

AGENDA



PLANNING AND ZONING COMMISSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
AUGUST 9, 2022 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

NOTES ABOUT PUBLIC PARTICIPATION = **RED**

NOTES: [1] ADDITIONAL CASE INFORMATION FOR THIS MEETING CAN BE FOUND AT [HTTP://WWW.ROCKWALL.COM/MEETINGS.ASP](http://www.rockwall.com/meetings.asp), AND [2] TO PROVIDE INPUT ON A ZONING OR SPECIFIC USE PERMIT CASE PLEASE [CLICK HERE](#) OR CLICK ON THE LINK ABOVE AND USE THE *ZONING AND SPECIFIC USE PERMIT INPUT FORM* ON THE CITY'S WEBSITE.

(I) CALL TO ORDER

(II) APPOINTMENTS

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

(III) OPEN FORUM

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

(IV) CONSENT AGENDA

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

- (2) Approval of minutes for the July 26, 2022 Planning and Zoning Commission meeting.

(3) **P2022-034 (ANGELICA GAMEZ)**

Discuss and consider a request by Bill Bricker of Columbia Development Company for the approval of a Final Plat for Lots 1-5, Block E, Park Place, Phase IV Addition being a 1.286-acre tract of land identified as Lot 2, Block E, Park Place, Phase III Addition and Tracts 53 & 35 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Single-Family 7 (SF-7) and Residential-Office (RO) District land uses, located at the northeast corner of the intersection of T. L. Townsend Drive and Park Place Boulevard, and take any action necessary.

(V) PUBLIC HEARING ITEMS

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

(4) **Z2022-035 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Dub Douphrate of Douphrate and Associates on behalf of Bill Bricker of Columbia Development Company, LLC for the approval of a Zoning Change amending Planned Development District 87 (PD-87) [*Ordinance No. 18-46*] being a 16.26-acre tract of land identified as a Lot 1, Block 1, Indalloy Addition and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 87 (PD-87) for Single-Family 10 (SF-10) District, General Retail (GR) District and Light Industrial (LI) District land uses, located on the southside of E. Washington Street east of the intersection of Park Place Boulevard and E. Washington Street, and take any action necessary.

(5) **Z2022-036 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by David Scott and Christine Fischer for the approval of a Specific Use Permit (SUP) for an Agricultural Accessory Building on a ten (10) acre parcel of land identified as Lot 2, Block A, Breezy Hill Lane Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the terminus of Breezy Hill Lane, and take any action necessary.

(6) **Z2022-037 (RYAN MILLER)**

Hold a public hearing to discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bill Bricker of Columbia Development Company for the approval of a Zoning Change from an Agricultural (AG) District, Two-Family (2F) District

and Light Industrial (LI) District to a Planned Development District for Single-Family 8.4 (SF-8.4) District land uses on a 65.309-acre tract of land identified as the Oak Creek Subdivision; Tract 6 of the G. W. Redlin Survey, Abstract No. 183; and being portions of Tracts 1 & 6-1 of the G. W. Redlin Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Two-Family (2F) District and Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally bounded by John King Boulevard, E. Williams Street, E. Washington Street, and Harry Myers Park, and take any action necessary.

(7) **Z2022-038 (HENRY LEE)**

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 amending Planned Development District 93 (PD-93) [*Ordinance No. 22-22*] to incorporate a 21.83-acre tract of land into the existing 93.97-acre tract of land being identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (DF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, and take any action necessary.

(VI) **ACTION ITEMS**

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

(8) **SP2022-040 (HENRY LEE)**

Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Aaron Davis of SBM Real Estates Services for the approval of a Site Plan for an *Office Park* on a 2.36-acre tract of land identified as Tract 1-2 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the west side of John King Boulevard south of the intersection of John King Boulevard and SH-276, and take any action necessary.

(9) **SP2022-041 (BETHANY ROSS)**

Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Jon Bailey of Helping Hands for the approval of a Site Plan for a *Commercial Building* on an 8.869-acre tract of land identified Lot 1, Block A, Waggoner Gardens Inc. Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 950 Williams Street, and take any action necessary.

(VII) **DISCUSSION ITEMS**

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

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

- P2022-035: Replat for Lot 3, Block 1, Rockwall Recreational Addition (**APPROVED**)
- P2022-036: Final Plat for Lots 1 & 2, Block A, Platform Rockwall Addition (**APPROVED**)
- Z2022-029: Amendment to Planned Development District 59 (PD-59) (**APPROVED; 2ND READING**)
- Z2022-030: Specific Use Permit (SUP) for a *Craft Winery* at 310 S. Goliad Street (**APPROVED; 2ND READING**)
- Z2022-031: Specific Use Permit (SUP) for a *Guest Quarters/Detached Garage* at 401 S. Clark Street (**APPROVED; 2ND READING**)
- Z2022-033: PD Development Plan for the Harbor District (**APPROVED; 2ND READING**)
- Z2022-034: Zoning Change (AG to PD) for the Hance Tract (**APPROVED; 1ST READING**)

(VIII) **ADJOURNMENT**

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

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

I, Angelica Gamez, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on August 5, 2022 at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES



PLANNING AND ZONING COMMISSION WORK SESSION MEETING CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS JULY 26, 2022 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 **NOTES:** [1] ADDITIONAL CASE INFORMATION CAN BE FOUND AT
3 [HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development/development-cases), AND [2] TO PROVIDE INPUT ON A ZONING OR
4 SPECIFIC USE PERMIT CASE PLEASE [CLICK HERE](#) OR CLICK ON THE LINK ABOVE AND USE THE ZONING AND SPECIFIC USE PERMIT INPUT
5 FORM ON THE CITY'S WEBSITE.
6

7 I. CALL TO ORDER

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9 **Chairman Eric Chodun brought the meeting to order at 6:00 PM. Commissioners present were John Womble, Derek Deckard, Jerry Welch, Jean
10 Conway and Brian Llewellyn. Absent from the meeting was Commissioner Sedric Thomas. Staff members present were Planning Director Ryan Miller,
11 Planners Henry Lee and Bethany Ross, Planning Coordinator Angelica Gamez, Civil Engineer Sarah Johnston, Assistant City Engineer Jonathan
12 Browning, and City Engineer Amy Williams.**
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14 II. APPOINTMENTS

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16 1. Appointment with the Architectural Review Board (ARB) Chairman to receive the Architectural Review Board's recommendations and comments for items on
17 the agenda requiring architectural review.
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19 **A representative from the Architectural Review Board gave a brief explanation concerning the agenda items that were discussed at the Architectural
20 Review Board meeting.**
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22 III. OPEN FORUM

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24 *This is a time for anyone to address the Planning and Zoning Commission on any topic that is not already listed on the agenda for a public hearing. Per the
25 policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN
26 FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments during the meeting per the Texas Open Meetings
27 Act.*
28

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

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31 **Larry and Susan Thompson**
32 **901 S. Alamo Road**
33 **Rockwall, TX 75087**
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35 **Mr. and Mrs. Thompson came forward and had questions and concerns in regards to the project coming in in their residential shared alley.**
36

37 **Lynn Ramsey**
38 **815 S. Alamo Road**
39 **Rockwall, TX 75087**
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41 **Mrs. Ramsey came forward and expressed her concerns with the same project that was mentioned with the prior speakers.**
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43 **Chairman Chodun asked if anyone else wished to speak to come forward at this time. There being no one indicating such, Chairman Chodun closed
44 the open forum.**
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46 IV. CONSENT AGENDA

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48 *These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC)
49 and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*
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51 2. Approval of minutes for the July 12, 2022 Planning and Zoning Commission meeting.
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53 3. **P2022-035 (ANGELICA GAMEZ)**

54 Consider a request by Drew Donosky of Claymoore Engineering on behalf of Clay Cooley of 1540 East IH-30 Rockwall, LLC for the approval of a Replat for Lot
55 3, Block 1, Rockwall Recreational Addition being a 4.40-acre parcel of land identified as Lot 2, Block 1, Rockwall Recreational Addition, City of Rockwall,
56 Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and take any
57 action necessary.
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59 4. **P2022-036 (BETHANY ROSS)**

60 Consider a request by Patrick Hogan, PE of Kimley Horn on behalf of Justin Day of Platform Rockwall, LP for the approval of a Final Plat for Lots 1 & 2, Block
61 A, Platform Rockwall Addition being a 16.889-acre parcel of land identified as Tract 4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County,
62 Texas, zoned Light Industrial (LI) District, 1818, 1824 & 1860 Airport Road, and take any action necessary.
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64 **Vice-Chairman Welch made a motion to approve the consent agenda. Commissioner Conway seconded the motion which passed by a vote of 6-0.**

65 V. ACTION ITEMS

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

5. **SP2022-031 (HENRY LEE)**

Discuss and consider a request by Deborah Binder for the approval of a Site Plan for a *Mini-Warehouse and Office/Warehouse Development* on a 13.55-acre tract of land identified as Lots 8R, 9R & 10 of the Rainbow Acres Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 96 (PD-96) for limited Commercial (C) District land uses, addressed as 5879, 5917 & 5981 FM-3097 [*Horizon Road*], and take any action necessary.

Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting the approval of a site plan for the purpose of constructing mini-warehouses and office warehouse development. The ARB did recommend approval of this project but there were a few concerns. This does conform to all of the requirements set forth in that Planned Development District and the General Overlay District and the General Commercial District standards. The applicant is proposing to pay the remaining balance for a fee of \$22,700. Planner Lee then advised that the applicant and Staff were present and available to answer questions.

Director Miler added conditions of approval that were not mentioned in the case memo.

**Mark Scott
836 Palmas Drive
Heath, TX 75032**

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

Chairman Chodun made a motion to approve SP2022-031 with the conditions listed by Director Miller be met. Commissioner Womble seconded the motion which passed by a vote of 6-0.

6. **SP2022-033 (HENRY LEE)**

Discuss and consider a request by John Gardner of Kirkman Engineering for the approval of a Site Plan for a *Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In* for the purpose of constructing a restaurant/retail building on a 0.799-acre portion of a larger 2.02-acre parcel of land identified as Lot 2, Block 1, Meadowcreek Business Center, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within SH-205 Overlay (SH-205 OV) District, addressed as 2335 S. Goliad Street, and take any action necessary.

Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting approval of a site plan to construct a restaurant less than 2,000 square-feet with a drive-thru or drive in. The site plan does generally conform to the requirements but they are requesting two (2) variances. The Architectural Review Board did approve their elevations and the variance for the roof pitch. However, with the articulation, the ARB would like the applicant to meet the articulation standards. Variances do require a super majority vote by the Planning and Zoning Commission.

**John Gardner
5200 State Highway 121
Colleyville, TX 76034**

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

Vice-Chairman Welch made a motion to approve SP2022-033 with staff recommendations. Commissioner Womble seconded the motion which passed by a vote of 6-0.

7. **SP2022-038 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Hellen Byrd on behalf of Donald Valk for the approval of a Site Plan for a *Mini-Warehouse and Office Warehouse Facility* on a 14.78-acre tract of land identified as Tracts 8 & 8-1 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4649 SH-276, and take any action necessary.

Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting approval of a mini-warehouse and office warehouse facility on the subject property. The site plan generally conforms to our requirements in the UDC. However, they are requesting seven (7) variances to the code. Variances are discretionary items for the Commission and require a super majority vote.

**Hellen Byrd
833 Mildren Lane
Fate, TX 75087**

Mrs. Byrd came forward and provided additional details in regards to the request.

Commissioner Deckard made a motion to approve SP2022-038 with the recommendation of changing drive-up finishes on drive up building one to match storage building one. Commissioner Llewellyn seconded the motion which passed by a vote of 6-0.

8. **SP2022-037 (BETHANY ROSS)**

Discuss and consider a request by David Shipman of Triten Real Estate Partners on behalf of Robert E. Lambreth of BSKJ Development Corporation for the approval of a Site Plan for a *Warehouse/Distribution Center* on a 18.480-acre tract of land identified as Tracts 1, 1-3 & 1-7 of the J. M. Allen Survey, Abstract

No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1725 SH-276, and take any action necessary.

Planner Bethany Ross provided a brief summary in regards to the request. The applicant is requesting the approval of a site plan for two (2) industrial buildings. The applicant's request conforms to the majority of the City's code with the exceptions of building articulation and primary building materials. They are also requesting variances to the General Overlay district standards including the requirement of 20% stone, four sided architecture, and the 50-foot landscape buffer along 276. On June 28th, the ARB recommended approval of the proposed building elevations with 0 farther revisions. Any variances are a discretionary decision for the Commission and do require a super majority vote. Planner Ross advised that the applicants and staff were present and available for questions.

David Shipman/ Will Hedges
6267 Doliver Drive
Houston, TX 77057

The applicants came forward and provided additional details in regards to the request.

Commissioner Conway made a motion to approve SP2022-037. Commissioner Deckard seconded the motion which passed by a vote of 6-0.

9. MIS2022-016 (HENRY LEE)

Discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC for the approval of a *Miscellaneous Case* for an exception to the driveway spacing requirements for an 8.63-acre portion of a larger 36.428-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [SH-205], and take any action necessary.

Planner Henry Lee provided a brief summary in regards to the request. Within the applicants letter, it states that they were unable to attain and easement for one of their driveways. They are now requesting a driveway spacing exception to allow a driveway approximately 163-feet from an existing drive. Planner Lee advised that this exception is a discretionary decision for the Board and staff is available for any questions.

Cole Blocker
4403 N. Central Expressway
Dallas, TX 75205

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

Commissioner Womble made a motion to approve MIS2022-016. Commissioner Conway seconded the motion which passed by a vote of 6-0.

VI. PUBLIC HEARING ITEMS

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

10. Z2022-027 (RYAN MILLER)

Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Bill Lofland of the Lofland Family for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 544.89-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [355.146-acres]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [45.744-acres]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [144.00-acres], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [SH-205] at the corner of the intersection of John King Boulevard and S. Goliad Street [SH-205], and take any action necessary.

Director Ryan Miller advised that the applicant has requested to withdraw this case to allow them time to work with the property owner.

Commissioner Deckard made a motion to withdraw Z2022-027. Vice-Chairman Welch seconded the motion which passed by a vote of 6-0

VII. DISCUSSION ITEMS

These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can take place when these items are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the following cases is [August 9, 2022](#).

11. Z2022-035 (HENRY LEE)

Hold a public hearing to discuss and consider a request by Dub Douphrate of Douphrate and Associates on behalf of Bill Bricker of Columbia Development Company, LLC for the approval of a *Zoning Change* amending Planned Development District 87 (PD-87) [Ordinance No. 18-46] being a 16.26-acre tract of land identified as a Lot 1, Block 1, Indalloy Addition and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned

201 Development District 87 (PD-87) for Single-Family 10 (SF-10) District, General Retail (GR) District and Light Industrial (LI) District land uses, located on the
202 southside of E. Washington Street east of the intersection of Park Place Boulevard and E. Washington Street, and take any action necessary.

203
204 **Planner Henry Lee explained that they are requesting to amend PD-87. Essentially they will be changing the ordinance, the concept plan, and they're**
205 **basically combining tracts 2, 3, 4, and 5 and removing the house of worship as a prohibited use.**

206
207 **Dub Douphrate**
208 **2235 Ridge Road**
209 **Rockwall, TX 75087**

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211 **Mr. Douphrate came forward and provided a brief summary in regards to the request.**

212
213 **Vice-Chairman Welch asked how many parking spaces were required for a church.**

214
215 **Bill Bricker**
216 **505 Westway Drive**
217 **Rockwall, TX 75087**

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219 **Mr. Bricker came forward and provided additional details in regards to the request.**

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221 **Chairman Chodun advised that this item will come back before the Commission on August 9, 2022 for discussion or action.**

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223 **12. Z2022-036 (BETHANY ROSS)**

224 Hold a public hearing to discuss and consider a request by David Scott and Christine Fischer for the approval of a Specific Use Permit (SUP) for an Agricultural
225 Accessory Building on a ten (10) acre parcel of land identified as Lot 2, Block A, Breezy Hill Lane Addition, City of Rockwall, Rockwall County, Texas, zoned
226 Agricultural (AG) District, generally located at the terminus of Breezy Hill Lane, and take any action necessary.

227
228 **Planner Bethany Lee explained that the applicant is requesting an SUP for an agricultural accessory building on a 10-acre parcel of land that meets**
229 **all of the requirements.**

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231 **Christine Fischer**
232 **1608 Lake Crest Lane**
233 **Plano, TX 75023**

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235 **Mrs. Fischer came forward and provided additional details in regards to the request.**

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237 **Chairman Chodun advised that this item will come back before the Commission on August 9, 2022 for discussion or action.**

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239 **13. Z2022-037 (RYAN MILLER)**

240 Hold a public hearing to discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bill Bricker of Columbia Development Company
241 for the approval of a Zoning Change from an Agricultural (AG) District, Two-Family (2F) District and Light Industrial (LI) District to a Planned Development District
242 for Single-Family 8.4 (SF-8.4) District land uses on a 65.309-acre tract of land identified as the Oak Creek Subdivision; Tract 6 of the G. W. Redlin Survey,
243 Abstract No. 183; and being portions of Tracts 1 & 6-1 of the G. W. Redlin Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Agricultural
244 (AG) District, Two-Family (2F) District and Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally bounded
245 by John King Boulevard, E. Williams Street, E. Washington Street, and Harry Myers Park, and take any action necessary.

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247 **Ryan Joyce**
248 **767 Justin Road**
249 **Rockwall, TX 75087**

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251 **Mr. Joyce came forward and provided a PowerPoint presentation in regards to the request.**

252
253 **Director Miller provided additional details in regards to the request.**

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255 **Bill Bricker**
256 **505 Westway Drive**
257 **Rockwall, TX 7508**

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259 **Mr. Bricker came forward and provided a few details in regards to the request.**

260
261 **Chairman Chodun advised that this item will come back before the Commission on August 9, 2022 for discussion or action.**

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263 **14. Z2022-038 (HENRY LEE)**

264 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
265 Change amending Planned Development District 93 (PD-93) [Ordinance No. 22-22] to incorporate a 21.83-acre tract of land into the existing 93.97-acre tract of
266 land being identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M.
267 Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for

336 Chairman Chodun advised that this item will come back before the Commission on August 9, 2022 for discussion or action.

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

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352 VIII. ADJOURNMENT

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

Chairman Chodun adjourned the meeting at 7:23 PM.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2022.

Eric Chodun, Chairman

Attest:

Angelica Gamez, Planning Coordinator



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: August 9, 2022
APPLICANT: Bill Bricker; *Columbia Development Company*
CASE NUMBER: P2022-034; *Final Plat for Lots 1-5, Block E, Park Place, Phase IV Addition*

SUMMARY

Discuss and consider a request by Bill Bricker of Columbia Development Company for the approval of a Final Plat for Lots 1-5, Block E, Park Place, Phase IV Addition being a 1.286-acre tract of land identified as Lot 2, Block E, Park Place, Phase III Addition and Tracts 53 & 35 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Single-Family 7 (SF-7) and Residential-Office (RO) District land uses, located at the northeast corner of the intersection of T. L. Townsend Drive and Park Place Boulevard, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a Final Plat for a 1.286-acre parcel of land for the purpose of creating five (5) lots on the subject property. Four (4) of the lots will allow single-family homes and one (1) lot will allow Residential-Office (RO) District land uses.
- The subject property was annexed on June 20, 1959 by *Ordinance No. 59-02 [i.e. Case No. A1959-002]*. At the time of annexation, the subject property was zoned Commercial (C) District. Sometime between 1959 and 1993, the subject property changed to a Light Industrial (LI) District and then to Planned Development District 52 (PD-52) [*Ordinance No. 02-14*] on March 18, 2002. The subject property remained zoned Planned Development District 52 (PD-52) until February 4, 2019 when the City Council approved *Ordinance No. 19-08 [i.e. Case No. Z2018-057]* changing the zoning to Planned Development District 59 (PD-59). On April 16, 2018, the City Council approved a Final Plat [*i.e. Case No. P2018-007*] for the Park Place West subdivision to lay out 82 single-family lots, which included a portion of the subject property.
- On August 2, 2022, the Parks and Recreation Board reviewed the Final Plat and made the following recommendations concerning the subject property:
 - (1) The property owner shall pay cash-in-lieu of land fees at \$656.00 per lot for the newly created lots.
 - (2) The property owner shall pay pro-rata equipment fees at \$621.00 per lot for the newly created lots.
- 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 Planning and Zoning Commission chooses to recommend approval of the Final Plat for the *Lots 1-5, Block E, Park Place, Phase IV 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) The development of the subject property shall adhere to the recommendations made by Parks and Recreation Board; and,
- (3) Any construction resulting from the approval of this *Final Plat* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

MASTER PLAT (\$100.00 + \$15.00 ACRE) 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 _____

SUBDIVISION Park Place West LOT 1-5 BLOCK E

GENERAL LOCATION TL Townsend & Park Place Blvd. (SE corner)

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING R.O. CURRENT USE Undeveloped lots

PROPOSED ZONING Lot 1 - R0, 2-5 - SF PROPOSED USE Houses, R0-business/home

ACREAGE 1.286 LOTS [CURRENT] 5 LOTS [PROPOSED] 5

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 Columbia Development Co, LLC APPLICANT Same

CONTACT PERSON Bill Bricker CONTACT PERSON _____

ADDRESS 305 Park Place Blvd. ADDRESS _____

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

PHONE 214-801-6157 cell PHONE 972-722-2439 office

E-MAIL bill@colventures.com E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

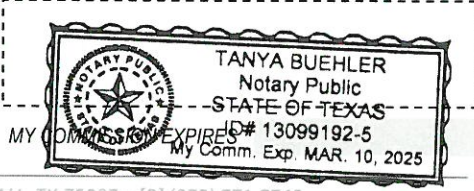
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CW Bricker [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

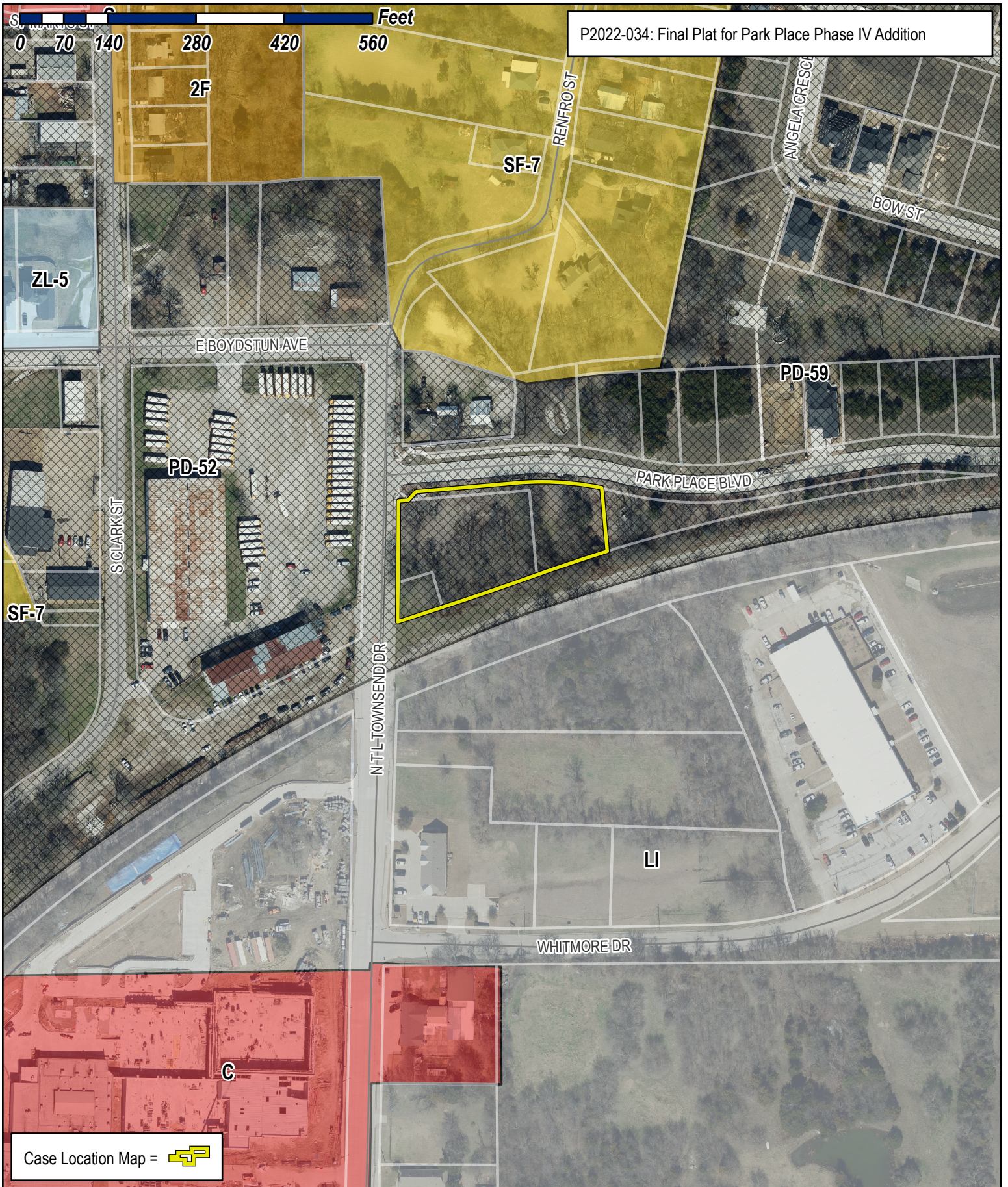
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 325.72 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14 DAY OF July, 2022. BY SIGNING THIS APPLICATION, 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 14th DAY OF July, 2022

OWNER'S SIGNATURE CW Bricker

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Tanya Buehler





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.



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS COLUMBIA DEVELOPMENT COMPANY, LLC are the owners of a 1.286 acre tract of land situated in the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas and being a portion of a 0.582 acre tract of land to Columbia Development Company, LLC per Deed Record in Vol. 3812, Pg. 240, Deed Records, Rockwall County, Texas and also a portion of Block E of Park Place West Phase III Addition according to the Amending Plat recorded in Inst. No. 20190000015075, Plat Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1" iron rod with cap found for corner and being located in the east line of Townsend Drive and being located in the south line of Park Place Boulevard (59' Wide);

THENCE along the south line of said Park Place Boulevard as follows:

NORTH 85°57'49" EAST a distance of 18.81 feet to a point for corner;

NORTH 41°18'37" EAST a distance of 17.51 feet to a point for corner;

NORTH 85°33'40" EAST a distance of 160.38 feet to a point for corner and being the beginning of a curve to the right with a radius of 470.50 feet and a chord bearing of SOUTH 85°14'23" EAST;

ALONG said curve to the right through a central angle of 18°23'54" feet and an arc length of 151.08 feet to a point for corner in Block X, Lot 17 of said Park Place West Phase III;

THENCE along the west line of said Block X, Lot 17 as follows:

SOUTH 01°16'34" WEST a distance of 38.50 feet to a point for corner;

SOUTH 35°50'56" EAST a distance of 58.03 feet to a point for corner located in the south line of said 1.286 acre tract and being the beginning of a curve to the left with a radius of 2919.72 feet and a chord bearing of SOUTH 70°02'03" WEST;

ALONG said curve to the left through a central angle of 7°54'07" for an arc length of 402.67 feet to a 5/8 inch iron rod found for corner and being located in the east line of said Townsend Drive;

THENCE NORTH 01°20'58" EAST a distance of 208.57 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 1.286 acres or 56,003 square feet of land more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Frank R. Owens, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

"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"

Frank R. Owens
Registered Professional Land Surveyor No. 5387
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

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

We, COLUMBIA DEVELOPMENT COMPANY, LLC, the undersigned owners of the land shown on this plat, and designated herein as PARK PLACE PHASE IV ADDITION subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the PARK PLACE PHASE IV ADDITION subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

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

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

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, my (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.

COLUMBIA DEVELOPMENT COMPANY, LLC

Name: Charles W. Bricker
Title: President

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this ____ day of _____, 2022.

Notary Public in and for the State of Texas

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2022.

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

WITNESS OUR HANDS, this ____ day of _____, 2022.

Mayor, City of Rockwall City Secretary City Engineer

NOTES:

- 1. The purpose of this Final Plat is to create 5 Lots in Block E and adding a 10' Utility Easement and dedicating 10' ROW along Townsend Drive.
2. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
3. Basis of Bearings: Bearings are based on the Amending Plat of PARK PLACE WEST PHASE III ADDITION recorded in Inst. No. 20190000015075, Plat Records Rockwall County, Texas.
4. FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "A" which is the area of 100-year flood with base flood elevations and flood hazard factors determined. The location of Flood Zone "A" shown hereon is approximate and is for informational purposes only and shall not create liability on the part of the Surveyor as to it's accuracy.
5. Property owner/HOA is responsible for all maintenance and repair of Open Space and Drainage Easements.
6. NOTICE: Selling a portion of this addition by metes and bounds is a violation of city subdivisions ordinance and state platting statues and is subject to fines and withholding of utilities and building certificates.

CASE NO: _____
FINAL PLAT
PARK PLACE PHASE IV ADDITION
BEING 5 LOTS ON 1.286 ACRES OF LAND LOCATED
IN THE R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING A REPLAT OF BLOCK E OF PARK PLACE PHASE III ADDITION, RECORDED IN INST. NO. 20190000015075, PLAT RECORDS, ROCKWALL COUNTY, TEXAS AND A PORTION OF A TRACT OF LAND PER DEED RECORDED IN VOL. 3812, PG. 248, DEED RECORDS, ROCKWALL COUNTY, TEXAS AND LOCATED IN B. J. LEWIS SURVEY, ABSTRACT NO. 225 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:
COLUMBIA DEVELOPMENT COMPANY, LLC
305 PARK PLACE BLVD.
ROCKWALL, TEXAS 75087 972-722-2439
bill@colventures.com

Scale: 1" = 40'
Date: July 17, 2022
Checked By: F.R. OWENS
P.C.: Cryer/Spradling
File: PARK PLACE PHASE 4
Technician: Bedford
Job No. 668-001
Drawn By: Bedford
GF No.

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225, www.ajbedfordgroup.com, ajb@ajbedfordgroup.com

Engineer:
TOMDEN ENGINEERING, L.L.P.
214-679-1679
tjones@tomden.com

Sheet:
2
2



TBPLS REG#10118200



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: August 9, 2022
APPLICANT: Dub Douphrate; *Douphrate and Associates*
CASE NUMBER: Z2022-035; *Amendment to Planned Development District 87 (PD-87)*

SUMMARY

Hold a public hearing to discuss and consider a request by Dub Douphrate of Douphrate and Associates on behalf of Bill Bricker of Columbia Development Company, LLC for the approval of a Zoning Change amending Planned Development District 87 (PD-87) [Ordinance No. 18-46] being a 16.26-acre tract of land identified as a Lot 1, Block 1, Indalloy Addition and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 87 (PD-87) for Single-Family 10 (SF-10) District, General Retail (GR) District and Light Industrial (LI) District land uses, located on the southside of E. Washington Street east of the intersection of Park Place Boulevard and E. Washington Street, and take any action necessary.

BACKGROUND

The subject property was annexed on February 6, 1961 by *Ordinance No. 60-01 [A1960-001]*. According to the City's historic zoning maps, the subject property has been zoned Light Industrial (LI) District since at least January 3, 1972. On July 14, 2000, the City Council approved a final plat for a portion of this property (*i.e. 7.409-acres*), establishing it as Lot 1, Block 1, Indalloy Addition by *Case No. PZ2000-055-01*. On November 19, 2018, the City Council approved a change in zoning [*Case No. Z2018-032; Ordinance No. 18-46*] from a Light Industrial (LI) District to Planned Development District 87 (PD-87) for Single-Family 10 (SF-10) District, General Retail (GR) District, and Light Industrial (LI) District land uses. On July 15, 2019, the City Council approved a preliminary plat [*Case No. P2019-026*] for the purpose of establishing a lot layout for a townhome development (*i.e. Park Station, Phase 1*). This preliminary plat expired on July 15, 2020. The subject property is currently vacant with the exception of a private driveway that connects the property south of the subject property to E. Washington Street.

PURPOSE

On July 15, 2022, the applicant -- *Bill Bricker of Columbia Development Company, LLC* -- submitted an application requesting to amend Planned Development District 87 (PD-87) to change the prohibited uses within *Ordinance No. 18-46*. Specifically, the applicant is proposing to combine *Tracts 2-5* into one (1) tract (*i.e. Tract 2*) and remove *Church/House of Worship* from the prohibited land uses in *Tract 2*.

ADJACENT LAND USES AND ACCESS

The subject property is generally located south of E. Washington street and east of Park Place Boulevard, across from Harry Myers Park. The land uses adjacent to the subject property are as follows:

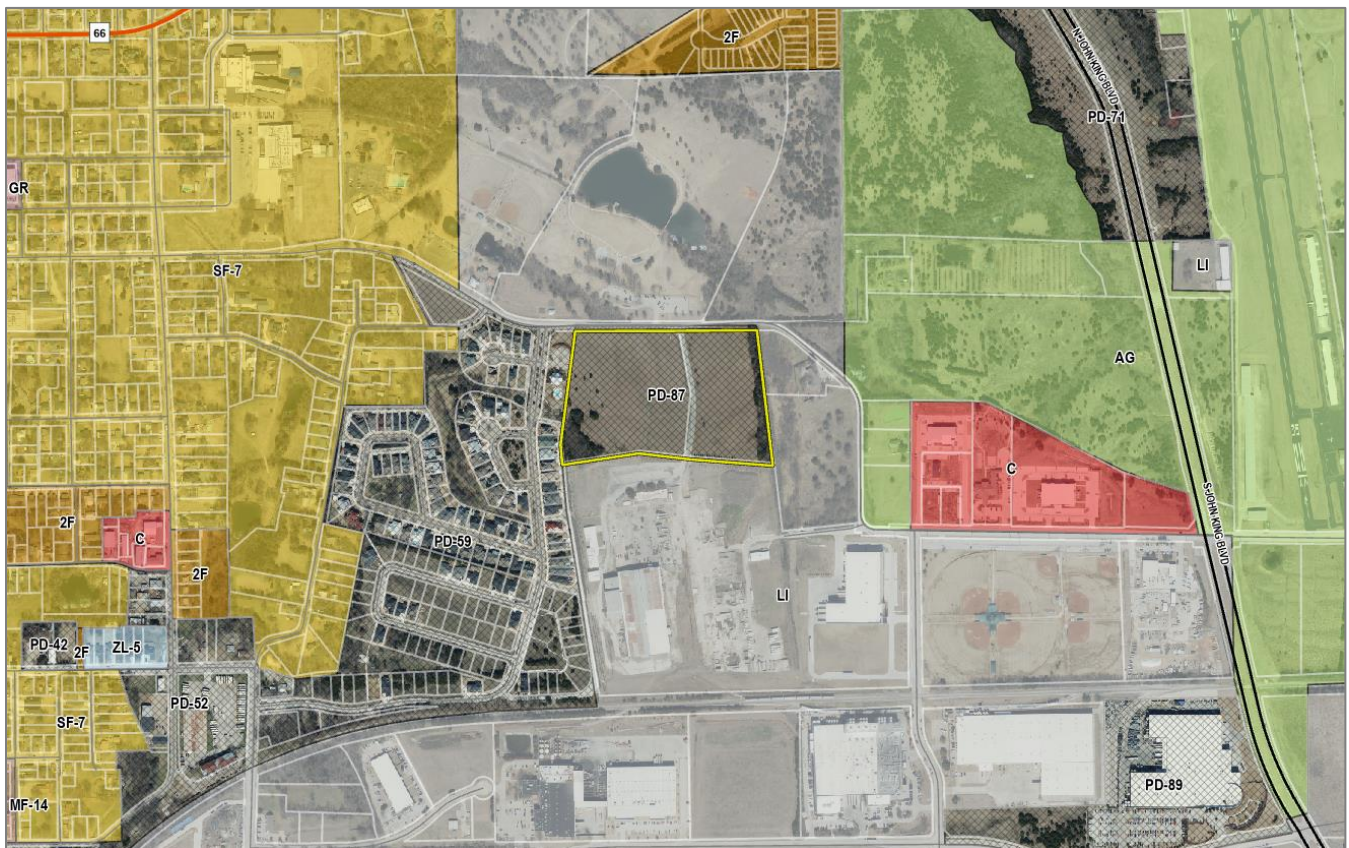
North: Directly north of the subject property is E. Washington Street, which also delineates the future alignment of SH-66. This roadway is identified as a TXDOT4D (*i.e. four [4] lane, divided highway, owned by the Texas Department of Transportation*) on the City's Master Thoroughfare Plan. North of this thoroughfare is a 67.036-acre public park (*i.e. Harry Myers Park*), which is zoned Light Industrial (LI) District. Beyond this is a 17.861-acre vacant tract of land that was platted as a 78 unit duplex subdivision (*i.e. Oak Creek*) in 1984. This property is zoned Two-Family (2F) District. Adjacent to this residentially zoned area is a 21.326-acre tract of land that is zoned Light Industrial (LI) District. This property has a school and administrative offices (*i.e. Rockwall Quest Academy/RISD Administrative Offices*) situated on it.

South: Directly south of the subject property is an 8.197-acre tract of land and a 14.53-acre parcel of land (*i.e. Lot 1-01, Block 1, Indalloy Addition*). Both of these properties are zoned Light Industrial (LI) District. Situated on these properties is a large industrial building and various other improvements. Beyond this is the right-of-way for the *Union Pacific Dallas/Garland Northeast Railroad*.

East: Directly east of the subject property is a 2.093-acre parcel of land (*i.e. Lot 1, Block A, Soroptimist Rockwall Children's Home*), a vacant 7.97-acre tract of land, and a vacant 11.3736-acre tract of land. All of these properties are zoned Light Industrial (LI) District. Beyond this are E. Washington Street, Airport Road, and Industrial Boulevard. These roadways are all identified as an M4U (*i.e. minor collector, four [4] lane, roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is *Phases 2 & 3 of the Park Place Subdivision*, which currently contains 94 single-family residential lots. This property is zoned Planned Development District 59 (PD-59) for Neighborhood Services (NS) District, Residential-Office (RO) District, and Single-Family 7 (SF7) District land uses.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted a revised concept plan that proposes combining *Tracts 2-5* as shown on the existing concept plan contained in *Ordinance No. 18-46*. Specifically, the applicant is requesting to change the 12.82-acre tract of land (*i.e. Tracts 2-5*) into one (1) tract (*i.e. Tract 2*) [see *Figures 1 & 2 below*]. In addition to combining these tracts of land, the applicant is requesting to remove the *Church/House of Worship* land use as a prohibited land use within *Ordinance No. 18-46*. Making this change would allow a *Church/House of Worship* to develop *by-right* on *Tract 2*, which is prohibited under the current ordinance. These are the only changes being proposed for Planned Development District 87 (PD-87). That being said the applicant has also provide staff with a conceptual site plan -- *that is not included in the draft ordinance* -- that depicts the applicant's intent to develop the subject property as a *Church/House of Worship*. This concept plan shows that a 35,000 SF church will be constructed on *Tract 2*, with the possibility of a second building approximately the same size could be constructed in the future.



FIGURE 1: CURRENT CONCEPT PLAN IN ORDINANCE 18-46



FIGURE 2: PROPOSED CONCEPT PLAN

INFRASTRUCTURE

Based on the applicant's concept plan, the infrastructure requirements have not changed; however, if a *Church/House of Worship* is developed on the subject property per the conceptual site plan provided by the applicant, 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, E. Washington Street is a TXDOT4D (*i.e. four [4] lane, divided highway, owned by the Texas Department of Transportation*), which requires a 120-foot right-of-way. In this case, right-of-way must be dedicated for the future alignment of SH-66.
- (2) Water. The applicant will be required to construct an eight (8) inch water line that loops through the subject property.
- (3) Wastewater. The applicant will be required to construct an eight (8) inch wastewater line that connects to existing lines located south of the subject property.
- (4) Drainage. Detention will be required and sized per the required detention study. If the applicant is proposing development that will affect the existing floodplain on the subject property, a *Flood Study* and a Letter of Map Revision (LOMR) will be required.

CONFORMANCE TO THE CITY'S CODES

The proposed amendment to Planned Development District 87 (PD-87) conforms to all of the requirements of the Unified Development Code (UDC) and the Engineering Department's *Standards of Design and Construction Manual*.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the Central District and is designated for Commercial/Retail and Technology/Employment Center land uses. The designation for this area was originally changed from a Technology/Employment Center designation to a Commercial/Retail and Technology/Employment Center designation by Case No. Z2018-032 [Ordinance No. 18-46]. Under this case, the applicant had requested this area be changed to allow flexibility for low intensity commercial and light industrial businesses to be allowed.

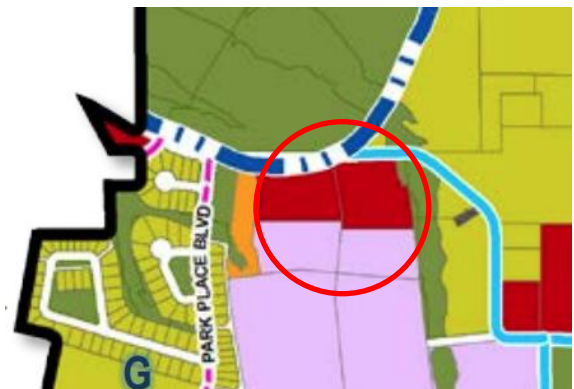


FIGURE 3: FUTURE LAND USE MAP
RED CIRCLE: SUBJECT PROPERTY

The proposed amendment to Planned Development District 87 (PD-87) will not immediately change the Future Land Use Map; however,

if a *Church/House of Worship* is developed on the subject property the Future Land Use Map will change from Commercial/Retail and Technology/Employment Center to Quasi-Public. This change would be made with a future update to the Comprehensive Plan in the event the *Church/House of Worship* is approved and constructed. Staff should note that a change to Quasi-Public does not appear to have an impact on any of the adjacent properties or the essential character of the neighboring Park Place Subdivision. With this being said, zoning changes are discretionary decisions for the City Council pending a recommendation by the Planning and Zoning Commission. Should the City Council choose to approve this request, staff has added a condition of approval that would make the necessary changes to the Future Land Use Map.

NOTIFICATIONS

On July 22, 2022, staff mailed 59 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Park Place 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 three (3) property owner notifications from two (2) property owners within the 500-foot notification area in favor of the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to amend Planned Development District 87 (PD-87), 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) Any construction resulting from the approval of this Zoning Change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22022-035

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) &
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)

OTHER APPLICATION FEES:

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

NOTES:

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. 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

SUBDIVISION Park station Conveyance Plat LOT 1 BLOCK A

GENERAL LOCATION Washington st east of Park Place West Ph 2

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial / Light Industrial CURRENT USE

PROPOSED ZONING PD Amendment PROPOSED USE Church Addition

ACREAGE 16.26 LOTS [CURRENT] LOTS [PROPOSED]

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

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

OWNER Columbia Development Co. LLC APPLICANT Crosspoint Church in c/o

CONTACT PERSON Bill Bricker CONTACT PERSON Dub Doughrate Doughrate & Assoc.

ADDRESS 305 Park Place Blvd ADDRESS 2235 Ridge Rd

CITY, STATE & ZIP Rockwall, Tx 75087 CITY, STATE & ZIP Rockwall, Tx 75087

PHONE 972-722-2439 PHONE 972-742-2210

E-MAIL bill@colventures.com E-MAIL wldoughrate@doughrate.com

NOTARY VERIFICATION [REQUIRED]

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

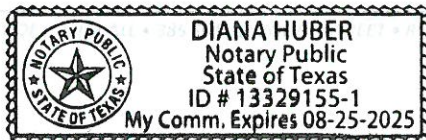
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 7K TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 7th DAY OF July 2022. BY SIGNING THIS APPLICATION, 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."

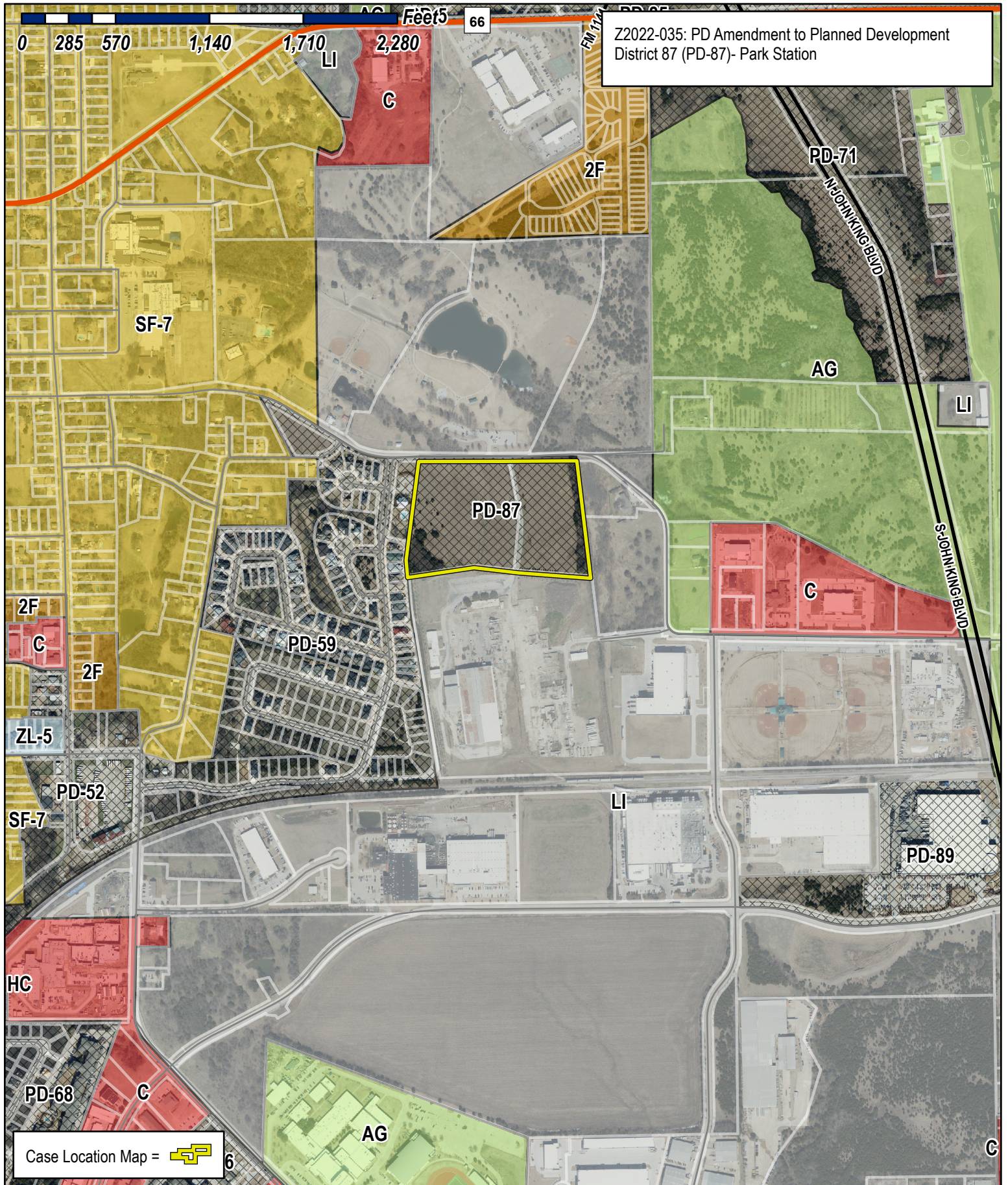
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 7 DAY OF July, 2022

OWNER'S SIGNATURE ChW Bricker


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

8-25-2025
MY COMMISSION EXPIRES





Z2022-035: PD Amendment to Planned Development District 87 (PD-87)- Park Station

Case Location Map =  6



City of Rockwall

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

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

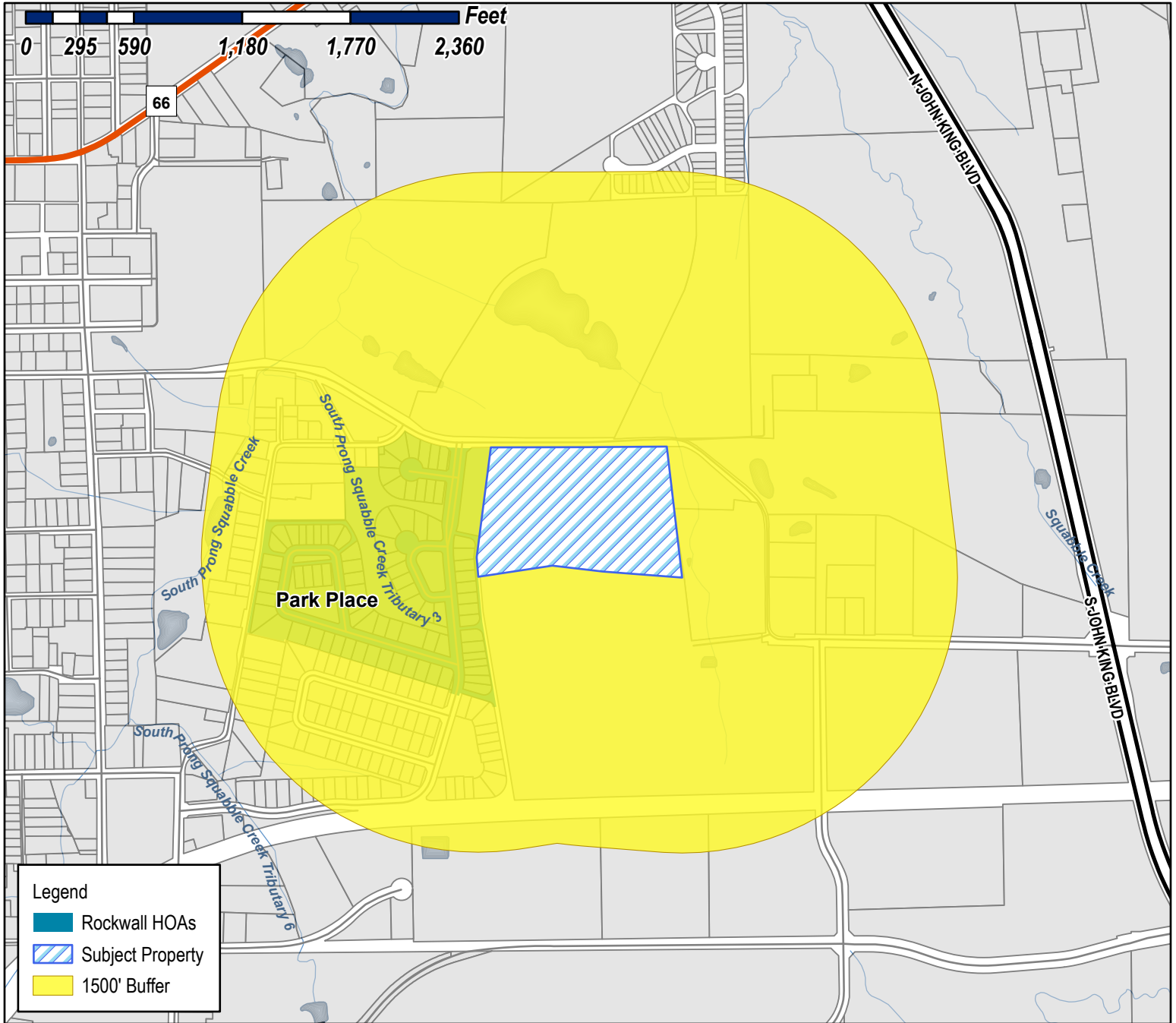




City of Rockwall

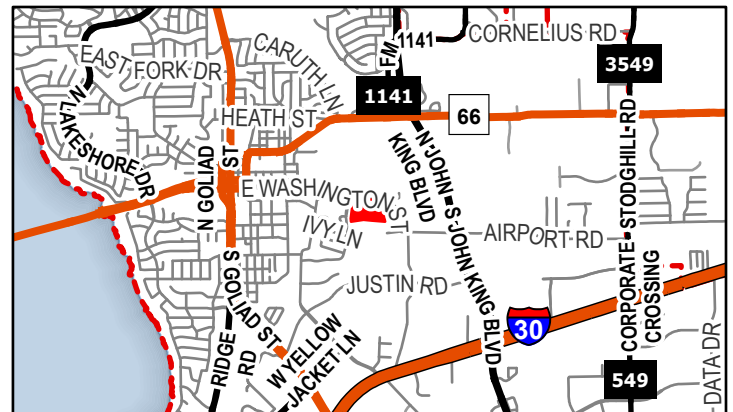
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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(W): www.rockwall.com

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Case Number: Z2022-035
Case Name: PD Amendment to Planned Development District 87 (PD-87)- Park Station
Case Type: Zoning
Zoning: Planned Development District 87 (PD-87)

Date Saved: 7/14/2022
 For Questions on this Case Call (972) 771-7745

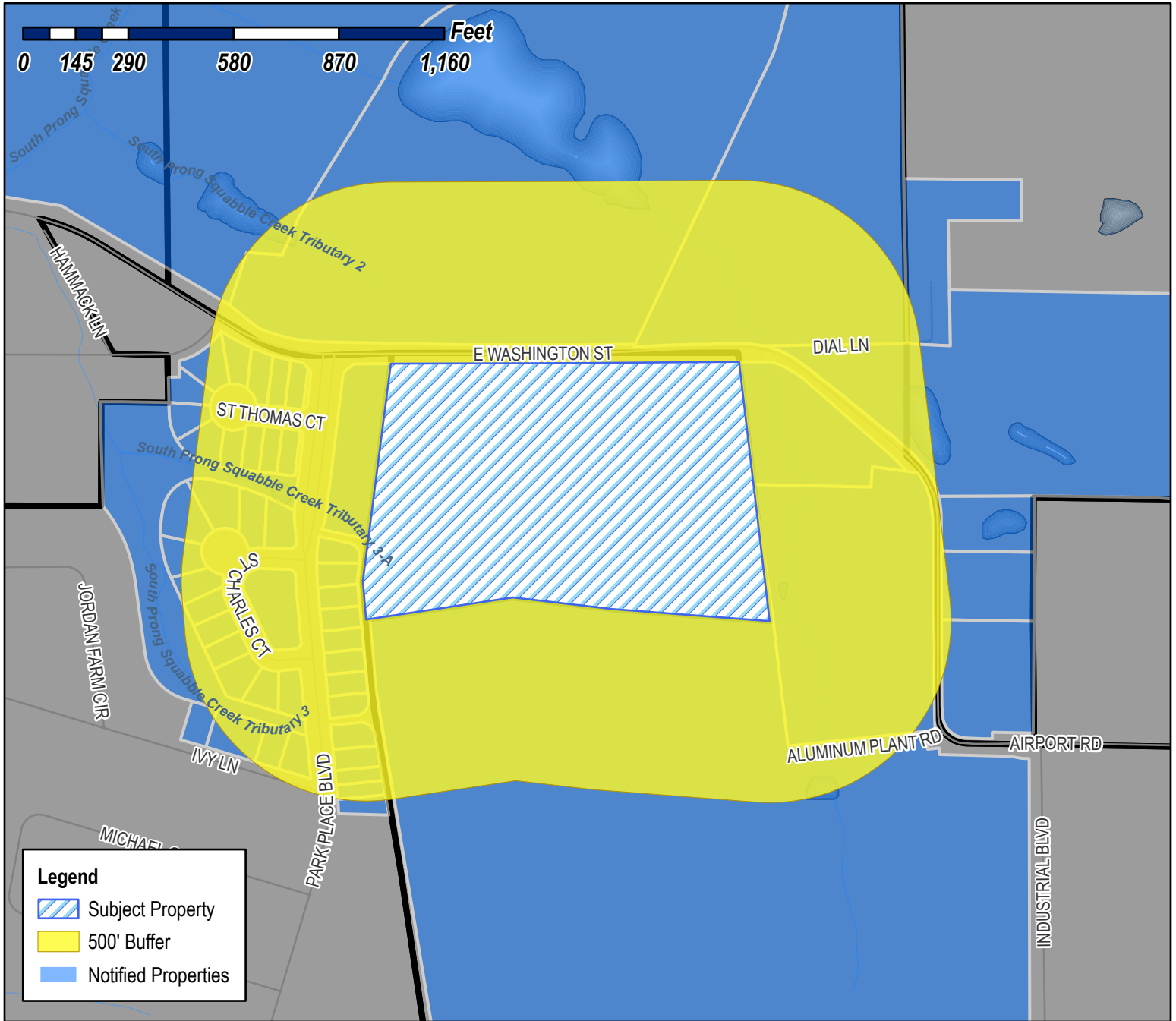




City of Rockwall

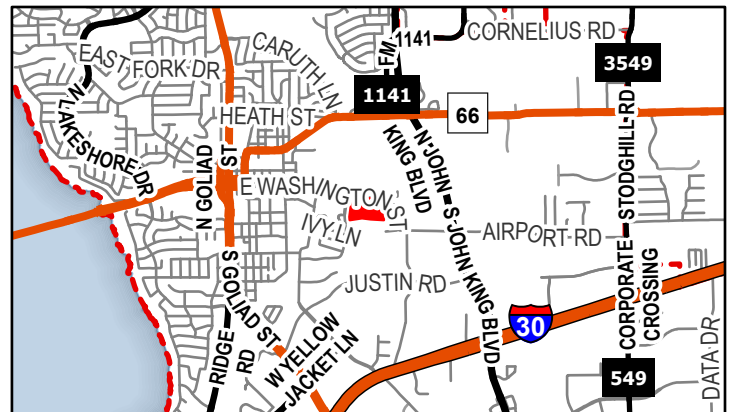
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Case Number: Z2022-035
Case Name: PD Amendment to Planned Development District 87 (PD-87) Park Station
Case Type: Zoning
Zoning: Planned Development District 87 (PD-87)

Date Saved: 7/14/2022
 For Questions on this Case Call (972) 771-7745



Lee, Henry

From: Gamez, Angelica
Sent: Friday, July 22, 2022 11:36 AM
To: 'bill@colventures.com'; 'barrybuchanan@ebby.com'
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry
Subject: Neighborhood Notification Program [Z2022-035]
Attachments: Public Notice (07.15.2022).pdf; HOA Map Z2022-035.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 *July 22, 2022*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, August 9, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, August 15, 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>.

