
ROCKWALL CITY COUNCIL MEETING

Monday, July 15, 2024 - 5:00 PM

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

I. Call Public Meeting to Order

II. Executive Session

The City of Rockwall City Council will recess into executive session to discuss the following matter as authorized by chapter 551 of the Texas government code:

1. Discussion regarding (re)appointments to city regulatory boards and commissions, pursuant to §551.074 (Personnel Matters)

III. Adjourn Executive Session

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

V. Invocation and Pledge of Allegiance - Councilmember Moeller

VI. Appointment Items

1. Appointment with Planning & Zoning Commission representative to discuss and answer any questions regarding planning-related cases on the agenda.

VII. Open Forum

This is a time for anyone to address the Council and public on any topic not already listed on the agenda or set for a public hearing. To speak during this time, please turn in a (yellow) "Request to Address City Council" form to the City Secretary either before the meeting or as you approach the podium. Per Council policy, public comments should be limited to three (3) minutes out of respect for others' time. On topics raised during Open Forum, please know Council is not permitted to respond to your comments during the meeting since the topic has not been specifically listed on the agenda (the Texas Open Meetings Act requires that topics of discussion/deliberation be posted on an agenda not less than 72 hours in advance of the Council meeting). This, in part, is so that other citizens who may have the same concern may also be involved in the discussion.

VIII. Take Any Action as a Result of Executive Session

IX. Consent Agenda

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

1. Consider approval of the minutes from the July 1, 2024, city council meeting, and take any

action necessary.

2. **Z2024-024** - Consider a request by Samuel F. Sofronie for the approval of an **ordinance** for a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* on a 0.3620-acre parcel of land identified as Lot 9 of the Greenlee Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 9 Amity Lane, and take any action necessary **(2nd Reading)**.
3. **Z2024-025** - Consider a request by Teshia Brown on behalf of Justin Ripp for the approval of an **ordinance** for a Specific Use Permit (SUP) for *Solar Energy Collector Panels* on the roof of an existing *Commercial Indoor Amusement* facility (*i.e. Shenanigans*) situated on a five (5) acre parcel of land identified as Lot 2, Block A, Park Place Business Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1290 E. IH-30, and take any action necessary **(2nd Reading)**.
4. **Z2024-026** - Consider a request by Ryszond Waszczvk for the approval of an **ordinance** for a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* on a 0.1450-acre parcel of land identified as Lot 9, Block 111, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Neighborhood Residential Overlay (SRO) District, addressed as 711 Lamar Street, and take any action necessary **(2nd Reading)**.
5. **P2024-022** - Consider a request by Chuck Lamping of Engineering Concepts & Design, LP on behalf of Clint Vincent of Bloomfield Homes, LP for the approval of a Final Plat for Phase 2 of the Terracina Estates Subdivision consisting of 94 single-family residential lots on a 31.331-acre tract of land identified as Tract 16 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 82 (PD-82) [*Ordinance No. 18-08*] for Single-Family 10 (SF-10) District land uses, generally located at the terminus of Guadalupe Drive, Mesa Verde Drive and Oakcrest Drive, and take any action necessary.
6. Consider authorizing the City Manager to execute a purchase order to Cavender Grande Ford in the amount of \$290,118.00 for the purchase of a new brush truck to replace a 20+ year old brush truck, to be funded out of the Fire Equipment Fund Budget upon delivery, and take any action necessary.
7. Consider approval of a recommendation from the Hotel Occupancy Tax (HOT) Subcommittee awarding funding for the Rockwall Economic Development Corporation (REDC) Team Texas Economic Summit in the amount of \$10,000 authorizing the City Manager to execute associated contracts, and take any action necessary.
8. Consider authorizing the city manager to execute a mutual aid interlocal agreement with the City of Mesquite for fire protection services, and take any action necessary.

X. Public Hearing Items

If you would like to speak regarding an item listed below, please turn in a (yellow) "Request to Address City Council" form to the City Secretary either before the meeting or as you approach the podium. The

Mayor or Mayor Pro Tem will call upon you to come forth at the proper time. Please limit your comments to no more than three minutes.

- 1. Z2024-028** - Hold a public hearing to discuss and consider a request by David Naylor of Rayburn Electric Cooperative for the approval of an **ordinance** for a Zoning Change from Planned Development District 44 (PD-44), Commercial (C) District, and Heavy Commercial (HC) District to Planned Development District 44 (PD-44) for Commercial (C) District and Heavy Commercial (HC) District land uses for a 95.00-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26; Lots 6, 7, 8, & 9, Block A, Rayburn Country Addition; Lot 1, Block 1, Helwig Addition; and Lot 1, Block A, Estep Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, Heavy Commercial (HC) District, and Planned Development District 44 (PD-44) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, generally located in between Mims Road, Sids Road, and S. Goliad Street [SH-205], and take any action necessary **(1st Reading)**.
- 2. Z2024-029** - Hold a public hearing to discuss and consider a request by Ben Lewis for the approval of an **ordinance** for a Specific Use Permit (SUP) for a Detached Garage that exceeds the maximum size and height on a 0.3168-acre parcel of land identified as Lot 3, Block 5, Garner Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 911 N. Alamo Street, and take any action necessary **(1st Reading)**.
- 3. Z2024-030** - Hold a public hearing to discuss and consider a request by David Bohorquez for the approval of an **ordinance** for a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision on a 0.2273-acre parcel of land identified as Lot 5, Block B, Harbor Landing, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for Single-Family 10 (SF-10) District land uses, addressed as 329 Harborview Drive, and take any action necessary **(1st Reading)**.

XI. Adjournment

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 771-7700 or FAX (972) 771-7727 for further information.

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

I, Kristy Teague, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 12th day of July 2024, at 5 PM and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

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

Date Removed

ROCKWALL CITY COUNCIL MEETING

Monday, July 1, 2024 - 5:00 PM

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

I. Call Public Meeting to Order

Mayor Johannesen called the public meeting to order at 5:00 p.m. Present were Mayor Trace Johannesen, Mayor Pro Tem Clarence Jorif and Councilmembers Sedric Thomas, Mark Moeller, Dennis Lewis and Tim McCallum. Also present were City Manager Mary Smith and Assistant City Manager Joey Boyd. City Attorney Frank Garza listened in to the meeting remotely. Councilmember Anna Campbell was absent from the meeting.

Mayor Johannesen read the below listed discussion items into the record before recessing the meeting to go into Executive Session.

II. Executive Session

1. Discussion regarding (re)appointments to city regulatory boards and commissions, pursuant to §551.074 (Personnel Matters)
2. Discussion regarding Economic Development prospects, projects, and/or incentives, pursuant to §Section 551.087 (Economic Development)

III. Adjourn Executive Session

Council adjourned from Executive Session at 5:40 p.m.

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

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

V. Invocation and Pledge of Allegiance - Councilmember McCallum

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

VI. Proclamations / Awards / Recognitions

1. Parks & Recreation Month Proclamation

Parks Director, Travis Sales and several additional Parks & Rec. Department staff members came forth to be recognized and accept this proclamation from Mayor Johannesen. The mayor thanked Mr. Sales and his staff for all their hard work on behalf of the city's residents.

VII. Appointment Items

1. Appointment with Planning & Zoning Commission representative to discuss and answer any

questions regarding planning-related cases on the agenda.

Derek Deckard, Chairman of the P&Z Commission, came forth and briefed the Council on recommendations of the Commission related to cases on this evening's meeting agenda. Council took no action following Mr. Deckard's brief comments.

VIII. Open Forum

Mayor Johannesen explained how Open Forum is conducted, asking if anyone would like to come forth at this time to address Council. There being no one indicating such, he then closed Open Forum.

IX. Take Any Action as a Result of Executive Session

Council took no action as a result of Executive Session.

X. Consent Agenda

1. Consider approval of the minutes from the June 17, 2024 city council meeting, and take any action necessary.
2. Consider authorizing the City Manager to execute a contract with Canary Construction for FM 552 Utility Relocation Construction Project in the amount of \$5,729,271.00, to be funded by 2023 Water and Sewer Bonds, and take any action necessary.
3. Consider authorizing the City Manager to execute a one-year contract with three 1-year renewal options with Fortius Altius Operation, LLC to host Fall and Spring baseball tournaments and Leon Tuttle Athletic Complex, and take any action necessary.
4. Consider authorizing the City Manager to execute a one-year contract with three 1-year renewal options with Fortius Altius Operations, LLC to supply umpires for RBSL Spring, Summer and Fall baseball seasons, in the amount of \$85,000.00, to be funded by the Recreational Development Fund, and take any action necessary.
5. Consider approval of canopy repairs associated with May 28, 2024 storm damage at Leon Tuttle Athletic Complex and authorize the City Manager to execute purchase order(s) to SunShade Awnings of Texas in the amount of \$136,000 to be funded by the Recreational Development Fund and reimbursed by TML via an insurance claim, and take any action necessary.
6. **P2024-020** - Consider a request by Barbara Lee for the approval of a Final Plat for Lots 1, 2, 3, & 4, Block A, Lee Acres Addition being a 19.56-acre tract of land identified as Tract 22-01 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 628 Cornelius Road, and take any action necessary.
7. **P2024-021** - Consider a request by Antonio Borjas for the approval of a Final Plat for Lots 1 & 2, Block A, Borjas Addition being a 9.4411-acre tract of land identified as Tract 3-4 of the J. H. Bailey Survey, Abstract No. 45, City of Rockwall, Rockwall, Texas, zoned Light Industrial (LI) District and Single-Family Estate 1.5 (SFE-1.5) District, situated in the SH-276 Overlay (SH-276 OV) District, addressed 172 Zollner Road, and take any action necessary.
8. **P2024-023** - Consider a request by Clay Cristy of ClayMoore Engineering on behalf of Tim Thompson of Metroplex Acquisition Fund, LP for the approval of a Replat for Lots 14 & 15,

Block A, Stone Creek Retail Addition being a 5.16-acre parcel of land identified as Lot 13, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of N. Goliad Street [SH-205] and Bordeaux Drive, and take any action necessary.

9. **P2024-024** - Consider a request by Hani Elkady of Tarina Group, Inc. on behalf of Michael Eido of Travelers Plaza, LLC for the approval of a Replat for Lot 8, Block A, Walmart Supercenter Addition on a 2.003-acre parcel of land identified Lot 4, Block A, Wal-Mart Super Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated along the east side of White Hills Drive south of Suncrest Drive, and take any action necessary.

Councilmember Thomas moved to approve all Consent Agenda items. Councilmember Lewis seconded the motion. Councilmember McCallum then asked to pull item #7 and requested an amended motion, accordingly. Councilmembers Thomas and Lewis amended their motion and ‘second’ to then approve all items except for #7 (approve #s 1, 2, 3, 4, 5, 6, 8, and 9). The motion then passed by a vote of 6 ayes with 1 absence (Campbell).

McCallum shared that he will not be supporting item #7 this evening. Councilmember Thomas then moved to approve Consent Agenda item #7. Councilmember Moeller seconded the motion, which passed by a vote of 4 ayes, 2 nays (Jorif and McCallum), with 1 absence (Campbell).

XI. Public Hearing Items

1. **Z2024-024** - Hold a public hearing to discuss and consider a request by Samuel F. Sofronie for the approval of an **ordinance** for a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* on a 0.3620-acre parcel of land identified as Lot 9 of the Greenlee Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 9 Amity Lane, and take any action necessary **(1st Reading)**.

Planning Director, Ryan Miller provided background information pertaining to this agenda item. The applicant is asking for approval of an SUP in order to construct a one story home with 4,087 square feet, mostly of stucco and stone and with a side entry garage. It does meet all the density and dimensional requirements of the city. Council is asked to review the size, location and architecture of the proposed home, relative to other, existing, nearby residential homes. The proposed home will be a one-story home with 4,087 square feet, be primarily stucco and stone and have a composite singled roof as well as a side entry garage. It will be visually and architecturally compatible with other nearby homes, and it does meet all of the city’s density and dimensional requirements for the SF-10 District. Staff sent out 63 notices to adjacent land and property owners and to one homeowners association; however, no replies were received back by staff. Approval of this item is a discretionary decision for Council. The city’s P&Z Commission did review this case and has recommended its approval to Council.

The mayor opened the public hearing. With no one indicating a desire to speak, he then closed the public hearing.

Councilmember Jorif moved to approve Z2024-024. Councilmember Lewis seconded the motion. The

ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 24-XX
SPECIFIC USE PERMIT NO. S-3XX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.3620-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 9 OF THE GREENLEE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

2. **Z2024-025** - Hold a public hearing to discuss and consider a request by Teshia Brown on behalf of Justin Ripp for the approval of an ordinance for a *Specific Use Permit (SUP)* for *Solar Energy Collector Panels* on the roof of an existing *Commercial Indoor Amusement* facility (*i.e. Shenanigans*) situated on a five (5) acre parcel of land identified as Lot 2, Block A, Park Place Business Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1290 E. IH-30, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller provided background information concerning this agenda item. He explained that the building is currently occupied by Shenaniganz, an existing 74,660 square foot indoor amusement center whose building was originally constructed in 1990. The applicant is seeking approval of an SUP in order to allow for installation of solar energy collector panels on the building's existing roof. Solar panels at this location are allowed 'by right' as long as they are screened by a parapet (which is an extension of the roofline). In the event the solar panels will not be screened, then an SUP is required. The applicant is unable to screen two sides of the building – the one facing the nearby car dealership and the one facing the city-owned property. Mr. Miller pointed out that, even though no parapet that will allow for solar panel screening, existing trees along IH-30 and T.L. Townsend do already provide some amount of screening, so there is not a lot of visibility from the roadway. Approval of this item will be a discretionary decision on the part of Council. The city's P&Z Commission did recently and unanimously recommend its approval. In addition, 25 notices were sent out to adjacent owners and occupants located within 500' of the subject property. Staff has received one notice back in favor of this request.

The mayor opened the public hearing, but no one wished to speak. He then closed the public hearing.

Mayor Pro Tem Jorif moved to approve Z2024-025. Councilmember McCallum seconded the motion. Councilmember McCallum pointed out that other, nearby buildings along IH-30 also have solar panels in place. Brief dialogue ensued related to this as well as Mr. Miller indicating that there will be very limited visibility of the solar panels from IH-30. Councilmember Lewis pointed out that the city does require that an engineer issue a design and stamp of approval related to the proposed solar panels

that are to be installed.

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

**CITY OF ROCKWALL
ORDINANCE NO. 24-XX
SPECIFIC USE PERMIT NO. S-3XX**

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 SOLAR ENERGY COLLECTOR PANELS ON THE ROOF OF AN EXISTING BUILDING SITUATED ON A FIVE (5) ACRE PARCEL OF LAND IDENTIFIED AS LOT 2, BLOCK A, PARK PLACE BUSINESS CENTRE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

3. **Z2024-026** - Hold a public hearing to discuss and consider a request by Ryszond Waszczvk for the approval of an ordinance for a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* on a 0.1450-acre parcel of land identified as Lot 9, Block 111, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Neighborhood Residential Overlay (SRO) District, addressed as 711 Lamar Street, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller provided background information pertaining to this agenda item. The applicant is asking for approval of an SUP in order to construct a 2,553 square foot single-story residential home that is mostly brick and siding. It does appear to be consistent with adjacent, existing, nearby properties. Council is asked to review the size, location and proposed architecture when compared to other, existing, nearby residential homes. The city requires that a home either have a j-swing garage or one that sits back 20' from the front façade. In this case, the garage will actually protrude out in front of the front façade by about 22'; however, the existing neighborhood is a bit older and many homes have been developed over the years under different 'codes.' The P&Z Commission has recommended approval of this item to the Council. Staff sent out 88 notices to property owners and occupants located within 500' of the property; however, staff received no notices in return. Approval of this SUP is a discretionary decision on the part of Council.

The mayor opened the public hearing, but no one wished to speak. He then closed the public hearing.

Councilmember Moeller shared that Council has made a lot of exceptions in this particular neighborhood. He then moved to approve Z2024-026. Councilmember Lewis seconded the motion. He sought clarification on a Sherman Street versus a Lamar Street address. Mr. Miller shared that it will ultimately change to a Sherman St. address. The ordinance caption was read as follows:

CITY OF ROCKWALL

ORDINANCE NO. 24-XX
SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1450-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 9, BLOCK 111, B. F. BOYDSTUN ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

XII. Action Items

- 1. Discuss and consider authorizing an expenditure of an additional \$150,000 through the city's solid waste contractor (Republic Waste) for additional boom trucks to be secured and utilized for storm-related tree and debris removal associated with the May 28, 2024 severe weather storm event, and take any action necessary.**

Mrs. Smith, City Manager shared background information on this agenda item. The original expenditure authorized by Council a month ago for additional boom trucks to be brought in and tree limbs and related debris to be picked up by the contractor only allowed for about half of the city to have storm-related debris picked up and disposed of. So, in an effort to keep residents as satisfied as possible, she instructed the contractor to continue its pick-up efforts, and she is now asking Council to approve this additional expenditure.

Mr. Bernas with Republic Services came forth and provided information on the amount of debris that has been picked up by his company since the May 28 storms came through. In a normal month, about 273 tons and 550,000 lbs. is picked up. Our estimate right now over the four week period is that 2.4 million pounds and about 1,200 tons of material with 20,000 yards of debris will be picked up. This equates to about four to five times more than that which is typically picked up in a 'normal' month, he explained.

Mayor Pro Tem Jorif expressed large gratitude to Mr. Bernas and the staff members of Republic Waste for all their professionalism, services, and efforts in getting the storm debris cleaned up.

Mayor Pro Tem Jorif then moved to authorize the additional expenditure of \$150,000 for the additional boom trucks and debris-removal services. Councilmember Thomas seconded the motion.

A resident in the audience (Eric Farish) spoke up, briefly expressing very positive comments regarding our trash contractor here in the City of Rockwall. He expressed he can tell they truly care about the community, and the service they provided to citizens is unmatched compared to any other place he's lived in the past or had experience with.

The motion to approve the additional expenditure passed by a vote of 6 ayes with 1 being absent

(Campbell).

XIII. City Manager's Report, Departmental Reports and Related Discussions Pertaining To Current City Activities, Upcoming Meetings, Future Legislative Activities, and Other Related Matters.

1. Building Inspections Department Monthly Report
2. Fire Department Monthly Report
3. Parks & Recreation Department Monthly Report
4. Police Department Monthly Report
5. Sales Tax Historical Comparison
6. Water Consumption Historical Statistics

Councilmember Moeller shared that the Rockwall PD recently seized 60 kilos of methamphetamines. He congratulated Police Chief Ed Fowler for the good work he and his staff members have done to make that bust.

Mayor Johannesen invited forth a Boy Scout who was present this evening to introduce himself and say a few words. Kaiden Farish with Troop 989 came forth and shared that he is present trying to work towards his Eagle Scout designation. He briefly shared a few details about his efforts in Scouts.

XIV. Adjournment

Mayor Johannesen adjourned the meeting at 6:33 p.m.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS
15th DAY OF JULY, 2024.**

TRACE JOHANNESSEN, MAYOR

ATTEST:

KRISTY TEAGUE, CITY SECRETARY

CITY OF ROCKWALL

ORDINANCE NO. 24-27

SPECIFIC USE PERMIT NO. S-336

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.3620-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 9 OF THE GREENLEE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Samuel F. Sofronie for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.3620-acre parcel of land identified as Lot 9 of the Greenlee Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 9 Amity 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) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards* and Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future

-- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

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

2.2 COMPLIANCE

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

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

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

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 15th DAY OF JULY 2024.**

Trace Johannesen, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: July 1, 2024

2nd Reading: July 15, 2024

**Exhibit 'A':
Location Map**

Address: 9 Amity Lane

Legal Description: Lot 9 of the Greenlee Addition



Exhibit 'B':
Residential Plot Plan

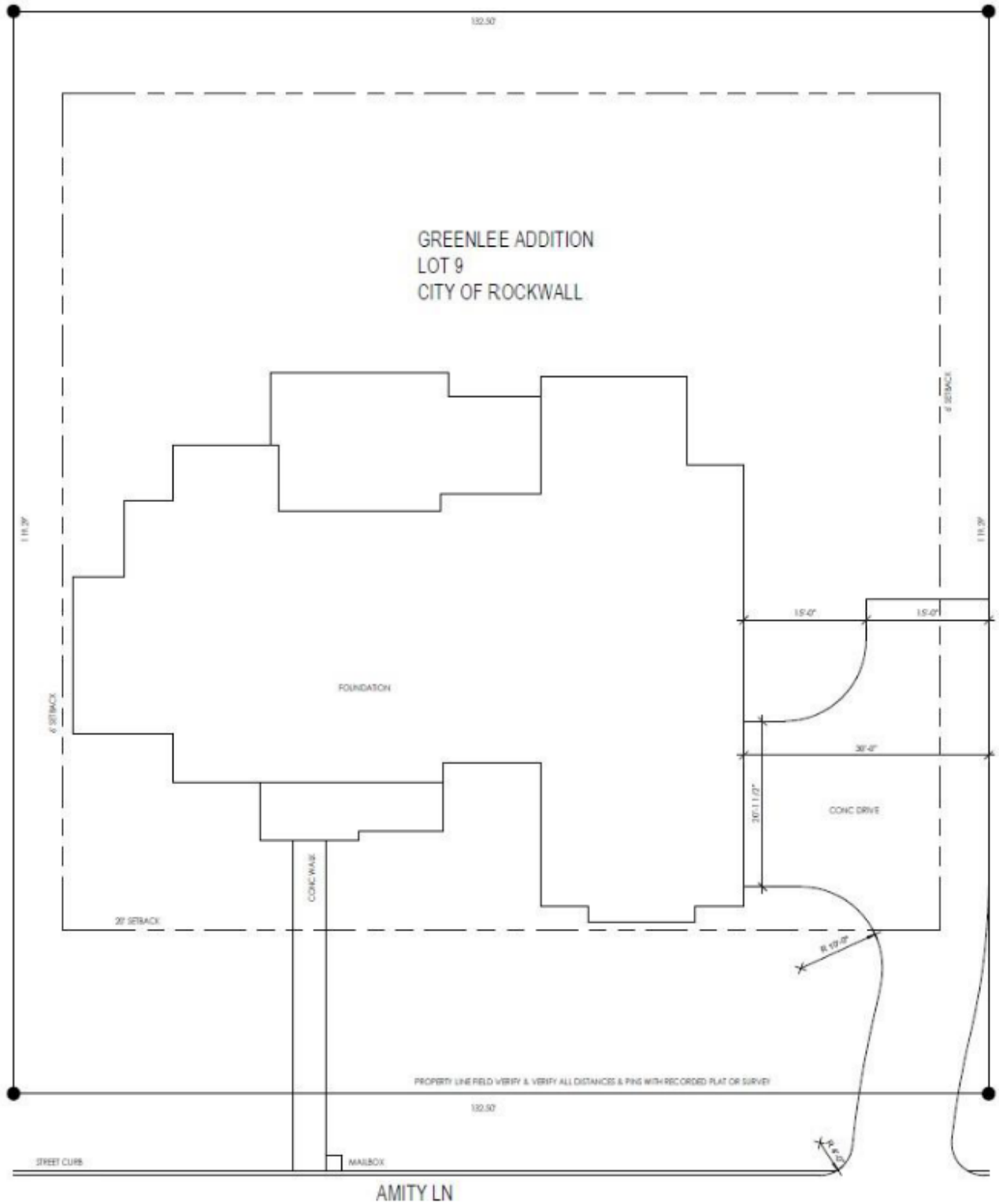
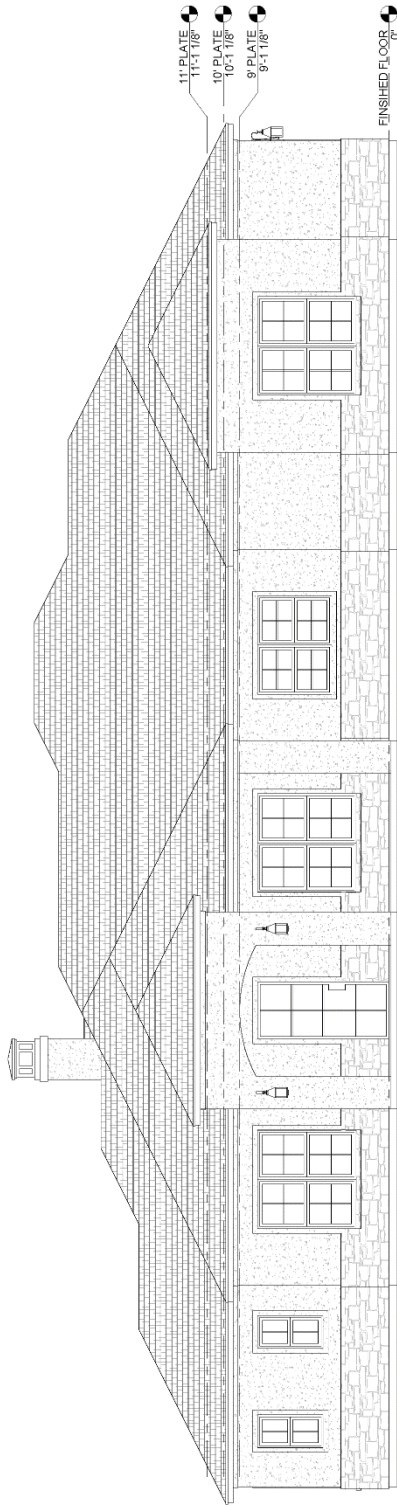
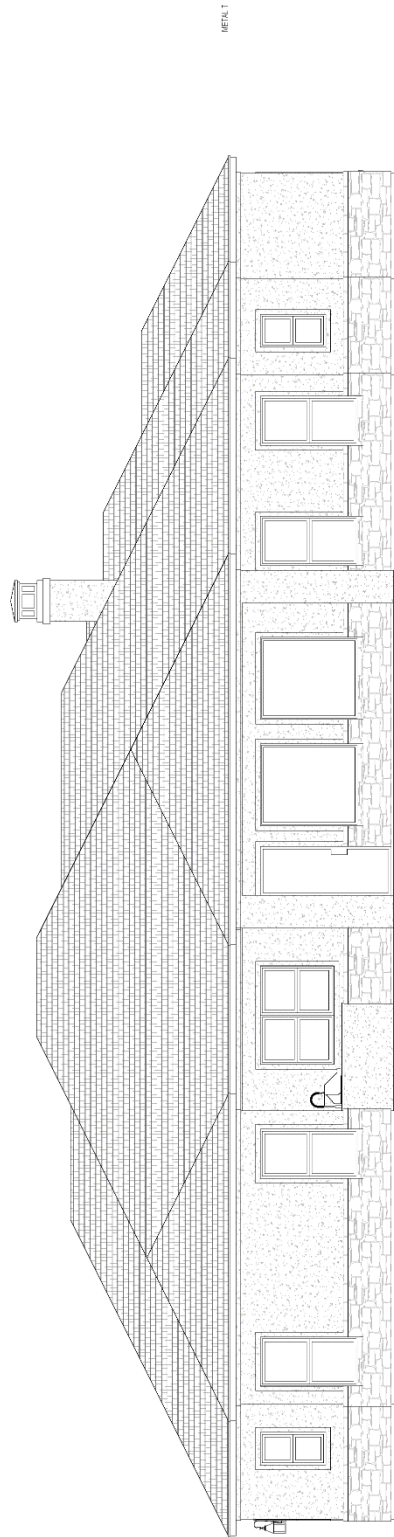


