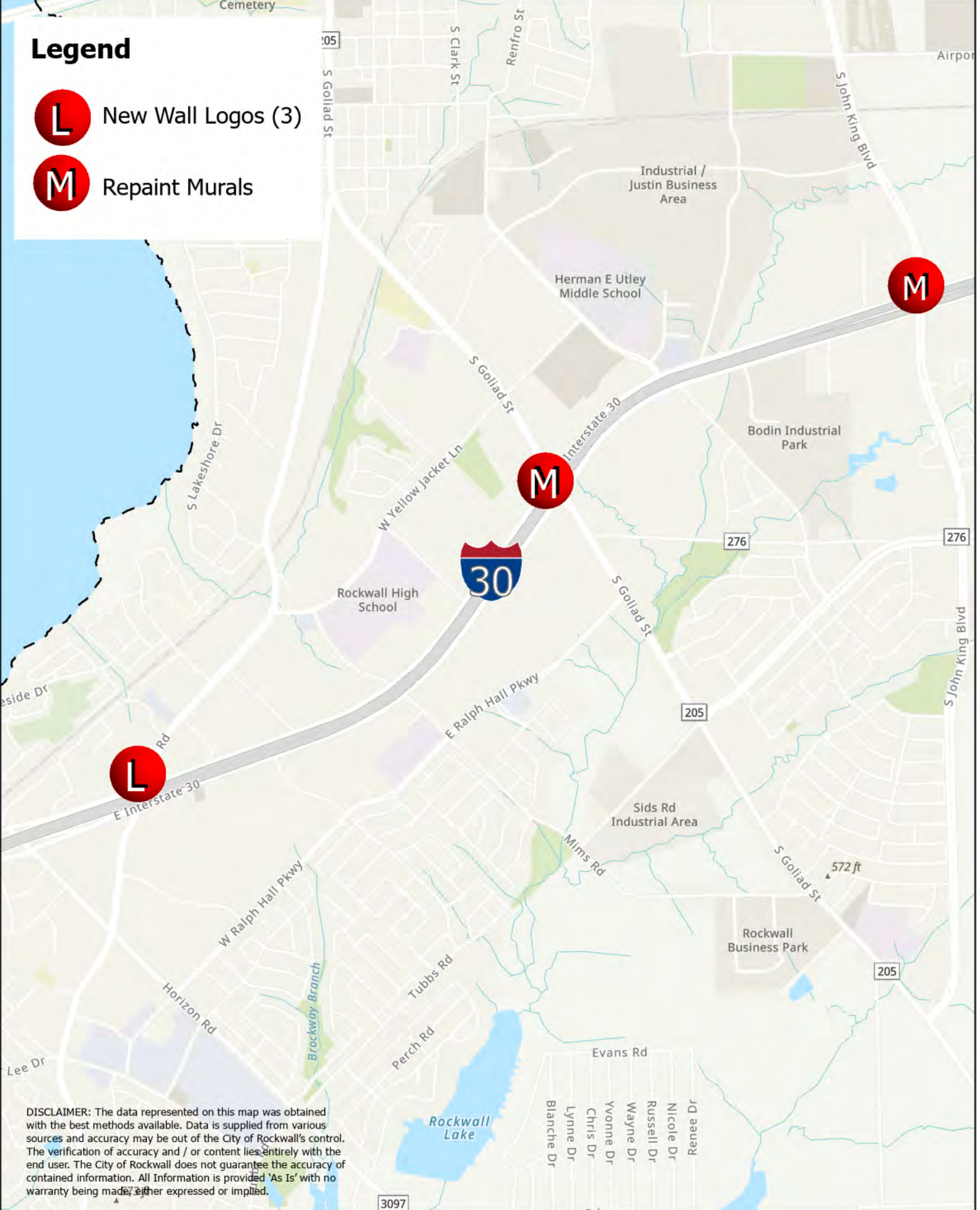
Project Name and Address
INTERSTATE HWY 30
AT RIDGE RD
RETAINING WALL
AESTHETICS LOGO DESIGN

Project	IH30	Sheet	1
Date	2/18/2022		
Scale	As Noted		

Legend

L New Wall Logos (3)

M Repaint Murals

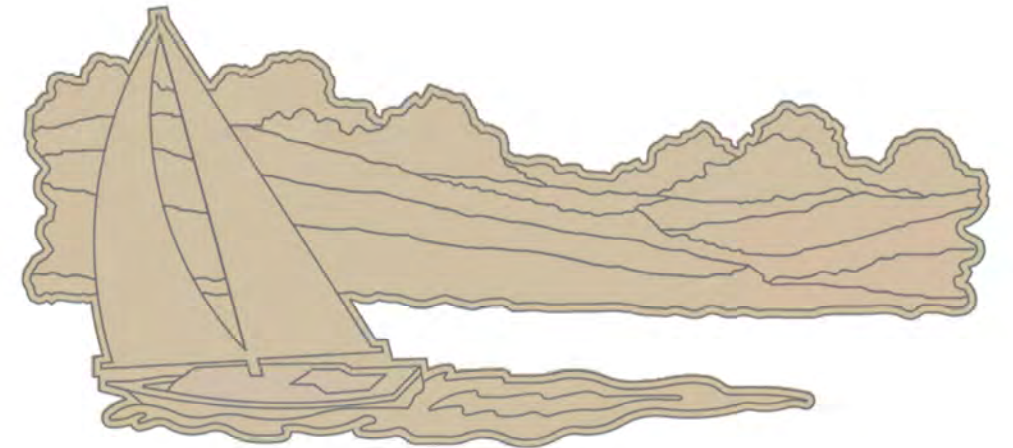
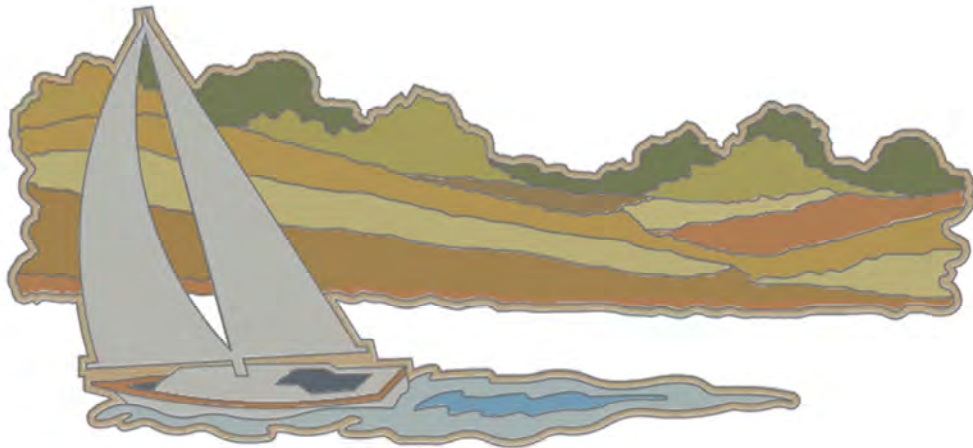
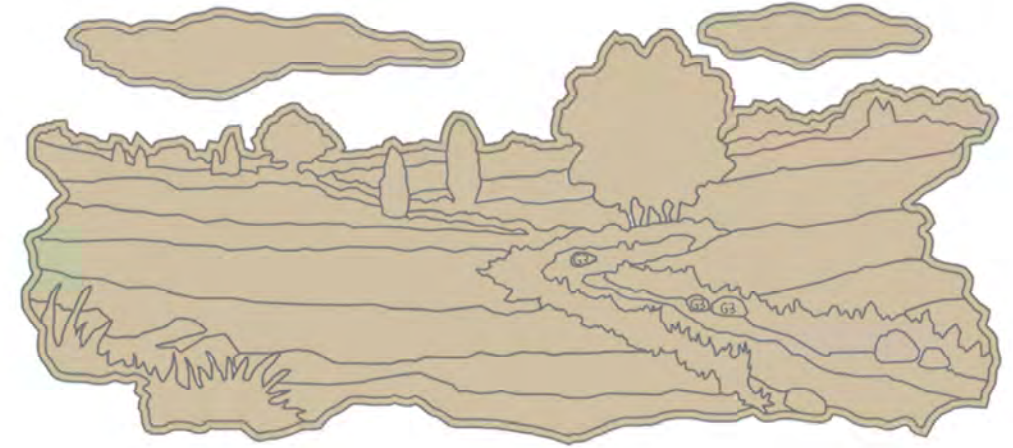
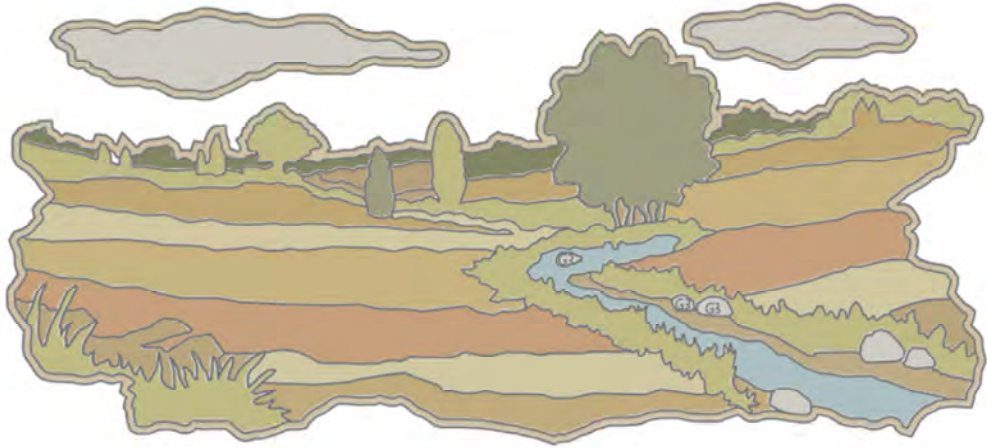


DISCLAIMER: The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All Information is provided 'As Is' with no warranty being made, either expressed or implied.