Z2022-035: Zoning Change amending Planned Development District 87

Hold a public hearing to discuss and consider a request by Dub Douphrate of Douphrate and Associates on behalf of Bill Bricker of Columbia Development Company, LLC for the approval of a *Zoning Change* amending Planned Development District 87 (PD-87) [*Ordinance No. 18-46*] being a 16.26-acre tract of land identified as a Lot 1, Block 1, Indalloy Addition and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 87 (PD-87) for Single-Family 10 (SF-10) District, General Retail (GR) District and Light Industrial (LI) District land uses, located on the southside of E. Washington Street east of the intersection of Park Place Boulevard and E. Washington Street, 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/>

DUKE JERI L
1001 ST. CHARLES CT
ROCKWALL, TX 75087

LAKEVIEW SUMMIT PROPERTIES LLC
1002 SAINT CHARLES CT
ROCKWALL, TX 75087

TROSPER MARK AND GLORIA
1007 ST. CHARLES CT
ROCKWALL, TX 75087

ROLLINS DANNY & JONNA
1008 SAINT CHARLES CT
ROCKWALL, TX 75087

PODINA HERB AND LAURA
1014 SAINT CHARLES CT
ROCKWALL, TX 75087

TROSPER MARK AND GLORIA
1015 ST CHARLES CT
ROCKWALL, TX 75087

DAVID DAVID A AND CHRISTINE A
1020 SAINT CHARLES CT
ROCKWALL, TX 75087

DAVIS SHAUNTE AND JACOB
1021 IVY LN
ROCKWALL, TX 75087

TAYLOR TIMOTHY DAVID AND
JUDY HELENE DUBREUIL
1023 ST THOMAS COURT
ROCKWALL, TX 75087

YOUNG PHIL & KATHY
1026 SAINT CHARLES COURT
ROCKWALL, TX 75087

IVEY BRUCE AND TINA
1026 ST THOMAS CT
ROCKWALL, TX 75087

RIPP KEEGAN V AND NICOLA M
1027 IVY LANE
ROCKWALL, TX 75087

FOX DENNIS AND KAREN
1027 ST THOMAS CT
ROCKWALL, TX 75087

EDWARDS EDWINA W REVOCABLE TRUST
EDWINA W EDWARDS TRUSTEE
1030 ST THOMAS CT
ROCKWALL, TX 75087

WHITWORTH JULIE A
1031 ST THOMAS COURT
ROCKWALL, TX 75087

FIELDS SHAY AND JONI
1032 ST CHARLES COURT
ROCKWALL, TX 75087

EDWARDS EDWINA W REVOCABLE TRUST
EDWINA W EDWARDS TRUSTEE
1034 ST THOMAS CT
ROCKWALL, TX 75087

JOHNSON RICHARD ERIC AND DIANNA MUNRO
1035 SAINT THOMAS CT
ROCKWALL, TX 75087

EDWARDS EDWINA W REVOCABLE TRUST
EDWINA W EDWARDS TRUSTEE
1038 ST THOMAS CT
ROCKWALL, TX 75087

KRAEMER TERESA A
1039 IVY LN
ROCKWALL, TX 75087

BEER TERRY L AND
CYNTHIA OLSON
1039 ST THOMAS CT
ROCKWALL, TX 75087

HOULE GARY AND AYURNI NAKAMURA
1040 SAINT CHARLES CT
ROCKWALL, TX 75087

SOMMER RICHELLE AND RICHARD
1042 SAINT THOMAS CT
ROCKWALL, TX 75087

SOUTHERLAND CHRISTOPHER AND JENNIFER
1043 ST THOMAS COURT
ROCKWALL, TX 75087

DENTON LANCE AND GLENDA K
1045 IVY LN
ROCKWALL, TX 75087

BLACKWOOD SCOTT W & GLENITA G
1046 ST THOMAS CT
ROCKWALL, TX 75087

VRANA MARK AND
PAM VRANA
1046 SAINT CHARLES CT
ROCKWALL, TX 75087

FUNK JOSEPH
11226 INDIAN TRAIL
DALLAS, TX 75229

COLUMBIA EXTRUSION CORP
ATTN: BILL BRICKER
1200 E WASHINGTON
ROCKWALL, TX 75087

COLUMBIA EXTRUSION CORP
ATTN BILL BRICKER
1300 E WASHINGTON ST
ROCKWALL, TX 75087

SOROPTIMIST INT'L OF ROCKWALL
1350 E WASHINGTON
ROCKWALL, TX 75087

BAYS JACOB M
1435 E WASHINGTON ST
ROCKWALL, TX 75087

ALVAPLAST US DEVELOPMENT LLC
1480 JUSTIN ROAD
ROCKWALL, TX 75087

DEVENNEY DIANA
205 DIAL
ROCKWALL, TX 75087

CUMMINGS KARYN
2823 QUAIL HOLLOW DR
MESQUITE, TX 75150

DEVENNEY DIANA
2944 PEGASUS DR
GARLAND, TX 75044

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

COLUMBIA EXTRUSION CORP
ATTN BILL BRICKER
305 PARK PLACE BLVD
ROCKWALL, TX 75087

MATEER JEFFREY CARL & D'ANN ELIZABETH
DELP
405 PARK PLACE BLVD
ROCKWALL, TX 75087

JONES KENNETH AND CINDY
411 PARK PLACE BLVD
ROCKWALL, TX 75087

VAN WINKLE KATHI AND RONNIE G
417 PARK PLACE BLVD
ROCKWALL, TX 75087

KISTNER ARIANA M AND KELLY
423 PARK PLACE BLVD
ROCKWALL, TX 75087

MORGAN WILBUR J AND NANCY F
429 PARK PLACE BLVD
ROCKWALL, TX 75087

LOVOI JOSEPH J SR AND VELMA J
501 PARK PLACE BLVD
ROCKWALL, TX 75087

RASMUSSEN MICHAEL AND DELILA RASMUSSEN
507 PARK PLACE BLVD
ROCKWALL, TX 75087

GARCIA MELISSA P AND
JOE DOWELL LOFTIS JR AKA JOE DOWELL LOFTIS
513 PARK PLACE BLVD
ROCKWALL, TX 75087

MOORE CONNIE JO
523 PARK PLACE BLVD
ROCKWALL, TX 75087

SANTIAGO KIMBERLY J AND JOSE JR
535 PARK PLACE BLVD
ROCKWALL, TX 75087

WALSH DONNA
541 PARK PLACE BLVD
ROCKWALL, TX 75087

CUMMINGS KARYN
547 PARK PLACE BLVD
ROCKWALL, TX 75087

BLACKWOOD SCOTT W & GLENITA G
5574 CANADA CT
ROCKWALL, TX 75032

BAYS JACOB M
5602 YACHT CLUB DR.
ROCKWALL, TX 75032

MURREY GARY L AND PAMELA K
601 PARK PLACE BLVD
ROCKWALL, TX 75087

ROCKWALL COMMUNITY PLAYHOUSE
609 E RUSK ST
ROCKWALL, TX 75087

WALSH DONNA
8009 LAKEBEND
ROWLETT, TX 75088

CITY OF ROCKWALL
815 E WASHINGTON ST
ROCKWALL, TX 75087

DENTON LANCE AND GLENDA K
900 DAVY CROCKETT
ROCKWALL, TX 75087

2020 T R MARTIN REVOCABLE TRUST
CHARLES TED MARTIN AND RHONDA KAREN
MARTIN- TRUSTEES
995 ST CHARLES COURT
ROCKWALL, TX 75087

SOROPTIMIST INT'L OF ROCKWALL
PO BOX 372
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 Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2022-035: PD Amendment to PD-87

Hold a public hearing to discuss and consider a request by Dub Douphrate of Douphrate and Associates on behalf of Bill Bricker of Columbia Development Company, LLC for the approval of a Zoning Change amending Planned Development District 87 (PD-87) [*Ordinance No. 18-46*] being a 16.26-acre tract of land identified as a Lot 1, Block 1, Indalloy Addition and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 87 (PD-87) for Single-Family 10 (SF-10) District, General Retail (GR) District and Light Industrial (LI) District land uses, located on the southside of E. Washington Street east of the intersection of Park Place Boulevard and E. Washington Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, August 9, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 15, 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, August 15, 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. Z2022-035: PD Amendment to PD-87

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

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

PUBLIC NOTICE



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

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2022-035: PD Amendment to PD-87

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.

Good project for all involved. City, Channon, Park Place & SPR all benefit

Name: Bill Bricker Rockwall Property Corporation
Address: 305 Park Place Blvd.

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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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).

Z2022-035

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.

Respondent Information

Please provide your information.

First Name *

Jennifer

Last Name *

Faucon

Address *

389 Jordan Farm Circle

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

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

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

I received a property owner notification in the mail.

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

I saw a zoning sign on the property.

I read about the request in the Rockwall Herald Banner.

My neighbors told me about the request.

Other: _____

This content is neither created nor endorsed by Google.

Google Forms

PLEASE RETURN THE BELOW FORM

Case No. Z2022-035: PD Amendment to PD-87

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 believe this will be an acceptable addition to the area

Name: Lance & Glenda Denton

Address: 1045 Ivy Ln Rockwall TX 75087

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

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Z2022-035

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I am in opposition to the request.

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

Respondent Information

Please provide your information.

First Name *

Serge

Last Name *

Faucon

Address *

389 Jordan Farm Circle

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
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My neighbors told me about the request.

Other: _____

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Google Forms

PLEASE RETURN THE BELOW FORM

Case No. Z2022-035: PD Amendment to PD-87

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.

Retail will increase traffic, and crime for the area. traffic will use Dial Ln to turn around or park thus damaging the Road. How will the city keep this from happening? This is by a city park that is heavily used. increased traffic increase RISK to children and traffic coming/going to the park

Name:

Diana Devaney

Address:

2944 Pegasus Garland TX

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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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 Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2022-035: PD Amendment to PD-87

Hold a public hearing to discuss and consider a request by Dub Douphrate of Douphrate and Associates on behalf of Bill Bricker of Columbia Development Company, LLC for the approval of a Zoning Change amending Planned Development District 87 (PD-87) [Ordinance No. 18-46] being a 16.26-acre tract of land identified as a Lot 1, Block 1, Indalloy Addition and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 87 (PD-87) for Single-Family 10 (SF-10) District, General Retail (GR) District and Light Industrial (LI) District land uses, located on the southside of E. Washington Street east of the intersection of Park Place Boulevard and E. Washington Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, August 9, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 15, 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, August 15, 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. Z2022-035: PD Amendment to PD-87

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.

*#1 - In favor of Church location
→ Need Assurance/Help
to prevent LARGE PPlace Traffic*
*#2. Need Assurance of build
quality on Condos.*

1) Very concerned there are no pro-active options to prevent Sunday traffic passing thru Park Place Blvd to Townsend-- We already have multiple speeders and busy street. People exiting church will turn left and right to get back to I30 and Rockwall.

2) Partial designated as Condo : We were originally told it would be part of Park Place and meet Park Place architecture Standards - Now we are at the mercy of new property owner. Why can't the city honor original?

Name: Michael Rasmussen

Address: Park Place Blvd, 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

WASHINGTON STREET
(60' Right-of-Way)

FUTURE WIDENING AND
REROUTING OF WASHINGTON

MAIN ENTRANCE

20' LANDSCAPE BUFFER

DETENTION POND

DETENTION POND

23 SPACES

21 SPACES

24' FIRE LANE

31 SPACES

27 SPACES

PLAYGROUND COURTYARD

FUTURE BUILDING EXPANSION
PHASE IF NEEDED

PORTE-COCHERE

LANDSCAPED COURTYARD

PROPOSED 35,000 SF BUILDING

308 PARKING SPACES PHASE 1

570

24' FIRE LANE

8 SPACES

8 SPACES

8 SPACES

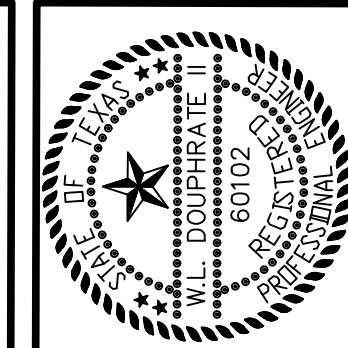
8 SPACES

39 SPACES

DETENTION POND

LANDSCAPED BUFFER

SHORE LINE
(50' Right-of-Way)



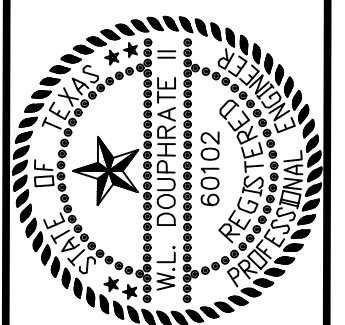
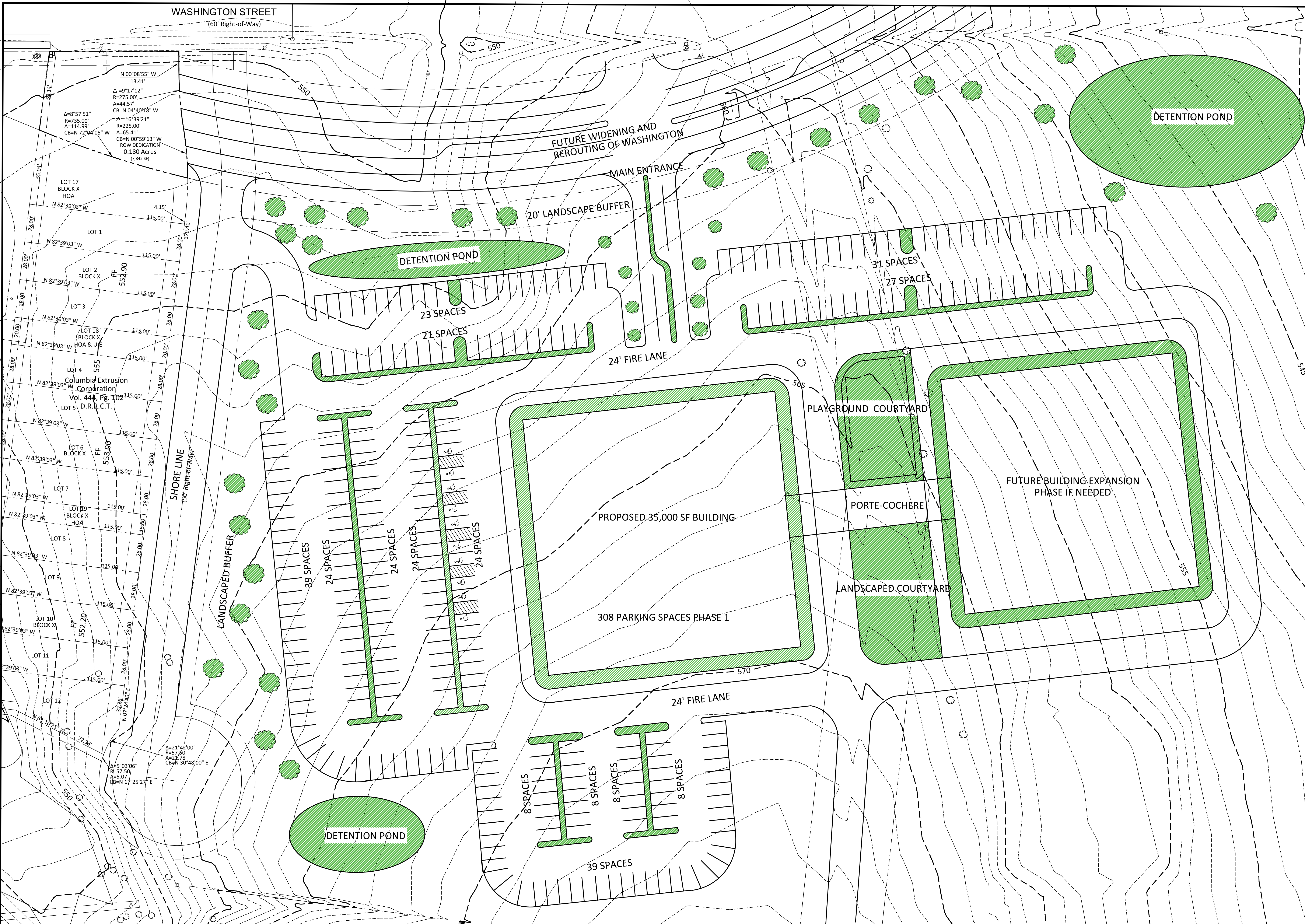
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILL DOUPHRATE, J. TEXAS P.E. LICENSE NO. 60102, EXPIRES ON DATE: JUNE 20, 2022

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING PROJECT MANAGEMENT SURVEYING

2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

PRELIMINARY CONCEPT PLAN
CROSSPOINT COMMUNITY CHURCH
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	W.L.D.
CHECKED	G.C.W.
DRAWN	
SCALE	1" = 30' H 1" = 150' V
DATE	JUNE 20, 2022
PROJECT	22023 SITE PL
	20



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II TEXAS P.E. NO. 60102, F-888, ON DATE: JUNE 20, 2022

DOUPHRATE & ASSOCIATES, INC.
 ENGINEERING PROJECT MANAGEMENT SURVEYING
 2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
 PHONE: (972)771-9004 FAX: (972)771-9005

PRELIMINARY CONCEPT PLAN
CROSSPOINT COMMUNITY CHURCH
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

REVISION	W.L.D.
CHECKED	G.C.W.
DRAWN	
SCALE	1" = 30' H 1" = 5' V
DATE	JUNE 20, 2022
PROJECT	22023 SITE PL
	20





CITY OF ROCKWALL

ORDINANCE NO. 18-46

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM A LIGHT INDUSTRIAL (LI) DISTRICT TO PLANNED DEVELOPMENT DISTRICT 87 (PD-87) FOR TOWNHOMES, COMMERCIAL/RETAIL, AND LIGHT INDUSTRIAL LAND USES ON THE SUBJECT PROPERTY, BEING A 16.26-ACRE TRACT OF LAND IDENTIFIED AS LOT 1, BLOCK 1, INDALLOY ADDITION AND TRACT 31 OF THE R. BALLARD SURVEY, ABSTRACT NO. 29, 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 the applicant Bill Bricker on behalf of the owner, Columbia Development Company, LLC, for the approval of a zoning change from a Light Industrial (LI) District to a Planned Development District for the purpose of establishing commercial/retail, light industrial, and townhome land uses on a 16.26-acre tract of land identified as Lot 1, Block 1, Indalloy Addition and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1100 & 1300 E. Washington Street 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. 04-38*] 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. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future;

SECTION 2. That development of the *Subject Property* shall be in accordance with the *Planned Development Concept Plan*, contained 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 3. That development of the *Subject Property* shall be in accordance with the *Development Standards*, described in *Exhibit 'E'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'E'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That a preliminary plat for the entire *Subject Property* -- as depicted in *Exhibits 'C' & 'D'* of this ordinance -- shall be submitted prior to any other submittal for any portion of the *Subject Property*.

SECTION 5. That development of *Tract 1* of the *Subject Property* -- as depicted in Exhibits 'C' & 'D' of this ordinance -- 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(d) below], shall be the exclusive procedures applicable to the subdivision and platting of *Tract 1* as depicted in Exhibits 'C' & 'D' of this ordinance.
- (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). If required, the City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in Section 212.009 of the *Texas Local Government Code*.
 - (1) PD Site Plan
 - (2) Final Plat
- (c) *PD Site Plan.* A *PD Site Plan* covering all of *Tract 1* as depicted in Exhibit 'B' 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* after engineering approval.
- (d) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, for all of *Tract 1* as depicted in Exhibits 'C' & 'D' of this ordinance shall be submitted for approval.

SECTION 6. That development of *Tracts 2, 3, 4 & 5* of the *Subject Property* -- as depicted in Exhibits 'C' & 'D' of this ordinance -- shall be in conformance with the procedures set forth in the Unified Development Code [Ordinance No. 04-38];

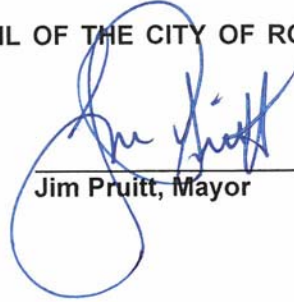
SECTION 7. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 8. 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 9. 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 10. 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 19TH DAY OF NOVEMBER, 2018.



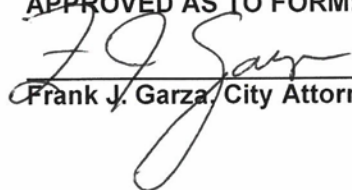
Jim Pruitt, Mayor

ATTEST:



Kristy Cole, City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney



1st Reading: November 5, 2018

2nd Reading: November 19, 2018

Exhibit 'A':
Legal Description

All that certain lot, tract or parcel of land situated in the *R. BALLARD SURVEY, ABSTRACT NO. 29*, City of Rockwall, Rockwall County, Texas, and being a part of Lot 1, Block 1, *INDALLOY ADDITION*, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet D, Slide 273 of the Plat Records of Rockwall County, Texas, and also being a part of a 98.319 acres tract of land as described in a Warranty deed from Alumax Aluminum Corporation to Columbia Extrusion Corporation, dated December 22, 1988 and being recorded in Volume 444, Page 102 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the northeast corner of said Lot 1, Block 1, said point being in the south right-of-way line of E. Washington Street;

THENCE S. 06 deg. 42 min. 50 sec. E. along the east boundary line of Lot 1, a distance of 718.54 feet to a 1/2" iron rod found for corner;

THENCE N. 85 deg. 37 min. 16 sec. W. a distance of 435.64 feet to a 1/2" iron rod found for corner on the West boundary line of said Lot 1, Block 1;

THENCE N. 83 deg. 23 min. 14 sec. W. a distance of 274.94 feet to a 1/2" iron rod found for corner;

THENCE S. 81 deg. 27 min. 00 sec. W. a distance of 408.12 feet to a "Y," iron rod found for corner in the east boundary line of *PARK PLACE WEST II*, according to the Amended plat thereof recorded in Cabinet G, Slide 100, of the Plat Records of Rockwall County, Texas;

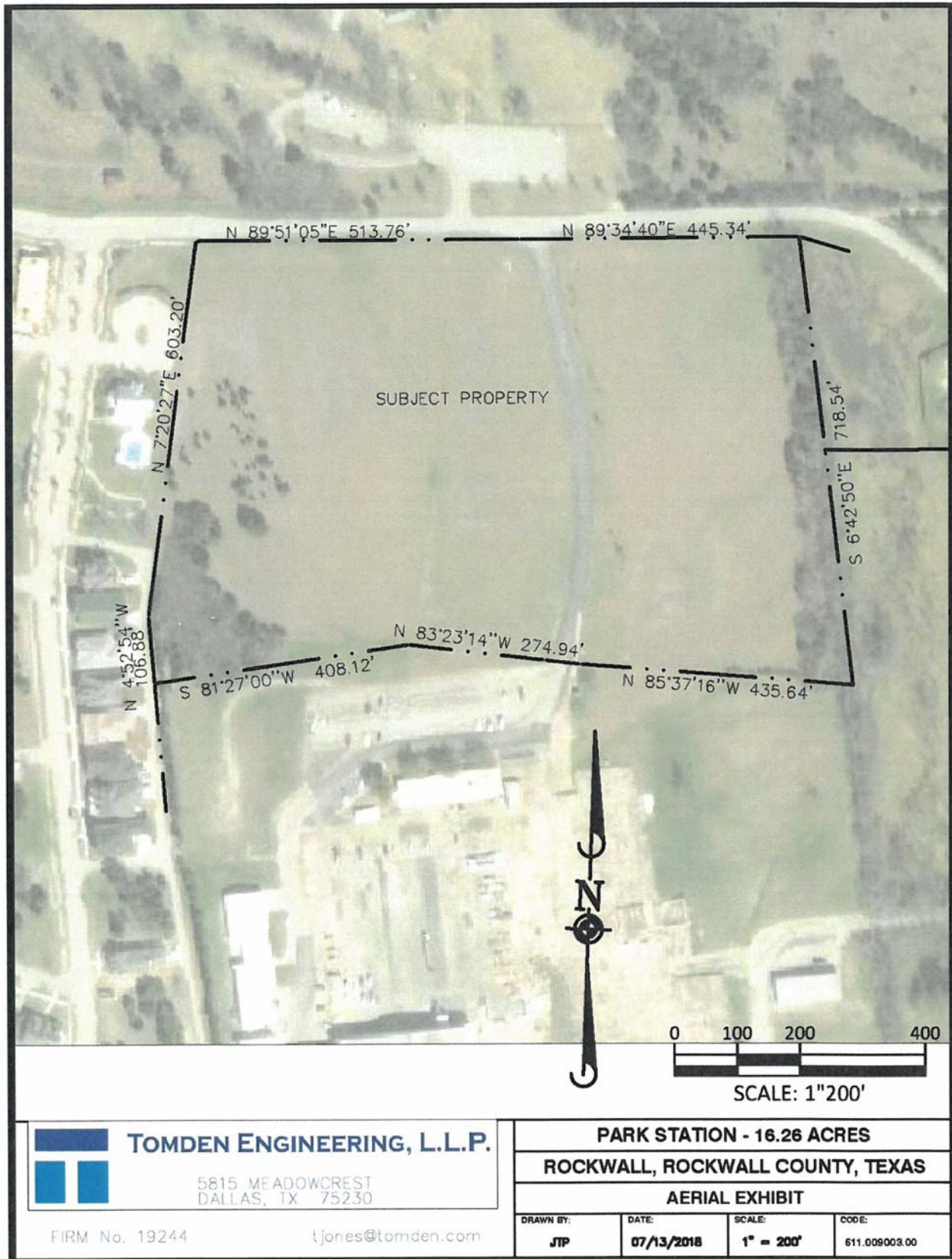
THENCE N. 04 deg. 52 min. 54 sec. W. along said addition, a distance of 106.88 feet to a W' iron rod found for corner;

THENCE N. 07 deg. 20 min. 27 sec. E. along said addition, a distance of 603.20 feet to a W' iron rod found for corner in the south line of E. Washington Street;

THENCE N. 89 deg. 51 min. 05 sec. E. along the south line of said street, a distance of 513.76 feet to a P-K nail found for corner at the northwest corner of said Lot 1, Block 1;

THENCE N. 89 deg. 34 min. 40 sec. E. along the south line of said street and north line of said Lot 1, a distance of 445.34 feet to the *POINT OF BEGINNING* and containing 16.26 acres of land.

**Exhibit 'B':
Survey**



**Exhibit 'C':
Area Map**

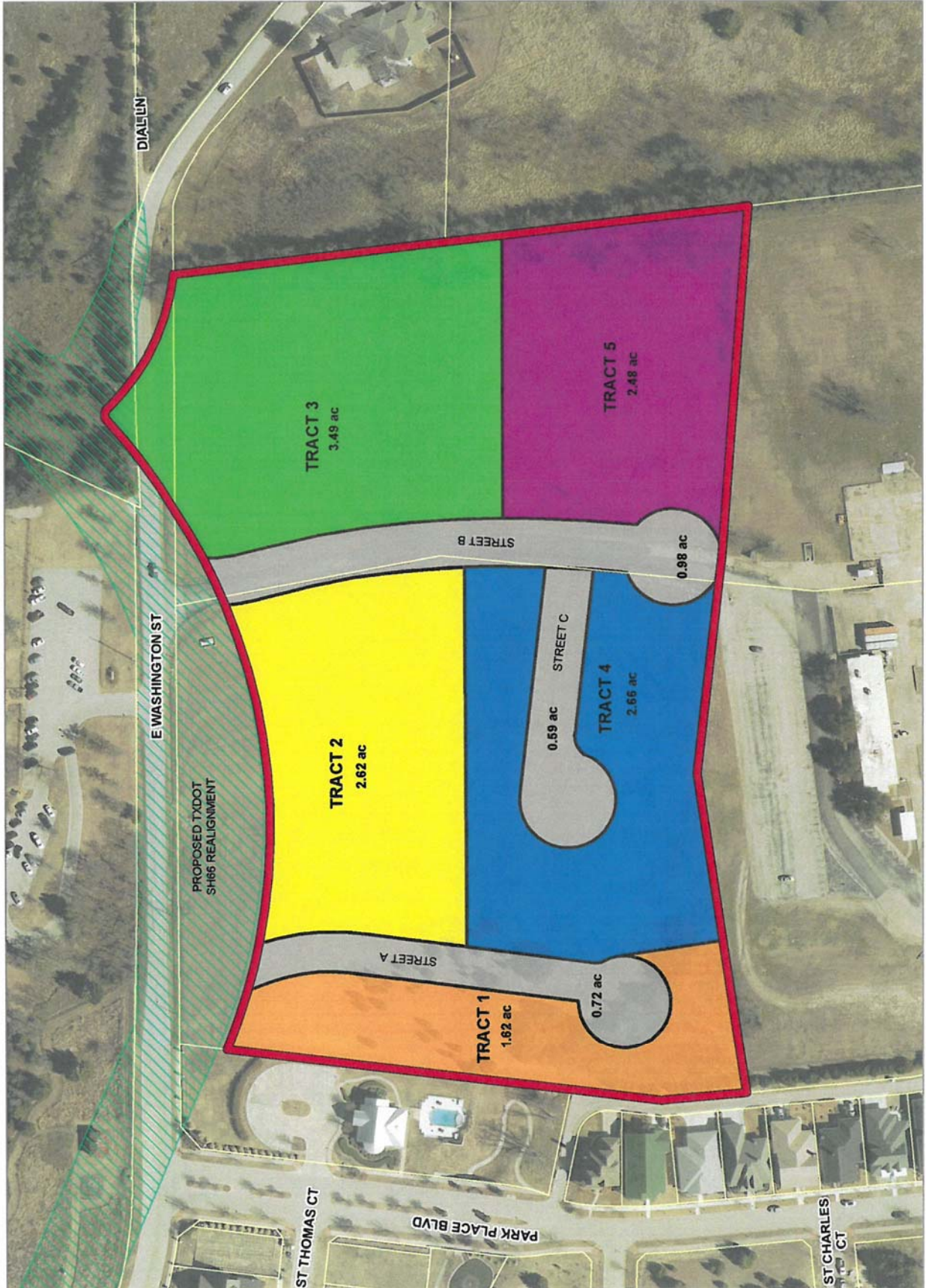


Exhibit 'D': Concept Plan



CONCEPT DATA TABLE	
TOTAL SITE AREA	18.76 ACRES
TOTAL BUILDING AREA	1.13 ACRES
TOTAL TRACTS	5
TOTAL LOTS	218
TOTAL UNITS	218 (100% AFFORDABLE HOUSING)
MAXIMUM DENSITY	11.6 UNITS/ACRE
COMPARABLE CEN	
TRACT 1	2.18 ACRES
TRACT 2	2.18 ACRES
TRACT 3	2.18 ACRES
TRACT 4	2.18 ACRES
TRACT 5	2.18 ACRES

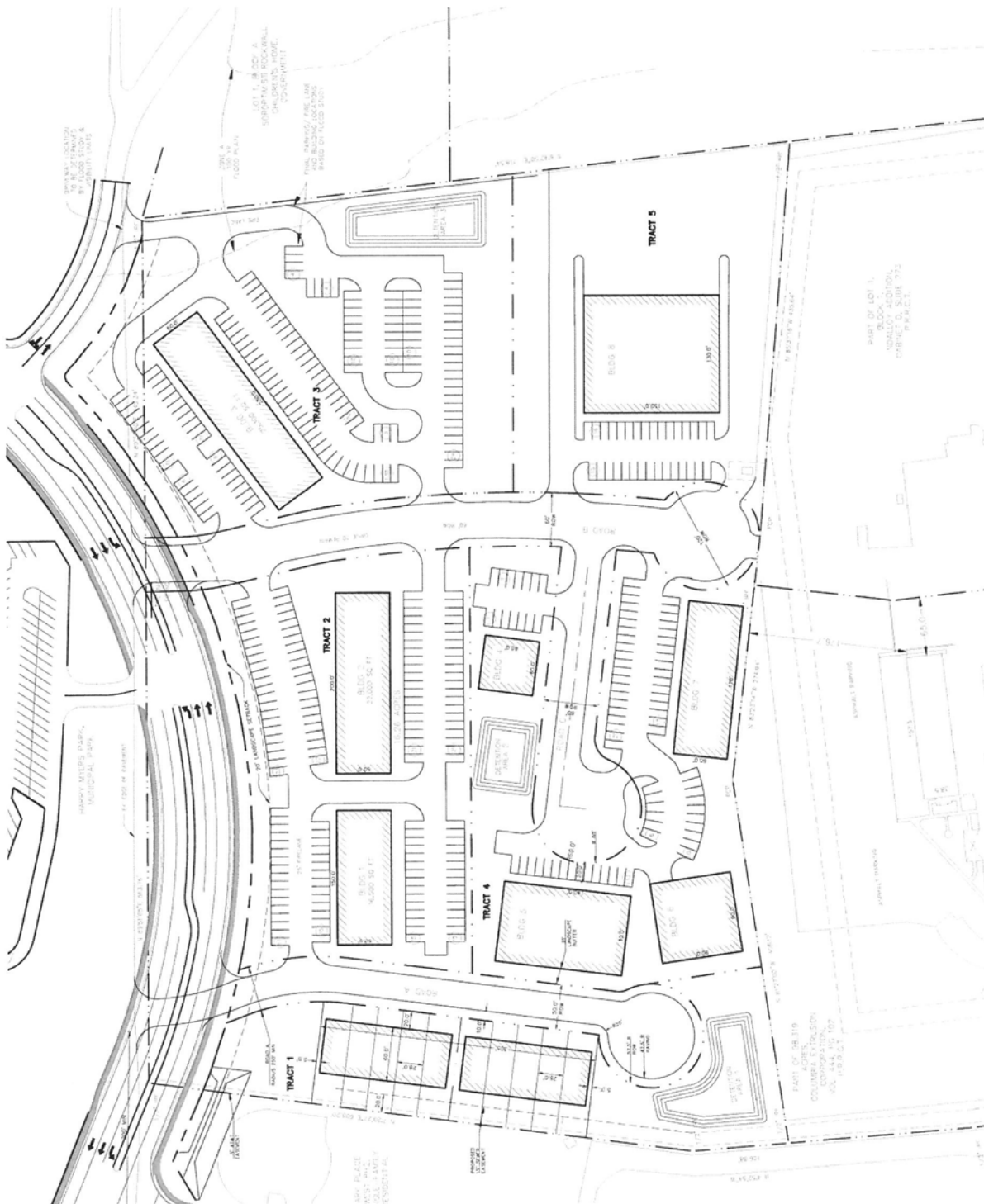


Exhibit 'E':
PD Development Standards

Tracts 1-5 (16.26-Acres): Development Standards for all Tracts

- (1) *Landscaping Standards.*
 - (i) *Landscape Requirements.* Landscaping shall be reviewed and approved with a *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of three (3) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height.
 - (ii) *Landscape Buffers (Streets A, B, & C and Other Streets).* A minimum of a ten (10) foot landscape buffer shall be provided along the frontage of *Streets A, B & C* as depicted in *Exhibit 'D'* of this ordinance, and shall incorporate a minimum of one (1) canopy tree per 50-feet of linear frontage unless otherwise specified in this ordinance. Any streets added to the subject property that are not depicted on the Concept Plan in *Exhibit 'D'* of this ordinance or referenced in *Exhibit 'E'* of this ordinance shall also be subject to this requirement.
 - (iii) *Landscape Buffer and Sidewalks (SH-66/SH-66 Right-of-Way).* A minimum of a 20-foot landscape buffer shall be provided along the future right-of-way for SH-66 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof 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, two (2) canopy trees shall be planted per 100-feet of linear frontage.
 - (iv) *Landscape Buffer (Adjacent to Residential).* A minimum of a 20-foot landscape buffer shall be provided along the western boundary of *Tracts 2 & 4* (*i.e. areas adjacent to residential land uses*). The landscape buffer shall incorporate a combination of shrubbery and ground cover along the entire length of the adjacency for the purpose of screening the commercial areas from the residential areas without using a physical barrier. In addition, the landscape buffer shall incorporate canopy trees planted on 20-foot centers along the entire length of the adjacency. *Tract 4* shall also incorporate a minimum of a six (6) foot wrought iron fence in the required landscape buffer.
 - (v) *Irrigation Requirements.* Irrigation shall be installed for all required landscaping. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect.
- (2) *Washington Street.* The applicant shall not be responsible for upgrading E. Washington Street to a M4U (*major collector, four [4] lane, undivided roadway*) as shown on the Master Thoroughfare Plan in the Comprehensive Plan.
- (3) *Buried Utilities.* New transmission and 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. The *Developer* shall not be required to re-locate existing overhead power-lines along the perimeter of the *Subject Property* as long as these lines remain in their current pre-developed state. 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.

Exhibit 'E':
PD Development Standards

- (4) *Variances.* The variance procedures and standards for approval that are set forth in the Unified Development Code [*Ordinance No. 04-38*] shall apply to any application for variances to any provisions of this ordinance.

Tract 1: Townhomes (2.38-Acres)

- (1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, *Tract 1* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the land uses permitted for the Single Family 10 (SF-10) District as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, the following conditions shall apply:

The following land uses shall be permitted on the *Tract 1* in addition to the land uses permitted in the Single Family 10 (SF-10) District:

- Townhomes

However, the following land uses shall be expressly prohibited on *Tract 1*:

- Accessory Building
- Guest Quarters/Secondary Living Unit
- Portable Buildings
- Church/House of Worship
- Day Care
- Private or Public School
- Railroad Yard or Shop

- (2) *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development ordinance, *Tract 1* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the development standards for the Single Family 10 (SF-10) District as stipulated by Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future. The maximum permissible density for the *Subject Property* shall not exceed 5.10 dwelling units per gross acre of land; however, in no case should the proposed development exceed 12 dwelling units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

Table 2: Lot Dimensional Requirements

<i>Minimum Lot Width ⁽¹⁾</i>	28'
<i>Minimum Lot Depth</i>	115'
<i>Minimum Lot Area</i>	3,000 SF
<i>Minimum Front Yard Setback ^{(2) & (4)}</i>	20'
<i>Minimum Side Yard Setback</i>	0'
<i>Minimum Distance Between Buildings</i>	10'
<i>Minimum Length of Driveway Pavement</i>	20'
<i>Maximum Height ⁽³⁾</i>	36'
<i>Minimum Rear Yard Setback ⁽⁴⁾</i>	10'
<i>Minimum Area/Dwelling Unit (SF) [Air Conditioned Space]</i>	1,400 SF
<i>Garage Orientation</i>	<i>Rear Entry</i>
<i>Maximum Number of Attached Units Per Buildings</i>	5 Units
<i>Maximum Lot Coverage</i>	75%

General Notes:

¹: The minimum lot width shall be measured at the *Front Yard Building Setback*.

²: The location of the *Front Yard Building Setback* as measured from the front property line.

Exhibit 'E':
PD Development Standards

- ³: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- ⁴: Porches, stoops, bay windows, balconies, eaves and similar architectural features may encroach beyond the *Front and Rear Yard Building Setbacks* by up to five (5) feet for any property; however, the encroachment shall not exceed three (3) feet on *Side Yard Setbacks* where appropriate for such use and shall not encroach into public right-of-way.

- (3) *Garage Orientation.* All garages are required to be rear entry (*i.e. access from Road 'A'*) and shall generally conform to the Concept Plan depicted in *Exhibit 'D'* of this ordinance (*i.e. the Townhomes will front towards the Park Place Subdivision*).
- (4) *Building Standards.* The building elevations shall generally conform to the *Conceptual Building Elevations* depicted in *Exhibit 'F'* of this ordinance; however, all development shall adhere to the following building standards:
- (i) *Masonry Requirements.* The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and/or similar cementaceous products may be used for up to 100% of the exterior of the building pending conformance with the anti-monotony restrictions outlined in this ordinance. Stucco (*i.e. three [3] part stucco or similar*) shall be prohibited.
 - (ii) *Roof Design Requirements.* All buildings shall be designed such that no roof mounted mechanical equipment (*i.e. HVAC, satellite, vents, etc.*) shall be visible from any direction. *Note: Screening of mechanical equipment is necessary for all equipment regardless of location (i.e. roof mounted, ground mounted, or otherwise attached to the building and/or located on the site).*
 - (iii) *Architectural Requirements.* All units shall be architecturally finished on all sides of the building that are visible from a public right-of-way or open space with the same materials, detailing and features.
- (5) *Anti-Monotony Restrictions.* The development shall generally conform to development scheme portrayed in the *Conceptual Building Elevations* depicted in *Exhibit 'F'* of this ordinance; however, all development shall adhere to the following anti-monotony restrictions:
- (i) Identical brick blends and paint colors may not occur on adjacent (*i.e. side-by-side*) properties within the development without at least two (2) intervening townhomes of differing materials on the same side of the adjacent townhome beginning with the adjacent property.
 - (ii) Front building elevations shall not repeat along any block face without at least two (2) intervening homes of differing appearance on the same block face within the development.
 - (iii) The rear elevation of the homes, backing to the public right-of-way (*i.e. Street A*), shall not repeat without at least two (2) (*i.e. side-by-side*) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:
 - a) Front Encroachment (*i.e. Porch and/or Sunroom*) Type and Layout
 - b) Roof Type and Layout
 - c) Articulation of the Front Façade
 - d) Differing Primary Exterior Materials
- (6) *Sidewalks.* The sidewalk adjacent to *Road 'A'* as depicted in *Exhibit 'D'* of this ordinance shall be constructed adjacent to the roadway with the exception of the area directly adjacent to the

Exhibit 'E':
PD Development Standards

townhomes. In this area the sidewalk may be deviated to run in between the western property line of the *Subject Property* and the front facades of the townhomes. Where the sidewalk is on private property it shall be in a *pedestrian access easement*.

- (7) *Fence Standards.* All fences shall be required to be wrought iron or a tubular steel fence. Wrought iron/tubular steel fences shall be a minimum of four (4) feet in height; however, may not exceed a maximum of eight (8) feet in height.
- (8) *Homeowner's Association (HOA).* A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the *Municipal Code of Ordinances* of the City of Rockwall. As an alternative -- *and pending the approval of an adjacent HOA* --, this property can be incorporated into an existing HOA. The HOA shall also maintain all neighborhood parks, open space and common areas, irrigation, landscaping, screening fences and the private roadway, drive aisles and drive approaches for the subject property associated with this development.

Tracts 2 & 3: Commercial/Retail (6.33-Acres)

- (1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, *Tracts 2 & 3* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the land uses permitted for the General (GR) District as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, the following conditions shall apply:

The following land uses shall be expressly prohibited on *Tracts 2 & 3*:

- Convent or Monastery
 - Hotel or Motel
 - Residence Hotel
 - Cemetery/Mausoleum
 - Church/House of Worship
 - Convalescent Care Facility/Nursing Home
 - Emergency Ambulance Services (*Ground*)
 - Hospital
 - Mortuary or Funeral Chapel
 - Social Service Provider
 - Billiard Parlor or Pool Hall
 - Carnival, Circus, or Amusement Ride
 - Commercial Amusement/Recreation (*Outside*)
 - Golf Driving Range
 - Astrologer, Hypnotist, or Psychic Art and Science
 - Night Club, Discotheque, or Dance Hall
 - Secondhand Dealer
 - Auto Repair Garage (*Minor*)
 - Car Wash/Auto Detail
 - Car Wash (*Self Service*)
 - Retail Store with Gasoline Product Sales (*Any Amount of Dispensers*)
 - Service Station
 - Mining and Extraction (*Sand, Gravel, Oil & Other*)
 - Helipad
 - Railroad Yard or Shop
 - Transit Passenger Facility
- (2) *Density and Dimensional Requirements.* Any development on *Tracts 2 & 3* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the development standards required for

Exhibit 'E':
PD Development Standards

properties in a General Retail (GR) District as stipulated by Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.

Tracts 4 & 5: Light Industrial (6.22-Acres)

- (1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, *Tracts 4 & 5* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the land uses permitted for the Light Industrial (LI) District as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, the following conditions shall apply:

The following land uses shall be expressly prohibited on the *Tracts 4 & 5*:

- Animal Shelter
- Hotel or Motel
- Residence Hotel
- Cemetery/Mausoleum
- Church/House of Worship
- Crematorium (*Stand Alone*)
- Emergency Ambulance Services (*Ground*)
- Mortuary or Funeral Chapel
- Prison/Custodial Institution
- Rescue Mission or Shelter for the Homeless
- Social Service Provider
- Billiard Parlor or Pool Hall
- Carnival, Circus, or Amusement Ride
- Commercial Amusement/Recreation (*Outside*)
- Golf Driving Range
- Private Sports Arena, Stadium or Track
- Night Club, Discotheque, or Dance Hall
- Secondhand Dealer
- Car Wash (*Self Service*)
- Building & Landscape Material with Outside Storage
- Building & Landscape Material with Limited Outside Storage
- Building Maintenance, Service & Sales with Outside Storage
- Commercial Cleaners
- Food Processing
- Heavy Machinery & Equipment (Rental, Sales & Service)
- Motor Vehicle Dealership (*New or Used*)
- Recreation Vehicle Sales
- Service Station
- Towing & Impound Yard
- Truck Rental
- Truck Stop with Fuel and Accessory Services
- Asphalt or Concrete Batch Plant
- Environmentally Hazardous Materials
- Food Processing (*No Slaughtering*)
- Heavy Manufacturing
- Metal Plating/Electro Plating
- Mining and Extraction (*Sand, Gravel, Oil & Other*)
- Salvage or Reclamation of Products (*Indoors or Outdoors*)
- Heavy Construction Trade Yard
- Outside Storage and/or Outside Display
- Bus Charter Service & Service Facility

Exhibit 'E':
PD Development Standards

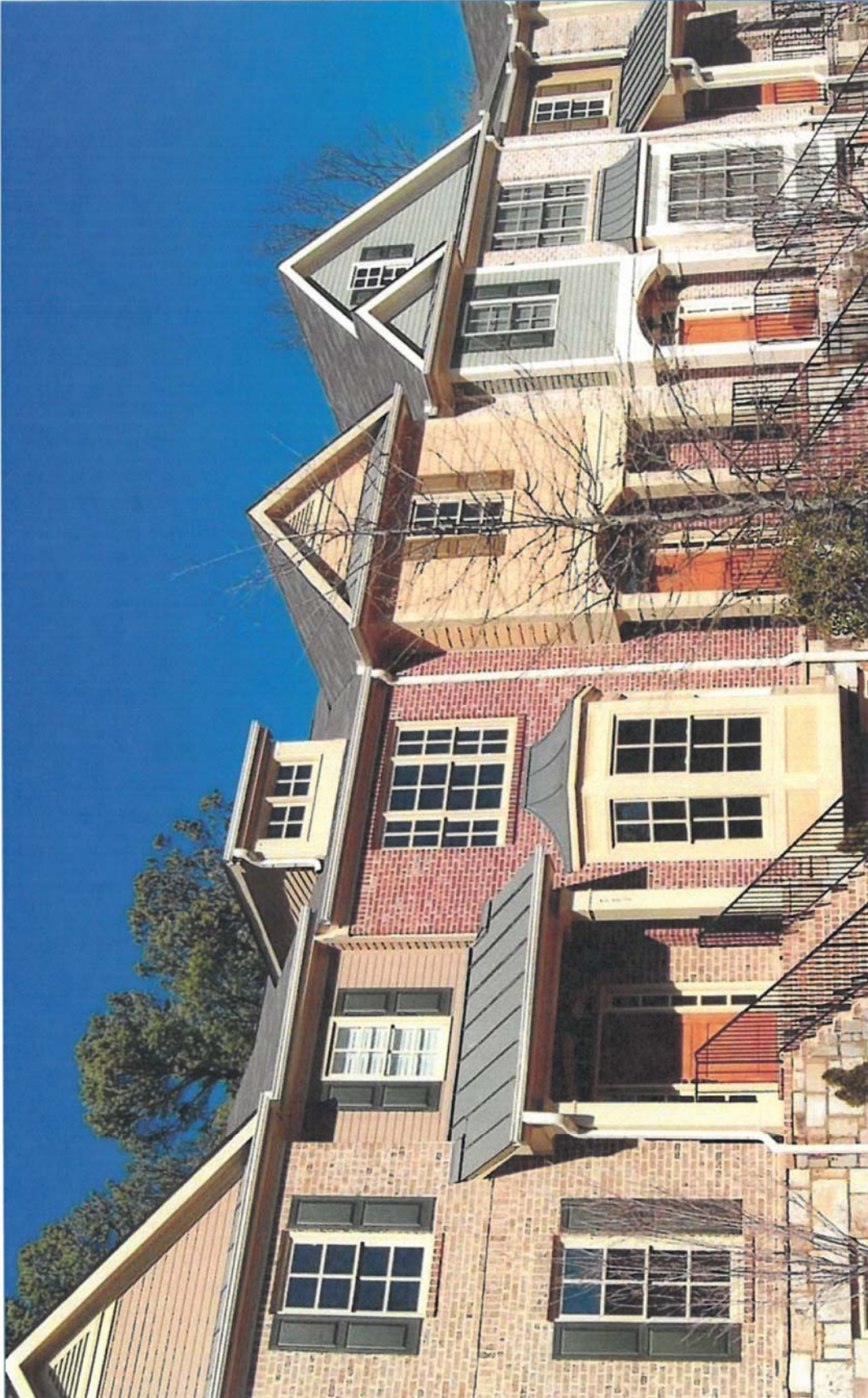
- Airport, Heliport or Landing Field
- Railroad Yard or Shop
- Transit Passenger Facility

The following land uses shall be permitted by Specific Use Permit (SUP) on the *Tracts 4 & 5*:

- Auto Repair Garage (*Minor*)
- Auto Repair Garage (*Major*)
- Mini-Warehouse

- (2) *Density and Dimensional Requirements.* Any development on *Tracts 4 & 5* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the development standards required for properties in a Light Industrial (LI) District as stipulated by Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.

Exhibit 'F':
Conceptual Townhome Elevations



CITY OF ROCKWALL

ORDINANCE NO. 22-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 87 (PD-87) [ORDINANCE NO. 18-46] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO AMEND THE PLANNED DEVELOPMENT CONCEPT PLAN AND DEVELOPMENT STANDARDS APPROVED WITH ORDINANCE NO. 18-46, BEING A 16.26-ACRE TRACT OF LAND IDENTIFIED AS LOT 1, BLOCK 1, INDALLOY ADDITION AND TRACT 31 OF THE R. BALLARD SURVEY, ABSTRACT NO. 29, 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 Dub Douphrate of Douphrate and Associates on behalf of Bill Bricker of Columbia Development Company, LLC, for of an amendment to Planned Development District 87 (PD-87) [Ordinance No. 18-46] being a 16.26-acre tract of land identified as Lot 1, Block 1, Indalloy Addition and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 87 (PD-87) for Single-Family 10 (SF-10) District, General Retail (GR) District and Light Industrial (LI) District land uses, located on the southside of E. Washington Street east of the intersection of Park Place Boulevard and E. Washington Street 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 87 (PD-87) [Ordinance No. 18-46] and the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated by *Ordinance No. 18-46*;

SECTION 2. 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 may be amended in the future;

SECTION 3. That development of the *Subject Property* shall be in accordance with the *Planned Development Concept Plan*, contained 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 4. That development of the *Subject Property* shall be in accordance with the *Development Standards*, described 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 5. That a preliminary plat for the entire *Subject Property* -- as depicted in *Exhibits 'B' & 'C'* of this ordinance -- shall be submitted prior to any other submittal for any portion of the *Subject Property*.

SECTION 6. That development of *Tract 1* of the *Subject Property* -- as depicted in *Exhibits 'B' & 'C'* of this ordinance -- 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 6(b) through 6(d) below], shall be the exclusive procedures applicable to the subdivision and platting of *Tract 1* as depicted in *Exhibits 'B' & 'C'* of this ordinance.
- (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). If required, the City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
 - (1) PD Site Plan/Open Space Master Plan
 - (2) Final Plat
- (c) *PD Site Plan/Open Space Master Plan.* A *PD Site Plan/Open Space Master Plan* covering all of *Tract 1* 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* after engineering approval.
- (d) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, for all of *Tract 1* as depicted in *Exhibits 'B' & 'C'* of this ordinance shall be submitted for approval.

SECTION 7. That development of *Tract 2* on the *Subject Property* -- as depicted in *Exhibits 'B' & 'C'* of this ordinance -- shall be in conformance with the procedures set forth in the Unified Development Code [*Ordinance No. 20-02*];

SECTION 8. 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 9. 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 10. 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 11. 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 6TH DAY OF SEPTEMBER, 2022.**

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: August 15, 2022

2nd Reading: September 6, 2022

Exhibit 'A':
Legal Description

All that certain lot, tract or parcel of land situated in the *R. BALLARD SURVEY, ABSTRACT NO. 29*, City of Rockwall, Rockwall County, Texas, and being a part of Lot 1, Block 1, *INDALLOY ADDITION*, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet D, Slide 273 of the Plat Records of Rockwall County, Texas, and also being a part of a 98.319 acres tract of land as described in a Warranty deed from Alumax Aluminum Corporation to Columbia Extrusion Corporation, dated December 22, 1988 and being recorded in Volume 444, Page 102 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the northeast corner of said Lot 1, Block 1, said point being in the south right-of-way line of E. Washington Street;

THENCE S. 06 deg. 42 min. 50 sec. E. along the east boundary line of Lot 1, a distance of 718.54 feet to a 1/2" iron rod found for corner;

THENCE N. 85 deg. 37 min. 16 sec. W. a distance of 435 .64 feet to a 1/2" iron rod found for corner on the West boundary line of said Lot 1, Block 1;

THENCE N. 83 deg. 23 min. 14 sec. W. a distance of 274.94 feet to a 1/2" iron rod found for corner;

THENCE S. 81 deg. 27 min. 00 sec. W. a distance of 408.12 feet to a Y," iron rod found for corner in the east boundary line of *PARK PLACE WEST II*, according to the Amended plat thereof recorded in Cabinet G, Slide 100, of the Plat Records of Rockwall County, Texas;

THENCE N. 04 deg. 52 min. 54 sec. W. along said addition, a distance of 106.88 feet to a W' iron rod found for corner;

THENCE N. 07 deg. 20 min. 27 sec. E. along said addition, a distance of 603.20 feet to a W' iron rod found for corner in the south line of E. Washington Street;

THENCE N. 89 deg. 51 min. 05 sec. E. along the south line of said street, a distance of 513.76 feet to a P-K nail found for corner at the northwest corner of said Lot 1, Block 1;

THENCE N. 89 deg. 34 min. 40 sec. E. along the south line of said street and north line of said Lot 1, a distance of 445.34 feet to the *POINT OF BEGINNING* and containing 16.26 acres of land.

Exhibit 'B':
Survey

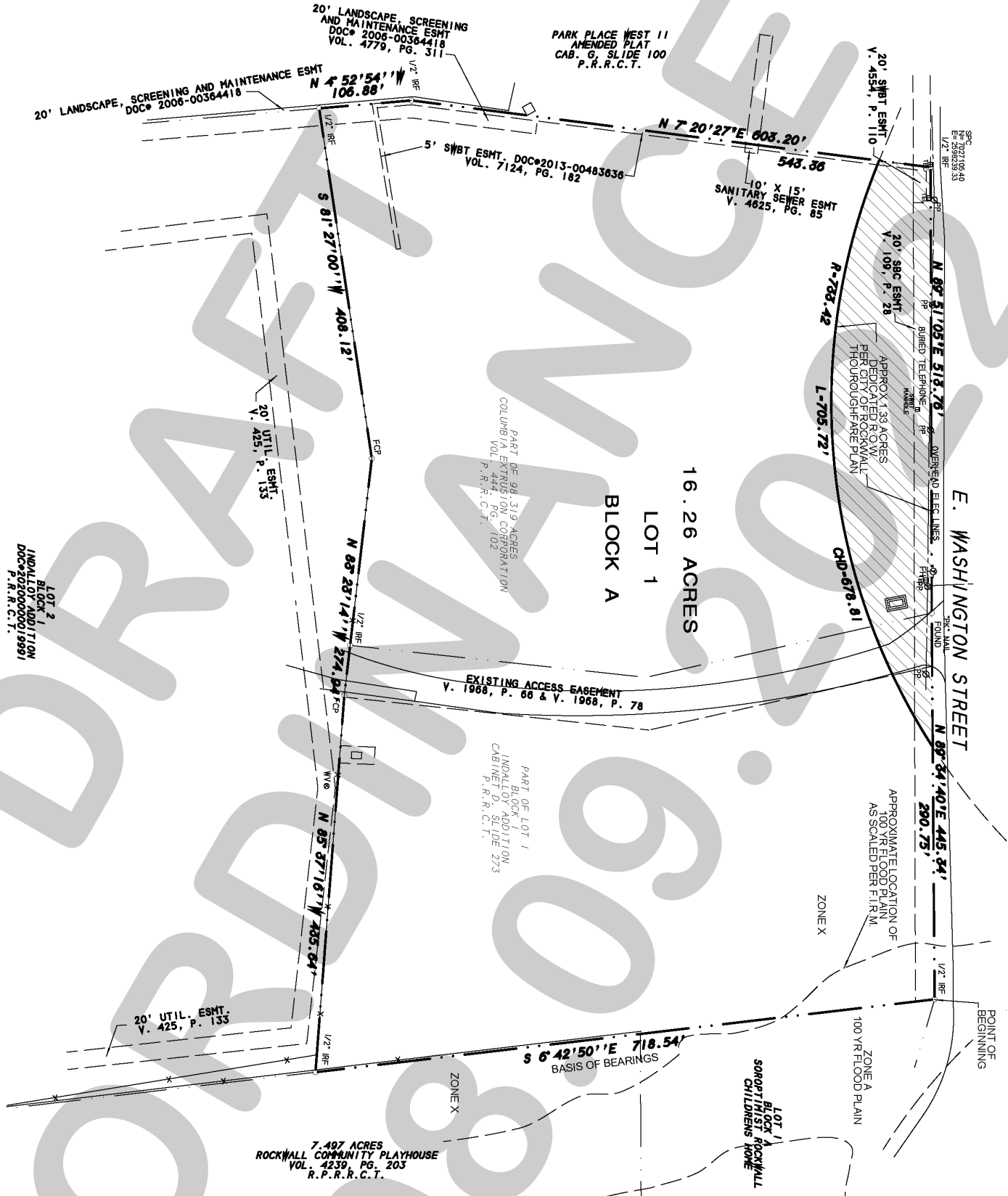


Exhibit 'C':
Concept Plan

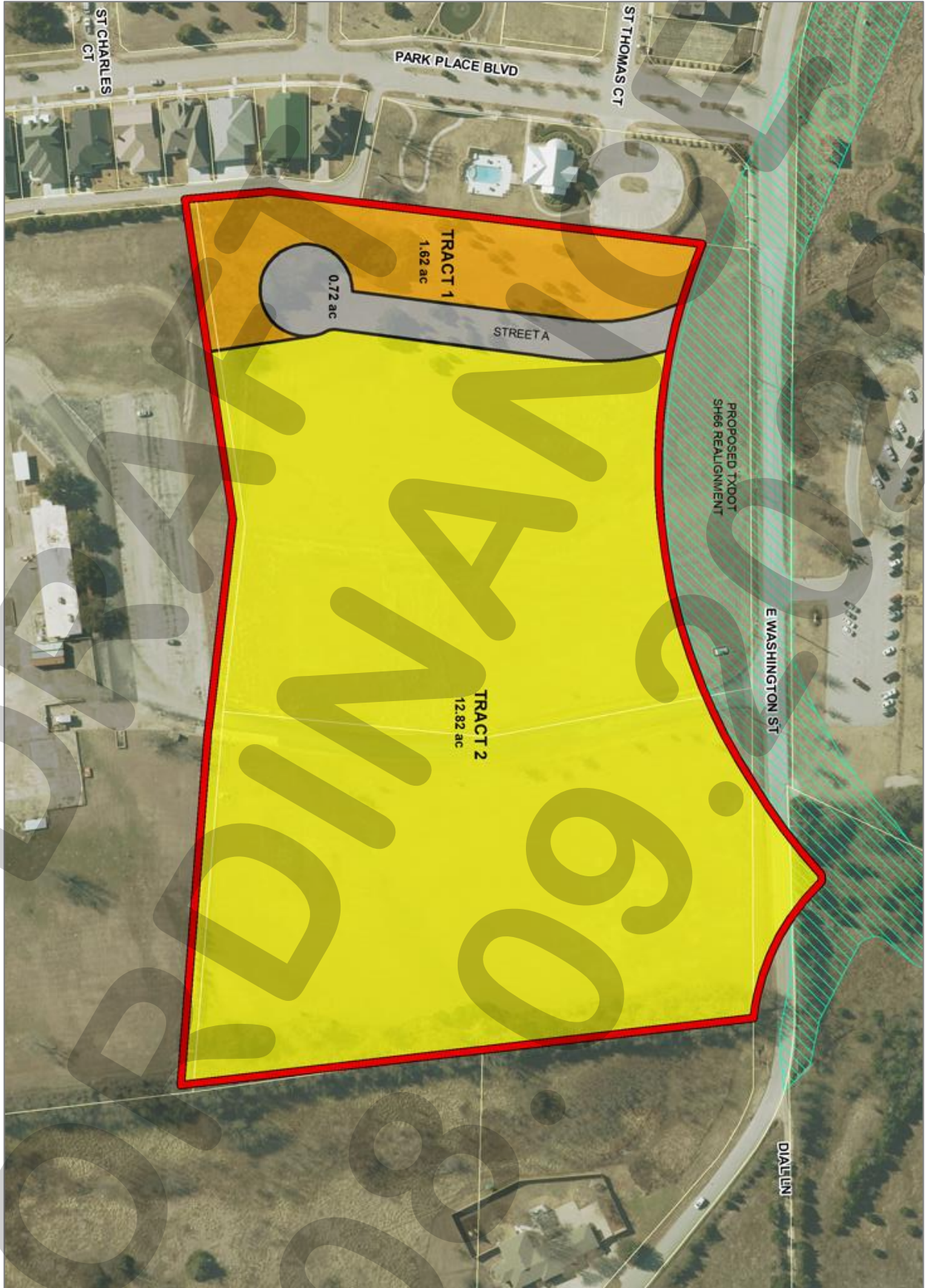


Exhibit 'D':
Conceptual Townhome Elevations

Tracts 1 & 2 (16.26-Acres): Development Standards for all Tracts

(1) *Landscaping Standards.*

- (a) *Landscape Requirements.* Landscaping shall be reviewed and approved with a *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.
- (b) *Landscape Buffers (Street A).* A minimum of a ten (10) foot landscape buffer shall be provided along the frontage of *Street A* as depicted in *Exhibit 'C'* of this ordinance, and shall incorporate a minimum of one (1) canopy tree and one (1) accent tree per 50-feet of linear frontage unless otherwise specified in this ordinance. Any streets added to the subject property that are not depicted on the Concept Plan in *Exhibit 'C'* of this ordinance or referenced in *Exhibit 'E'* of this ordinance shall also be subject to this requirement.
- (c) *Landscape Buffer and Sidewalks (SH-66/SH-66 Right-of-Way).* A minimum of a 30-foot landscape buffer shall be provided along the future right-of-way for SH-66 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof 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, two (2) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage.
- (d) *Landscape Buffer (Adjacent to Residential).* A minimum of a 20-foot landscape buffer shall be provided along the western boundary of *Tract 2* (*i.e. areas adjacent to residential land uses*). The landscape buffer shall incorporate a combination of shrubbery and ground cover along the entire length of the adjacency for the purpose of screening the commercial areas from the residential areas without using a physical barrier. In addition, the landscape buffer shall incorporate canopy trees planted on 20-foot centers along the entire length of the adjacency.
- (e) *Irrigation Requirements.* Irrigation shall be installed for all required landscaping. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect.

(2) *Washington Street.* The applicant shall not be responsible for upgrading E. Washington Street to a M4U (*major collector, four [4] lane, undivided roadway*) as shown on the Master Thoroughfare Plan in the Comprehensive Plan.

(3) *Buried Utilities.* All transmission and distribution power-lines located internally or along the perimeter of the *Subject Property*, shall be underground. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between a home and the property line.

(4) *Variances.* The variance procedures and standards for approval that are set forth in the Unified Development Code [*Ordinance No. 20-02*] shall apply to any application for variances to any provisions of this ordinance.