Exhibit 'C':
Building Elevations



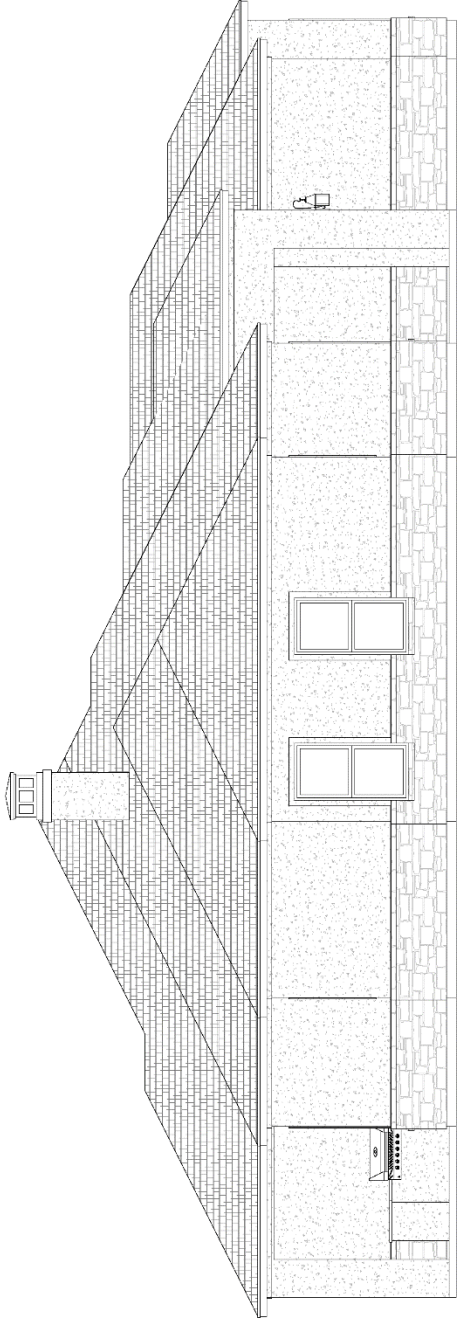
① ELEVATION FRONT
1/4" = 1'-0"



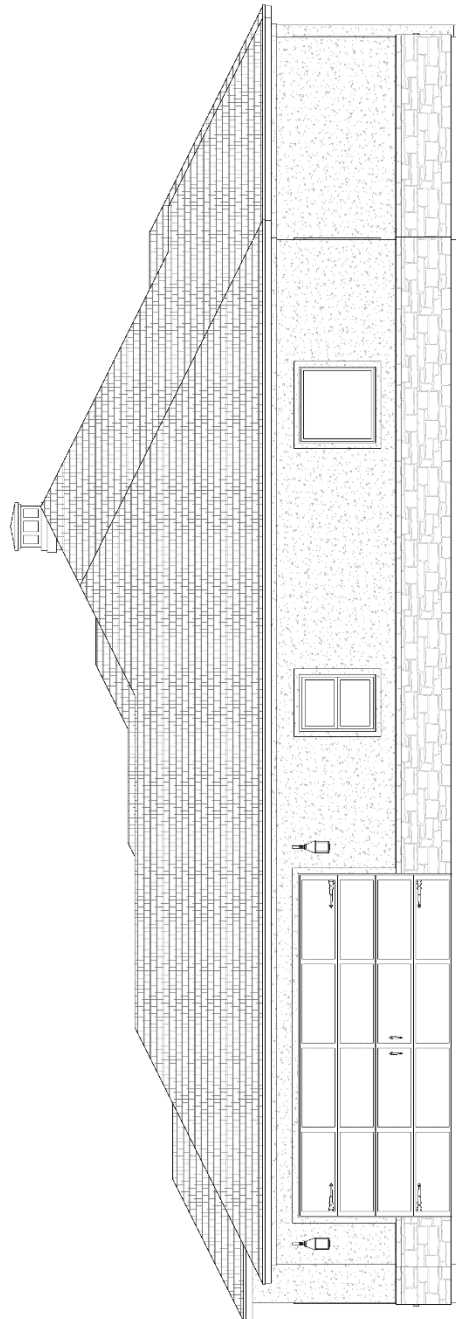
② ELEVATION BACK
1/4" = 1'-0"

○ WALL
1" = 1'-0"

Exhibit 'C':
Building Elevations



① ELEVATION LEFT
1/4" = 1'-0"



② ELEVATION RIGHT
1/4" = 1'-0"

CITY OF ROCKWALL

ORDINANCE NO. 24-28

SPECIFIC USE PERMIT NO. S-337

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 SOLAR ENERGY COLLECTOR PANELS ON THE ROOF OF AN EXISTING BUILDING SITUATED ON A FIVE (5) ACRE PARCEL OF LAND IDENTIFIED AS LOT 2, BLOCK A, PARK PLACE BUSINESS CENTRE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Teshia Brown on behalf of Justin Ripp for the approval of a Specific Use Permit (SUP) for *Solar Energy Collector Panels* on the roof of an existing building situated on a five (5) acre parcel of land identified as Lot 2, Block A, Park Place Business Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1290 E. IH-30, and being more specifically depicted and described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing *Solar Energy Collector Panels* as stipulated by Subsection 01.02, *Land Use Schedule*, 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 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, and Subsection 04.01, *General Commercial District Standards*, and Subsection 04.05, *Commercial (C) District*, of Article 05, *District Development Standards*, of the Unified Development Code

(UDC) [Ordinance No. 20-02] -- as heretofore amended and as may be amended in the future --, and with the following conditions:

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to *Solar Energy Collector Panels* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The development or redevelopment of the *Subject Property* shall generally conform to the *Site Plan* and *Building Elevations* depicted in *Exhibits 'B' and 'C'* of this ordinance.
- (2) Reflective glare of Solar Energy Collector Panels shall be minimized by the positioning of the Solar Collector Panels or by the use of non-glare glazing.
- (3) Piping, wiring and other mechanical accessories shall be concealed within a roof mounted Solar Energy Collector Panel. If some portion of the piping, wiring or other mechanical accessories cannot be practically concealed then those portions shall be painted so as to blend with the roofing material.

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

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

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 15th DAY OF JULY 2024.**

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

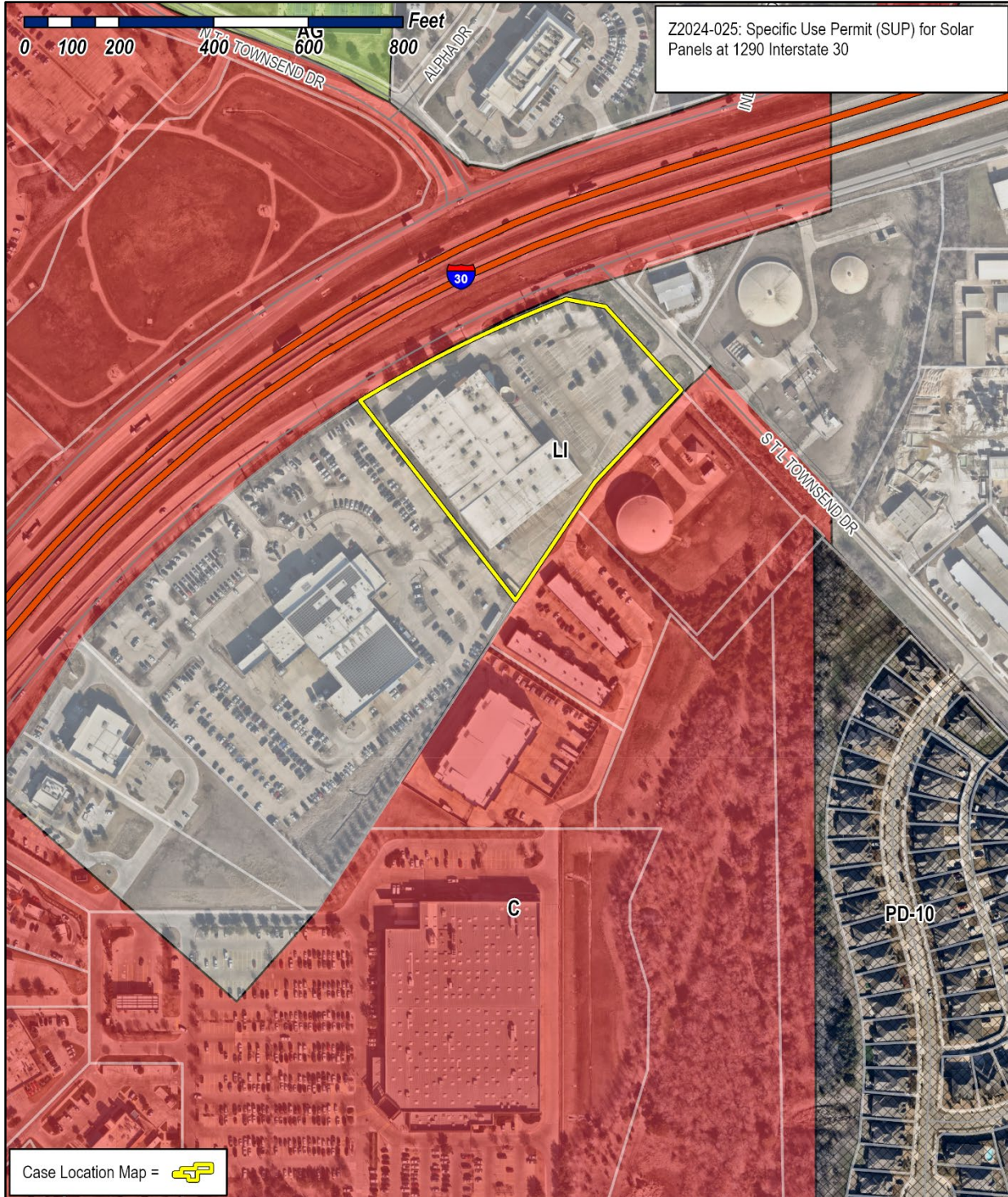
1st Reading: July 1, 2024

2nd Reading: July 15, 2024

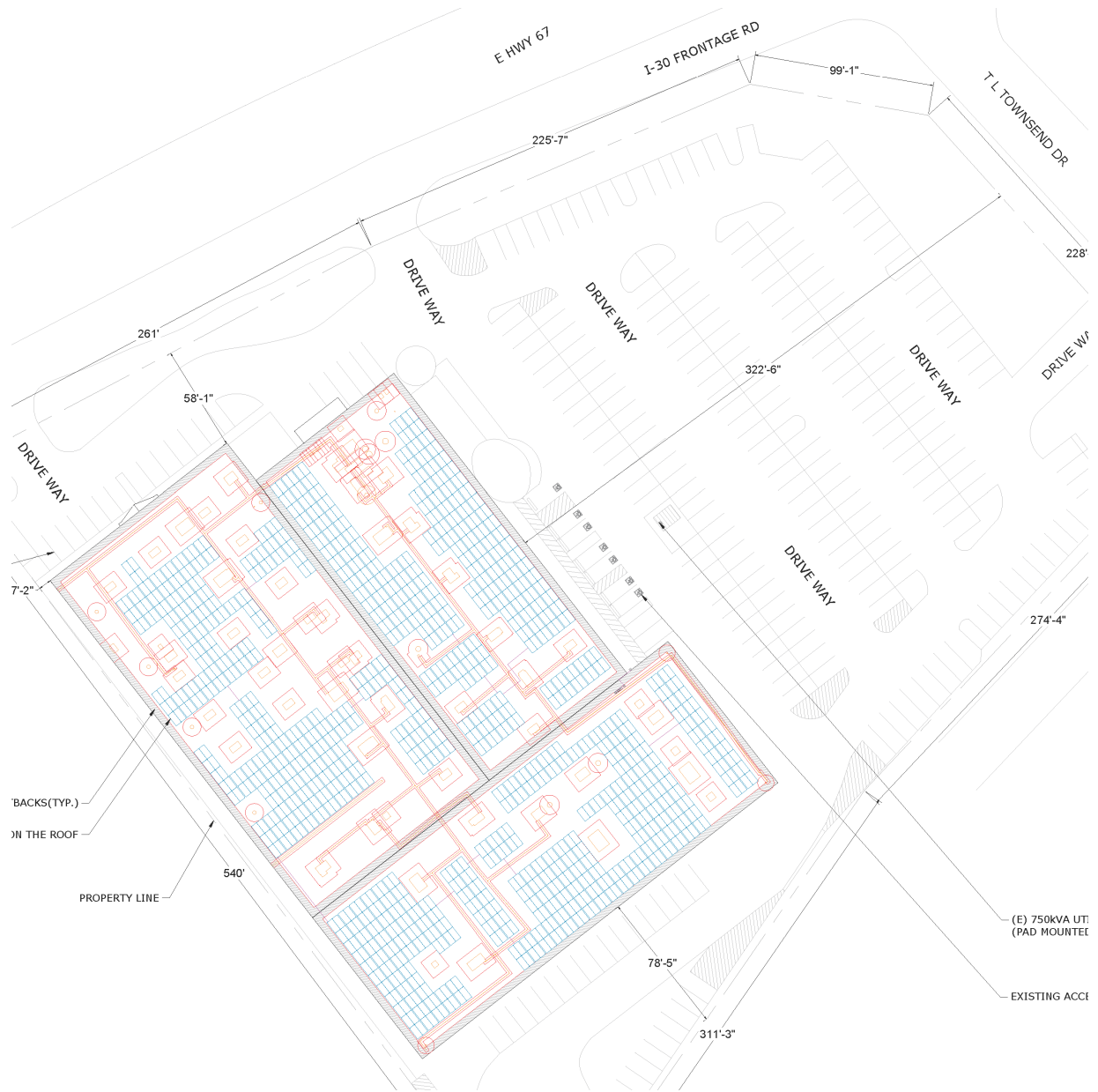
Exhibit 'A'
Zoning Exhibit

Address: 1290 E. IH-30

Legal Description: Lot 2, Block A, Park Place Business Centre Addition

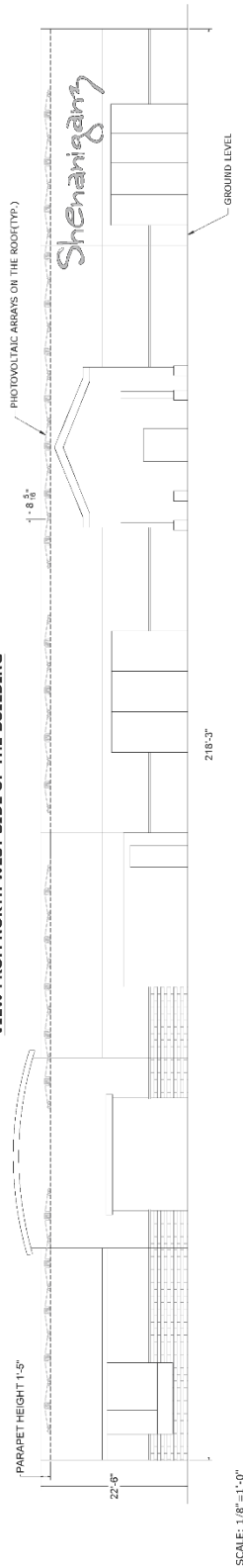


**Exhibit 'B':
Concept Plan**

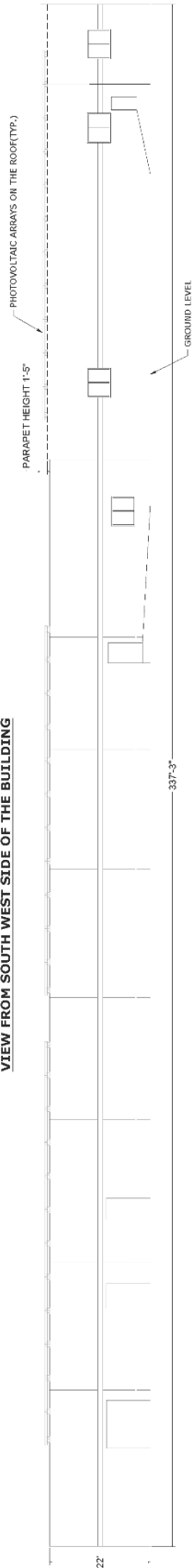


**Exhibit 'C':
Building Elevations**

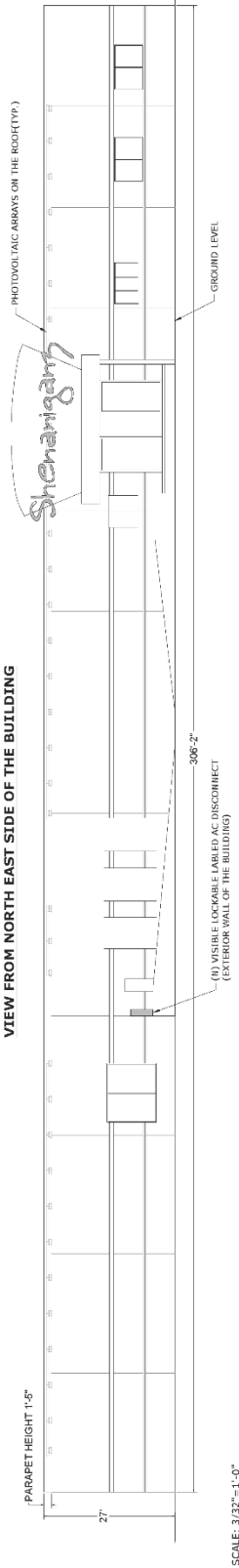
VIEW FROM NORTH WEST SIDE OF THE BUILDING



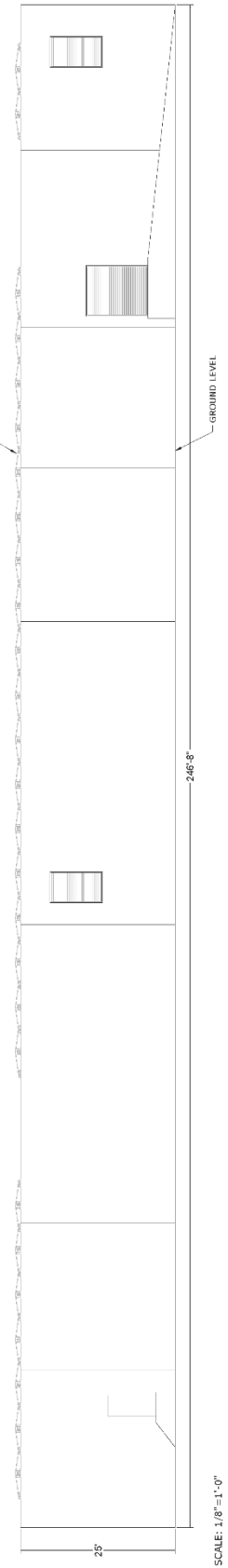
VIEW FROM SOUTH WEST SIDE OF THE BUILDING



VIEW FROM NORTH EAST SIDE OF THE BUILDING



VIEW FROM SOUTH EAST SIDE OF THE BUILDING



CITY OF ROCKWALL

ORDINANCE NO. 24-29

SPECIFIC USE PERMIT NO. S-338

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1450-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 9, BLOCK 111, B. F. BOYDSTUN ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Ryszond Waszczvk for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* on a 0.1450-acre parcel of land identified as Lot 9, Block 111, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Neighborhood Residential Overlay (SRO) District, addressed as 711 Lamar Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards* and Subsection 03.09, *Single-Family 7*

(SF-7) District, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

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

2.2 COMPLIANCE

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

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

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

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 15th DAY OF JULY, 2024.**

Trace Johannesen, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: July 1, 2024

2nd Reading: July 15, 2024

**Exhibit 'A':
Location Map**

Address: 711 Lamar Street

Legal Description: Lot 9, Block 111, B. F. Boydston Addition



Exhibit 'B':
Residential Plot Plan

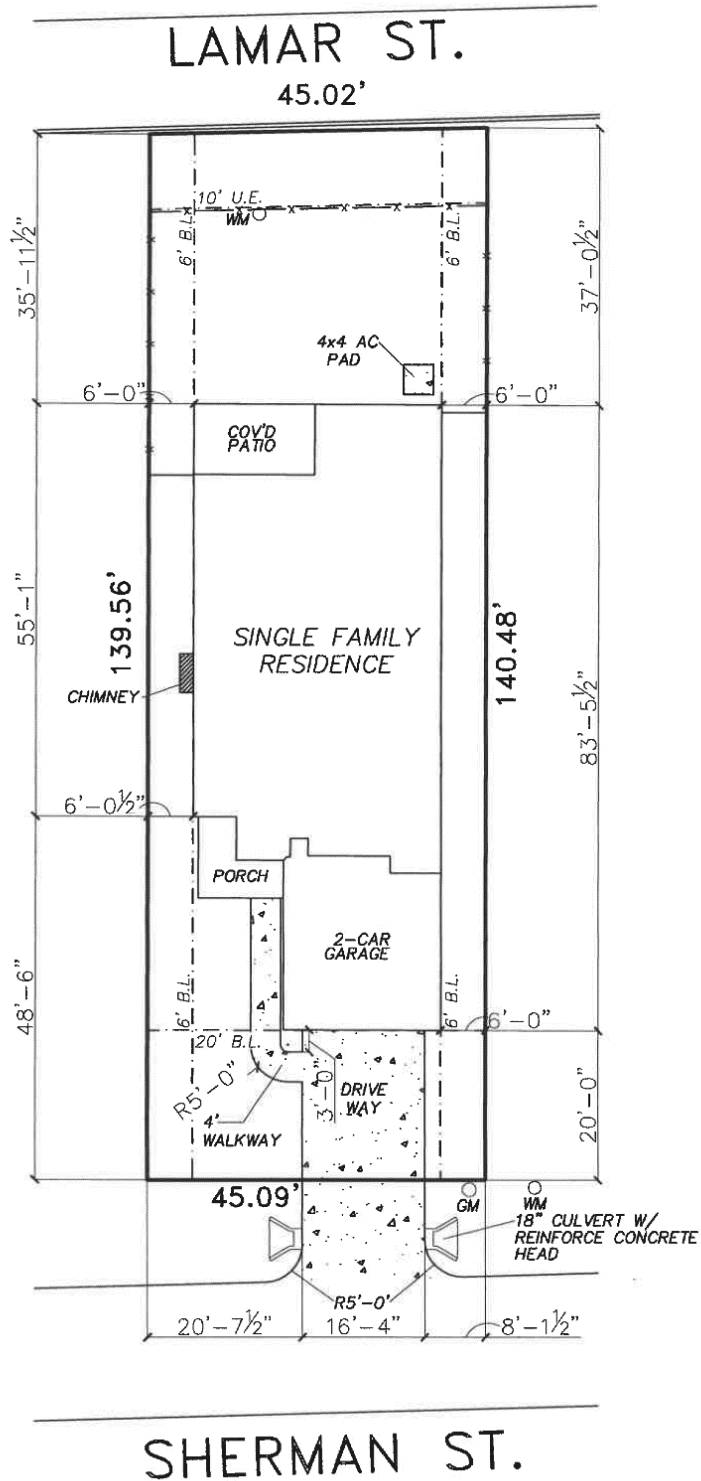
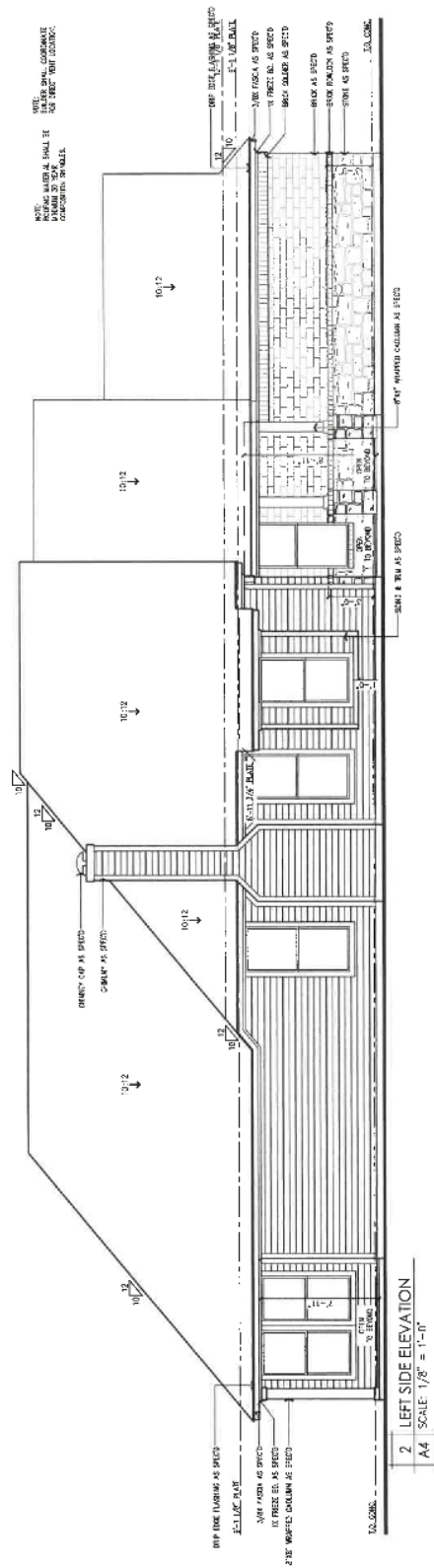
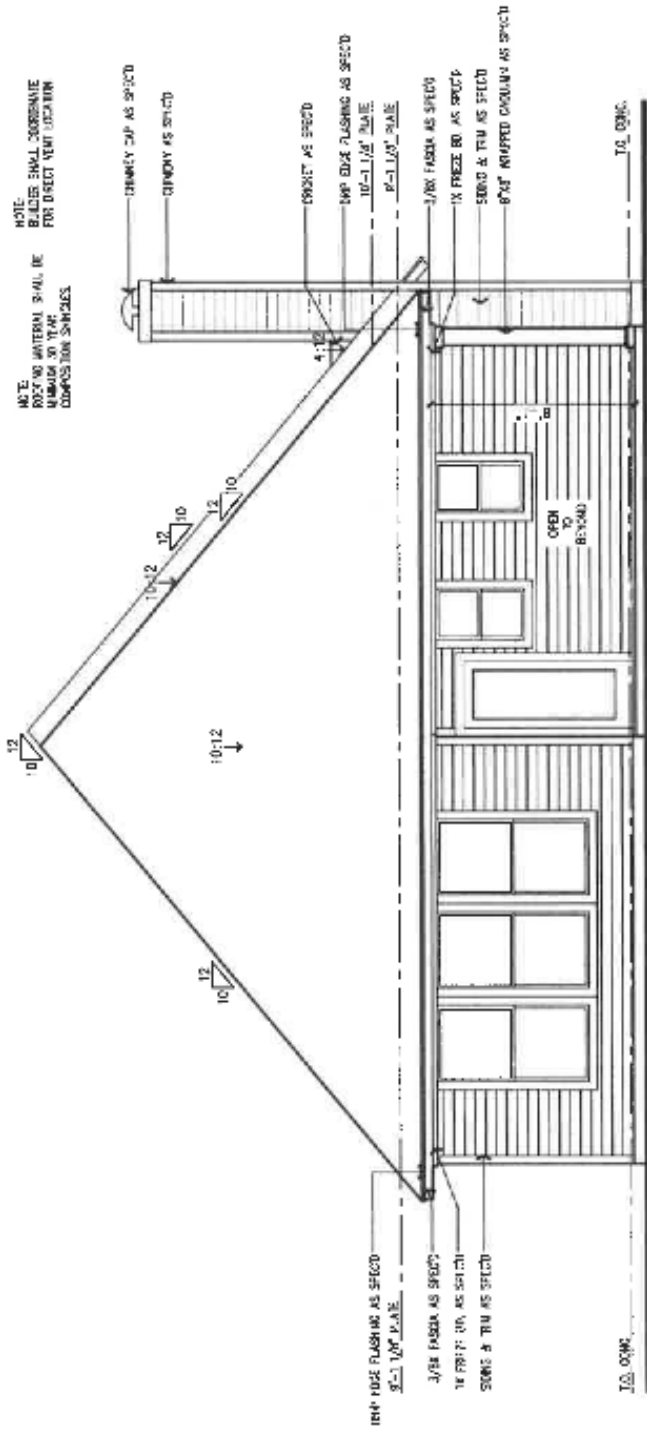


Exhibit 'C': Building Elevations





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: Mayor and City Council
DATE: July 15, 2024
APPLICANT: Chuck Lamping; *Engineering Concepts and Design, LP*
CASE NUMBER: P2024-022; *Final Plat for Phase 2 of the Terracina Estates Subdivision*

SUMMARY

Discuss and consider a request by Chuck Lamping of Engineering Concepts & Design, LP on behalf of Clint Vincent of Bloomfield Homes, LP for the approval of a *Final Plat* for Phase 2 of the Terracina Estates Subdivision consisting of 94 single-family residential lots on a 31.331-acre tract of land identified as Tract 16 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 82 (PD-82) [*Ordinance No. 18-08*] for Single-Family 10 (SF-10) District land uses, generally located at the terminus of Guadalupe Drive, Mesa Verde Drive and Oakcrest Drive, and take any action necessary.