ASHLAR STONE PATTERN (PANELS)



EXISTING MURAL (EARTH TONES)

EXISTING MURAL (BLUE/GREEN TONES)

EXISTING MURAL (SANDBLASTED)



City of Rockwall
The New Horizon

MEMORANDUM

TO: Honorable Mayor and City Council Members
FROM: Mayor Pro Tem Hohenshelt
DATE: April 4, 2022
SUBJECT: Rockwall Fire Department New Station #1 & Rehab Existing Station

A motion from the City Council is needed to direct staff to proceed with due diligence associated with possible, future construction of a new fire station #1 in a new location and rehab of the existing station #1 to be used by Fire Administration. The new location would be close to the current station, possibly a little east, so the portion of the city covered (from a fire standpoint) would still be similar. A particular location has been not yet been decided. This would be part of staff's due diligence.

The project cost estimate is approximately \$6,000,000 to build a new fire station and approximately \$1,000,000 to rehab the existing station for future use. The entire project will most likely take 3-4 years.

Please note, this agenda item and any associated action will not signal any authorization to buy land or sign any contract. It essentially will only be to direct staff to proceed with due diligence to work on this project given the current known cost estimates. Council would subsequently need to authorize any future expenditures for land, a building, construction, etc.

I have been meeting with Chief Cullins on this for a few weeks, and he and his staff would like Council's approval to continue their research associated with this project.

Please let me know if you have any questions.



City of Rockwall
The New Horizon

Building Inspections Department Monthly Report

February 2022

Permits

Total Permits Issued:	266
Building Permits:	27
Contractor Permits:	239
Total Commercial Permit Values:	\$10,523,183.40
Building Permits:	\$5,147,538.40
Contractor Permits:	\$5,375,645.00
Total Fees Collected:	\$250,094.89
Building Permits:	\$198,022.39
Contractor Permits:	\$52,072.50

Board of Adjustment

Board of Adjustment Cases: 0

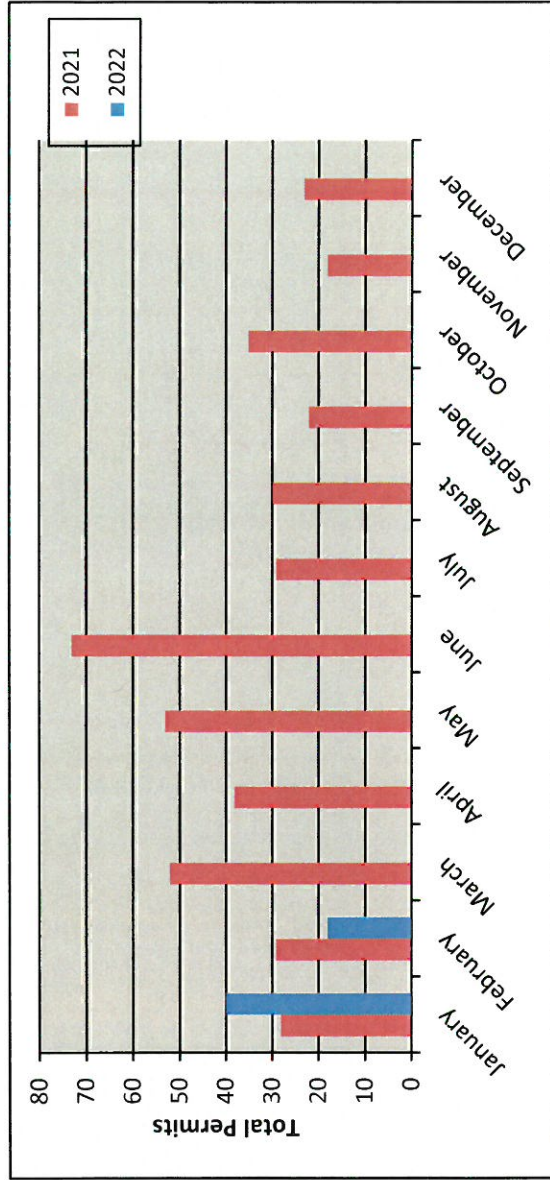
3/1/2022
8:57:27AM

City of Rockwall
PERMITS ISSUED - Summary by Type and Subtype
For the Period 2/1/2022 to 2/28/2022

Type/Subtype	# of Permits Issued	Valuation of Work	Fees Charged
Commercial Building Permit	46	\$10,523,183.40	\$106,407.35
Addition	1	961,238.40	\$5,437.11
Cell Tower Permit	1	25,000.00	\$410.81
Certificate of Occupancy	9		\$528.00
Concrete Permit	1	20,000.00	\$339.41
Demolition	1		\$51.00
Electrical Permit	8	624,690.00	\$708.94
Mechanical Permit	1	331,200.00	\$2,350.54
New Construction	4	4,186,300.00	\$72,924.61
Plumbing Permit	6	11,860.00	\$489.91
Remodel	7	4,345,246.00	\$22,709.52
Sign Permit	6	17,649.00	\$457.50
Temporary Certificate of Occupancy	1		\$0.00
Residential Building Permit	220		\$143,687.54
Accessory Building Permit	4		\$474.20
Concrete Permit	6		\$947.99
Deck Permit	1		\$51.00
Driveway Permit	2		\$561.00
Electrical Permit	5		\$711.50
Fence Permit	43		\$2,192.00
Fire pit/Fireplace	1		\$51.00
Irrigation Permit	33		\$2,520.00
Mechanical Permit	9		\$1,147.50
New Construction	2		\$14,673.19
New Single Family Residential	16		\$104,513.28
Patio Cover/Pergola	8		\$879.60
Plumbing Permit	26		\$2,086.50
Pool	14		\$2,300.50
Remodel	2		\$353.90
Retaining Wall Permit	7		\$356.00
Roofing Permit	17		\$1,293.00
Solar Panel Permit	7		\$2,221.52
Takeline - Seawall	1		\$51.00
Temporary Construction Trailer	1		\$5,539.86
Window & Door Permit	15		\$763.00
Totals:	266		\$250,094.89

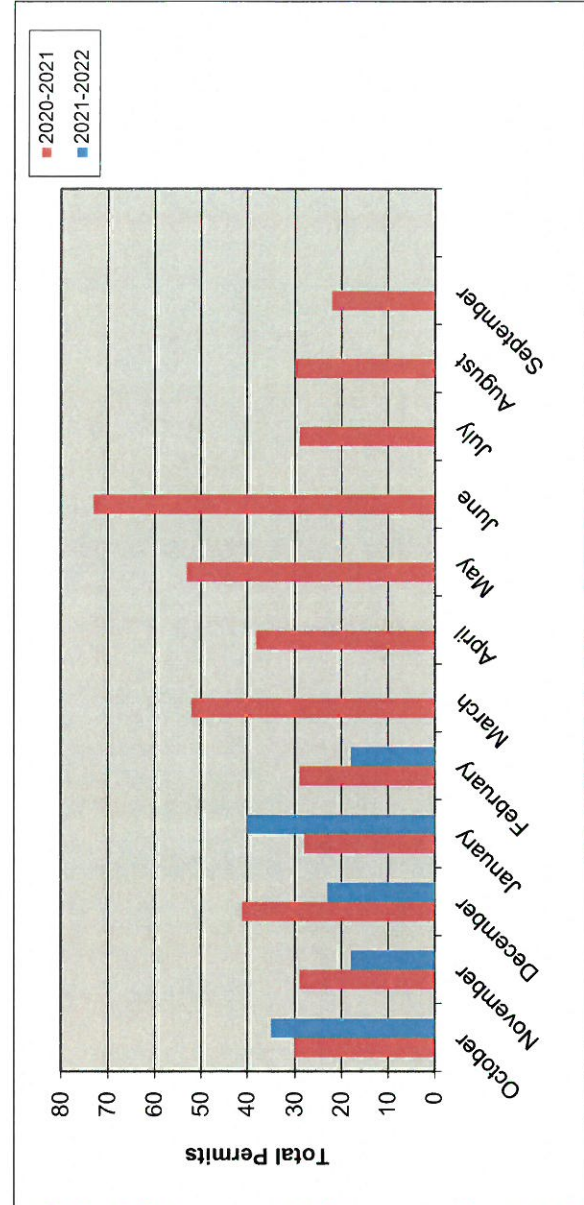
New Residential Permits Calendar Year

	Year	
	2021	2022
January	28	40
February	29	18
March	52	
April	38	
May	53	
June	73	
July	29	
August	30	
September	22	
October	35	
November	18	
December	23	
Totals	430	58