Tract 1: Townhomes (2.38-Acres)

Exhibit 'D':
Conceptual Townhome Elevations

(1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, *Tract 1* as depicted in *Exhibits 'B' & 'C'* of this ordinance shall be subject to the land uses permitted for 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) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, the following conditions shall apply:

The following land uses shall be permitted on the *Tract 1* in addition to the land uses permitted in the Single Family 10 (SF-10) District:

- Townhomes

However, the following land uses shall be expressly prohibited on *Tract 1*:

- Accessory Building
- Guest Quarters/Secondary Living Unit
- Portable Buildings
- Church/House of Worship
- Day Care
- Private or Public School
- Railroad Yard or Shop

(2) *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development ordinance, *Tract 1* as depicted in *Exhibits 'B' & 'C'* of this ordinance shall be subject to the development standards for the Single Family 10 (SF-10) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future. The maximum permissible density for the *Subject Property* shall not exceed 5.10 dwelling units per gross acre of land; however, in no case should the proposed development exceed 12 dwelling units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

<i>Minimum Lot Width</i> ⁽¹⁾	28'
<i>Minimum Lot Depth</i>	115'
<i>Minimum Lot Area</i>	3,000 SF
<i>Minimum Front Yard Setback</i> ^{(2) & (4)}	20'
<i>Minimum Side Yard Setback</i>	0'
<i>Minimum Distance Between Buildings</i>	10'
<i>Minimum Length of Driveway Pavement</i>	20'
<i>Maximum Height</i> ⁽³⁾	36'
<i>Minimum Rear Yard Setback</i> ⁽⁴⁾	10'
<i>Minimum Area/Dwelling Unit (SF) [Air Conditioned Space]</i>	1,400 SF
<i>Garage Orientation</i>	<i>Rear Entry</i>
<i>Maximum Number of Attached Units Per Buildings</i>	5 Units
<i>Maximum Lot Coverage</i>	75%

General Notes:

¹: The minimum lot width shall be measured at the *Front Yard Building Setback*.

²: The location of the *Front Yard Building Setback* as measured from the front property line.

Exhibit 'D':
Conceptual Townhome Elevations

- ³: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- ⁴: Porches, stoops, bay windows, balconies, eaves and similar architectural features may encroach beyond the *Front and Rear Yard Building Setbacks* by up to five (5) feet for any property; however, the encroachment shall not exceed three (3) feet on *Side Yard Setbacks* where appropriate for such use and shall not encroach into public right-of-way.
- (3) *Garage Orientation*. All garages are required to be rear entry (*i.e. access from Road 'A'*) and shall generally conform to the Concept Plan depicted in *Exhibit 'C'* of this ordinance (*i.e. the Townhomes will front towards the Park Place Subdivision*).
- (4) *Building Standards*. The building elevations shall generally conform to the *Conceptual Building Elevations* depicted in *Exhibit 'D'* of this ordinance; however, all development shall adhere to the following building standards:
- (a) *Masonry Requirements*. The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and/or similar cementaceous products may be used for up to 100% of the exterior of the building pending conformance with the anti-monotony restrictions outlined in this ordinance. Stucco (*i.e. three [3] part stucco or similar*) shall be prohibited.
- (b) *Roof Design Requirements*. All buildings shall be designed such that no roof mounted mechanical equipment (*i.e. HVAC, satellite, vents, etc.*) shall be visible from any direction. *Note: Screening of mechanical equipment is necessary for all equipment regardless of location (i.e. roof mounted, ground mounted, or otherwise attached to the building and/or located on the site).*
- (c) *Architectural Requirements*. All units shall be architecturally finished on all sides of the building that are visible from a public right-of-way or open space with the same materials, detailing and features.
- (5) *Anti-Monotony Restrictions*. The development shall generally conform to development scheme portrayed in the *Conceptual Building Elevations* depicted in *Exhibit 'D'* of this ordinance; however, all development shall adhere to the following anti-monotony restrictions:
- (a) Identical brick blends and paint colors may not occur on adjacent (*i.e. side-by-side*) properties within the development without at least two (2) intervening townhomes of differing materials on the same side of the adjacent townhome beginning with the adjacent property.
- (b) Front building elevations shall not repeat along any block face without at least two (2) intervening homes of differing appearance on the same block face within the development.
- (c) The rear elevation of the homes, backing to the public right-of-way (*i.e. Street A*), shall not repeat without at least two (2) (*i.e. side-by-side*) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

Exhibit 'D':
Conceptual Townhome Elevations

- (1) Front Encroachment (*i.e. Porch and/or Sunroom*) Type and Layout
 - (2) Roof Type and Layout
 - (3) Articulation of the Front Façade
 - (4) Differing Primary Exterior Materials
- (6) *Sidewalks.* The sidewalk adjacent to *Road 'A'* as depicted in *Exhibit 'C'* of this ordinance shall be constructed adjacent to the roadway with the exception of the area directly adjacent to the townhomes. In this area the sidewalk may be deviated to run in between the western property line of the *Subject Property* and the front facades of the townhomes. Where the sidewalk is on private property it shall be in a *pedestrian access easement*.
- (7) *Fence Standards.* All fences shall be required to be wrought iron or a tubular steel fence. Wrought iron/tubular steel fences shall be a minimum of four (4) feet in height; however, may not exceed a maximum of eight (8) feet in height.
- (8) *Homeowner's Association (HOA).* A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the *Municipal Code of Ordinances* of the City of Rockwall. As an alternative -- *and pending the approval of an adjacent HOA* --, this property can be incorporated into an existing HOA. The HOA shall also maintain all neighborhood parks, open space and common areas, irrigation, landscaping, screening fences and the private roadway, drive aisles and drive approaches for the subject property associated with this development.

Tract 2: Commercial/Retail (12.82-Acres)

- (1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, *Tract 2* as depicted in *Exhibits 'B' & 'C'* of this ordinance shall be subject to the land uses permitted for the General (GR) District as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, the following conditions shall apply:

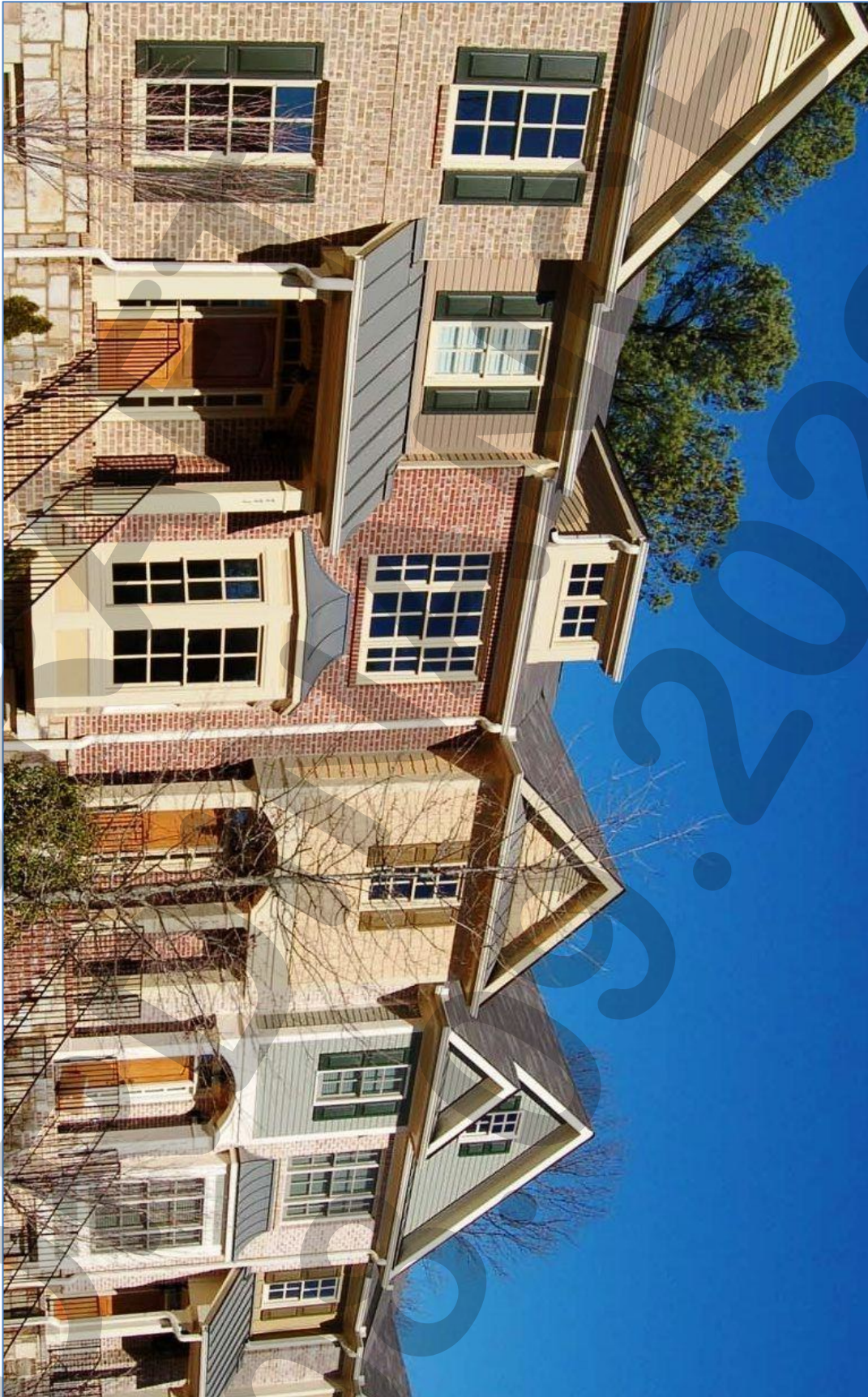
The following land uses shall be expressly prohibited on *Tract 2*:

- Convent or Monastery
- Hotel or Motel
- Residence Hotel
- Cemetery/Mausoleum
- Convalescent Care Facility/Nursing Home
- Emergency Ambulance Services (*Ground*)
- Hospital
- Mortuary or Funeral Chapel
- Social Service Provider
- Billiard Parlor or Pool Hall
- Carnival, Circus, or Amusement Ride
- Commercial Amusement/Recreation (*Outside*)
- Golf Driving Range
- Astrologer, Hypnotist, or Psychic Art and Science
- Night Club, Discotheque, or Dance Hall

Exhibit 'D':
Conceptual Townhome Elevations

- Secondhand Dealer
 - Auto Repair Garage (*Minor*)
 - Car Wash/Auto Detail
 - Car Wash (*Self Service*)
 - Retail Store with Gasoline Product Sales (*Any Amount of Dispensers*)
 - Service Station
 - Mining and Extraction (*Sand, Gravel, Oil & Other*)
 - Helipad
 - Railroad Yard or Shop
 - Transit Passenger Facility
- (2) *Density and Dimensional Requirements.* Any development on *Tract 2* as depicted in *Exhibits 'B' & 'C'* of this ordinance shall be subject to the development standards required for properties in a General Retail (GR) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.
- (3) *Building Standards.* The building elevations shall generally conform to the *Overlay District Standards*; however, all development shall adhere to the following building standards:
- (a) *Masonry Requirements.* The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural or quarried stone. Cementaceous fiberboard horizontal lap-siding (e.g. *HardiBoard* or *Stucco*) and/or similar cementaceous products may be used for up to 50% of the exterior of the building.
 - (b) *Roof Design Requirements.* All buildings shall be designed such that no roof mounted mechanical equipment (i.e. *HVAC, satellite, vents, etc.*) shall be visible from any direction. Parapets must be finished on both sides in the same material as the exterior facing elevation. *Note: Screening of mechanical equipment is necessary for all equipment regardless of location (i.e. roof mounted, ground mounted, or otherwise attached to the building and/or located on the site).*

Exhibit 'D':
Conceptual Townhome Elevations





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: Planning and Zoning Commission
DATE: August 9, 2022
APPLICANT: David Scott and Christine Fischer
CASE NUMBER: Z2022-036; *Specific Use Permit (SUP) for an AG Accessory Structure for Breezy Hill Lane*

SUMMARY

Hold a public hearing to discuss and consider a request by David Scott and Christine Fischer for the approval of a Specific Use Permit (SUP) for an *Agricultural Accessory Building* on a ten (10) acre parcel of land identified as Lot 2, Block A, Breezy Hill Lane Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the terminus of Breezy Hill Lane, and take any action necessary.

BACKGROUND

The subject property was annexed on February 4, 2008 by *Ordinance No. 08-12 [Case No. A2004-003]*. At the time of annexation, the subject property was a portion of a larger 90.00-acre tract of land (*i.e. Tract 33 of the J. Strickland Survey, Abstract No. 187*), and was zoned Agricultural (AG) District. On May 5, 2020, the subject property was established as Lot 2, Block A, Breezy Hill Lane Addition by *Case No. P2020-007*. On July 5, 2022, the City Council approved a Specific Use Permit (SUP) [*Case No. Z2022-026*] for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing of a 4,925 SF single-family home on the subject property.

PURPOSE

The applicants -- *David Scott and Christine Fischer* -- are requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing an *Agricultural Accessory Building* on the subject property in accordance with Subsection 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is generally located at the terminus of Breezy Hill Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 10.010-acre parcel of land (*i.e. Lot 1, Block A, Breezy Hill Lane Addition*) zoned Agriculture (AG) District. Beyond this are the corporate limits of the City of Rockwall and the corporate limits of Rockwall County.

South: Directly south of the subject property are the corporate limits of the City of Rockwall followed by several residential properties situated within Rockwall County and the City of Rockwall's Extraterritorial Jurisdiction (ETJ).

East: Directly east of the subject property is a 50.29-acre tract of land (*i.e. Tract 33-02, of the J Strickland Survey, Abstract No. 187*) zoned Agricultural (AG) District. Beyond this is Anna Cade Road, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are the corporate limits of the City of Rockwall followed by several properties with single-family homes situated on them.

West: Directly west of the subject property is Breezy Hill Lane, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phase 11 of the Breezy Hill Subdivision, which was established in 2019 and contains 78 residential lots. The Breezy Hill

Subdivision is zoned Planned Development District 74 (PD-74) for limited General Retail (GR) District and Single-Family 10 (SF-10) District.

CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES

On January 7, 2019, the City Council directed staff to change the Unified Development Code (UDC) to incorporate an *Agricultural Accessory Building* land use into Article 04, *Permissible Uses*, of the Unified Development Code (UDC). Based on this direction staff brought forward the requested changes on February 19, 2019, and the City Council adopted the new land use and operational conditions on March 4, 2019 through *Ordinance No. 19-12*. According to this new ordinance (*consolidated in Section 02.03, Conditional Land Use Standards, of Article 04, Permissible Uses, of the Unified Development Code [UDC]*) a *Barn or Agricultural Accessory Building* is permitted by a Specific Use Permit (SUP) in an Agricultural (AG) District subject to the following *Conditional Land Use Standards*:

- (1) The property shall be a minimum of ten (10) acres or more in size.
- (2) A *Barn or Agricultural Accessory Building* shall be a minimum of 2,000 SF and a maximum of 4,999 SF in total size (*i.e. under roof*).
- (3) The *Barn or Agricultural Accessory Building* shall be located behind the front façade of the primary structure, and be subject to the same building setbacks as the primary structure.

Staff has placed a table below (*i.e. Table 1: Conformance with the Conditional Land Use Standards for Agricultural Accessory Buildings*) showing how the *Agricultural Accessory Building* will conform to the *Conditional Land Use Standards* stated above.

TABLE 1: Conformance with the Conditional Land Use Standards for Agricultural Accessory Buildings

Conditional Use Standard	Proposed <i>Agricultural Accessory Building</i>
Minimum lot size of ten (10) acres	10.00-acres; <i>in conformance</i>
Building shall be 2,000 sf < x < 4,999 sf	~2,400 sf; <i>in conformance</i>
Located behind the front facade	Yes; <i>in conformance</i>
Meets setback requirements	Yes; <i>in conformance</i>

The applicant has submitted an application, residential plot plan, and conceptual building elevations. The applicant has indicated that they are planning to construct a 40' x 60' or 2,400 SF *Agricultural Accessory Building*. The *Agricultural Accessory Building* will have 12-foot walls, with a 4:12 roof pitch, and at the roof midpoint the structure will be less than 15-feet tall. According to the applicant the structure will be placed behind the front façade of the home, and be used to store agricultural equipment (*i.e. a tractor*). The proposed *Agricultural Accessory Building* meets all of the conditional land use standards, density and dimensional standards for a property situated within an Agricultural (AG) District as stipulated by the Unified Development Code (UDC).

NOTIFICATIONS

On July 22, 2022, staff mailed 48 notices to property owners and occupants within 500-feet of the subject property. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was written, staff has not received any notices in regard to the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) for an *Agricultural Accessory Building*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) The *Agricultural Accessory Building* shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibit 'B' & 'C'* of the Specific Use Permit SUP ordinance.
 - (b) The *Agricultural Accessory Building* shall not exceed a maximum size of 4,999 SF.

- (c) The Agricultural Accessory Building shall not exceed a maximum height of 15-feet as measured to the mid-point of the pitched roof.
 - (d) The Agricultural Accessory Building shall have a minimum of 3:12 roof pitch.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) 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 1101 Breezy Hill Lane Rockwall TX 75087

SUBDIVISION N/A

LOT 2 BLOCK A

GENERAL LOCATION At the North end of Breezy Hill Lane - the immediate property to the South is 1027 Breezy Hill. Property ID 106345

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

OWNER David Scott & Christine Fischer

APPLICANT

CONTACT PERSON David Scott Fischer

CONTACT PERSON

ADDRESS 1608 Lake Crest Ln

ADDRESS

CITY, STATE & ZIP Plano TX 75023

CITY, STATE & ZIP

PHONE 214-683-6617

PHONE

E-MAIL scott@downsfischer.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

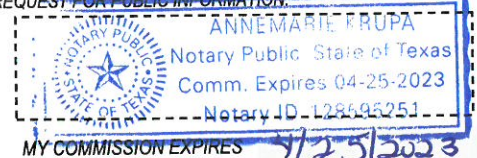
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID SCOTT FISCHER [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 350 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF JULY, 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 11th DAY OF July, 2022

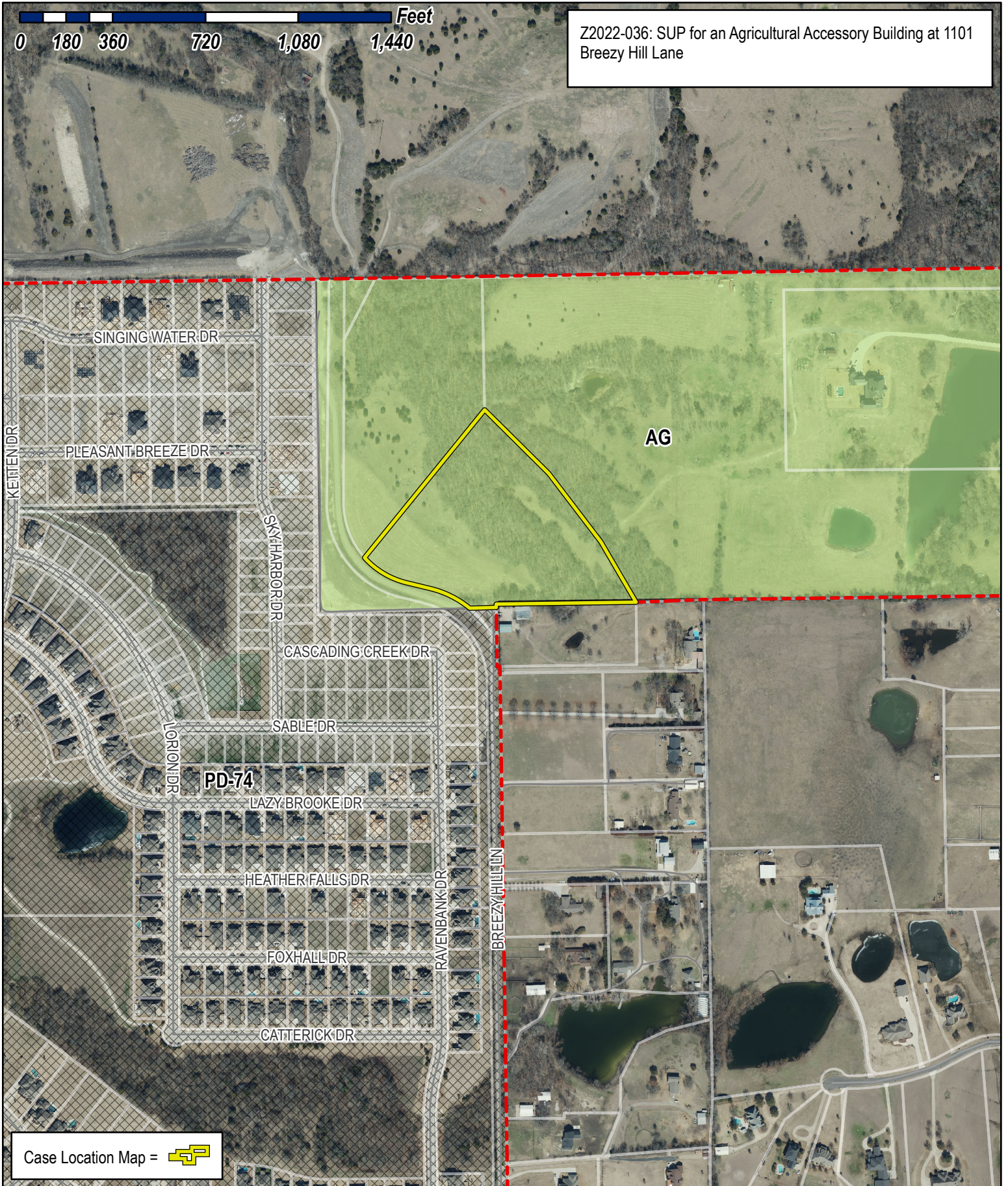
OWNER'S SIGNATURE


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



0 180 360 720 1,080 1,440 Feet

Z2022-036: SUP for an Agricultural Accessory Building at 1101 Breezy Hill Lane



Case Location Map = 



City of Rockwall

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

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

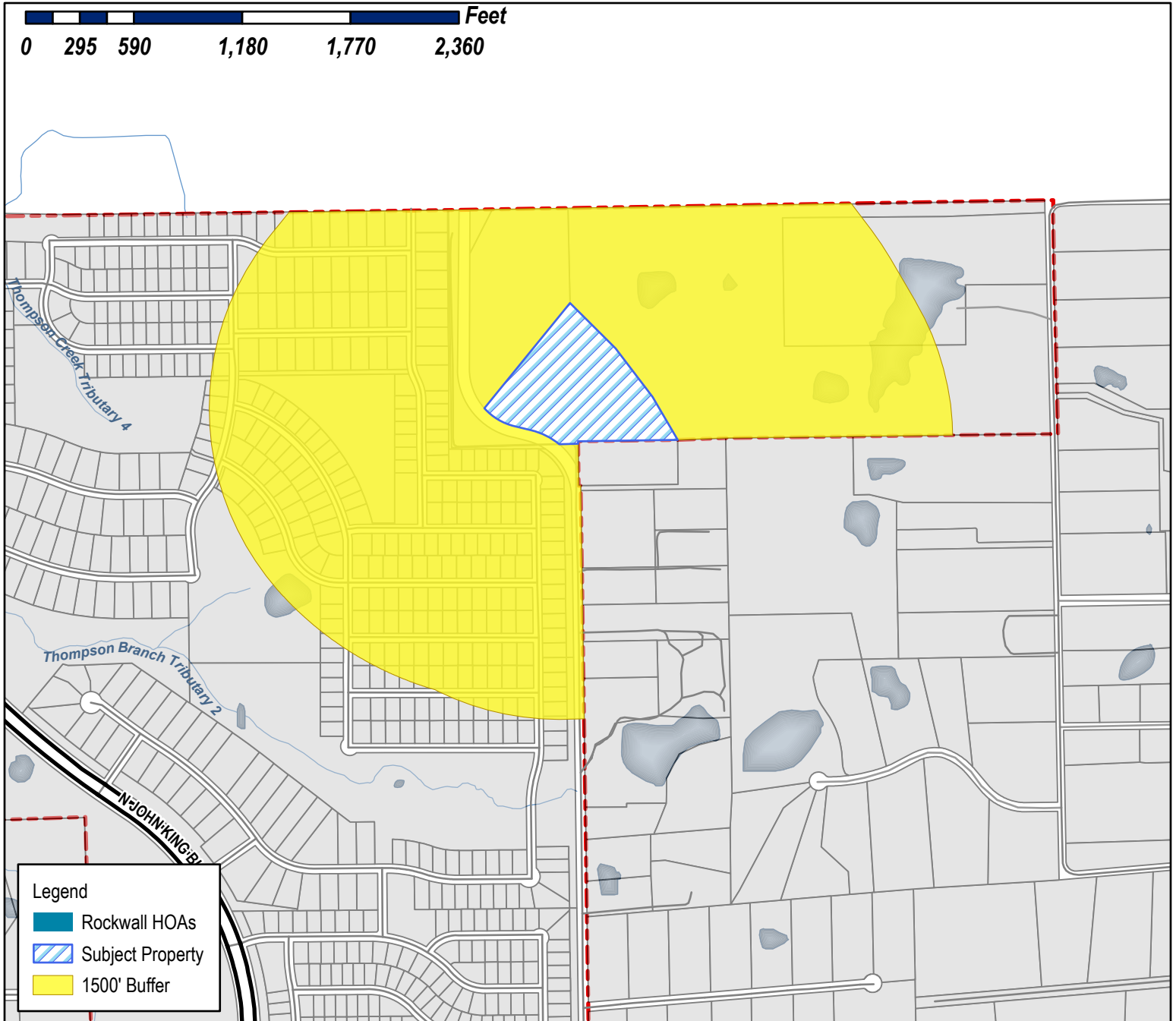




City of Rockwall

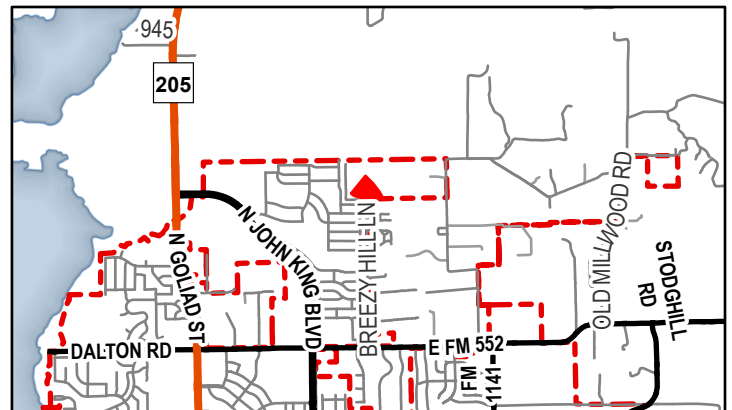
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2022-036
Case Name: SUP for an Agricultural Accessory Building
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 1101 Breezy Hill Lane

Date Saved: 7/15/2022
 For Questions on this Case Call (972) 771-7745

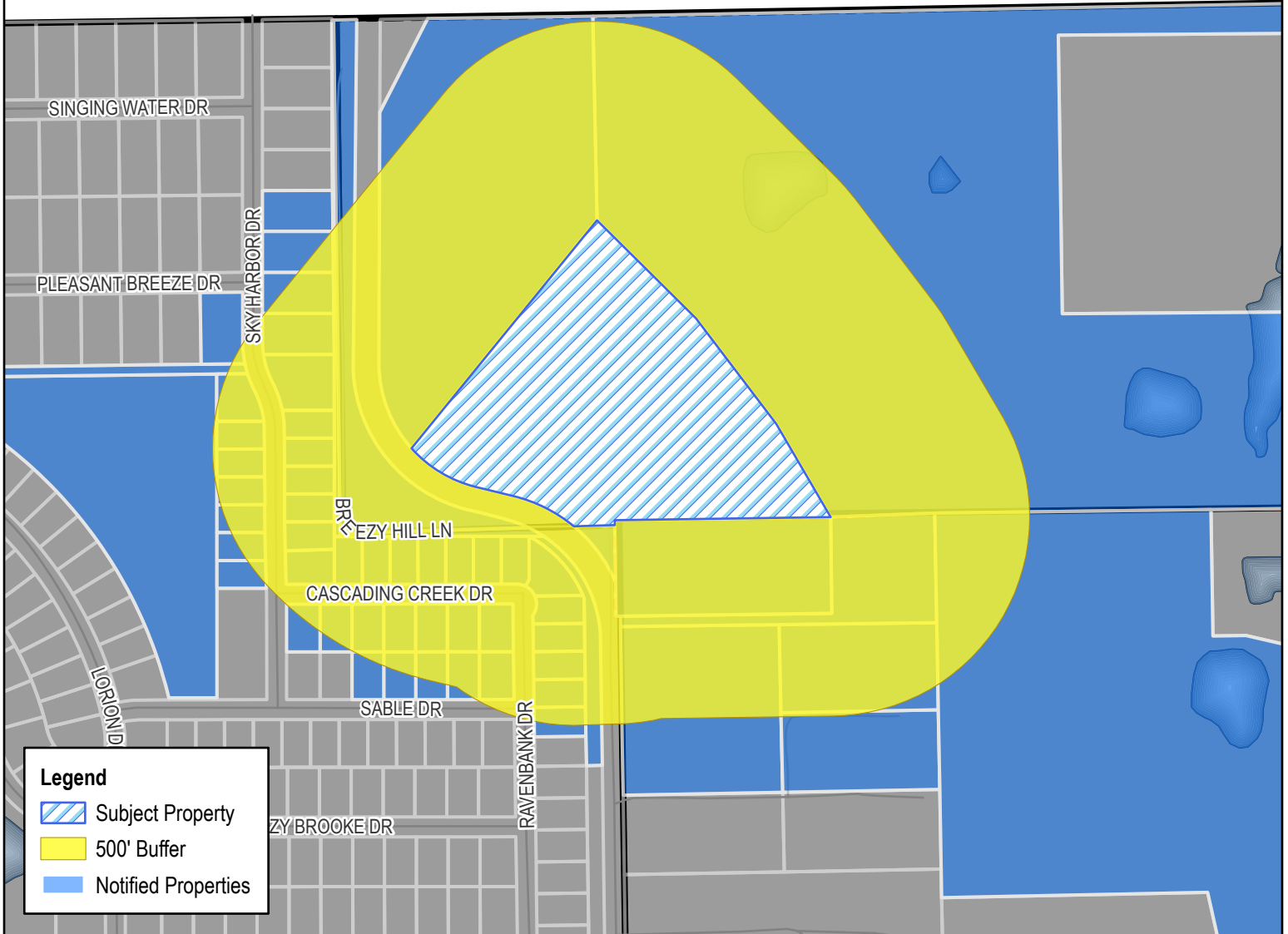
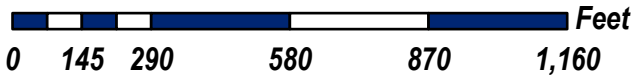




City of Rockwall

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

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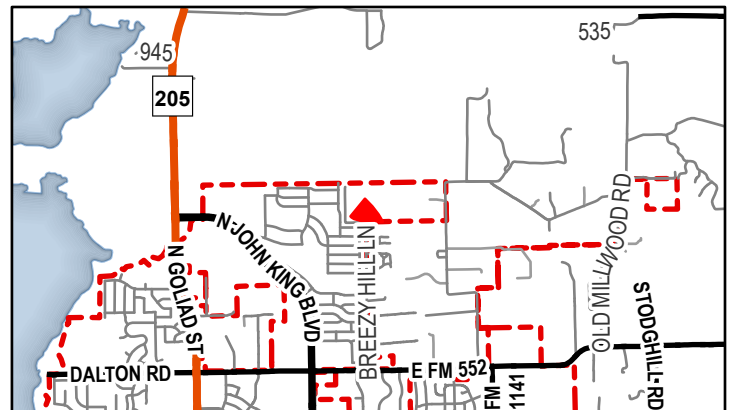


Legend

- Subject Property
- 500' Buffer
- Notified Properties

Case Number: Z2022-036
Case Name: SUP for an Agricultural Accessory Building
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 1101 Breezy Hill Lane

Date Saved: 7/15/2022
 For Questions on this Case Call (972) 771-7745



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 Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2022-036: SUP for an Agricultural Accessory Building

Hold a public hearing to discuss and consider a request by David Scott and Christine Fischer for the approval of a *Specific Use Permit (SUP)* for an *Agricultural Accessory Building* on a ten (10) acre parcel of land identified as Lot 2, Block A, Breezy Hill Lane Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the terminus of Breezy Hill Lane, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, August 9, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 15, 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:

Bethany Ross
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, August 15, 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. Z2022-036: SUP for an Agricultural Accessory Building

Please place a check mark on the appropriate line below:

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

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

Name: [Grey box]
Address: [Grey 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

BH PHASE XI LTD
1001 CASCADING CREEK DR
ROCKWALL, TX 75087

BH PHASE XI LTD
1005 CASCADING CREEK DR
ROCKWALL, TX 75087

BH PHASE XI LTD
1006 CASCADING CREEK DR
ROCKWALL, TX 75087

BH PHASE XI LTD
1009 CASCADING CREEK DR
ROCKWALL, TX 75087

GRAND HOMES 2014 LP
1010 CASCADING CREEK DR
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
1012 SABLE DR
ROCKWALL, TX 75087

GRAND HOMES 2014 LP
1013 CASCADING CREEK DR
ROCKWALL, TX 75087

BH PHASE XI LTD
1014 CASCADING CREEK DR
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
1016 SABLE DR
ROCKWALL, TX 75087

GRAND HOMES 2014 LP
1017 CASCADING CREEK DR
ROCKWALL, TX 75087

BH PHASE XI LTD
1018 CASCADING CREEK DR
ROCKWALL, TX 75087

BH PHASE XI LTD
1020 CASCADING CREEK DR
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
1020 SABLE DR
ROCKWALL, TX 75087

GRAND HOMES 2014 LP
1021 CASCADING CREEK DR
ROCKWALL, TX 75087

BREEZY HILL ESTATES HOMEOWNERS
ASSOCIATION INC
1024 S GREENVILLE AVE SUITE 230
ALLEN, TX 75225

BH PHASE XI LTD
1024 CASCADING CREEK DR
ROCKWALL, TX 75087

GRAND HOMES 2014 LP
1024 SABLE DR
ROCKWALL, TX 75087

GRAND HOMES 2014 LP
1025 CASCADING CREEK DR
ROCKWALL, TX 75087

BH PHASE XI LTD
1028 CASCADING CREEK DR
ROCKWALL, TX 75087

BH PHASE XI LTD
1028 SABLE DR
ROCKWALL, TX 75087

KNOWLTON COREY D
1460 ANNA CADE ROAD
ROCKWALL, TX 75087

GRAND HOMES 2014 LP
15455 DALLAS PARKWAY SUITE 1000
ADDISON, TX 75225

KNOWLTON COREY D
205 BREEZY HILL DR
ROCKWALL, TX 75087

KNOWLTON COREY D
205 ROCKHOUSE LN
ROCKWALL, TX 75087

BH PHASE XI LTD
4414 RAVENBANK DR
ROCKWALL, TX 75087

BH PHASE XI LTD
4504 RAVENBANK DR
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
4505 SKY HARBOR DR
ROCKWALL, TX 75087

BH PHASE XI LTD
4506 SKY HARBOR DR
ROCKWALL, TX 75087

BH PHASE XI LTD
4508 RAVENBANK DR
ROCKWALL, TX 75087

GRAND HOMES 2014 LP
4511 SKY HARBOR DR
ROCKWALL, TX 75087

GRAND HOMES 2014 LP
4512 RAVENBANK DR
ROCKWALL, TX 75087

BH PHASE XI LTD
4514 SKY HARBOR DR
ROCKWALL, TX 75087

GRAND HOMES 2014 LP
4516 RAVENBANK DR
ROCKWALL, TX 75087

GRAND HOMES 2014 LP
4521 SKY HARBOR DR
ROCKWALL, TX 75087

BH PHASE XI LTD
4524 SKY HARBOR DR
ROCKWALL, TX 75087

GRAND HOMES 2014 LP
4536 SKY HARBOR DR
ROCKWALL, TX 75087

BH PHASE XI LTD
4537 SKY HARBOR DR
ROCKWALL, TX 75087

GRAND HOMES 2014 LP
4538 SKY HARBOR DR
ROCKWALL, TX 75087

SANCHEZ ELENA
4546 SKY HARBOR DRIVE
ROCKWALL, TX 75225

WALLER DAVID AND SORAYA
4550 SKY HARBOR DRIVE
ROCKWALL, TX 75225

BH PHASE XI LTD
4602 RAVENBANK DR
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
4602 SKY HARBOR DR
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
4606 SKY HARBOR DR
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
5310 HARVEST HILL RD SUITE 162
DALLAS, TX 75225

HEFNER SCOTT & CHERYL
735 PLEASANT BREEZE DR
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
8214 WESTCHESTER DR STE 710
DALLAS, TX 75225

BH PHASE XI LTD
8214 WESTCHESTER DRIVE SUITE 900
DALLAS, TX 75225

HEFNER SCOTT & CHERYL
897 ANACONDA COURT
CASTLE ROCKWA, CO 75225

RESIDENCE
FOR
SCOTT AND
CHRISTINE
FISCHER

LOT 2
BREEZY HILL
LANE ADDITION
ROCKWALL, TX



02 SITE LOCATION
SCALE: 1/4" = 1'-0"

ISSUE LOG

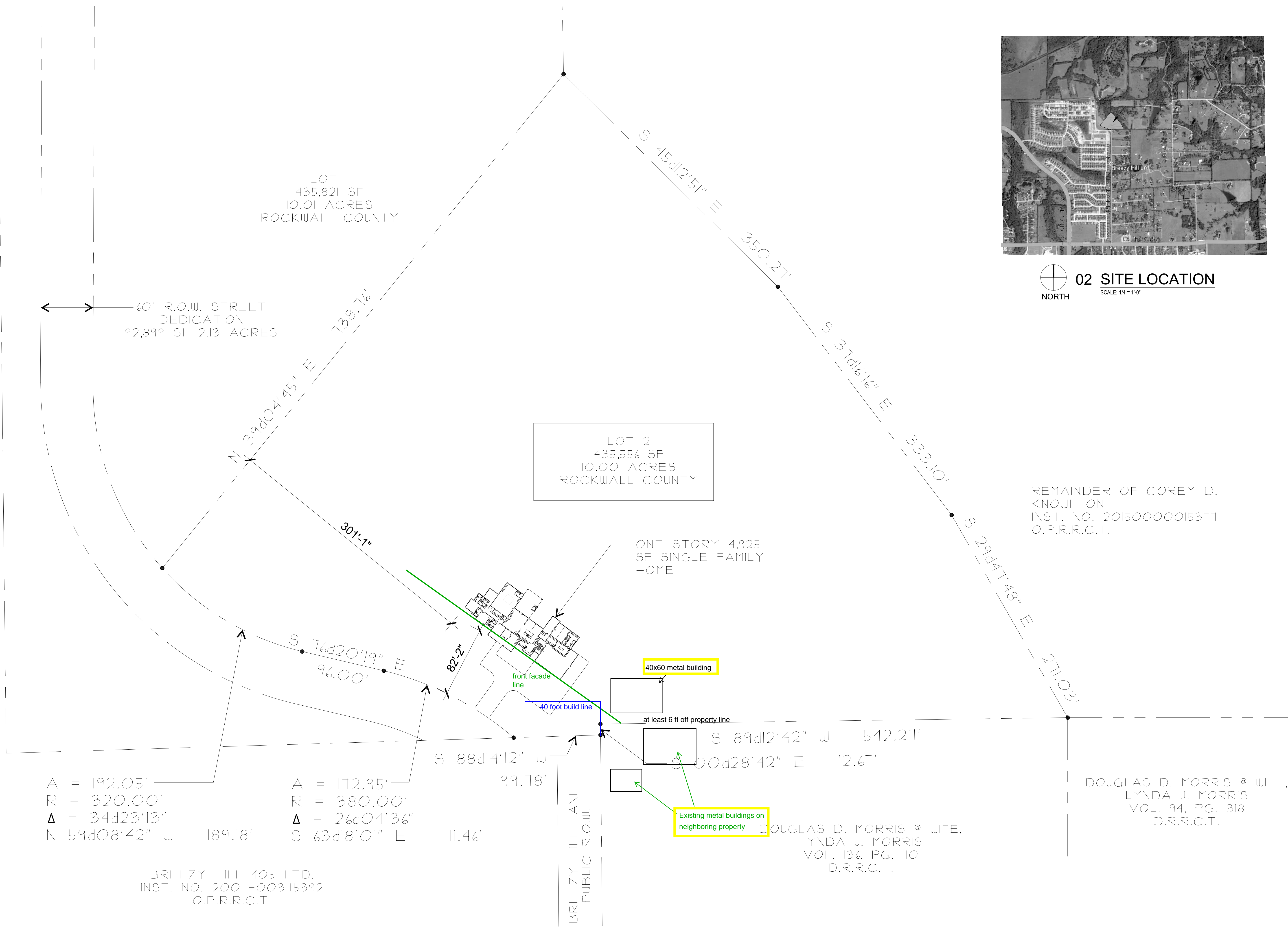
DATE	DESCRIPTION

REVISION LOG

DATE	DESCRIPTION	REV. NO.

ISSUED FOR:

- PRELIMINARY - NOT FOR CONSTRUCTION
- BIDDING / PERMIT
- REVISION / ADDENDUM
- FOR CONSTRUCTION



REMAINDER OF COREY D. KNOWLTON
INST. NO. 20150000015311
O.P.R.R.C.T.

DOUGLAS D. MORRIS @ WIFE,
LYNDA J. MORRIS
VOL. 94, PG. 318
D.R.R.C.T.

DOUGLAS D. MORRIS @ WIFE,
LYNDA J. MORRIS
VOL. 136, PG. 110
D.R.R.C.T.

A = 192.05' A = 172.95'
R = 320.00' R = 380.00'
Δ = 34d23'13" Δ = 26d04'36"
N 59d08'42" W 189.18' S 63d18'01" E 171.46'

BREEZY HILL 405 LTD.
INST. NO. 2007-00315392
O.P.R.R.C.T.

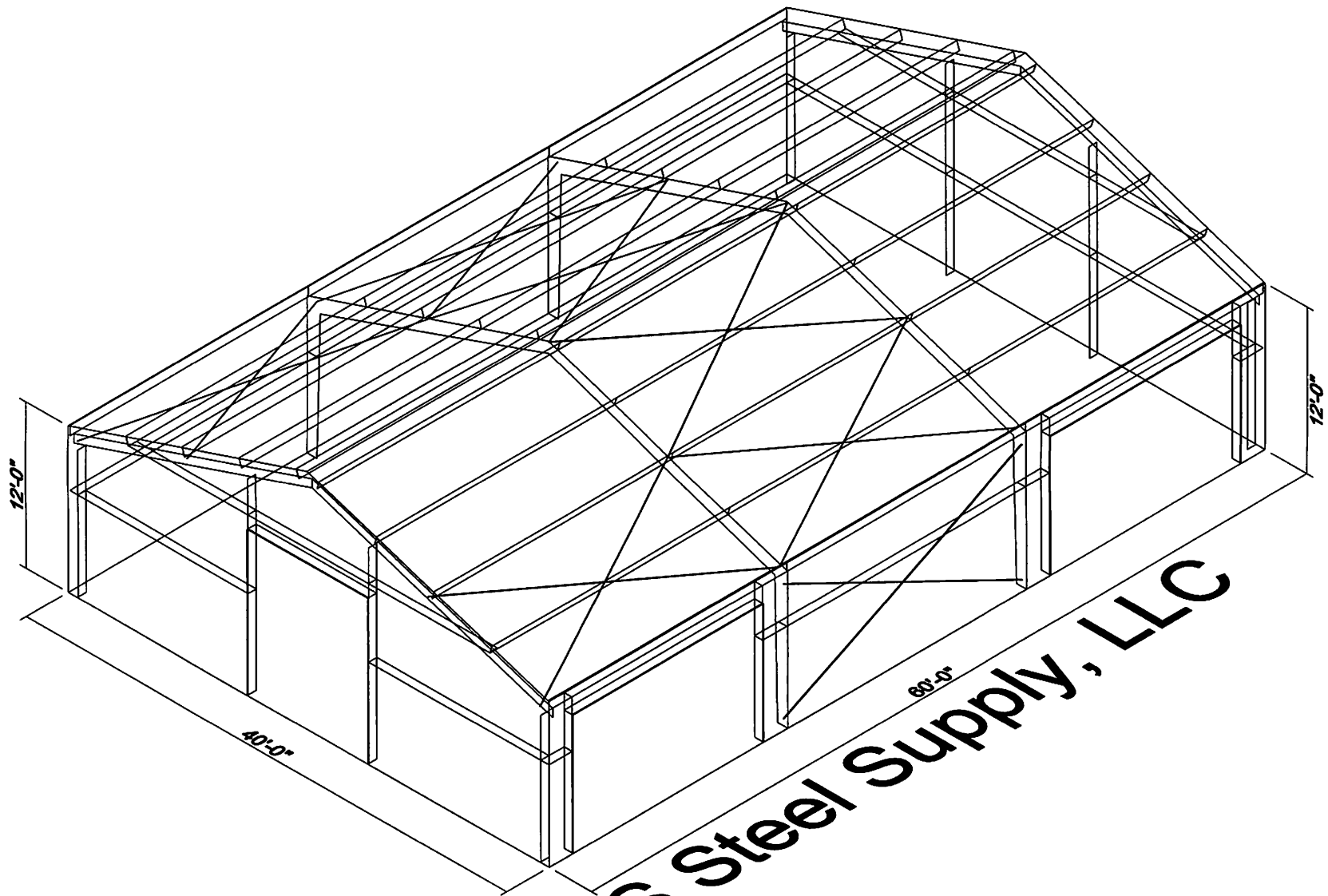
01 SITE PLAN EXHIBIT
SCALE: 1" = 50'-0"

ARCH. PROJ. #	SCALE
22307	REF. DRAWING

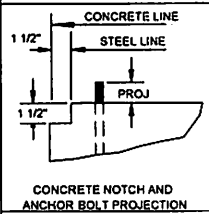
SHEET NO.

E.1

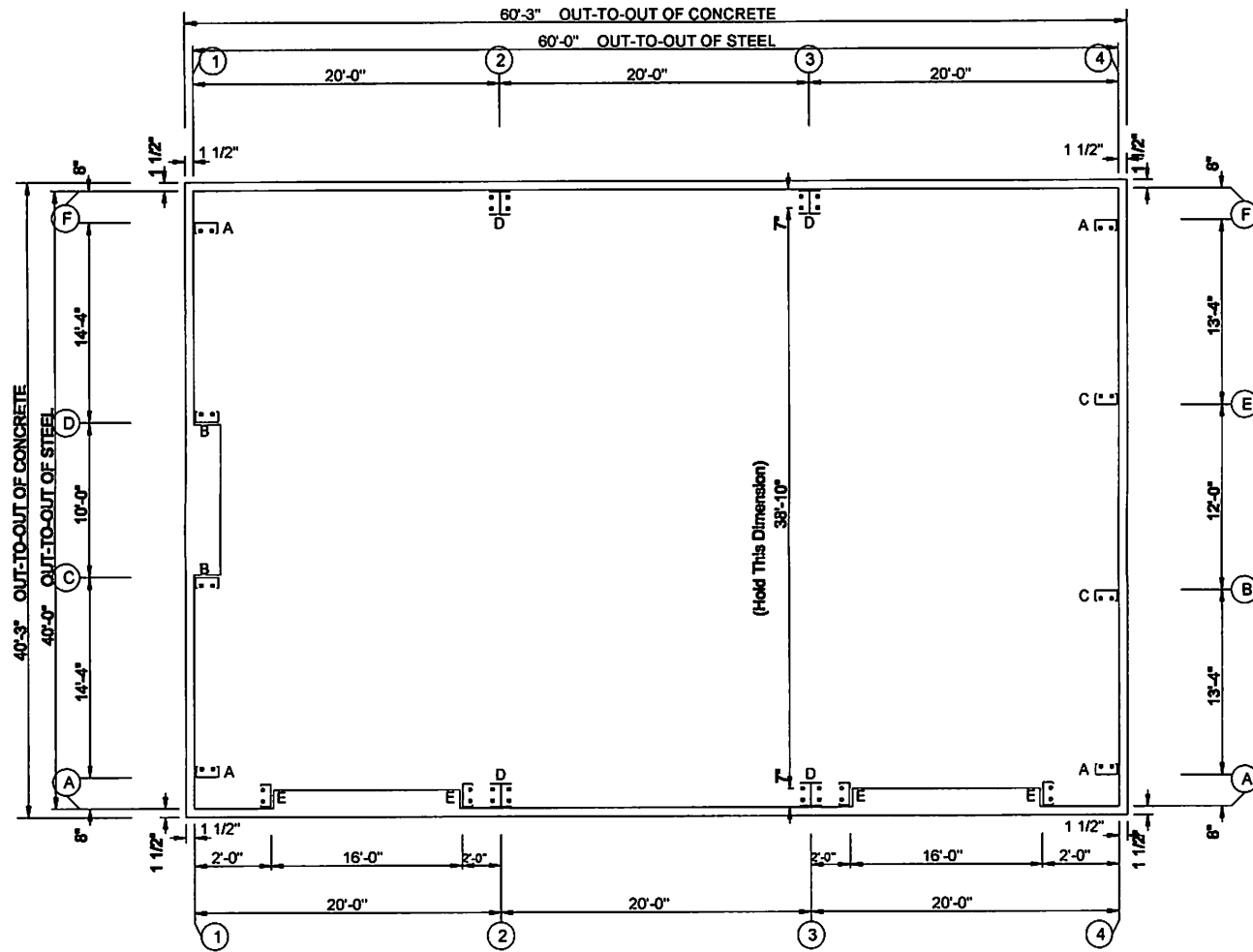
SITE PLAN EXHIBIT



Triple-S Steel Supply, LLC



- Dia= 5/8"
- Dia= 3/4"



ANCHOR BOLT PLAN
 NOTE: All Base Plates @ 100'-0" (U.N.)

Triple-S Steel Supply, LLC				
PROJECT	Tiffany Woods	ANCHOR BOLT PLAN		
ID	32901	DESIGN:	DRAFT:	CHECK:
PROJECT ADDRESS		DATE: 7/1/22	SHEET	OF

CITY OF ROCKWALL

ORDINANCE NO. ~~22-XX~~

SPECIFIC USE PERMIT NO. ~~S-XXX~~

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [~~ORDINANCE NO. 20-02~~] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW AN *AGRICULTURAL ACCESSORY BUILDING* ON A 10-ACRE TRACT OF LAND, IDENTIFIED AS LOT 2, BLOCK A, BREEZY HILL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND 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 David Scott and Christine Fischer for the approval of a *Specific Use Permit (SUP)* for an *Agricultural Accessory Building* on a ten (10) acre parcel of land identified as Lot 2, Block A, Breezy Hill Lane Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the terminus of Breezy Hill Lane, 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) allowing an *Agricultural Accessory Building* as stipulated by Subsection 01.01, *Use of Land and Building*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [~~Ordinance No. 20-02~~] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 01.01, *Use of Land and Building*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [~~Ordinance No. 20-02~~]~~-- as heretofore amended and as may be amended in the future --~~, and with the following conditions:

2.1. OPERATIONAL CONDITIONS

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

- (1) The *Agricultural Accessory Building* shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibit 'B & 'C'* of this ordinance.
- (2) The *Agricultural Accessory Building* shall not exceed a maximum size of 4,999 SF.
- (3) The *Agricultural Accessory Building* shall not exceed a maximum height of 15-feet.
- (4) The *Agricultural Accessory Building* shall have a minimum of 3:12 roof pitch.

2.2. COMPLIANCE

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

- (1) Upon obtaining a *Building Permit*, should the homeowner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 6th DAY OF SEPTEMBER, 2022.

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

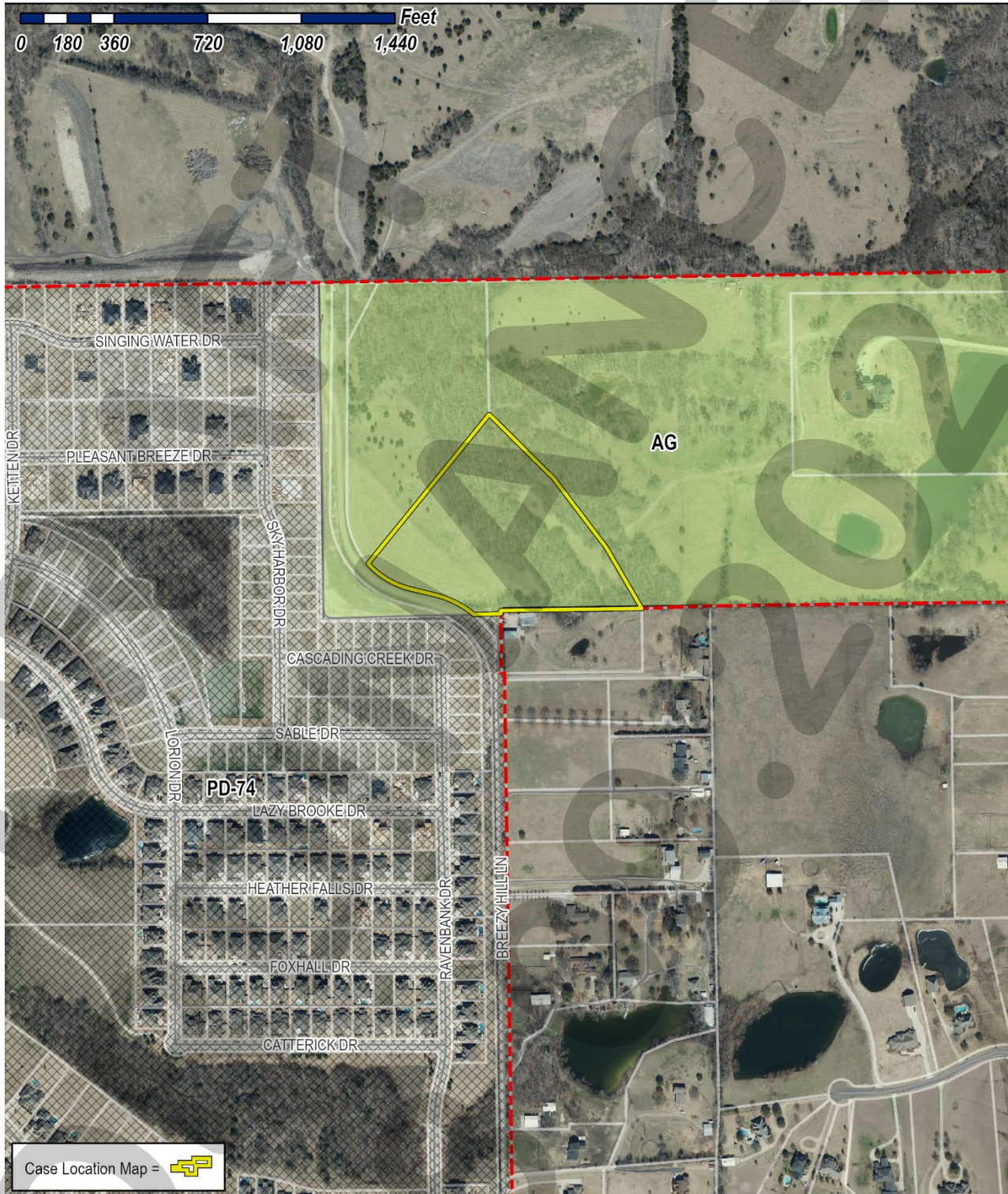
1st Reading: August 15, 2022

2nd Reading: September 6, 2022

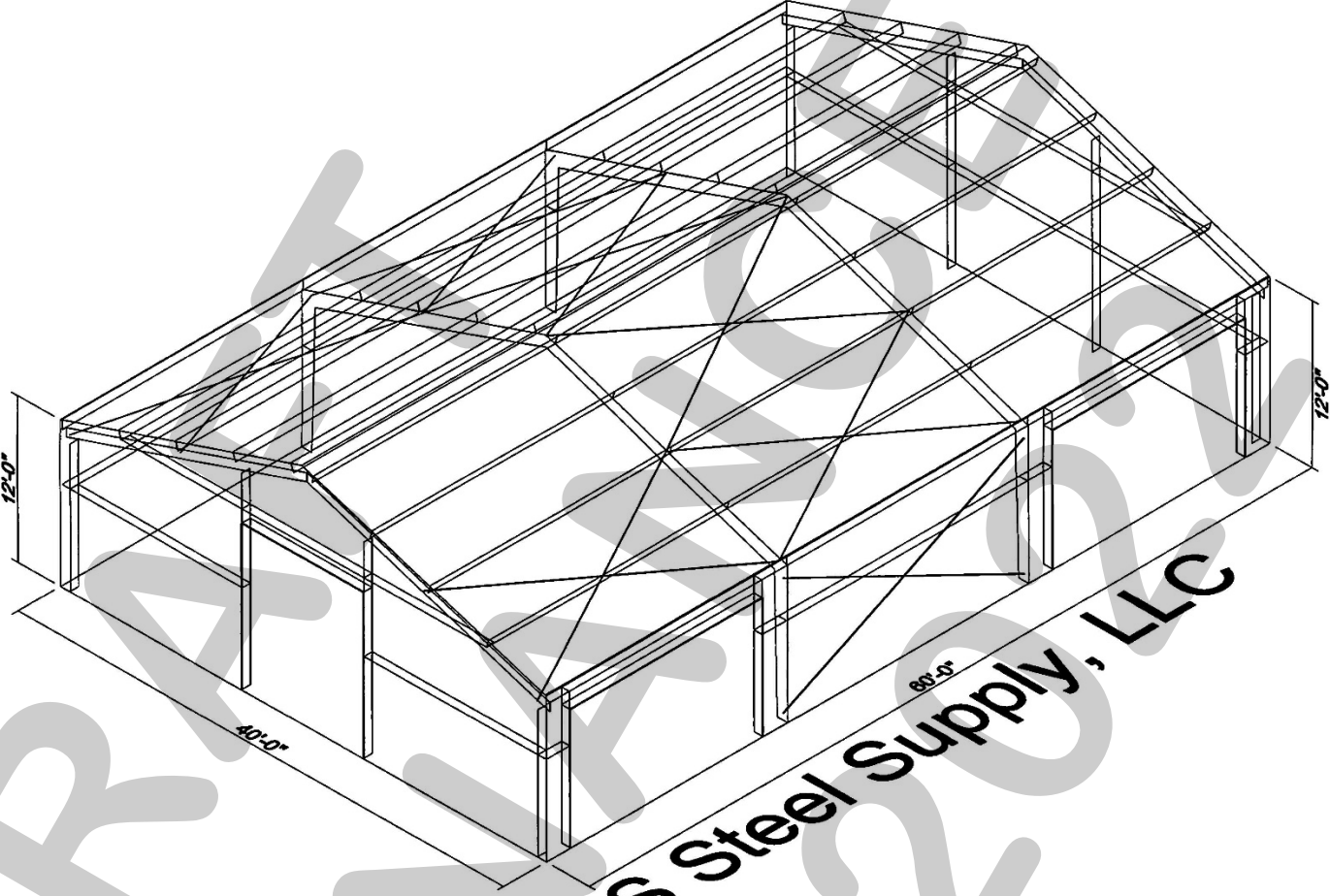
Exhibit 'A'
Zoning Exhibit

Address: 1101 Breezy Hill Lane

Legal Description: Lot 2, Block A, Breezy Hill Lane Addition



**Exhibit 'C':
Elevations**



Triple-S Steel Supply, LLC

ORDINANCE 08.09.20



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: August 9, 2022
APPLICANT: Ryan Joyce; *Michael Joyce Properties*
CASE NUMBER: Z2022-037; *Zoning Change (AG, 2F & LI to PD) for the Park Hills Subdivision*

SUMMARY

Hold a public hearing to discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bill Bricker of Columbia Development Company for the approval of a Zoning Change from an Agricultural (AG) District, Two-Family (2F) District and Light Industrial (LI) District to a Planned Development District for Single-Family 8.4 (SF-8.4) District land uses on a 65.309-acre tract of land identified as the Oak Creek Subdivision; Tract 6 of the G. W. Redlin Survey, Abstract No. 183; and being portions of Tracts 1 & 6-1 of the G. W. Redlin Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Two-Family (2F) District and Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally bounded by John King Boulevard, E. Williams Street, E. Washington Street, and Harry Myers Park, and take any action necessary.

BACKGROUND

A portion of the subject property was annexed by the City Council on February 6, 1961 through the adoption of *Ordinance No. 60-01 [Case No. A1960-001]*. Based on the January 3, 1972 *Historic Zoning Maps*, this portion of the subject property was rezoned from an Agricultural (AG) District to a Light Industrial (LI) District at some point between February 6, 1961 and January 3, 1972. On January 9, 1984 the City Council approved *Ordinance No. 84-06* changing the zoning of a portion of the subject property from a Light Industrial (LI) District to a Two-Family (2F) District for the purpose of facilitating a townhome development [*Case No. 1983-048-01*]. Approved concurrently with this zoning change, the City Council also approved a *Preliminary Plat [Case No. 1983-049-01]* and *Site Plan [Case No. 1983-049-02]* for the townhome development. On April 10, 1984 a *Final Plat* for the Oak Creek Subdivision, consisting of 78 townhome lots on 18.37-acres, was filed with Rockwall County. This property - - *while being platted into 78 townhome lots* -- remains currently vacant. The balance of the subject property was annexed into the City of Rockwall on March 16, 1998 by *Ordinance No. 98-10 [Case No. A1998-001]*. At the time of annexation this property was zoned Agricultural (AG) District. This designation has not changed since annexation and this portion of the subject property has remained vacant.

PURPOSE

On July 15, 2022 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, Two-Family (2F) District, and Light Industrial (LI) District to a Planned Development District for Single-Family 8.4 (SF-8.4) District land uses. Specifically, the applicant is proposing to entitle the subject property for a 144-lot single-family, residential subdivision that will consists of three (3) lot sizes (*i.e. [A] 41, 72' x 120' lots; [B] 75, 62' x 120' lots; and [C] 28, 52' x 120' lots*).