PLAT INFORMATION

- Purpose.** The purpose of the applicant's request is to *Final Plat* a 31.331-acre parcel of land (*i.e. Tract 16 of the J. A. Ramsey Survey, Abstract No. 186*) for the establishment of 94 single-family residential lots and two (2) open space lots (*i.e. Lots 15-25, Block D; Lot 1, Block F; Lots 1-6, Block G; Lots 1-27, Block H; Lots 1-30, Block J; Lots 1-20, Block K, Terracina Estates Phase 2 Subdivision*). The proposed *Final Plat* also lays out the necessary easements (*e.g. fire lane, public access/right-of-way, utilities, and drainage*) for this phase of the residential subdivision. In accordance with the development schedule outlined within *Section 7* of the PD Ordinance [*PD-82; Ordinance No. 18-08*] the applicant has submitted a PD Site Plan [*Case No. SP2024-028*] concurrently with this case.
- Background.** The subject property was annexed on July 21, 1997 by *Ordinance No. 97-14*. On June 20, 2016, the City Council approved a request to rezone an 81.49-acre portion of the subject property from an Agricultural (AG) District to Planned Development District 82 (PD-82) [*Ordinance No. 16-43*] for a single-family residential subdivision that would consist of 204 single-family residential lots [*Case No. Z2016-013*]. On September 15, 2017, the owner of the subject property requested to amend Planned Development District 82 (PD-82) to incorporate an additional 59.065-acre tract of land into the existing 81.49-acre tract of land, creating a 140.55-acre subdivision. This request was denied by the City Council on November 6, 2017 [*Case No. Z2017-046*]. On November 28, 2017, the Planning and Zoning Commission approved a consideration of substantial change allowing the applicant to resubmit a zoning application. The new request proposed the incorporation of an additional 39.00-acres of open space (*i.e. the antenna tower park*), providing larger lots, and adding an additional 2.24-acre private park. This new request also changed the overall density of the development reducing it from 2.50 units per acre to 1.50 units per acre. On January 2, 2018, the City Council approved the amendment to Planned Development District 82 (PD-82) [*Ordinance No. 18-08; Case No. Z2017-063*]. On June 15, 2020, the City Council approved a final plat [*Case No. P2020-020*] for Phase 1 of the Terracina Subdivision. On September 15, 2020, the Planning and Zoning Commission approved a site plan [*Case No. SP2020-020*] for Phase 1 of the Terracina Subdivision. On February 20, 2024, the City Council approved a preliminary plat [*Case No. P2024-003*] for Phase 2 of the Terracina Subdivision.
- Parks Board.** Per the zoning ordinance for Planned Development District 82 (PD-82) [*Ordinance No. 18-08*], Phase 1 & 2 were not required to pay pro-rata equipment fees or cash-in-lieu of land fees. In lieu of these fees, the development was to incorporate a fully developed nine (9) acre public park that is to be maintained by the Homeowner's Association (HOA). Phase 1 of the Terracina Subdivision provided the majority of the amenities for the park including a hike and bike trail, playground, and pavilion. The Parks Board reviewed the proposed development plan for the remaining amenities on July 2, 2024 and recommended approval by a vote of 7-0. This approval included the addition of a picnic area and plaza to the park.

- ☑ Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional Approval. Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Final Plat for Phase 2 of the Terracina Estates Subdivision staff would propose the following conditions of approval:

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

PLANNING AND ZONING COMMISSION

On July 9, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the final plat by a vote of 4-0, with Commissioners Deckard and Womble absent, and one (1) vacancy.



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

Subdivision Terracina Estates, Phase 2

Lot

Block

General Location West of Rochelle Road and south of Timber Creek Estates Neighborhood

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD - 82

Current Use VACANT

Proposed Zoning PD - 82

Proposed Use SINGLE FAMILY RESIDENTIAL

Acreage 31.331

Lots [Current]

Lots [Proposed] 94

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 BLOOMFIELD HOMES LP

Applicant PETITT-ECD

Contact Person CLINT VINCENT

Contact Person CHUCK LAMPING

Address 1900 W KIRKWOOD BLVD.
SUITE 2300B

Address 1600 N. COLLINS BLVD.
SUITE 3300

City, State & Zip SOUTHLAKE, TEXAS 76092

City, State & Zip RICHARDSON, TEXAS 75080

Phone 817-416-1572

Phone 214-403-3589

E-Mail clint@bloomfieldhomes.net

E-Mail chuck@petitt-ecd.com

NOTARY VERIFICATION [REQUIRED]

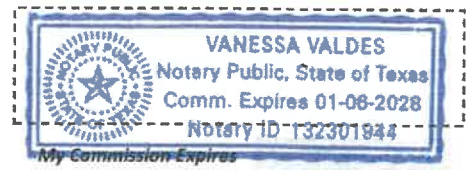
Before me, the undersigned authority, on this day personally appeared Clint Vincent [Owner] the undersigned, who stated the information on this application to be true and certified the following:

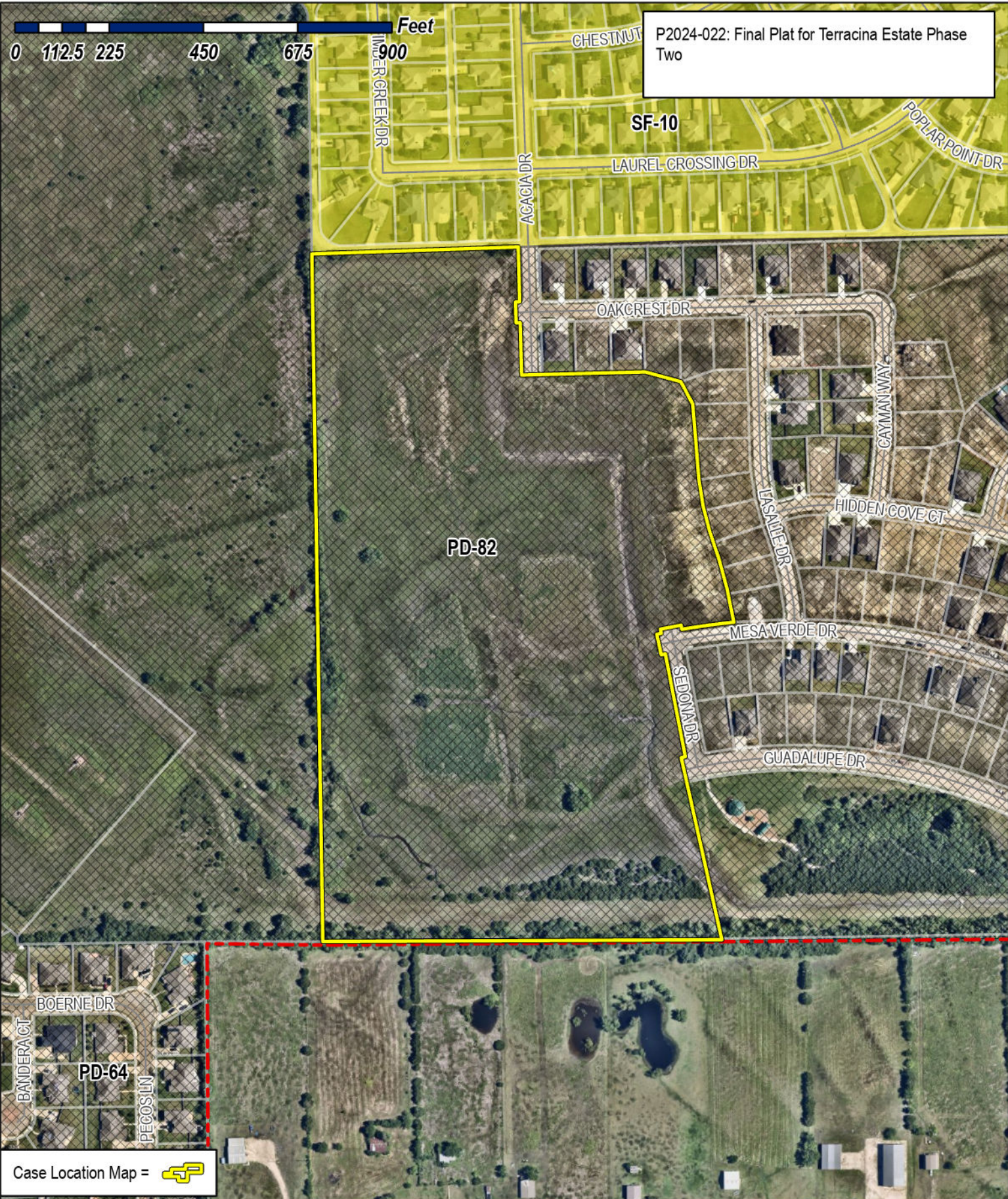
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 926.62, to cover the cost of this application, has been paid to the City of Rockwall on this the 13th day of June, 20 24. By signing this application, 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 13th day of June, 20 24.

Owner's Signature

Notary Public in and for the State of Texas





P2024-022: Final Plat for Terracina Estate Phase Two

0 112.5 225 450 675 900 Feet

PD-82

SF-10

PD-64

Case Location Map =

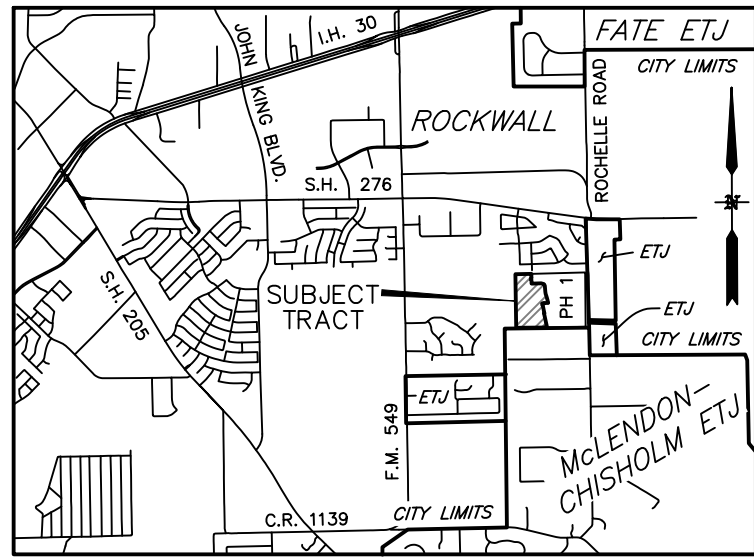


City of Rockwall

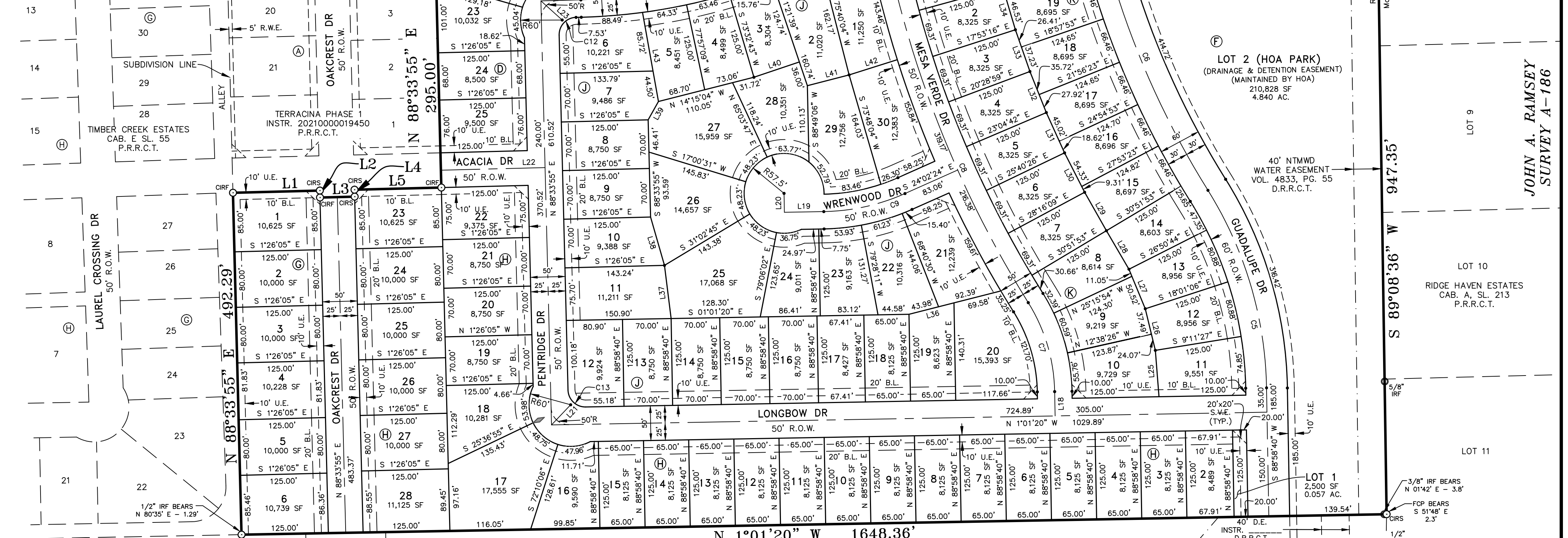
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

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



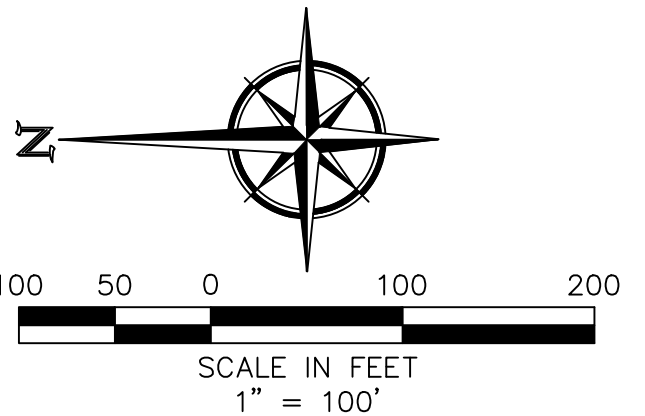
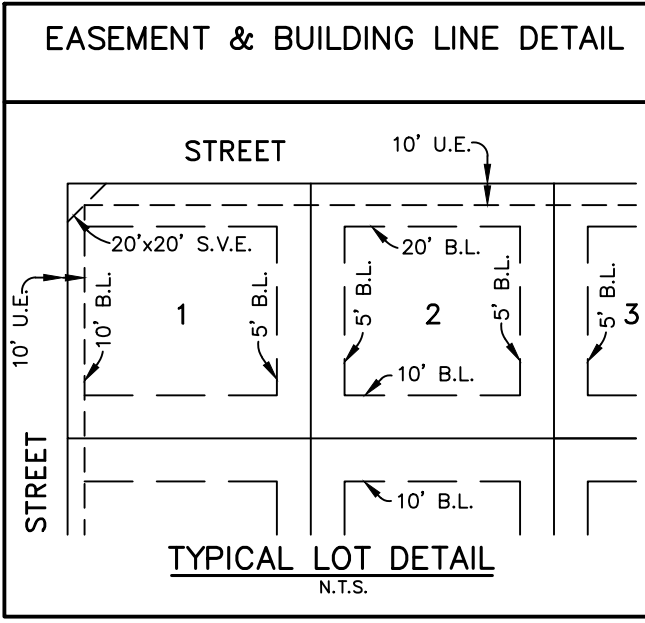


VICINITY MAP
N.T.S.



LEGEND

IRF	IRON ROD FOUND
CIRF	5/8 INCH IRON ROD WITH CAP STAMPED "ADAMS SURVEYING CO" FOUND
CIRS	5/8 INCH IRON ROD WITH CAP STAMPED "PETITT-ECD 6134" SET
FCP	FENCE CORNER POST FOUND
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY TEXAS
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS
B.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
R.W.E.	RETAINING WALL EASEMENT (TO BE MAINTAINED BY PROPERTY OWNER OR HOA)
S.V.E.	SIDEWALK & VISIBILITY EASEMENT
HOA	HOMEOWNERS ASSOCIATION
◆	INDICATES CHANGE IN STREET NAME



TEMPORARY ACCESS EASEMENT
INSTR. D.R.R.C.T.
JOHN A. RAMSEY SURVEY A-186

CALLED 59.065 AC.
BLOOMFIELD HOMES, LP
INSTR. 2018000012449
D.R.R.C.T.

40' NTMWD WATER EASEMENT
VOL. 4962, PG. 296
D.R.R.C.T.

FINAL PLAT
TERRACINA ESTATES PHASE 2
LOTS 15-25, BLOCK D; LOT 2, BLOCK F;
LOTS 1-6, BLOCK G; LOTS 1-28, BLOCK H;
LOTS 1-30, BLOCK J; & LOTS 1-20, BLOCK K
BEING

94 RESIDENTIAL LOTS,
1 OPEN SPACE LOT AND 1 PARK LOT
31.331 ACRES OR 1,364,769 SQ. FT.

SITUATED IN THE
JOHN A. RAMSEY SURVEY, A-186
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

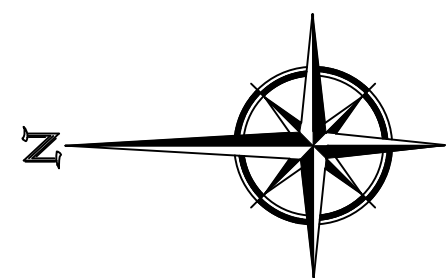
ZONING
1.96 DWELLING UNITS PER ACRE
(MAX OVERALL DENSITY)
[ORD. NO. 18-08-PD-82]

OPEN SPACE LOT = 0.057 AC.
PARK = 4.840 AC.
94 DWELLING UNITS
3.00 UNITS PER ACRE

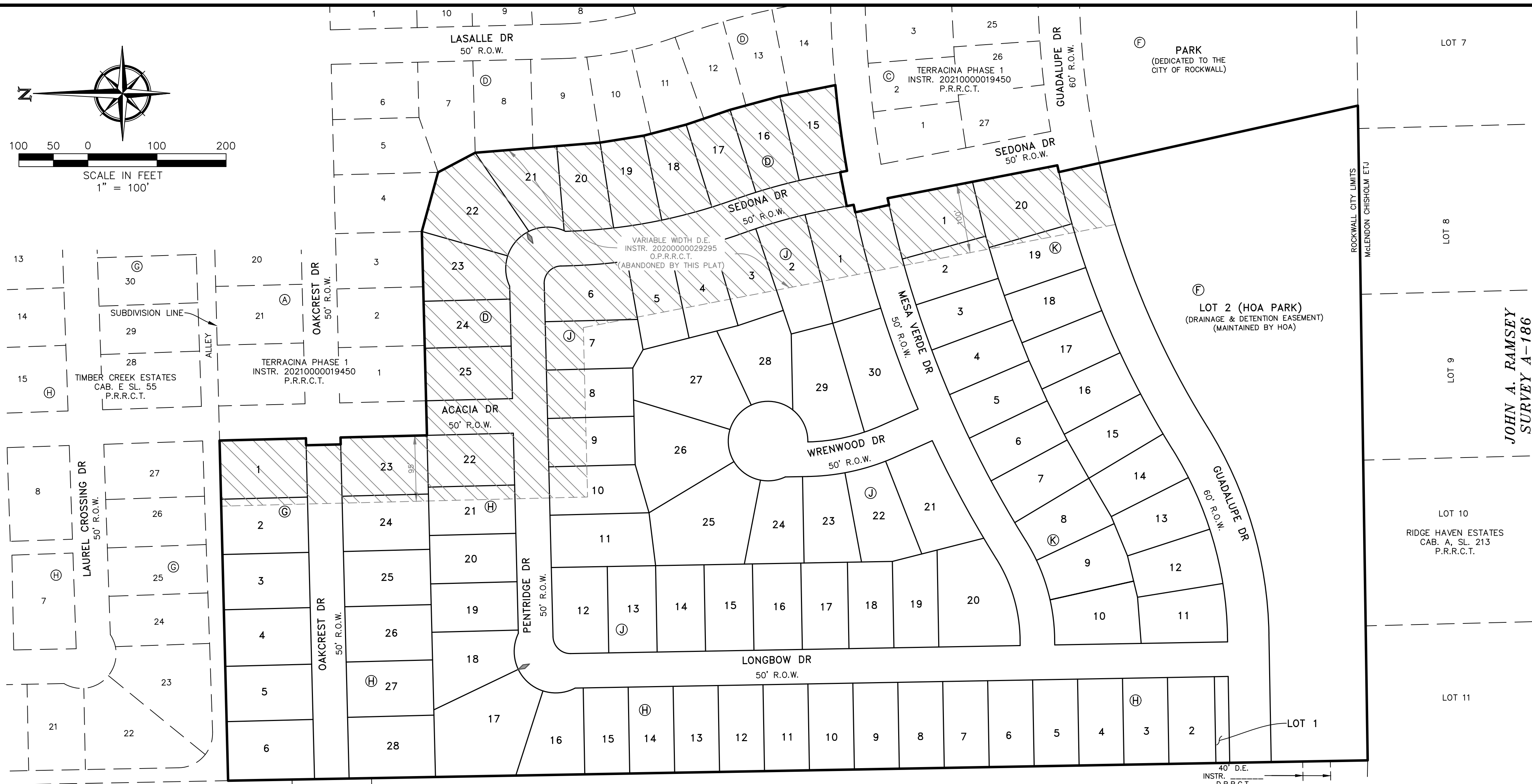
OWNER/DEVELOPER
BLOOMFIELD HOMES L.P.
1900 W KIRKWOOD BLVD, SUITE 2300B
SOUTHLAKE, TEXAS 76092
PHONE: 817-416-1572

PETITT - ECD
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION
ADMINISTRATION

TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792
1600 N. COLLINS BLVD. SUITE 3300 RICHARDSON, TX 75080
201 WINDCO CIR. SUITE 100 WYLIE, TX 75098 (972) 941-8400



100 50 0 100 200
 SCALE IN FEET
 1" = 100'



TEMPORARY ACCESS EASEMENT
 INSTR. _____
 D.R.R.C.T.

JOHN A. RAMSEY SURVEY A-186

CALLED 59.065 AC.
 BLOOMFIELD HOMES, LP
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 D.R.R.C.T.

40' D.E.
 INSTR. _____
 D.R.R.C.T.