New Residential Permits Fiscal Year

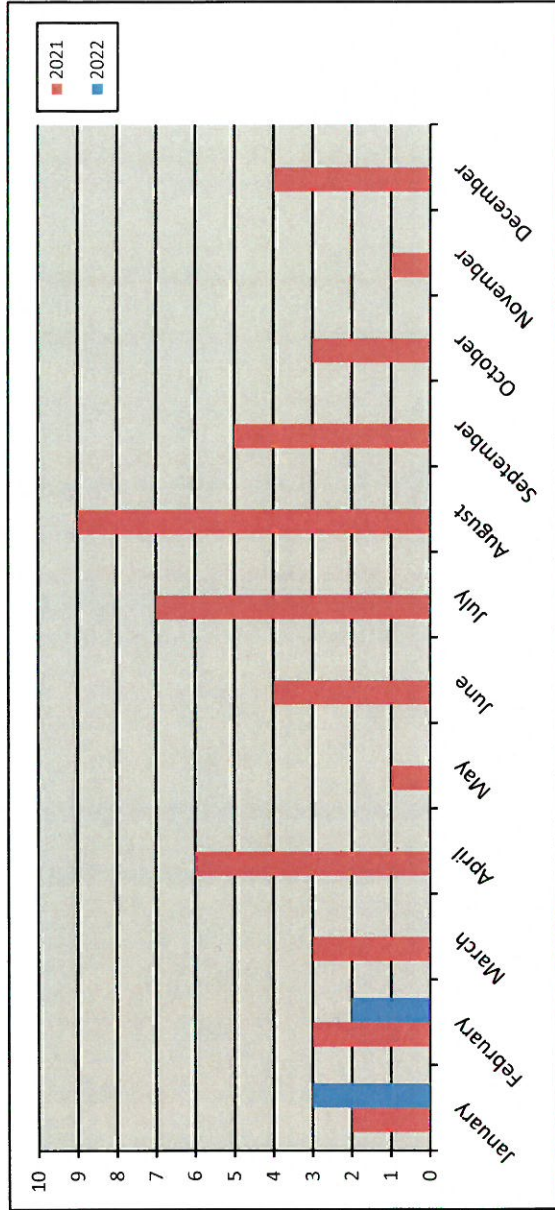
	Year	
	2020-2021	2021-2022
October	30	35
November	29	18
December	41	23
January	28	40
February	29	18
March	52	
April	38	
May	53	
June	73	
July	29	
August	30	
September	22	
Totals	454	134



Residential Remodel Permits

Calendar Year

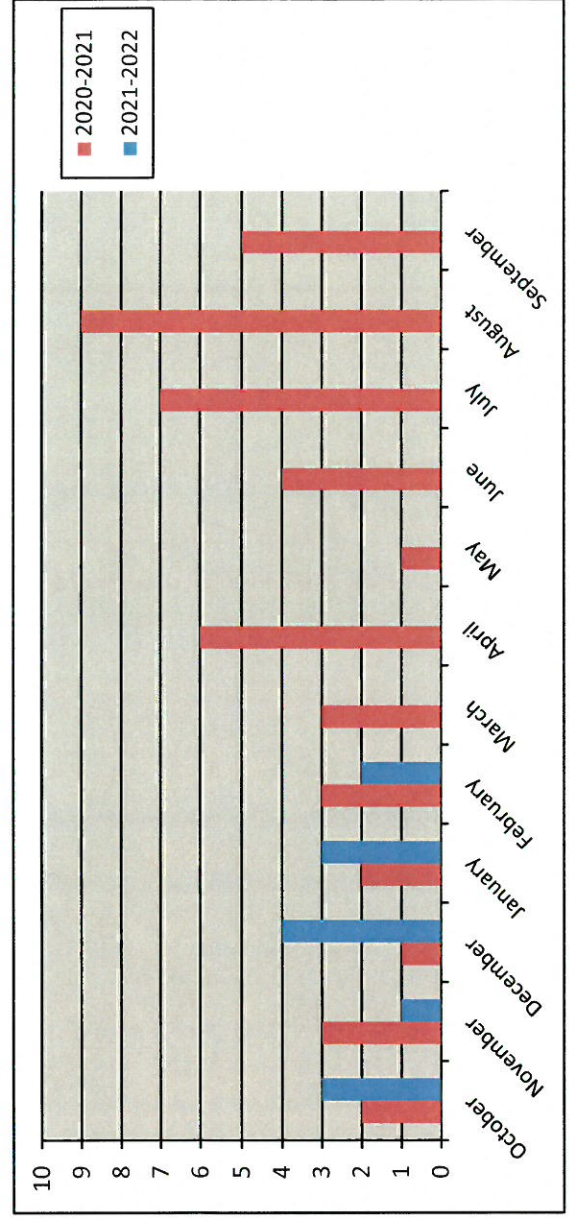
	Year	
	2021	2022
January	2	3
February	3	2
March	3	
April	6	
May	1	
June	4	
July	7	
August	9	
September	5	
October	3	
November	1	
December	4	
Totals	48	5



Residential Remodel Permits

Fiscal Year

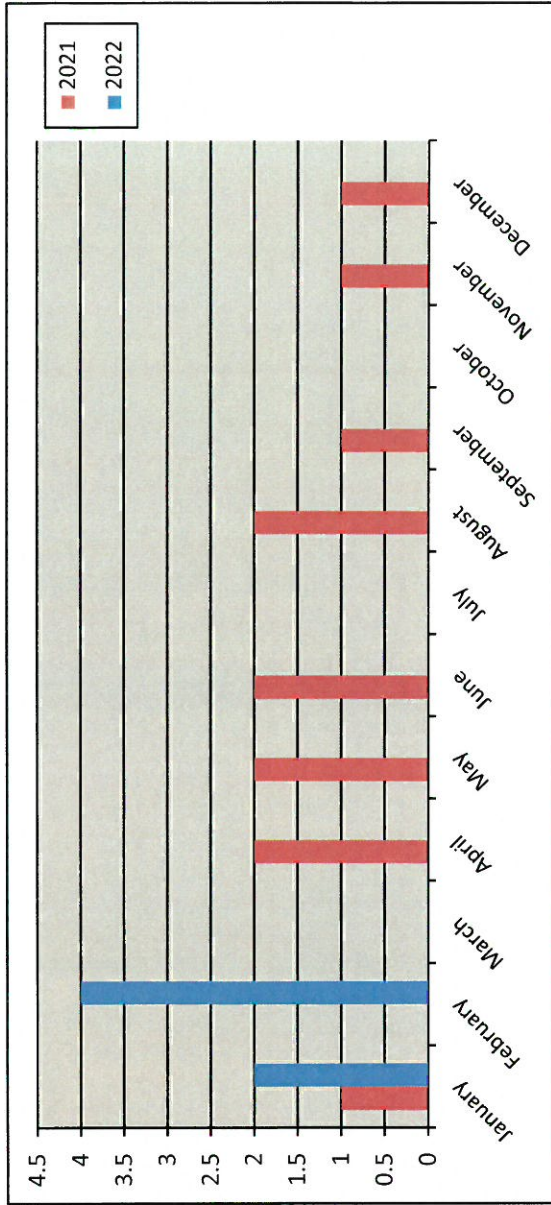
	Year	
	2020-2021	2021-2022
October	2	3
November	3	1
December	1	4
January	2	3
February	3	2
March	3	
April	6	
May	1	
June	4	
July	7	
August	9	
September	5	
Totals	46	13



New Commercial Permits

Calendar Year

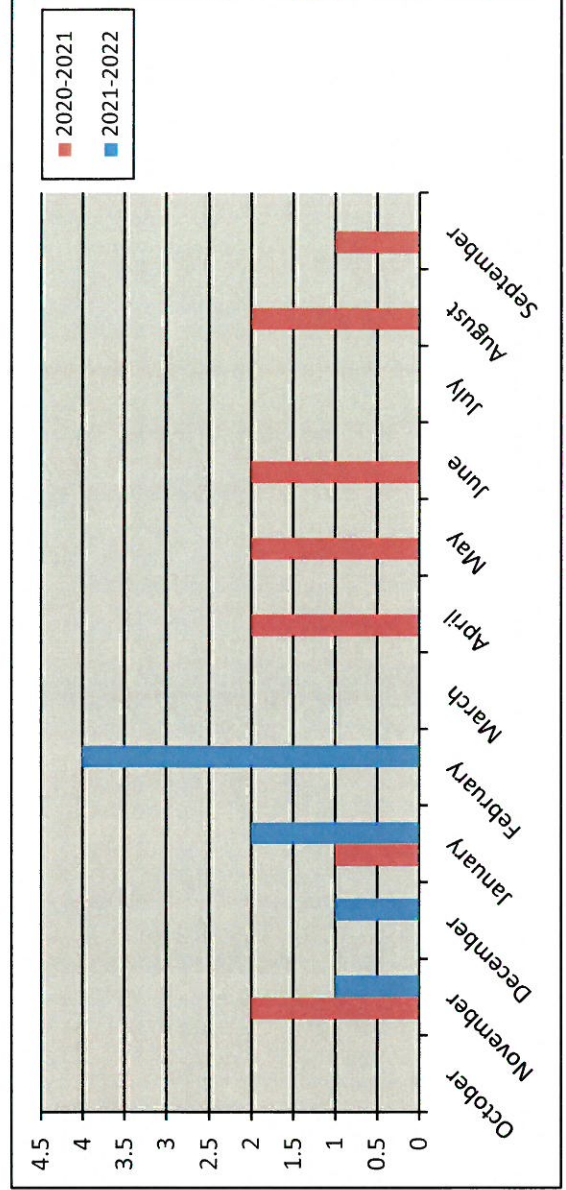
	Year	
	2021	2022
January	1	2
February	0	4
March	0	
April	2	
May	2	
June	2	
July	0	
August	2	
September	1	
October	0	
November	1	
December	1	
Totals	12	6