ADJACENT LAND USES AND ACCESS

The subject property is generally located in between John King Boulevard, E. Washington Street, E. Williams Street [*SH-66*], and Harry Myers Park. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is E. Williams Street [*SH-66*], which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Highlands Subdivision, which consists of 36 single-family residential lots on 11.00-acres. North of this is a vacant

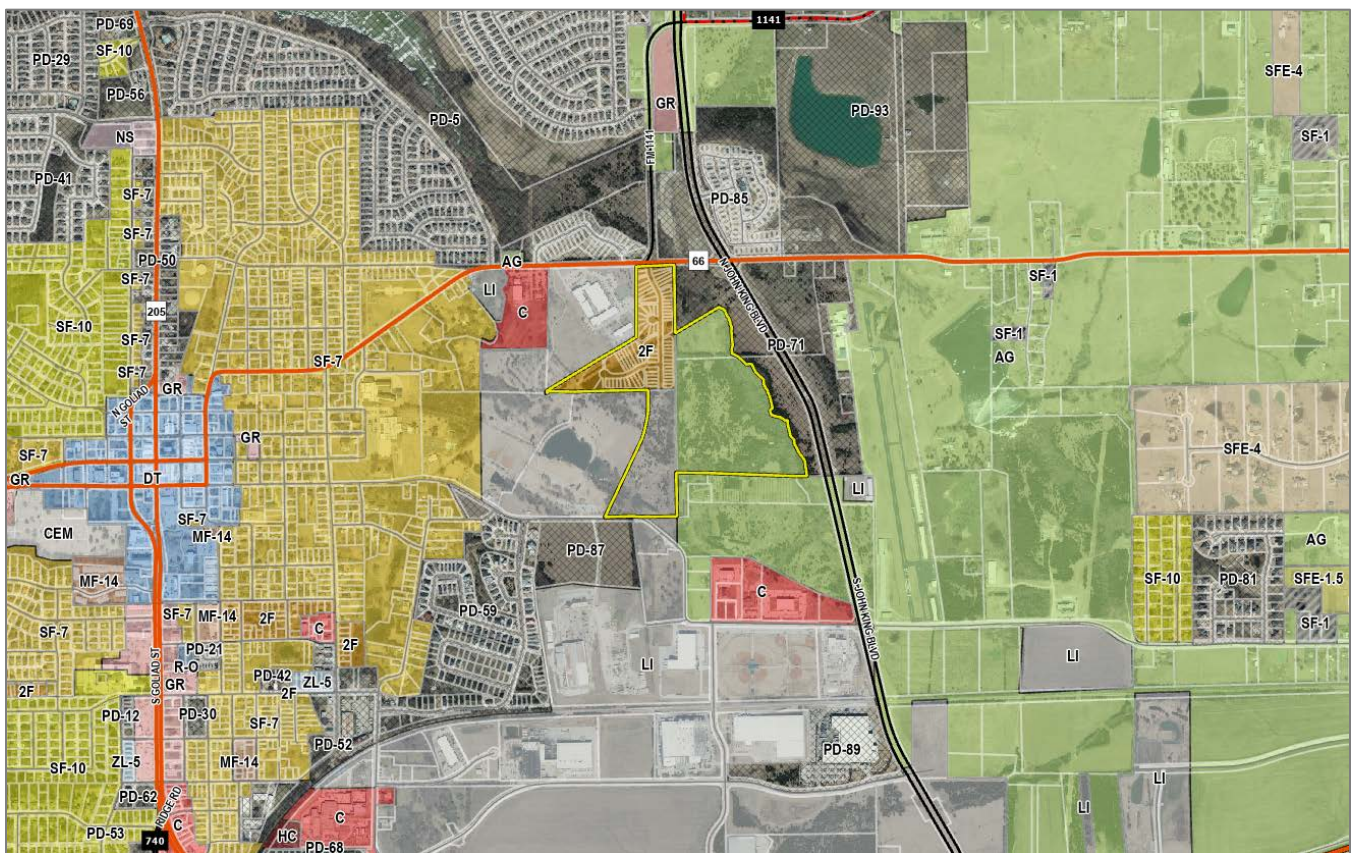
3.494-acre tract of land (i.e. Tract 2 of the M. B. Jones Survey, Abstract No. 122). These properties are zoned Planned Development District 5 (PD-5) for open space and Zero Lot Line (ZL-5) District land uses.

South: Directly south of the subject property is E. Washington Street, which is identified as a M4U (i.e. major collector, four [4] lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) vacant tracts of land (i.e. Tract 31 of the R. Ballard Survey, Abstract No. 197 and Lot 1, Block 1, Indalloy Addition) that are zoned Planned Development District 87 (PD-87) for Townhomes, General Retail (GR) District, and Light Industrial (LI) District land uses.

East: Directly east of the subject property are the remainder tracts for Tracts 1 & 6-1 of the G. W. Redlin Survey, Abstract No. 183. These remainders are zoned Planned Development District 71 (PD-71) for Commercial (C) District land uses. Beyond this is N. John King Boulevard, which is identified as a P6D (i.e. principal arterial, six [6] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is a 67.036-acre public park (i.e. Harry Myers Park). Also, west of the subject property is a 21.326-acre tract of land (i.e. Tract 7 of the G. W. Redlin Survey, Abstract No. 183) that is occupied with the administrative offices for the Rockwall Independent School District (RISD) and the Quest Academy. Both of these properties are zoned Light Industrial (LI) District, with a portion of the public park being zoned Single-Family 7 (SF-7) District.

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 65.309-acre subject property will consist of 144 residential lots. These lots will consist of three (3) lot types: [7] 41 Type 'A' lots that are a minimum of 72' x 120' (or 8,400 SF), [2] 75 Type 'B' lots that are a minimum of 62' x 120' (or 7,200 SF), and [3] 28 Type 'C' lots that are a minimum of 52' x 120' (or 6,000 SF). This translates to a gross density of 2.21 dwelling units per gross acre (i.e. 144 lots/65.309-acres = 2.205 dwelling units per gross acre). The minimum dwelling unit size (i.e. air-

condition space) will range from 2,400 SF to 2,500 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, 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 variation of materials throughout the subdivision. The following are some of the examples provided by the applicant showing horizontal lap-siding, *board-and-batten* siding, or decorative patterns that are contained within the Planned Development District ordinance:

FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD



FIGURE 2: EXAMPLES OF BOARD AND BATTEN



FIGURE 3: EXAMPLES OF HORIZONTAL LAP



Looking at the garage orientation proposed for the development, the applicant is requesting to allow all of the *Type 'C'* lots (*i.e. the 52' x 120' lots*) or a total of 19.40% of the 144 lots (*equating to a total of 28 lots*) to be orientated toward the street in a *Front Entry* garage configuration; however, the applicant is proposing to require an additional five (5) foot setback from the front façade of the home for *Front Entry* garage configurations, which will create a 25-foot separation from the garage to the front property line. The remaining garage doors will be oriented in 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] carriage style hardware and lighting, [3] decorative wood doors or wood overlays on insulated metal doors, and [4] driveways that are constructed with

ornamental stamped concrete brick pavers, stained finish, or salt finished. The following are some of the examples of the upgrades required in the Planned Development District ordinance:

FIGURE 4: EXAMPLES OF ENHANCED WOOD GARAGE DOOR



FIGURE 5: EXAMPLES OF UPGRADED FINISHES



DIVIDED BAYS



CARRIAGE HARDWARE



CEDAR CLADDING



ORNAMENTAL PAVING

FIGURE 6: 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 8.4 (SF-8.4) 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	72' x 120'	8,400 SF	41	28.50%
B	62' x 120'	7,200 SF	75	52.10%
C	52' x 120'	6,000 SF	28	19.40%
<i>Maximum Permitted Units:</i>			144	100.00%

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

Lot Type (see Concept Plan) ►	A	B	C
<i>Minimum Lot Width</i> ⁽¹⁾	72'	62'	52'
<i>Minimum Lot Depth</i>	120'	120'	120'
<i>Minimum Lot Area (SF)</i>	8,400 SF	7,200 SF	6,000 SF
<i>Minimum Front Yard Setback</i> ^{(2), (5) & (6)}	20'	20'	20'
<i>Minimum Side Yard Setback</i>	6'	6'	6'
<i>Minimum Side Yard Setback (Adjacent to a Street)</i> ^{(2), (5) & (7)}	15'	15'	15'
<i>Minimum Length of Driveway Pavement</i>	20'	20'	20'
<i>Maximum Height</i> ⁽³⁾	35'	35'	35'
<i>Minimum Rear Yard Setback</i> ⁽⁴⁾	10'	10'	10'
<i>Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]</i>	2,500 SF	2,500 SF	2,400 SF
<i>Maximum Lot Coverage</i>	65'	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 21.14-acres of open space that includes a 0.97-acre amenity center, 11.95-acres of private open space, 1.87-acres of parkland dedication, and 6.35-acres of floodplain. This translates to an open space percentage of 27.51% (*i.e. 11.95-acres of private open space + 0.97-acre amenity center + 1.87-acres of parkland dedication [6.35-acres of floodplain/2]/65.309-acres gross = 17.965-acres or 27.50769%*). In addition, the applicant has incorporated a trail system on the concept plan that shows a six (6) foot hike and bike trail will be provided. These trails will also provide access into Harry Myers Park, which is situated west of the proposed subdivision.

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 SH-66 is required to be a TXDOT4D (*i.e. a Texas Department of Transportation, four [4] lane, divided roadway*), which requires a 140-foot right-of-way. The applicant will be required to dedicate a minimum of 120-feet of right-of-way with the remaining right-of-way being reserved on the subdivision plat. In addition, FM-1141 is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. This will require a

minimum of 76-feet of right-of-way. The applicant will be required to dedicate a minimum of 60-feet of right-of-way with the remainder of the right-of-way being reserved on the subdivision plat.

- (2) Water. The applicant will be required to construct a 12-inch waterline in the future right-of-way of SH-66 connecting to the existing waterline in E. Washington Street, and a 12-inch waterline along Williams Street. In addition, an infrastructure study will be needed to verify if additional water improvements are required.
- (3) Wastewater. The applicant will be required to construct a minimum of a ten (10) inch wastewater line connecting the existing stub out on the southside of Williams Street to the southern property line.
- (4) Drainage. Detention will be required and sized per the required detention study. The applicant will also be required to perform a Flood Study and a Wetlands and Waters of the United States (WOTUS) Study for the existing ponds and floodplain 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 80.06% *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 19.40% *Front Entry* garages with a five (5) foot recess of the garage door front the front façade of the single-family home. This will create a minimum of 25-feet from the front property line and the garage. 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.

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 Central District and is designated for Medium Density Residential land uses. The plan defines Medium Density Residential land uses as "... residential subdivisions that are greater than two (2) 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 ..." In this case, the applicant is proposing a total density of 2.21 dwelling units per acre. The proposed density is more characteristic of the Low Density Residential land use designation, which is defined as "... residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses ..." In addition, the applicant is proposing to incorporate 1.87-acres of public parkland dedication (*which will be added to the existing acreage of Harry Myers Park*), six (6) foot hike and bike trails, a 0.97-acre amenity center, and 27.51% open space (*which exceeds the required open space by 7.51%*). Based on this, the applicant's request is in substantial conformance with the Medium Density Residential designation indicated for the subject property.

According to the *District Strategies for Suburban Residential* in the Central District, "... many of the larger tracts in this area are not large enough to support a master planned community ... 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* lots in this district, but should be comparable in size to newer developments ...". In this case, the subject property incorporates an existing subdivision that was never constructed, but was platted for 78 townhome lots. This development -- *the Oak Creek Subdivision* -- consists of lots that are a minimum of 35' x 105', and an overall density of 4.37 dwelling units per acre. In addition, the subject property is directly south of the Highlands Subdivision, which incorporates lots that are a minimum of 50' x 100', and an overall density of 3.27 dwelling units per acre. These two (2) subdivisions are the only subdivisions within a close proximity to the subject property, and based on this the applicant's proposal incorporates larger lot sizes and a lower density than these subdivisions. Taking this into consideration, the applicant's request appears to be in conformance with the *District Strategies for the Central 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, providing a mixture of lot types throughout the development, etc.*); however, staff did identify the following non-conformities on the original concept plan. Based on these non-conformities, staff provided the below recommendations to the applicant. These recommendations are followed by the applicant's response to each recommendation.

RED: NOT INCORPORATED INTO THE PLANNED DEVELOPMENT DISTRICT ORDINANCE.

BLUE: INCORPORATED INTO THE PLANNED DEVELOPMENT DISTRICT ORDINANCE.

- (1) CH. 07 | Goal 02; Policy 3: Continue to develop and plan for an interconnected trail and sidewalk system that promotes connectivity and access to all areas of the City.
- (2) CH. 08 | Section 02.02 | Goal 02; Policy 3: All parks and open space should provide an integrated trail system that serves the adjacent neighborhood areas.

Staff Response: Staff requested the applicant label and show an interconnected trail system and sidewalks on the concept plan, and show connectivity of the trail system to Harry Myers Park. The applicant has shown a six (6) foot hike/bike trail circulating through the development and connecting to Harry Myers Park, and five (5) foot sidewalks throughout the development.

- (3) CH. 08 | Section 02.03 | Goal 03; Policy 2: Require rear-entry garages and alleyways on all lots that have a lot width of 55-feet or less; however, alleyways should be prohibited on all lots greater than 55-feet. These lots should incorporate *J-Swing* or *Recessed Front Entry* garages.

Staff Response: The applicant is proposing to incorporate a 52' x 120' lot product (i.e. *Type 'C' lots*) that will incorporate a *Front Entry* garage. Staff recommended that the 52' x 120' lot product be removed from the Planned Development District; however, staff also recognizes that the proposed development would replace 78 existing 35' x 100' lots that were established as the Oak Creek Subdivision. The applicant has indicated that the 52' x 120' lots are necessary to make the current concept plan work. Based on removal of the existing lots in the Oak Creek Subdivision, this request may be warranted; however, this is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

- (4) 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 *Front Entry* garage configuration with a recess of five (5) feet is being requested it should be limited to 20%. The applicant is requesting that 19.40% or all of the Type 'C' lots (i.e. the 52' x 120' lots) incorporate Front Entry garage orientations; however, they are proposing a five (5) foot off-set between the front façade of the home and the garage, which will create a 25-foot building setback for the garage.

In addition to these recommendations, staff also suggested to the applicant that they: [1] submit examples of entry monumentation signage, [2] pursue obtaining an access agreement to the property south of the subject property to reduce the number of cul-de-sacs being proposed, [3] provide a 50-foot landscape buffer as opposed to a 30-foot landscape buffer along the future alignment of SH-66. In response to this the applicant did incorporate entry signage locations on to the concept plan, but did not provide examples of the propose entry monumentation signage. Staff has included a *Condition of Approval* for this case stating that the entry monumentation signage shall be equal to or better than the entry monumentation signage provided for newer subdivisions along John King Boulevard. In addition, the applicant has indicated that they have approached the property owner to the south about a possible access easement; however, they have not finalized an agreement to provide this access. The applicant has indicated this on the concept plan, but this is not binding and does not require the applicant to provide this access. Finally, the applicant has stated that they were able to incorporate a 50-foot landscape buffer along the majority of the future alignment of SH-66, but in certain locations -- *due to the shape of the property* -- they couldn't get the full 50-foot landscape buffer and it was necessary to reduce these areas down to 30-feet.

Taking all of this into account, the applicant's concept plan and proposed density and development standards 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 July 22, 2022, staff mailed 15 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Park Place and Caruth Lakes (*Caruth Ridge Estates*) Homeowner's Associations (HOA's), which are the only HOA's 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) property owner notifications from one (1) property owner who owns two (2) properties within the 500-foot notification buffer in favor of the applicant's request.
- (2) One (1) property owner notification from one (1) property owner within the 500-foot notification buffer in favor of the applicant's request.
- (3) A letter from the Park Place Homeowner's Association (HOA) in favor of the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to rezone the subject property from an Agricultural (AG) District, Two Family (2F) District, and Light Industrial (LI) 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 entry monumentation signage proposed for the subdivision should be substantial and should be of a quality and design equal to or better than existing entry monumentation signage along John King Boulevard. This will be reviewed by the Planning and Zoning Commission at the time of *PD Site Plan*.
- (3) Any construction resulting from the approval of this Zoning Change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:
CITY ENGINEER:

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

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) 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 John King Blvd, Rockwall, TX 75087

SUBDIVISION ABS A0183, G W Redlin Tract 1, 6-1, 6 LOT BLOCK

GENERAL LOCATION Southwest of Intersection at John King Blvd & Williams Street (Hwy 66)

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Agricultural CURRENT USE Agricultural

PROPOSED ZONING Planned Development District - SF10 PROPOSED USE Single Family Residential

ACREAGE 65.309 LOTS [CURRENT] LOTS [PROPOSED] 152

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

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

<input type="checkbox"/> OWNER	Rockwall Property Corp	<input checked="" type="checkbox"/> APPLICANT	Michael Joyce Properties
CONTACT PERSON	Bill Bricker	CONTACT PERSON	Ryan Joyce
ADDRESS	305 Park Place Blvd	ADDRESS	767 Justin Road
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE		PHONE	512-965-6280
E-MAIL		E-MAIL	ryan@michaeljoyceproperties.com

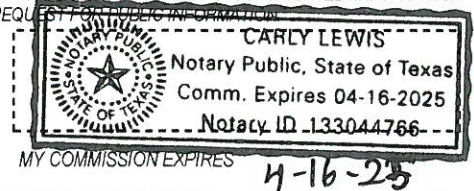
NOTARY VERIFICATION [REQUIRED]

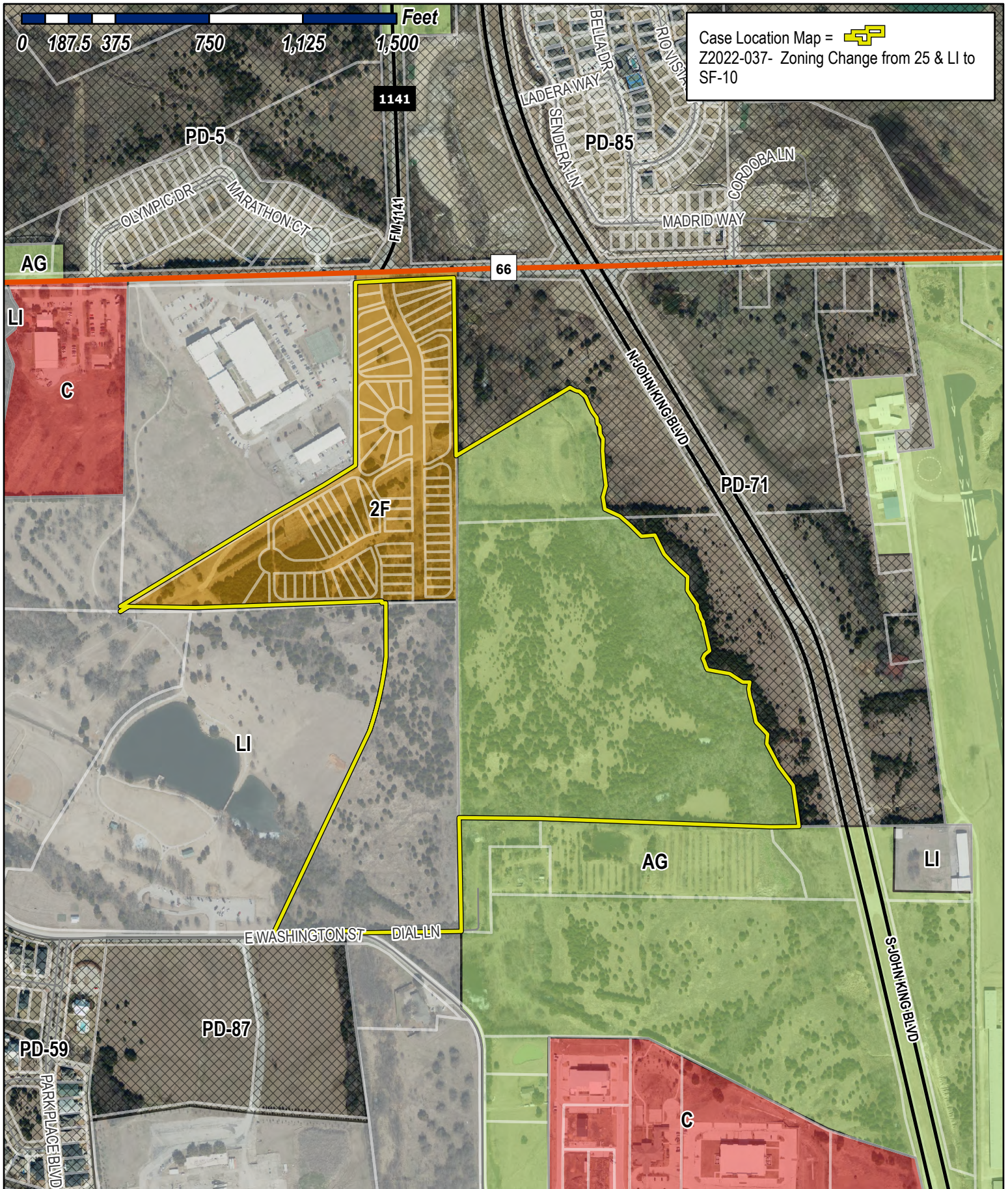
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Charles W Bricker [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:


"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 \$ 700 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF July 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 15th DAY OF July 2022

OWNER'S SIGNATURE Charles W Bricker
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Carly Lewis





Case Location Map = 
 Z2022-037- Zoning Change from 25 & LI to SF-10



City of Rockwall

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

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

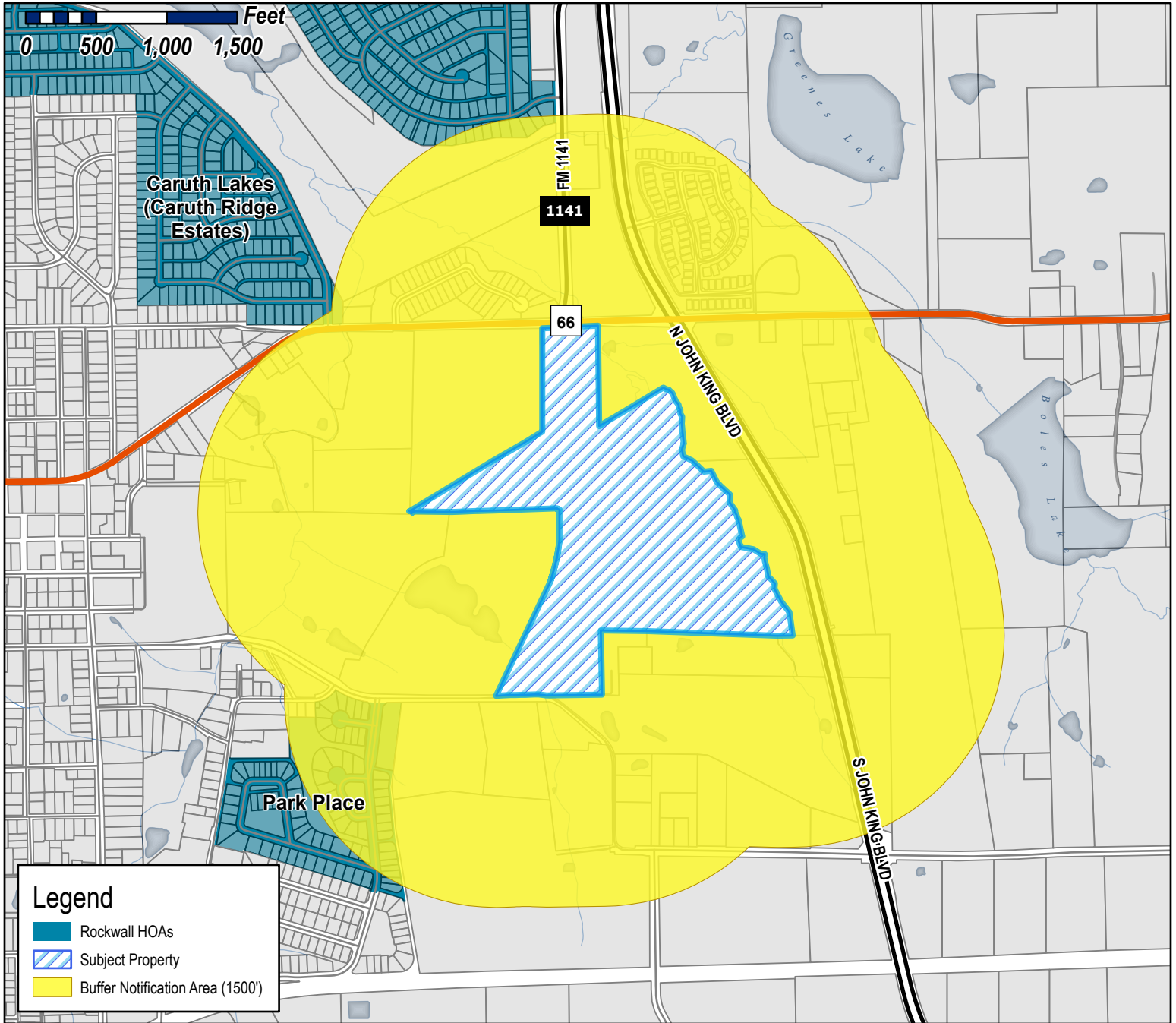




City of Rockwall

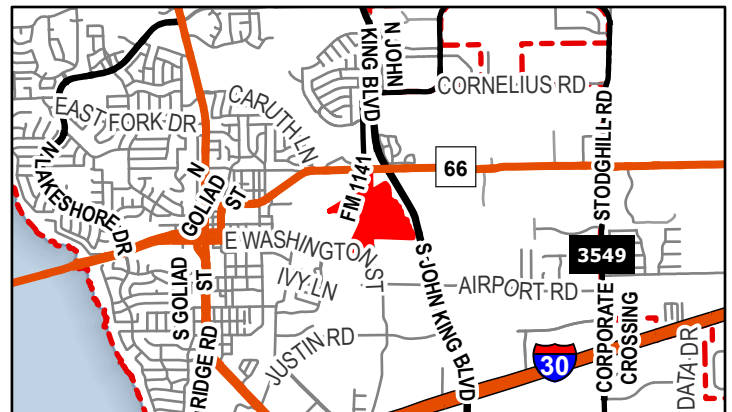
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2022-037
Case Name: Zoning Change from AG, 2F and LI to PD for SF-10
Case Type: Residential
Zoning: AG, 2F, & LI
Case Address: John King Blvd & Williams Street

Date Saved: 7/18/2022
 For Questions on this Case Call (972) 771-7745



Lee, Henry

From: Gamez, Angelica
Sent: Friday, July 22, 2022 11:47 AM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry
Subject: Neighborhood Notification Program [Z2022-037]
Attachments: Public Notice (07.15.2022).pdf; HOA Map Z2022-037.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 July 22, 2022. The Planning and Zoning Commission will hold a public hearing on Tuesday, August 9, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 15, 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>.

Z2022-037 Zoning Change from AG, 2F, and LI to a PD for SF-8.4 District

Hold a public hearing to discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bill Bricker of Columbia Development Company for the approval of a Zoning Change from an Agricultural (AG) District, Two-Family (2F) District and Light Industrial (LI) District to a Planned Development District for Single-Family 8.4 (SF-8.4) District land uses on a 65.309-acre tract of land identified as the Oak Creek Subdivision; Tract 6 of the G. W. Redlin Survey, Abstract No. 183; and being portions of Tracts 1 & 6-1 of the G. W. Redlin Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Two-Family (2F) District and Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally bounded by John King Boulevard, E. Williams Street, E. Washington Street, and Harry Myers Park, and take any action necessary.

Thank you,

Angelica Gamez

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

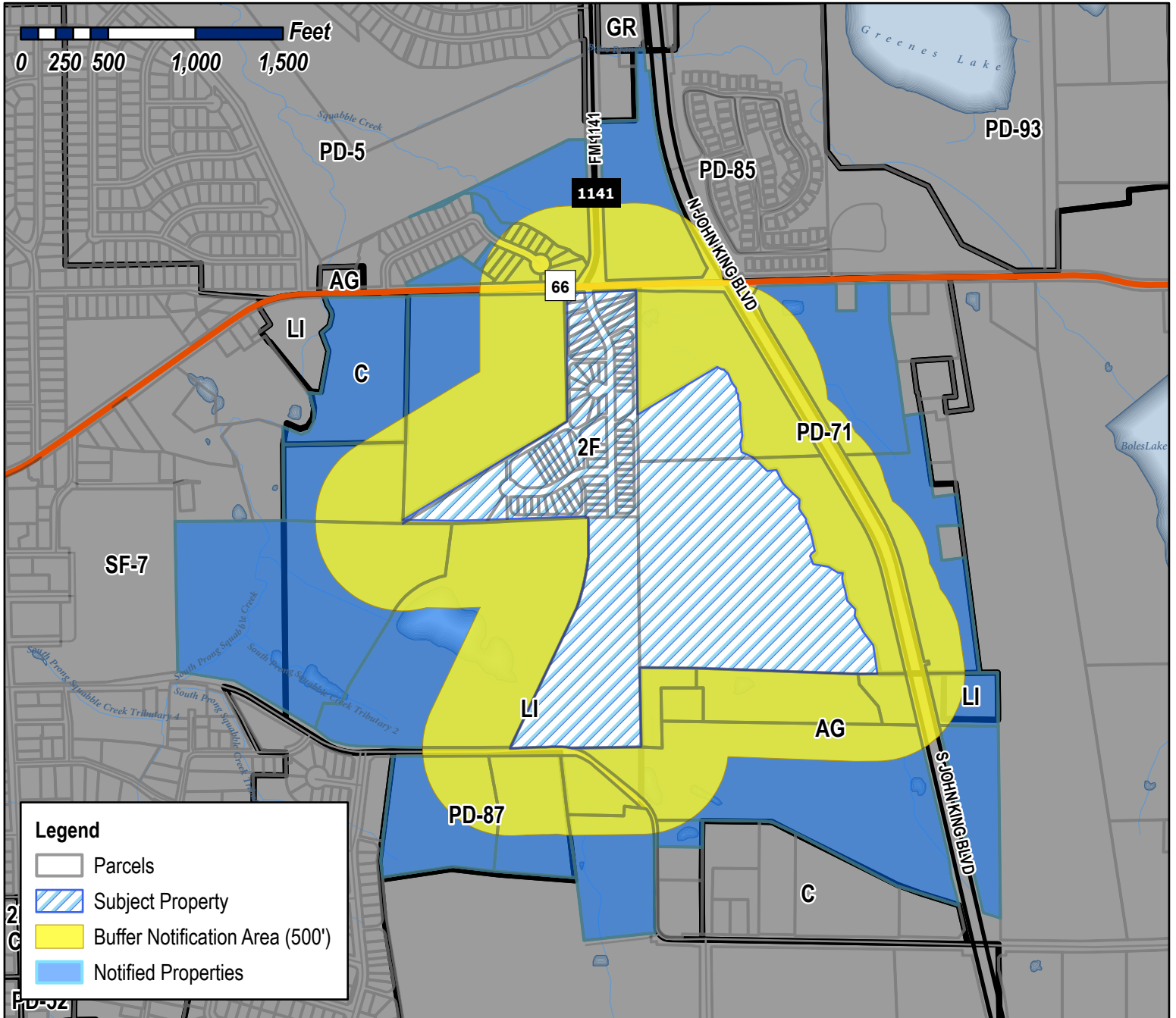
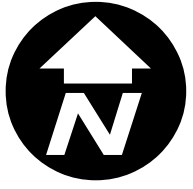
<http://www.rockwall.com/planning/>



City of Rockwall

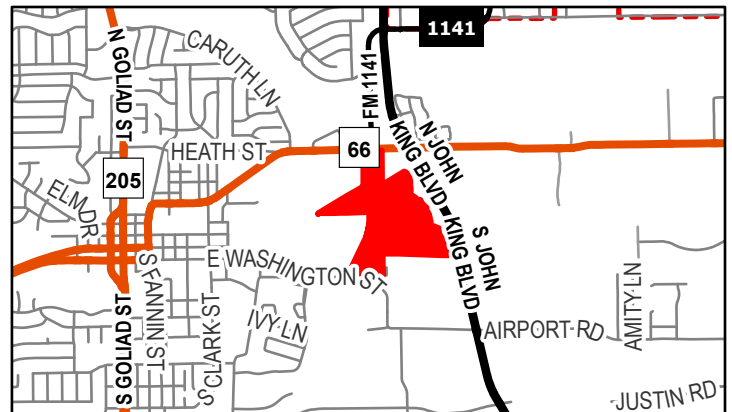
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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Case Number: Z2022-037
Case Name: Zoning Change from AG, 2F and LI to PD for SF-10
Case Type: Residential
Zoning: AG, 2F, & LI
Case Address: John King Blvd & Williams Street

Date Saved: 7/18/2022
 For Questions on this Case Call (972) 771-7745



BAYS JACOB M
5602 YACHT CLUB DR.
ROCKWALL, TX 75032

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

COLUMBIA EXTRUSION
ATTN:BILL BRICKER
305 PARK PLACE BLVD
ROCKWALL, TX 75087

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

DEVENNEY DIANA
2944 PEGASUS DR
GARLAND, TX 75044

DILLENDER ROBERT O & SHERY
PO BOX 2016
ROCKWALL, TX 75087

F & F HOLDINGS I, LTD
11226 INDIAN TRAIL
DALLAS, TX 75229

FUNK JOSEPH
11226 INDIAN TRAIL
DALLAS, TX 75229

ROCKWALL COMMUNITY PLAYHOUSE
609 E RUSK ST
ROCKWALL, TX 75087

ROCKWALL COUNTY HELPING HANDS INC
P O BOX 375
ROCKWALL, TX 75087

ROCKWALL I S D
1050 WILLIAMS ST
ROCKWALL, TX 75087

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

SOROPTIMIST INT'L OF ROCKWALL
PO BOX 372
ROCKWALL, TX 75087

STONEFIELD HOMES LLC
150 TURTLE CREEK
SUITE 104-E
DALLAS, TX 75207

WHITTLE HIGHLANDS, LLC
PO BOX 369
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 Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2022-037: Zoning Change (2F, LI, and AG to PD) for Park Hills

Hold a public hearing to discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bill Bricker of Columbia Development Company for the approval of a Zoning Change from an Agricultural (AG) District, Two-Family (2F) District and Light Industrial (LI) District to a Planned Development District for Single-Family 8.4 (SF-8.4) District land uses on a 65.309-acre tract of land identified as the Oak Creek Subdivision; Tract 6 of the G. W. Redlin Survey, Abstract No. 183; and being portions of Tracts 1 & 6-1 of the G. W. Redlin Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Two-Family (2F) District and Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally bounded by John King Boulevard, E. Williams Street, E. Washington Street, and Harry Myers Park, 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, August 9, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 15, 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, August 15, 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. Z2022-037: Zoning Change (2F, LI, and AG to PD) for Park Hills

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

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

PUBLIC NOTICE



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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.

Great Plan, medium density of 2.3, future lot preserved, lots of open space, mix of lot sizes to show good streetscapes. Eliminated the duplex lots

Name: *Bill Bricker Columbia Extrusion Corporation*
Address: *305 Park Place Blvd.*

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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Rockwall, TX 75087

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Ryan Miller, AICP
Director of Planning & Zoning



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Case No. Z2022-037: Zoning Change (2F, LI, and AG to PD) for Park Hills

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

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

*Great plan; medium 2.3 density, future to be preserved, lots of open space and mix of lot sizes to show good streetscapes.
Eliminated the duplex potential*

Name: *Bill Bricker - Columbia Extension Corporation*
Address: *305 Park Place Blvd.*

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



July 26, 2022

Rockwall Planning and Zoning Department
385 S Goliad St.
Rockwall, TX 75087

To the Planning and Zoning Department,

The Park Place West HOA and its members are in receipt of the notice of Zoning Change at 1200 E Washington St. Rockwall, Texas 75087. The membership was notified by the HOA and has had an open meeting with Bill Bricker, Applicant, Dub Douphrate, the Project Engineer and principal leaders of Crosspoint Church, the ultimate end user.

All questions were answered professionally and satisfactorily. The Board of Park Place West HOA has voted, based upon member input, to express support of the application.

The HOA feels this is a good fit for themselves, the church and the City of Rockwall.

Respectfully submitted,

David David
VP Park Place West HOA

IT'S A DREAM COME TRUE.

www.parkplacerockwall.com • info@parkplacerockwall.com

Case No. Z2022-037: Zoning Change (2F, LI, and AG to PD) for Park Hills

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.

poor design, adds expense to the city to move 66. It is NOT a friendly design to future development. This design creates crime pockets. Puts a highway in the middle of Residential neighborhood. Kids will have to cross highway

Name:

Diana Newberry

Address:

205 Dial Ln, 2944 Regency Garland TX 75044

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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JOHNSON VOLK CONSULTING

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

July 15, 2022

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

RE: Park Hills – Zoning Application

Dear Staff,

The purpose of this letter is to formally request a zoning change for the referenced property located west of John King Blvd and south of SH 66. The subject development will consist of +/-152 single family lots on a 65.309 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 Consulting, Inc.

Tom Dayton, PE

LEGAL DESCRIPTION
65.309 ACRES

BEING a tract of land situated in the GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183, City of Rockwall, Rockwall County, Texas and being all of OAK CREEK, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Slide 201, Plat Records, Rockwall County, Texas and being part of those tracts of land described in Deed to Rockwall Property Corporation, as recorded in Volume 444, Page 146 and Volume 2002, Page 150, Deed Records, Rockwall County, Texas and being all of that tract of land described in Deed to Rockwall Property Corporation, as recorded in Volume 2051, Page 53, 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 State Highway No. 66, a 60 foot right-of-way, for the common northwest corner of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53 and northeast corner of that tract of land described in Deed to Rockwall Independent School District, as recorded in Volume 105, Page 153, Deed Records, Rockwall County, Texas;

THENCE North 88 degrees 29 minutes 03 seconds East, with said south line, a distance of 411.45 feet to a wood post found for the common northeast corner of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53 and northwest corner of said Rockwall Property Corporation tract recorded in Volume 2002, Page 150;

THENCE South 00 degrees 56 minutes 16 seconds East, leaving said south line and with the common west line of said Rockwall Property Corporation tract recorded in Volume 2002, Page 150 and east line of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53, a distance of 705.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 59 degrees 30 minutes 28 seconds East, leaving said common line, a distance of 503.69 feet to a point for corner;

THENCE South 69 degrees 21 minutes 48 seconds East, a distance of 40.60 feet to a point for corner;

THENCE South 25 degrees 06 minutes 25 seconds East, a distance of 64.89 feet to a point for corner;

THENCE South 31 degrees 25 minutes 37 seconds East, a distance of 51.80 feet to a point for corner;

THENCE South 09 degrees 09 minutes 13 seconds East, a distance of 55.61 feet to a point for corner;

THENCE South 16 degrees 55 minutes 05 seconds East, a distance of 49.61 feet to a point for corner;

THENCE South 03 degrees 11 minutes 20 seconds East, a distance of 109.33 feet to a point for corner;

THENCE South 04 degrees 27 minutes 24 seconds East, a distance of 60.49 feet to a point for corner;

THENCE South 16 degrees 19 minutes 49 seconds West, a distance of 39.76 feet to a point for corner;

THENCE South 08 degrees 12 minutes 45 seconds East, a distance of 48.89 feet to a point for corner;

THENCE South 64 degrees 09 minutes 47 seconds East, a distance of 66.87 feet to a point for corner;

THENCE South 47 degrees 50 minutes 45 seconds East, a distance of 73.04 feet to a point for corner;

THENCE South 42 degrees 29 minutes 55 seconds East, a distance of 44.81 feet to a point for corner;

THENCE North 85 degrees 31 minutes 53 seconds East, a distance of 53.72 feet to a point for corner;

THENCE South 25 degrees 10 minutes 09 seconds East, a distance of 84.31 feet to a point for corner;

THENCE South 42 degrees 22 minutes 14 seconds East, a distance of 59.42 feet to a point for corner;

THENCE South 47 degrees 09 minutes 28 seconds East, a distance of 71.66 feet to a point for corner;

THENCE South 02 degrees 46 minutes 29 seconds West, a distance of 57.76 feet to a point for corner;

THENCE South 31 degrees 26 minutes 15 seconds East, a distance of 71.66 feet to a point for corner;

THENCE South 18 degrees 53 minutes 46 seconds East, a distance of 88.10 feet to a point for corner;

THENCE South 11 degrees 41 minutes 53 seconds East, a distance of 110.02 feet to a point for corner;

THENCE South 53 degrees 25 minutes 21 seconds West, a distance of 34.88 feet to a point for corner;

THENCE South 20 degrees 12 minutes 22 seconds East, a distance of 44.84 feet to a point for corner;

THENCE South 79 degrees 08 minutes 23 seconds East, a distance of 90.02 feet to a point for corner;

THENCE South 56 degrees 28 minutes 11 seconds East, a distance of 62.92 feet to a point for corner;

THENCE South 87 degrees 49 minutes 07 seconds East, a distance of 28.55 feet to a point for corner;

THENCE South 05 degrees 58 minutes 08 seconds West, a distance of 28.02 feet to a point for corner;

THENCE South 10 degrees 07 minutes 55 seconds East, a distance of 46.33 feet to a point for corner;

THENCE South 10 degrees 56 minutes 13 seconds East, a distance of 88.76 feet to a point for corner;

THENCE South 42 degrees 32 minutes 37 seconds East, a distance of 66.83 feet to a point for corner;

THENCE South 05 degrees 48 minutes 00 seconds West, a distance of 37.66 feet to a point for corner;

THENCE South 27 degrees 06 minutes 51 seconds East, a distance of 115.84 feet to a point for corner;

THENCE South 36 degrees 05 minutes 07 seconds East, a distance of 93.26 feet to a point for corner;

THENCE South 09 degrees 53 minutes 27 seconds East, a distance of 144.51 feet to a point for corner in the common south line of said Rockwall Property Corporation tract recorded in Volume 444, Page 146 and north line of that tract of land described in Deed to Robert O. Dillender and wife, Sherry Dillender, as recorded in Volume 3356, Page 177, Deed Records, Rockwall County, Texas;

THENCE Westerly, with said south line, the following four (4) courses and distances:

North 89 degrees 15 minutes 43 seconds West, a distance of 1,002.42 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 F&F Holdings I, Ltd., as recorded in Document No. 20200000031089, Deed Records, Rockwall County, Texas and northeast corner of that tract of land described in Deed to D. Richard Devenney and wife, Diana Devenney, as recorded in Volume 165, Page 116, Deed Records, Rockwall County, Texas;

North 87 degrees 11 minutes 23 seconds West, a distance of 295.74 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of said D. Richard Devenney and wife, Diana Devenney tract and an interior ell corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146;

South 01 degrees 26 minutes 13 seconds West, a distance of 426.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common southwest corner of said D. Richard Devenney and wife, Diana Devenney tract and an exterior ell corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146;

South 88 degrees 33 minutes 07 seconds West, a distance of 724.98 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found in the north line of Washington Street, a variable width right-of-way, for the common southwest corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146 and southeast corner of that tract of land described in Deed to City of Rockwall, as recorded in Volume 2163, Page 96, Deed Records, Rockwall County, Texas;

THENCE Northerly, with the east line of said City of Rockwall tract, the following three (3) courses and distances:

North 24 degrees 23 minutes 30 seconds East, a distance of 884.48 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found at the beginning of a curve to the left having a central angle of 25 degrees 00 minutes 38 seconds, a radius of 700.00 feet and a chord bearing and distance of North 11 degrees 53 minutes 11 seconds East, 303.14 feet;

Northerly, with said curve to the left, an arc distance of 305.56 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found for corner;

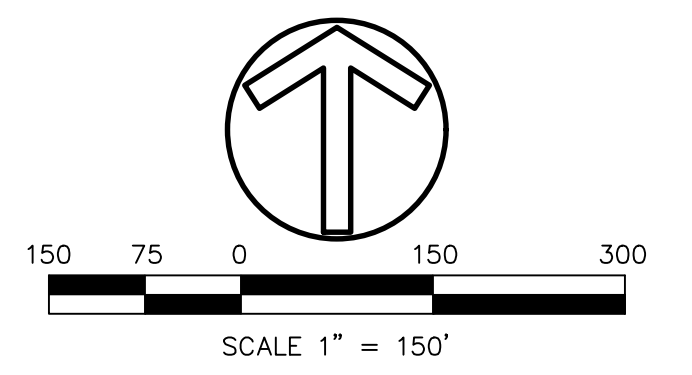
North 00 degrees 37 minutes 07 seconds West, a distance of 201.44 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northeast corner of said City of Rockwall tract and an exterior ell corner of said Rockwall Property Corporation tract recorded in Volume 444, Page 146;

THENCE South 89 degrees 07 minutes 35 seconds West, a distance of 762.97 feet to a 3/8 inch iron rod found for the common northwest corner of said City of Rockwall tract and northeast corner of MUNICIPAL PARK ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Slide 49, Plat Records, Rockwall County, Texas;

THENCE South 89 degrees 15 minutes 52 seconds West, with the north line of said MUNICIPAL PARK ADDITION, a distance of 297.37 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the southwest corner of the above mentioned OAK CREEK Addition;

THENCE North 59 degrees 30 minutes 28 seconds East, leaving said north line and with the west line of said OAK CREEK Addition, a distance of 1,091.77 feet to a 1/2 inch iron rod found for corner;

THENCE North 01 degrees 18 minutes 48 seconds West, continuing with said west line, a distance of 759.30 feet to the **POINT OF BEGINNING** and containing 65.309 acres of land, more or less.



- LEGEND**
- TYPE A LOT
 - TYPE B LOT
 - TYPE C LOT
 - AMENITY SITE
 - PARK DEDICATION

ALL LOTS LESS THAN 12,000 SF ARE LOCATED WITHIN 800 FT OF A PUBLIC OR PRIVATE OPEN SPACE.

LOT DIMENSION STANDARDS

LAND USE	AREA (AC)	PERCENT OF TOTAL
RESIDENTIAL	37.52	57.4%
FUTURE TXDOT R.O.W.	6.65	10.2%
OPEN SPACE		
Private Open Space	11.95	18.3%
Park Dedication	1.87	2.9%
Amenity Site	0.97	1.5%
Floodplain	6.35	9.7%
OPEN SPACE TOTAL	21.14	32.4%
TOTAL	65.309	100.0%

Open Space Required (20%) = 65.309 x 20% = 13.06 acres
 Open Space Provided (assuming 1/2 of floodplain) = 17.97 Ac.

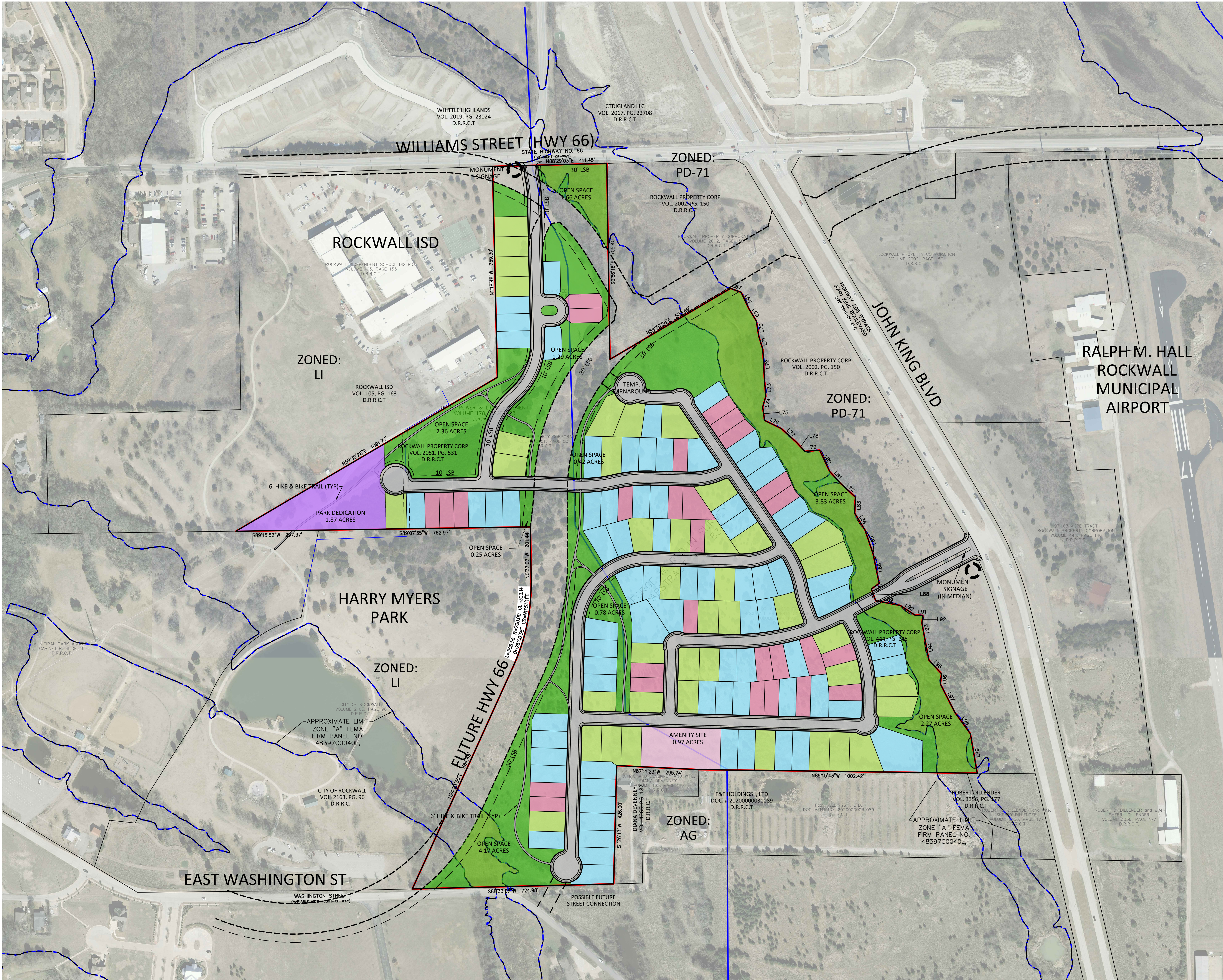
Line Table

Line	Length	Direction
L67	40.60	S69° 21' 48"E
L68	64.89	S25° 06' 25"E
L69	51.80	S31° 25' 37"E
L70	55.61	S9° 09' 13"E
L71	49.61	S16° 55' 05"E
L72	109.33	S3° 11' 20"E
L73	60.49	S4° 27' 24"E
L74	39.76	S16° 19' 49"W
L75	48.89	S8° 12' 45"E
L76	66.87	S64° 09' 47"E
L77	73.04	S47° 50' 45"E
L78	44.81	S42° 29' 55"E
L79	53.72	N85° 31' 53"E
L80	84.31	S25° 10' 09"E
L81	59.42	S42° 22' 14"E
L82	72.07	S47° 09' 28"E
L83	57.76	S2° 46' 29"W
L84	71.66	S31° 26' 15"E
L85	88.10	S18° 53' 46"E
L86	110.02	S11° 41' 53"E

Line Table

Line	Length	Direction
L87	34.88	S53° 25' 21"W
L88	44.84	S20° 12' 22"E
L89	90.02	S79° 08' 23"E
L90	62.92	S56° 28' 11"E
L91	28.55	S87° 49' 07"E
L92	28.02	S5° 58' 08"W
L93	46.33	S10° 07' 55"E
L94	88.76	S10° 56' 13"E
L95	66.83	S42° 32' 37"E
L96	37.66	S5° 48' 00"W
L97	115.84	S27° 06' 51"E
L98	93.26	S36° 05' 07"E
L99	144.51	S9° 53' 27"E

CONCEPT PLAN
PARK HILLS
 144 SINGLE-FAMILY LOTS
 65.309 Acres
 Rockwall, Texas



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*).

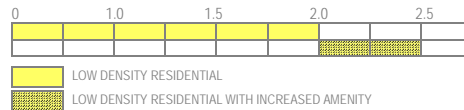
DESIGNATION CHARACTERISTICS

- 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*).

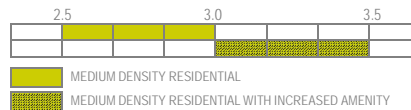
DESIGNATION CHARACTERISTICS

- 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.

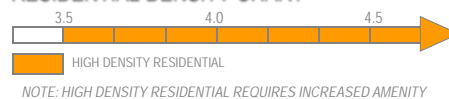
DESIGNATION CHARACTERISTICS

- 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



01 CENTRAL DISTRICT

DISTRICT STRATEGIES

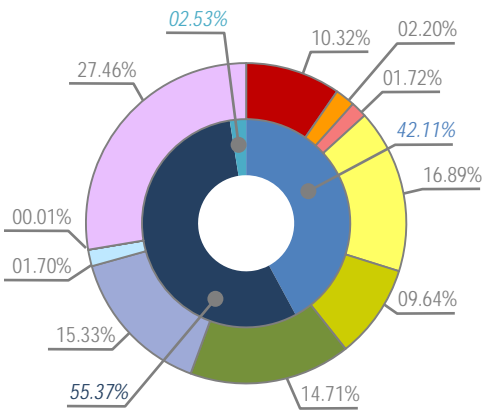
DISTRICT DESCRIPTION

The *Central District* is composed of a wide range of land uses that vary from single-family to industrial. The district's residential areas consist of suburban residential (e.g. *Park Place*), estate and rural residential (e.g. *Rolling Meadows Subdivision*), and higher density residential developments (e.g. *Evergreen Senior Living*). The *Central District* also incorporates a high volume of industrial land uses adjacent to the *Union Pacific/Dallas Garland and Northeastern Rail Road* line that bisects the district -- and *City* -- in an east/west direction. The *Ralph Hall Municipal Airport* and several other large public/school facilities are also located within the boundaries of this district.

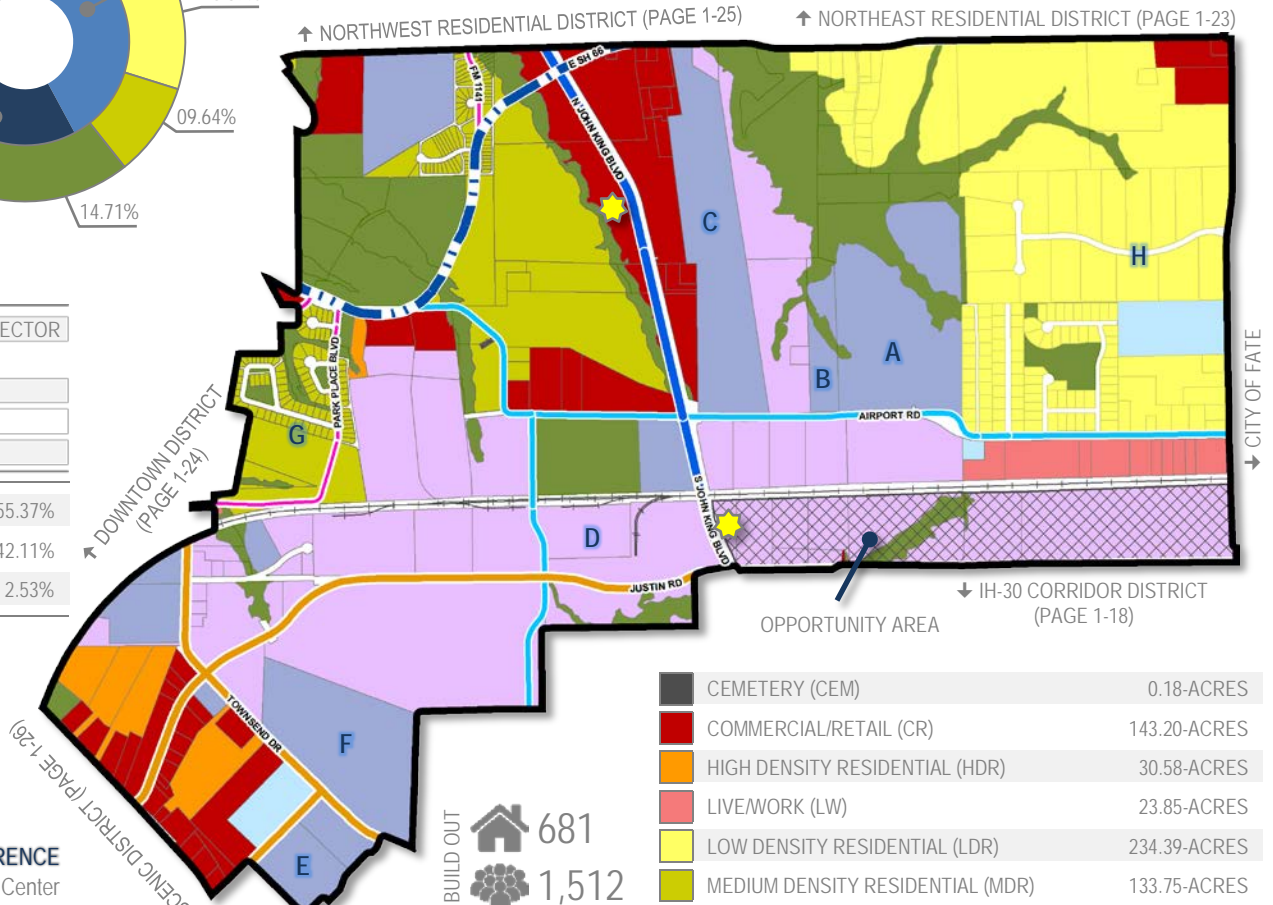
The *Central District* still has some key vacant and underutilized tracts of land that are anticipated to shape the area moving forward. Taking these areas into consideration the following are the strategies for this district:

- 1 Live/Work.** The live/work designation in this district is intended to provide flexibility for land owners, adjacent to the railroad tracks, to transition their properties -- *when appropriate* -- to low intensity office/retail land uses that are similar in scale and scope to the adjacent residential properties.
- 2 Suburban Residential.** While many of the larger tracts in this area are not large enough to support a master planned community (which is characteristic of *Northern Estates* and *Northwest Residential Districts*), 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* lots in this district, but should be comparable in size to newer developments (i.e. *Ridgecrest Subdivision*). In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition (e.g. *larger lots or a large landscape buffer*) adjacent to the existing subdivision.
- 3 Commercial/Retail Centers.** The commercial/retail centers in this district are intended to support existing and proposed residential developments, and should be compatible in scale with adjacent residential structures (i.e. *are more characteristic of neighborhood/convenience centers*); however, areas adjacent to *John King Boulevard* should be capable of accommodating mid to large-scale commercial users. All commercial developments should incorporate appropriate screening (e.g. *berms, landscaping and large buffers*) to transition uses.
- 4 Industrial/Special Commercial Corridor Opportunity Area.** The area south of the railroad tracks that is indicated by a crosshatched pattern represents an opportunity area in the City of Rockwall. Due to its adjacency to the railroad tracks, the land is naturally suitable for *Technology/Industrial* land uses; however, due to the land's adjacency to strategically located parcels along *IH-30* the land could be utilized as part of a larger development in the *Special Commercial Corridor*.
- 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.