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OWNER/DEVELOPER
BLOOMFIELD HOMES L.P.
 1900 W KIRKWOOD BLVD, SUITE 2300B
 SOUTHLAKE, TEXAS 76092
 PHONE: 817-416-1572

BENCHMARKS:

- CP-2 - "X" cut on back of curb on the south side of Guadalupe Drive approximately 1,250 feet west of Rochelle Road.
 Elevation = 578.60
- CP-3 - "X" cut on back of curb on the south side of Oakcrest Drive approximately 20' west of Lasalle Drive
 Elevation = 562.98'

LOT SIZE TABLE				BLOCK	LOT NO.	AREA	ACREAGE
D	15	9,412	0.216	J	3	8,304	0.191
D	16	8,696	0.200	J	4	8,499	0.195
D	17	8,376	0.192	J	5	8,451	0.194
D	18	8,651	0.199	J	6	10,221	0.235
D	19	8,458	0.194	J	7	9,486	0.218
D	20	8,400	0.193	J	8	8,750	0.201
D	21	10,017	0.230	J	9	8,750	0.201
D	22	13,381	0.307	J	10	9,388	0.216
D	23	10,032	0.230	J	11	11,211	0.257
D	24	8,500	0.195	J	12	9,924	0.228
D	25	9,500	0.218	J	13	8,750	0.201
F	2	210,828	4.840	J	14	8,750	0.201
G	1	10,625	0.244	J	15	8,750	0.201
G	2	10,000	0.230	J	16	8,750	0.201
G	3	10,000	0.230	J	17	8,427	0.193
G	4	10,228	0.235	J	18	8,125	0.187
G	5	10,000	0.230	J	19	8,623	0.198
G	6	10,739	0.247	J	20	15,393	0.353
H	1	2,500	0.057	J	21	12,239	0.281
H	2	8,489	0.195	J	22	10,316	0.237
H	3	8,125	0.187	J	23	9,163	0.210
H	4	8,125	0.187	J	24	9,011	0.207
H	5	8,125	0.187	J	25	17,068	0.392
H	6	8,125	0.187	J	26	14,657	0.336
H	7	8,125	0.187	J	27	15,959	0.366
H	8	8,125	0.187	J	28	10,345	0.237
H	9	8,125	0.187	J	29	12,760	0.293
H	10	8,125	0.187	J	30	12,383	0.284
H	11	8,125	0.187	K	1	10,747	0.247
H	12	8,125	0.187	K	2	8,325	0.191
H	13	8,125	0.187	K	3	8,325	0.191
H	14	8,125	0.187	K	4	8,325	0.191
H	15	8,125	0.187	K	5	8,325	0.191
H	16	9,590	0.220	K	6	8,325	0.191
H	17	17,555	0.403	K	7	8,325	0.191
H	18	10,281	0.236	K	8	8,614	0.198
H	19	8,750	0.201	K	9	9,219	0.212
H	20	8,750	0.201	K	10	9,729	0.223
H	21	8,750	0.201	K	11	9,551	0.219
H	22	9,375	0.215	K	12	8,956	0.206
H	23	10,625	0.244	K	13	8,956	0.206
H	24	10,000	0.230	K	14	8,603	0.198
H	25	10,000	0.230	K	15	8,697	0.200
H	26	10,000	0.230	K	16	8,696	0.200
H	27	10,000	0.230	K	17	8,695	0.200
H	28	11,125	0.255	K	18	8,695	0.200
J	1	11,250	0.258	K	19	8,695	0.200
J	2	11,020	0.253	K	20	11,545	0.265

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 1°26'05" E	125.00'
L2	S 88°33'55" W	10.00'
L3	S 1°26'05" E	50.00'
L4	N 88°33'55" E	10.00'
L5	S 1°26'05" E	125.00'
L6	S 74°39'57" E	88.77'
L7	S 27°50'10" E	60.72'
L8	S 9°02'55" E	64.32'
L9	S 14°35'37" E	62.88'
L10	S 18°37'29" E	67.02'
L11	S 15°12'53" E	74.64'
L12	S 11°22'18" E	81.90'
L13	N 10°58'09" W	10.20'
L14	S 79°01'51" W	50.00'
L15	S 10°58'09" E	10.20'
L16	S 12°16'48" E	50.00'
L17	S 10°58'09" E	250.04'
L18	S 88°58'40" W	35.00'
L19	N 1°01'20" W	56.74'
L20	S 88°58'40" W	27.24'
L21	S 46°26'05" E	40.00'
L22	S 1°26'05" E	150.00'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L23	S 41°55'38" W	41.19'
L24	S 1°26'05" E	57.53'
L25	S 85°30'11" W	66.96'
L26	S 76°23'43" W	61.57'
L27	S 67°34'05" W	61.57'
L28	S 59°41'23" W	64.21'
L29	S 60°25'59" W	63.64'
L30	N 63°01'42" E	63.64'
L31	N 65°37'26" E	63.64'
L32	N 68°13'09" E	63.64'
L33	N 70°48'53" E	63.64'
L34	N 73°24'36" E	63.64'
L35	S 76°21'39" W	81.00'
L36	N 14°16'45" W	66.78'
L37	S 82°52'23" W	77.17'
L38	N 73°57'31" E	72.34'
L39	N 60°38'26" W	30.28'
L40	S 18°33'56" E	69.05'
L41	S 14°29'17" E	62.00'
L42	S 17°28'56" E	72.75'
L43	S 79°53'09" W	130.22'
L44	N 10°58'09" W	31.71'

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	4°32'28"	1580.00'	62.65'	125.23'	S 82°12'29" W	125.19'
C2	0°24'15"	1580.00'	5.57'	11.15'	S 77°55'20" W	11.15'
C3	0°22'28"	1530.00'	5.00'	10.00'	S 77°54'26" W	10.00'
C4	0°26'52"	1280.00'	5.00'	10.00'	S 77°41'16" W	10.00'
C5	30°59'26"	555.00'	153.87'	300.19'	N 73°28'57" E	296.55'
C6	19°28'37"	1250.00'	214.53'	424.92'	S 67°43'32" W	422.88'
C7	30°59'27"	250.00'	69.31'	135.22'	N 73°28'57" E	133.58'
C8	19°43'58"	1555.00'	270.45'	535.55'	S 67°51'13" W	532.91'
C9	23°01'04"	300.00'	61.08'	120.52'	S 12°31'52" E	119.71'
C10	18°23'27"	800.00'	129.51'	256.78'	S 10°37'48" E	255.68'
C11	8°51'23"	800.00'	61.95'	123.66'	N 15°23'50" W	123.53'
C12	90°00'00"	25.00'	25.00'	39.27'	N 46°26'05" W	35.36'
C13	89°35'15"	25.00'	24.82'	39.09'	S 43°46'18" W	35.23'

NOTES:

- The bearings and coordinates shown and recited hereon are referenced to the Texas Coordinate System of 1983 – North Central Zone No. 4202 – NAD83. All distances are surface distances with a surface to grid scale factor of 1.000146135
- Subdivision property corners are 5/8-inch iron rods with caps marked "PETITT-ECD 6134" found or set, unless noted otherwise. Lot corners are 5/8-inch iron rods with cap marked "PETITT- ECD 6134" set or an "X" cut set in concrete, unless otherwise noted. When a retaining wall or screening fence has been placed at the rear lot corner, a 5/8-inch iron rod may be set five feet (5') from the rear lot corner along the side lot line
- Subject tract is located in Zone X (Areas determined to be outside the 0.2% annual chance floodplain) according to Federal Emergency Management Area Flood Insurance Rate Maps for Ellis County, Texas and incorporated areas ~ Map Number 48397C0045L, Effective Date September 26, 2008. Floodplain lines plotted hereon are graphically shown according to this map and should be considered approximate.
- All Open Space tracts, Drainage, & Detention Easements will be maintained, repaired and replaced by the Homeowners Association.
- Lot 1, Block H and Lot 2, Block F will be dedicated to the Homeowners Association. They will be maintained by the Homeowners Association.
- Retaining Walls in the Lot 2, Block F (Park Area) will be maintained, repaired and replaced by the Homeowners Association.
- Driveway depth must be 25' or more between the front of garage and edge of sidewalk.
- Retaining Walls in Residential Lots will be maintained, repaired and replaced by the Property Owners.
- The flood information shown on this plat is based on the August 20, 2020 Terracina Detention Study completed by McLendon Hydrology and Engineering, LLC.
- Subdivider's statement: Selling a portion of this addition by metes and bounds is unlawful and a violation of the subdivision ordinance of the city and chapter 212, municipal regulation of subdivisions and property development, of the Texas Local Government Code, and shall be subject to the city withholding utilities and building permits.
- Public improvement statement: It shall be the policy of the city to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the city. The approval of a subdivision plat by the city does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the city of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the subdivision ordinance of the city.
- Drainage and detention easements: The property owner and Homeowners Association shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- Fire lanes: All fire lanes will be constructed, maintained, repaired and replaced by the property owner. Fire lanes shall be constructed in accordance with the approved civil engineering plans for both on-site and off-site fire lane improvements.
- Street appurtenances: All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the homeowner's association (HOA).
- The source of water for this subdivision will be the City of Rockwall.
- The method of wastewater disposal for this subdivision will be connecting to the City of Rockwall existing systems and facilities.

APPROVAL CERTIFICATE

APPROVED:
I hereby certify that the above and forgoing subdivision TERRACINA, PHASE 2, being an addition to the City of Rockwall, Texas was approved by the city council of the City of Rockwall, Texas on the ___ day of _____, 2024.

MAYOR OF THE CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CHAIRMAN

CITY SECRETARY

CITY ENGINEER

BENCHMARKS:

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PARK = 4.840 AC.
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OWNER/DEVELOPER
BLOOMFIELD HOMES L.P.
1900 W KIRKWOOD BLVD, SUITE 2300B
SOUTHLAKE, TEXAS 76092
PHONE: 817-416-1572

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CIVIL ENGINEERING/SURVEYING/CONSTRUCTION
ADMINISTRATION

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1600 N. COLLINS BLVD. SUITE 3300 RICHARDSON, TX 75080
201 WINDCO CIR. SUITE 100 WYLIE, TX 75098
(972) 941-8400

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS BLOOMFIELD HOMES, LP, BEING THE OWNER OF A TRACT OF land situated in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a 31.331-acre tract of land situated in the John A. Ramsey Survey, Abstract 186, City of Rockwall, Rockwall County, Texas and being part of a called 81.49-acre tract of land described in deed to Bloomfield Homes, LP, as recorded in Instrument Number 20170000022672, Deed Records, Rockwall County, Texas (DRRCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped PETITT-ECD 6134 set (hereinafter called "iron rod set") for the southwest corner of Terracina Phase 1, an addition to the City of Rockwall, Texas according to the Final Plat thereof as recorded in Instrument Number 20210000019450 Plat Records Rockwall, County, Texas (PRRCT), and being in the common line of said 81.49-acre tract and Ridge Haven Estates, an addition to Rockwall County, Texas according to the Final Plat thereof as recorded in Cabinet A, Slide 213, PRRCT;

THENCE South 89 degrees 08 minutes 36 seconds West with said common line, a distance of 947.35 feet to an iron rod set for the southwest corner of said 81.49-acre tract also being the southeast corner of a called 59.065-acre tract of land described in deed to Bloomfield Homes, LP, recorded in Instrument Number 20180000012449, from which a 3/8-inch iron rod found bears North 01 degrees 42 minutes East, a distance of 3.8 feet;

THENCE North 01 degrees 01 minute 20 seconds West with the common line of said 81.49-acre tract and said 59.065-acre tract, a distance of 1,648.36 feet to an iron rod set for the northwest corner of said 81.49-acre tract and being the most southerly southwest corner of Timber Creek Estates, an addition to the City of Rockwall, Texas according to the Final Plat thereof, recorded in Cabinet E, Slide 55, PRRCT from which a 1/2-inch iron rod found bears North 80 degrees 35 minutes East, a distance of 1.29 feet;

THENCE North 88 degrees 33 minutes 55 seconds East with the common line of said 81.49-acre tract and said Timber Creek Estates a distance of 492.29 feet to a 5/8-inch iron rod with cap stamped ADAMS SURVEYING CO. found (hereinafter called "iron rod with cap found") for the northwest corner of said Terracina Estates, Phase 1;

THENCE with the west line of said Terracina Phase 1, the following courses;

- South 01 degrees 26 minutes 05 seconds East, a distance of 125.00 feet to an iron rod set for corner;
• South 88 degrees 33 minutes 55 seconds West, a distance of 10.00 feet to an iron rod with cap found for corner;
• South 01 degrees 26 minutes 05 seconds East, a distance of 50.00 feet to an iron rod set for corner;
• North 88 degrees 33 minutes 55 seconds East, a distance of 10.00 feet to an iron rod set for corner;
• South 01 degrees 26 minutes 05 seconds East, a distance of 125.00 feet to an iron rod with cap found for corner
• North 88 degrees 33 minutes 55 seconds West, a distance of 295.00 feet to an iron rod with cap found for corner;
• South 74 degrees 39 minutes 57 seconds East, a distance of 88.77 feet to a 5/8-inch iron rod found for corner;
• South 27 degrees 50 minutes 10 seconds East, a distance of 60.72 feet to a 5/8-inch iron rod found for corner;
• South 04 degrees 38 minutes 17 seconds East, a distance of 181.25 feet to an iron rod with cap found for corner;
• South 09 degrees 02 minutes 55 seconds East, a distance of 64.32 feet to an iron rod set for corner;
• South 14 degrees 35 minutes 37 seconds East, a distance of 62.88 feet to an iron rod set for corner;
• South 18 degrees 37 minutes 29 seconds West, a distance of 67.02 feet to an iron rod set for corner;
• South 15 degrees 12 minutes 53 seconds East, a distance of 74.64 feet to an iron rod set for corner;
• South 11 degrees 22 minutes 18 seconds West, a distance of 81.90 feet to an iron rod set for the beginning of a non-tangent curve to the left;
• Southwesterly, with said curve, which has a central angle of 04 degrees 32 minutes 28 seconds, a radius of 1,580.00 feet, a chord that bears South 82 degrees 12 minutes 29 seconds West, with a chord length of 125.19 feet and an arc length of 125.23 feet to an iron rod set for the end of said curve;
• North 10 degrees 58 minutes 09 seconds West, a distance of 10.20 feet to an iron rod set for corner;
• South 79 degrees 01 minutes 51 seconds West, a distance of 50.00 feet to an iron rod set for corner;
• South 10 degrees 58 minutes 09 seconds East, a distance of 10.20 feet to an iron rod set for the beginning of a non-tangent curve to the left;
• Southwesterly, with said curve, which has a central angle of 00 degrees 24 minutes 15 seconds, a radius of 1,580.00 feet, a chord that bears South 77 degrees 55 minutes 20 seconds West, with a chord length of 11.15 feet and an arc length of 11.15 feet to an iron rod with cap found for the end of said curve;
• South 12 degrees 16 minutes 48 seconds East, a distance of 50.00 feet to an iron rod with cap found for the beginning of a non-tangent curve to the right;
• Northeasterly, with said curve, which has a central angle of 00 degrees 22 minutes 28 seconds, a radius of 1,530.00 feet, a chord that bears South 77 degrees 54 minutes 26 seconds East, with a chord length of 10.00 feet and an arc length of 10.00 feet to an iron rod set for the end of said curve;

- South 10 degrees 58 minutes 09 seconds East, a distance of 250.04 feet to an iron rod set for the beginning of a non-tangent curve to the left;
• Southwesterly, with said curve, which has a central angle of 00 degrees 26 minutes 52 seconds, a radius of 1,280.00 feet, a chord that bears South 77 degrees 41 minutes 16 seconds West, with a chord length of 10.00 feet and an arc length of 10.00 feet to an iron rod set for the end of said curve;
• South 12 degrees 32 minutes 10 seconds East, a distance of 443.09 feet to the POINT OF BEGINNING AND CONTAINING 1,364,769 square feet or 31.331 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the TERRACINA, PHASE 2, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the TERRACINA, PHASE 2 subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

- 1. No buildings shall be constructed or placed upon, over, or across the off-site and on-site 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 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/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer/property owner 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 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; or

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

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

7. Property owner shall be responsible for maintaining, repairing and replacing all systems within the drainage and detention easements.

I (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; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

FOR: BLOOMFIELD HOMES, LP, a Texas limited partnership
BY: Bloomfield Properties, Inc.
a Texas corporation, General Partner

BY: Donald J. Dykstra, President

SIGNATURE OF PARTY WITH MORTGAGE OR LIEN INTEREST (IF APPLICABLE)

LENDER:
NAME:
TITLE:

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, on this day personally appeared Donald J. Dykstra, 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 under my hand and seal of office this ___ day of _____, 2024.

Notary Public in and for the State of Texas
My Commission Expires:

STATE OF TEXAS
COUNTY OF _____

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

Given under my hand and seal of office this ___ day of _____, 2024.

Notary Public in and for the State of Texas
My Commission Expires:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, James Mark Whitkanack, a Registered Public Surveyor of the State of Texas, 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.

James Mark Whitkanack
Registered Professional Land Surveyor
State Of Texas No. 6134

FINAL PLAT
TERRACINA ESTATES
PHASE 2

LOTS 15-25, BLOCK D; LOT 2, BLOCK F;
LOTS 1-6, BLOCK G; LOTS 1-28, BLOCK H;
LOTS 1-30, BLOCK J; & LOTS 1-20, BLOCK K
BEING

94 RESIDENTIAL LOTS,
1 OPEN SPACE LOT AND 1 PARK LOT
31.331 ACRES OR 1,364,769 SQ. FT.

SITUATED IN THE
JOHN A. RAMSEY SURVEY, A-186
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PETITT - ECD

CIVIL ENGINEERING/SURVEYING/CONSTRUCTION
ADMINISTRATION

TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792

1600 N. COLLINS BLVD. 201 WINDCO CIR.
SUITE 3300 SUITE 100
RICHARDSON, TX 75080 WYLIE, TX 75098
(972) 941-8400

ZONING
1.96 DWELLING UNITS PER ACRE
(MAX. OVERALL DENSITY)
[ORD. NO. 18-08-PD-82]

OPEN SPACE LOT = 0.057 AC.
PARK = 4.840 AC.
94 DWELLING UNITS
3.00 UNITS PER ACRE

OWNER/DEVELOPER
BLOOMFIELD HOMES L.P.
1900 W KIRKWOOD BLVD, SUITE 2300B
SOUTHLAKE, TEXAS 76092
PHONE: 817-416-1572



City of Rockwall

MEMORANDUM

TO: Mayor and City Council Members
FROM: Misty Farris, Purchasing Agent
DATE: July 15, 2024
SUBJECT: Purchase of New Fire Brush Truck

The purchase of a new Brush Truck was approved in the 2024 budget.

The new Brush Truck will replace a 2006 model truck of the same design and will take approximately 24 to 30 months to build. The cost of the new Brush Truck is \$290,118. We will pay for this new truck on or about the delivery and acceptance date in mid FY2026 and early FY2027.

The new model apparatus has been competitively bid and available for purchase from Siddons-Martin/Pierce through the Houston-Galveston Area Council of Governments (H-GAC) Cooperative Purchasing Program contract FS12-23 (FIRE). The City, as a member and participant in this cooperative program, has met all formal bidding requirements pertaining to the purchase of this apparatus.

For Council consideration is the bid award for the new Brush Truck to Cavender Grande Ford for \$290,118 and authorize the City Manager to execute the purchase order for the new apparatus.

ATTACHMENTS:

1. Proposal - Single and Multiple Trucks - 2024-05-21T104610.261

Siddons Martin Emergency Group, LLC
3500 Shelby Lane
Denton, TX 76207
GDN P115891
TXDOT MVD No. A115890



May 21, 2024

Brett Merritt, Assistant Chief
CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

Proposal For: 2024 Rockwall Skeeter

Siddons-Martin Emergency Group, LLC is pleased to provide the following proposal to CITY OF ROCKWALL. Unit will comply with all specifications attached and made a part of this proposal. Total price includes delivery FOB CITY OF ROCKWALL and training on operation and use of the apparatus.

Description	Amount
Qty. 1 - 1509 - Ford Ford F 550 Type 5	
(Unit Price - \$289,118.00)	
Delivery within 24 months to 30 months of order date	
QUOTE # - SMEG-0007756-0	
Vehicle Price	\$289,118.00
1509 - UNIT TOTAL	\$289,118.00
SUB TOTAL	\$289,118.00
HGAC FS12-23 (SKEETER)	\$1,000.00
TOTAL	\$290,118.00

Price guaranteed for 60 days

Additional: 'Due to global supply chain constraints, any delivery date contained herein is a good faith estimate as of the date of this order/contract, and merely an approximation based on current information. Delivery updates will be made available, and a final firm delivery date will be provided as soon as possible.

Persistent Inflationary Environment Notification: If the Producer Price Index of Components for Manufacturing [www.bls.gov Series ID: WPUID6112] (the "PPI") has increased at a compounded annual growth rate greater than 5.0% from the date of acceptance of this proposal letter (the "Order Month") and 14 months prior to the anticipated Ready for Pickup Date (the "Evaluation Month"), then the proposal price may be increased by an amount equal to any increase exceeding 5.0% for the time period between the Order Month and the Evaluation Month. Siddons Martin and Pierce will provide documentation of such increase and the updated price for the customer's approval before proceeding with completion of the order along with an option to cancel the order.'

Taxes: Tax is not included in this proposal. In the event that the purchasing organization is not exempt from sales tax or any other applicable taxes and/or the proposed apparatus does not qualify for exempt status, it is the duty of the purchasing organization to pay any and all taxes due. Balance of sale price is due upon acceptance of the apparatus at the factory.

Late Fee: A late fee of .033% of the sale price will be charged per day for overdue payments beginning ten (10) days after the payment is due for the first 30 days. The late fee increases to .044% per day until the payment is received. In the event a prepayment is received after the due date, the discount will be reduced by the same percentages above increasing the cost of the apparatus.

Cancellation: In the event this proposal is accepted and a purchase order is issued then cancelled or terminated by Customer before completion, Siddons-Martin Emergency Group may charge a cancellation fee. The following charge schedule based on costs incurred may be applied:

- (A) 10% of the Purchase Price after order is accepted and entered by Manufacturer;
- (B) 20% of the Purchase Price after completion of the approval drawings;
- (C) 30% of the Purchase Price upon any material requisition.

The cancellation fee will increase accordingly as costs are incurred as the order progresses through engineering and into manufacturing. Siddons-Martin Emergency Group endeavors to mitigate any such costs through the sale of such product to another purchaser; however, the customer shall remain liable for the difference between the purchase price and, if applicable, the sale price obtained by Siddons-Martin Emergency Group upon sale of the product to another purchaser, plus any costs incurred by Siddons-Martin to conduct such sale.

Acceptance: In an effort to ensure the above stated terms and conditions are understood and adhered to, Siddons-Martin Emergency Group, LLC requires an authorized individual from the purchasing organization sign and date this proposal and include it with any purchase order. Upon signing of this proposal, the terms and conditions stated herein will be considered binding and accepted by the Customer. The terms and acceptance of this proposal will be governed by the laws of the state of Texas. No additional terms or conditions will be binding upon Siddons-Martin Emergency Group, LLC unless agreed to in writing and signed by a duly authorized officer of Siddons-Martin Emergency Group, LLC.

Sincerely,

Brandon Cotten

I, _____, the authorized representative of CITY OF ROCKWALL, agree to purchase the proposed and agree to the terms of this proposal and the specifications attached hereto.

Signature & Date



City of Rockwall
The New Horizon

MEMORANDUM

TO: Mayor and Council Members

FROM: Hotel Occupancy Tax Sub-Committee Members
Mary Smith, City Manager

DATE: July 12, 2024

SUBJECT: Supplemental Request – REDC and Team Texas Economic Summit

The Rockwall Economic Development Corporation is hosting the Team Texas Economic Summit in Rockwall on August 27-28, 2024. Economic Developers from around Texas will come in to meet with out-of-state site selection consultants. They applied for HOT funds in the amount of \$10,000 for expenses related to this conference.

Prior to Council action on the above, the Hotel Occupancy Tax budget is as follows:

Fund Balance carried forward	\$2,860,645
Budgeted Revenues	1,700,000
Previously Allocated Funding	<u>(1,250,200)</u>
Projected Fund Balance	\$3,310,445

Subcommittee members Campbell, Lewis, and McCallum recommend funding the requested \$10,000. Council is asked to consider approving the funds as recommended by the subcommittee and authorizing the City Manager to execute the agreement with the organization.



Hotel Occupancy Tax

Program Year 2024

Events held Oct. 1, 2023 - Sept. 30, 2024

Application

MUST BE TYPED or PRINTED

Deliver to:
City of Rockwall Finance Office
Attn: Misty Farris
385 S. Goliad St., Rockwall, TX 75087
Ph. 972-771-7700 Fax 972-771-7728 mfarris@rockwall.com

Organization Name: Rockwall Economic Development Corporation
Name of Event: Team Texas Economic Summit
Date(s) of Event: August 27-28, 2024
Funding Request \$: \$10,000
Website Address: goteamtexas.com
Mailing Address:
Physical Address: 2610 Observation Trl, Suite 104, Rockwall, TX75032
Telephone: 972-772-0025 Fax:

Primary Contact Name: Matt Wavering
(Project Director)
Mailing Address: same

Email Address: mwavering@rockwalledc.com
Telephone: 972-772-0025 Fax:

Secondary Contact Name:
(President/Board Chairman)
Mailing Address:

Email Address:
Telephone: Fax:

- ▶ COMPLETE AN APPLICATION FOR EACH EVENT/PROGRAM/EXHIBIT REQUESTING FUNDS
- ▶ INCOMPLETE APPLICATIONS WILL NOT BE FORWARDED TO THE COUNCIL SUBCOMMITTEE

1. Mark an "X" next to the category or categories that your organization is requesting funds in the attached budget request.

Advertising/Tourism Requested funding amount \$ 10,000
 Conducting solicitation or promotional programs that encourage tourists and delegates to come to the City of Rockwall.

Arts Requested funding amount \$
 Providing encouragement, promotion, improvement and application of the arts as it relates to the presentation, performance execution or exhibition of the major art forms in the City of Rockwall.

Historical Requested funding amount \$
 Providing historical restoration, preservation, programs and encouragement to visit preserved historic sites or museums located in the City of Rockwall.

2. Describe the program or event for the upcoming fiscal year (Oct. 1 2023 – Sept. 30, 2024) that you are requesting Hotel Tax funding. What is your event and why are you having it?

Rockwall is the host community for the 2024 Team Texas Economic Summit in which economic developers from throughout Texas meet with out-of-state professional site consultants to promote their communities. The Rockwall EDC is a member of Team Texas (the promotional arm of the Texas Economic Development Council) and as the host community has the added benefit of one-on-one time with the consultants to promote Rockwall's assets. The event will broadly benefit economic development initiatives in Texas with a particular focus on the City of Rockwall.

3. How does the event/program meet the definition of the categories listed in Item No. 1 above (promotion of tourism and the hotel industry in the City of Rockwall)?

Delegates throughout Texas (approximately 70) will spend a day and a half in Rockwall, including a night at the Hilton Rockwall Lakefront and an evening reception/dinner on Lake Ray Hubbard. Furthermore, professional site consultants (approximately 10) representing worldwide corporate entities will be learning about the benefits of doing business in and potentially relocating their clients to Rockwall.

4. Is the event/program that the organization is requesting Hotel Tax funds held in/on City-owned property?

No Name location: Hilton Rockwall Lakefront (hotel & conference center)

5. Will your organization provide special event insurance coverage for the event/program if held on City property?

N/A Name of Insurance Company:

6. Provide 3 years attendance history for the above listed programs, activities, exhibits or event described in Item No. 2 above.