New Commercial Permits

Fiscal Year

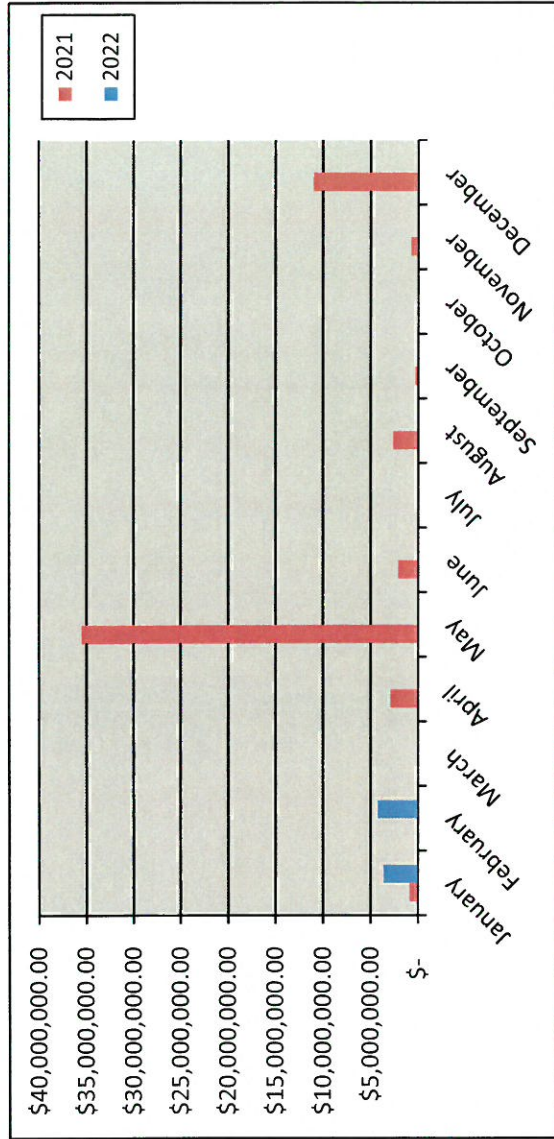
	Year	
	2020-2021	2021-2022
October	0	0
November	2	1
December	0	1
January	1	2
February	0	4
March	0	
April	2	
May	2	
June	2	
July	0	
August	2	
September	1	
Totals	12	8



New Commercial Value

Calendar Year

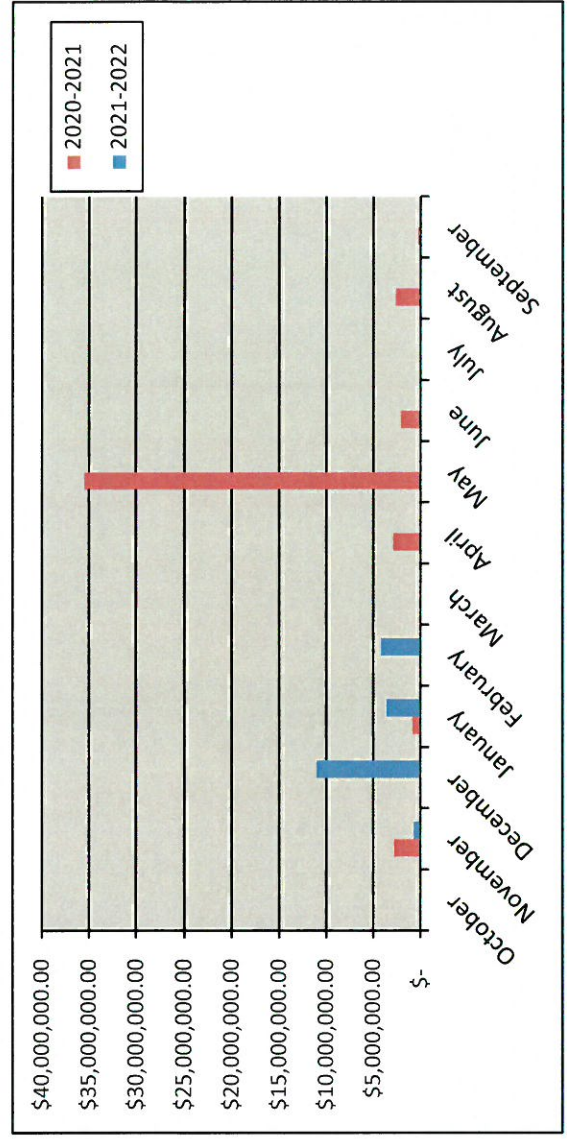
	Year	
	2021	2022
January	\$ 885,000.00	\$ 3,625,000.00
February	\$ -	\$ 4,186,300.00
March	\$ -	
April	\$ 2,900,000.00	
May	\$ 35,500,000.00	
June	\$ 2,080,000.00	
July	\$ -	
August	\$ 2,650,000.00	
September	\$ 286,200.00	
October	\$ -	
November	\$ 750,000.00	
December	\$ 11,000,000.00	
Totals	\$ 56,051,200.00	\$ 7,811,300.00



New Commercial Value

Fiscal Year

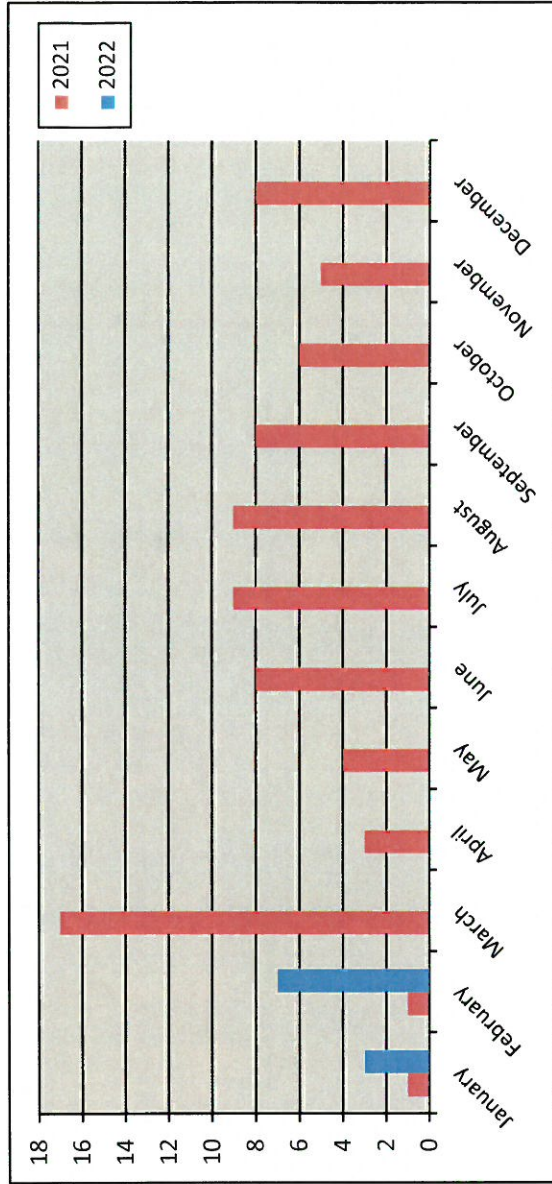
	Year	
	2020-2021	2021-2022
October	\$ -	\$ -
November	\$ 2,800,000.00	\$ 750,000.00
December	\$ -	\$ 11,000,000.00
January	\$ 885,000.00	\$ 3,625,000.00
February	\$ -	\$ 4,186,300.00
March	\$ -	
April	\$ 2,900,000.00	
May	\$ 35,500,000.00	
June	\$ 2,080,000.00	
July	\$ -	
August	\$ 2,650,000.00	
September	\$ 286,200.00	
Totals	\$ 47,101,200.00	\$ 19,561,300.00



Commercial Remodel Permits

Calendar Year

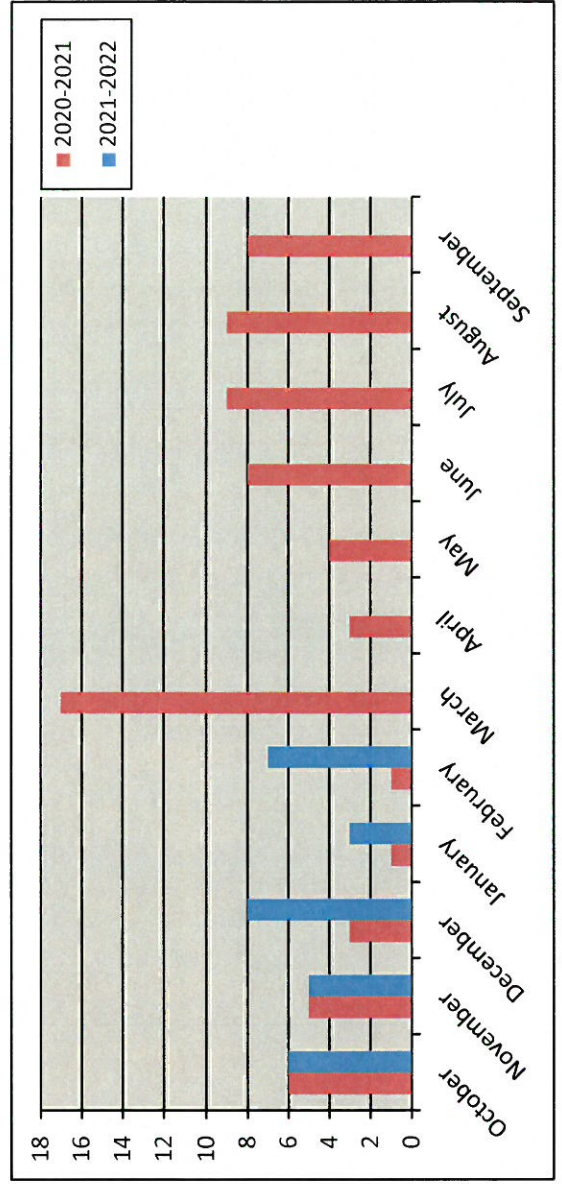
	Year	
	2021	2022
January	1	3
February	1	7
March	17	
April	3	
May	4	
June	8	
July	9	
August	9	
September	8	
October	6	
November	5	
December	8	
Totals	79	10