John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon



Color	Category	Percentage
Black	COMMERCIAL	55.37%
Blue	RESIDENTIAL	42.11%
Light Blue	MIXED USE	2.53%
Light Green	MINOR COLLECTOR	
Light Blue	M4U	
Light Green	M4D	
Light Blue	P6D	
Light Green	TXDOT 4D	



- POINTS OF REFERENCE**
- A. Animal Adoption Center
 - B. Regional Firearms Training Center
 - C. Ralph Hall Municipal Airport
 - D. Leon Tuttle Athletic Complex
 - E. Rockwall County Courthouse
 - F. Utley Middle School
 - G. Park Place Subdivision
 - H. Rolling Meadows Subdivision

BUILD OUT

- House icon: 681
- Flower icon: 1,512

% OF ROCKWALL

- House icon: 1.10%
- Flower icon: 0.82%

CURRENT

- House icon: 220
- Flower icon: 71
- Flower icon: 488

Black	CEMETERY (CEM)	0.18-ACRES
Red	COMMERCIAL/RETAIL (CR)	143.20-ACRES
Orange	HIGH DENSITY RESIDENTIAL (HDR)	30.58-ACRES
Light Red	LIVE/WORK (LW)	23.85-ACRES
Yellow	LOW DENSITY RESIDENTIAL (LDR)	234.39-ACRES
Light Green	MEDIUM DENSITY RESIDENTIAL (MDR)	133.75-ACRES
Dark Green	PARKS AND OPEN SPACE (OS)	204.05-ACRES
Light Blue	PUBLIC (P)	212.77-ACRES
Light Blue	QUASI-PUBLIC (QP)	23.65-ACRES
Light Green	SPECIAL COMMERCIAL CORRIDOR (SC)	0.08-ACRES
Light Purple	TECHNOLOGY/EMPLOYMENT CENTER (TEC)	381.07-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, TWO-FAMILY (2F) DISTRICT, AND LIGHT INDUSTRIAL (LI) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE-FAMILY 8.4 (SF-8.4) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 65.309-ACRE TRACT OF LAND IDENTIFIED AS THE OAK CREEK SUBDIVISION; TRACT 6 OF THE G. W. REDLIN SURVEY, ABSTRACT NO. 183; AND PORTIONS OF TRACTS 1 & 6-1 OF THE G. W. REDLINE SURVEY, ABSTRACT NO. 183, 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 Bill Bricker of Columbia Development Company for the approval of a zoning change from an Agricultural (AG) District, Two-Family (2F) District, and Light Industrial (LI) District to a Planned Development District for Single-Family 8.4 (SF-8.4) District land uses, on a 65.309-acre tract of land identified as the Oak Creek Subdivision and Tract 6 and portions of Tracts 1 & 6-1 of the G. W. Redlin Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Two-Family (2F) District, and Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally bounded by John King Boulevard, E. Williams Street, E. Washington Street, and Harry Myers Park, 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 6TH DAY OF SEPTEMBER, 2022.**

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: August 15, 2022

2nd Reading: September 6, 2022

Exhibit 'A':
Legal Description

BEING a tract of land situated in the *GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183*, City of Rockwall, Rockwall County, Texas and being all of *OAK CREEK*, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Slide 201, Plat Records, Rockwall County, Texas and being part of those tracts of land described in Deed to Rockwall Property Corporation, as recorded in Volume 444, Page 146 and Volume 2002, Page 150, Deed Records, Rockwall County, Texas and being all of that tract of land described in Deed to Rockwall Property Corporation, as recorded in Volume 2051, Page 53, 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 State Highway No. 66, a 60-foot right-of-way, for the common northwest corner of said *OAK CREEK* Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53 and northeast corner of that tract of land described in Deed to Rockwall Independent School District, as recorded in Volume 105, Page 153, Deed Records, Rockwall County, Texas;

THENCE North 88 degrees 29 minutes 03 seconds East, with said south line, a distance of 411.45-feet to a wood post found for the common northeast corner of said *OAK CREEK* Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53 and northwest corner of said Rockwall Property Corporation tract recorded in Volume 2002, Page 150;

THENCE South 00 degrees 56 minutes 16 seconds East, leaving said south line and with the common west line of said Rockwall Property Corporation tract recorded in Volume 2002, Page 150 and east line of said *OAK CREEK* Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53, a distance of 705.40-feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 59 degrees 30 minutes 28 seconds East, leaving said common line, a distance of 503.69-feet to a point for corner;

THENCE South 69 degrees 21 minutes 48 seconds East, a distance of 40.60-feet to a point for corner;

THENCE South 25 degrees 06 minutes 25 seconds East, a distance of 64.89-feet to a point for corner;

THENCE South 31 degrees 25 minutes 37 seconds East, a distance of 51.80-feet to a point for corner;

THENCE South 09 degrees 09 minutes 13 seconds East, a distance of 55.61-feet to a point for corner;

THENCE South 16 degrees 55 minutes 05 seconds East, a distance of 49.61-feet to a point for corner;

THENCE South 03 degrees 11 minutes 20 seconds East, a distance of 109.33-feet to a point for corner;

THENCE South 04 degrees 27 minutes 24 seconds East, a distance of 60.49-feet to a point for corner;

THENCE South 16 degrees 19 minutes 49 seconds West, a distance of 39.76-feet to a point for corner;

THENCE South 08 degrees 12 minutes 45 seconds East, a distance of 48.89-feet to a point for corner;

THENCE South 64 degrees 09 minutes 47 seconds East, a distance of 66.87-feet to a point for corner;

THENCE South 47 degrees 50 minutes 45 seconds East, a distance of 73.04-feet to a point for corner;

THENCE South 42 degrees 29 minutes 55 seconds East, a distance of 44.81-feet to a point for corner;

THENCE North 85 degrees 31 minutes 53 seconds East, a distance of 53.72-feet to a point for corner;

THENCE South 25 degrees 10 minutes 09 seconds East, a distance of 84.31-feet to a point for corner;

THENCE South 42 degrees 22 minutes 14 seconds East, a distance of 59.42-feet to a point for corner;

THENCE South 47 degrees 09 minutes 28 seconds East, a distance of 71.66-feet to a point for corner;

THENCE South 02 degrees 46 minutes 29 seconds West, a distance of 57.76-feet to a point for corner;

**Exhibit 'A':
Legal Description**

THENCE South 31 degrees 26 minutes 15 seconds East, a distance of 71.66-feet to a point for corner;

THENCE South 18 degrees 53 minutes 46 seconds East, a distance of 88.10-feet to a point for corner;

THENCE South 11 degrees 41 minutes 53 seconds East, a distance of 110.02-feet to a point for corner;

THENCE South 53 degrees 25 minutes 21 seconds West, a distance of 34.88-feet to a point for corner;

THENCE South 20 degrees 12 minutes 22 seconds East, a distance of 44.84-feet to a point for corner;

THENCE South 79 degrees 08 minutes 23 seconds East, a distance of 90.02-feet to a point for corner;

THENCE South 56 degrees 28 minutes 11 seconds East, a distance of 62.92-feet to a point for corner;

THENCE South 87 degrees 49 minutes 07 seconds East, a distance of 28.55-feet to a point for corner;

THENCE South 05 degrees 58 minutes 08 seconds West, a distance of 28.02-feet to a point for corner;

THENCE South 10 degrees 07 minutes 55 seconds East, a distance of 46.33-feet to a point for corner;

THENCE South 10 degrees 56 minutes 13 seconds East, a distance of 88.76-feet to a point for corner;

THENCE South 42 degrees 32 minutes 37 seconds East, a distance of 66.83-feet to a point for corner;

THENCE South 05 degrees 48 minutes 00 seconds West, a distance of 37.66-feet to a point for corner;

THENCE South 27 degrees 06 minutes 51 seconds East, a distance of 115.84-feet to a point for corner;

THENCE South 36 degrees 05 minutes 07 seconds East, a distance of 93.26-feet to a point for corner;

THENCE South 09 degrees 53 minutes 27 seconds East, a distance of 144.51-feet to a point for corner in the common south line of said Rockwall Property Corporation tract recorded in Volume 444, Page 146 and north line of that tract of land described in Deed to Robert O. Dillender and wife, Sherry Dillender, as recorded in Volume 3356, Page 177, Deed Records, Rockwall County, Texas;

THENCE Westerly, with said south line, the following four (4) courses and distances:

North 89 degrees 15 minutes 43 seconds West, a distance of 1,002.42-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 F&F Holdings I, Ltd., as recorded in Document No. 2020000031089, Deed Records, Rockwall County, Texas and northeast corner of that tract of land described in Deed to D. Richard Devenney and wife, Diana Devenney, as recorded in Volume 165, Page 116, Deed Records, Rockwall County, Texas;

North 87 degrees 11 minutes 23 seconds West, a distance of 295.74-feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of said D. Richard Devenney and wife, Diana Devenney tract and an interior ell corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146;

South 01 degrees 26 minutes 13 seconds West, a distance of 426.00-feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for the common southwest corner of said D. Richard Devenney and wife, Diana Devenney tract and an exterior ell corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146;

South 88 degrees 33 minutes 07 seconds West, a distance of 724.98-feet to a ½-inch iron rod with a red plastic cap stamped "SPARK SURVEY" found in the north line of Washington Street, a variable width right-of-way, for the common southwest corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146 and southeast corner of that tract of land described in Deed to City of Rockwall, as recorded in Volume 2163, Page 96, Deed Records, Rockwall County, Texas;

**Exhibit 'A':
Legal Description**

THENCE Northerly, with the east line of said City of Rockwall tract, the following three (3) courses and distances:

North 24 degrees 23 minutes 30 seconds East, a distance of 884.48-feet to a ½-inch iron rod with a red plastic cap stamped "SPARK SURVEY" found at the beginning of a curve to the left having a central angle of 25 degrees 00 minutes 38 seconds, a radius of 700.00-feet and a chord bearing and distance of North 11 degrees 53 minutes 11 seconds East, 303.14-feet;

Northerly, with said curve to the left, an arc distance of 305.56-feet to a ½-inch iron rod with a red plastic cap stamped "SPARK SURVEY" found for corner;

North 00 degrees 37 minutes 07 seconds West, a distance of 201.44-feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for the common northeast corner of said City of Rockwall tract and an exterior ell corner of said Rockwall Property Corporation tract recorded in Volume 444, Page 146;

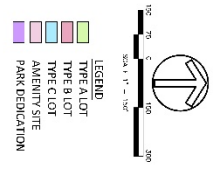
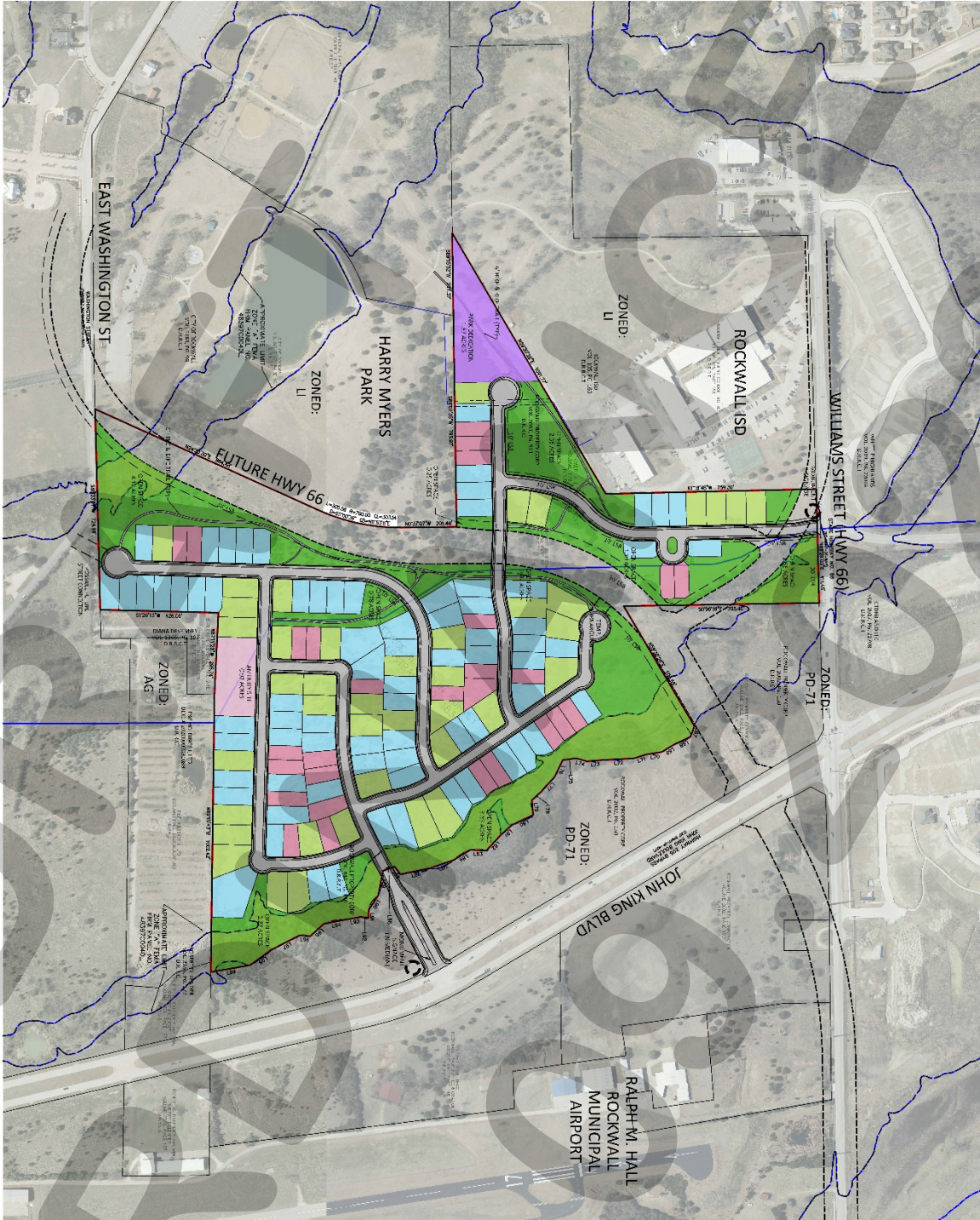
THENCE South 89 degrees 07 minutes 35 seconds West, a distance of 762.97-feet to a 3/8-inch iron rod found for the common northwest corner of said City of Rockwall tract and northeast corner of *MUNICIPAL PARK ADDITION*, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Slide 49, Plat Records, Rockwall County, Texas;

THENCE South 89 degrees 15 minutes 52 seconds West, with the north line of said *MUNICIPAL PARK ADDITION*, a distance of 297.37-feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for the southwest corner of the above-mentioned OAK CREEK Addition;

THENCE North 59 degrees 30 minutes 28 seconds East, leaving said north line and with the west line of said *OAK CREEK* Addition, a distance of 1,091.77-feet to a ½-inch iron rod found for corner;

THENCE North 01 degrees 18 minutes 48 seconds West, continuing with said west line, a distance of 759.30-feet to the *POINT OF BEGINNING* and containing 65.309 acres of land, more or less.

Exhibit 'C':
Concept Plan



ALL LOT SIZES SHALL BE 200' OR MORE
AS PER THE CITY OF ROCKWALL ZONING
ORDINANCE CHAPTER 109.08

LOT DIMENSION STANDARDS

MINIMUM	MAXIMUM	PERCENT OF TOTAL
MINIMUM LOT AREA	6,000	100%
MINIMUM LOT WIDTH	110'	100%
MINIMUM LOT DEPTH	110'	100%
MINIMUM LOT FRONT SETBACK	10'	100%
MINIMUM LOT SIDE SETBACK	10'	100%
MINIMUM LOT REAR SETBACK	10'	100%
MINIMUM LOT FRONT YIELD	1.0	100%
MINIMUM LOT SIDE YIELD	1.0	100%
MINIMUM LOT REAR YIELD	1.0	100%
MINIMUM LOT FRONT YIELD	1.0	100%
MINIMUM LOT SIDE YIELD	1.0	100%
MINIMUM LOT REAR YIELD	1.0	100%
MINIMUM LOT FRONT YIELD	1.0	100%
MINIMUM LOT SIDE YIELD	1.0	100%
MINIMUM LOT REAR YIELD	1.0	100%

Open Space: 100,000 sq ft (2.28 acres) (13.7%)

LINE	TABLE	LINE	TABLE
1	100	1	100
2	200	2	200
3	300	3	300
4	400	4	400
5	500	5	500
6	600	6	600
7	700	7	700
8	800	8	800
9	900	9	900
10	1000	10	1000
11	1100	11	1100
12	1200	12	1200
13	1300	13	1300
14	1400	14	1400
15	1500	15	1500
16	1600	16	1600
17	1700	17	1700
18	1800	18	1800
19	1900	19	1900
20	2000	20	2000
21	2100	21	2100
22	2200	22	2200
23	2300	23	2300
24	2400	24	2400
25	2500	25	2500
26	2600	26	2600
27	2700	27	2700
28	2800	28	2800
29	2900	29	2900
30	3000	30	3000

**CONCEPT PLAN
PARK HILLS
144 SINGLE-FAMILY LOTS
65.309 Acres
Rockwall, Texas**

**JOHNSON YOLK
CONSULTING**

10000 Rockwall Blvd, Suite 100, Rockwall, TX 75087
972.967.1000
www.johnsonyolk.com

ZONING CASE #2022-037

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

DENSITY AND DEVELOPMENT STANDARDS.

- (1) Permitted Uses. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single-Family 8.4 (SF-8.4) 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	72' x 120'	8,400 SF	41	28.50%
B	62' x 120'	7,200 SF	75	52.10%
C	52' x 120'	6,000 SF	28	19.40%
<i>Maximum Permitted Units:</i>			144	100.00%

- (3) Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single-Family 8.4 (SF-8.4) 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 **2.21** dwelling units per gross acre of land; however, in no case should the proposed development exceed **144** 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
<i>Minimum Lot Width</i> ⁽¹⁾	72'	62'	52'
<i>Minimum Lot Depth</i>	120'	120'	120'
<i>Minimum Lot Area</i>	8,400 SF	7,200 SF	6,000 SF
<i>Minimum Front Yard Setback</i> ^{(2), (5) & (6)}	20'	20'	20'
<i>Minimum Side Yard Setback</i>	6'	6'	6'
<i>Minimum Side Yard Setback (Adjacent to a Street)</i> ^{(2), (5) & (7)}	15'	15'	15'
<i>Minimum Length of Driveway Pavement</i>	20'	20'	20'
<i>Maximum Height</i> ⁽³⁾	35'	35'	35'
<i>Minimum Rear Yard Setback</i> ⁽⁴⁾	10'	10'	10'
<i>Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]</i>	2,500 SF	2,500 SF	2,400 SF
<i>Maximum Lot Coverage</i>	65'	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.

Exhibit 'D':
Density and Development Standards

(4) *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



Continued on Next Page ...

Exhibit 'D':
Density and Development Standards

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. All of the *Type 'C'* lots (*i.e. the 52' x 120' lots*) 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 *Type 'A' & 'B'* lots (*i.e. the 62' x 120' and 72' x 120' lots*) 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] carriage style hardware and lighting, [3] decorative wood doors or wood overlays on insulated metal doors, and [4] 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

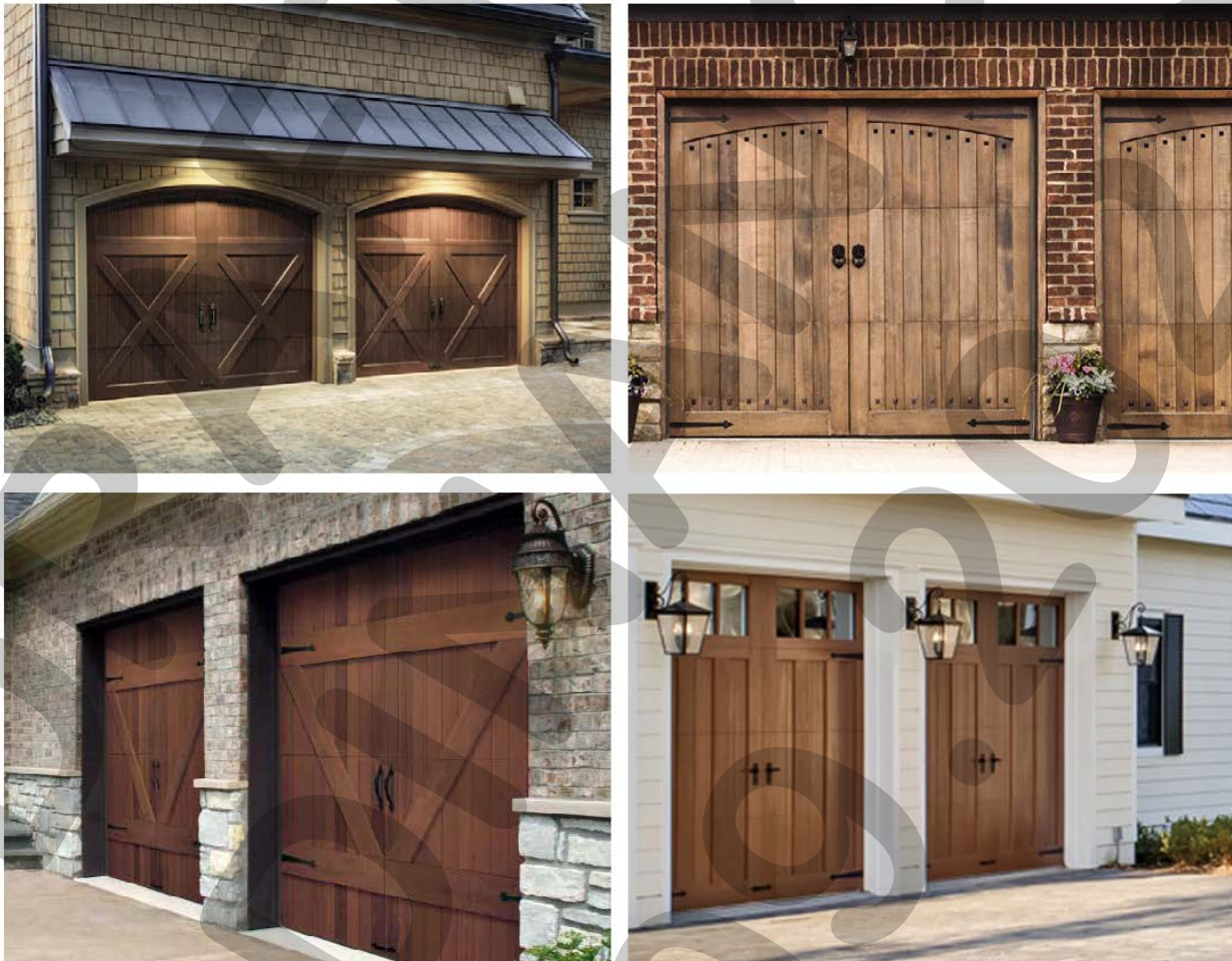


FIGURE 5: EXAMPLES OF UPGRADED FINISHES

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



FIGURE 6: EXAMPLES OF UPGRADED GARAGES



(5) 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

<u>Lot Type</u>	<u>Minimum Lot Size</u>	<u>Elevation Features</u>
A	8,400 SF	(1), (2), (3), (4)
B	7,200 SF	(1), (2), (3), (4)
E	6,000 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

Exhibit 'D':
Density and Development Standards

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, SH-66 (*Future*), or Harry Myers Park 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.



Exhibit 'D':
Density and Development Standards

- (6) Fencing Standards. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:
- (a) Front Yard Fences. Front yard fences shall be prohibited.
 - (b) Wood Fences. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.
 - (c) Wrought Iron/Tubular Steel. Lots located along the perimeter of roadways (*i.e. including the future right-of-way for 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.
 - (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.
- (7) Landscape and Hardscape Standards.
- (a) Landscape. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height. 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).

Exhibit 'D':
Density and Development Standards

- (1) Landscape Buffer and Sidewalks (Future SH-66). A minimum of a 30-foot landscape buffer shall be provided along the future right-of-way for 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 36-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 (E. Williams Street). A minimum of a 30-foot landscape buffer shall be provided along E. Williams Street (*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 five (5) foot sidewalk 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*.
- (8) Street. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.
- (9) Lighting. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.

Exhibit 'D':
Density and Development Standards

- (10) Sidewalks. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width.
- (11) Buried Utilities. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.
- (12) Open Space/Public Park. The development shall consist of a minimum of 20% open space (or a minimum of 13.0618-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.
- (13) 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. This trail system should connect the residents to the adjacent Harry Myers Park.
- (14) 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 existing neighborhood signage along John King Boulevard. 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*.
- (15) 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*.
- (16) 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.



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: August 9, 2022
APPLICANT: Ryan Joyce; *Michael Joyce Properties*
CASE NUMBER: Z2022-038; *Amendment to PD-93*

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 amending Planned Development District 93 (PD-93) [*Ordinance No. 22-22*] to incorporate a 21.83-acre tract of land into the existing 93.97-acre tract of land being identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, 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. On March 7, 2022, the City Council approved a zoning change for the subject property changing the zoning from an Agricultural (AG) District to Planned Development District 93 (PD-93) [*Ordinance No. 22-22*] for Single-Family 10 (SF-10) District land uses.

PURPOSE

On July 15, 2022, the applicant -- *Ryan Joyce of Michael Joyce Properties* -- submitted an application requesting to amend Planned Development District 93 (PD-93). Specifically, the applicant is proposing to incorporate an additional 21.83-acres of land and entitle it to add an additional 82 single-family residential lots to Planned Development District 93 (PD-93).

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.

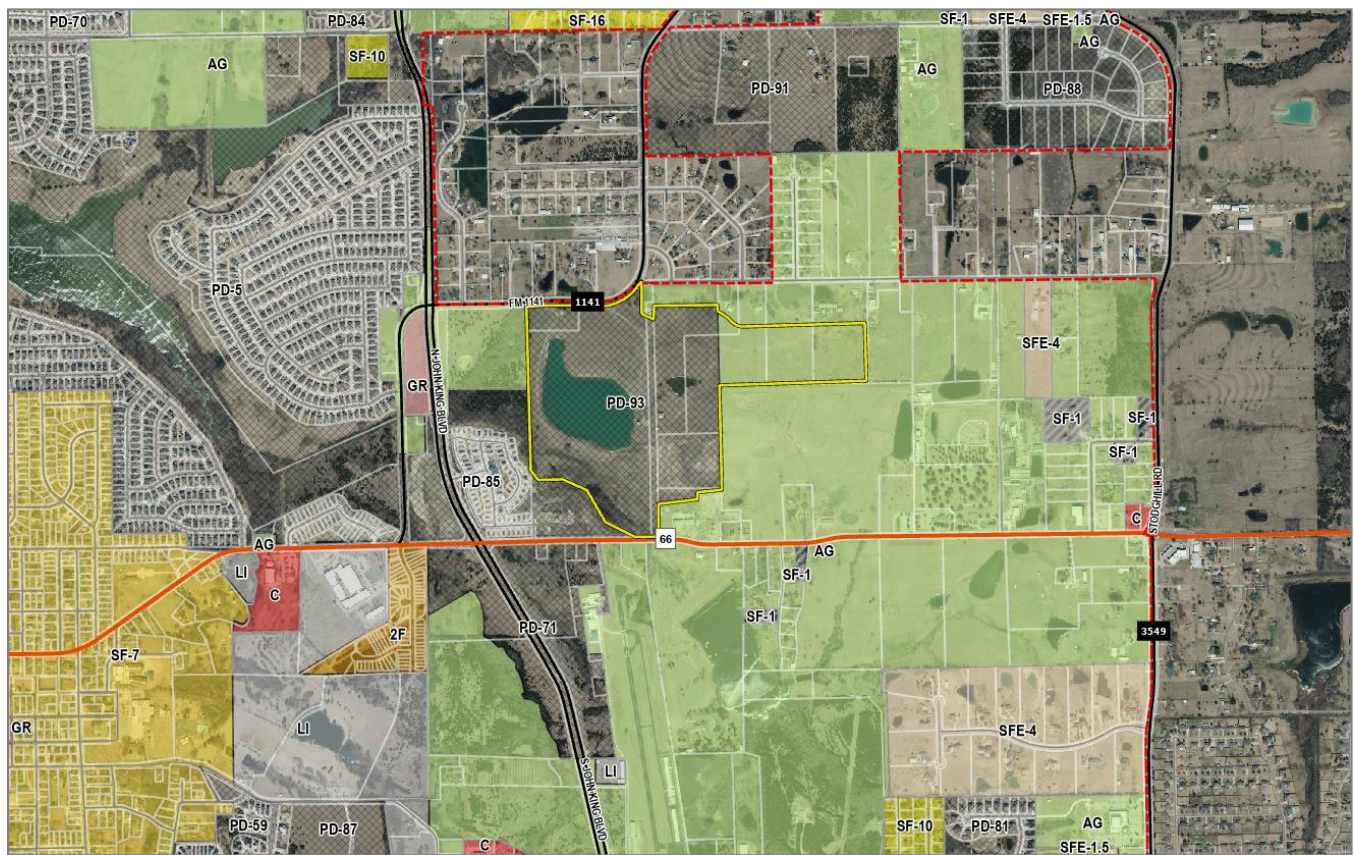
South: Directly south of the subject property is a 9.789-acre tract of land (*i.e. a portion of Lot 1, Block A, Ladera Rockwall Addition*), which will be Phase 2 of the Ladera Subdivision. This phase will consist of 33 residential units that are zoned Planned Development District 85 (PD-85) for Single-Family 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 showing the incorporation of an additional 21.83-acres of land into the existing 93.97-acre tract of land that makes up Planned Development District 93 (PD-93). The concept plan shows that the 21.83-acre subject property will consist of 82 residential lots. These lots will consist of three (3) lot types that were already established by Planned Development District 93 (PD-93): [1] 40 Type 'C' lots that are a minimum of 72' x 115' (or 9,000 SF), [2] 12 Type 'D' lots that are a minimum of 72' x 110' (or 8,400 SF), and [3] 30 Type 'E' lots that are a minimum of 62' x 110' (or 7,200 SF). This adjusts the gross density of Planned Development District 93 (PD-93) from 1.93 dwelling units per acre to 2.27 dwelling units per gross acre (i.e. 263 lots/115.80-acres = 2.2712 dwelling units per gross acre) for the total development. The proposed

subdivision will continue to 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 updated 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	3.42%
B	82' x 120'	10,000 SF	26	9.89%
C	72' x 115'	9,000 SF	86	32.70%
D	72' x 110'	8,400 SF	34	12.93%
E	62' x 110'	7,200 SF	108	41.06%
<i>Maximum Permitted Units:</i>			263	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 13.23-acres of open space maintained by the Homeowner’s Association (HOA). This translates to an open space percentage of 24.26% (*i.e. [29.72-acres of floodplain/2] + 13.23-acres of open space = 28.09-acres/115.80-acres gross = 24.26%*), which is 5.45% less than what was approved with *Ordinance No. 22-22 (i.e. the previous concept plan showed 29.71% open space)*; however, this still exceeds the 20.00% open space required by the Unified Development Code (UDC) and OURHometown Vision 2040 Comprehensive Plan by 4.26%.

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 amendment to Planned Development District 93 (PD-93) continues to conform to the approvals adopted by the City Council with Planned Development District 93 (PD-93) [*Ordinance No. 22-22*], and does not increase any non-conformities that were not already approved by this ordinance.

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 2.27 dwelling units per acre. In addition, the applicant is proposing to incorporate walking trails, an amenity center, and 24.26% open space (*i.e. 4.26% 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; however, any increase in density between 2.00 dwelling units per acre and 2.50 dwelling units per acre is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. No other aspect about the proposed amendment changes the plans conformance with the OURHometown Vision 2040 Comprehensive Plan.

NOTIFICATIONS

On July 22, 2022, staff mailed 64 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 not received any notices in regard to the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to amend Planned Development District 93 (PD-93), 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.



DEVELOPMENT APPLICATION

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

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 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 21.83

LOTS [CURRENT] 1

LOTS [PROPOSED]

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

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

OWNER Mike Peoples

APPLICANT Michael Joyce Properties

CONTACT PERSON Mike Peoples

CONTACT PERSON Ryan Joyce

ADDRESS 1850 FM 1141

ADDRESS 767 Justin Road

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 Michael Ryan Joyce [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

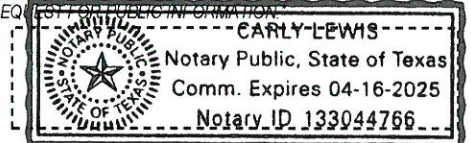
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION. ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 15 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF July 2022. BY SIGNING THIS APPLICATION, 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 July 2022

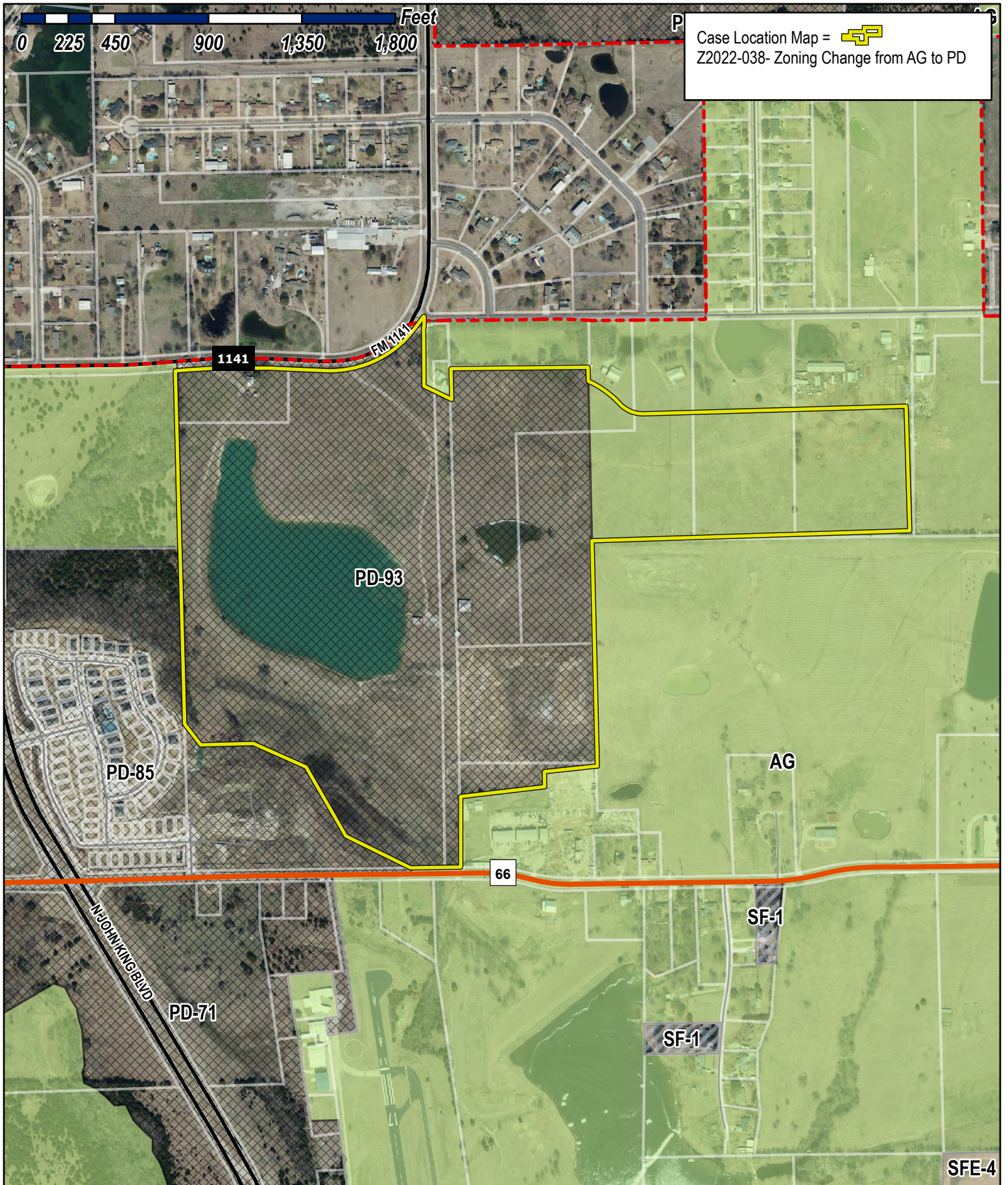
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Handwritten Signature]



MY COMMISSION EXPIRES 4-16-25



City of Rockwall

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

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

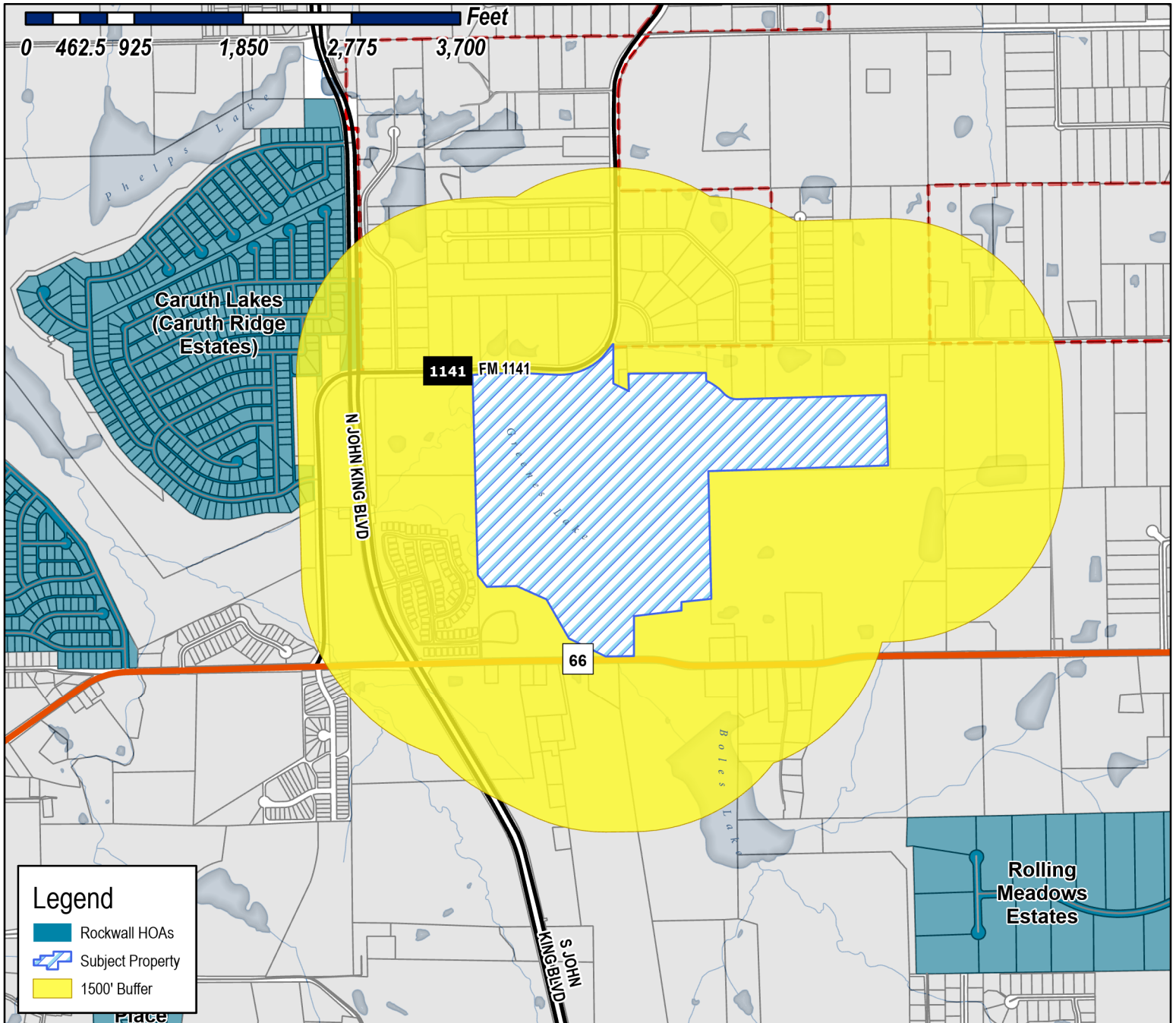




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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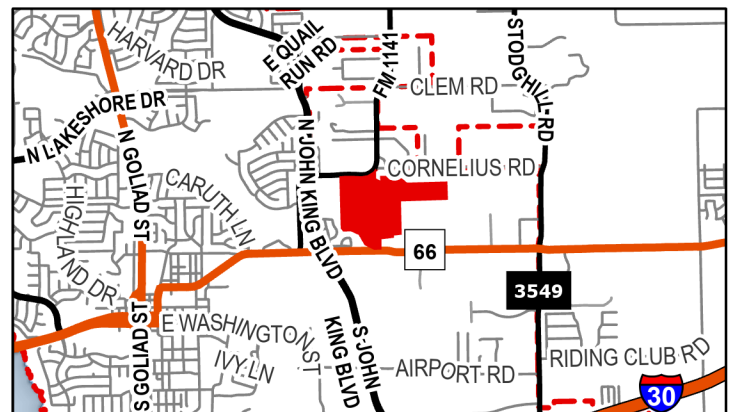


Legend

- Rockwall HOAs
- Subject Property
- 1500' Buffer

Case Number: Z2022-0038
Case Name: Amendment to PD-93
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 1649 FM 1141

Date Saved: 7/18/2022
 For Questions on this Case Call (972) 771-7745



Lee, Henry

From: Gamez, Angelica
Sent: Friday, July 22, 2022 11:51 AM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry
Subject: Neighborhood Notification Program [Z2022-038]
Attachments: Public Notice (07.15.2022).pdf; HOA Map (7.18.2022).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 July 22, 2022. The Planning and Zoning Commission will hold a public hearing on Tuesday, August 9, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 15, 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>.

Z2022-038: Zoning Change amending Planned Development District 93

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 amending Planned Development District 93 (PD-93) [*Ordinance No. 22-22*] to incorporate a 21.83-acre tract of land into the existing 93.97-acre tract of land being identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (DF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, and take any action necessary.

Thank you,

Angelica Gamez

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

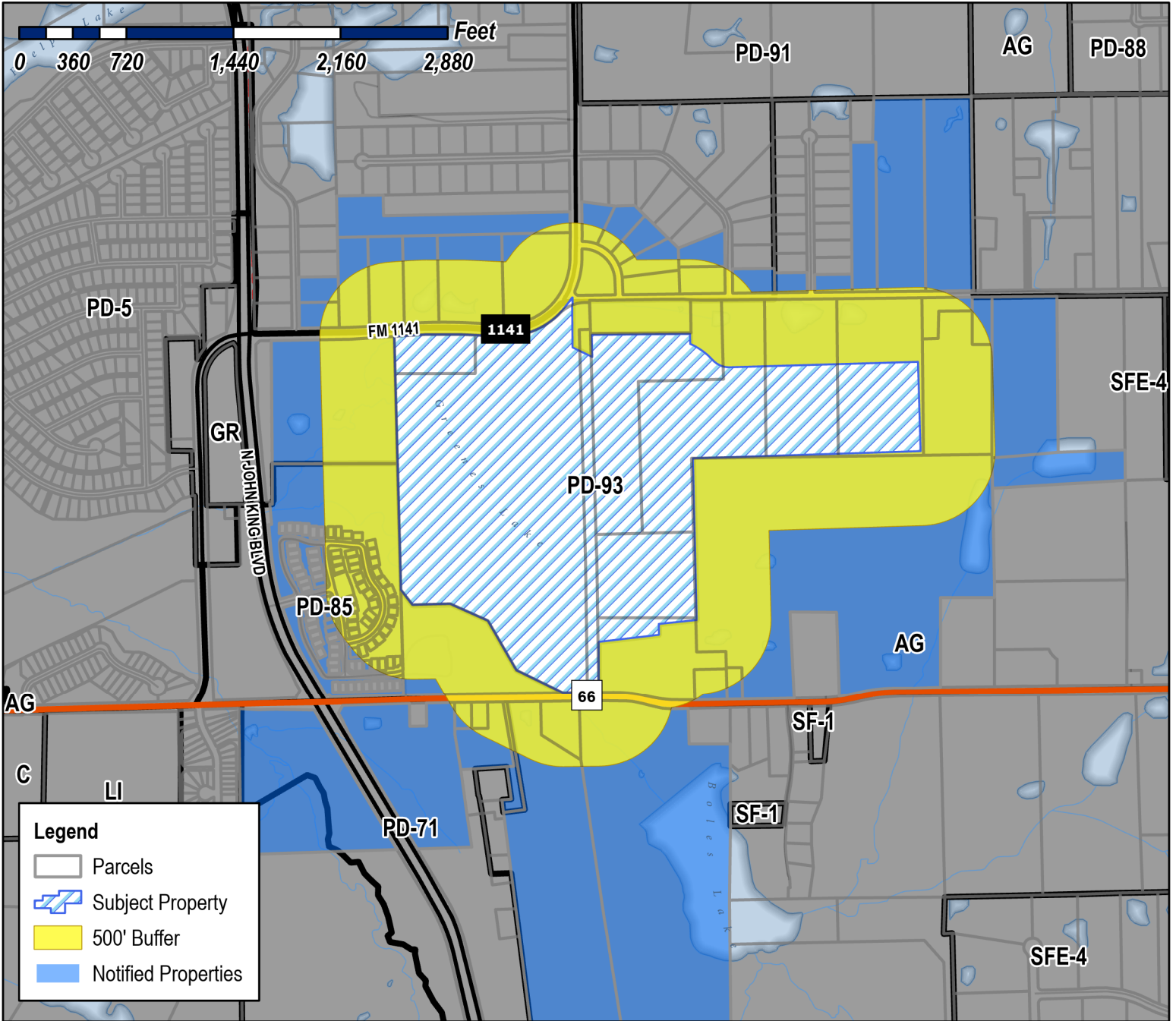
<http://www.rockwall.com/planning/>



City of Rockwall

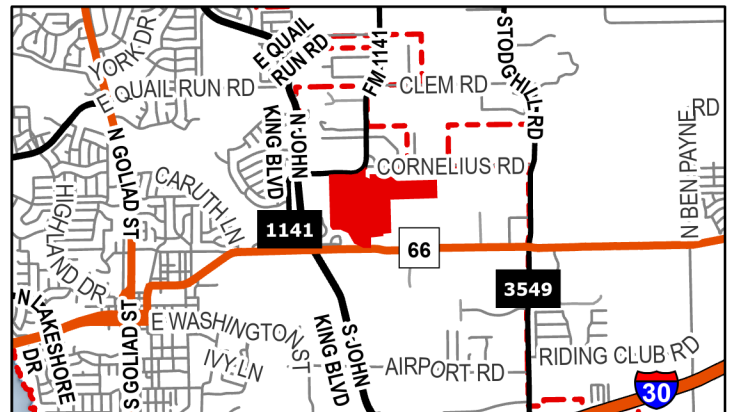
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2022-038
Case Name: Amendment to PD-93
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 1649 FM 1141

Date Saved: 7/18/2022
 For Questions on this Case Call (972) 771-7745



ALDERMAN CLAUDETTE
815 RIO VISTA LANE
ROCKWALL, TX 75087

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

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

BENEDICT JAMES AND JUDY
27 PINE ISLAND CT
HILTON HEAD, SC 29928

BROCHON DELILIA A AND MARTIAL H
913 RIO VISTA LANE
ROCKWALL, TX 75087

BROWN LARRY MELVIN & MARSHA LIZBETH
906 BELLA DR
ROCKWALL, TX 75087

CAIN DEWAYNE
305 STONEBRIDGE DR
ROCKWALL, TX 75087

CAIN FAMILY PARTNERSHIP LTD
305 STONEBRIDGE DR
ROCKWALL, TX 75087

CARRIAGE MANAGEMENT INC
3040 POST OAK BLVD SUITE 300
HOUSTON, TX 77056

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

DELK JEANNETTE FREY
903 RIO VISTA LN
ROCKWALL, TX 75087

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

DIMISSEW SAMUEL
956 S WEATHERRED DR
RICHARDSON, TX 75080

EASLEY PHYLLIS
909 RIO VISTA LANE
ROCKWALL, TX 75087

EVANS MARY E
830 BELLA DRIVE
ROCKWALL, TX 75087

EVANS ROSEMARY J AND ROBERT E
908 RIO VISTA LN
ROCKWALL, TX 75087

G & C DAVIS FAMILY 2013 TRUST
GREGORY A DAVIS AND CAROL L DAVIS - CO
TRUSTEES
916 RIO VISTA LN
ROCKWALL, TX 78087

GARRETT CHRISTOPHER AND ROSEMARY
1620 MADRID WAY
ROCKWALL, TX 75087

GIAMPAPA SANTO AND SUSAN
1606 ENCANTO TRL
ROCKWALL, TX 75087

GILLILAND TOMMY JOE
2098 WILLIAMS
ROCKWALL, TX 75087

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

HAMBLIN DONALD ELEX AND DEBORAH LUCILLE
905 RIO VISTA LN
ROCKWALL, TX 75087

HAMPTON ELDEN L
1530 FM 1141
ROCKWALL, TX 75087

HOWARD EDWARD L AND BRENDA S
902 RIO VISTA LN
ROCKWALL, TX 75087

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

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

IGOPCO LLC
361 W BYRON NELSON BLVD STE 104
ROANOKE, TX 76262

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

JOHN AND LYNNE MCMAHAN REVOCABLE
TRUST
JOHN AND LYNNE MCMAHAN- TRUSTEES
912 RIO VISTA LN
ROCKWALL, TX 75087

JONES BRENDA K & SAM A
910 BELLA DR
ROCKWALL, TX 75087

LANCASTER JAMES EVERETT JR &
GEORGIANA MARIE
820 BELLA DRIVE
ROCKWALL, TX 75087

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

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

MAUTNER ERNESTO & BEATRICE
829 BELLA DRIVE
ROCKWALL, TX 75087

MCKEE MARK D
131 MEADOWLARK CIR
ROCKWALL, TX 75087

MURPHY DON & SHARON
837 BELLA DRIVE
ROCKWALL, TX 75087

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

PEOPLES DONNIE
589 CORNELIUS
ROCKWALL, TX 75087

PEOPLES MICHAEL L
PO BOX 41
ROCKWALL, TX 75087

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

PEOPLES MIKE
PO BOX 41
ROCKWALL, TX 75087

POTTER JOHN D ETUX
PO BOX 259
FATE, TX 75132

RANDLE SUSAN AND DERRICE
226 CORNELIUS RD
ROCKWALL, TX 75087

RANDY AND KAY WILSON REVOCABLE TRUST
RANDY SCOTT WILSON AND KAY MARIE
WILSON- CO TRUSTEES
1201 MARILYN JAYNE
ROCKWALL, TX 75087

RATLIFF JENNIFER L
123 HARKER TRAIL
ROCKWALL, TX 75087

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

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

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

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

ROONEY CATHERINE
912 BELLA DR
ROCKWALL, TX 75087

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

SALINAS HILSE S
2068 STATE HWY 66
ROCKWALL, TX 75087

SANDKNOP LES T AND CLAUDIA J
1614 ENCANTO TRAIL
ROCKWALL, TX 75087

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

SEE BETTY
110 WESTMINISTER
ROCKWALL, TX 75032

SHANNON STANLEY W
162 HARKER TRL
ROCKWALL, TX 75087

SINGH GAGANPREET K AND PAWANPREET
151 STEVENSON DR
FATE, TX 75087

SQUIER NATALIE
153 MEADOWLARK CIRCLE
ROCKWALL, TX 75087

TESMER STEVEN AND VICKIE
838 RIO VISTA LN
ROCKWALL, TX 75087

THOMAS STEPHEN R & SHARON C
1200 MARILYN JAYNE DR
ROCKWALL, TX 75087

VACLAVIK JOHN AND MARCILE
610 W COLCHESTER DR
EAGLE, ID 83616

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

WALLACE MARTHA G
826 BELLA DRIVE
ROCKWALL, TX 75087

WHYDE KIMBERLY
1602 ENCANTO TRAIL
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 Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2022-038: PD Amendment to PD-93

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 amending Planned Development District 93 (PD-93) [*Ordinance No. 22-22*] to incorporate a 21.83-acre tract of land into the existing 93.97-acre tract of land being identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (DF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, 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, August 9, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 15, 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, August 15, 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. Z2022-038: PD Amendment to PD-93

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

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



JOHNSON VOLK CONSULTING

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

July 15, 2022

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

RE: Terraces – 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 +/-263 single family lots on a 115.80 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 Consulting, Inc.

Tom Dayton, PE

LEGAL DESCRIPTION
115.804 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 Michael L. Peoples, as recorded in Volume 173, Page 752, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 184, Page 522, Deed Records, 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, 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;

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 63.06 feet to a point for corner at the beginning of a non-tangent curve to the right having a central angle of 26 degrees 09 minutes 34 seconds, a radius of 450.00 feet and a chord bearing and distance of South 54 degrees 21 minutes 52 seconds East, 203.68 feet;

THENCE Southeasterly, with said curve to the right, an arc distance of 205.46 feet to a point for corner at the beginning of a reverse curve to the left having a central angle of 49 degrees 15 minutes 27 seconds, a radius of 150.00 feet and a chord bearing and distance of South 65 degrees 54 minutes 48 seconds East, 125.02 feet;

THENCE North 89 degrees 27 minutes 29 seconds East, a distance of 1,265.98 feet to a point for corner;

THENCE South 00 degrees 32 minutes 31 seconds East, a distance of 600.00 feet to a point for corner;

THENCE South 89 degrees 27 minutes 29 seconds West, a distance of 1,531.48 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;

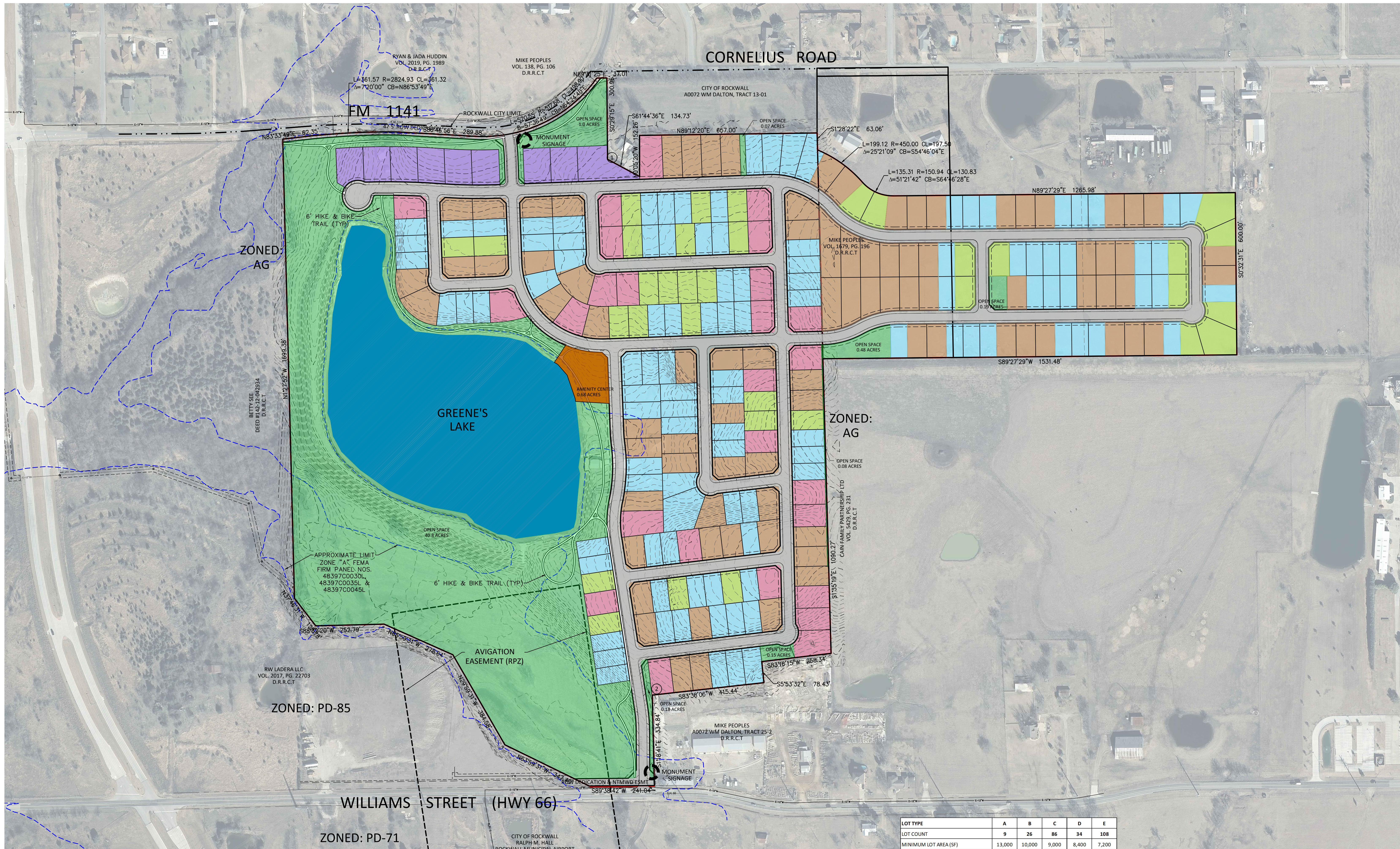
North 29 degrees 59 minutes 31 seconds West, a distance of 384.58 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

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 115.804 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	13.05
TOTAL	42.77
OPEN SPACE RATIO*	
$[(29.72/2) + 13.05] / 115.80$	= 24.1%

JOHNSON VOLK CONSULTING
 TIFELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
 704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

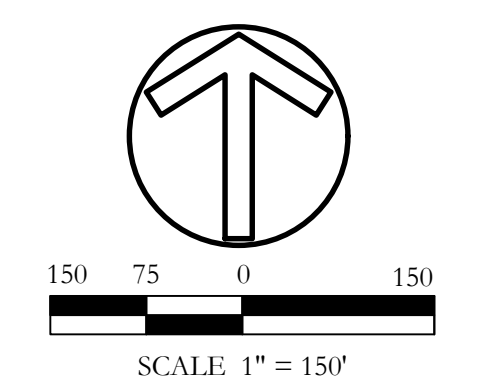
*ASSUMING HALF OF FLOODPLAIN

CONCEPT PLAN TERRACES

115.80 ACRES
ROCKWALL, TEXAS

LOT TYPE	A	B	C	D	E
LOT COUNT	9	26	86	34	108
MINIMUM LOT AREA (SF)	13,000	10,000	9,000	8,400	7,200
MINIMUM LOT WIDTH (FT)*	100	82	72	72	62
MINIMUM LOT DEPTH (FT)	130	120	115	110	110
FRONT BUILDING SETBACK (FT)	25	20	20	20	20
REAR BUILDING SETBACK (FT)	25	20	20	20	20
SIDE BUILDING SETBACK - INTERIOR (FT)	15	6	6	6	6
SIDE BUILDING SETBACK - CORNER (FT)	15	15	15	15	15
MAXIMUM BUILDING HEIGHT	35 FEET / 2.5 STORIES				
MAXIMUM LOT COVERAGE (%)	45	45	45	65	65
*Measured at front building setback					

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-XXX

CITY OF ROCKWALL

ORDINANCE NO. 22-22

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 93 (PD-93) 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;

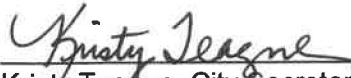
SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from 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 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':
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 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;

Exhibit 'A':
Legal Description

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;

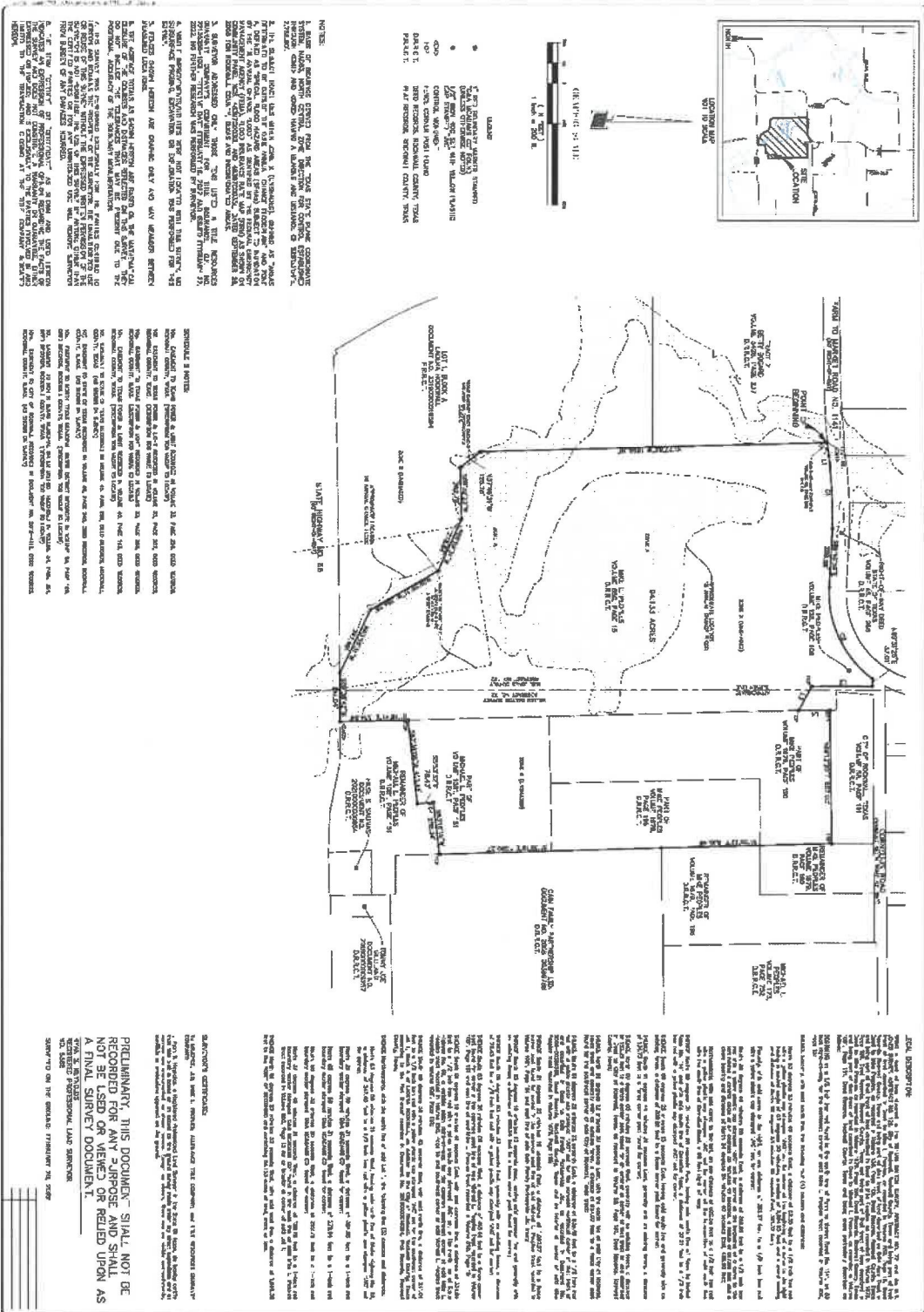
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South 88 degrees 32 minutes 20 seconds West, a distance of 252.79 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

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.