Event	Year	Event Duration (in Days)	Audience Size	# of Attendees in hotel rooms
Odessa Economic Summit	2023	2	70	60
Conroe Economic Summit	2022	2	70	50

El Paso Economic Summit	2021	2	60	55

7. What specific market will you target with the event/program’s marketing plan? Attach up to 3 examples and evidence of marketing area and readership (Label Exhibit C).
Economic developers from communities throughout Texas (Team Texas members) and professional site consultants representing advanced manufacturing and corporate headquarter clients. Organizers and representatives from the Texas Economic Development Council and Consultant Connect will also be in attendance.
8. The City of Rockwall must require segregated accounting of its Hotel funds. Organizations must maintain and account for revenue provided from the tax authorized by section 351.101(a) within one of the two options listed below.
- a) Separate checking account without combining with any other revenues or maintained in any other bank account or
 - b) Maintain a line item accounting, whereby the Hotel revenues may not be combined with any other revenues or expenditures. The funds may be maintained in the same bank account, provided they are reported as a separate line item in the organization’s budget. Interest earned on the Hotel revenues must be used to support the event/program as well.

Will the organization be able to segregate the accounting process in either a) or b) above? Yes

9. Provide all of the following documentation with this application and label each as outlined below.

- Exhibit A Proposed budget for each event/program using attached form
- Exhibit B Letter of determination certifying federal tax exempt 501(c)(3) status
- Exhibit C Examples and evidence of marketing area and readership (limit 3)
- Exhibit D List members of the governing body including name, position, mailing address and phone number
- Exhibit E W-9 Form <https://www.irs.gov/pub/irs-pdf/fw9.pdf?>
- Exhibit F Form 1295 https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm

We certify, to the best of our ability, that the information in this application, including all exhibits and supporting documentation is true and correct to the best of our knowledge. It is understood and agreed that any funds awarded as a/ result of this application will be used for the purpose set for herein and the program guidelines.

President/ Board Chairman:

Date

Print Name

Signature

Event/Program Director:

7/5/2024

Matt Wavering

A handwritten signature in black ink, appearing to read "Matt Wavering", written in a cursive style.

Signature

Both signatures are required for the application to be complete.

EXHIBIT A

**Hotel Occupancy Tax Funding Request
Event/Program Budget - Program Year 2024**

Financial information (round to the nearest dollar). Include a completed copy of this budget with funding request application.

Organization Name:	Rockwall Economic Development Corporation (REDC)
Event/Program Name:	Team Texas Economic Summit
Requested Funding:	\$ 10,000

Expenses (for this project only)		Total Expenses	HOT Funding \$ Request	Additional Justification for HOT Funding Request
1. Personnel	\$			
Administrative				
Artistic				
Technical				
Other personnel				
2. Fees for outside professional services				
Administrative				
Artistic - dinner, cruise, live music		\$11,000	\$10,000	For all attendees
Consultant private event/tour		\$5,200		
3. Space Rental				
4. Equipment Rental				
5. Travel/Transportation		\$1,800		Site tour transportation
6. Promotion/Printing				
7. Costumes/Royalties				
8. Consultant Connect & Team Texas Host Fees		\$34,000		Includes speaker fees
9. Sub -Totals				
10. Total Expenses		\$52,000	\$10,000	

Revenues (for this project only)				
1. Total Amount of HOT Fund Request	\$	10,000	Revenue - additional remarks	
2. Admissions (ticket and concessions)				
3. Donations				
4. Organizational funds budgeted				
5. Grants (State)				
6. Other (list):				
7. Other (list):				
8. Other (list):				
9. Other (list):				
10. Total income and contributions				
11. Total In-Kind				
12. Total Revenues				

Financial Information (for this project only)					
Fiscal Year (Oct. 1st - Sept. 30th)		2021 Actual	2022 Actual	2023 Actual	2024 Proposed
Total Revenue (including HOT funds)	\$				
Total Expenses	\$				
Total HOT funds awarded	\$				

Exhibits B-F to follow

If you are submitting more than one application (one for each event/program funding) only provide one copy of the following documents/exhibits with your submittal:

- Exhibit B Letter of determination certifying federal tax exempt 501(c)(3) status
- Exhibit D List members of the governing body including name, position, mailing address and phone number
- Exhibit E W-9 Form <https://www.irs.gov/pub/irs-pdf/fw9.pdf>
- Exhibit F Form 1295 https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm



City of Rockwall
The New Horizon

MEMORANDUM

TO: Mary Smith, City Manager

FROM: Kenneth Cullins, Fire Chief

DATE: July 12, 2024

SUBJECT: Mutual Aid Agreement with City of Mesquite (Fire Department)

Mesquite Fire Chief Rusty Wilson and I have collaborated on ways to provide each of our respective agencies with additional resources/services should either agency be overwhelmed in a fire or other type of emergency including, but not limited to, search and rescue, command and control, etc. The attached standard mutual aid agreement that has been reviewed by legal counsel of both cities will help facilitate providing said assistance in an efficient and effective manner.

STATE OF TEXAS §
CITY OF ROCKWALL §
CITY OF MESQUITE §

**INTERLOCAL AGREEMENT FOR MUTUAL AID FOR
FIRE PROTECTION SERVICES**

THIS AGREEMENT is made and entered into by and between the **City of Rockwall, Texas**, a municipal corporation of the State of Texas located in Rockwall County (hereinafter referred to as “Rockwall”) and the **City of Mesquite, Texas**, a municipal corporation of the State of Texas located in Dallas County (hereinafter referred to as “Mesquite”) concerning fire protection services, each acting herein by and through its duly authorized officials. Mesquite and Rockwall may hereinafter be referred to individually as a “Party” or collectively as the “Parties

RECITALS

WHEREAS, The Parties wish to make suitable arrangements for furnishing mutual aid in coping with disasters and/or civil emergencies and are so authorized and make this Agreement pursuant to Chapter 791, Texas Government Code (Interlocal Cooperation Act) and Chapter 418, Texas Government Code (Texas Disaster Act of 1975).

WHEREAS, the Parties recognize the vulnerability of the people and communities located within their respective cities to damage, injury, or loss of life and/or property resulting from emergencies, disasters and/or civil emergencies and recognize that such incidents may present equipment and personnel requirements beyond the capacity of each individual Party; and

WHEREAS, the Parties to this Agreement recognize that Mutual Aid is in the best interests of themselves and their citizens to create a plan to foster communications and the sharing of resources, personnel and equipment in the event of emergencies; and

WHEREAS, the governing officials of the Parties desire to secure for each Party the benefits of Mutual Aid for the protection of life and property in the event of an Emergency, Disaster and/or Civil Emergency; and

WHEREAS, the Parties recognize that this Agreement would allow for better coordination of effort between the Parties, would provide that adequate equipment and personnel are available for certain special operations necessary for emergency response, including

uncommon threats to public safety, and would help ensure that Mutual Aid is accomplished in the minimum time possible in the event of an Emergency, Disaster or Civil Emergency requiring such special operations, and thus desire to enter into this Agreement between the Parties; and

NOW, THEREFORE, in exchange for the mutual covenants set forth herein and other valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the Parties agree as follows:

Section 1. Recitals.

The recitals set forth above are true and correct and incorporated herein.

Section 2. Definitions.

The following words shall have the following meanings when used in this Agreement:

Civil Emergency shall mean any natural or manmade disaster or emergency that causes or could cause substantial harm to the population or infrastructure. This term can include a "major disaster" or "emergency" as those terms are defined in the Stafford Act, as amended, as well as consequences of an attack or a national security emergency. Where federal assistance is needed to supplement state and local efforts and capabilities to save lives and to protect property and public health and safety, or to lessen or avert the threat of a catastrophe in any part of the United States.

Disaster shall mean the occurrence or imminent threat of widespread or severe damage, injury, or loss of life or property resulting from any natural or man-made cause, including fire, flood, earthquake, wind, storm, wave action, oil spill or other water contamination, volcanic activity, epidemic, air contamination, blight, drought, infestation, explosion, hostile military or paramilitary action, energy emergency (as that term is defined in Chapter 418 of the Texas Government Code), acts of terrorism, and other public calamity requiring emergency action.

Emergency shall mean any occurrence, or threat thereof, which results in substantial injury or harm to the population, or damage to or loss of property.

Fire Chief shall mean the Fire Chief, or his/her designee, for each respective Party.

Fire Protection Services shall mean fire, search and rescue, mass care technical rescue, hazardous materials, command and control, mass casualty, health and other medical services and any other service agreed to by the Parties.

Mutual Aid shall mean, but is not limited to, such resources as facilities, equipment, services, supplies, and personnel, utilized as part of this Agreement.

Party or Parties shall mean the local governmental entities that are signatories to and have agreed to adopt this Mutual Aid Agreement.

Responding Local Government Entity (Responding Party) means a local governmental entity providing mutual aid assistance in response to a request under this Agreement, i.e. furnishing equipment, supplies, facilities, services and/or personnel to the Requesting Party.

Requesting Local Government Entity (Requesting Party) shall mean a local governmental entity requesting mutual aid assistance under this Agreement for emergency work resulting from a fire, Emergency, Civil Emergency or Disaster within its legal jurisdiction.

Section 3. Term

This Agreement shall become effective as to each Party on date of adoption as indicated on the signature page for each Party and shall continue in force and remain binding on each and every Party for twelve (12) months from the effective date. This Agreement shall renew automatically for a period of one year upon the completion of the initial term and shall continue to renew in such manner for a subsequent term unless and until such time as the governing body of a Party terminates its participation in this Agreement pursuant to Section 4 of this Agreement

Section 4. Termination

Any Party may at any time, with or without cause, elect to terminate its participation in this Agreement by adopting a resolution declaring its intent to terminate its participation in this Agreement. The City Council of a Party shall, by duly adopted resolution, give notice of termination of its further participation in this Agreement and submit a copy of such resolution to the other Party. Such termination shall become effective not earlier than thirty (30) days after the filing of such notice.

Section 5. Fire Protection Services

5.1 The request for assistance under this Agreement may be activated by a determination by the Fire Chief of the Party having jurisdiction that the incident, Emergency, Disaster or imminent threat of an Emergency or Disaster is such that local capabilities are or are predicted to be exceeded.

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5.2 The request for assistance under this Agreement shall continue, whether or not a local Disaster declaration or state of Civil Emergency is active, until the services of the Responding Party are no longer required or the Responding Party determines that its resources are needed within its own jurisdiction and officially recalls its resources.

5.3 Nothing in this Agreement prevents the responding party or requesting party from taking all necessary steps to seek Federal or State grants or some other form of reimbursement should it become available for any Emergency, Disaster or Civil Emergency.

5.4 Methods of Requesting Mutual Aid. The Fire Chief of the Requesting Party may request Mutual Aid assistance under this Agreement by one of the two following methods:

- (1) Orally communicating a request for Mutual Aid under this Agreement to the Responding Party's main dispatch office; or
- (2) Orally communicating a direct request for Mutual Aid to any Party.

5.5 Criteria for Requesting Mutual Aid. Mutual Aid shall not be requested by a Party unless it is directly related to the Emergency, Disaster or Civil Emergency and resources available from the normal responding department are deemed to be inadequate, or are predicted to be expended prior to resolution of the situation.

5.6 Mutual Aid Service Functions. The types of Mutual Aid emergency service functions that may be requested under this Agreement include, but are not limited to, fire, search & rescue, mass care technical rescue, hazardous materials, command and control, mass casualty, health and other medical services.

5.7 Assessment of Availability of Resources and Ability to Render Assistance. When contacted by a Requesting Party, the Fire Chief of the Responding Party agrees to promptly assess local resources to determine availability of personnel, equipment and other assistance based on current or anticipated needs. All Parties shall render assistance according to the terms of this Agreement only to the extent that requested personnel, equipment and resources are deemed available. No Party shall be required to provide Mutual Aid unless it determines that it has sufficient resources to do so, based on current or anticipated events within its own jurisdiction.

5.8 Supervision and Control. When providing assistance under the terms of this Agreement, the personnel, equipment, and resources of any Responding Party will be under the operational control of the Requesting Party. These response operations shall be NIMS

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(National Incident Management System) compliant as well as being organized and functioning within an Incident Command System (ICS), Unified Command System (UCS). Direct supervision and control of personnel, equipment and resources and personnel accountability shall remain with the designated supervisory personnel of the Responding Party. The designated supervisory personnel of the Responding Party shall: maintain daily personnel time records, material records, and a log of equipment hours; be responsible for the operation and maintenance of the equipment and other resources furnished by the Responding Party; and, shall report work progress to the Requesting Party. The Responding Party's personnel and other resources shall remain subject to recall by the Responding Party at any time, subject to reasonable notice to the Requesting Party.

5.9 Communications. Unless specifically instructed otherwise, the Requesting Party shall have the responsibility for coordinating communications between the personnel of the Responding Party and the Requesting Party. Responding Party personnel should be prepared to furnish their own communications equipment sufficient only to maintain communications among their respective operating units, if it is practicable.

5.10 Rights and Privileges. Personnel who are assigned, designated or ordered by proper authority to perform duties pursuant to this Agreement shall continue to receive the same wages, salary, pension, and other compensation and benefits for the performance of such duties, including injury or death benefits, disability payments, and workers' compensation benefits, as though the service had been rendered within the limits of the jurisdiction where the personnel are regularly employed. Moreover, all medical expenses, wage and disability payments, pension payments, damage to equipment and clothing shall be paid by the Participating Local Government in which the employee in question is regularly employed.

5.11 Duration of Deployment. Resources provided by a Responding Party shall be released by the Requesting Party when the services of the Responding Party are no longer required, when the Fire Chief of the Responding Party determines, in his/her sole discretion, that further assistance should not be provided, or if the Responding Party officially recalls its resources.

5.12 Other Mutual Aid Agreements. The existence of this Agreement shall not prevent a Party from providing mutual aid assistance on request from another municipality, county, rural fire prevention district, emergency services district, fire protection agency, organized volunteer group, or other emergency services entity, in accordance with the provisions in Section 418.109 of the Texas Government Code. Additionally, the existence of this Agreement shall not prevent either Party from providing emergency assistance to another Local Government which is not a party to this Agreement, in accordance with the provisions in Section 791.027 of the Texas Government Code.

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Section 6. Cost Limitation

A Requesting Party shall not be required to reimburse a Responding Party for costs incurred providing services under this Agreement. Each Party that performs services or furnishes aid pursuant to this Agreement shall do so with funds available from current revenues of the Party. No Party shall have any liability for the failure to appropriate or otherwise expend funds to provide aid hereunder.

Section 7. Insurance

7.1 Workers' Compensation Coverage. Each Party shall be responsible for its own actions and those of its employees and is responsible for complying with the Texas Workers' Compensation Act and all other applicable provisions of local, state and federal laws pertaining to public employment.

7.2 Automobile Liability Coverage. Each Party shall be responsible for its own actions and is responsible for complying with all applicable local, state and federal laws pertaining to automobiles or other vehicles, including requirements for liability insurance coverage.

7.3 Liability. To the extent permitted by law and without waving sovereign immunity, each Party shall be responsible for any and all claims, demands, suits, actions, damages, and causes for action related to or arising out of or in any way connected with its own actions, and the actions of its personnel in providing Mutual Aid assistance rendered or performed pursuant to the terms and conditions of this Agreement. Each Party agrees to obtain general liability and public official's liability insurance, if applicable, or maintain a comparable self-insurance program.

7.4 Other Coverage. The Responding Party shall provide and maintain its standard packages of medical and death benefit insurance coverage while its personnel are assisting the Requesting Party. Such insurance agreements must include coverage for the Responding Party's personnel at all times, including when such personnel are acting under the supervision and/or direction of Requesting Party's supervisory personnel.

7.5 Each party acknowledges that the other party is a political subdivision of the State of Texas and is subject to, and complies with the applicable provisions of the Texas Tort Claims Act, as set out in Civil Practices and Remedies Code, Section 101.001 et seq. and the remedies authorized therein regarding claims or causes of action that may be asserted by third parties for accident, injury or death.

7.6. Notice of Claim. Each party shall promptly advise the other party in writing of any claim or demand against either Party or known to it related to or arising out of actions or omissions under this Agreement and shall see to the investigation of and defense of such claim or demand at its expense. The other party shall have the right, at its option and at its own expense, to participate in such defense without relieving the advising party of any of its obligations under this Agreement.

Section 8. Waiver of Claims Against Parties; Immunity Retained

Each Party hereto waives all claims against the other Parties hereto for compensation for any loss, damage, personal injury, or death occurring as a consequence of the performance of this Agreement, except those caused in whole or in part by a negligent act or omission of an officer, employee, or agent of another Party. No Party waives or relinquishes any immunity or defense on behalf of itself, its officers, employees and agents as a result of the foregoing sentence or its execution of this Agreement and the performance of the covenants contained herein.

Section 9. Miscellaneous

9.1 Severability. If a provision contained in this Agreement is held invalid for any reason, the invalidity does not affect other provisions of the Agreement that can be given effect without the invalid provision, and to this end the provisions of the entire Agreement are severable.

9.2 Validity and Enforceability. If any current or future legal limitations affect the validity or enforceability of a provision of this Agreement, then the legal limitations are made a part of the Agreement and shall operate to amend the Agreement to the minimum extent necessary to bring the Agreement into conformity with the requirements of the limitations, and so modified, the Agreement shall continue in full force and effect.

9.3 Amendment. The Agreement may be further amended only by the mutual written consent of the Parties that are approved by the governing bodies of the Parties.

9.4 Third Parties. This Agreement is intended to inure only to the benefit of the Parties hereto. This Agreement is not intended to create, nor shall be deemed or construed to create any rights in third parties.

9.5 Notice. Any notice required or permitted between the Parties must be in writing, addressed to the attention of each respective Fire Chief, and shall be delivered in person, by certified mail, return receipt requested, or may be transmitted by facsimile (fax) transmission.

9.6 Governing Law and Venue. The laws of the State of Texas shall govern this Agreement. In the event of an Emergency or Disaster physically occurring within the geographical limits of only one county that is a Party hereto, venue shall lie in the county in which the Emergency or Disaster occurred. In the event of an Emergency or Disaster physically occurring in more than one county that is a Party hereto, venue shall be determined in accordance with the Texas Rules of Civil Procedure.

9.7 Headings. The headings at the beginning of the various provisions of this Agreement have been included only to make it easier to locate the subject covered by each provision and are not to be used in construing this Agreement.

9.8 State or Federal Reimbursement: The Parties acknowledge that the Requesting Party may seek reimbursement of any costs incurred under this Agreement from any applicable state or federal agency and each Party agrees to cooperate fully with the other Party in taking all actions and executing all documents necessary to secure such reimbursement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed under authority of appropriate action taken by their respective governing bodies.

CITY OF ROCKWALL, TEXAS

By: _____
Mary Smith, City Manager

EXECUTED this _____ day of _____, 2024.

CITY OF MESQUITE, TEXAS

By: _____
Cliff Keheley, City Manager

EXECUTED this _____ day of _____, 2024.



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council

DATE: July 15, 2024

APPLICANT: David Naylor; *Rayburn Electric Cooperative*

CASE NUMBER: Z2024-028; *Zoning Change (PD-44, HC, & C to PD-44) for the Rayburn Electric Cooperative Corporate Campus*

SUMMARY

Hold a public hearing to discuss and consider a request by David Naylor of Rayburn Electric Cooperative for the approval of a Zoning Change from Planned Development District 44 (PD-44), Commercial (C) District, and Heavy Commercial (HC) District to Planned Development District 44 (PD-44) for Commercial (C) District and Heavy Commercial (HC) District land uses for a 95.00-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26; Lots 6, 7, 8, & 9, Block A, Rayburn Country Addition; Lot 1, Block 1, Helwig Addition; and Lot 1, Block A, Estep Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, Heavy Commercial (HC) District, and Planned Development District 44 (PD-44) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, generally located in between Mims Road, Sids Road, and S. Goliad Street [*SH-205*], and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on May 19, 1986 through the adoption of *Ordinance No. 86-37 (Case No. A1986-005)*. At the time of annexation, the subject property was zoned Agricultural (AG) District. The changes after annexation to the subject property are as follows (see *Figure 1*):

TRACT A. LOTS 6, 7, 8 & 9, BLOCK A, RAYBURN COUNTRY ADDITION AND TRACT 3 OF THE W. H. BARNES SURVEY, ABSTRACT NO. 26

At the time of annexation, *Tract A* had a *Construction Company (i.e. Halderman and True Construction Co.)* situated on it. This included one (1) of the existing buildings that currently makes up a portion of the Rayburn Electric Cooperative's corporate campus (*i.e. 950 Sids Road*). On May 4, 1987, the City Council approved *Ordinance No. 87-19 (Case No. PZ1987-006-01)*, which rezoned a 76.685-acre portion of the subject property (*i.e. portions of Lots 6, 7, 8 & 9, Block A, Rayburn Country Addition and all of Tract 3 of the W. H. Barnes Survey*) from Agricultural (AG) District to Heavy Commercial (HC) District [*i.e. 44.706-acres*] and Commercial (C) District [*i.e. 31.979-acres*] (see *Figure 2*). On June 3, 2013, the City Council approved a preliminary plat (*Case No. P2013-014*) proposing to create Lots 1-3, Rayburn Country Addition. The Planning and Zoning Commission approved a site plan (*Case No. SP2014-004*) for a 118,022 SF office/warehouse building on March 11, 2014. Following this approval, on August 11, 2014, the City Council approved a final plat (*Case No. P2014-013*) -- in conformance with the approved preliminary plat -- for a portion of the Area designating it as Lots 1-3, Block A, Rayburn Country Addition. On December 4, 2017 the City Council approved a replat (*Case No. P2017-063*) for this area reestablishing Lots 1-3, Block A, Rayburn Country Addition as Lots 4-7, Block A, Rayburn Country Addition. On June 4, 2018, the City



FIGURE 1. TRACT A: GREEN; TRACT B: BLUE; TRACT C: PURPLE

Council approved a subsequent replat (Case No. P2018-010) of this area establishing Lots 8 & 9, Block A, Rayburn Country Addition. This portion of the Area was re-designated as Lot 1-3, Block A, REC Campus Addition after the City Council approved a preliminary plat (Case No. P2022-041) on September 19, 2022 and a final plat (Case No. P2023-018) on July 17, 2023. On November 15, 2022, the Planning and Zoning Commission approved a site plan [Case No. SP2022-058] to allow the construction of three (3) buildings, which were added to the Rayburn Electric Cooperative's corporate campus. The building elevations approved with this site plan were amended on July 25, 2023 (Case No. SP2023-023) and November 28, 2023 (Case No. SP2023-045). According to the Rockwall Central Appraisal District (RCAD) currently situated in Area A is the follow: [1] a 15,037 SF office building that was constructed in 2014, [2] a 9,280 SF office building that was constructed in 2018, [3] a 3,563 SF office building that was constructed in 2018, [4] a 26,909 SF storage/warehouse building that was constructed in 2018, [5] a 3,600 SF office building that was constructed in 1986, and [6] a 4,000 SF storage/warehouse building that was constructed in 1986.

TRACT B. LOT 1, BLOCK 1, HELWIG ADDITION

At the time of annexation, *Tract B* was occupied by a *House of Worship* (i.e. *Pentecostal Church of Rockwall*) and an industrial land use. On December 19, 1988, a portion of *Tract B* was rezoned from an Agricultural (AG) District to a Commercial (C) District and Heavy Commercial (C) District by *Ordinance No. 88-64* (Case No. PZ1988-053-01). Around the time this property was zoned, a *Commercial Trucking Operation* was established on the subject property. On July 20, 1992, the City Council approved a site plan and preliminary plat for the subject property (i.e. Case No.'s PZ1992-026-01 & PZ1992-026-02). The purpose of this approval was to allow the redevelopment of the site for an office building and maintenance shop for the existing *Commercial Trucking Operation*. Following this approval, the City Council approved a final plat (Case No. PZ1993-002-01) on January 18, 1993. This established this portion of the subject property as Lot 1, Block 1, Helwig Addition. On November 3, 1997, the City Council approved *Ordinance No. 97-28* (Case No. PZ1997-071-01), which changed the zoning of a 7.51-acre portion of *Tract B* from Heavy Commercial (HC) District and Commercial (C) District to Planned Development District 44 (PD-44). This Planned Development District allowed Commercial (C) District land uses with the addition of the *Commercial Trucking Operation* land use. In conjunction with this case, the City Council approved a replat (Case No. PZ1997-071-02) on January 20, 1998; however, the subject property remained designated as Lot 1, Block 1, Helwig Addition. This subdivision plat defined the current boundaries of *Tract B*. On February 2, 1998, the City Council adopted *Ordinance No. 98-05* (Case No. PZ1997-093-01), which amended Planned Development District 44 (PD-44) to incorporate approximately two (2) acres (which was occupied with the aforementioned *House of Worship*) into the Planned Development District. On February 2, 2009, the City Council again amended Planned Development District 44 (PD-44) through *Ordinance No. 09-03* (Case No. Z2008-029). The purpose of this amendment was to add a 1.57-acre tract of land to the Planned Development District. According to the Rockwall Central Appraisal District (RCAD) the original commercial building on the subject property was construction in 1985 and consists of 1,680 SF of building area. The remaining structures on the subject property were constructed in 1993 and consist of: [1] a 5,000 SF office building, [2] an 11,520 SF service repair garage, [3] a 5,244 SF storage warehouse, and [4] a 1,300 SF maintenance/storage building.