Commercial Remodel Permits

Fiscal Year

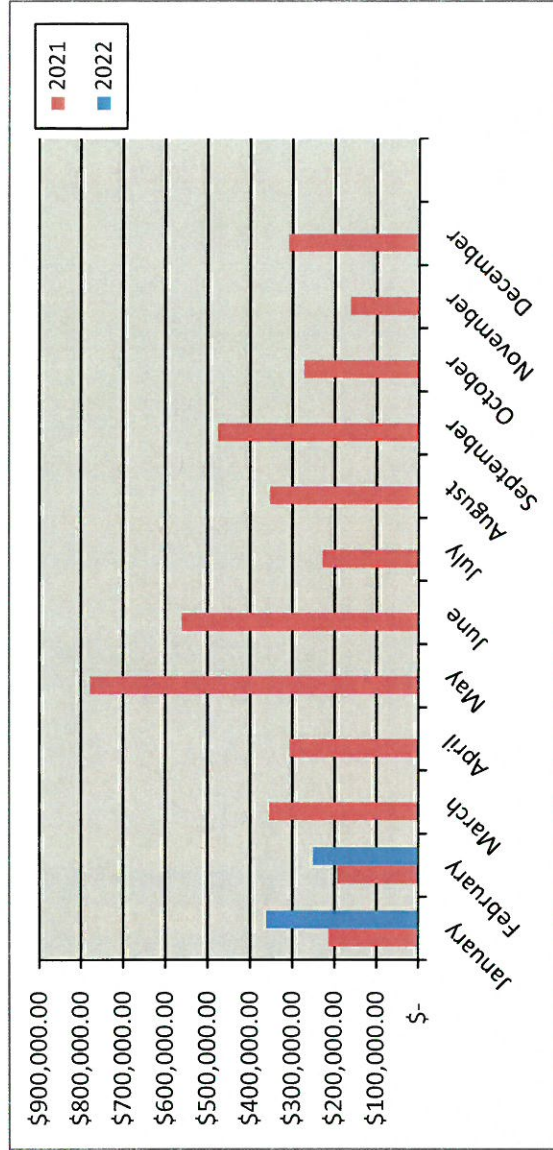
	Year	
	2020-2021	2021-2022
October	6	6
November	5	5
December	3	8
January	1	3
February	1	7
March	17	
April	3	
May	4	
June	8	
July	9	
August	9	
September	8	
Totals	74	29



Total Fees Collected

Calendar Year

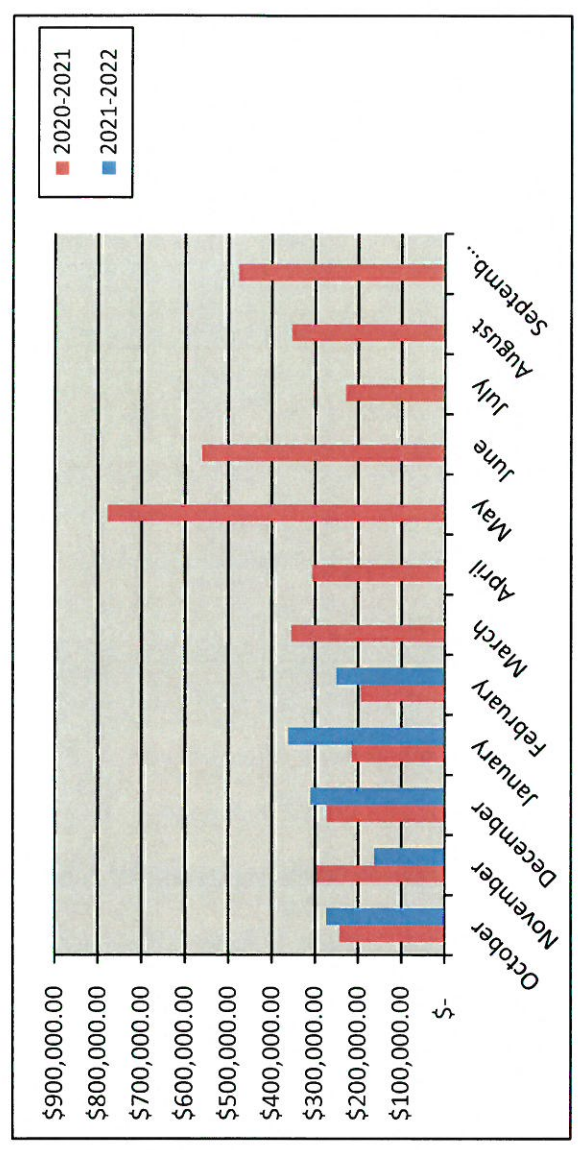
	Year	
	2021	2022
January	\$ 214,263.11	\$ 361,270.18
February	\$ 193,245.03	\$ 250,094.89
March	\$ 354,901.19	
April	\$ 306,654.35	
May	\$ 778,422.17	
June	\$ 561,245.38	
July	\$ 228,777.52	
August	\$ 353,601.69	
September	\$ 476,935.40	
October	\$ 273,670.22	
November	\$ 163,206.06	
December	\$ 310,002.73	
Totals	\$ 4,214,924.85	\$ 611,365.07



Total Fees Collected

Fiscal Year

	Year	
	2020-2021	2021-2022
October	\$ 242,859.42	\$ 273,670.22
November	\$ 296,217.55	\$ 163,206.06
December	\$ 272,486.48	\$ 310,002.73
January	\$ 214,263.11	\$ 361,270.18
February	\$ 193,245.03	\$ 250,094.89
March	\$ 354,901.19	
April	\$ 306,654.35	
May	\$ 778,422.17	
June	\$ 561,245.38	
July	\$ 228,777.52	
August	\$ 353,601.69	
September	\$ 476,935.40	
Totals	\$ 4,279,609.29	\$ 1,358,244.08



8:55:37AM

PERMITS ISSUED

For the Period 2/1/2022 to 2/28/2022

Permit Number	Permit Type	Site Address			
Application Date	Subtype	Parcel Number		Total Fees	
Issue Date	Status of Permit	Subdivision Name	Valuation	Total SQFT	Fees Paid
		Plan Number			
CO2020-0019	Commercial Building Permit				
02/24/2021	Certificate of Occupancy	1870 S John King Blvd,		\$75.00	\$75.00
02/16/2022	ISSUED	Rockwall, TX 75032		58,510.00	
Contact Type					
Owner	Rick Griffin	610 Townson Ave.	Fort Smith	AR	72902
Business Owner	Gracen Hawley	1870 S John King Blvd	Rockwall	TX	75032
Business Owner	Highland Meadows	1870 S John King Blvd	Rockwall	TX	75032
Contractors					
COM2021-5982	Commercial Building Permit				
10/25/2021	Certificate of Occupancy	104 E BOYDSTUN AVE,		\$75.00	\$75.00
02/07/2022	ISSUED	ROCKWALL, 75087		1,210.00	
Contact Type					
Business Owner	Lara Bracamonte Davila	104 E Boydston Ave	Rockwall	TX	75087
Property Owner	Todd & Denise Parks				
Contractors					
COM2021-6783	Commercial Building Permit				
12/06/2021	Certificate of Occupancy	710 E RALPH HALL		\$75.00	\$75.00
02/25/2022	ISSUED	PKWY, ROCKWALL, 75032		10,226.00	
Contact Type					
Business Owner	TANYA GLENN	710 E. RALPH HALL PARKWAY	Rockwall	TX	75032
Property Owner	BLPB PROPERTY GROUP, LLC.	991 E. I-30 #103	Rockwall	TX	75032
Contractors					
COM2021-6930	Commercial Building Permit				
12/13/2021	Temporary Certificate of Occupancy	1500 SUNSET HILL DR,		\$300.00	\$0.00
02/17/2022	ISSUED	ROCKWALL, 75087		6,400.00	
Contact Type					
Business Owner	ST. BENEDICT'S ANGLICAN CHURCH - GARY AKIN	1500 SUNSET HILL DR.	Rockwall	TX	75087
Property Owner	ST. BENEDICT'S ANGLICAN CHURCH - GARY AKIN	1500 SUNSET HILL DR.	Rockwall	TX	75087
Contractors					

PERMITS ISSUED

For the Period 2/1/2022 to 2/28/2022

Permit Number	Permit Type	Site Address	Total Fees	Fees Paid
Application Date	Subtype	Parcel Number		
Issue Date	Status of Permit	Subdivision Name	Total SQFT	
		Plan Number	Valuation	
COM2022-102	Commercial Building Permit			
01/10/2022	Certificate of Occupancy	1905 ALPHA DR. SUITE	\$76.50	\$0.00
02/14/2022	PAY FEES	160, ROCKWALL, TX 75087	2,374.00	
Contact Type				
Business Owner	LARRY & SHARON HUPPERT	1905 ALPAHA DR. SUITE 160	Rockwall	TX 75087
Property Owner	BRANDON ALLEN	13150 COIT ROAD	Dallas	TX 75240
Contractors				
COM2022-138	Commercial Building Permit			
01/12/2022	Certificate of Occupancy	2410 S GOLIAD ST,	\$75.00	\$75.00
02/08/2022	ISSUED	ROCKWALL, 75032	3,500.00	
Contact Type				
Business Owner	MARIEL STREET	2410 S. GOLIAD ST.	Rockwall	TX 75032
Property Owner	CATHY STROTHER	8935 CR 589	Nevada	TX 75173
Contractors				
COM2022-408	Commercial Building Permit			
01/26/2022	Certificate of Occupancy	975 E INTERSTATE 30,	\$75.00	\$75.00
02/10/2022	ISSUED	SUITE 103, ROCKWALL 75087	3,900.00	
Contact Type				
Business Owner	Staci Brode	975 E I-30, Suite 103	Rockwall	TX 75087
Property Owner	Rockwall Crossing Ltd	2100 West 7th Street	Fort Worth	TX 76107
Contractors				
COM2022-428	Commercial Building Permit			
01/27/2022	Certificate of Occupancy	1905 Alpha Dr, Suite 100,	\$76.50	\$76.50
02/14/2022	ISSUED	Rockwall, TX 75087	6,629.00	
Contact Type				
Business Owner	City Electric Supply Co	13150 Coit Rd, S. 205	Dallas	TX 75240
Property Owner	ROCKWALL URBAN INDUSTRIAL, LP	13150 COIT ROAD, SUITE 205	DALLAS	TX 75240
Inspection Report Contac	John Peterson, Store Mgr			
Contractors				