Exhibit 'B': Survey



NOTES:

1. THE SURVEY IS BASED UPON THE ORIGINAL SURVEY RECORDS OF THE CITY OF ROCKWALL, TEXAS, AND THE ORIGINAL SURVEY RECORDS OF THE COUNTY OF ROCKWALL, TEXAS, AND THE ORIGINAL SURVEY RECORDS OF THE STATE OF TEXAS.
2. THE SURVEY IS BASED UPON THE ORIGINAL SURVEY RECORDS OF THE CITY OF ROCKWALL, TEXAS, AND THE ORIGINAL SURVEY RECORDS OF THE COUNTY OF ROCKWALL, TEXAS, AND THE ORIGINAL SURVEY RECORDS OF THE STATE OF TEXAS.
3. THE SURVEY IS BASED UPON THE ORIGINAL SURVEY RECORDS OF THE CITY OF ROCKWALL, TEXAS, AND THE ORIGINAL SURVEY RECORDS OF THE COUNTY OF ROCKWALL, TEXAS, AND THE ORIGINAL SURVEY RECORDS OF THE STATE OF TEXAS.
4. THE SURVEY IS BASED UPON THE ORIGINAL SURVEY RECORDS OF THE CITY OF ROCKWALL, TEXAS, AND THE ORIGINAL SURVEY RECORDS OF THE COUNTY OF ROCKWALL, TEXAS, AND THE ORIGINAL SURVEY RECORDS OF THE STATE OF TEXAS.
5. THE SURVEY IS BASED UPON THE ORIGINAL SURVEY RECORDS OF THE CITY OF ROCKWALL, TEXAS, AND THE ORIGINAL SURVEY RECORDS OF THE COUNTY OF ROCKWALL, TEXAS, AND THE ORIGINAL SURVEY RECORDS OF THE STATE OF TEXAS.

BOUNDARY NOTES:

1. THE SURVEY IS BASED UPON THE ORIGINAL SURVEY RECORDS OF THE CITY OF ROCKWALL, TEXAS, AND THE ORIGINAL SURVEY RECORDS OF THE COUNTY OF ROCKWALL, TEXAS, AND THE ORIGINAL SURVEY RECORDS OF THE STATE OF TEXAS.

2. THE SURVEY IS BASED UPON THE ORIGINAL SURVEY RECORDS OF THE CITY OF ROCKWALL, TEXAS, AND THE ORIGINAL SURVEY RECORDS OF THE COUNTY OF ROCKWALL, TEXAS, AND THE ORIGINAL SURVEY RECORDS OF THE STATE OF TEXAS.

3. THE SURVEY IS BASED UPON THE ORIGINAL SURVEY RECORDS OF THE CITY OF ROCKWALL, TEXAS, AND THE ORIGINAL SURVEY RECORDS OF THE COUNTY OF ROCKWALL, TEXAS, AND THE ORIGINAL SURVEY RECORDS OF THE STATE OF TEXAS.

4. THE SURVEY IS BASED UPON THE ORIGINAL SURVEY RECORDS OF THE CITY OF ROCKWALL, TEXAS, AND THE ORIGINAL SURVEY RECORDS OF THE COUNTY OF ROCKWALL, TEXAS, AND THE ORIGINAL SURVEY RECORDS OF THE STATE OF TEXAS.

5. THE SURVEY IS BASED UPON THE ORIGINAL SURVEY RECORDS OF THE CITY OF ROCKWALL, TEXAS, AND THE ORIGINAL SURVEY RECORDS OF THE COUNTY OF ROCKWALL, TEXAS, AND THE ORIGINAL SURVEY RECORDS OF THE STATE OF TEXAS.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE A FINAL SURVEY DOCUMENT.

1. THE SURVEY IS BASED UPON THE ORIGINAL SURVEY RECORDS OF THE CITY OF ROCKWALL, TEXAS, AND THE ORIGINAL SURVEY RECORDS OF THE COUNTY OF ROCKWALL, TEXAS, AND THE ORIGINAL SURVEY RECORDS OF THE STATE OF TEXAS.

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<p>DATE: 1-1-2022 BY: J. J. JONES</p>		<p>LAND TITLE SURVEY 54.133 ACRES CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS</p>	<p>WILLIAM DALTON SURVEY, ABSTRACT NO. 72 M.R. JONES SURVEY, ABSTRACT NO. 122</p>	<p>JOHNSON VOLK CONSULTING 10000 Rockwall Road, Suite 100, Rockwall, TX 75087 972.967.1234</p>
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**Exhibit 'D':
Density and Development Standards**

DENSITY AND DEVELOPMENT STANDARDS.

- (1) Permitted Uses. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single-Family 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

<i>Lot Type</i>	<i>Minimum Lot Size (FT)</i>	<i>Minimum Lot Size (SF)</i>	<i>Dwelling Units (#)</i>	<i>Dwelling Units (%)</i>
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

<i>Lot Type (see Concept Plan) ▶</i>	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

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

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

Exhibit 'D':
Density and Development Standards



- (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

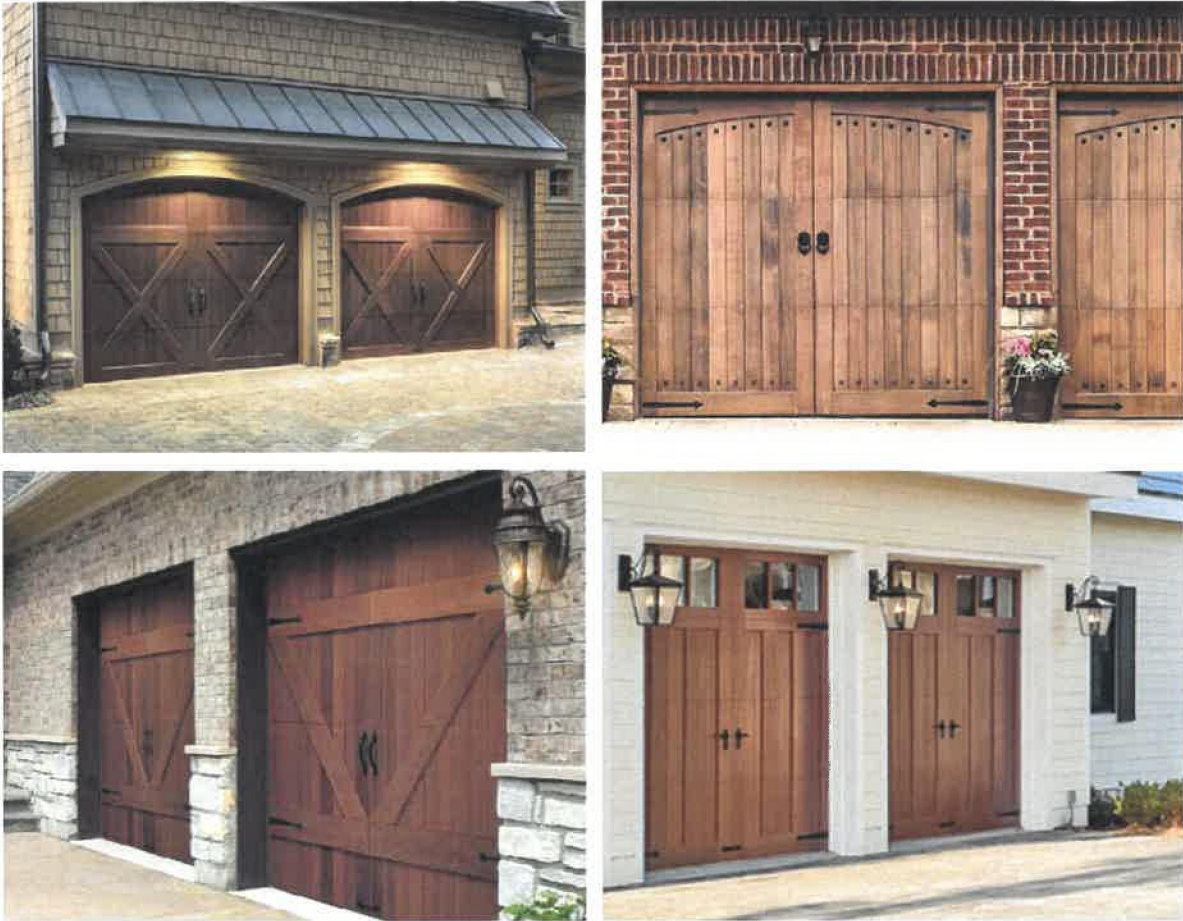


FIGURE 5: EXAMPLES OF UPGRADED FINISHES

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



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)

Exhibit 'D':
Density and Development Standards

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

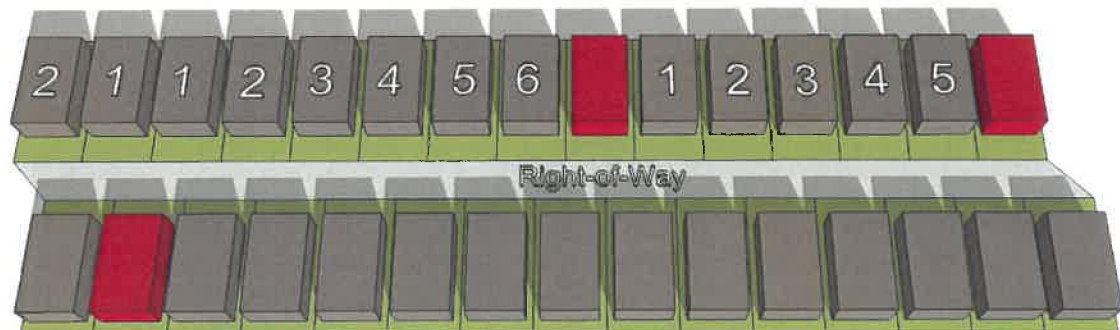


Exhibit 'D':
Density and Development Standards

- (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

Exhibit 'D':
Density and Development Standards

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,

Exhibit 'D':
Density and Development Standards

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*.

Exhibit 'D':
Density and Development Standards

- (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.

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 AMEND PLANNED DEVELOPMENT DISTRICT 93 (PD-93) [ORDINANCE NO. 22-22], BEING A 115.80-ACRE TRACT OF LAND IDENTIFIED AS TRACT 4-01 OF THE M. B. JONES SURVEY, ABSTRACT NO. 122, AND TRACTS 13 & 25 AND A PORTION OF TRACTS 10-02, 10-03, 25-1, & 26 OF THE W. M. DALTON SURVEY, ABSTRACT NO. 72 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN BY EXHIBIT 'B'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Ryan Joyce of the Michael Joyce Properties on behalf of Mike Peoples for the approval of a zoning change amending Planned Development District 93 (PD-93) [Ordinance No. 22-22] to incorporate a 21.83-acre tract of land into the existing 93.97-acre tract of land being identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (DF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, 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 93 (PD-93) [Ordinance No. 22-22] and the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 19-08*;

SECTION 2. 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 3. 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 4. 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 5. 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 6. 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 7. 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 8. 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 9. 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 10. 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 6TH DAY OF SEPTEMBER, 2022.

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: August 15, 2022

DRAFT
ORDINANCE
08.09.2022

Exhibit 'A':
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 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;

Exhibit 'A':
Legal Description

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.

DRAFT
ORDINANCE
08.09.2022

Exhibit 'D':
Density and Development Standards

DENSITY AND DEVELOPMENT STANDARDS.

- (1) Permitted Uses. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single-Family 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	03.42%
B	82' x 120'	10,000 SF	26	09.98%
C	72' x 110'	9,000 SF	86	32.70%
D	72' x 110'	8,400 SF	34	12.93%
E	62' x 110'	7,200 SF	108	41.06%
<i>Maximum Permitted Units:</i>			263	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 263 units provided [1] a minimum of 58.94% of the total lot count be comprised of *Lot Types 'A', 'B', 'C' & 'D'*, [2] a minimum of nine (9) *Lot Type 'A'* and 26 *Lot Type 'B'* lots are provided, and [3] a maximum of 41.06% *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 2.27 dwelling units per gross acre of land; however, in no case should the proposed development exceed 263 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

Exhibit 'D':
Density and Development Standards

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

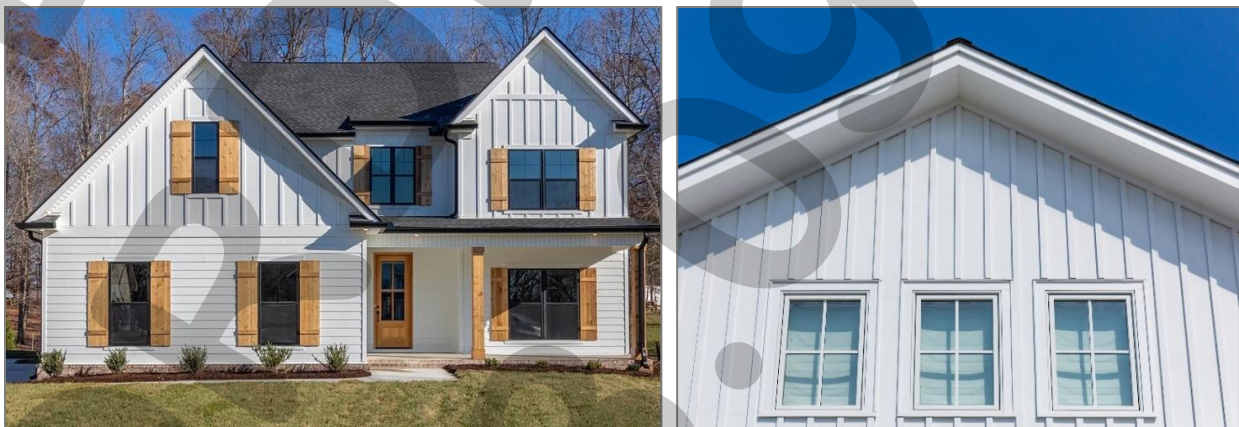


FIGURE 3: EXAMPLES OF HORIZONTAL LAP

Exhibit 'D':
Density and Development Standards



- (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 20.15% or 53 of the 263 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 79.85% or 210 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



Exhibit 'D':
Density and Development Standards

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)

Exhibit 'D':
Density and Development Standards

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



Exhibit 'D':
Density and Development Standards

- (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

Exhibit 'D':
Density and Development Standards

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,

Exhibit 'D':
Density and Development Standards

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 23.16-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. For the 182 lots associated with *Phase 1* of the subdivision (i.e. the portion of the subdivision shown east of the redline dashed in *Exhibit 'C'*), 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*.

Exhibit 'D':
Density and Development Standards

For the lots on *Phase 2* of the subdivision (*i.e. the portion of the subdivision shown west of the redline dashed in Exhibit 'C'*), the *Developer* shall 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.



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: August 9, 2022
APPLICANT: Jeff Carroll; *Carroll Architects, Inc.*
CASE NUMBER: SP2022-040; *Site Plan for John King Office Park*

SUMMARY

Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Aaron Davis of SBM Real Estates Services for the approval of a Site Plan for an Office Park on a 2.36-acre tract of land identified as Tract 1-2 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the west side of John King Boulevard south of the intersection of John King Boulevard and SH-276, and take any action necessary.

BACKGROUND

The subject property was originally annexed into the City of Rockwall on September 16, 1974 by *Ordinance No. 74-25*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On November 4, 1974, the City Council approved to a zoning change [*Ordinance No. 74-32*] for the subject property from an Agricultural (AG) District to Planned Development District 10 (PD-10) for Commercial (C) District land uses. The Planned Development District has been amended seven (7) times since the original adoption by *Ordinance No.'s 96-03, 00-08, 04-25, 04-40, 12-13, 13-39 & 20-30*; however, the zoning designation of the subject property has not changed since *Ordinance No. 74-32*. Since the time of annexation, the subject property has remained vacant.

PURPOSE

On July 15, 2022, the applicant -- *Jeff Carroll of Carroll Architects, Inc.* -- submitted an application requesting the approval of a Site Plan for the purpose of constructing five (5), 4,000 SF *Office Buildings* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located on the west side of John King Boulevard, south of the intersection of John King Boulevard and SH-276. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 6.705-acre tract of land that is developed with a *Convalescent Care Facility/Nursing Home (i.e. Highland Meadows Health & Rehab)*. This property is zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses. Beyond this is SH-276, which is identified as a TXDOT6D (*i.e. Texas Department of Transportation, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a vacant 6.286-acre tract of land that is zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses. Beyond this is a 32.6546-acre parcel of land development with *Multi-Family Apartments (i.e. Sixteen50 @ LHR Apartments)*. This property is zoned Planned Development District 10 (PD-10) for *Multi-Family/Single-Family Attached* land uses.

South: Directly south of the subject property is Phase 4 of the Meadowcreek Estates Subdivision, which is zoned Planned Development District 10 (PD-10) for Single-Family 6 (SF-6) District, Single-Family 7 (SF-7) District, and Single-Family 8.4 (SF-8.4) District land uses. Beyond this is the Hickory Ridge Park, which is 12.805-acres and is located within the Hickory Ridge Subdivision. Beyond this is John King Boulevard, which is identified as a P6D

(i.e. principal arterial, six [6] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is John King Boulevard, which is identified as a P6D (i.e. principal arterial, six [6] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 15.428-acre parcel of land developed with Dorris A. Jones Elementary school. This property is zoned Planned Development District 45 (PD-45) for General Retail (GR) District land uses. Beyond this is the Lofland Farms Phase 1 Subdivision zoned Planned Development District 45 (PD-45) for Single-Family 8.4 land uses.

West: Directly west of the subject property is Phase 4 of the Meadowcreek Estates Subdivision, which is zoned Planned Development District 10 (PD-10) for Single-Family 6 (SF-6) District, Single-Family 7 (SF-7) District, and Single-Family 8.4 (SF-8.4) District land uses. Beyond this is SH-276, which is identified as a TXDOT6D (i.e. Texas Department of Transportation, six [6] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phases 1 & 2 of the Meadowcreek Estates Subdivisions, which are zoned Planned Development District 10 (PD-10) for Single-Family 6 (SF-6) District, Single-Family 7 (SF-7) District, and Single-Family 8.4 (SF-8.4) District land uses.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), an *Office* is a permitted *by-right* land use in a Commercial (C) District. The submitted site plan, landscape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Commercial (C) District with the exception of the items noted in the *Variances and Exceptions Requested by the Applicant* section of this case memo. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	10,000 SF	X=2.36-acres; In Conformance
<i>Minimum Lot Frontage</i>	60-Feet	X= 349.72-feet; In Conformance
<i>Minimum Lot Depth</i>	100-Feet	X=294.03-feet; In Conformance
<i>Minimum Front Yard Setback</i>	15-Feet	X=50-feet; In Conformance
<i>Minimum Rear Yard Setback</i>	10-Feet	X=20-feet; In Conformance
<i>Minimum Side Yard Setback</i>	10-Feet	X>10-feet; In Conformance
<i>Maximum Building Height</i>	60-Feet	X<60-feet; In Conformance
<i>Max Building/Lot Coverage</i>	60%	X=20.24%; In Conformance
<i>Minimum Number of Parking Spaces</i>	1 Parking Space/300 SF (68 Required)	X=70; In Conformance
<i>Minimum Landscaping Percentage</i>	20%	X=~50.00%; In Conformance
<i>Maximum Impervious Coverage</i>	85-90%	X<85%; In Conformance

TREESCAPE PLAN

The Treescape Plan provided by the applicant indicates that nine (9) Eastern Red Cedar Trees will be removed from the subject property as a result of the development. According to Section 05, *Tree Mitigation Requirements*, of Article 09, *Tree Preservation*, of the Unified Development Code (UDC), Eastern Red Cedars are mitigated for a half-inch for each inch removed for a tree greater than 11-inches and less than 25-inches. In this case, there are 99.00 caliper inches being removed, this creates a mitigation balance of 49.50 caliper inches. As part of the proposed development the applicant's landscape plan shows that 35.00, four (4) inch caliper canopy trees will be planted at a total of 140.00 caliper inches. Based on this the proposed landscape plan satisfies the mitigation balance.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 02.02(D)(2), *Office Building*, of Article 13, *Definitions*, of the Unified Development Code (UDC) an *Office Building* is defined as "(a) facility that provides executive, management, administrative, or professional services not specifically listed elsewhere in Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, but not involving the sale of

merchandise except as incidental to a permitted use.” In this case, the applicant is requesting *Office Buildings*, which are permitted by right according to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

According to Subsection 05.02(B), *Screening from Residential*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) states that “(a)ny non-residential or multi-family land use or parking area 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 has residential adjacencies along the west and south property lines. Subsection 05.02(B) goes on to state that the “Planning and Zoning Commission may approve an alternative screening method that incorporates a wrought iron fence and three (3) tiered screening.” In this case, the applicant is requesting the alternative screening method that includes the wrought iron fence and the three (3) tiered screening along both the west and south property lines. The Planning and Zoning Commission shall consider the alternative screening method as part of the applicants site plan request.

The proposed site plan also generally conforms to the requirements of the *General Overlay District Standards* and the *General Commercial District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), with the exception of the variances being requested as outlined in the *Variances and Exceptions Requested by the Applicant* section of this case memo.

VARIANCES AND EXCEPTIONS BY THE APPLICANT

As stated above, the applicant’s request conforms to the majority of the City’s codes; however, staff has identified the following variances:

(1) *Architectural Standards.*

- (a) *Cementitious Materials.* According to Subsection 06.02(C)(1)(a)(2), *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(the) use of cementitious materials (e.g. stucco, cementitious lap siding, or similar materials) shall be limited to 50% of the building’s exterior façade...” In this case the applicant has proposed greater than 50% cementitious material on each façade of the buildings. This will require a *variance* from the Planning and Zoning Commission.
- (b) *Four (4) Sided Architecture.* According to Subsection 06.02 (C)(5), *Four (4) Sided Architecture*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(a)ll buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features.” In this case, the applicant is required to meet the same building articulation standards for the primary building façades on all sides of the building. Given the proposed building elevations the applicant does not meet the wall length requirements. This will require a *variance* from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).
- (c) *Architectural Elements.* According to Subsection 06.02 (C)(4), *Required Architectural Elements*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(a)ll buildings that are less than 50,000 SF shall be designed to incorporate a minimum of four (4) architectural elements...” In this case, the applicant has less than four (4) architectural elements. This will require a *variance* from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

According to Subsection 09.02, *Variances to the General Overlay District Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), “...an applicant may request the Planning and Zoning Commission grant a variance to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code would create an undue hardship.” This section of the code also includes the same language for variances to the *General Overlay District Standards*. In addition, the code requires that the applicant provide compensatory measures that directly offset the requested variances. As compensatory measures for this case, the applicant is proposing to provide [1] horizontal articulation elements, [2] flat awnings at all tower entries, and [3] 50% landscaped area. In this case, the first compensatory measure is not compensatory as it attempts to address the articulation variance, but it does not meet the requirements of the Unified

Development Code (UDC). The second compensatory measure not compensatory as it attempts to address the architectural elements variance, however the applicant does not have four (4) architectural elements. This effectively means the applicant is proposing one (1) compensatory measure. That being said, the applicant has also provided more than 20% natural stone on all sides of the building, which exceeds the requirements and could be considered a compensatory measure. Requests for variances to the *General Overlay District Standards* are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (e.g. six [6] out of the seven [7] commissioners) -- with a minimum of four (4) votes in the affirmative -- is required for the approval of a variance or exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the South Central Residential District. The South Central Residential District is an established district that is developed with a mixture medium-density and low-density residential subdivisions, with several large vacant tracts of land remaining. According to strategy #2 in the South Central Residential District the commercial development in the northern areas of the district are "intended to support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures." In this case, the applicant is proposing buildings that will be supportive to the existing residential land uses and that will be constructed to a residential scale. Based on this the applicant's proposal appears to conform with the goals and policies of the Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on July 26, 2022, and made the recommendation that gable roofs be used to match the roof structure of the existing development north of the subject property. Before action is taken on the building elevations, the ARB will review the applicant's revised building elevations and provide a recommendation to the Planning and Zoning Commission at the August 9, 2022 meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's Site Plan for the establishment of *Office Buildings* on the *subject property*, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.
- (2) The applicant must provide staff with a photometric plan that meets the requirements of the Unified Development Code (UDC) before submitting Engineering plans.
- (3) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)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
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

Address 950 WILLIAMS ST. (S.H. 66)

Subdivision WAGGONER GARDENS MC. ADDITION

Lot 1

Block A

General Location S.H. 66 & CAROTH DRIVE

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning C

Current Use RETAIL / WHSE / OFFICE

Proposed Zoning C

Proposed Use RETAIL / WHSE / OFFICE

Acreage 8.869 AC.

Lots [Current]

Lots [Proposed]

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

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

Owner HELPING HANDS

Applicant CARROLL ARCHITECTS, INC.

Contact Person JON BAILEY

Contact Person JEFF CARROLL

Address 950 WILLIAMS ST. (S.H. 66)

Address 750 E. INTERSTATE 30
SUITE 110

City, State & Zip ROCKWALL, TX 75087

City, State & Zip ROCKWALL, TX. 75087

Phone 972. 771. 1655

Phone 214. 632. 1762

E-Mail JONBAILEY@ROCKWALLHELPINGHANDS.COM

E-Mail JCB@CARROLLARCH.COM

NOTARY VERIFICATION [REQUIRED]

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

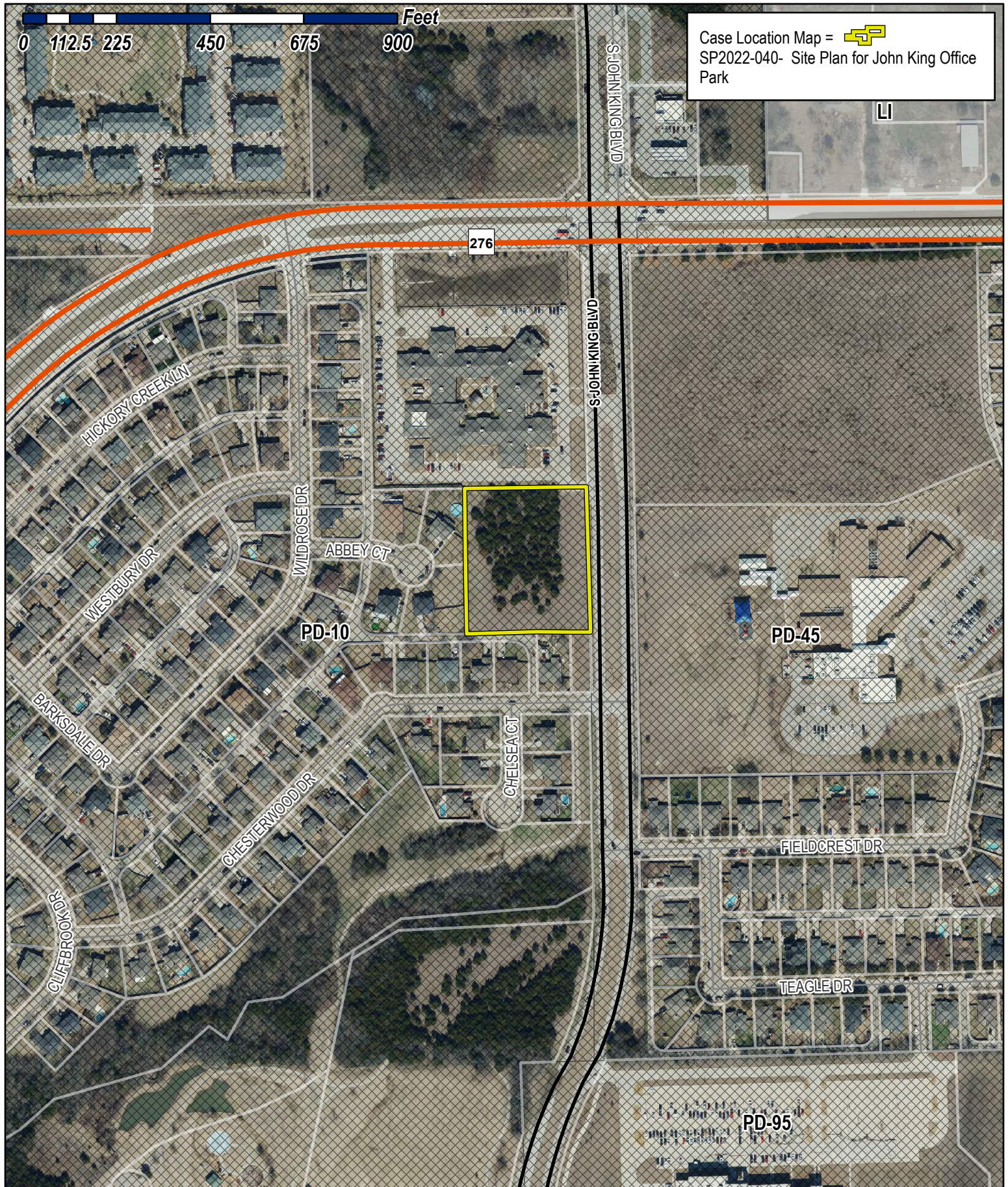
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 20 _____. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the _____ day of _____, 20 ____.

Owner's Signature

Notary Public in and for the State of Texas

My Commission Expires



Case Location Map = 
 SP2022-040- Site Plan for John King Office
 Park



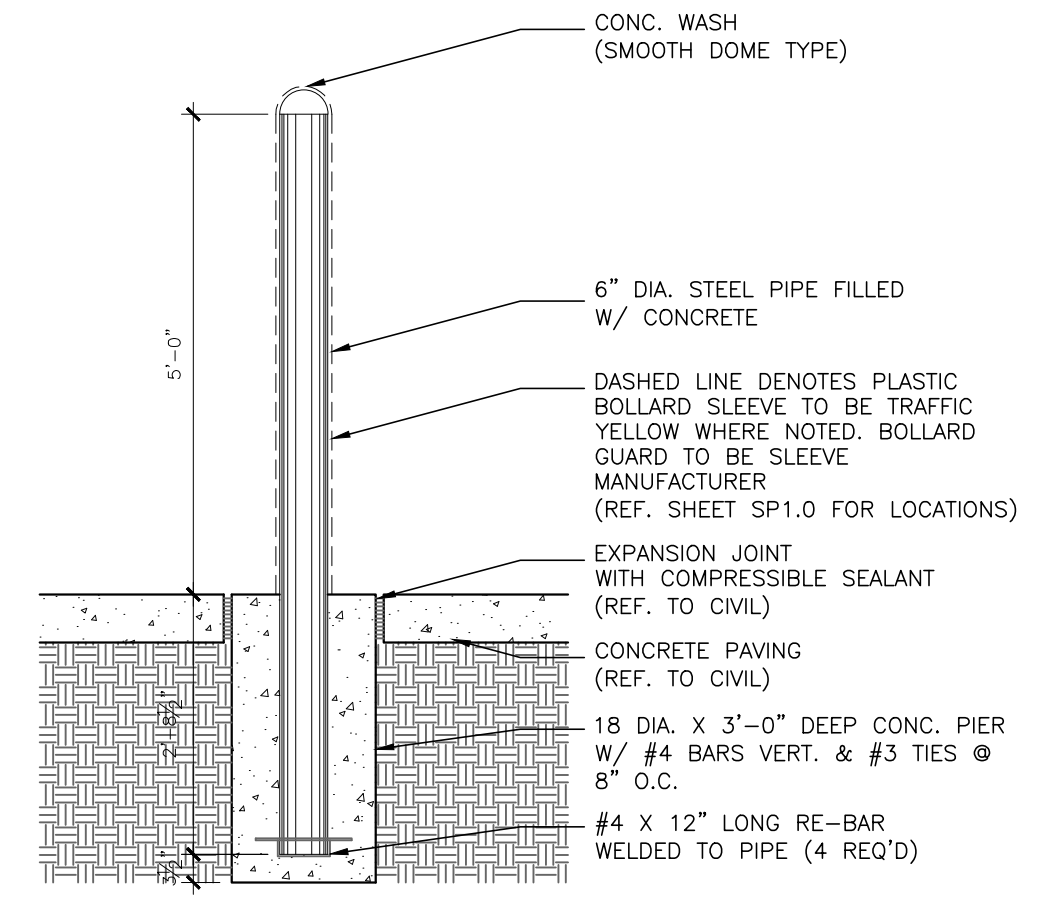
City of Rockwall

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

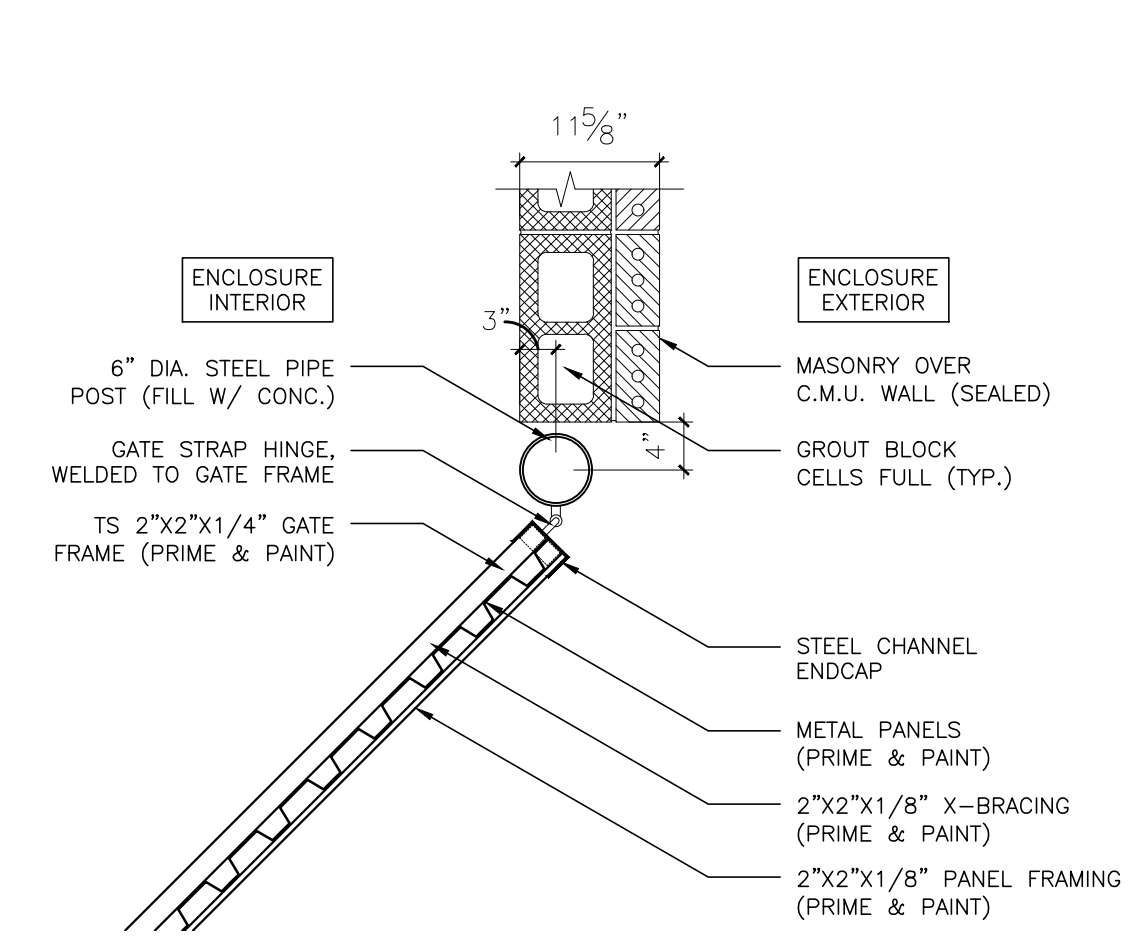
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



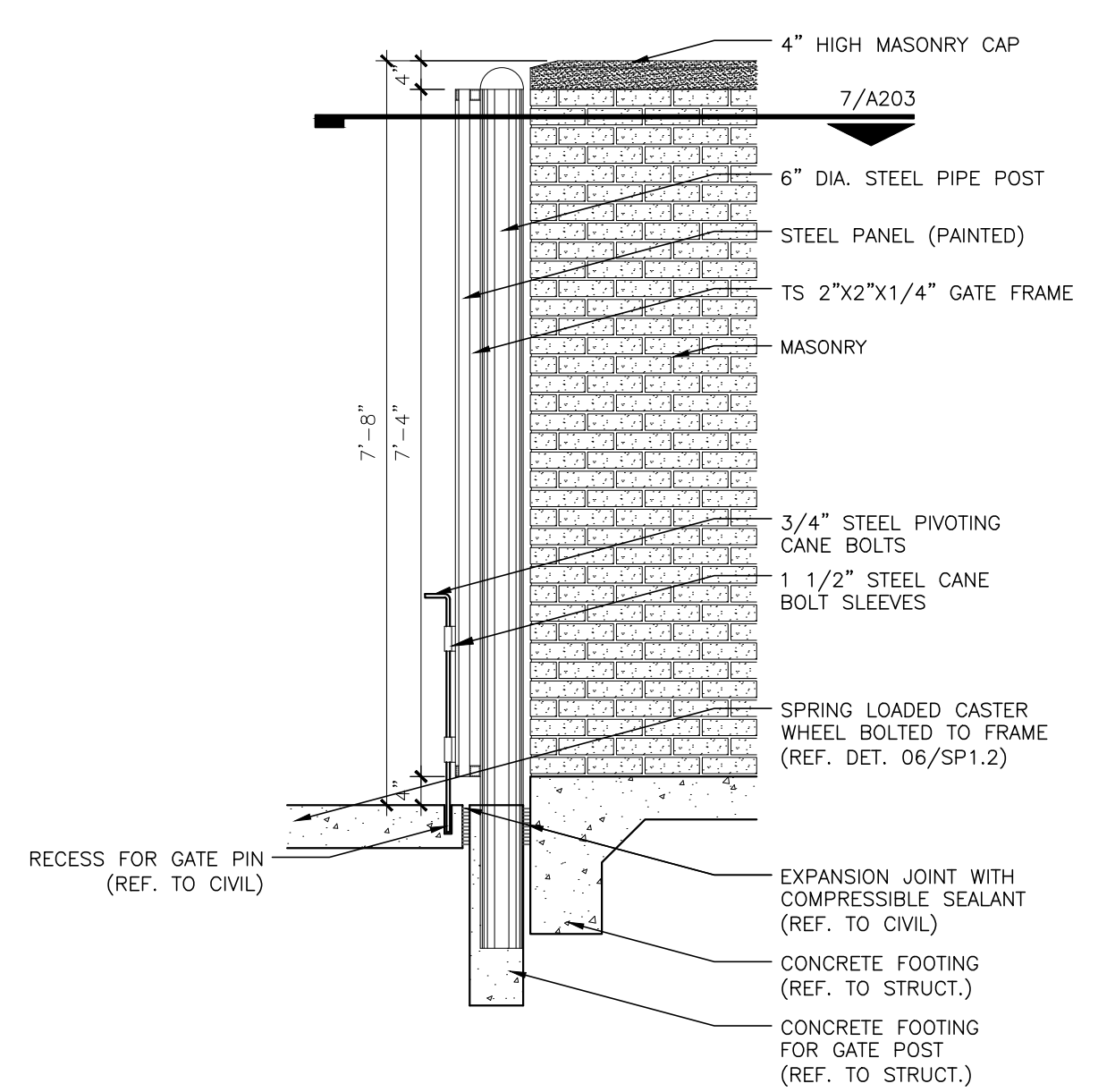
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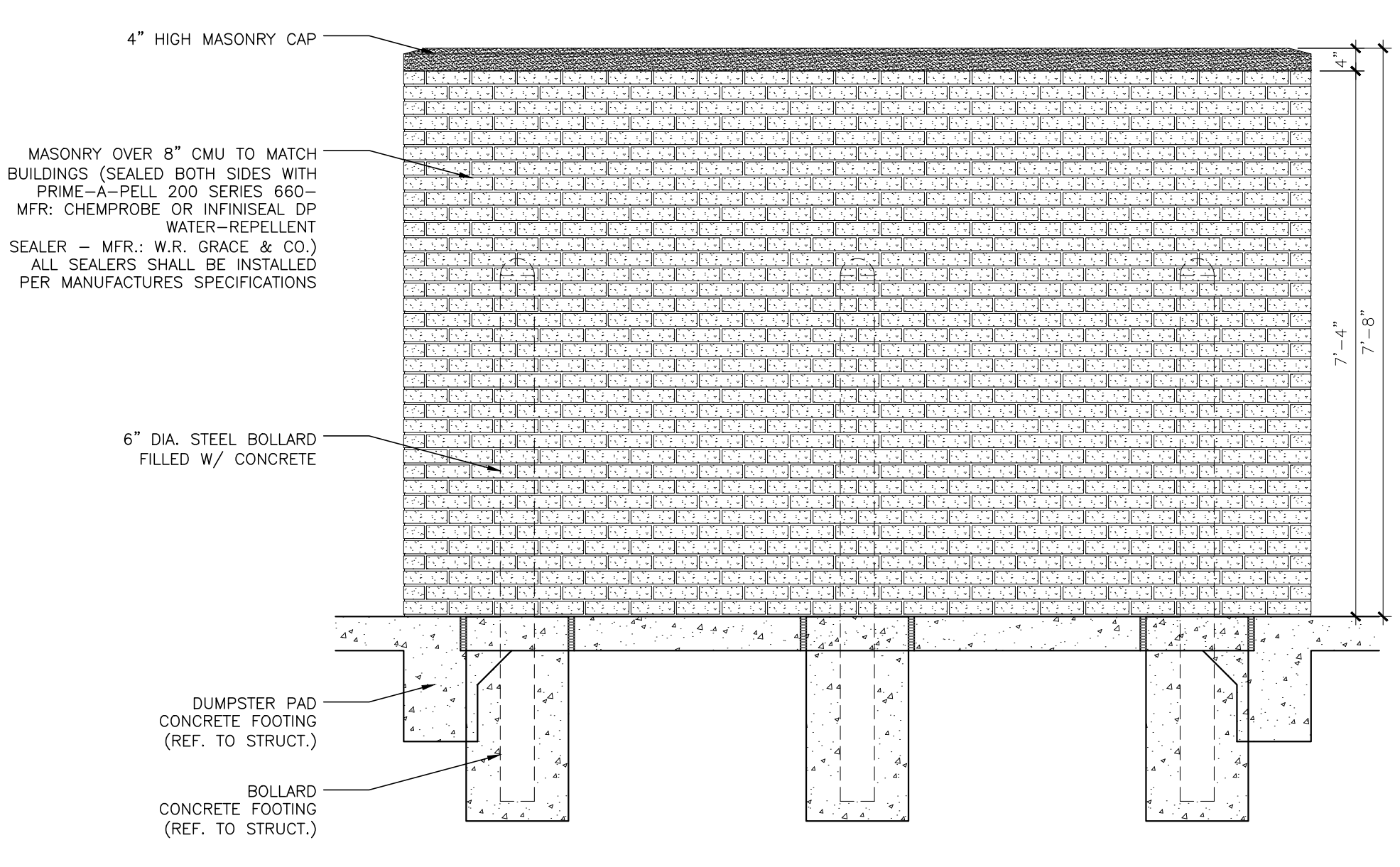
8 BOLLARD DETAIL @ DUMPSTER
 SCALE: 1/2" = 1'-0"



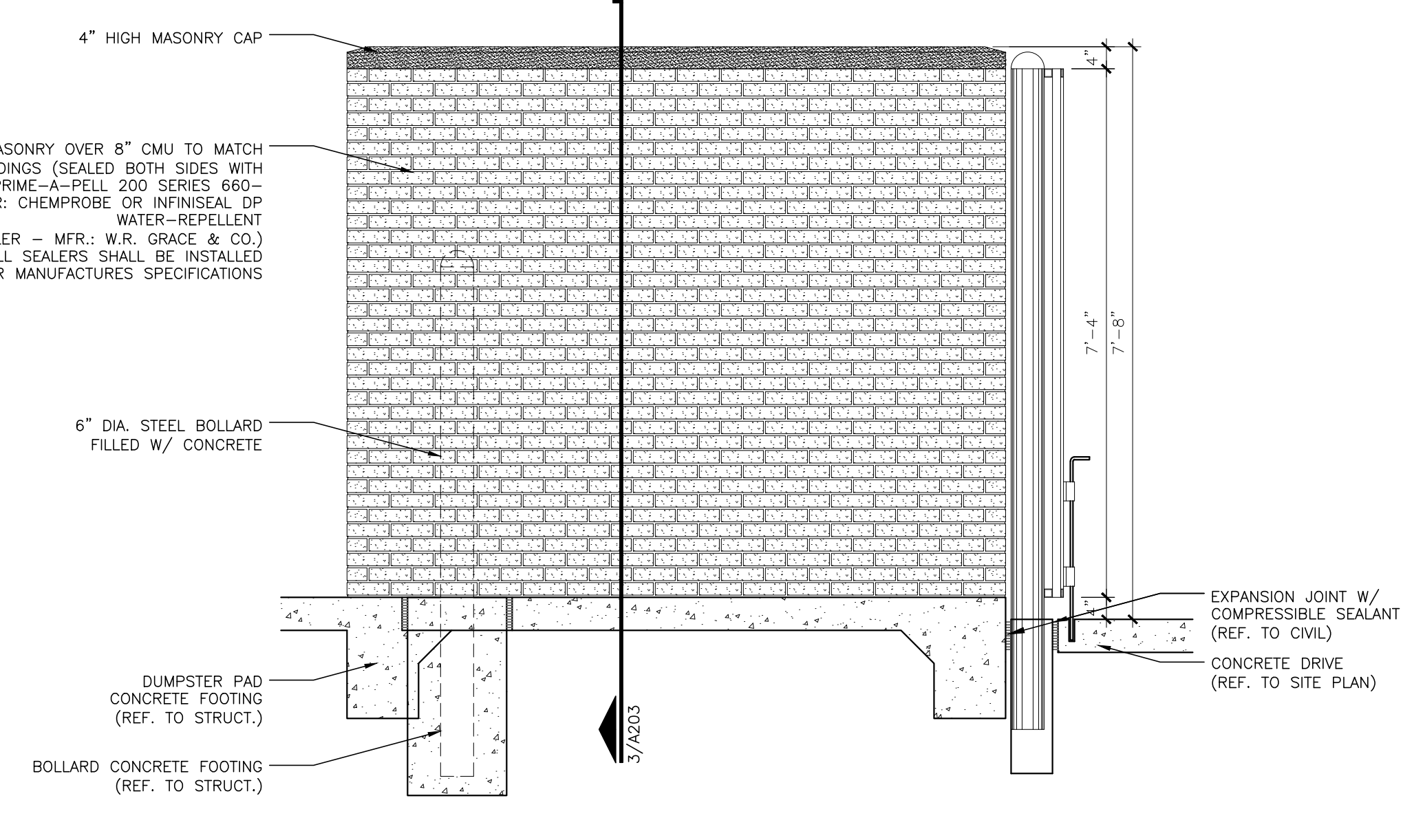
7 DUMPSTER ENCLOSURE GATE DETAIL
 SCALE: 3/4" = 1'-0"



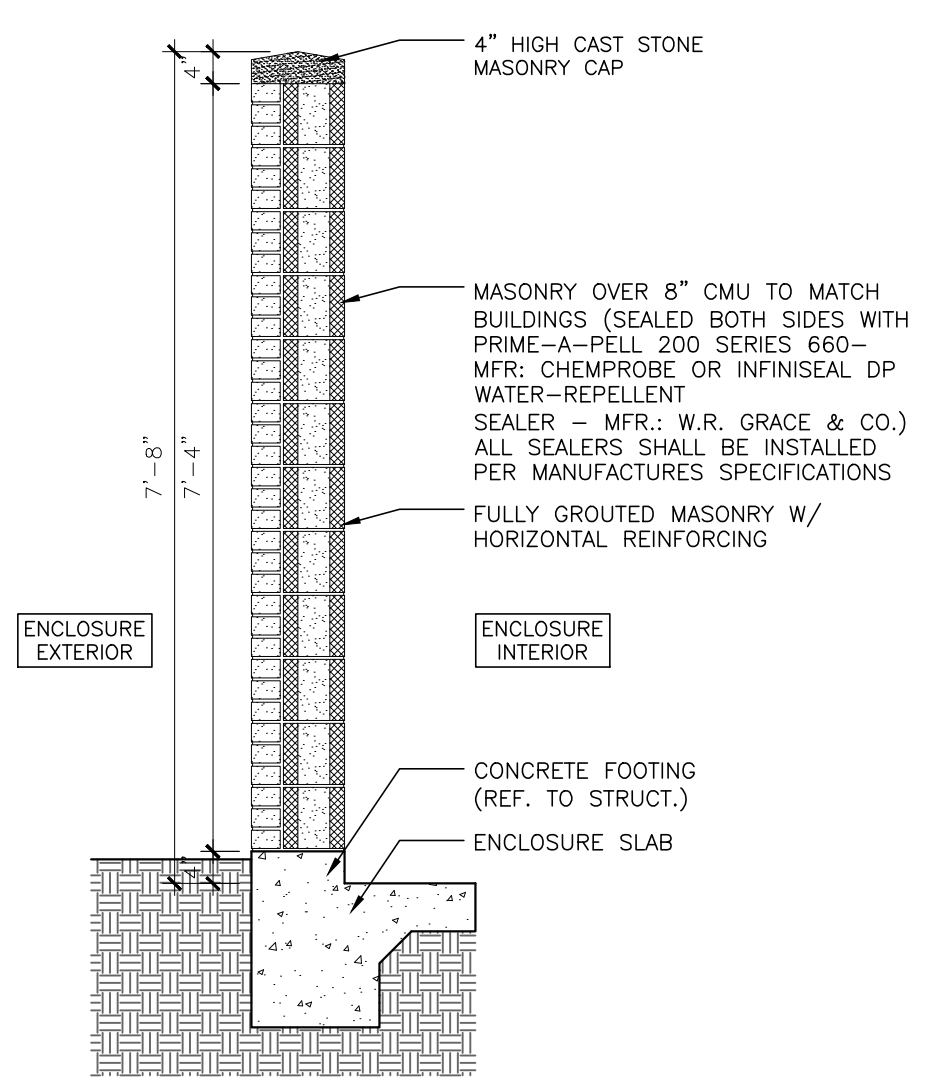
6 GATE SECTION @ DUMPSTER ENCLOSURE
 SCALE: 1/2" = 1'-0"



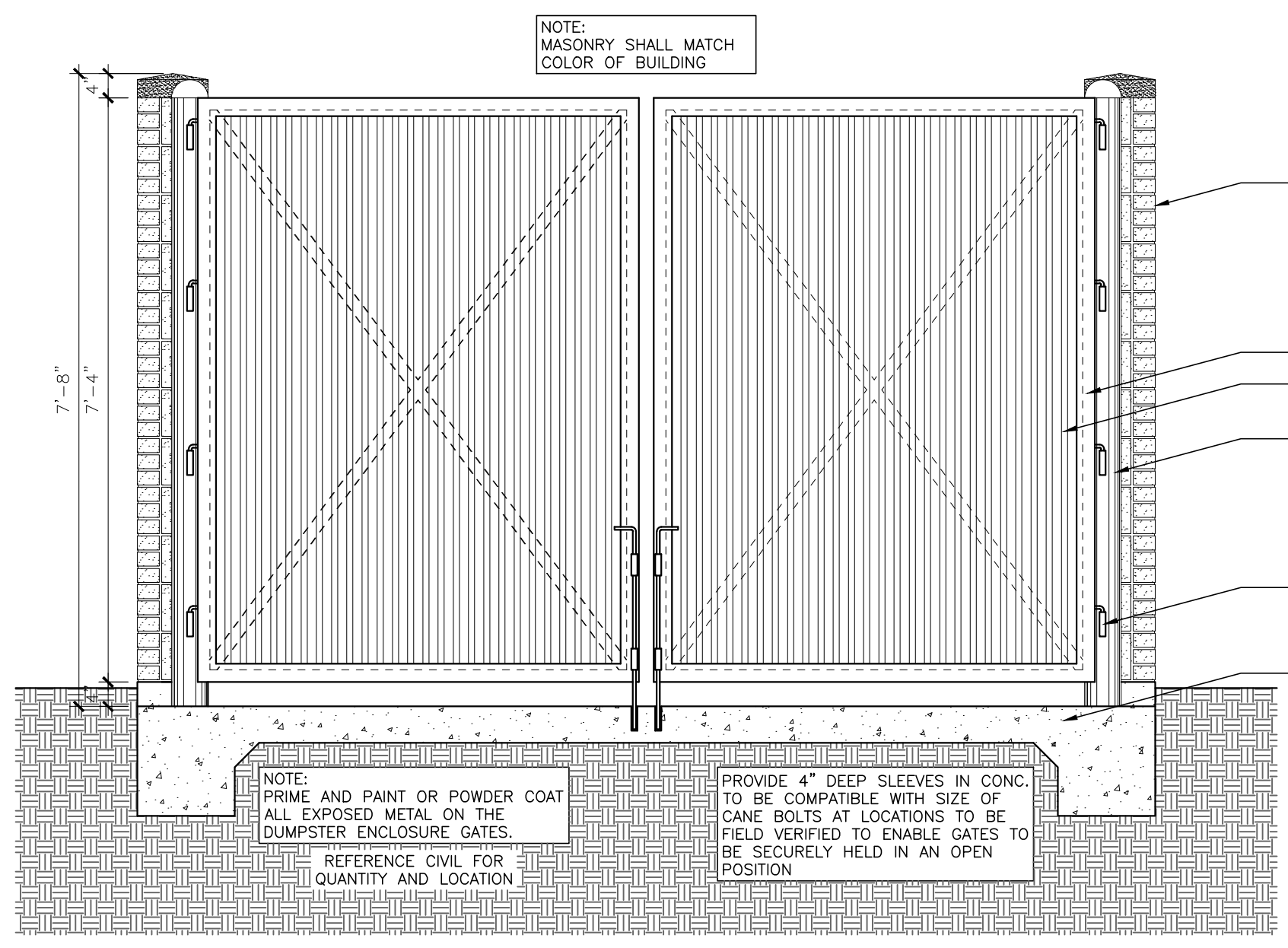
5 DUMPSTER ENCLOSURE REAR ELEVATION
 SCALE: 1/2" = 1'-0"



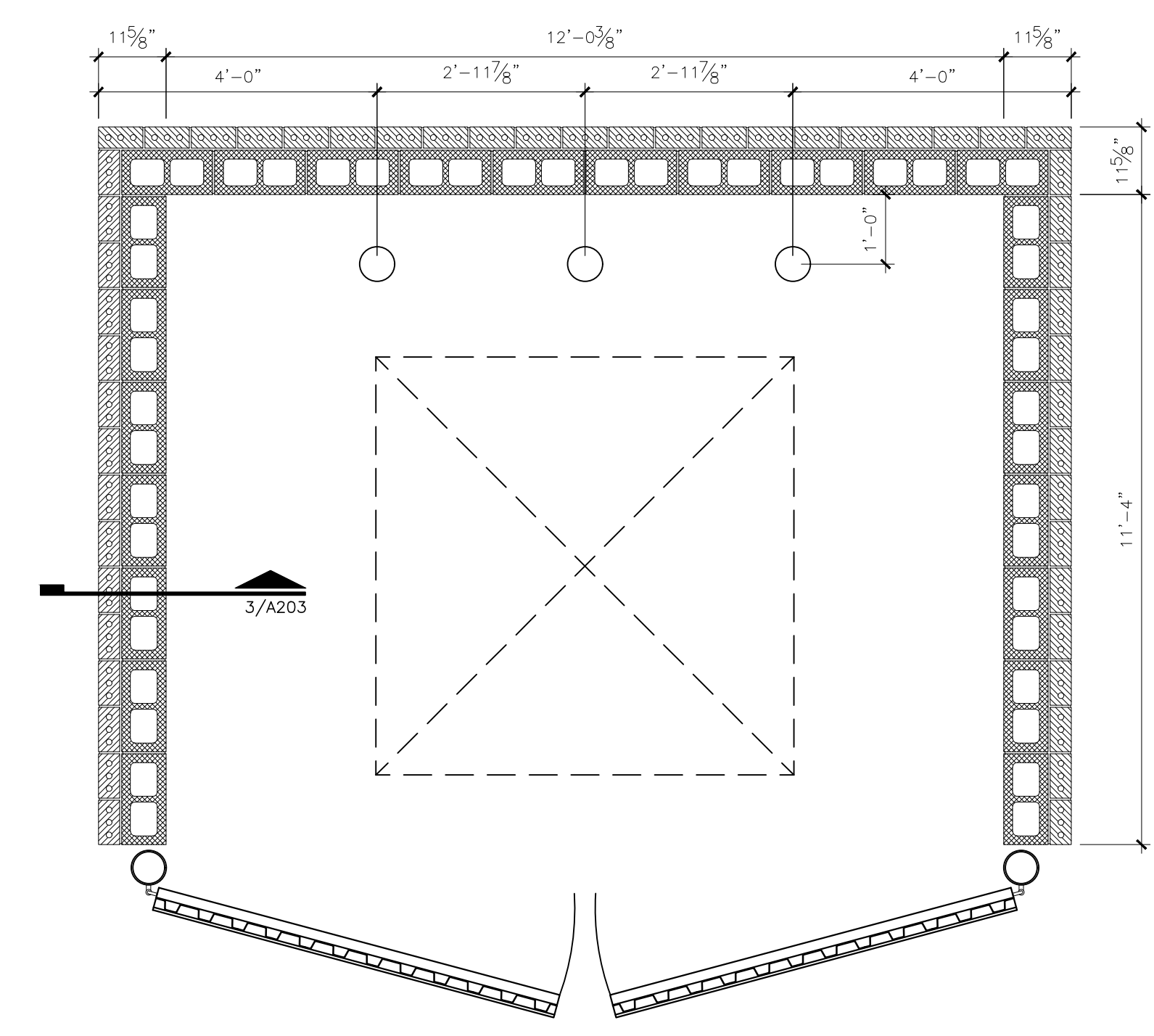
4 DUMPSTER ENCLOSURE SIDE ELEVATION
 SCALE: 1/2" = 1'-0"



3 WALL SECTION @ DUMPSTER ENCLOSURE
 SCALE: 1/2" = 1'-0"

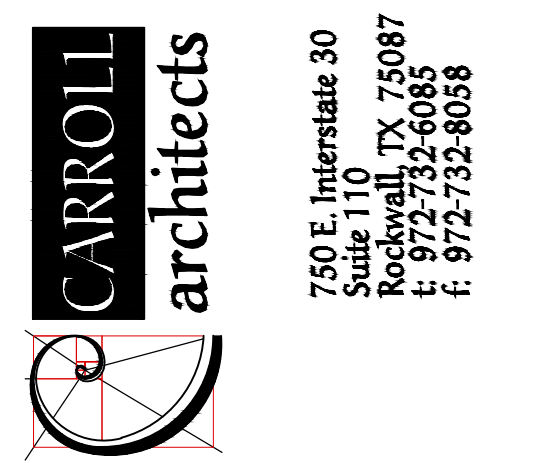


2 DUMPSTER ENCLOSURE FRONT ELEVATION
 SCALE: 1/2" = 1'-0"



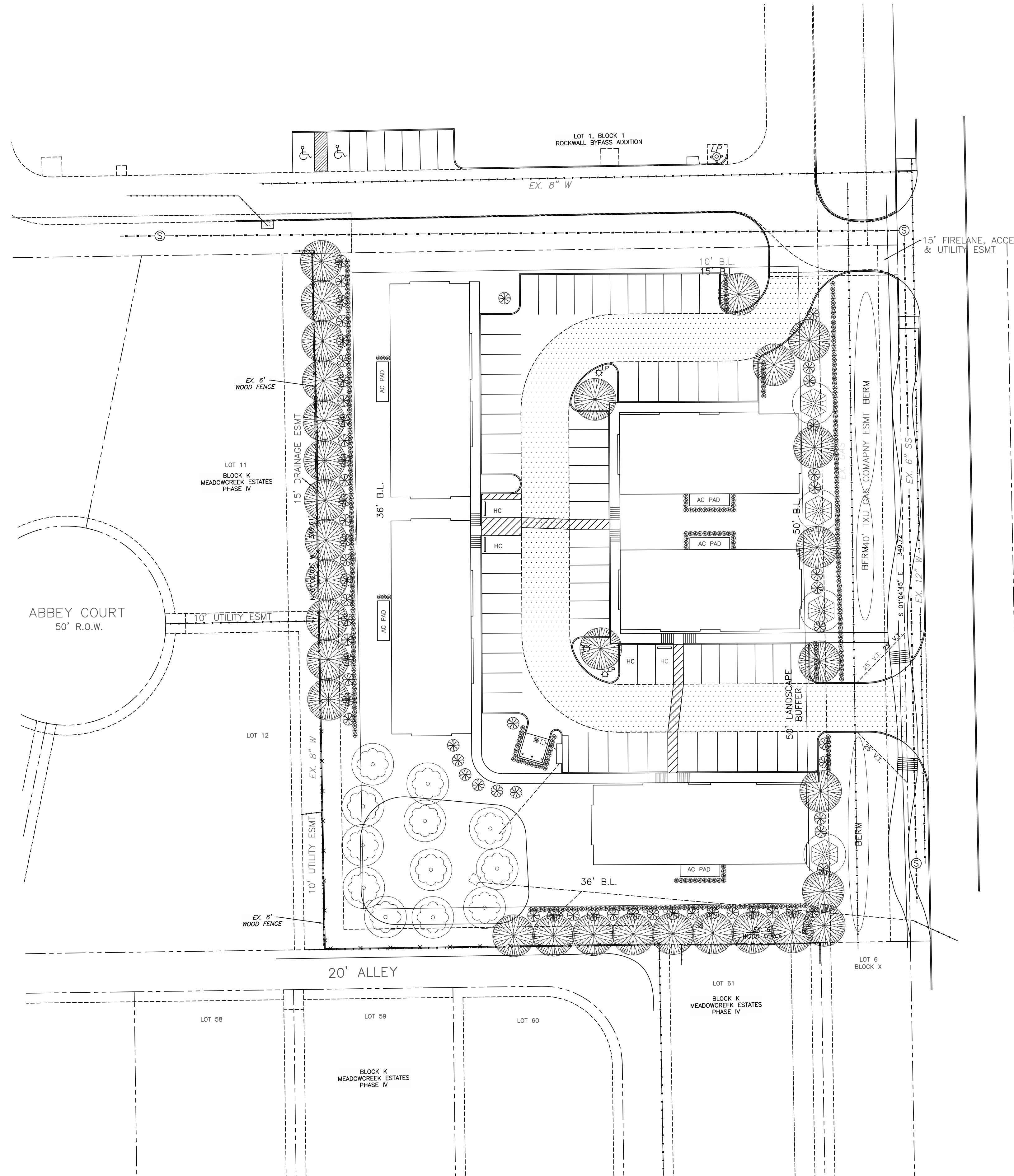
1 DUMPSTER ENCLOSURE ENLARGED PLAN
 SCALE: 1/2" = 1'-0"

NEW SHELL OFFICE FACILITY FOR
OFFICE CONDO
 JOHN KING BLVD
 Rockwall, Texas 75032



**MASONRY
 DUMPSTER
 ENCLOSURE**





SITE DATA TABLE	
SITE AREA	2.36 ACRES (102,859 S.F.)
ZONING	PD-10/C SH-205 BY-0V
PROPOSED USE	GENERAL OFFICE
BUILDING AREA:	16,000 S.F.
LOT COVERAGE (GROSS AREA)	15.55%
FLOOR TO AREA RATIO	6.42 : 1
BUILDING HEIGHT MAX.	25'-0"

LANDSCAPE TABULATION	
NET AREA	2.36 ACRES (102,859 S.F.)
REQUIRED LANDSCAPE AREA-- 15% OF 102,859 S.F.	15,429 S.F.
PROVIDED LANDSCAPE AREA-- 50% OF 102,859 S.F.	50,324 S.F.
IMPERVIOUS COVERAGE-- 50% OF 102,859 S.F.	50,535 S.F.