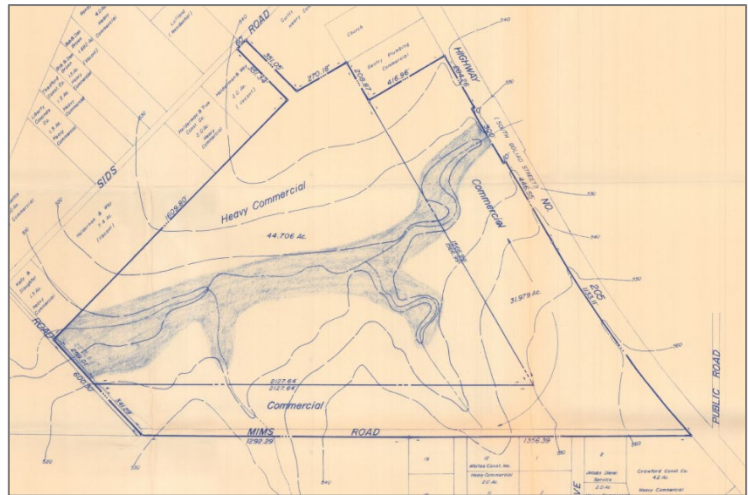


FIGURE 2. ZONING EXHIBIT FROM CASE NO. PZ1987-006-01

TRACT C. LOT 1, BLOCK A, ESTEP ADDITION

At the time of annexation, *Tract C* was occupied by a *Contractor's Shop* (i.e. *Gentry Plumbing*). A portion of *Tract C* was rezoned from an Agricultural (AG) District to a Commercial (C) District through the adoption of *Ordinance No. 87-19* (Case No. PZ1987-006-01) on May 4, 1987. The remainder of the tract was rezoned from an Agricultural (AG) District to a Commercial (C) District on January 18, 1988 by *Ordinance No. 88-02* (Case No. PZ1987-69-01). A site plan, building elevations and landscape plan (i.e. Case No.'s PZ2003-05-02, PZ2003-05-03, & PZ2003-05-04) were approved by the Planning and Zoning Commission on February 25, 2003. This approval was for *Fuji Ceramics Dental Lab*. Following this approval, *Tract C* was platted as Lot 1, Block A, Estep Addition by Case No. PZ2003-05-01 on March 3, 2003. According to the Rockwall Central Appraisal District (RCAD) currently situated on the subject property are the following structures: [1] a 7,832 SF office building

constructed in 2000, [2] a 1,936 SF office building constructed in 2003, [3] a 1,170 SF office building constructed in 2003, [4] a 4,900 SF office building constructed in 2003, [5] a 2,760 SF office building constructed in 2003, and [6] a 1,120 SF storage garage constructed in 2003.

PURPOSE

On June 14, 2024, the applicant -- *David Naylor of Rayburn Electric Cooperative* -- submitted a development application requesting to change the zoning of the subject property from Planned Development District 44 (PD-44), Heavy Commercial (HC) District, and Commercial (C) District to Planned Development District 44 (PD-44) for Commercial (C) District and Heavy Commercial (HC) District land uses. The applicant has stated that the purpose of the zoning change is create a Planned Development District that allows the land uses necessary to create a corporate campus for the Rayburn Electric Cooperative.

ADJACENT LAND USES AND ACCESS

The subject property is generally bounded by SH-205 (*S. Goliad Street*) to the east, Sids Road to the north, and Mims Road to the south and west. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Sids Road, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this roadway are the following land uses: [1] a five (5) acre tract of vacant land (*i.e. Tract 8-1 of the J. D. McFarland Survey, Abstract No. 145*) that is zoned Agricultural (AG) District; [2] four (4) tracts of land (*i.e. Tracts 8 & 8-3 of the J. D. McFarland Survey, Abstract No. 145 and Lots 1 & 2, Block A, Brown & Brown Subdivision*), which are zoned Heavy Commercial (HC) District and occupied with industrial and storage land uses; [3] a 1.50-acre tract of land (*i.e. Tract 8-02 of the J. D. McFarland Survey, Abstract No. 145*), which is zoned Commercial (C) District and is occupied with an industrial land use and a telecommunications tower; [4] two (2) tracts of land (*i.e. Tracts 5 & 11 of the J. D. McFarland Survey, Abstract No. 145*), zoned Agricultural (AG) District, that are occupied with two (2) single-family homes; and, [5] a 9.01-acre vacant parcel of land (*i.e. Lot 1, Block 1, Rockwall Hospital Addition*) that is zoned Commercial (C) District.

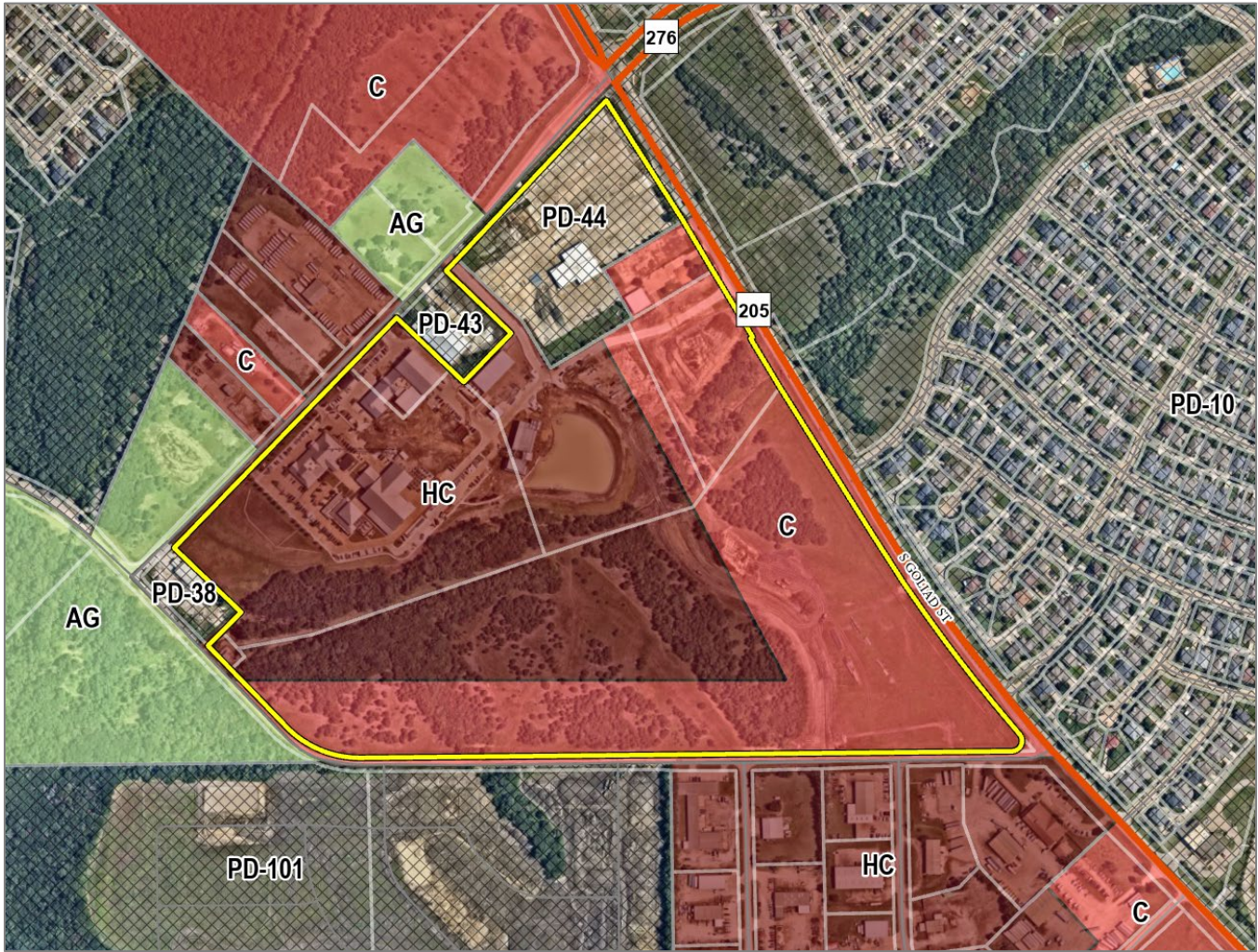
South: Directly south of the subject property is Mims Road, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this is the Peachtree Subdivision, which is zoned Planned Development District 101 (PD-101) for Single-Family 10 (SF-10) District land uses. This subdivision will consist of 292 single-family residential lots, and is currently in the development process. Also, south of the subject property is 16 properties that are developed with various industrial and heavy commercial land uses and that are zoned Heavy Commercial (HC) District.

East: Directly east of the subject property is SH-205 (*S. Goliad Street*), 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 of this are the following land uses: [1] Phase 1 of the Hickory Ridge Subdivision, which was established on February 22, 2001 and consists of 139 single-family residential lots on 41.67-acres; [2] Phase 3 of the Meadow Creek Estates Subdivision, which was established on February 27, 2001 and consists of 132 single-family residential lots on 43.56-acres; and, [3] a vacant 8.969-acre tract of land (*i.e. Tract 2-2 of the W. H. Barnes Survey, Abstract No. 26*). All of these properties are zoned Planned Development District 10 (PD-10) for Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District, and Commercial (C) District land uses.

West: Directly west of the subject property is Mims Road, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. West of this roadway is a 15.0530-acre tract of land, owned by the City of Rockwall, and zoned Agricultural (AG) District. This property will be the future site of a City water tower. Beyond this is Phase 1 of the Highland Meadow Subdivision, which was established on January 10, 1996 and consists of 101 single-family residential lots on 25.93-acres of land. This subdivision is zoned Single-Family 7 (SF-7) District.

Continued on Next Page ...

FIGURE 3. LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

Recently, the Rayburn Electric Cooperative purchased several properties around their existing corporate campus. These include several vacant/raw tracts of land, some buildings that were used in conjunction with a dental lab (*i.e. Fuji Dental Lab*), and a trucking facility (*i.e. TransAM Trucking*). Based on this the applicant -- *David Naylor* -- has submitted a development application proposing to rezone this area from Planned Development District 44 (PD-44), Commercial (C) District, and Heavy Commercial (HC) District to Planned Development District 44 (PD-44) for limited Commercial (C) District and Heavy Commercial (HC) District land uses. According to Subsection 01.01, *Purpose*, of Article 11, *Planned Development Regulations*, of the Unified Development Code (UDC), "PD Districts are intended to implement the goals and

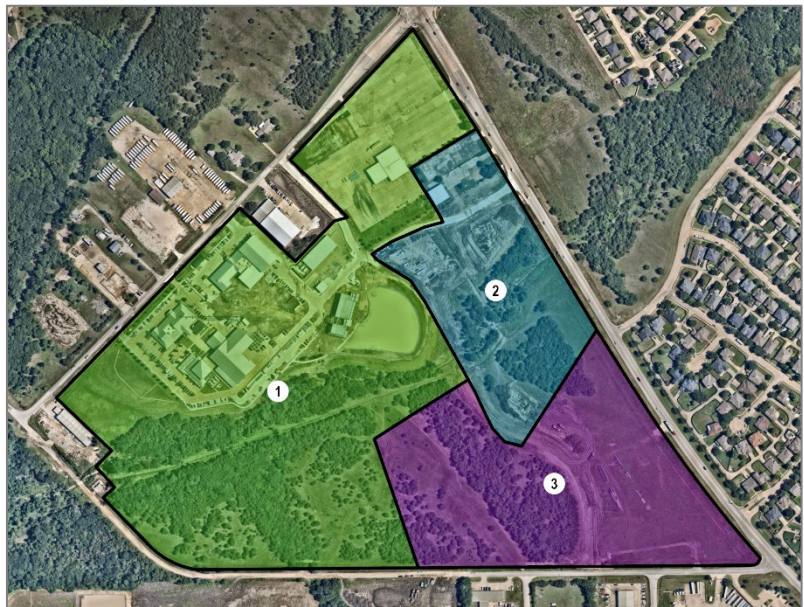


FIGURE 4. PROPOSED SITE PLAN
 AREA 1: GREEN; AREA 2: BLUE; AREA 3: PURPLE

objectives of the City’s Comprehensive Plan ... PD Districts are also intended to encourage flexible and creative planning, to ensure the compatibility of land uses, and to allow for the adjustment of changing demands to meet the current needs of the community by meeting one or more of the following purposes: [1] To provide for superior design of lots or buildings; [2] To provide for increased recreation and/or open space opportunities for public use; {and} [3] To provide amenities or features that would be of special benefit to the property users or community; ...” The applicant has submitted a letter stating that it is Rayburn Electric Cooperative’s intent “...to adjust the zoning on the overall property to ensure consistency with our current use [Rayburn Electric Cooperative’s existing facilities] as well as utilize portions of the property to benefit the community (e.g. soccer fields and other recreational uses) and our employees.” In addition, the *Concept Plan* provided by the applicant shows that the subject property will be subdivided into three (3) tracts of land (i.e. Areas 1, 2, & 3) [see Figure 4], and -- according to the proposed *Planned Development District ordinance* -- these tracts of land will be used as follows:

AREA 1

Area 1 will contain the entirety of the existing Rayburn Electric Cooperative’s corporate campus, the existing trucking facility situated at the southwest corner of S. Goliad Street [SH-205] and Sids Road, and approximately half of the vacant tracts of land south of the existing corporate campus. This Area will be subject to the land uses permitted within the Heavy Commercial (HC) District, with the exception of the prohibited land uses contained in the *Planned Development District ordinance* [i.e. staff delineated a list of prohibited land uses that the applicant has agreed to incorporate into the ordinance]. In addition, the applicant is requesting to add a *Private Indoor Gun Range* as a permitted *by-right* land use in this Area, and has stated that this is being incorporated to provide an amenity to Rayburn Electric Cooperative’s employees and their guests. This section also includes the following accessory land uses (which are permitted as accessory land uses to a *Corporate Office Campus/Warehouse land use*): *Major Automotive Repair Garage, Service of Heavy Machinery and Equipment, Self-Service Car Wash, and Welding Repair*. This Area will be subject to the density and dimensional requirements stipulated for the Heavy Commercial (HC) District, which are summarized as follows:

TABLE 1: HEAVY COMMERCIAL (HC) DISTRICT STANDARDS

MINIMUM LOT AREA	12,500 SF
MINIMUM LOT WIDTH	100'
MINIMUM LOT DEPTH	125'
MINIMUM FRONT YARD SETBACK ⁽¹⁾	25'
MINIMUM SIDE YARD SETBACK ⁽²⁾	15' + ½ Height > 36
MINIMUM REAR YARD SETBACK	10'
MINIMUM BETWEEN BUILDINGS ⁽²⁾	20' + ½ Height > 36
MAXIMUM BUILDING HEIGHT ⁽³⁾	60'
MAXIMUM LOT COVERAGE	60%
MINIMUM LANDSCAPING	15%

GENERAL NOTES:

- 1: FROM FUTURE RIGHT-OF-WAY AS SHOWN ON THE ADOPTED MASTER THOROUGHFARE PLAN OR AS ACTUALLY EXISTS, WHICHEVER IS GREATER.
- 2: NOT TO EXCEED 50-FEET.
- 3: BUILDING HEIGHT MAY BE INCREASED UP TO 240-FEET IF APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.

AREA 2

Area 2 will incorporate vacant tracts of land adjacent to S. Goliad Street [SH-205] and the parcel of land that was previously a dental lab. This Area will be subject to the land uses permitted within the Commercial (C) District with the exception of the prohibited land uses contained in the *Planned Development District ordinance* [i.e. staff delineated a list of prohibited land uses that the applicant has agreed to incorporate into the ordinance]. In addition, the applicant is requesting to allow the *Private Outdoor Recreation Facilities* and *Banquet/Event Hall* land uses *by-right* in this Area. The applicant has stated to staff that the purpose of incorporating these land uses is to allow for a *Banquet/Event Hall* that can provide space for company events and recreational amenities for Rayburn Electric Cooperative’s employees and their guests. This Area will be subject to the density and dimensional requirements stipulated for the Commercial (C) District, which are summarized as follows:

TABLE 2: COMMERCIAL (C) DISTRICT STANDARDS

MINIMUM LOT AREA	10,000 SF
MINIMUM LOT WIDTH	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK ^{(1) & (2)}	15'
MINIMUM SIDE YARD SETBACK ⁽³⁾	10'
MINIMUM REAR YARD SETBACK ⁽³⁾	10'
MINIMUM BETWEEN BUILDINGS ⁽³⁾	15'
MAXIMUM BUILDING HEIGHT ⁽⁴⁾	60'
MAXIMUM LOT COVERAGE	60%
MINIMUM LANDSCAPING	20%

GENERAL NOTES:

- 1: FROM FUTURE RIGHT-OF-WAY AS SHOWN ON THE ADOPTED MASTER THOROUGHFARE PLAN OR AS ACTUALLY EXISTS, WHICHEVER IS GREATER.
- 2: PARKING SHOULD NOT BE LOCATED BETWEEN THE FRONT FAÇADE AND THE PROPERTY LINE.
- 3: THE SETBACK CAN BE REDUCED TO ZERO (0) FEET WITH A FIRE RATED WALL.
- 4: BUILDING HEIGHT MAY BE INCREASED UP TO 240-FEET IF APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.

AREA 3

Area 3 incorporates the vacant tracts of land around the intersection of Mims Road and S. Goliad Street [SH-205]. This Area will be subject to the land uses permitted within the Commercial (C) District with the exception of the prohibited land uses contained in the Planned Development District ordinance [i.e. staff delineated a list of prohibited land uses that the applicant has agreed to incorporate into the ordinance]. In addition, the applicant is requesting the following additional land uses be permitted *by-right*: Outdoor Commercial Amusement/Recreation, Banquet Facility/Event Hall, and Solar Collector Energy Panels (Ground Mounted). According to the applicant, the Outdoor Commercial Amusement/Recreation land use is being requested for the purpose of providing soccer fields and other recreational uses that may be open to the public in addition to employees and their guests. The applicant has also stated that this could be an alternative location for the proposed Banquet/Event Hall that is planned in Area 2, and intended to provide space for company events for Rayburn Electric Cooperative's employees and their guests. This Area will be subject to the density and dimensional requirements stipulated for the Commercial (C) District, which are summarized as follows:

TABLE 3: COMMERCIAL (C) DISTRICT STANDARDS

MINIMUM LOT AREA	10,000 SF
MINIMUM LOT WIDTH	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK ^{(1) & (2)}	15'
MINIMUM SIDE YARD SETBACK ⁽³⁾	10'
MINIMUM REAR YARD SETBACK ⁽³⁾	10'
MINIMUM BETWEEN BUILDINGS ⁽³⁾	15'
MAXIMUM BUILDING HEIGHT ⁽⁴⁾	60'
MAXIMUM LOT COVERAGE	60%
MINIMUM LANDSCAPING	20%

GENERAL NOTES:

- 1: FROM FUTURE RIGHT-OF-WAY AS SHOWN ON THE ADOPTED MASTER THOROUGHFARE PLAN OR AS ACTUALLY EXISTS, WHICHEVER IS GREATER.
- 2: PARKING SHOULD NOT BE LOCATED BETWEEN THE FRONT FAÇADE AND THE PROPERTY LINE.
- 3: THE SETBACK CAN BE REDUCED TO ZERO (0) FEET WITH A FIRE RATED WALL.
- 4: BUILDING HEIGHT MAY BE INCREASED UP TO 240-FEET IF APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.

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 development:

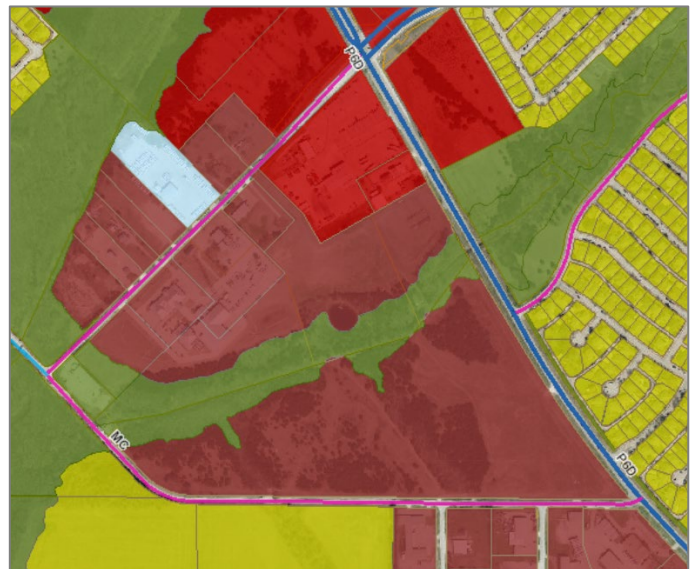
- (1) Roadways. According to the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan, the applicant will be required to construct portions of Mims Road and Sids Road. Both of these roadways are identified as *Minor Collectors*, which require a minimum of 60-feet of right-of-way with a 41-foot *back-to-back* concrete street. Based on this, the applicant will be required to dedicate a minimum of 30-feet of right-of-way from the centerline of Mims Road and construct a minimum of a 24-foot concrete road section along the entire adjacency of the subject property. In addition, the applicant will be required to construct a minimum of a five (5) foot sidewalk along Mims Road.
- (2) Water. All public water lines shall be a minimum size of eight (8) inches, and be looped through the site. All water lines shall be centered in a 20-foot wide easement and be a minimum of ten (10) feet from all stormwater and sewer lines. Only one (1) use (e.g. *domestic, irrigation, fire sprinkler, fire hydrant, etc.*) shall be established off of a *dead-end* water line. Any water lines established underneath of an existing public roadway must be completed by dry bore. Open cutting a roadway shall not be allowed.
- (3) Wastewater. All public wastewater lines shall be a minimum size of eight (8) inches, and commercial private sanitary sewer service lines shall be a minimum size of six (6) inches and be connected to an existing or proposed manhole. All public wastewater lines shall be centered in a 20-foot wide easement, and be a minimum of ten (10) feet from all stormwater and water lines. Any wastewater lines established underneath of an existing public roadway must be completed by dry bore. Open cutting a roadway shall not be allowed. In addition, the applicant will be required to pay a pro-rata fee of \$401.89 per acre (including the floodplain).
- (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 any existing ponds on the subject property.

CONFORMANCE TO THE CITY'S CODES

The applicant's development standards are intended to maintain conformity with the existing corporate campus and -- as a result -- do not appear to increase the non-conformities that already exist on the site. With this being said, the proposed Planned Development District conforms to the City's code requirements, and only makes deviations to the land uses permitted within each of the areas designated on the *Concept Plan*.

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 Southwest Residential District and is designated for Commercial/Industrial and Commercial/Retail land uses on the Future Land Use Plan. The current/proposed land use (i.e. a corporate office/warehouse/indoor and outdoor recreational amenity for employees and the public) is in conformance with the Commercial/Industrial designation as outlined in the Southwest Residential District; however, the proposed zoning change will require an adjustment to the Commercial/Retail designation (located at the southwest corner of the intersection of S. Goliad Street [SH-205] and Sids Road), changing this to a Commercial/Industrial designation. This has been added as a condition of approval for this case.



According to the *District Strategies* for the Southwest

FIGURE 5. FUTURE LAND USE MAP

Residential District, “(t)he areas around Sids Road, National Drive, and Mims Road are some of the only areas in the City that are designated for *Commercial/Industrial* land uses. As a result, these areas should be protected from the encroachment of incompatible land uses (i.e. *residential land uses -- higher density or otherwise*). This should protect the businesses that currently exist in these areas.” Since the proposed Planned Development District is associated with an existing corporate campus (i.e. *Rayburn Electric Cooperative*), the applicant’s request appears to meet the intent of the *District Strategies*. Based on all this information, the proposed changes do not change the subject property’s conformance with the Comprehensive Plan.

In addition, the proposed changes to the subject property help further the following goals and objectives contained in the OURHometown Vision 2040 Comprehensive Plan:

- (1) *CH. 07 | Goal 02*: Create distinctive destinations built around the City’s existing assets that invite people into the community and encourage social interaction ... [*Policy 1*] Explore opportunities to incorporate public open spaces into commercial and industrial developments.
- (2) *CH. 07 | Goal 05*: Allow only high-quality buildings that are constructed for the long-term value of the community, are easily adaptable to the changing market conditions, and that reflect a sense of permanence and public pride ... [*Policy 1*] All building should be architecturally significant, reflecting characteristics of the community.
- (3) *CH. 08 | Goal 01*: All non-residential developments should create distinctive destinations that further a sense of place and will attract people to the community ... [*Policy 3*] Developments should be encouraged to incorporate a mix of land uses. This is especially vital adjacent to the City’s major roadways (i.e. *IH-30, Ridge Road, Goliad Street and John King Boulevard*).
- (4) *CH. 08 | Goal 03*: All non-residential buildings should be designed so that negative visual impacts of the development are minimized ... [*Policy 1*] Large industrial developments should utilize a campus design style (i.e. *utilizing green spaces adjacent to roadways, incorporating pedestrian scale elements throughout the development, assimilating functional green spaces into the development, using traditional architecture characteristics, etc.*) to further the small-town, park-like feeling that is characteristic of the City of Rockwall.

In this case, the campus style design that the applicant is proposing allows more intense aspects of the business to be shielded from the adjacent roadways and softens the look of future buildings from S. Goliad Street [*SH-205*]. Based on this, the applicant’s proposal appears to be in substantial conformance to many of the policies and goals that relate to commercial/industrial developments; however, a request for a Planned Development District ordinance is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On June 18, 2024, staff mailed 128 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Hickory Ridge, Hickory Ridge East, Meadow Creek Estates, Flagstone Estates, and Lynden Park Homeowner’s Associations (HOAs), which is the only HOAs within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received any returned notices concerning the applicant’s request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant’s request to rezone the subject property from a Planned Development District 44 (PD-44), Commercial (C) District, and Heavy Commercial (HC) District to Planned Development District 44 (PD-44), 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) By approving this Zoning Change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the Commercial/Retail area (*i.e. at the southwest corner of the intersection of S. Goliad Street [SH-205] and Sids Road*) to a Commercial/Industrial designation; and,
- (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.

PLANNING AND ZONING COMISSION

On July 9, 2024, the Planning and Zoning Commission approved the zoning change by a vote of 4-0, with Commissioners Deckard and Womble absent and one (1) vacant seat.