PERMITS ISSUED

For the Period 2/1/2022 to 2/28/2022

Permit Number	Permit Type	Site Address	Total Fees	Fees Paid
Application Date	Subtype	Parcel Number		
Issue Date	Status of Permit	Subdivision Name	Total SQFT	
		Plan Number	Valuation	
COM2022-524	Commercial Building Permit			
02/01/2022	Certificate of Occupancy	919 E INTERSTATE 30,	\$76.50	\$76.50
02/07/2022	ISSUED	S. 125, ROCKWALL, TX 75087	1,907.00	

Contact Type	Contact Name	Contact Address			
Business Owner	GUITAR CENTER INC	5795 LINDERO CANYON RD	WESTLAKE VILLAGES	TX	91362
Property Owner	CROSSMAN AND COMPANY	9950 PRINCESS PALM AVE	TAMPA	FL	33619

Contractors

COM2022-819	Commercial Building Permit			
02/18/2022	Certificate of Occupancy	231 RANCH TRL #B,	\$75.00	\$0.00
02/28/2022	ISSUED	ROCKWALL, 75032	198.00	

Contact Type	Contact Name	Contact Address			
Business Owner	Travis D White and Vernon E Thomas	231 Ranch Trail	Rockwall	TX	75032
Property Owner	Horizon Self Storage	231 Ranch Trail	Rockwall	TX	75032

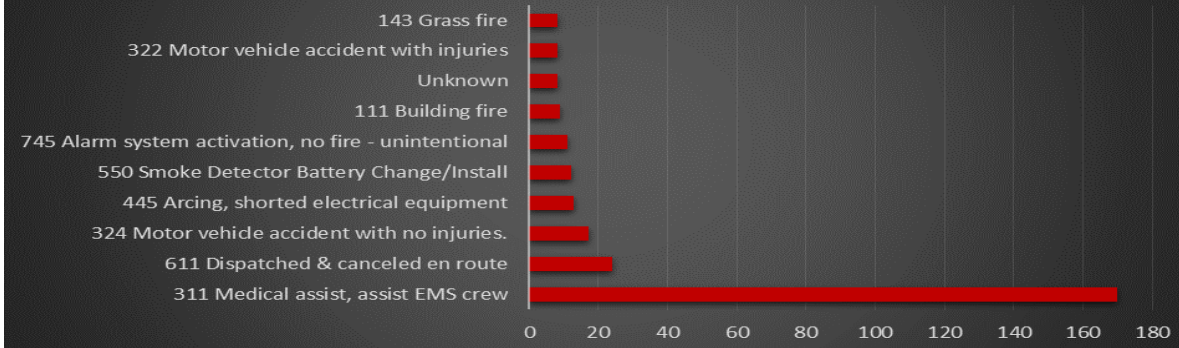
Contractors

Total Valuation:
Total Fees: \$979.50
Total Fees Paid: \$528.00



February 2022 Monthly Report

Top 10 NFIRS Call Types



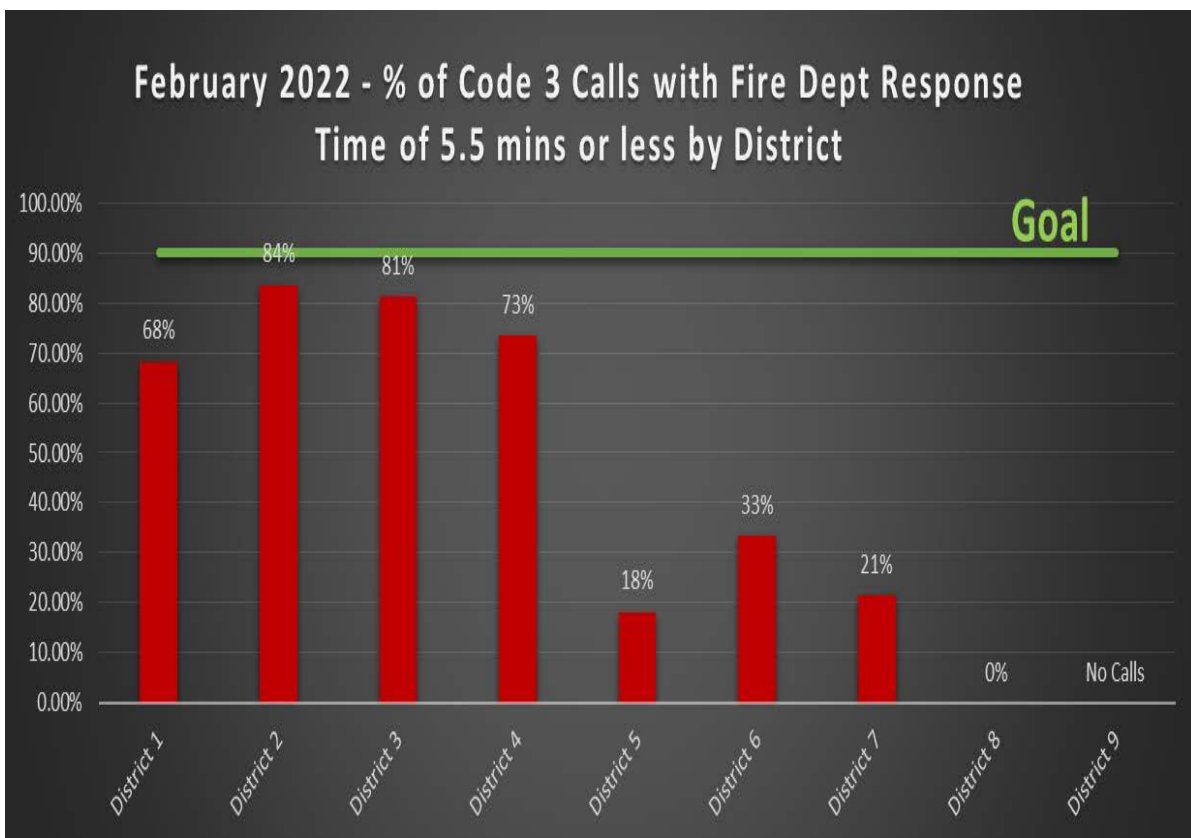
All Calls By NFIRS Call Type

 Incident Count

100 Fire, other	1
111 Building fire	9
112 Fires in structure other than in a building	1
131 Passenger vehicle fire (cars, pickups, SUV's)	1
142 Brush or brush-and-grass mixture fire	2
143 Grass fire	8
150 OTHER Outside rubbish fire	1
151 Outside rubbish, trash or waste fire	2
160 Special outside fire, other	3
162 Outside equipment fire	1
311 Medical assist, assist EMS crew	170
322 Motor vehicle accident with injuries	8
324 Motor vehicle accident with no injuries.	17
353 Removal of victim(s) from stalled elevator	1
411 Gasoline or other flammable liquid spill	1
412 Gas leak (natural gas or LPG)	7
444 Power line down	3
445 Arcing, shorted electrical equipment	13
510 Person in distress, other	2
531 Smoke or odor removal	1
550 Public service assistance, other	2
550 Smoke Detector Battery Change/Install	12
553 Public service	1
600 Good intent call, other	2
611 Dispatched & canceled en route	24
622 No incident found on arrival at dispatch address	5
650 Steam, other gas mistaken for smoke, other	3
651 Smoke scare, odor of smoke	6
671 HazMat release investigation w/no HazMat	2
700 False alarm or false call, other	1
730 System malfunction, other	1
731 Sprinkler activation due to malfunction	7
733 Smoke detector activation due to malfunction	2
735 Alarm system sounded due to malfunction	3
736 CO detector activation due to malfunction	2
740 Unintentional transmission of alarm, other	2
741 Sprinkler activation, no fire - unintentional	5
742 Extinguishing system activation	1
743 Smoke detector activation, no fire - unintentional	4
744 Detector activation, no fire - unintentional	1
745 Alarm system activation, no fire - unintentional	11
746 Carbon monoxide detector activation, no CO	1
800 Severe weather or natural disaster, other	1
Grand Total	351