- NOTES:**
- Irrigation shall be provided to all landscaped areas.
 - Tree mitigation for this project for existing trees on this property.
 - All perimeter parking are within 50'-0" of a shade tree.
 - No trees within 5' of public utilities less than 10'.
 - No trees within 10' of public utilities 10' or greater.

TREE/SHRUB LEGEND	
TREES, INSTALLED W/ MINIMUM 4" CALIPER	
CEDAR ELM (31)	CEDAR TREE (4)
BALD CYPRESS (12) (DETENTION POND)	DESERT WILLOW (61)
WINTER BOXWOOD (SHRUB) 5 GALLON @ INSTALLATION	WROUGHT IRON FENCE 6 FEET HIGH

- GENERAL NOTES:**
1. REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM; PROVIDED HOWEVER, THAT A HOSE BIB SYSTEM MAY BE USED FOR IRRIGATION WHEN A LANDSCAPE AREA IS LESS THAN 1,000 SQUARE FEET IN SIZE AND WHEN ALL PORTIONS OF THE AREA ARE WITHIN 50'-FEET OF A HOSE ATTACHMENT. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAIR.
 2. ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED BERMUDA, EXCEPT FOR UNDISTURBED SITE AREA.
 3. OWNER MAY SUBSTITUTE TYPES OF TREES. THE OWNER SHALL SELECT TYPES FROM CITY APPROVED TREE LIST ORDINANCE.
 4. CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.
 5. CONTRACTOR TO VERIFY LOCATION OF IRRIGATION CONTROL W/ OWNER.
 6. DUMPSTER IS NOT REQUIRED FOR THIS PROJECT. - PROVIDED ALL LANDSCAPE BUFFERS AND PUBLIC RIGHT-OF-WAY LOCATED ADJACENT TO A PROPOSED DEVELOPMENT SHALL BE IMPROVED WITH GRASS.
 7. THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SEEDING AREA, INCLUDING WATERING, UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED.
 8. NO TREE SHALL BE PLANTED CLOSER THAN FIVE (5) FEET TO EDGE OF PAVEMENT OR FIVE (5) FEET FROM ANY WATER OR WASTEWATER LINE THAT IS LESS THAN 12 INCHES. WATER AND WASTEWATER LINES THAT ARE 12 INCHES AND GREATER REQUIRE TREES TO BE PLANTED A MINIMUM OF TEN (10) FEET FROM THE CENTERLINE OF THE PIPE. TREES MUST BE (5) FEET FROM ALL UTILITIES.
 9. ALL PARKING SPACES ARE WITHIN 80' OF A TREE.

PARKING CALCULATIONS			
BUILDING USE	SQUARE FOOTAGE	PARKING REQUIREMENT	REQUIRED PARKING
OFFICE	16,000 S.F.	1/300	= 54
TOTAL PARKING REQUIRED			= 54 SPACES

NOTE: THE IRRIGATION WILL MEET THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (UDC). (Subsection 05.04, of Article 08)

JOHN KING OFFICE PARK	
LEGAL DESCRIPTION AND OR ADDRESS: JOHN KING OFFICE PARK LOT 1, W.H. BAIRD SURVEY, 2.36 ACRES CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS 75087	
OWNER SBM Real Estate Services 709 W. Rusk Street, Ste 810 Rockwall, TX 75087 C: Aaron Davis P: 214-557-9093	
APPLICANT Carroll Architects, Inc. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 E: jc@carrollarch.com ATTN: Jeff Carroll	
CITY OF ROCKWALL CASE NUMBER: SP2022-040	
SITE PLAN SIGNATURE BLOCK	
APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____.	
WITNESS OUR HANDS, this _____ day of _____.	
Planning & Zoning Commission, Chairman	
Director of Planning and Zoning	

ISSUE:
CITY SUBMITTAL: 07-15-2022
CITY COMMENTS: 08-01-2022

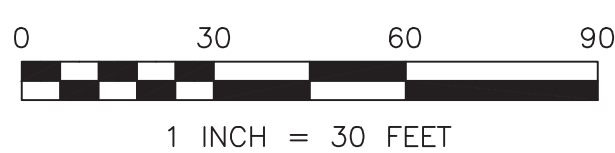
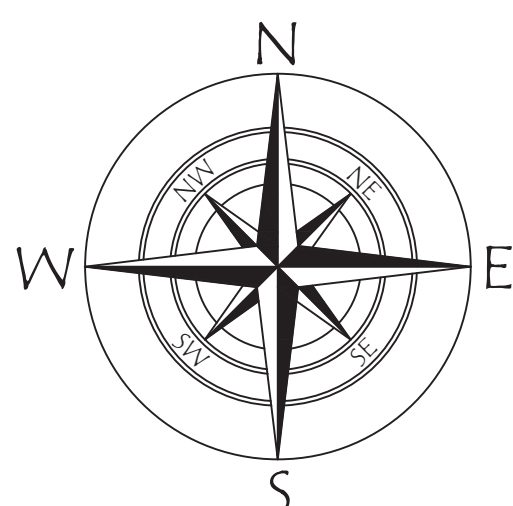
COPYRIGHT NOTICE:
This drawing is the property of Carroll Architects, Inc. and is not to be reproduced, copied, or used in any way without the written consent of Carroll Architects, Inc. As amended January 2008. The protection of this drawing is the property of Carroll Architects, Inc. Under such protection, unauthorized use or reproduction of this drawing may result in cessation of construction, building seizure, and/or monetary liability.

NEW SHELL OFFICE FACILITY FOR
OFFICE CONDO
 JOHN KING BLVD
 Rockwall, Texas 75032

CARROLL architects
 750 E. Interstate 30
 Suite 110
 Rockwall, TX 75087
 t: 972-732-6085
 f: 972-732-8058

LANDSCAPE PLAN

DATE: JUNE 2022 SHEET NO: L1
 PROJECT NO: 2022044
 DRAWN BY:
 CHECKED BY:



LEGEND:

	BOUNDARY LINE
	TREE

THIS DRAWING IS A POINT MAP AND SHOULD BE USED AS A REFERENCE IN ACCORDANCE WITH THE LATEST PLANS, REVISIONS AND ADDENDA!

ALL DATA MUST BE INVERSED AND MEASURED IN THE FIELD PRIOR TO CONSTRUCTION.

SURVEYOR'S CERTIFICATION

I, RICHARD M. CUMMOCK, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS HORIZONTAL TREE LOCATION SURVEY ACCURATELY REPRESENTS THE LOCATION OF TREES WITH A DIAMETER GREATER THAN 11" MEASURED AND WAS MADE ON THE GROUND ON FEBRUARY 15 2022, UNDER MY SUPERVISION.

Richard M. Cummock

RICHARD M. CUMMOCK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 6416
DATE: 21-FEB-2022



SURVEYOR'S NOTES:

1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), NORTH CENTRAL ZONE 4202. COORDINATES, MEASUREMENTS, AND DISTANCES SHOWN ARE U.S. SURVEY FEET.
2. THIS EXHIBIT DOES NOT CONSTITUTE A LAND BOUNDARY SURVEY, OR LAND BOUNDARY SURVEY FOR LOCATING TREE LOCATIONS RELATIVE THERETO.
3. BOUNDARIES AND LAND INFORMATION ARE BASED UPON A 2015 ALTA/ACSM LAND TITLE SURVEY PERFORM BY MERLE W. MILLER, RPLS #5438, OCTOBER 1, 2015 AND IS DEPICTED HEREIN AS ACCURATELY AS POSSIBLE FOR SPATIAL REFERENCE PURPOSES ONLY, AND SHALL NOT BE CONSTRUED AS ANY TYPE OF LAND BOUNDARY SURVEY UNDER ANY CIRCUMSTANCES.
4. TREE SYMBOLS ARE MEANT TO DEPICT THE HORIZONTAL LOCATIONS OF THE DESCRIBED TREE AND SHOULD NOT BE USED TO MEASURE TREE SIZE OR TREE CANOPY COVERAGE. SEE TREE TABLE FOR TREE SIZE AND SPECIES INFORMATION.

COORDINATE TABLE			
POINT #	NORTHING	EASTING	DESCRIPTION
10001	7018153	2603262	>11" EASTERN RED CEDAR
10002	7018192	2603149	>11" EASTERN RED CEDAR
10003	7018212	2603170	>11" EASTERN RED CEDAR
10004	7018253	2603216	>11" EASTERN RED CEDAR
10005	7018338	2603248	>11" EASTERN RED CEDAR
10006	7018356	2603263	>11" EASTERN RED CEDAR
10007	7018327	2603171	>11" EASTERN RED CEDAR
10008	7018309	2603146	>11" EASTERN RED CEDAR
10009	7018341	2603072	>11" EASTERN RED CEDAR

LOT 1, BLOCK 1
ROCKWALL BYPASS ADDITION
CAB H, SLIDE 325
P.R.R.C.T.



DATE:	FEBRUARY 21, 2022
PROJECT MGR.	RKH
PROJECT TECH.	GHP
PROJECT NO.	22-037

This drawing and all related maps, written or electronic, were prepared by Hudson Site Control, LLC except as noted otherwise. It is the property of HSC, LLC. The information herein shall be used only by the client to whom the services are rendered. Any other use of said documents, including (without limitation) any reproduction or alteration, is strictly prohibited, and the user shall hold harmless and indemnify HSC, LLC from all liabilities which may arise from such unauthorized use. Such use shall sever any liabilities which may arise from the use or result of any such unauthorized use or changes.

**2.361 ACRES LOCATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
ROCKWALL COUNTY, TEXAS
HORIZONTAL TREE LOCATION SURVEY**

**HUDSON
SITE CONTROL, LLC**
LAND SURVEYING - CONSTRUCTION LAYOUT
2884 HIGHWAY 287 N STE 224 MANFIELD, TEXAS 76063
OFFICE - 817.225.6700 FAX - 817.225.6701
T.B.P.E.L.S. FIRM NO. 10194185

REVISIONS	DATE	BY

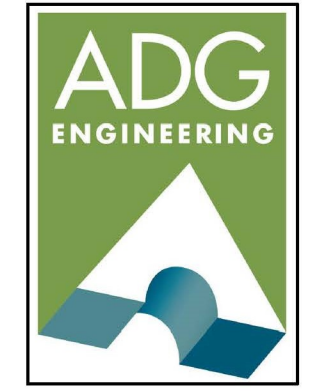


Plan View
Scale - 1" = 30'

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
A			2	Lithonia Lighting	RSX3 LED P1 30K R5 EGV	RSX Area Fixture Size 3 P1 Lumen Package 3000K CCT Type R5 Distribution with EGV	1	12815	1	584.124	
B			3	Lithonia Lighting	RSX3 LED P1 30K R5 EGV	RSX Area Fixture Size 3 P1 Lumen Package 3000K CCT Type R5 Distribution with EGV	1	12815	1	194.708	
C			20	Lithonia Lighting	OLLWU LED P1 40K 120 DDB	OUTDOOR LED WALL CYLINDER UP & DOWN LIGHT	1	1086	1	13.8	
D			4	Lithonia Lighting	ARCI LED P1 40K	ARCI LED WITH P1 - PERFORMANCE PACKAGE, 4000K	1	1454	1	10.8751	

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.1 fc	31.6 fc	0.0 fc	N/A	N/A

NEW SHELL OFFICE FACILITY FOR
OFFICE CONDO
JOHN KING BLVD
ROCKWALL, TX 75087



ADG TEXAS, LLC
107 Equestrian Trail
Rockwall, Texas 75087
Phone: (972) 832-5709
Email: adginc@adginc.org

Texas Registered
Engineering Firm
F-14649

Project No. T22-006



Designer
Date 08/03/2022
Scale Not to Scale
Drawing No.
Summary



RSX3 LED Area Luminaire



Catalog Number _____
 Notes _____
 Type _____

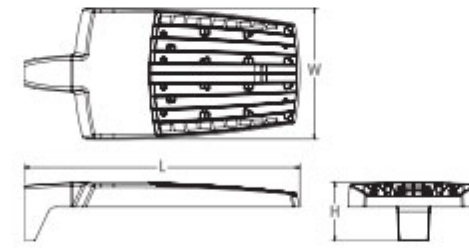
Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX3 delivers 25,000 to 41,000 lumens allowing it to replace 400W to 1000W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast adaptor, adjustable integral splitter and other mounting configurations are available.

Specifications

EPA (ft²@90°): 0.70 ft² (0.07 m²)
Length: 33.8" (85.9 cm) (SPA mount)
Width: 16.1" (40.9 cm)
Height: 3.0" (7.6 cm) Main Body
 7.2" (18.3 cm) Arm
Weight (max): 48.0 lbs (21.8 kg)



Ordering Information EXAMPLE: RSX3 LED P4 40K R3 MVOLT SPA DDBXD

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX3 LED	P1	30K 3000K	R2 Type 2 Wide	MVOLT (120V-277V) ¹	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°)
	P2	40K 4000K	R3 Type 3 Wide	MVOLT (147V-480V) ¹	RPA Round pole mounting (1.7" min. dia. R90 pole for 2, 3, 4 at 90°, 1.0" min. dia. R10 pole for 1 at 90°, 2 at 180°, 3 at 120°)
	P3	50K 5000K	R5 Type 5 Short	MVOLT (277V-480V) ¹	MA Mast arm adaptor (fits 2-3/8" OD horizontal beams)
	P4		B4 Type 4 Wide	Use specific voltage for options as noted	IS Adjustable splitter (fits 2-3/8" OD beams) ¹
			B5 Type 5 Short	120 ¹ 277 ¹	WSA Wall bracket
			RS Type 3 Wide ¹	208 ¹ 347 ¹	WBASC Wall bracket with surface conduit box
			RSS Type 5 Short ¹	240 ¹ 480 ¹	AASP Adjustable 18" arm square pole mounting ¹
			AFR Automotive Front Row		AARP Adjustable 18" arm round pole mounting ¹
			AFR90 Automotive Front Row Right Rotated		AANB Adjustable 18" arm with wall bracket ¹
			AFR190 Automotive Front Row Left Rotated		AANSW Adjustable 18" arm wall bracket and surface conduit box ¹

Options	Finish
Shipped Installed HS House-side shield ¹ PE Photocell, bottom style ^{1,2} PEK Photocell, external threshold, adjustable ^{1,2} PER7 Seven-wire remote lock receptacle only (no controls) ^{1,2,3,4} CE14 Conduit entry 3/4" NPT (Qty 2) SF Single face (120, 277, 347) DF Double face (208, 240, 480) SP200W 200W surge pack (100W standard) FAO Field adjustable output ^{1,2} DMG 0-10V dimming extend out back of housing for external control (control extend separate) ^{1,2}	Shipped Installed *Standalone and Networked Sensors/Controls (factory default settings, see table page 9) NEMRZ Night All-generation 2 ^{1,2,3,4} PRNB Networked, 50-level motion/tamper sensor (for use with NEMRZ) ^{1,2,3,4} BAA Buy America(s) Act Compliant *Note: PRNB with eLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted. Shipped Separately (requires some field assembly) EGS External glare shield ¹ EGV External glare full visor (360° around light aperture) ¹ BS Bird spikes ¹
MS House-side shield ¹ PE Photocell, bottom style ^{1,2} PEK Photocell, external threshold, adjustable ^{1,2} PER7 Seven-wire remote lock receptacle only (no controls) ^{1,2,3,4} CE14 Conduit entry 3/4" NPT (Qty 2) SF Single face (120, 277, 347) DF Double face (208, 240, 480) SP200W 200W surge pack (100W standard) FAO Field adjustable output ^{1,2} DMG 0-10V dimming extend out back of housing for external control (control extend separate) ^{1,2}	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DPHXD White DDBFXD Textured Dark Bronze DBLFXD Textured Black DNAXFD Textured Natural Aluminum DPHFXD Textured White



FEATURES & SPECIFICATIONS

INTENDED USE

Provides years of maintenance-free illumination for outdoor use in residential & commercial applications. Ideal for applications such as lighting walkways and stairways for safety and security.

CONSTRUCTION

Cast aluminum housing with corrosion resistant paint in either dark bronze or white finish. ADA compliant.

OPTICS

4000K CCT LEDs.

PROTECTION

Polycarbonate lens protects the LED from moisture, dirt and other contaminants.

LUMEN MAINTENANCE: The LED will deliver 70% of its initial lumens at 50,000 hour average LED life. See Lighting Facts label on page 2 for performance details.

ELECTRICAL

MVOLT driver operates on any line voltage from 120-277V

Operating temperature -30°C to 40°C

UV surge protection standard.

INSTALLATION

Surface mounts to universal junction box (provided by others).

LISTINGS

UL Listed to U.S. and Canadian safety standards for wet locations.

Tested in accordance with IESNA LM-79 and LM-80 standards.

WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:

www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.

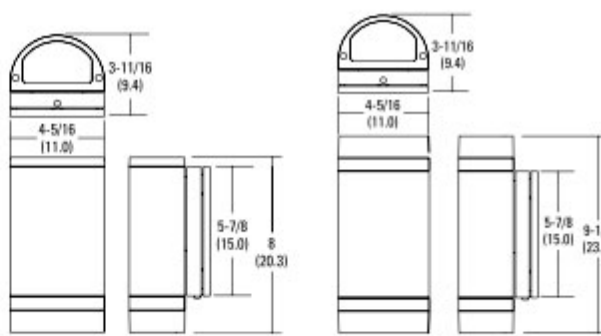
Catalog Number _____
 Notes _____
 Type _____

Outdoor General Purpose OLLWD & OLLWU LED WALL CYLINDER LIGHT



Specifications

All dimensions are inches (centimeters)



ORDERING INFORMATION For shortest lead times, configure products using **bolded options**. Example: OLLWD LED P1 40K MVOLT DDB

Series	Performance Package	Color temperature (CCT)	Voltage	Finish
OLLWD LED Downlight	P1	40K 4000K	MVOLT 120V-277V	DOB Dark bronze
OLLWU LED Up & downlight		120 120V ¹		WN White ²

Notes
 1. Only available with OLLWD and in DOB.
 2. Only available with OLLWU.

DECORATIVE INDOOR & OUTDOOR

OLLWD-OLLWU



ARC1 LED Architectural Wall Luminaire



Catalog Number _____
 Notes _____
 Type _____

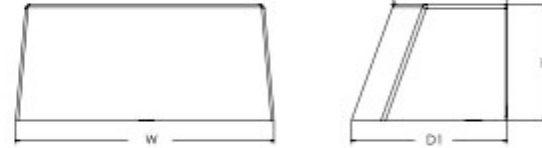
Introduction

The Lithonia Lighting ARC LED wall-mounted luminaires provide both architectural styling and visually comfortable illumination while providing the high energy savings and low initial costs for quick financial payback.

ARC1 delivers up to 3,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of ARC1, with its integrated emergency battery backup option, is ideal for over-the-door applications.

Specifications

Depth (D1): 6.5"
Depth (D2): 4.75"
Height: 5"
Width: 11"
Weight: 7 lbs
 (without options)



ARC LED Family Overview

Luminaire	Standard EM, 9°C	Cold EM, -20°C	Approximate Lumens (4000K)				
			P1	P2	P3	P4	P5
ARC1 LED	4W	—	1,500	2,000	3,000	—	—
ARC2 LED	4W	8W	1,500	2,000	3,000	4,000	6,500

Ordering Information

EXAMPLE: ARC1 LED P2 40K MVOLT PE DDBXD

Series	Package	Color Temperature	Voltage	Options	Finish
ARC1 LED	P1 1,500 Lumens	30K 3000K	MVOLT	E8WV Emergency battery backup, CCC compliant (400, 0°C min)	DDBXD Dark bronze
	P2 2,000 Lumens	40K 4000K	347 ¹	PE Button-type photocell for dusk-to-dawn operation	DBLXD Black
	P3 3,000 Lumens	50K 5000K		DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) ¹	DNAXD Natural aluminum
				SP200W 200W surge pack (100W standard)	DPHXD White
				FAO 0-10V dimming extend out back of housing for external control (control extend separate) ^{1,2}	DDBFXD Textured Dark Bronze
					DNAXFD Textured Natural Aluminum
					DPHFXD Textured White

Accessories

W88W DDBXD Surface-mounted back box (specify finish)

NOTES
 1. 347V not available with E8WV.
 2. FAO not available with DMG.



NEW SHELL OFFICE FACILITY FOR
 OFFICE CONDO
 JOHN KING BLVD
 ROCKWALL, TX 75087

ADG TEXAS, LLC
 107 Equestrian Trail
 Rockwall, Texas 75087
 Phone: (972) 832-5709
 Email: adginc@adginc.org
 Texas Registered
 Engineering Firm
 F-14649



Project No. T22-006

Designer
 Date 08/03/2022
 Scale Not to Scale
 Drawing No. Summary



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: August 9, 2022
APPLICANT: Jeff Carroll; Carroll Architects, Inc.
CASE NUMBER: SP2022-041; *Site Plan for Helping Hands*

SUMMARY

Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Jon Bailey of Helping Hands for the approval of a Site Plan for a *Commercial Building* on a 8.869-acre tract of land identified Lot 1, Block A, Waggoner Gardens Inc. Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 950 Williams Street, and take any action necessary.

BACKGROUND

On November 30, 1959, the subject property was annexed by *Ordinance 60-01 [Case No. A1960-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the City's *Historic Zoning Maps*, the subject property was zoned Light Industrial (LI) District as of January 3, 1972. Sometime between January 3, 1972 and December 7, 1993, the zoning was changed from a Light Industrial (LI) District to a Commercial (C) District. According to the Rockwall Central Appraisal District (RCAD), the subject property has three (3) commercial buildings currently situated on the site: a 2,998 SF building built in 1985, a 1,512 SF commercial building built at an unknown date, and an 11,250 SF commercial building built in 1993.

PURPOSE

The applicant -- *Jeff Carroll of Carroll Architects, Inc.* -- is requesting the approval of a Site Plan for the construction of one (1), 14,158 SF building intended for *General Office, Medical Office, and Storage* land uses and one (1), 8,000 SF building intended for *Storage* land uses on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 950 Williams Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Williams Street, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is an 8.885-acre vacant parcel of land (*i.e. Lot 1, Block A, Rockwall Technology Park Phase 2 Addition*) and an 11.313-acre vacant tract of land (*i.e. Tract 2-01 of the J H B Jones Survey, Abstract No. 125*). Both lots are currently owned by the Rockwall Economic Development Corporation (REDC) and are zoned Light Industrial (LI) District.

South: Directly south of the subject property is Harry Meyers Park (*i.e. Tract 73 of the R Ballard Survey, Abstract No. 29; Tract 6-4 of the G.W. Redlin Survey, Abstract No. 183; and Lot 1, Municipal Park*), which is owned by the City of Rockwall. Beyond this is E. Washington Street, which is classified as an M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is a 21.326-acre tract of land (*i.e. Tract 7 of the G. W. Redlin Survey, Abstract 183*), zoned Light Industrial (LI) District, and developed with two (2) Rockwall ISD Administration Buildings (*i.e. Rockwall Quest Academy/Admin*). Beyond this is the Oak Creek Subdivision, which is zoned Two-Family (2F)

District, and is comprised of 78 lots on 18.37-acres. This subdivision was established in 1984. Beyond this is a 28.8836-acre vacant tract of land (i.e. *Tract 1 of the G. W. Redlin Survey, Abstract No. 183*) zoned Planned Development 71 (PD-71) District for limited Commercial (C) District land uses. Bisecting the aforementioned lot is N. John King Boulevard, which is classified as a P6D (i.e. *principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is a 3.120-acre tract of land (i.e. *Tract 66 of the R. Ballard Survey, Abstract No. 29*) addressed as 940 Williams Street, zoned Light Industrial (LI) District, and developed with a 1,592 SF single-family home. Beyond this are four (4) lots zoned Single-Family 7 (SF-7) District, and developed with single-family homes. Beyond that is a 5.82-acre tract of land (i.e. *Tract 50 of the R. Ballard Survey, Abstract No. 29*), zoned Single Family 7 (SF-7) District, with a 1,980 SF single-family home situated on it. Beyond that is Williams Street, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), *Office, Medical Office, and Storage* land uses are permitted *by-right* in a Commercial (C) District. The submitted site plan, landscape plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Commercial (C) District with the exception of the and exceptions outline in the *VariANCES and Exceptions by the Applicant* section below. A summary of the density and dimensional requirements for the subject property and the proposed projects conformance to these requirements are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	<i>10,000 SF</i>	<i>X= 422,532.00 SF; In Conformance</i>
<i>Minimum Lot Frontage</i>	<i>60-Feet</i>	<i>X>480-Feet; In Conformance</i>
<i>Minimum Lot Depth</i>	<i>100-Feet</i>	<i>X=840-Feet; In Conformance</i>
<i>Minimum Front Yard Setback</i>	<i>15-Feet</i>	<i>X>15-Feet; In Conformance</i>
<i>Minimum Rear Yard Setback</i>	<i>10-Feet</i>	<i>X>10-Feet; In Conformance</i>
<i>Minimum Side Yard Setback</i>	<i>10-Feet</i>	<i>X>10-Feet; In Conformance</i>
<i>Maximum Building Height</i>	<i>60-Feet</i>	<i>X<30; In Conformance</i>
<i>Max Building/Lot Coverage</i>	<i>60%</i>	<i>X<60%; In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	<i>Office= 1/300 or 12 parking spaces Medical Office= 1/200 or 28 parking spaces Storage= 1/1,000 or 13 parking spaces Total: 53 Parking spaces</i>	<i>X=81 Parking Spaces; In Conformance</i>
<i>Minimum Landscaping Percentage</i>	<i>20%</i>	<i>X=72.5%; In Conformance</i>
<i>Maximum Impervious Coverage</i>	<i>85-90%</i>	<i>X=7.0%; In Conformance</i>

CONFORMANCE WITH THE CITY'S CODES

Based on Subsection 02.02, *Land Use Standards*, of Article 13, *Definitions*, of the Unified Development Code (UDC), the applicant is requesting the approval of an *Office/Storage/Medical Office*, which conforms to the land uses listed in Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) for a property situated in a Commercial (C) District. The proposed site plan generally conforms to the *General Commercial District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), with the exception of the exceptions being requested in the *VariANCES and Exceptions Requested by the Applicant* section of this case memo.

VARIANCES AND EXCEPTIONS BY THE APPLICANT

As stated above, the applicant's request conforms to the majority of the City's codes; however, staff has identified the following exceptions:

Exceptions:

- (1) *Building Articulation on the Primary Building Facades*. According to Subsection 04.01(C)(1) of Article 05, *Development Standards*, of the Unified Development Code (UDC) primary facades require projections associated with entryways, architectural elements and wall lengths. Specifically, primary architectural/entryway elements are required to extend a minimum of 25% above the top of the wall and a minimum of 25% from the walls surface. In this case, the proposed building does incorporate vertical and horizontal projections on the primary building façades, but these projections do not meet the standards established by the Unified Development Code (UDC).
- (2) *Building Articulation on the Secondary Building Facades*. According to Subsection 04.01(C)(2) of Article 05, *Development Standards*, of the Unified Development Code (UDC) secondary facades require projections associated with architectural elements and wall lengths. Specifically, secondary architectural elements are required to extend a minimum of 15% above the top of the wall and a minimum of 15% from the walls surface. In this case, the proposed buildings do not incorporate vertical and horizontal projections on the secondary building façade, but these projections do not meet the standards established by the Unified Development Code (UDC).

According to Subsection 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), an applicant may request the Planning and Zoning Commission grant exceptions and variances to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code would create an undue hardship. In addition, the code requires that applicants provide compensatory measures that directly offset the requested exceptions and variances. In this case, as compensatory measures, the applicant is proposing: [1] incorporating 20% stone, [2] additional architectural elements including storefront and awnings along the north side of *Building 1*, [3] 2.50 times the required percentage of landscaping, and [4] public amenities including a kids play ground area and multiple sitting areas with park benches. Requests for exceptions and variances are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (e.g. six [6] out of the seven [7] commissioners) -- with a minimum of four (4) votes in the affirmative -- is required for the approval of an exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the *Central District* and being designated for *Commercial/Retail* land uses. According to the plan, the *Central District* is "... composed of a wide range of land uses that vary from single-family to industrial." Also, according to the plan, the *Commercial/Retail* land use category "... is characterized by single to multi-tenant commercial retail centers along major arterials at key intersections. These areas are typically considered to be convenience shopping centers and service adjacent residential subdivisions." In this case, the applicant is requesting to add two (2) buildings to be used for *Storage, Office, and Medical Office* land uses for an existing non-profit (i.e. *Helping Hands*) that retail store. Helping Hands has served and will continue to serve the adjacent residential areas. Based on this, the applicant's request appears to conform to the goals and policies of the OURHometown Vision 2040 Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On July 26, the Architecture Review Board (ARB) reviewed the proposed building elevations, and requested changes from the applicant. Specifically, the ARB requested that the applicant flatten the two pitched roof elements to create a more modern look. The applicant has provided updated building elevations that appears to meet the ARB's request. These will be reviewed by the ARB at the meeting on August 9, 2022.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's *Site Plan* for the construction of one (1), 14,158 SF *Office, Medical Office, and Inside Storage* building and one (1), 8,000 SF *Storage* building on the subject property, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.

- (2) The applicant will need to submit and receive approval for an updated *Photometric Plan* showing conformance to the lighting standards set forth in the Unified Development Code (UDC) prior to submitting civil engineering plans.
- (1) The applicant will need to submit and receive approval for an updated *Landscape Plan* showing conformance to the screening requirements for the new pad-mounted AC units utilizing plantings or berms as set forth in the Unified Development Code (UDC) prior to submitting civil engineering plans.
- (2) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)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
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

Address 950 WILLIAMS ST. (S.H. 66)

Subdivision WAGONER GARDENS MC. ADDITION

Lot 1

Block A

General Location S.H. 66 & CAROTH DRIVE

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning C

Current Use RETAIL / WHSE / OFFICE

Proposed Zoning C

Proposed Use RETAIL / WHSE / OFFICE

Acreage 8.869 AC.

Lots [Current]

Lots [Proposed]

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

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

Owner HELPING HANDS

Applicant CARROLL ARCHITECTS, INC.

Contact Person JON BAILEY

Contact Person JEFF CARROLL

Address 950 WILLIAMS ST. (S.H. 66)

Address 750 E. INTERSTATE 30
SUITE 110

City, State & Zip ROCKWALL, TX 75087

City, State & Zip ROCKWALL, TX. 75087

Phone 972. 771. 1655

Phone 214. 632. 1762

E-Mail JONBAILEY@ROCKWALLHELPINGHANDS.COM

E-Mail JCECARROLLARCH.COM

NOTARY VERIFICATION [REQUIRED]

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

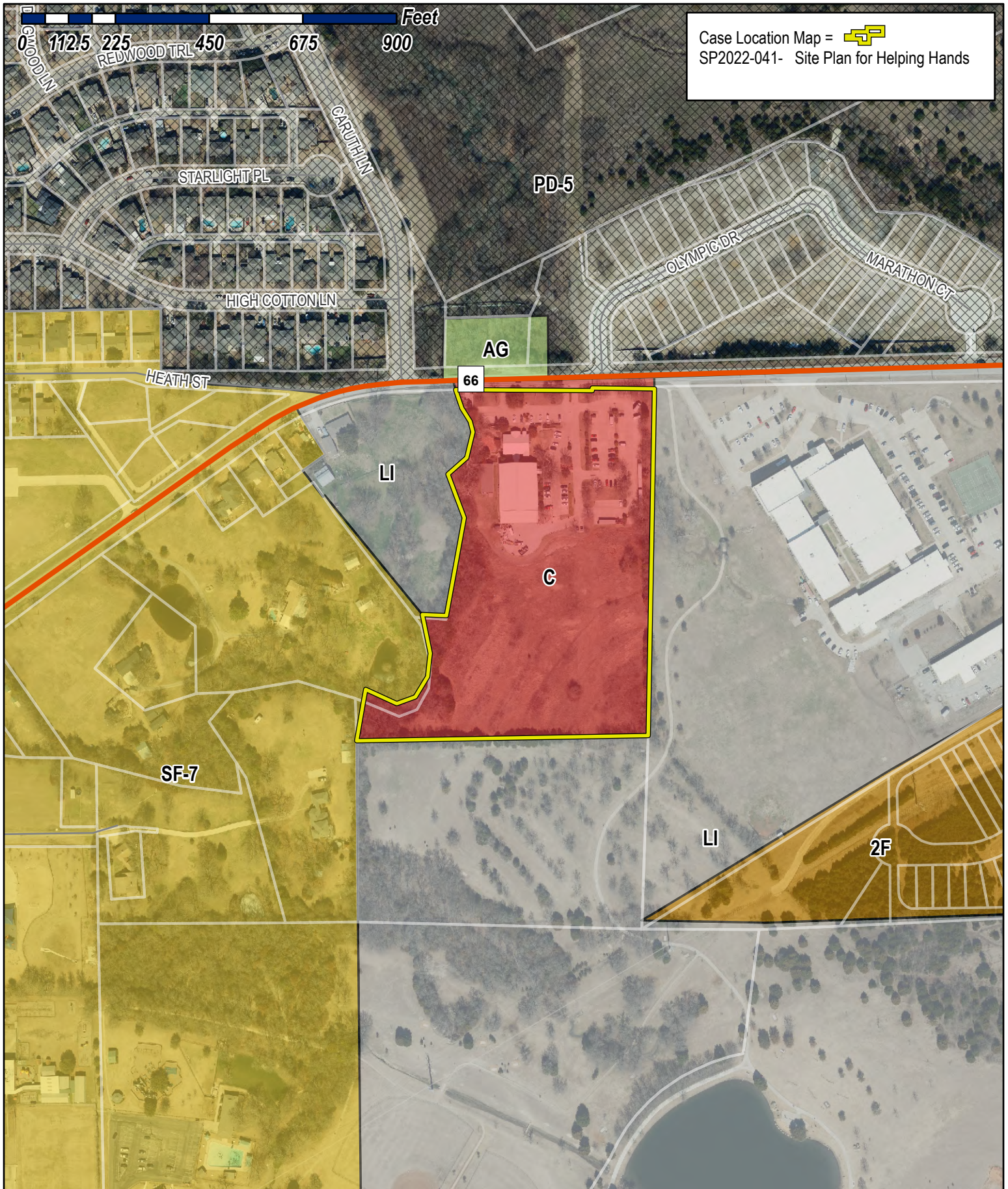
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 20 _____. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."


Given under my hand and seal of office on this the _____ day of _____, 20 ____.

Owner's Signature

Notary Public in and for the State of Texas

My Commission Expires



Case Location Map = 
 SP2022-041- Site Plan for Helping Hands



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.





750 Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
f: 972-732-8058

August 2, 2022

Mr. Ryan Miller
City of Rockwall Director of Planning
City Hall 385 S. Goliad
Rockwall, TX 75087

Re: SP2022-041 Exceptions/ Variance Requested
Helping Hands Office/ Warehouse Development
Rockwall, TX.

Mr. Miller,

This letter serves as a summary of the Request for Exception/ Variances to the UDC within the general overlay district. The Variances include **A) Building Primary and Secondary Materials.**

Building Primary and Secondary Materials.

- A) **Building A, Primary** - we are requesting to use real stucco for the primary material on all four sides. **Secondary** - We meet the Stone, min. 20% required on all four sides. These cementitious materials match portions of the existing buildings and style of architecture.
- B) **Building B, Primary & Secondary** - we are requesting to use metal siding for the primary and secondary materials for this building. The existing buildings comprise of both cementitious materials and metal siding. The side facing the street will be 80% glass and storefront.

Compensatory items we are providing for these variances.

- A) We are adding landscape along SH 66 to fill in the voids. 2-Canopy and 4-ornamental trees. The existing trees and shrubs shall remain along SH 66 and behind the building.
- B) Building A, we are providing awnings along the north side to help offset the articulation.
- C) City Ordinance requires 20% landscaping. We are proposing 72.5% which is 2.5x more than required by zoning code.
- D) The site has existing pedestrian amenities such as kids play ground area and multiple sitting areas with park benches at various locations around the buildings.

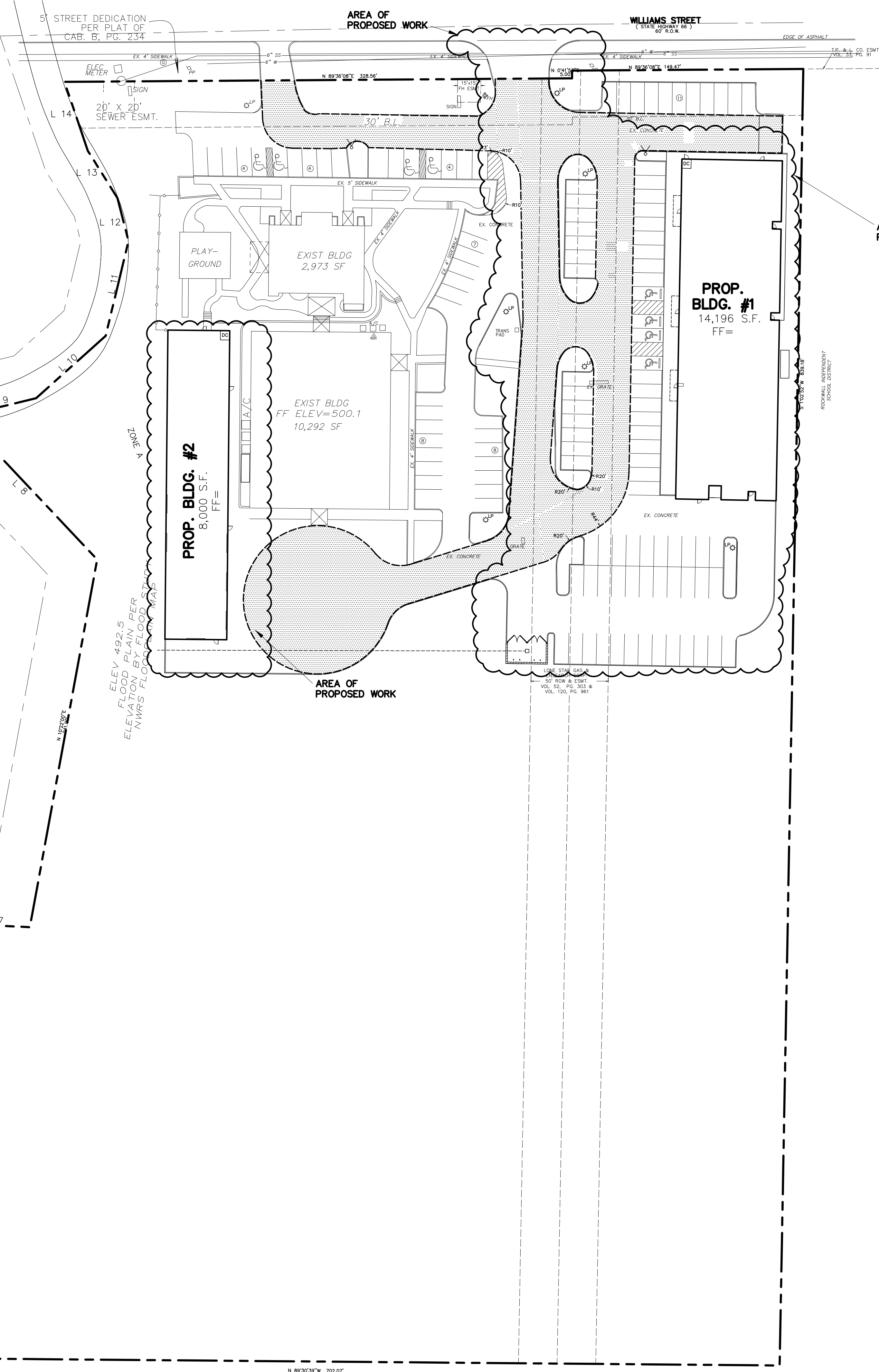
Thank you for your consideration and reviewing our request.

Sincerely,

A handwritten signature in black ink that reads "Jeff Carroll". The signature is written in a cursive, flowing style.

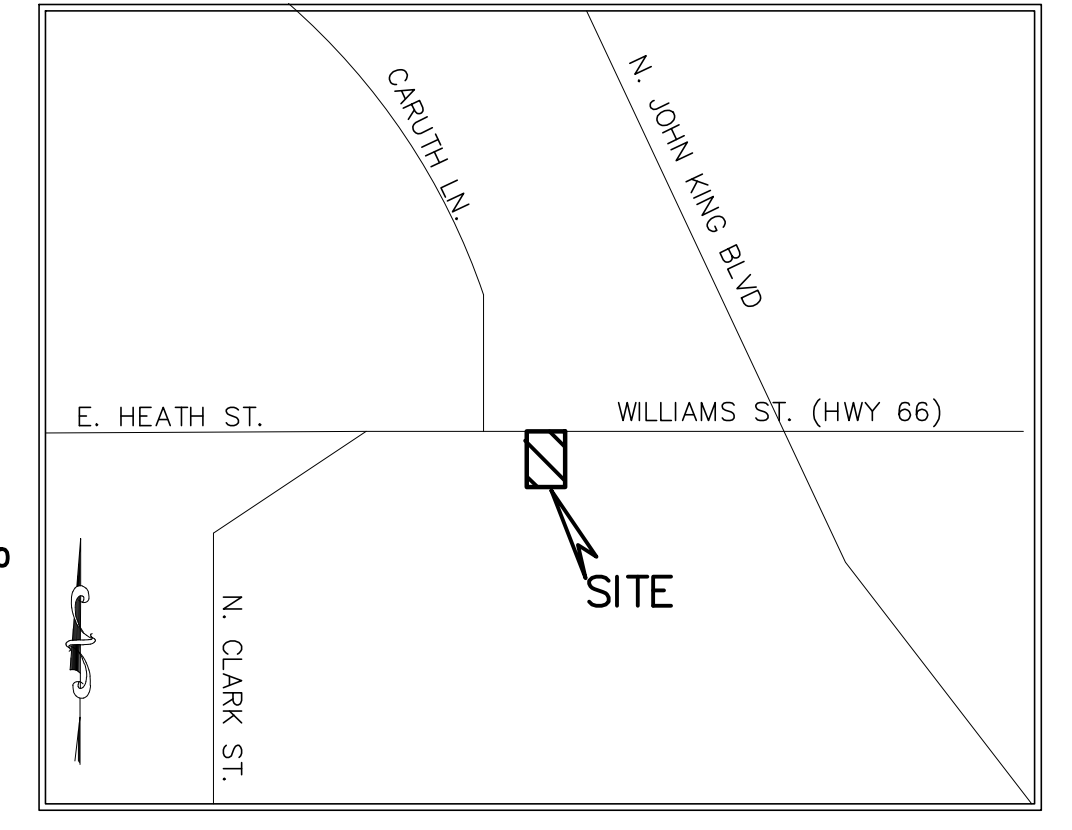
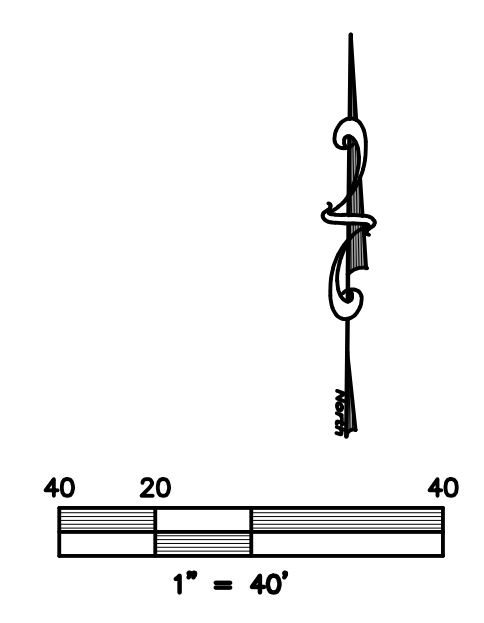
Jeffrey Carroll
Carroll Architects, Inc.
President / CEO

Line	Bearing	Distance
1	N 12°24'50"E	103.00'
2	S 65°30'09"E	84.90'
3	N 70°32'09"E	45.75'
4	N 30°42'26"E	58.40'
5	N 6°01'17"E	55.23'
6	N 11°47'14"W	95.43'
7	S 81°20'08"E	58.30'
8	N 43°17'26"W	127.37'
9	N 76°19'11"E	49.27'
10	N 48°06'07"E	60.45'
11	N 13°30'44"E	63.11'
12	N 14°23'51"W	28.69'
13	N 32°04'32"W	36.02'
14	N 18°45'17"W	47.20'
15	N 0°41'53"E	5.00'



SITE DATA:

LOT AREA:
8.869 Acres, 386,333.64 sq.ft.
LOT COVERAGE:
7.6%
FLOOR TO AREA RATIO:
13.16:1
PROP. BUILDING AREA #1: 14,196 sq.ft.
Clinic 5,324 sq.ft.
Office 2,934 sq.ft.
Pantry 5,938 sq.ft.
PROP. BUILDING AREA #2: 8,000 sq.ft.
Storage 6,500 sq.ft.
Retail 1,500 sq.ft.
EXIST BUILDING AREA:
13,265 sq.ft.
CONSTRUCTION TYPE:
IIB & IV
BUILDING HEIGHT:
1 Story 36' MAX
PROPOSED FUTURE USE:
Office, Clinic, Storage
IMPERVIOUS AREA (including buildings):
107,487 sq.ft.
Exist: 86,016 sq.ft.
New: 21,471 sq.ft.
ZONING:
C
PARKING:
Required: 62
Clinic 1/200 sf=27
Office 1/300 sf=12
Pantry 1/500 sf=10
Storage 1/1000 sf=7
Retail 1/250 = 6
Handicap = 2
Provided:
Standard= 77
Handicapped = 4
Total Provided = 81
FIRESPRINKLER:
Yes



VICINITY MAP
NOT TO SCALE

LEGEND

- = PROPERTY LINE
- EX. SS --- = EXISTING SANITARY SEWER LINE
- EX. W --- = EXISTING WATER LINE
- ⊕ = EXISTING FIRE HYDRANT
- WM = EXISTING WATER METER
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- ⊙ = EXISTING SS MANHOLE
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WARNING:
PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.

SITE PLAN SIGNATURE BLOCK

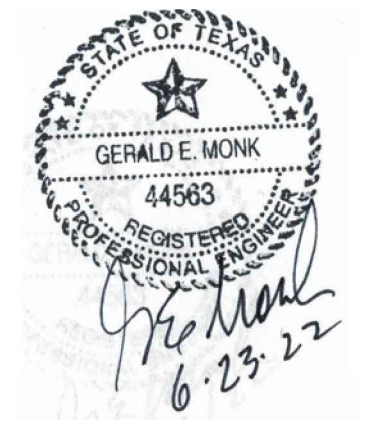
APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____.

WITNESS OUR HANDS, this _____ day of _____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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



REVISIONS

**** NOTICE TO CONTRACTORS ****

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY H.D. FETTY LAND SURVEYOR OF ROYSE CITY, TEXAS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS, WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.

PROJECT #: SP2022-041

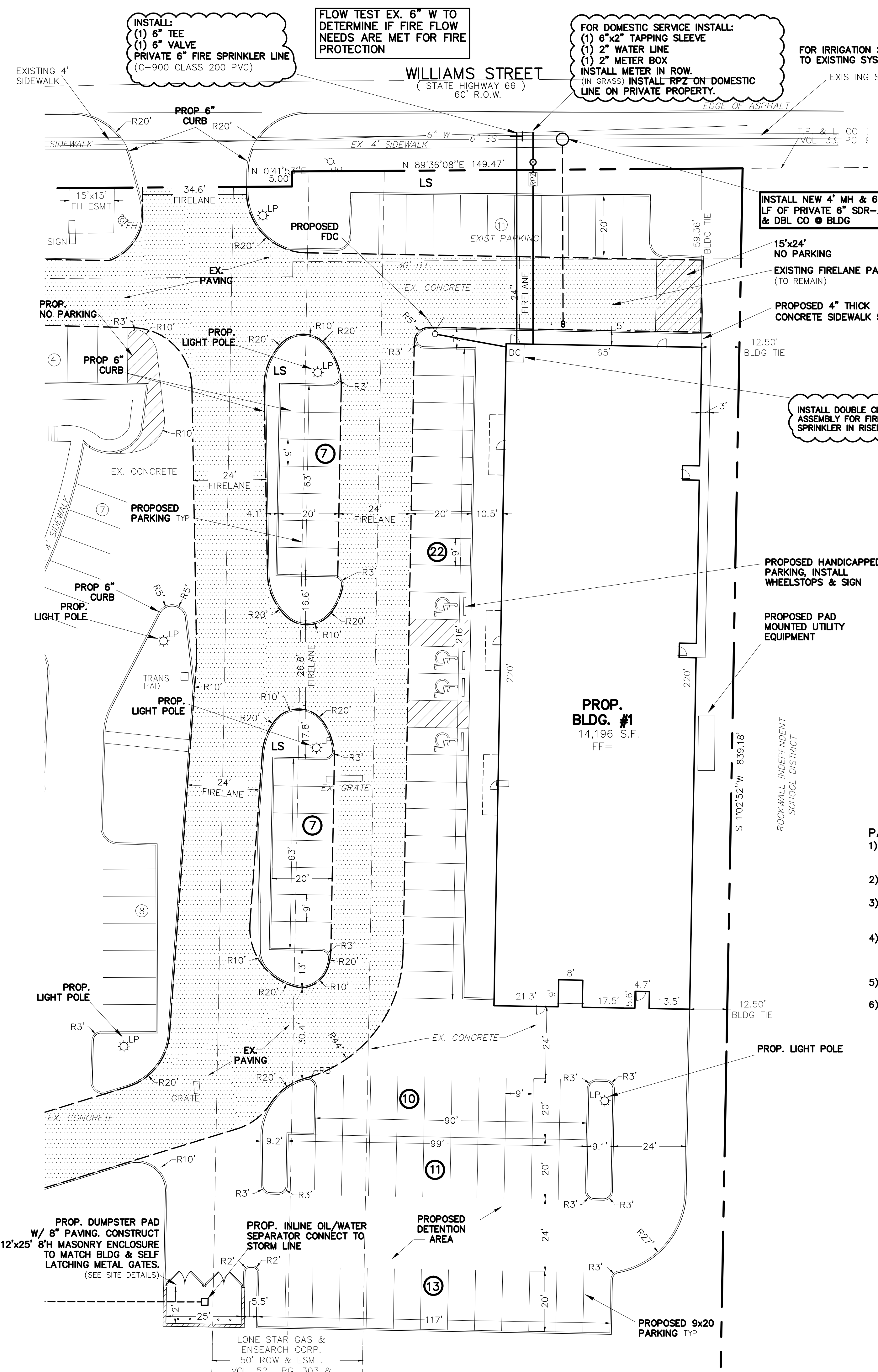
OVERALL SITE HELPING HANDS

990 & 948 Williams St. (SH66)
WAGGONER GARDENS INC. ADDITION
BLOCK A, LOT 1, 8.869 ACRES, (REPLAT)
City of Rockwall, Rockwall County, Texas 75087
owner
Helping Hands
Contact: 972-771-1655

prepared by
MONK CONSULTING ENGINEERS
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

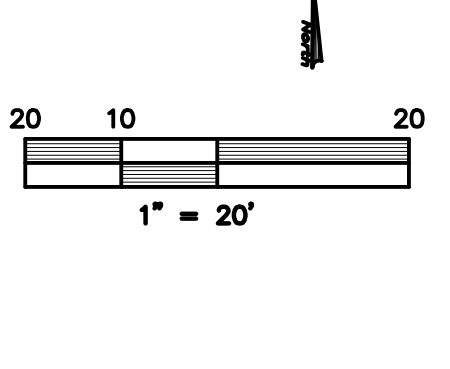
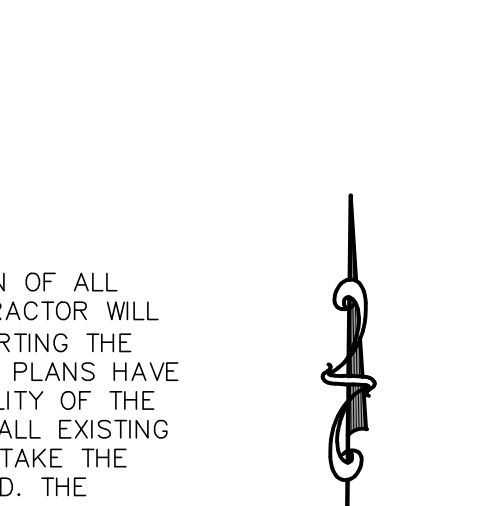
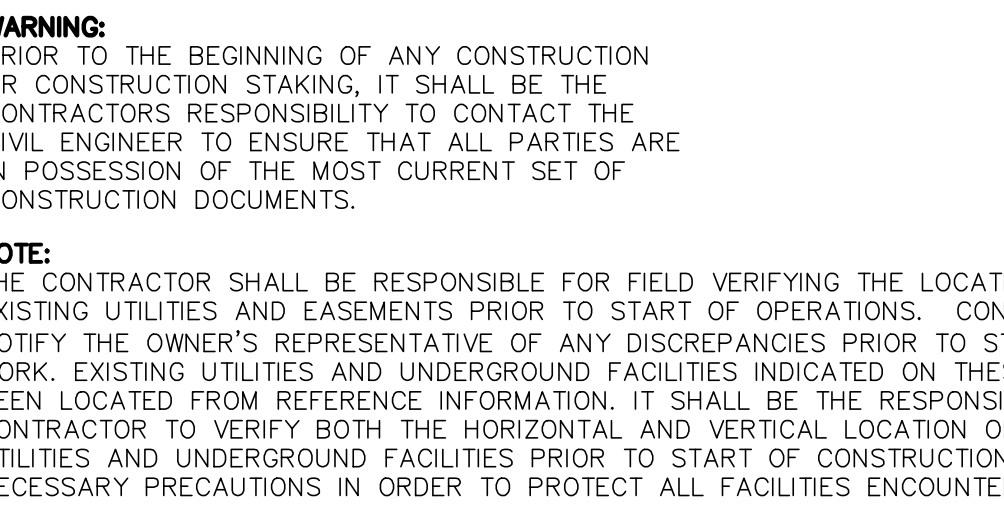
© 2022 Monk Consulting Engineers, Inc., All Rights Reserved
PROJECT NO.: 2022-6 REG. NO.: F-2567

date: 6/23/22 scale: 1"=40' sheet: C101



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 Pantry 5,938 sq.ft.

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 Retail 1,500 sq.ft.

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CONSTRUCTION TYPE:
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BUILDING HEIGHT:
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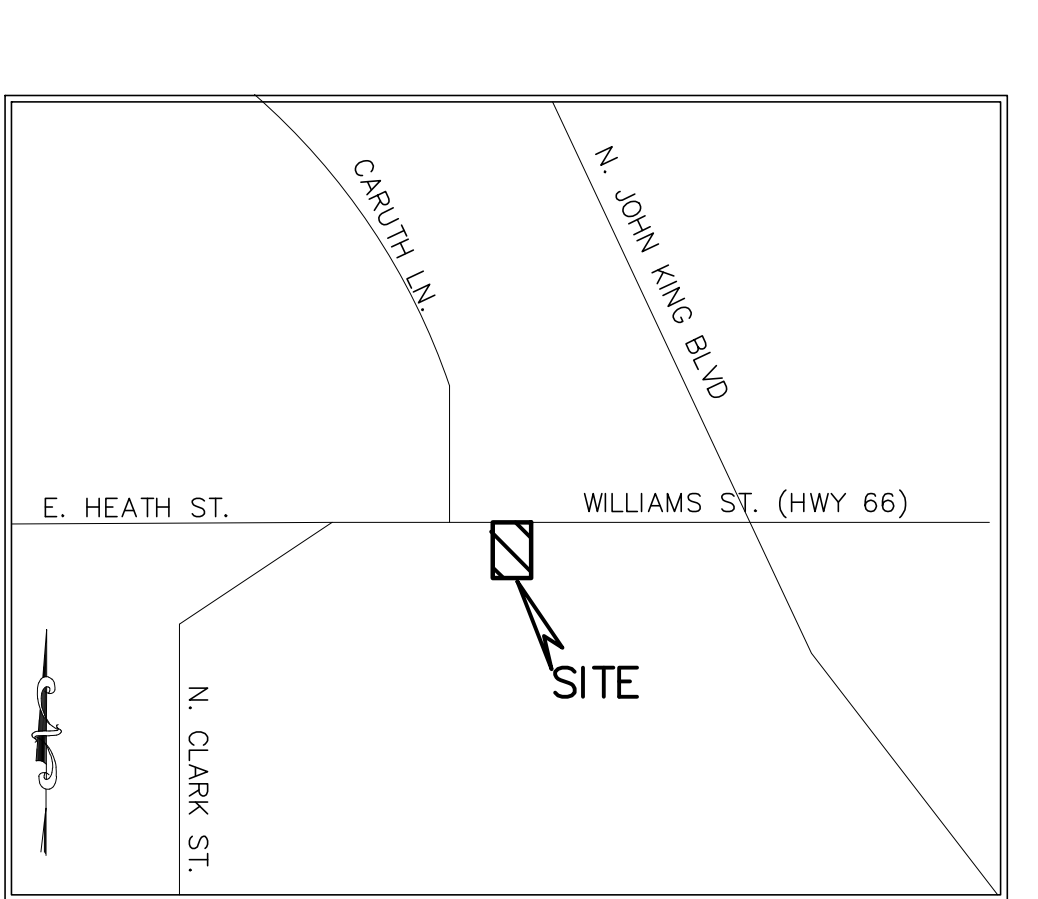
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FIRESPRINKLER:
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 EXIST FIRELANE = EXIST FIRELANE

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.

PAVING NOTES:

- 1) FIRELANE TO BE 6" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 24" ON CENTER. (O.C.) OVER 6" PREPARED SUBGRADE TO 95% STD. PROCTOR.
- 2) DUMPSTER PAD TO BE 8" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.)
- 3) ALL OTHER (NON-FIRELANE) PAVING CAN BE 5" THICK (SIDEWALK TO BE 4"), 3,600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 24" O.C. OVER 6" PREPARED SUBGRADE TO 95% STD. PROCTOR.
- 4) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF -2% TO +4% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
- 5) SIDEWALK TO BE 4" THICK CONCRETE, 3000 psi, 5.5 SACK MIX IN R.O.W.
- 6) NO SAND UNDER PAVING.

NOTES:

- 1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 5th EDITION.
- 2) ALL WORK SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS
- 3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
- 4) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.

SITE PLAN SIGNATURE BLOCK

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

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

 Planning & Zoning Commission, Chairman

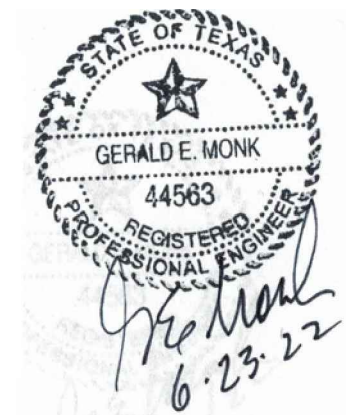
 Director of Planning and Zoning

GENERAL NOTES

1. Buildings 5,000 square feet or greater shall be sprinkled. Alternative fire protective measures may be approved by the Building Inspector and Fire Department.
2. Fire lanes shall be designed and constructed per city standards.
3. Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current adopted Uniform Building Code.
4. Mechanical units, dumpster and trash compactors shall be screened in accordance with the Zoning Ordinance.
5. All signage contingent upon Building Inspection Department.
6. Approval of the site plan is not final until all engineering plans are approved.
7. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
8. Please contact the Building Inspection Department to determine the type of construction and occupancy group.
9. All electrical transmission, distribution and service lines must be underground.