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 950 Sids Road, Rockwall 75032

SUBDIVISION _____

LOT _____

BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Mixed (Heavy Commercial, Commercial, PD)

CURRENT USE Electric Utility / Offices / Warehouse / Storage

PROPOSED ZONING Planned Development

PROPOSED USE Electric Utility, Offices, Warehouse, Storage, Recreation

ACREAGE 95

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 Rayburn Electric Cooperative

APPLICANT _____

CONTACT PERSON David Naylor

CONTACT PERSON _____

ADDRESS 950 Sids Road

ADDRESS _____

CITY, STATE & ZIP Rockwall, TX 75032

CITY, STATE & ZIP _____

PHONE 469.402.2118

PHONE _____

E-MAIL dnaylor@rayburnelectric.com

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

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

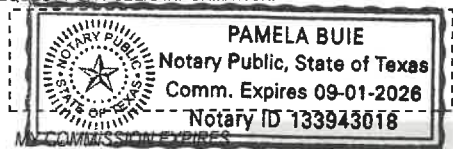
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1,625.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 10th DAY OF June 2024 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

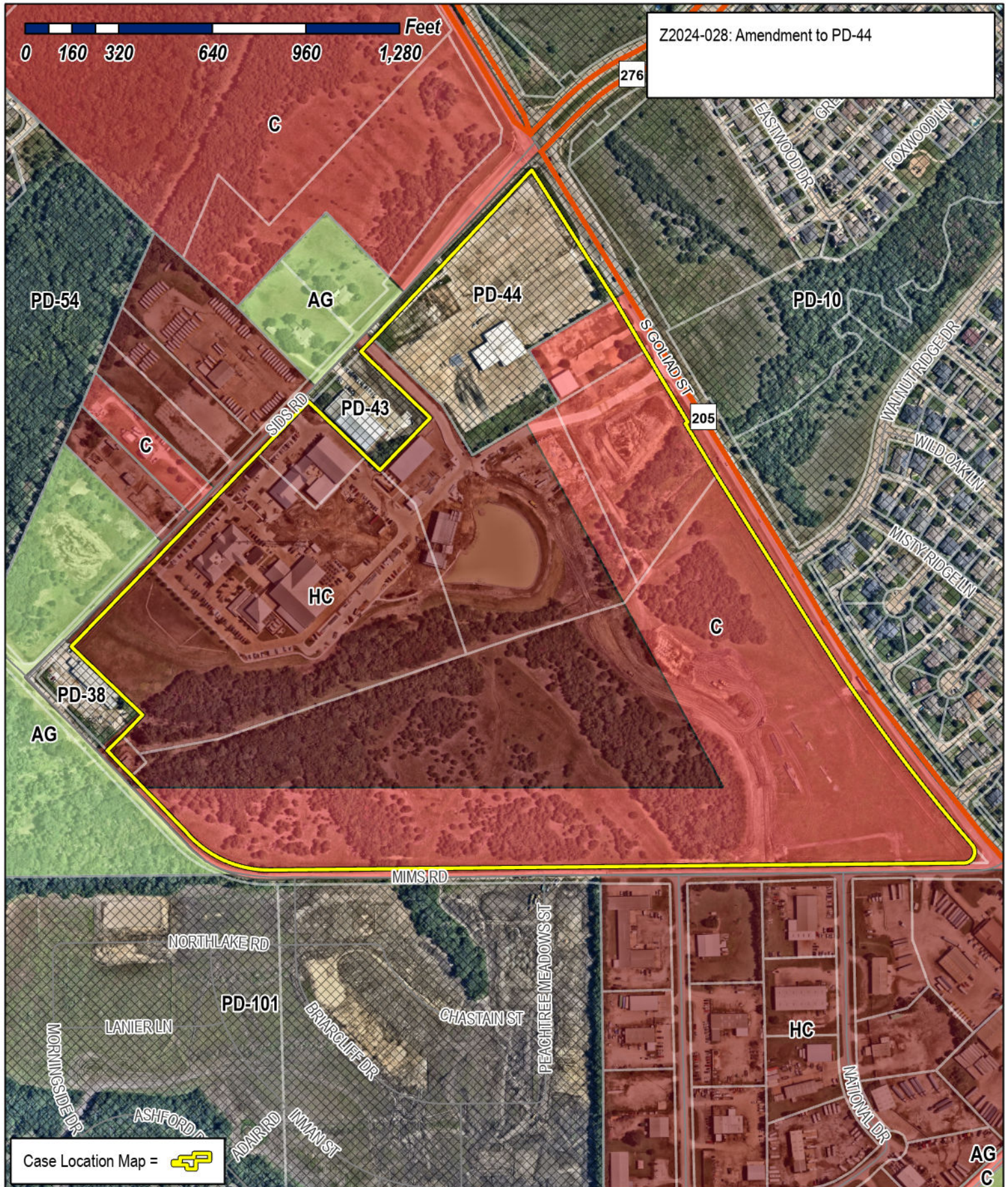
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 DAY OF June, 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]





Z2024-028: Amendment to PD-44

0 160 320 640 960 1,280 Feet

Case Location Map = 



City of Rockwall

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

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

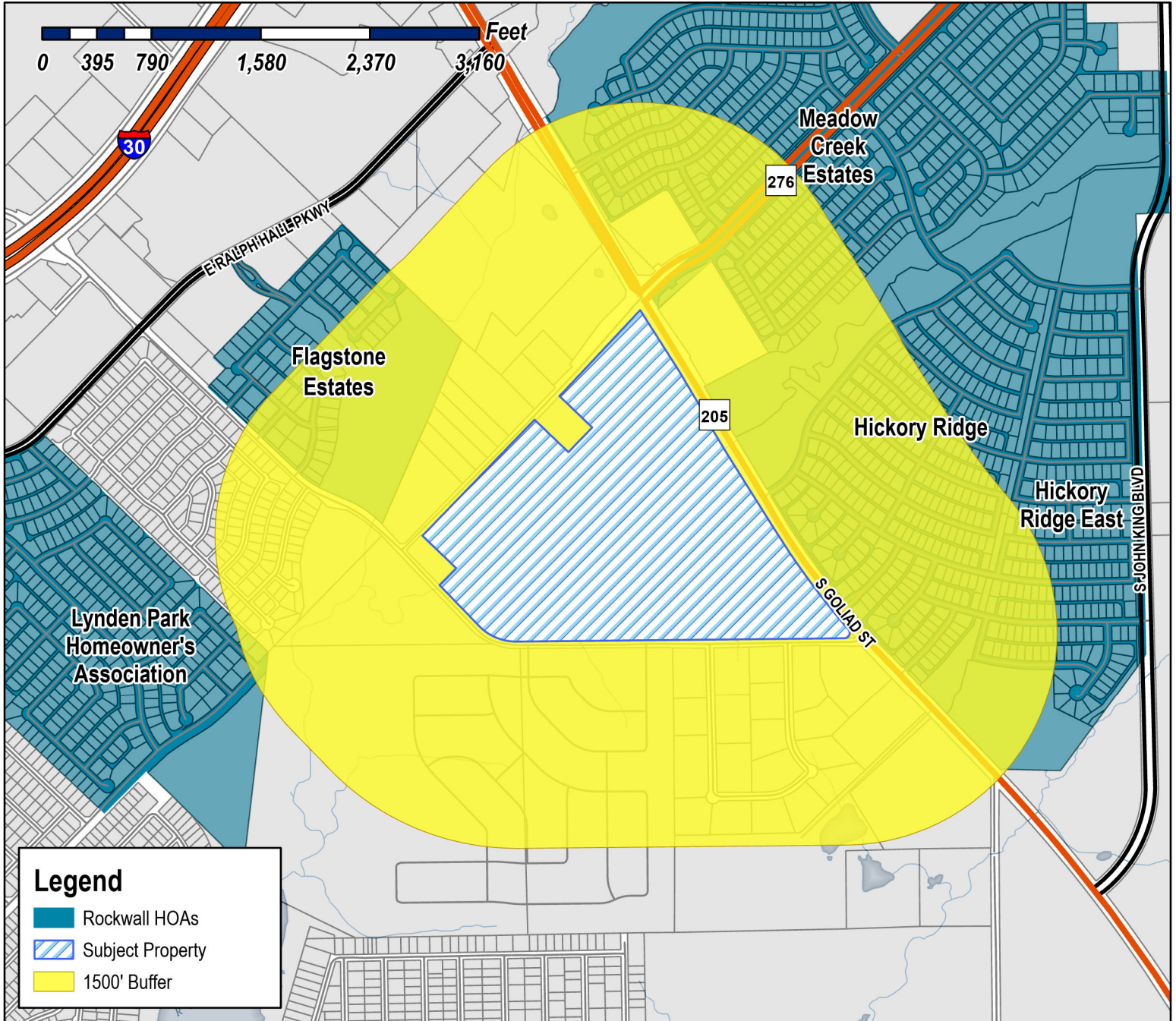




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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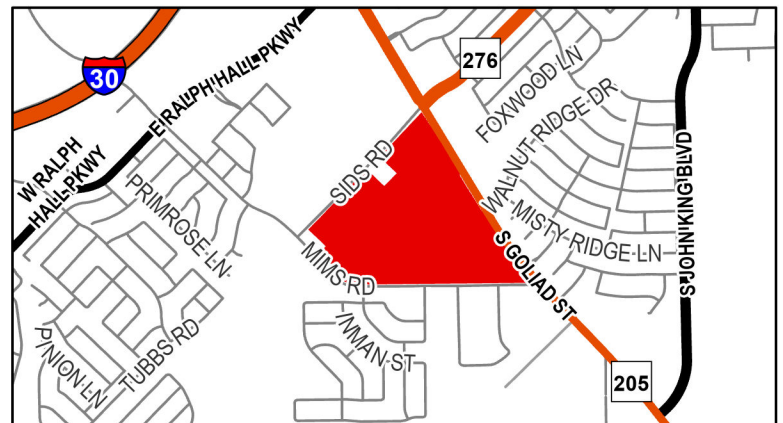
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



Legend

- Rockwall HOAs
- Subject Property
- 1500' Buffer

Case Number: Z2024-028
Case Name: Amendment to PD-44
Case Type: Zoning
Zoning: Heavy Commercial (HC) District
Case Address: 950 Sids Road



Date Saved: 6/14/2024
 For Questions on this Case Call (972) 771-7745

Miller, Ryan

From: Zavala, Melanie
Sent: Friday, June 21, 2024 1:20 PM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2024-028]
Attachments: HOA Map (06.14.2024).pdf; Public Notice (P&Z) (06.17.2024).pdf

Follow Up Flag: Flag for follow up
Flag Status: Flagged

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 Friday June 21, 2024. The Planning and Zoning Commission will hold a public hearing on Tuesday, July 9, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 15, 2024 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>.

Z2024-028: Z2024-028: Zoning Change from PD-44, HC, & C to PD-44

Hold a public hearing to discuss and consider a request by David Naylor of Rayburn Electric Cooperative for the approval of a Zoning Change from Planned Development District 44 (PD-44), Commercial (C) District, and Heavy Commercial (HC) District to Planned Development District 44 (PD-44) for Commercial (C) District and Heavy Commercial (HC) District land uses for a 95.00-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26; Lots 6, 7, 8, & 9, Block A, Rayburn Country Addition; Lot 1, Block 1, Helwig Addition; and Lot 1, Block A, Estep Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, Heavy Commercial (HC) District, and Planned Development District 44 (PD-44) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, generally located in between Mims Road, Sids Road, and S. Goliad Street [SH-205], and take any action necessary.

Thank you,

Melanie Zavala

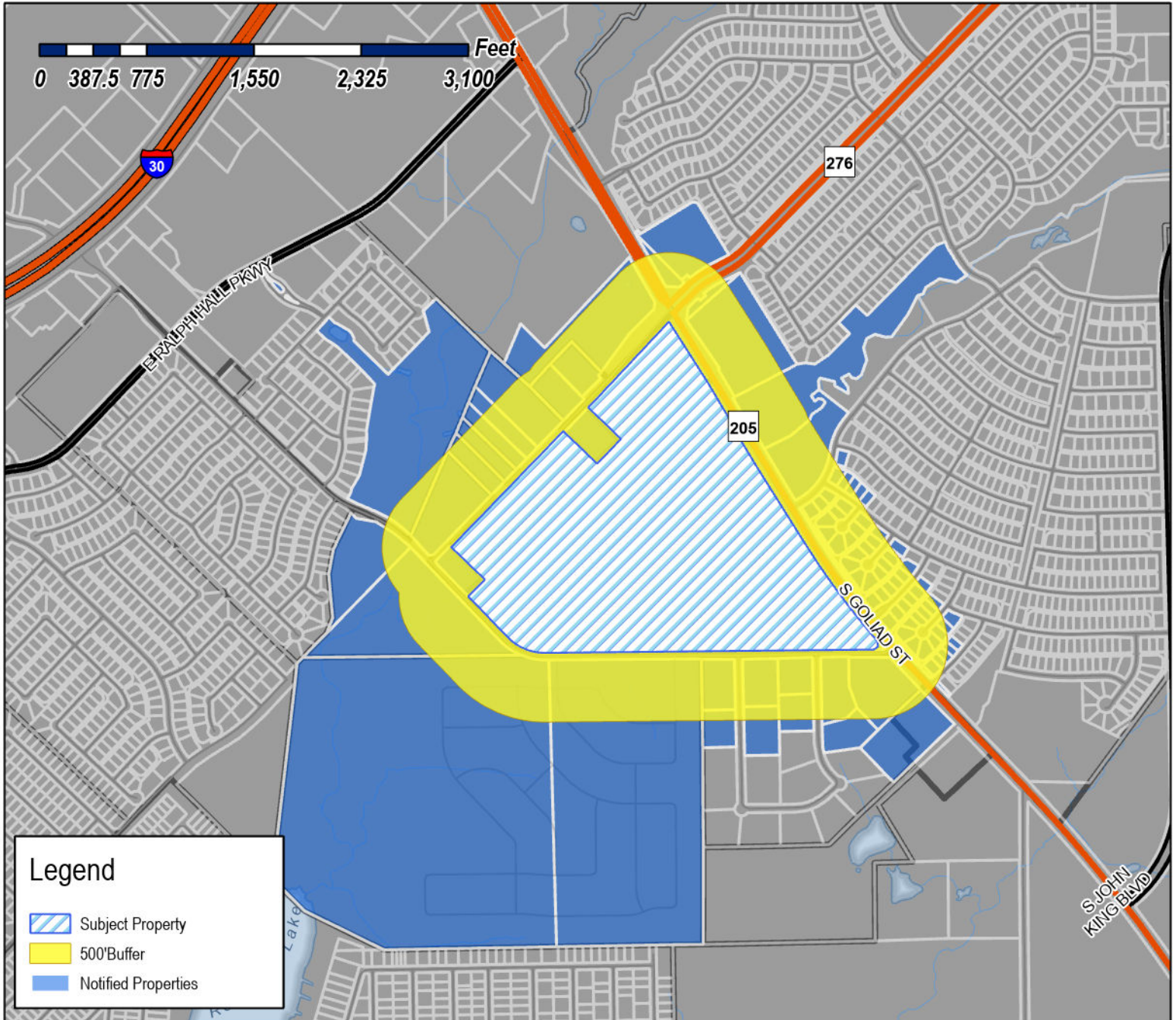
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](#)
972-771-7745 Ext. 6568



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: Z2024-028
Case Name: Amendment to PD-44
Case Type: Zoning
Zoning: Heavy Commercial (HC) District
Case Address: 950 Sids Road



Date Saved: 6/14/2024

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

RESIDENT
100 NATIONAL DR
ROCKWALL, TX 75032

RESIDENT
1005 SIDS RD
ROCKWALL, TX 75032

RESIDENT
101 NATIONAL DR
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
103 GROSS RD BLDG A
MESQUITE, TX 75149

ROCKWALL ISD
1050 WILLIAMS ST
ROCKWALL, TX 75087

ROCKWALL ISD
1050 WILLIAMS ST
ROCKWALL, TX 75087

DEAN ANN W
106 STANDING OAK DR
GEORGETOWN, TX 78633

RESIDENT
118 NATIONAL DR
ROCKWALL, TX 75032

RESIDENT
125 NATIONAL DR
ROCKWALL, TX 75032

MOORE LEE OSCAR & SHERYL ANN
1251 MARLIN AVENUE
SEAL BEACH, CA 90740

ROCKWALL HICKORY RIDGE HOMEOWNERS
ASSOC INC
C/O SBB MANAGEMENT COMPANY
12801 N CENTRAL EXPY STE 1401
DALLAS, TX 75243

DING CHENG LIANG AND LUH LUH TING
1406 ROSALIA AVE
SAN JOSE, CA 95130

MCH SFR PROPERTY OWNER 4 LLC
14355 COMMERCE WAY
MIAMI LAKES, FL 33016

QUALICO DEVELOPMENTS (US), INC
14400 THE LAKES BLVD BUILDING C, SUITE 200
AUSTIN, TX 78660

RESIDENT
1441 FOXWOOD LN
ROCKWALL, TX 75032

MCSWAIN BILLY
148 NATIONAL DR
ROCKWALL, TX 75032

REYES JULIO CESAR & URANIA S
1491 FIELDSTONE DR
ROCKWALL, TX 75032

RESIDENT
1500 WESTFIELD LN
ROCKWALL, TX 75032

ENGLESTAD HOPE ELIZABETH AND WILLIAM
MCELROY
1500 RICHFIELD CT
ROCKWALL, TX 75032

PEWICK JAMES & SHANNA PEWICK
1500 RIDGETOP CT
ROCKWALL, TX 75032

LUSK DERRICK L
1500 TIMBER RIDGE DR
ROCKWALL, TX 75032

NICKERSON TELISA A
1501 FIELDSTONE DR
ROCKWALL, TX 75032

BYRD THEODORE ZACHARY
1501 RICHFIELD CT
ROCKWALL, TX 75032

CONFIDENTIAL
1501 RIDGETOP COURT
ROCKWALL, TX 75032

SAHLOU WALIYE BESHAH
1501 TIMBER RIDGE DRIVE
ROCKWALL, TX 75032

COURSEY JOE MICHAEL
1501 WALNUT RIDGE DR
ROCKWALL, TX 75032

JONES MYRON D
1501 WESTFIELD LN
ROCKWALL, TX 75032

WILK MICHELLE R AND VICTOR
1506 RICHFIELD COURT
ROCKWALL, TX 75032

TATOM DANNY & TRACI
1506 RIDGETOP CT
ROCKWALL, TX 75032

GARDNER AALIYAH DEJANE TRUST NUMBER
TWO
AMBER GARDNER & HER SUCCESSORS TRUSTEE
1506 TIMBER RIDGE
ROCKWALL, TX 75032

HOGAN CHAD & STEFANIE
1506 WESTFIELD LN
ROCKWALL, TX 75032

RESIDENT
1507 FIELDSTONE DR
ROCKWALL, TX 75032

RESIDENT
1507 TIMBER RIDGE DR
ROCKWALL, TX 75032

RESIDENT
1507 WALNUT RIDGE DR
ROCKWALL, TX 75032

HOYL ROBERT & DARLA
1507 RICHFIELD CT
ROCKWALL, TX 75032

ERVIN CHRISTOPHER SCOTT AND SEON
BEATROUS
1507 RIDGETOP CT
ROCKWALL, TX 75032

MORITZ GREG AND BIANCA MARTINEZ
1507 WESTFIELD LN
ROCKWALL, TX 75032

RESIDENT
1512 TIMBER RIDGE DR
ROCKWALL, TX 75032

CONFIDENTIAL
1512 RICHFIELD CT
ROCKWALL, TX 75032

CONFIDENTIAL
1512 RICHFIELD CT
ROCKWALL, TX 75032

DHILLON RANJEET K AND GURMIT S
1512 RIDGETOP COURT
ROCKWALL, TX 75032

KROUCH MONY
1512 WESTFIELD LN
ROCKWALL, TX 75032

RESIDENT
1513 TIMBER RIDGE DR
ROCKWALL, TX 75032

MACFOY THEODORE P & EASTERLINE V
1513 FIELDSTONE DR
ROCKWALL, TX 75032

UNDERWOOD STEPHEN GREGORY AMANDA
BETH RYAN
1513 RICHFIELD COURT
ROCKWALL, TX 75032

HROMATKA EDWARD J & MARIA L
1513 RIDGETOP CT
ROCKWALL, TX 75032

BOSCO MIGUEL ADOLFO RODRIGUEZ AND
VERNOICA ANDREINA ZAMORA HIDALGO
1513 WALNUT RIDGE DR
ROCKWALL, TX 75032

PEREZ ELIZABETH
1513 WESTFIELD LN
ROCKWALL, TX 75032

ATTARDI JENNIFER LEIGH
1516 TIMBER RIDGE DRIVE
ROCKWALL, TX 75032

RESIDENT
1518 RIDGETOP CT
ROCKWALL, TX 75032

JIMENEZ SANTIAGO & MARIA D
1518 RICHFIELD CT
ROCKWALL, TX 75032

KORDI KIOMARS AND ELICIA
1518 TIMBER RIDGE DR
ROCKWALL, TX 75032

GRAEF DAVID R & DIANE J
1518 WESTFIELD LN
ROCKWALL, TX 75032

RESIDENT
1519 TIMBER RIDGE DR
ROCKWALL, TX 75032

RESIDENT
1519 WESTFIELD LN
ROCKWALL, TX 75032

ACOSTA CORAZON
1519 FIELDSTONE DR
ROCKWALL, TX 75032

JACKSON SHANNON D AND
VANCE R EKQUIST
1519 RICHFIELD CT
ROCKWALL, TX 75032

THOMAS BROOKE M
1519 RIDGETOP CT
ROCKWALL, TX 75032

RESIDENT
1524 TIMBER RIDGE DR
ROCKWALL, TX 75032

GAKWAYA BLAISE AND LOUISE
1524 RICHFIELD COURT
ROCKWALL, TX 75032

WINSTON CRAIG S AND LACETIA D
1524 WESTFIELD LN
ROCKWALL, TX 75032

RESIDENT
1525 WESTFIELD LN
ROCKWALL, TX 75032

PATRICK RICHARD & BRANDY
1525 RICHFIELD CT
ROCKWALL, TX 75032

DUNCAN JOSHUA LEE
1525 TIMBER RIDGE DRIVE
ROCKWALL, TX 75032

RESIDENT
1530 TIMBER RIDGE DR
ROCKWALL, TX 75032

RESIDENT
1530 WESTFIELD LN
ROCKWALL, TX 75032

DO SON & NGA HUYNH
1530 RICHFIELD CT
ROCKWALL, TX 75032

RESIDENT
1531 TIMBER RIDGE DR
ROCKWALL, TX 75032

RESIDENT
1531 WESTFIELD LN
ROCKWALL, TX 75032

TRANSAM TRUCKING
A MISSOURI CORP
15910 S 169 HWY
OLATHE, KS 66062

BURKS GLEN
1612 AMESBURY LN
ROCKWALL, TX 75087

LEMMOND BRENTON & KIMBERLY
175 E INTERSTATE 30
GARLAND, TX 75043

HICKORY RIDGE EAST HOMEOWNERS ASSOC
1800 PRESTON PARK BLVD STE 101
PLANO, TX 75093

HICKORY RIDGE EAST HOMEOWNERS ASSOC
1800 PRESTON PARK BLVD STE 101
PLANO, TX 75093

RESIDENT
182 NATIONAL DR
ROCKWALL, TX 75032

ABARCA CARLOS ALBERTO RIVERS AND TATIANA
CHAMORRO GARCIA
1892 PONTCHARTRAIN DR
ROCKWALL, TX 75087

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

LM LEASING LLC
2091 FM 1139
ROCKWALL, TX 75032

RESIDENT
227 NATIONAL DR
ROCKWALL, TX 75032

HOWELL MTN RE LLC
2560 TECHNOLOGY DRIVE SUITE 100
PLANO, TX 75074

RESIDENT
2655 S GOLIAD
ROCKWALL, TX 75032

RESIDENT
2670 S GOLIAD
ROCKWALL, TX 75032

RESIDENT
2686 S HWY205
ROCKWALL, TX 75032

RESIDENT
2800 MISTY RIDGE LN
ROCKWALL, TX 75032

PATINO TRACY AND
SUZANNE LANE
2801 WILD OAK LANE
ROCKWALL, TX 75032

GRANGER MATTHEW P AND LEAH K
2806 MISTY RIDGE LN
ROCKWALL, TX 75032

TOMAJ ENGIELL AND LAURA
2812 MISTY RIDGE LANE
ROCKWALL, TX 75032

HARKLESS ADAM AND
CYNTHIA WOMACK
2818 MISTY RIDGE LANE
ROCKWALL, TX 75032

DABNEY TERESA AND
WILBERT HANEY
2824 MISTY RIDGE LN
ROCKWALL, TX 75032

RESIDENT
2890 S GOLIAD
ROCKWALL, TX 75032

RACK HOLDINGS LLC- 125 NATIONAL SERIES
3021 RIDGE ROAD SUITE A-131
ROCKWALL, TX 75032

MAH JEFFERY
305 BLANCO CIR
SOUTHLAKE, TX 76092

EPES TRANSPORT SYSTEM LLC
3400 EDGEFIELD CT
GREENSBORO, NC 27408

HPLI LLC
3820 AZURE LN
ADDISON, TX 75001

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

ISSAC PARAMPOTTIL T & LEELAMMA
4215 EDMONDSON AVENUE
HIGHLAND PARK, TX 75205

MEBRATU GEZI
46 WINDSOR DR
ROCKWALL, TX 75032

GREENOAKS PROPERTIES INC
512 SUNSTONE DR
IRVING, TX 75060

USMAN ASIM & HUMA RASHID
5140 BEAR CLAW LN
ROCKWALL, TX 75032

WU CHUN Y
518 ALLENTOWN RD
PARSIPPANY, NJ 7054

SCOTTFREE INVESTMENTS LP
519 E INTERSTATE 30 #511
ROCKWALL, TX 75087

RESIDENT
626 NATIONAL DR
ROCKWALL, TX 75032

RESIDENT
627 NATIONAL DR
ROCKWALL, TX 75032

TWO RAIDER VENTURES LLC
708 AGAPE CIRCLE
ROCKWALL, TX 75087

TRI-TEX CONSTRUCTION INC
797 N GROVE RD
RICHARDSON, TX 75081

ROCKWALL I S D
801 E WASHINGTON ST
ROCKWALL, TX 75087

205 AND 276 PARTNERS
8750 N CENTRAL EXPY SUITE 1735
DALLAS, TX 75231

RESIDENT
900 SIDS RD
ROCKWALL, TX 75032

JS CUSTOM HOMES LLC
9091 FM 2728
TERRELL, TX 75161

RESIDENT
950 SIDS RD
ROCKWALL, TX 75032

RESIDENT
955 SIDS RD
ROCKWALL, TX 75032

RESIDENT
960 SIDS RD
ROCKWALL, TX 75032

RESIDENT
965 SIDS RD
ROCKWALL, TX 75032

RESIDENT
980 SIDS RD
ROCKWALL, TX 75032

RESIDENT
981 SIDS RD
ROCKWALL, TX 75032

SRYGLEY JAMES G
992 SIDS RD
ROCKWALL, TX 75032

RESIDENT
995 SIDS RD
ROCKWALL, TX 75032

RS RENTAL I LLC
ATTN AVENUE ONE, 11TH FL, 31 HUDSON
YARDS
NEW YORK, NY 10001

AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT 23975
PARK SORRENTO, SUITE 300
CALABASAS, CA 91302

SLAUGHTER RICHARD E JR
PO BOX 1717
ROCKWALL, TX 75087

ESTEP KIP
PO BOX 2
ROCKWALL, TX 75087

RODD HANNA'S AIR PERFORMANCE
HEATING & A/C INC
PO BOX 208
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC CORP INC
PO BOX 37
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC CORP INC
PO BOX 37
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC CORP INC
PO BOX 37
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC COOPERATIVE
INC
PO BOX 37
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC COOPERATIVE
INC
PO BOX 37
ROCKWALL, TX 75087

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

PUBLIC NOTICE



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

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

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

Z2024-028: Zoning Change from PD-44, HC, & C to PD-44

Hold a public hearing to discuss and consider a request by David Naylor of Rayburn Electric Cooperative for the approval of a Zoning Change from Planned Development District 44 (PD-44), Commercial (C) District, and Heavy Commercial (HC) District to Planned Development District 44 (PD-44) for Commercial (C) District and Heavy Commercial (HC) District land uses for a 95.00-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26; Lots 6, 7, 8, & 9, Block A, Rayburn Country Addition; Lot 1, Block 1, Helwig Addition; and Lot 1, Block A, Estep Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, Heavy Commercial (HC) District, and Planned Development District 44 (PD-44) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, generally located in between Mims Road, Sids Road, and S. Goliad Street [SH-205], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, July 9, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 15, 2024 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, July 15, 2024 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. Z2024-028: Zoning Change from PD-44, HC, & C to PD-44

Please place a check mark on the appropriate line below:

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

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

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

Name:
Address:

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

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



Rayburn Electric Cooperative Inc.
P.O. Box 37 | Rockwall, TX 75087
950 Sids Rd. | Rockwall, TX 75032
Phone 469-402-2100
<http://www.rayburnelectric.com>

June 10, 2024

Ryan C. Miller, AICP
Director of Planning & Zoning, Planning & Zoning Division, City of Rockwall
972.722.6441 Office
RMiller@rockwall.com
385 S. Goliad Street
Rockwall, TX 75087

Cc: Mary Smith, City Manager; Msmith@rockwall.com

Rayburn Electric Cooperative (Rayburn) submits the attached zoning application request and proposed planned development ordinance for our property bounded by Sids Road, Mims Road, and State Highway 205. As you are aware, Rayburn has recently acquired additional tracts (e.g., TransAm Trucking and Fuji Dental Lab) adjacent to our current headquarters. These additions have provided Rayburn with the ability to consider the overall use of our property. As a result, we would like to adjust the zoning on the overall property to ensure consistency with our current use as well as utilize portions of the property to benefit the community (e.g., soccer fields and other recreational use) and our employees. Rayburn was chosen by the Dallas Morning News as the #5 Top Small Business Workplace in the DFW Metroplex (#1 in Employee Benefits), and we view the requested changes as the next step in our continued effort to enhance our cooperative and Rockwall community. I welcome the City staff and Council members to tour our campus as an indication of what we are constructing here.