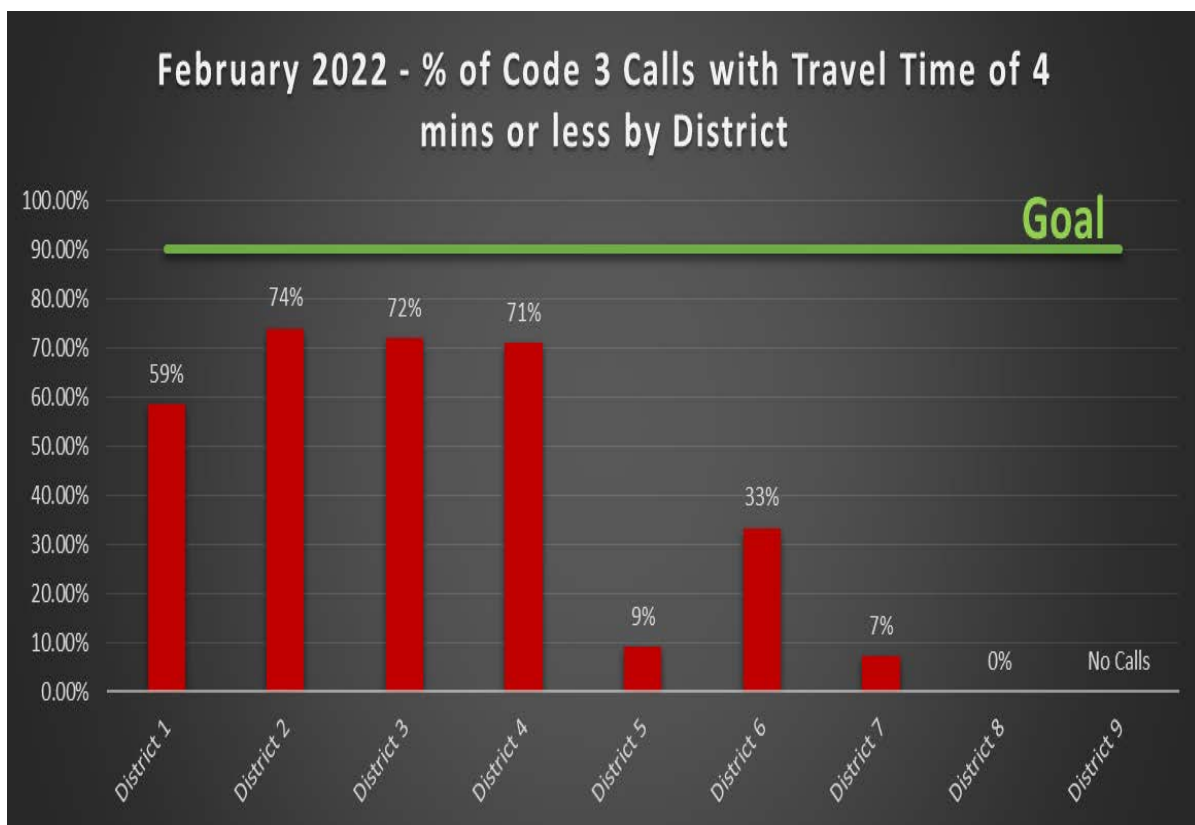
February 2022 Dispatch to Arrival Analysis

District	Total Number of Calls	Percent of Runs per District	Number of Calls in 5.5 mins or Less	Average FD Response Time Minutes	% in 5.5 min or less	Goal of 90%
District 1	82	31%	56	0:04:51	68%	90%
District 2	73	28%	61	0:04:18	84%	90%
District 3	32	12%	26	0:04:14	81%	90%
District 4	45	17%	33	0:05:00	73%	90%
District 5	11	4%	2	0:08:43	18%	90%
District 6	3	1%	1	0:06:01	33%	90%
District 7	14	5%	3	0:06:33	21%	90%
District 8	4	2%	0	0:09:41	0%	90%
District 9	0	0%	0	0:00:00	No Calls	90%
Department	264	100%	182	0:04:59	69%	90%



February 2022 Travel Time by District

District	Total Number of Calls	Percent of Runs per District	Number of Calls in 4 or Less	Average Travel Time Minutes	% in 4 min or less	Goal of 90%
District 1	82	31%	48	0:03:54	59%	90%
District 2	73	28%	54	0:03:24	74%	90%
District 3	32	12%	23	0:03:16	72%	90%
District 4	45	17%	32	0:03:58	71%	90%
District 5	11	4%	1	0:07:53	9%	90%
District 6	3	1%	1	0:05:23	33%	90%
District 7	14	5%	1	0:05:37	7%	90%
District 8	4	2%	0	0:08:24	0%	90%
District 9	0	0%	0	0:00:00	No Calls	90%
Department	264	100%	160	0:04:02	61%	90%





Total Dollar Losses

February 2022



City of Rockwall
The New Horizon

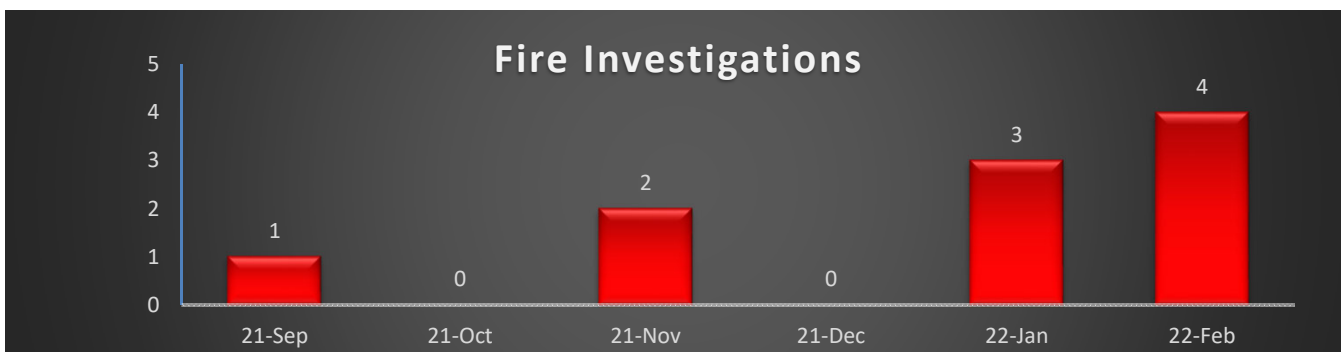
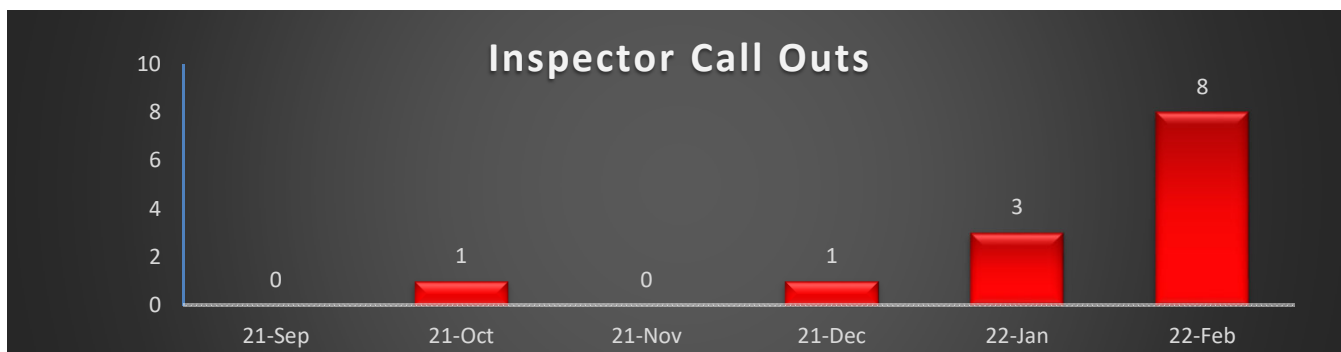
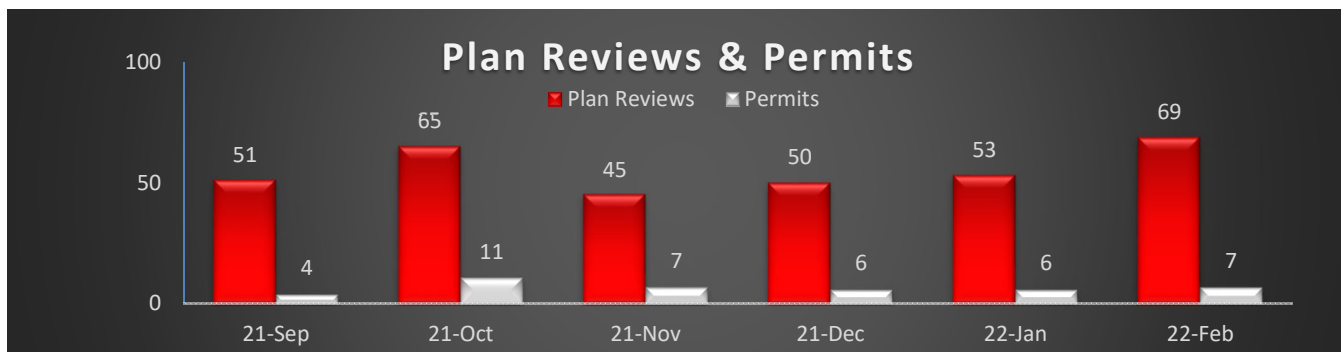
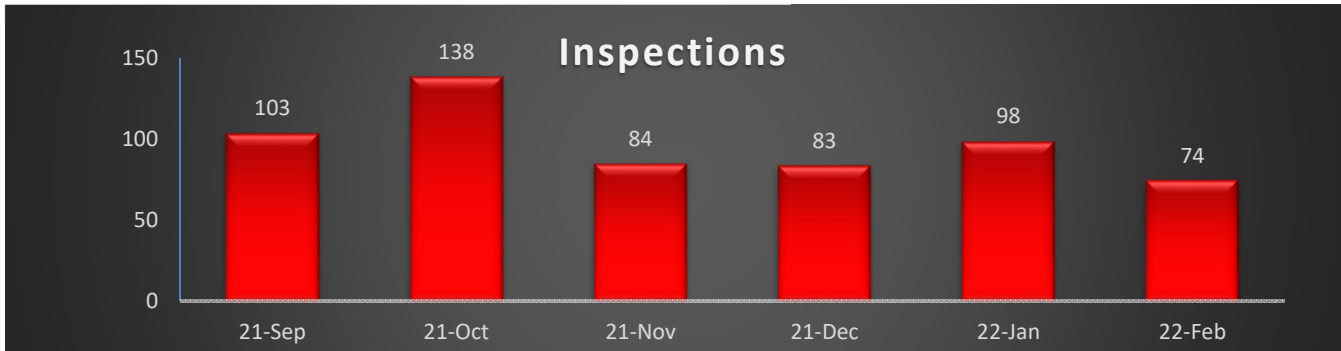
Rockwall Fire Department