**** NOTICE TO CONTRACTORS ****

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PROJECT #: SP2022-041

SITE PLAN BLDG #1 P&Z

HELPING HANDS

990 & 948 Williams St. (SH66)
 WAGONER GARDENS INC. ADDITION
 BLOCK A, LOT 1, 8.869 ACRES, (REPLAT)
 City of Rockwall, Rockwall County, Texas 75087

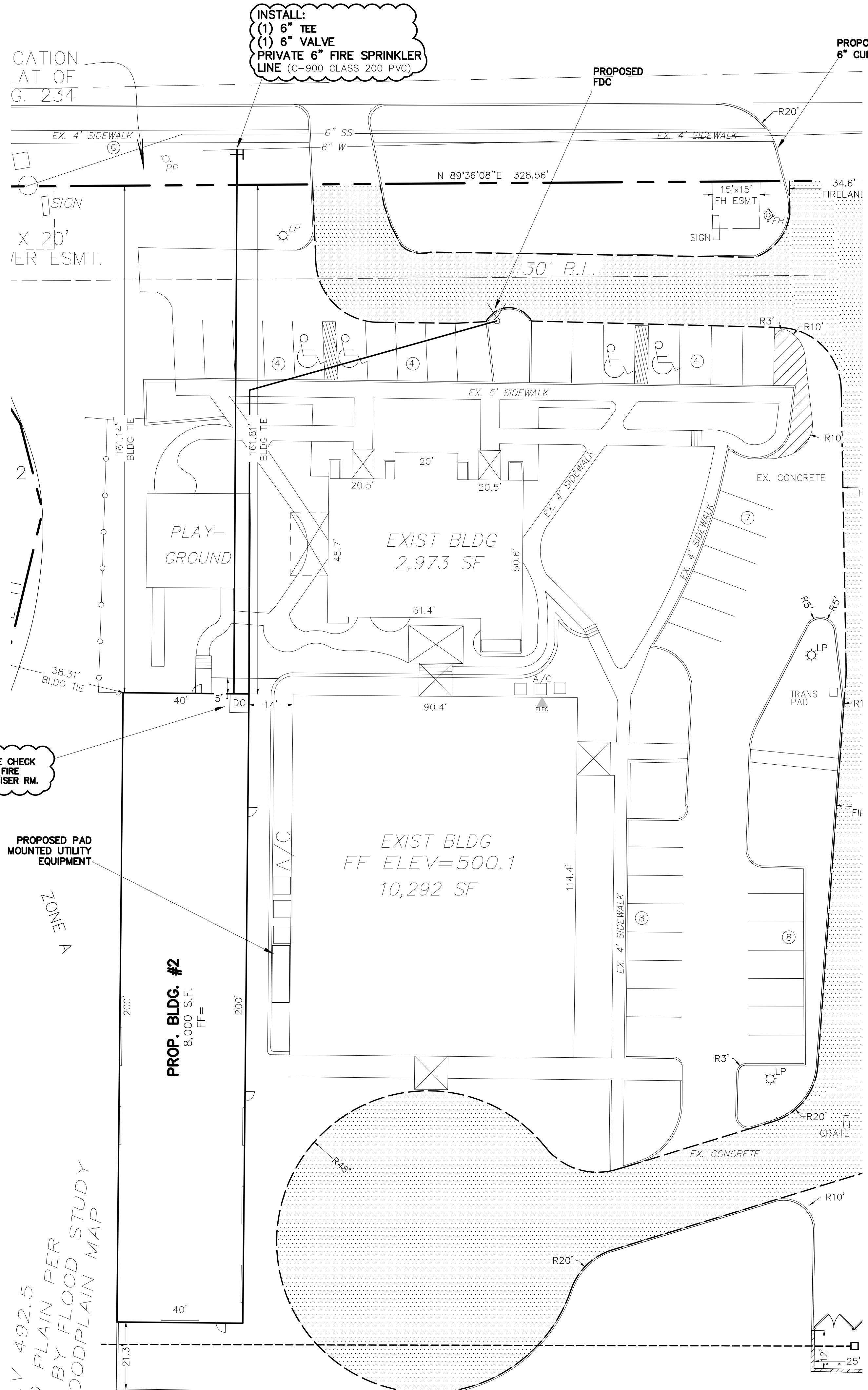
owner
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prepared by
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 1200 W. State Street, Garland Texas 75040
 972 272-1763 Fax 972 272-8761

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PROJECT NO.: 2022-6 REG. NO.: F-2567

date: 6/23/22 scale: 1"=20' sheet: C101A

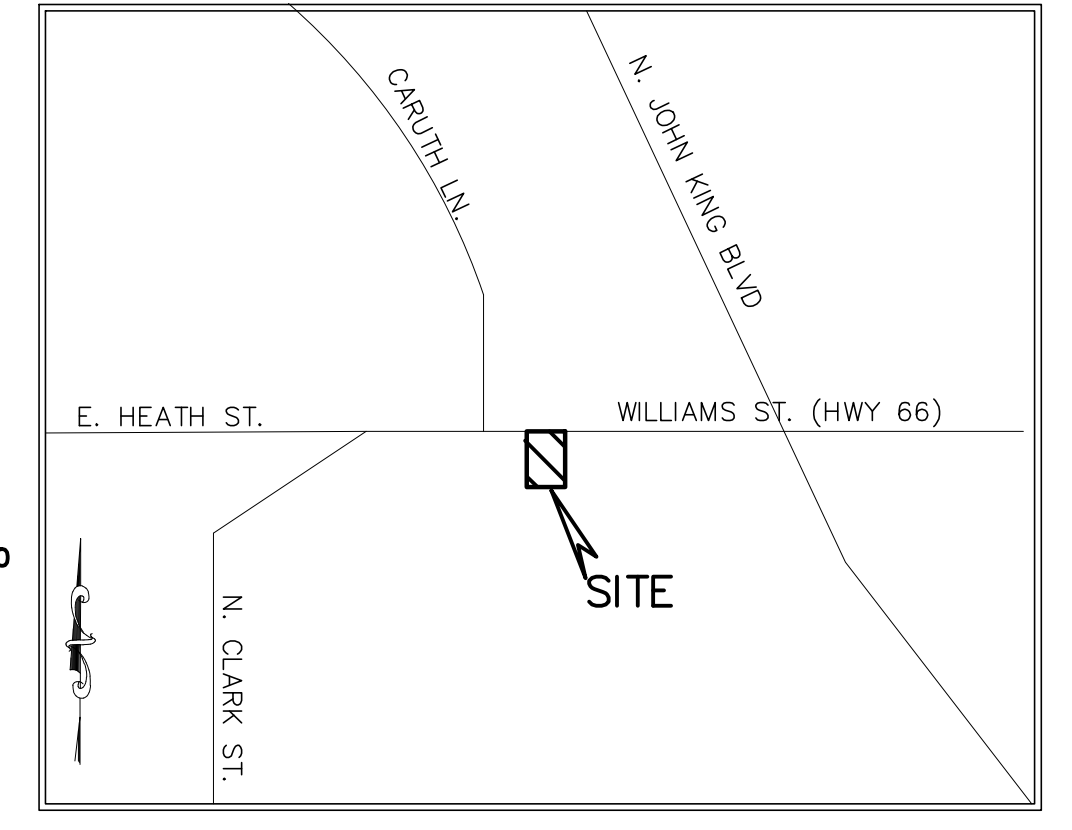
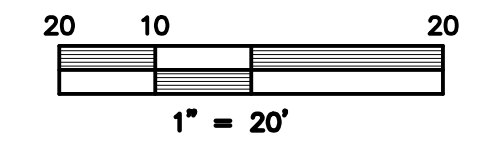


INSTALL:
 (1) 6" TEE
 (1) 6" VALVE
 PRIVATE 6" FIRE SPRINKLER LINE (C-900 CLASS 200 PVC)

INSTALL DOUBLE CHECK ASSEMBLY FOR FIRE SPRINKLER IN RISER RM.

WARNING:
 PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

NOTE:
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SITE DATA:

LOT AREA:
 8,869 Acres, 386,333.64 sq.ft.
LOT COVERAGE:
 7.6%
FLOOR TO AREA RATIO:
 13.16:1
PROP. BUILDING AREA #1: 14,196 sq.ft.
 Clinic 5,324 sq.ft.
 Office 2,934 sq.ft.
 Pantry 5,938 sq.ft.
PROP. BUILDING AREA #2: 8,000 sq.ft.
 Storage 6,500 sq.ft.
 Retail 1,500 sq.ft.
EXIST BUILDING AREA:
 13,265 sq.ft.
CONSTRUCTION TYPE:
 IIB & IV
BUILDING HEIGHT:
 1 Story 36' MAX
PROPOSED FUTURE USE:
 Office, Clinic, Storage
IMPERVIOUS AREA (including buildings):
 107,487 sq.ft.
 Exist: 86,016 sq.ft.
 New: 21,471 sq.ft.
ZONING:
 C
PARKING:
 Required: 62
 Clinic 1/200 sf=27
 Office 1/300 sf=12
 Pantry 1/500 sf=10
 Storage 1/1000 sf=7
 Retail 1/250 = 6
 Handicap =2
 Provided:
 Standard= 77
 Handicapped =4
 Total Provided = 81
FIRESPRINKLER:
 Yes

VICINITY MAP NOT TO SCALE

LEGEND

- = PROPERTY LINE
- EX. SS --- = EXISTING SANITARY SEWER LINE
- EX. W --- = EXISTING WATER LINE
- ⊕ FH = EXISTING FIRE HYDRANT
- ⊕ WM = EXISTING WATER METER
- ⊕ PP = EXISTING POWER POLE
- ⊕ LP = EXISTING LIGHT POLE
- ⊕ = EXISTING SS MANHOLE
- ⊕ = EX. TELEPHONE BOX
- ⊕ = EXISTING GAS METER
- EXIST. or EX. ⊕ = CENTERLINE
- ⊕ = PROPOSED
- LS = LANDSCAPE
- RCP = REINFORCED CONCRETE PIPE
- min = MINIMUM
- max = MAXIMUM
- B-B = BACK OF CURB TO BACK OF CURB
- = EXIST FIRELANE

NOTES:

- 1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 5th EDITION.
- 2) ALL WORK SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS
- 3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
- 4) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.

PAVING NOTES:

- 1) FIRELANE TO BE 6" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 24" ON CENTER. (O.C.) OVER 6" PREPARED SUBGRADE TO 95% STD. PROCTOR.
- 2) DUMPSTER PAD TO BE 8" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.)
- 3) ALL OTHER (NON-FIRELANE) PAVING CAN BE 5" THICK (SIDEWALK TO BE 4"), 3,600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 24" O.C. OVER 6" PREPARED SUBGRADE TO 95% STD. PROCTOR.
- 4) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF -2% TO +4% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
- 5) SIDEWALK TO BE 4" THICK CONCRETE, 3000 psi, 5.5 SACK MIX IN R.O.W.
- 6) NO SAND UNDER PAVING.

SITE PLAN SIGNATURE BLOCK

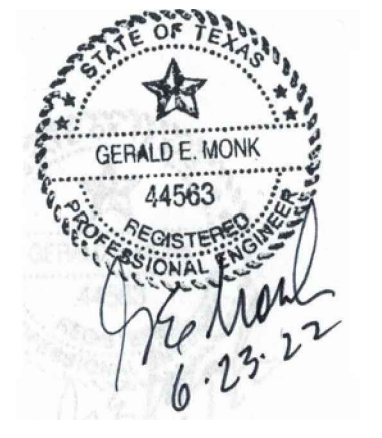
APPROVED:
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, _____.

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

 Planning & Zoning Commission, Chairman

 Director of Planning and Zoning

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.



REVISIONS

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

GENERAL NOTES

1. Buildings 5,000 square feet or greater shall be sprinkled. Alternative fire protective measures may be approved by the Building Inspector and Fire Department.
2. Fire lanes shall be designed and constructed per city standards.
3. Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current adopted Uniform Building Code.
4. Mechanical units, dumpster and trash compactors shall be screened in accordance with the Zoning Ordinance.
5. All signage contingent upon Building Inspection Department.
6. Approval of the site plan is not final until all engineering plans are approved.
7. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
8. Please contact the Building Inspection Department to determine the type of construction and occupancy group.
9. All electrical transmission, distribution and service lines must be underground.

**** NOTICE TO CONTRACTORS ****

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LEV 492.5
 FLOOD PLAIN PER
 FLOODPLAIN MAP

PROJECT #: SP2022-041

SITE PLAN BLDG #2 P&Z

HELPING HANDS

990 & 948 Williams St. (SH66)
 WAGGONER GARDENS INC. ADDITION
 BLOCK A, LOT 1, 8,869 ACRES, (REPLAT)
 City of Rockwall, Rockwall County, Texas 75087

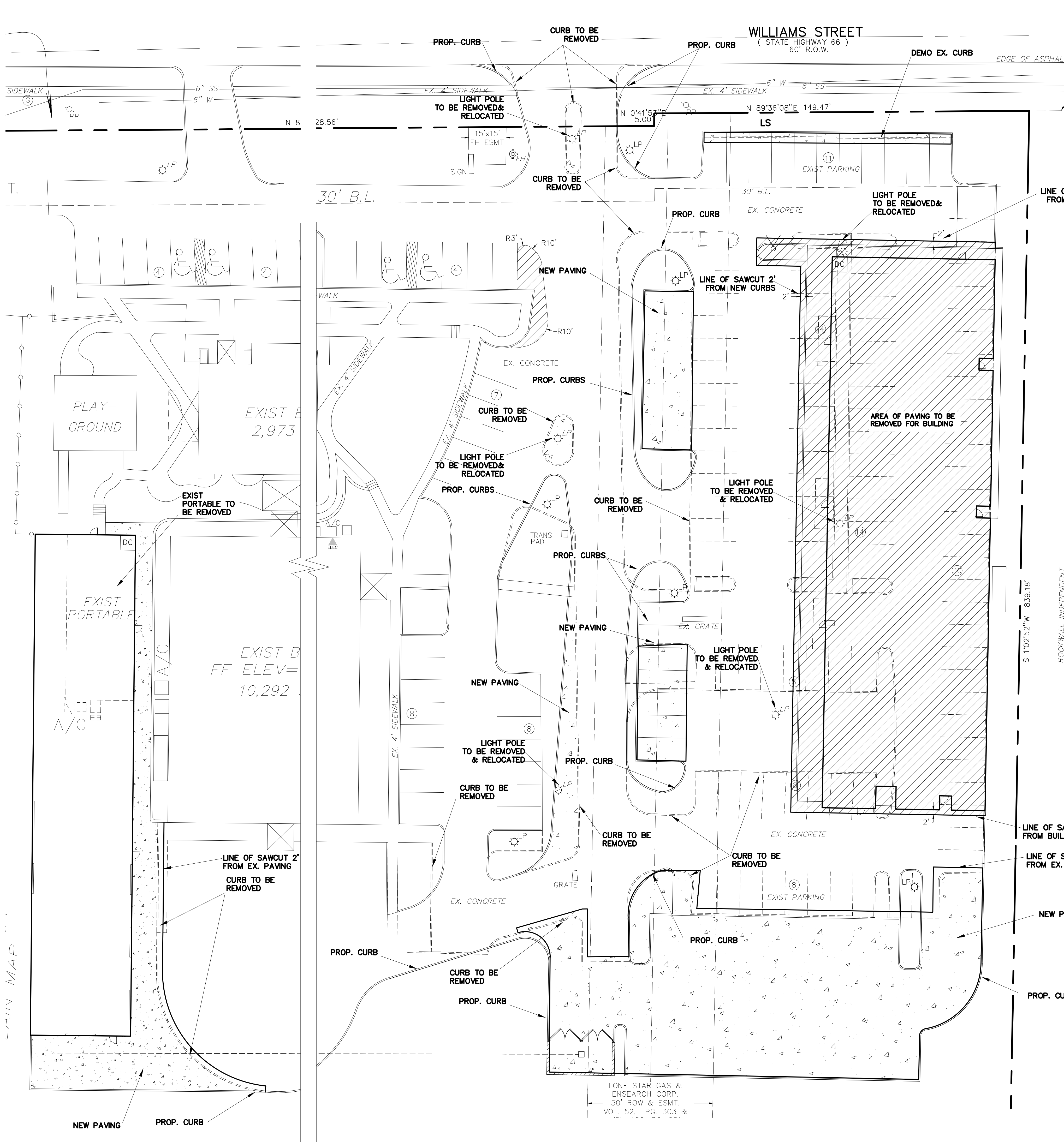
owner
Helping Hands
 Contact: 972-771-1655

prepared by
MONK CONSULTING ENGINEERS
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 972 272-1763 Fax 972 272-8761

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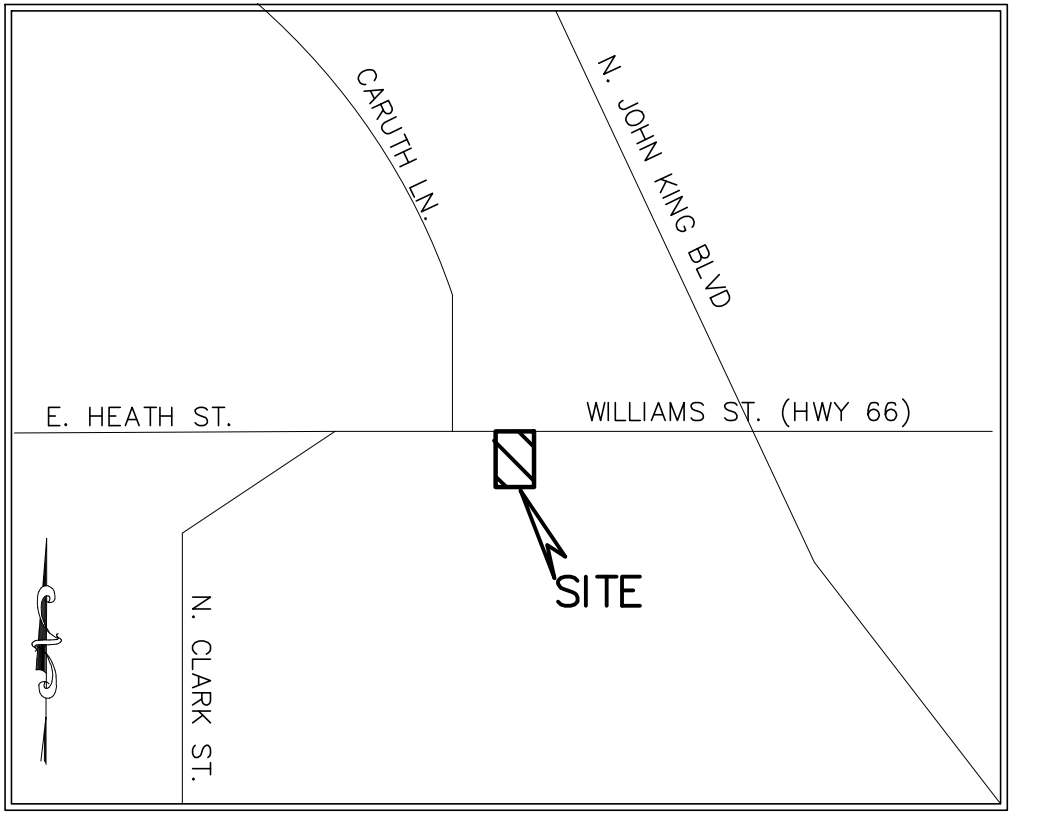
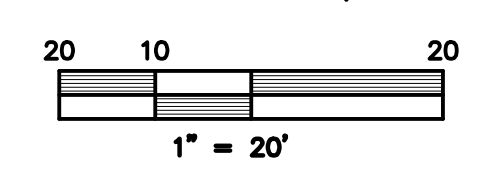
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NOT TO SCALE

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- max = MAXIMUM
- B-B = BACK OF CURB TO BACK OF CURB
- [Hatched Box] = PAVING TO BE REMOVED
- [Dotted Box] = PROPOSED PAVING

- PAVING NOTES:**
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 - NO SAND UNDER PAVING.

SITE PLAN SIGNATURE BLOCK

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

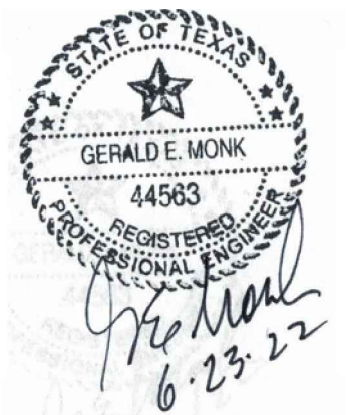
Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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REVISIONS

PROJECT #: SP2022-041

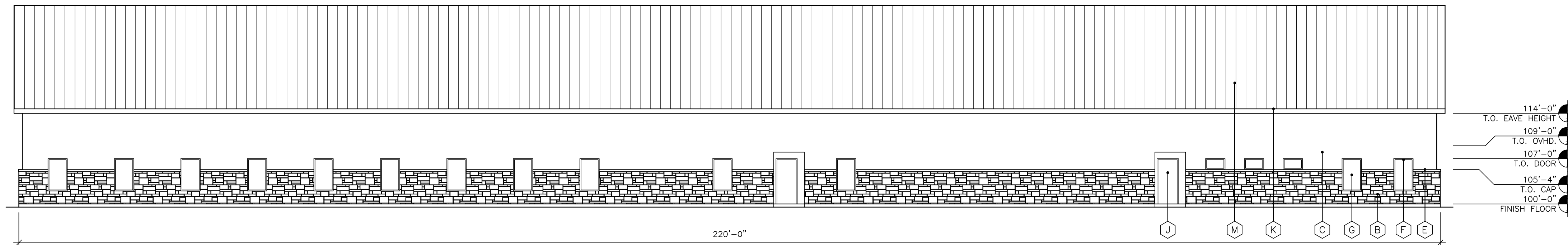
DEMO & PAVING PLAN
HELPING HANDS

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WAGONER GARDENS INC. ADDITION
BLOCK A, LOT 1, 8.869 ACRES, (REPLAT)
City of Rockwall, Rockwall County, Texas 75087
owner
Helping Hands
Contact: 972-771-1655

prepared by
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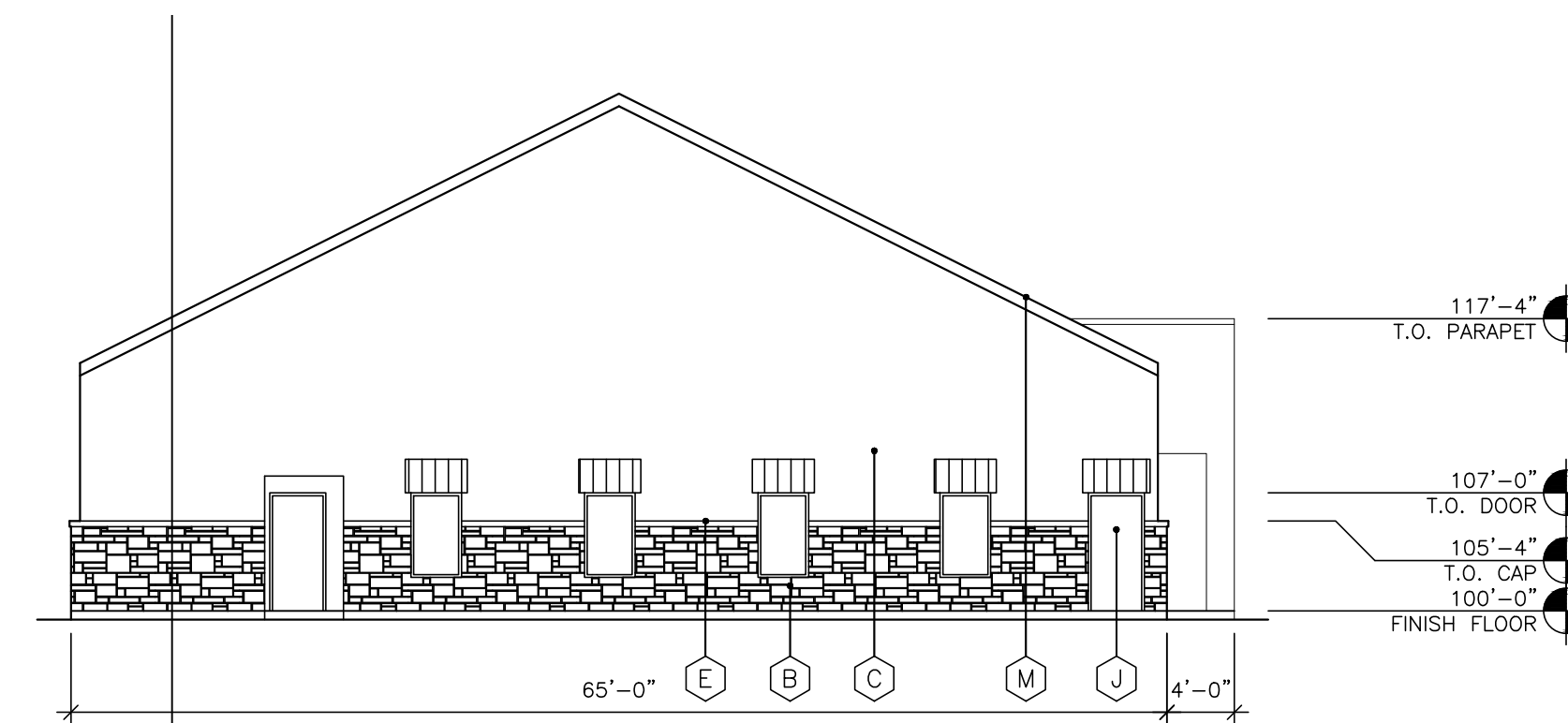
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PROJECT NO.:	2022-6	REG. NO.:	F-2567
date:	6/23/22	scale:	1"=20'
sheet:			C102



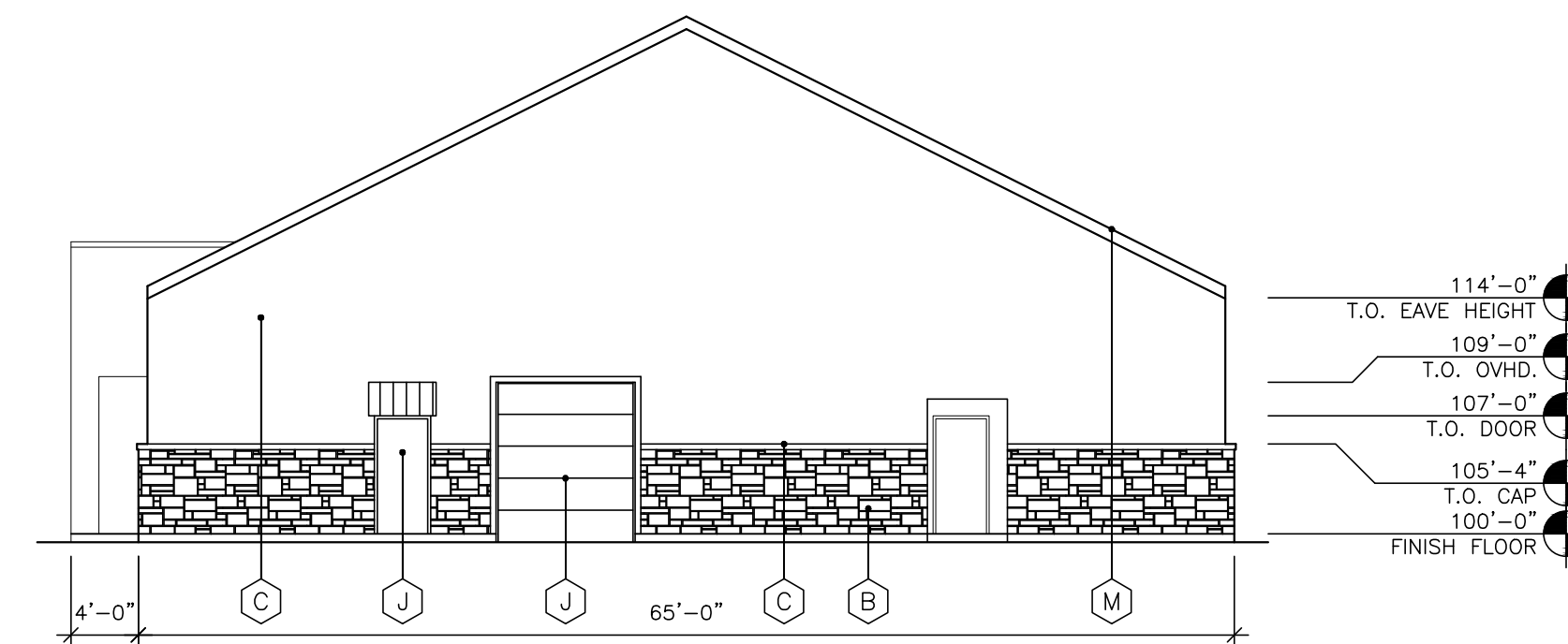
STONE	-	936 S.F.	-	33.7 %
STUCCO	-	1,843 S.F.	-	66.3 %
TOTAL	-	2,779 S.F.	-	100.0 %

4 EAST ELEVATION
SCALE: 3/32" = 1'-0"



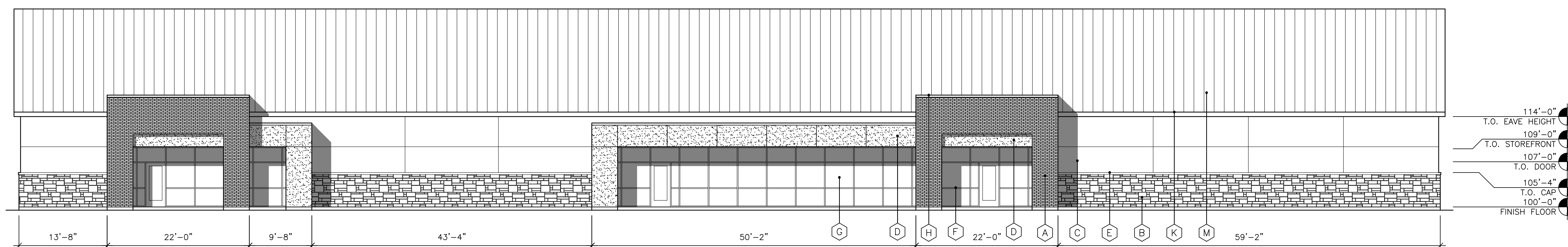
STONE	-	292 S.F.	-	21.5 %
STUCCO	-	1,067 S.F.	-	78.5 %
TOTAL	-	1,359 S.F.	-	100.0 %

3 NORTH ELEVATION - ADJACENT R.O.W.
SCALE: 3/32" = 1'-0"



STONE	-	255 S.F.	-	20.2 %
STUCCO	-	1,006 S.F.	-	79.8 %
TOTAL	-	1,261 S.F.	-	100.0 %

2 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



BRICK	-	525 S.F.	-	20.5 %
STONE	-	581 S.F.	-	22.7 %
STUCCO	-	1,449 S.F.	-	56.8 %
TOTAL	-	2,555 S.F.	-	100.0 %

1 WEST ELEVATION
SCALE: 3/32" = 1'-0"

EXTERIOR FINISH SCHEDULE	
A	ACME BRICK, FIELD COLOR, QUORUM MFG: ACME SEALANT - BASE - MEDIUM BRONZE
B	STONE, ROUGH FACE, COLOR - GRANDBURY CHOPPED 4 SIDES MORTAR/SEALANT - BASE, COLOR - TAN
C	FIELD STUCCO 3-COAT SYSTEM W/ EIFS FINISH TEXTURE - FINE, COLOR - SW 7506 LOGGIA
D	ACCENT STUCCO 3-COAT SYSTEM TRIM W/ EIFS FINISH TEXTURE - FINE, COLOR - SW 7036 ACCESSIBLE BEIGE
E	CAST STONE CAP - TO MATCH STONE COLOR
F	STOREFRONT & DOORS, COLOR - DARK BRONZE
G	EXTERIOR GLASS 1" INSULATED, LOW "E", COLOR - 10% TINTED, GRAY
H	PREFINISHED METAL COPING, COLOR - TO MATCH ROOF
J	EXTERIOR HOLLOW METAL DOOR/OVERHEAD DOOR PAINTED - SW7520 DARK BROWN
K	PREFINISHED ROOF GUTTER & DOWNSPOUTS, COLOR - TO MATCH STUCCO
L	DECORATIVE LIGHTING - EXTERIOR SCENCE, LIGHTING SELECTED BY OWNER
M	STANDING SEAM METAL, MFG - PAC-CLAD; CEE - LOCK, COLOR - GRANITE

NOTE: PROVIDE 26 GA. METAL FOR ALL FLASHING, GUTTERS & DOWNSPOUTS WITH SPLASH BLOCKS

ISSUE:	
CITY SUBMITTAL:	07-15-2022
CITY COMMENTS:	08-01-2022

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NEW FACILITY FOR
HELPING HANDS
950 Williams St. (SH 66)
Rockwall, Texas 75087

HELPING HANDS	
LEGAL DESCRIPTION AND OR ADDRESS: 950 WILLIAMS ST. (SH 66) WAGGONER GARDENS INC. ADDITION BLOCK A, LOT 1, 8.869 ACRES. (REPLAT) CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS 75087	
OWNER Helping Hands 950 Williams St. (SH 66) Rockwall, TX 75087 P: 972-771-1655	
APPLICANT Carroll Architects, Inc. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 E: jc@carrollarch.com ATTN: Jeff Carroll	
CITY OF ROCKWALL CASE NUMBER: SP2022-041	
SITE PLAN SIGNATURE BLOCK	
APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2022.	
WITNESS OUR HANDS, this _____ day of _____, 2022.	
Planning & Zoning Commission, Chairman	
Director of Planning and Zoning	

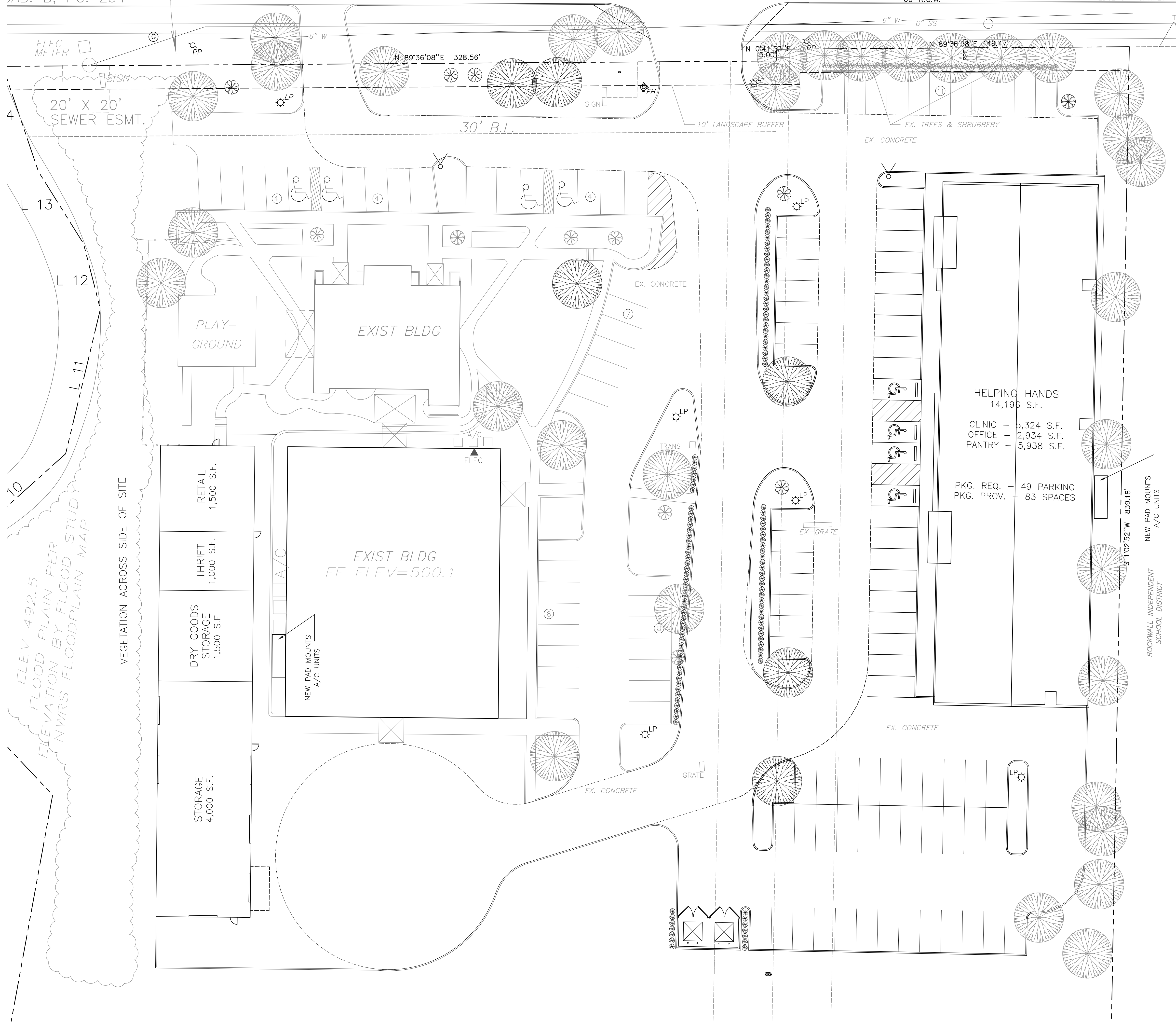
CARROLL architects
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
f: 972-732-8058

EXTERIOR ELEVATIONS

DATE: _____ SHEET NO: _____
PROJECT NO: **MAR 2022**
DRAWN BY: _____
CHECKED BY: _____

A501





SITE DATA TABLE	
SITE AREA	8.869 ACRES (386,333.64 S.F.)
ZONING	C
PROPOSED USE	GENERAL OFFICE
BUILDING AREA #1:	14,196 S.F.
CLINIC -	5,324 S.F.
OFFICE -	2,934 S.F.
PANTRY -	5,938 S.F.
BUILDING AREA #2:	8,000 S.F.
RETAIL -	1,500 S.F.
STORAGE -	6,500 S.F.
LOT COVERAGE (GROSS AREA)	7.6%
FLOOR TO AREA RATIO	13.16 : 1
BUILDING HEIGHT MAX.	36'-0"

LANDSCAPE TABULATION	
NET AREA	8.869 ACRES (386,333.64 S.F.)
REQUIRED LANDSCAPE AREA-- 20% OF 386,334 S.F.	77,267 S.F.
PROVIDED LANDSCAPE AREA-- 72.5% OF 386,334 S.F.	280,127 S.F.
IMPERVIOUS COVERAGE-- 27.5% OF 386,334 S.F.	106,207 S.F.

NOTES:
 - Irrigation shall be provided to all landscaped areas.
 - Tree mitigation for this project for existing trees on this property.
 - All perimeter parking are within 50'-0" of a shade tree.
 - No trees within 5' of public utilities less than 10".
 - No trees within 10' of public utilities 10" or greater

TREE/SHRUB LEGEND	
TREES, INSTALLED W/ MINIMUM 4" CALIPER	
CEDAR ELM (MIN. 4" CALIPER)	WINTER BOXWOOD (SHRUB) 5 GALLON @ INSTALLATION
EVE'S NECKLACE (MIN. 4" TALL)	EXISTING TREE OR SHRUBBERY

- GENERAL NOTES:
- REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM; PROVIDED HOWEVER, THAT A HOSE BIB SYSTEM MAY BE USED FOR IRRIGATION WHEN A LANDSCAPE AREA IS LESS THAN 1,000 SQUARE FEET IN SIZE AND WHEN ALL PORTIONS OF THE AREA ARE WITHIN 50'-FEET OF A HOSE ATTACHMENT. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.
 - ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED BERMUDA, EXCEPT FOR UNDISTURBED SITE AREA.
 - OWNER MAY SUBSTITUTE TYPES OF TREES. THE OWNER SHALL SELECT TYPES FROM CITY APPROVED TREE LIST ORDINANCE.
 - CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.
 - CONTRACTOR TO VERIFY LOCATION OF IRRIGATION CONTROL W/ OWNER.
 - DUMPSTER IS NOT REQUIRED FOR THIS PROJECT. - PROVIDED
 - ALL LANDSCAPE BUFFERS AND PUBLIC RIGHT-OF-WAY LOCATED ADJACENT TO A PROPOSED DEVELOPMENT SHALL BE IMPROVED WITH GRASS.
 - THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SEEDING AREA, INCLUDING WATERING, UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED.
 - NO TREE SHALL BE PLANTED CLOSER THAN FIVE (5) FEET TO EDGE OF PAVEMENT OR FIVE (5) FEET FROM ANY WATER OR WASTEWATER LINE THAT IS LESS THAN 12 INCHES. WATER AND WASTEWATER LINES THAT ARE 12 INCHES AND GREATER REQUIRE TREES TO BE PLANTED A MINIMUM OF TEN (10) FEET FROM THE CENTERLINE OF THE PIPE. TREES MUST BE (5) FEET FROM ALL UTILITIES.
 - ALL PARKING SPACES ARE WITHIN 80' OF A TREE

BUILDING #1 PARKING CALCULATIONS			
BUILDING USE	SQUARE FOOTAGE	PARKING REQUIREMENT	REQUIRED PARKING
CLINIC	5,324 S.F.	1/200	= 27
OFFICE	2,934 S.F.	1/300	= 10
PANTRY	5,938 S.F.	1/500	= 12
TOTAL PARKING REQUIRED			= 49 SPACES

BUILDING #2 PARKING CALCULATIONS			
BUILDING USE	SQUARE FOOTAGE	PARKING REQUIREMENT	REQUIRED PARKING
RETAIL	1,500 S.F.	1/250	= 6
STORAGE	6,500 S.F.	1/1000	= 7
TOTAL PARKING REQUIRED			= 13 SPACES
BUILDING 1 & 2 PARKING REQUIRED			= 62 SPACES
BUILDING 1 & 2 PARKING PROVIDED			= 83 SPACES

HELPING HANDS	
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APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2022.	
WITNESS OUR HANDS, this _____ day of _____, 2022.	
Planning & Zoning Commission, Chairman	Director of Planning and Zoning

ISSUE:	
CITY SUBMITTAL:	07-15-2022
CITY COMMENTS:	08-01-2022

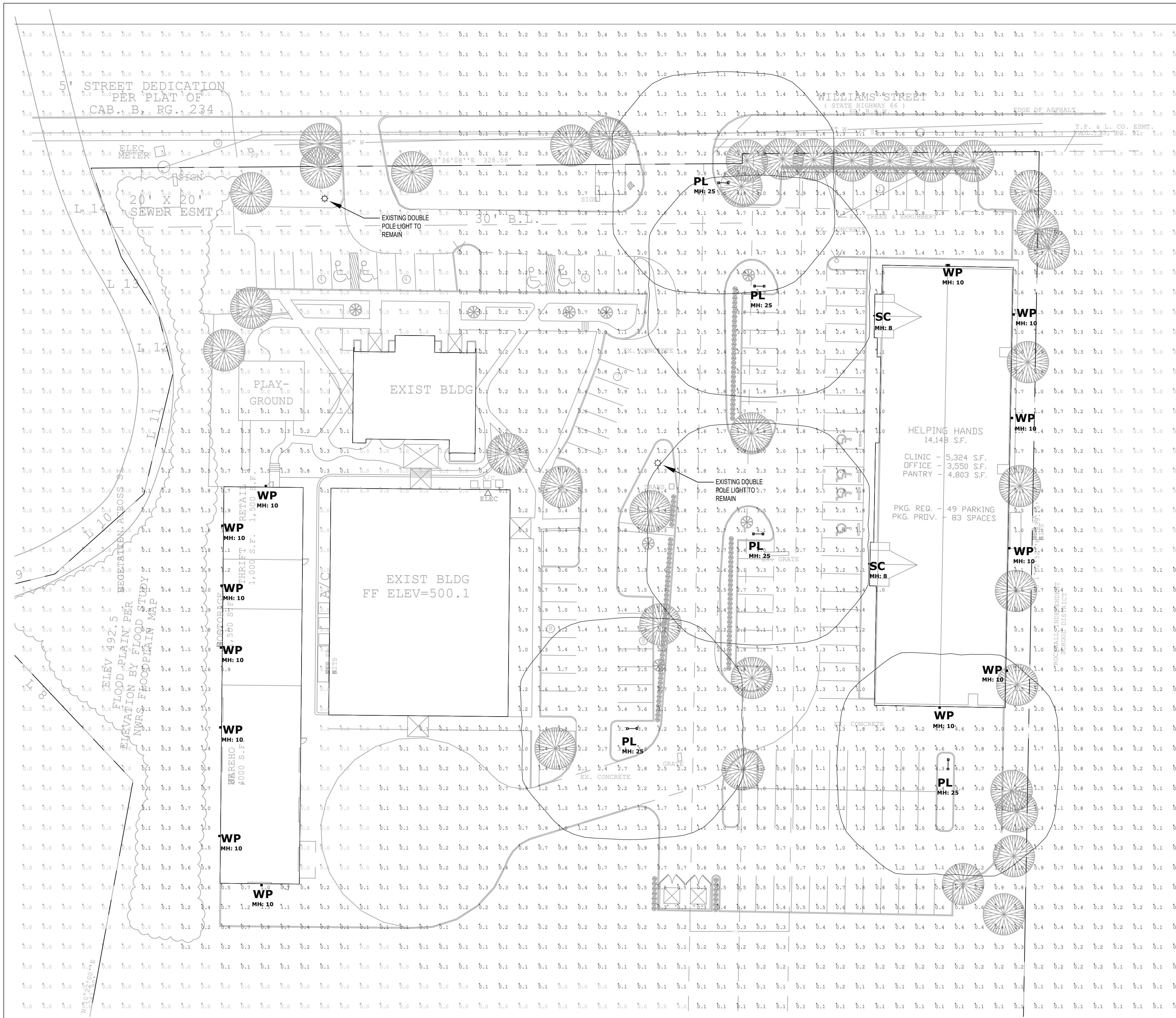
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NEW FACILITY FOR
HELPING HANDS
950 Williams St. (SH 66)
Rockwall, Texas 75087

CARROLL architects
 750 E. Interstate 30
 Suite 110
 Rockwall, TX 75087
 t: 972-732-6085
 f: 972-732-8058

LANDSCAPE PLAN

DATE:	MAR 2022	SHEET NO.:	L1
PROJECT NO.:	2022006		
DRAWN BY:			
CHECKED BY:			



Calculation Summary						
Calculation Grid Location	Units	Avg	Max	Min	Avg/Min	Calc Height (ft)
GROUND_Planar	Fc	0.69	5.1	0.0	N.A.	0

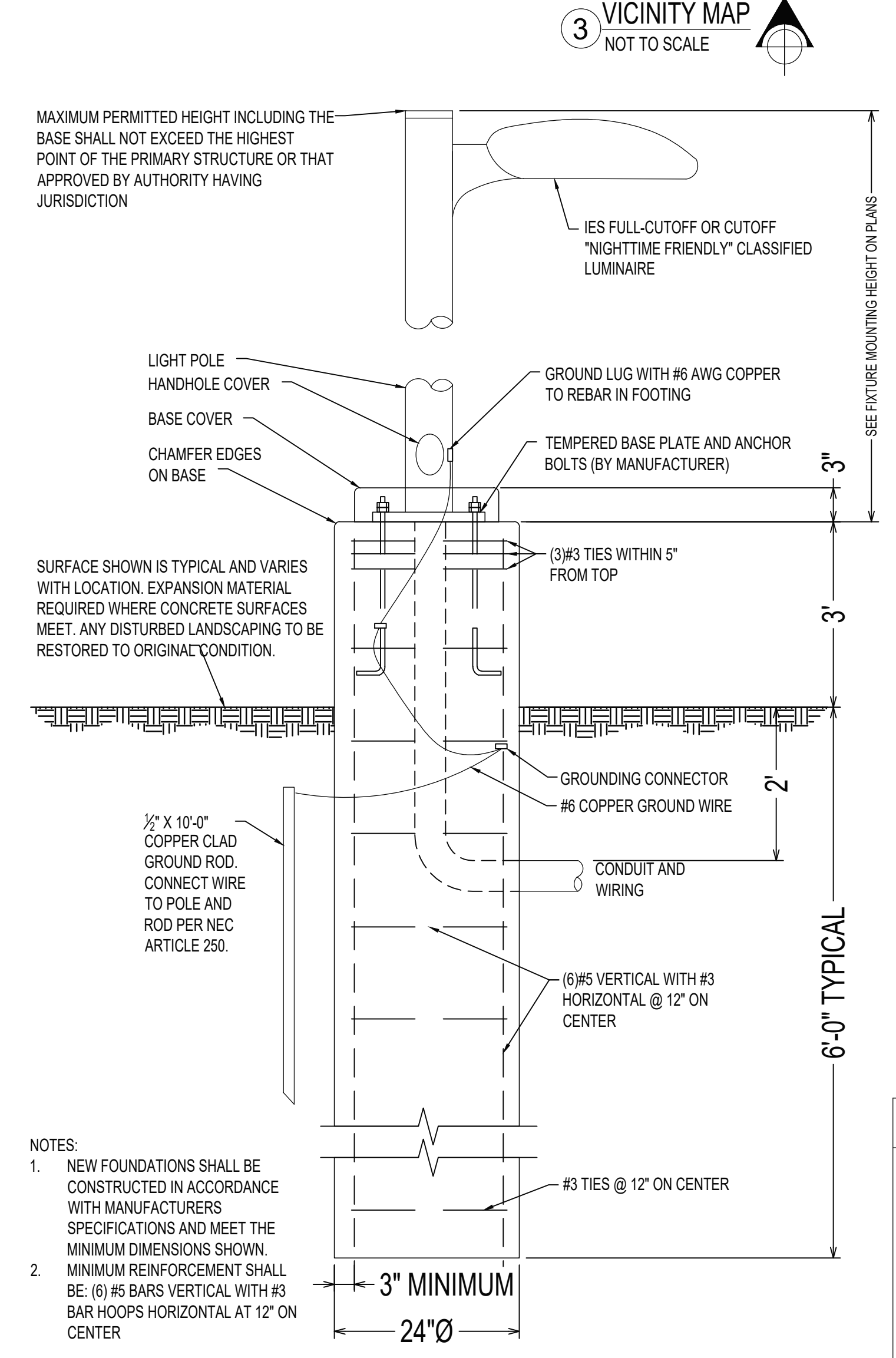
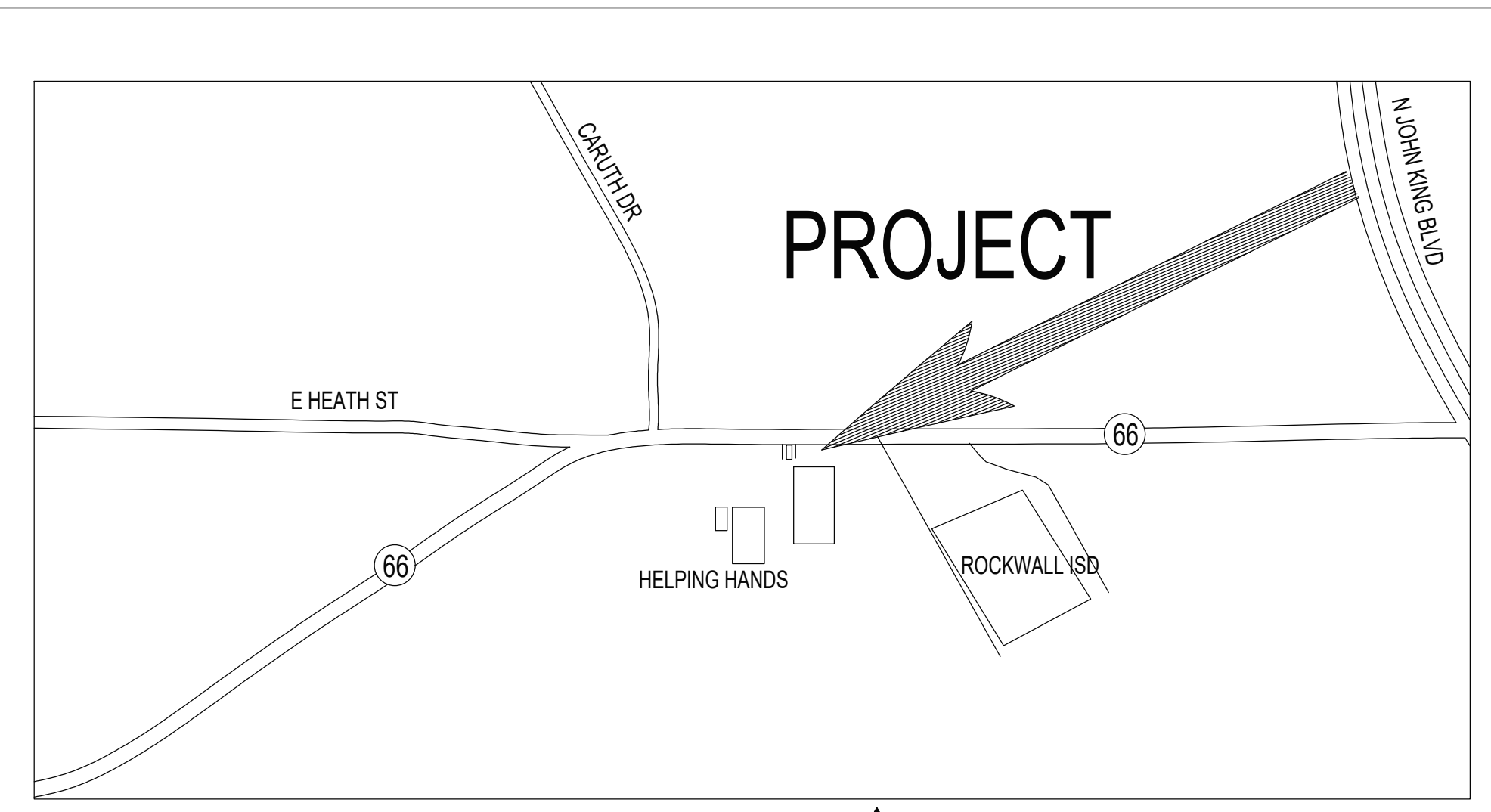
EXTERIOR LIGHT FIXTURE SCHEDULE								
MARK	SYMBOL	EXTERIOR FIXTURE	DESCRIPTION	MH ¹	LUMENS	QTY.	WATTS ²	TOTAL WATTS
PL		DOUBLE POLE LIGHT	(QTY 2) LITHONIA DSX1 LED P6 40K T5W MVOLT	25'	39266	5	326	1630
SC		SCONCE	LUMINIS SY002-L2L15-R55	8'	2018	2	19	38
WP		WALLPACK	LITHONIA WDGE2 LED P2 40K 80CRI T4M	10'	3408	13	31	403
TOTAL EXTERIOR WATTAGE							2071	
TOTAL ALLOWABLE EXTERIOR WATTAGE PER CURRENTLY ADOPTED IECC							PASSES	

* ALL FIXTURES SPECIFIED AT 120V-1PH.
 * OWNER, TENANT OR ARCHITECT MAY CHANGE EQUIPMENT MANUFACTURER OR USE EXISTING EQUIPMENT AS APPLICABLE, BUT SHALL KEEP MINIMUM UNIT SPECIFICATIONS.
 * CONTRACTOR TO VERIFY ALL FIXTURES WITH OWNER PRIOR TO PURCHASE AND INSTALLATION.
 * CONTACT MARK SCHULEN WITH ALA FOR MORE INFORMATION ABOUT UNITS SPECIFIED: 214-658-9000.

CONTRACTOR NOTES:
 1. ELECTRICAL CONTRACTOR TO PROVIDE PHOTOELECTRIC CONTROLS OR TIMER AND MOUNTING ARM OR POLES AS REQUIRED FOR EXTERIOR BUILDING AND SITE LIGHTING.

CONTRACTOR RESPONSIBILITIES
 CONTRACTOR SHALL REPORT ANY DISCREPANCIES, OMISSIONS OR INCONSISTENCIES ON THE DRAWINGS TO ENGINEER FOR VERIFICATION BEFORE STARTING CONSTRUCTION. OWNER AND ENGINEER ARE NOT RESPONSIBLE FOR ANY ERRORS IN CONSTRUCTION WHERE SUCH DISCREPANCIES, OMISSIONS OR INCONSISTENCIES HAVE NOT BEEN PROPERLY REPORTED IN A TIMELY MANNER.

NOTE: BID INTENT
 THE INTENT OF THE DRAWINGS HEREIN IS TO REPRESENT A COMPLETE WORKING SYSTEM. ALL BIDDERS SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL COMPONENTS NECESSARY TO PROVIDE A COMPLETE WORKING SYSTEM WHETHER SHOWN OR NOT SHOWN ON THE DRAWINGS.



SITE PHOTOMETRIC NOTES
 1. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL CONDITIONS AND IS ALSO RESPONSIBLE FOR REPORTING ANY CONFLICTS TO THE ENGINEER PRIOR TO THE START OF WORK.
 2. THE PHOTOMETRIC ZONE IS CALCULATED AT 3 FEET ABOVE FINISH GRADE LEVEL AND SPACED EVERY 10FTx10FT.
 3. THIS PLAN REPRESENTS A SOFTWARE SIMULATED PHOTOMETRIC STUDY OF THE EXTERIOR SITE LIGHTING. IT WAS CREATED UNDER THE ENGINEER'S SUPERVISION; HOWEVER, THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE SOFTWARE OR LIGHT FIXTURE DATA. VISUAL LIGHTING SOFTWARE WAS USED TO GENERATE THIS DOCUMENT ALONG WITH THE IES DATA FILES PROVIDED BY THE LIGHT FIXTURE MANUFACTURER. THE SIMULATION DOES NOT TAKE INTO EFFECT A CHANGE IN GRADE ELEVATION OR CONTRIBUTION FROM OTHER (NEW/EXISTING) LIGHT SOURCES IN ADJACENT PROPERTIES.
 4. REFER TO LIGHT FIXTURE SCHEDULE ON SHEET E1.0.

ELECTRICAL LIGHTING NOTES
 1. ALL WORK SHALL MEET CURRENTLY ADOPTED IBC, IECC AND NEC CODE REQUIREMENTS AS WELL AS ANY CITY ADOPTED AMENDMENTS.
 2. ELECTRICAL CONTRACTOR TO PROVIDE JUNCTION BOX FOR BUILDING SIGNAGE AND PHOTOCELL WITH TIME CLOCK NEXT TO BREAKER PANEL.
 3. OWNER MAY CHANGE EQUIPMENT MANUFACTURER BUT SHALL KEEP MINIMUM SPECIFICATIONS, UNLESS NOTED OTHERWISE.
 4. CONTRACTOR TO CONTACT UNDERSIGNED ENGINEER WITH ANY DESIGN PLAN CHANGES.

MEP GENERAL NOTES
 1. ALL CONSTRUCTION TO CONFORM TO INTERNATIONAL, STATE AND LOCAL CODES AND ORDINANCES CURRENTLY ADOPTED BY THE AUTHORITY HAVING JURISDICTION (AHJ).
 2. CONTRACTORS TO CONFIRM ALL SPECIFICATIONS HEREIN WITH ACTUAL EQUIPMENT IN FIELD PRIOR TO PURCHASE AND INSTALLATION.
 3. REVIEW PLAN SHEET "MEP" - MEP NOTES' PRIOR TO BIDDING, PERMITTING, AND CONSTRUCTION.
 4. THE INTENT OF THE DRAWINGS HEREIN IS TO REPRESENT A COMPLETE WORKING SYSTEM. ALL BIDDERS SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL COMPONENTS NECESSARY TO PROVIDE A COMPLETE WORKING SYSTEM WHETHER SHOWN OR NOT SHOWN ON THE DRAWINGS.
 5. SEE CIVIL AND ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ALL FIXTURES AND STRUCTURES.
 6. SEE ARCHITECTURAL FINISH OUT SCHEDULES FOR SPECIFIC MODELS, COLORS AND DESIGN NOT DEFINED HEREIN.
 7. WITH OWNER APPROVAL, CONTRACTOR MAY CHANGE SPECIFIED EQUIPMENT BUT SHALL KEEP MINIMUM UNIT SPECIFICATIONS.
 8. CONTRACTOR TO CONTACT AME ENGINEERING, INC. AT 817-653-4122 PRIOR TO ANY SIGNIFICANT DESIGN REVISIONS.
 9. DETAILS LABELED "TYPICAL" ON THE DRAWINGS SHALL APPLY TO ALL SITUATIONS OCCURRING ON THE PROJECT THAT ARE OR ARE SIMILAR TO THOSE SPECIFICALLY DETAILED. THE APPLICABILITY OF THE DETAIL TO ITS LOCATION ON THE DRAWINGS CAN BE DETERMINED BY THE TITLE OF DETAIL. SUCH DETAILS SHALL APPLY WHETHER OR NOT THEY ARE REFERENCED AT EACH LOCATION. QUESTIONS REGARDING APPLICABILITY OF TYPICAL DETAILS SHALL BE DETERMINED BY THE ENGINEER OF RECORD.

TEXAS FIRM F-16469

AME Engineering, Inc.
 mail@ameengineer.com | fax 817-653-4122 | fax 817-754-6615
 3825 W Green Oaks Blvd Suite 200, Arlington TX 76016-2700

Jessica Kilgore
 JESSICA J. KILGORE
 106106
 LICENSED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Jessica J. Kilgore, P.E. 106106 on AUGUST 02, 2022.

HELPING HANDS OFFICE AND CLINIC FACILITIES
 950 WILLIAMS ST
 ROCKWALL TX 75087

CONTACT NAME: JEFF CARROLL
 CONTACT COMPANY: CARROLL ARCHITECTS
 CONTACT PHONE: 972-732-6085
 ISSUE:
 PERMIT REVIEW SET 08-02-2022

SHEET REVISIONS

PRINTED: 8/20/22 2:11 PM
 DESIGNED: BMT
 CHECKED: JJK
 IBC: 2015
 IECC/ASHRAE: 2015
 NEC: 2014
 SCALE: 1:30

SITE PHOTOMETRIC LIGHTING PLAN
 E1.1
 PROJECT: 1737