Print Date/Time: 03/15/2022 14:32
Login ID: rck\ihatcher
Layer: All
Areas: All

ORI Number: TX504
Incident Type: All
Station: All

	Current Month	Last Month	Same Month Last Year	Year To Date	Last Year To Date
Total Property Loss:	\$356,800.00	\$175,000.00	\$76,000.00	\$597,100.00	\$77,000.00
Total Content Loss:	\$735,000.00	\$100,000.00	\$25,200.00	\$835,000.00	\$29,200.00
Total Property Pre-Incident Value:	\$1,562,320.00	\$316,550.00	\$864,590.00	\$1,943,870.00	\$25,195,520.00
Total Contents Pre-Incident Value	\$630,000.00	\$100,000.00	\$375,000.00	\$730,000.00	\$10,375,000.00
Total Losses:	\$1,091,800.00	\$275,000.00	\$101,200.00	\$1,432,100.00	\$1,091,800.00
Total Value:	\$2,192,320.00	\$416,550.00	\$1,239,590.00	\$2,673,870.00	\$35,570,520.00

Fire Prevention, Education, & Investigations Division Monthly Report February 2022





Monthly Report February 2022



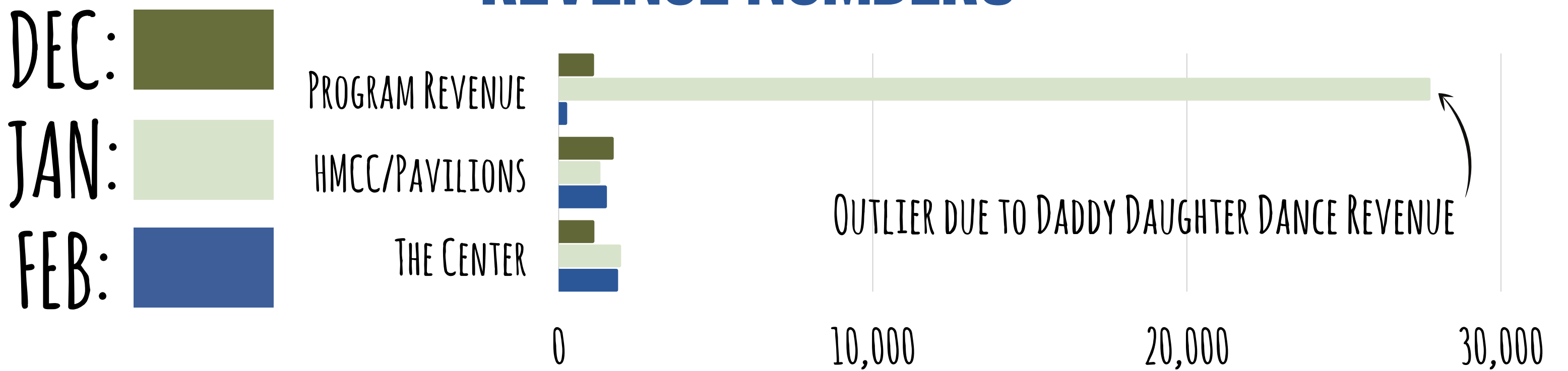
SNAP VALENTINES DANCE
103 ATTENDEES



KIDZONE PLAYGROUND
BOARD HAND OUT



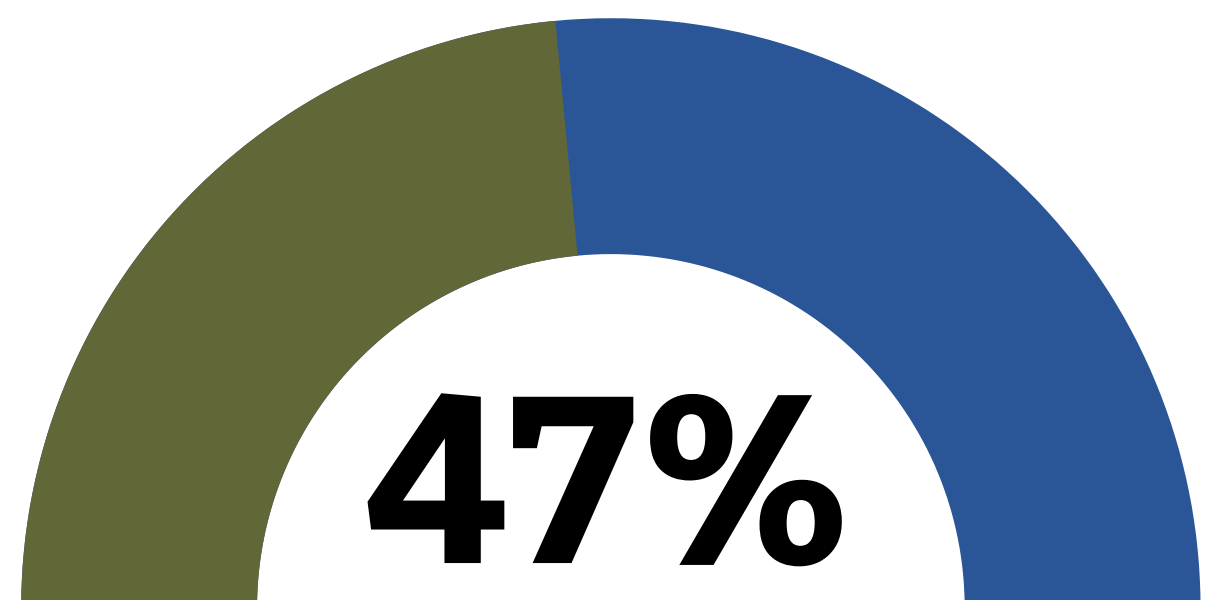
REVENUE NUMBERS



Upcoming:

- Spring Fishing Derby
- Family Fun Fridays
- Little Athletes Programs

% of Resident Accounts
as of February 2022



PARKS PROJECT UPDATE – FEBRUARY 2022



NEW SIGN FOR 205 CEMETERY



DEMO FOR FOUNDERS DAY STATUE AT HISTORICAL COURTHOUSE



PAVILION REPAIR AT LOFLANC PARK



SPLIT RAIL FENCE INSTALL AT THE PARK AT STONE CREEK (PRARIE LAND AREA)

OTHER PROJECT UPDATES:

HISTORIC MUSEUM SIGN INSTALLATION

WINTER STORM RESPONSE

SIGN INSTALLATION AT THE ROCKWALL HISTORICAL MUSEUM

Rockwall Police Department

Monthly Activity Report

February-2022

ACTIVITY	CURRENT MONTH FEBRUARY	PREVIOUS MONTH JANUARY	YTD 2022	YTD 2021	YTD % CHANGE
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PART 1 OFFENSES

Homicide / Manslaughter	0	0	0	0	0.00%
Sexual Assault	1	1	2	5	-60.00%
Robbery	1	3	4	1	300.00%
Aggravated Assault	2	1	3	7	-57.14%
Burglary	3	3	6	10	-40.00%
Larceny	26	57	83	100	-17.00%
Motor Vehicle Theft	3	5	8	10	-20.00%
TOTAL PART I	36	70	106	133	-20.30%
TOTAL PART II	102	126	228	242	-5.79%
TOTAL OFFENSES	138	196	334	375	-10.93%

ADDITIONAL STATISTICS

FAMILY VIOLENCE	10	5	15	28	-46.43%
D.W.I.	16	11	27	35	-22.86%

ARRESTS

FELONY	14	21	35	44	-20.45%
MISDEMEANOR	55	51	106	94	12.77%
WARRANT ARREST	5	7	12	11	9.09%
JUVENILE	3	4	7	5	40.00%
TOTAL ARRESTS	77	83	160	154	3.90%

DISPATCH

CALLS FOR SERVICE	1675	1913	3588	3622	-0.94%
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ACCIDENTS

INJURY	2	8	10	10	0.00%
NON-INJURY	55	72	127	110	15.45%
FATALITY	0	0	0	0	0.00%
TOTAL	57	80	137	120	14.17%

FALSE ALARMS

RESIDENT ALARMS	33	52	85	67	26.87%
BUSINESS ALARMS	130	160	290	284	2.11%
TOTAL FALSE ALARMS	163	212	375	351	6.84%
Estimated Lost Hours	107.58	139.92	247.5	231.66	6.84%
Estimated Cost	\$2,559.10	\$3,328.40	\$5,887.50	\$5,510.70	6.84%

ROCKWALL NARCOTICS UNIT

	Number of Cases	1
	Arrests	0
	Arrest Warrants	0
	Search Warrants	0
	Seized	

Rockwall Police Department

Dispatch and Response Times

February 2022

Police Department

	Average Response Time	
Priority 1		Number of Calls 129
Call to Dispatch	0:00:34	
Call to Arrival	0:05:05	
% over 7 minutes	21%	
	Average Response Time	
Priority 2		Number of Calls 566
Call to Dispatch	0:02:04	
Call to Arrival	0:10:44	
% over 7 minutes	24%	
	Average Response Time	
Priority 3		Number of Calls 53
Call to Dispatch	0:02:19	
Call to Arrival	0:11:19	
% over 7 minutes	55%	

Average dispatch response time goals are as follows:

Priority 1: 1 Minute

Priority 2: 1 Minute, 30 Seconds

Priority 3: 3 Minutes