The attached ordinance reflects this request. Rayburn looks forward to working with the City of Rockwall and improving our overall community.

Thank you,

A handwritten signature in blue ink, appearing to read 'David A. Naylor', is written over a circular stamp or seal that is partially obscured.

David A. Naylor

Enclosed: Zoning Application Request

City of Rockwall

205
TEXAS

276
TEXAS

SH276

S GOLIAD ST

SIDS RD

MIMS RD

RISD South Bus Barn

(TransAm Trucking)

(Fuji Dental)

S & A Systems

Meadowcreek Park

Rayburn Electric Cooperative

90.37 AC
(3,936,502.92 SF)

POB

Pristine Cast Stone

Peachtree Meadows Subdivision



City of Rockwall



0 500 Feet

Date: 6/10/2024

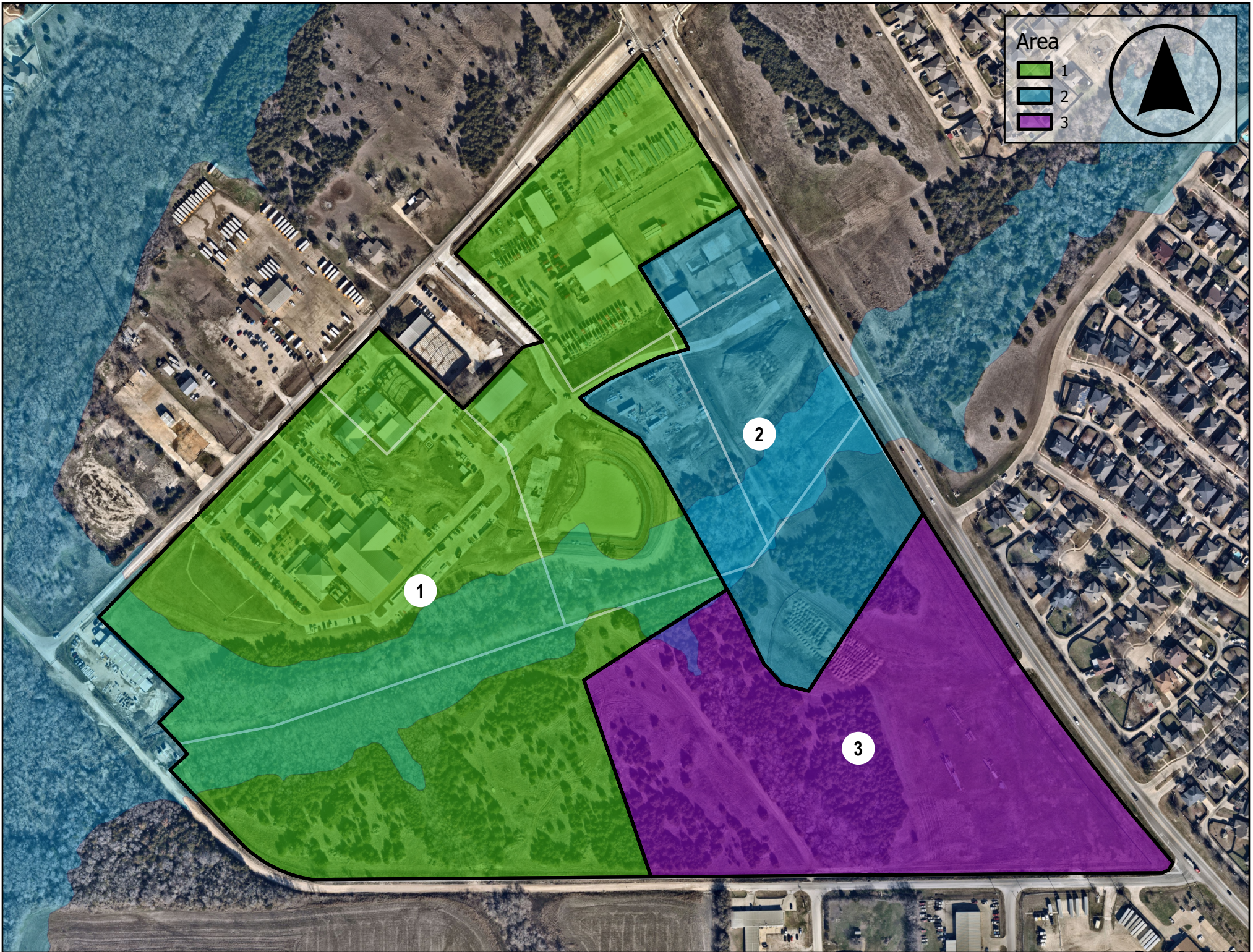
RAYBURN ELECTRIC COOPERATIVE

Rayburn Electric Cooperative

BEING 90.37 acres of land situated in Abstract 26, William N. Barnes Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at the Westernmost corner of the Rayburn Country Addition, Block A, Lot 9 (2019), *NAD83 Texas State Plane GPS Coordinate (Grid): E 2598018.94, N 7014699.27 Feet*;

- 1 **THENCE** North 45°-09'-40" East, along the Southern Right of Way of Sids Road, a distance of 1166.39 feet to a corner;
- 2 **THENCE** South 45°-09'-07" East, following the boundary of the Pott Shrigley Addition (RCAD Account # 47004), a distance of 338.73 feet to a corner;
- 3 **THENCE** North 45°-09'-13" East, continuing along said boundary, a distance of 247.63 feet to a corner;
- 4 **THENCE** North 45°-02'-39" West, a distance of 338.69 feet to a corner;
- 5 **THENCE** North 45°-09'-41" East, a distance of 59.41 feet to a corner;
- 6 **THENCE** South 46°-05'-37" East, a distance of 10.654 feet for a corner;
- 7 **THENCE** North 44°-07'-04" East, following the boundary of the Helwig Addition (RCAD Account # 44046), a distance of 794.409 feet to a corner;
- 8 **THENCE** South 29°-54'-19" East, continuing along said boundary a distance of 734.37 feet to a corner;
- 9 **THENCE** South 30°-01'-35" East, along the West Right of Way of South Goliad St. (State Highway 205), a distance of 284.635 feet to a point;
- 10 **THENCE** South 30°-01'-35" East, continuing along said Right of Way, a distance of 297.94 feet to a point;
- 11 **THENCE** South 30°-01'-35" East, a distance of 449.71 feet to the beginning of a curve;
- 12 **THENCE** along said curve to the left having an angle of 09°-34'-15" and a radius of 5789.71 feet with a chord distance of 966.01 feet and a chord bearing of South 34°-48'-42" East, to the beginning of a curve;
- 13 **THENCE** along said curve to the right having an angle of 129°-16'-39" and a radius of 40.00 feet with a chord distance of 72.29 feet and a chord bearing of South 25°-02'-31" West, to a point;
- 14 **THENCE** South 89°-40'-52" West, along the North Right of Way of Mims Rd, a distance of 366.51 feet to a point;
- 15 **THENCE** South 89°-40'-52" West, continuing along said Right of Way, a distance of 849.66 feet to a point;
- 16 **THENCE** North 88°-36'-16" West, a distance of 1129.63 feet to the beginning of a curve;
- 17 **THENCE** along said curve to the right having an angle of 46°-17'-43" and a radius of 417.50 feet with a chord distance of 328.24 feet and a chord bearing of North 65°-27'-24" West, to a point;
- 18 **THENCE** North 42°-18'-34" West, a distance of 364.963 feet to a corner;
- 19 **THENCE** North 43°-30'-55" East, following the boundary of Abstract 26, Tract 3-7, a 1.5-acre tract (RCAD Account # 26918), a distance of 70.203 feet to a point;
- 20 **THENCE** North 45°-33'-50" East, continuing along said boundary, a distance of 99.73 feet to a corner;
- 21 **THENCE** North 45°-07'-43" West, a distance of 338.235 feet, to the POINT OF BEGINNING AND CONTAINING 90.37 acres of land (3,936,502.92 square feet) more or less.



ORDINANCE NO. 97-28

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO CHANGE THE ZONING ON A TRACT OF LAND WHICH IS MORE FULLY DESCRIBED HEREIN FROM "C" COMMERCIAL AND "HC" HEAVY COMMERCIAL CLASSIFICATION TO PLANNED DEVELOPMENT ZONING "PD- 44 PLANNED DEVELOPMENT NUMBER 44; CORRECTING THE OFFICIAL ZONING MAP; 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; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a change in the classification of a zoning district has been requested by James Helwig for the property more specifically described in Exhibit "A" attached hereto; 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 Comprehensive Zoning Ordinance 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 Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended by amending the zoning map of the City of Rockwall so as to give "Planned Development District No.44 classification to the tract of land described in Exhibit "A".

SECTION 2. That the property described in Exhibit "A" shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future. The granting of this zoning classification for the property as described in Exhibit "A" is subject to the following special conditions:

A. The use of the property shall be regulated by the following requirements:

1. The uses, area requirements and development standards of the Commercial zoning category of the Comprehensive Zoning ordinance as currently adopted,

or as revised in the future, except as otherwise provided for in this ordinance and the following additional permitted uses:

- a. Commercial Trucking Operation
- b. Outdoor Storage of Vehicles used in association with the trucking operation

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

SECTION 4. Any person, firm or corporation violating any of the provisions of this ordinance 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 5. 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, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed to the extent of that conflict.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this 3rd day of November, 1997.

APPROVED:



Mayor

ATTEST:

BY Cindy Kundred

1st reading 10/29/97

2nd reading 11/03/97



EXHIBIT "A"

PROPERTY DESCRIPTION

BEING a lot, tract or parcel of land situated in the City of Rockwall, Rockwall County, Texas, and being 7.51 acres out the William H. Barnes Survey, Abstract No. 26, said 7.51 acre tract being all of the Helwig Addition Lot 1, Block A recorded in Cabinet C, Slide 176, all of a 1.24 acre tract recorded in Volume 893, Page 244, and also containing part of the Pentecostal Church a 2.0 acre tract recorded in Volume 137, Page 201, part of the Gentry Plumbing a 1.0 acre tract recorded in Volume 1098, Page 164, and part of the Estep a 1.0 acre tract recorded in Volume 1098, Page 164, and being more particularly described by lines and bounds as follows:

BEGINNING at a 1/2 Inch Iron rod found for corner at the intersection of the Southwest line of State Highway No. 205 (100 foot right of way) with the Southeast line of Sid's Road (40 Foot right of way), said corner being the Northeast corner of the 7.51 acre tract of land and a U.S.C. & G.S. monument bears North 60 degrees 05 minutes 41 seconds East a distance of 35.0 feet and North 29 degrees 54 minutes 19 seconds East a distance of 1562.59 feet from said corner;

THENCE South 29 degrees 54 minutes 19 seconds East along the Southwest right of way line of said State Highway No. 205 a distance of 330.08 feet to a 1/2 Inch Iron rod found for corner said corner being the North corner of said Pentecostal Church tract;

THENCE South 60 degrees 05 minutes 41 seconds West along the North line of said Pentecostal Church tract a distance of 337.42 feet to a 1/2 Inch Iron rod found for corner;

THENCE South 29 minutes 54 seconds 19 minutes East along the West lines of said Pentecostal Church tract, said Gentry Plumbing tract, and said Estep tract, and the East line of said 1.24 acre tract, a distance of 417.42 feet to a 1/2 Inch Iron rod found for corner;

THENCE South 60 degrees 08 minutes 51 seconds West along the South line of said 1.24 acre tract a distance of 351.14 feet to a 1/2 Inch Iron rod found for corner;

THENCE North 30 degrees 00 minutes 00 seconds West along the West line of said 1.24 acre tract a distance of 199.67 feet to a 1/2 Inch Iron rod found for corner.

THENCE North 45 degrees 04 minutes 21 seconds West a distance of 350.77 feet to a 1/2 Inch Iron rod found for corner in the Southeast line of said Sid's Road;

THENCE North 45 degrees 06 minutes 36 seconds East along the Southwest line of said Sid's Road a distance of 808.15 feet to the POINT OF BEGINNING and containing 327,159.57 square feet or 7.51 acres of land.

ORDINANCE NO. 98-05

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO CHANGE THE ZONING ON A TRACT OF LAND WHICH IS MORE FULLY DESCRIBED HEREIN FROM "C" COMMERCIAL AND "HC" HEAVY COMMERCIAL CLASSIFICATION TO PLANNED DEVELOPMENT ZONING "PD- 44 PLANNED DEVELOPMENT NUMBER 44; CORRECTING THE OFFICIAL ZONING MAP; 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; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a change in the classification of a zoning district has been requested by James Helwig for the property more specifically described in Exhibit "A" attached hereto; 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 Comprehensive Zoning Ordinance 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 Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended by amending the zoning map of the City of Rockwall so as to give "Planned Development District No.44 classification to the tract of land described in Exhibit "A".

SECTION 2. That the property described in Exhibit "A" shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future. The granting of this zoning classification for the property as described in Exhibit "A" is subject to the following special conditions:

A. The use of the property shall be regulated by the following requirements:

1. The uses, area requirements and development standards of the Commercial zoning category of the Comprehensive Zoning ordinance as currently adopted,

or as revised in the future, except as otherwise provided for in this ordinance and the following additional permitted uses:

- a. Commercial Trucking Operation
- b. Outdoor Storage of Vehicles used in association with the trucking operation

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

SECTION 4. Any person, firm or corporation violating any of the provisions of this ordinance 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 5. 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, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed to the extent of that conflict.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this 2nd day of February, 1998.

APPROVED:



Mayor

ATTEST:

BY Cindy Kindred

1st reading 1/20/98

2nd reading 2/2/98



EXHIBIT 'A'

PROPERTY DESCRIPTION

BEING a lot, tract or parcel of land situated in the City of Rockwall, Rockwall County, Texas, and being 7.51 acres out the William H. Barnes Survey, Abstract No. 26, said 7.51 acre tract being all of the Helwig Addition Lot 1, Block A recorded in Cabinet C, Slide 176, all of a 1.24 acre tract recorded in Volume 893, Page 244, and also containing part of the Pentecostal Church a 2.0 acre tract recorded in Volume 137, Page 201, part of the Gentry Plumbing a 10 acre tract recorded in Volume 1098, Page 164, and part of the Estap a 10 acre tract recorded in Volume 1098, Page 164, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner at the intersection of the Southwest line of State Highway No. 205 (100 foot right of way) with the Southeast line of Sid's Road (40 foot right of way), said corner being the Northeast corner of the 7.51 acre tract of land and a U.S.C. & G.S. monument bears North 60 degrees 05 minutes 41 seconds East a distance of 350 feet and North 29 degrees 54 minutes 19 seconds East a distance of 1562.59 feet from said corner;

THENCE South 29 degrees 54 minutes 19 seconds East along the Southwest right of way line of said State Highway No. 205 a distance of 330.08 feet to a 1/2 inch iron rod found for corner said corner being the North corner of said Pentecostal Church tract;

THENCE South 60 degrees 05 minutes 41 seconds West along the North line of said Pentecostal Church tract a distance of 337.42 feet to a 1/2 inch iron rod found for corner;

THENCE South 29 minutes 54 seconds 19 minutes East along the West lines of said Pentecostal Church tract, said Gentry Plumbing tract, and said Estep tract, and the East line of said 1.24 acre tract, a distance of 417.42 feet to a 1/2 inch iron rod found for corner;

THENCE South 60 degrees 08 minutes 51 seconds West along the South line of said 1.24 acre tract a distance of 351.14 feet to a 1/2 inch iron rod found for corner;

THENCE North 30 degrees 00 minutes 00 seconds West along the West line of said 1.24 acre tract a distance of 199.67 feet to a 1/2 inch iron rod found for corner.

THENCE North 45 degrees 04 minutes 21 seconds West a distance of 350.77 feet to a 1/2 inch iron rod found for corner in the Southeast line of said Sid's Road;

THENCE North 45 degrees 06 minutes 36 seconds East along the Southwest line of said Sid's Road a distance of 808.15 feet to the POINT OF BEGINNING and containing 327,159.57 square feet or 7.51 acres of land.

CITY OF ROCKWALL

ORDINANCE NO. 09 - 03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL AS PREVIOUSLY AMENDED SO AS TO APPROVE A CHANGE IN ZONING FROM (C) COMMERCIAL DISTRICT TO (PD-44) PLANNED DEVELOPMENT NO. 44 DISTRICT, ON A 1.57-ACRE TRACT KNOWN AS PART OF LOT 1, BLOCK A, JAMES HELWIG ADDITION AND MORE SPECIFICALLY SHOWN IN EXHIBIT "A" ATTACHED HEREIN; 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, a zoning change from (C) Commercial district to (PD-44) Planned Development No. 44 district has been requested by John Bledsoe of Trans Am Trucking Inc., for a 1.57-acre tract known as part of Lot 1, Block A, James Helwig Addition, City and County of Rockwall, Texas, and more specifically shown in Exhibit "A" attached 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 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 (Ord. No. 04-38) of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning from (C) Commercial district to (PD-44) Planned Development No. 44 district on a 1.57-acre tract known as part of Lot 1, Block A, James Helwig Addition, City and County of Rockwall, Texas, and more specifically shown in Exhibit "A" attached herein; and

Section 2. That the property described herein shall be used only in the manner and for the purposes provided for in **Article V, Section 4.5, Commercial District** of the City of Rockwall Unified Development Code (Ord. No. 04-38) as heretofore amended and as may be amended in the future, and shall be subject to the following additional conditions:

1. As approved via Ordinance No. 97-28, the additional permitted uses shall be allowed:
 - a. Commercial Trucking Operation
 1. No Outdoor Storage/Parking of Vehicles shall be allowed on the 1.57-acre property as shown on Exhibit "B".

2. The subject site shall be limited to "Truck Driver Training" for the adjacent Trucking Operation located on the remaining portion of Lot 1, Block A, James Helwig Addition.

2. Adherence to the approved site plan (Exhibit "B").

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

Section 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 6. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

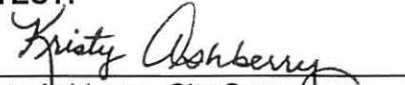
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 20th day of ~~January~~, 2009.

2nd February
KWA



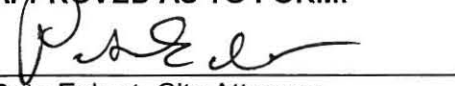
William R. Cecil, Mayor

ATTEST:



Kristy Ashberry, City Secretary

APPROVED AS TO FORM:

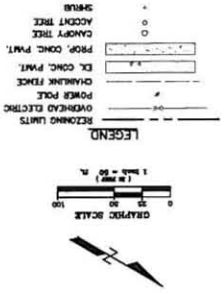
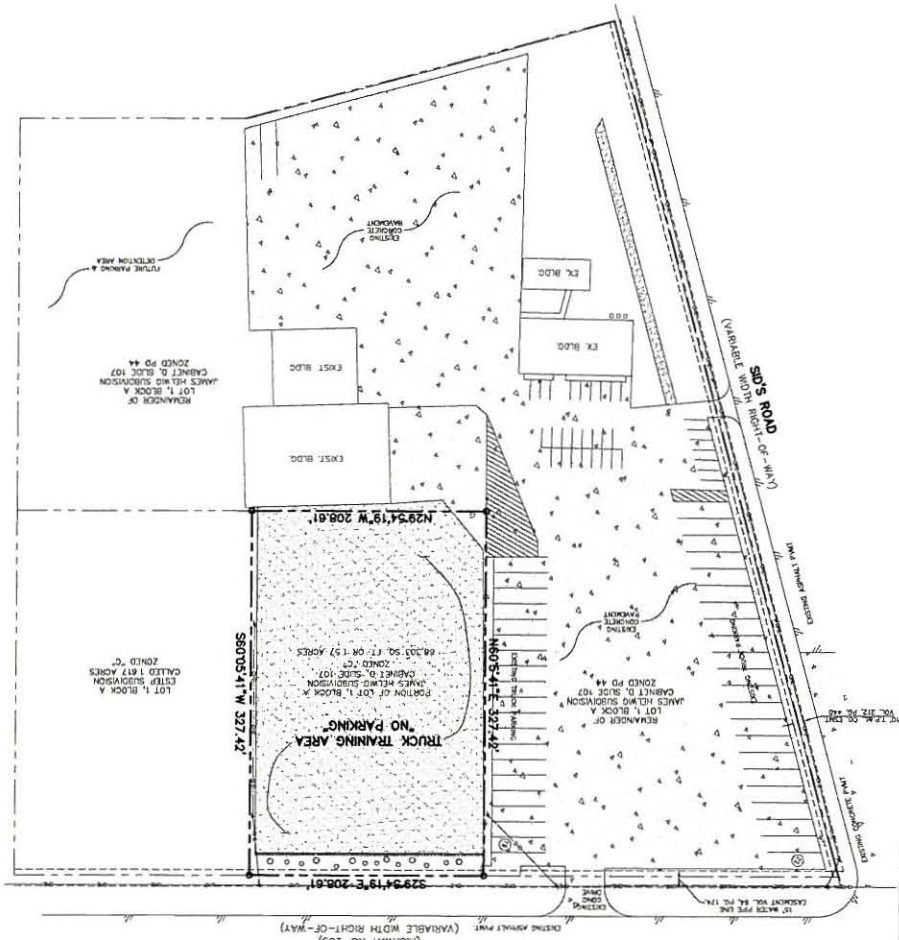
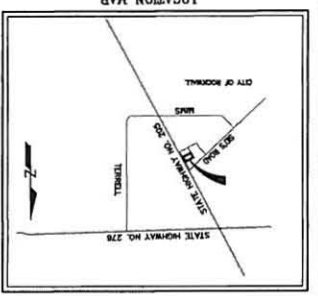


Pete Eckert, City Attorney

1st Reading: 01-05-09

2nd Reading: 02-02-09





PURPOSE FOR REZONING:
 REZONE 1.57 ACRES OF LOT 1, BLOCK A
 JAMES HELWIG SUBDIVISION FROM "C"
 COMMERCIAL TO PD 44 TO MATCH ZONING
 ON REMAINDER OF LOT 1, BLOCK A.

OWNER/APPLICANT:
 TRANSAM TRUCKING, INC.
 2670 SOUTH GOULD
 ROCKWALL, TEXAS 75087
 PHONE: 972-722-0573
 FAX: 972-951-9050

<p>Scale: 1" = 50'</p> <p>Designed by: A.L.V.</p> <p>Drawn by: A.L.V.</p> <p>Checked by: A.L.V.</p> <p>12/18/2008 15:26</p>	<p>PD SITE PLAN</p> <p>TRANS-AM TRUCKING</p> <p>TRANS LOT 1, BLOCK A</p> <p>CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS</p>	<p>TRANSAM TRUCKING, INC.</p> <p>2670 SOUTH GOULD</p> <p>ROCKWALL, TEXAS 75087</p> <p>PHONE: 972-722-0573</p> <p>FAX: 972-951-9050</p>		<p>TOMDEN ENGINEERING, L.L.P.</p> <p>12509 N. Central Expressway, Suite 700A</p> <p>Pl. 972.386.6446 Fax: 972.386.6408</p> <p>mail@tomden.com</p>

PDS1
 SHEET

● **COMMERCIAL/RETAIL (CR)**

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. Zoning in conformance with the Commercial/Retail land uses category can be incorporated into a Planned Development (PD) District as part of a larger mix-use master planned community, and may vary in size depending on the adjacent service area. In certain cases where commercial land uses are eminent, it may be appropriate to incorporate zoning in conformance to the Commercial land use category on all four (4) corners of an intersection; however, this is not necessary in all cases. These areas should be designed with the pedestrian in mind, and provide connections between the commercial land use and the adjacent residential subdivision.

DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Commercial Retail Buildings, Restaurants/Brew Pubs, Multi-Tenant Commercial Centers, Neighborhood Centers and Convenience Centers
- 2 Secondary Land Uses: Office/Financial Institutions, Parks, Open Space, and Institutional/Civic Land Uses
- 3 Zoning Districts: Neighborhood Services (NS) District, General Retail (GR) District, Commercial (C) District and certain mixed-use Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

- 1 Shops at Stone Creek
- 2 Corner of the Intersection of N. Lakeshore Drive and N. Goliad Street [SH-205]
- 3 Walmart Neighborhood Market Shopping Center



● **COMMERCIAL/INDUSTRIAL (CI)**

The *Commercial/Industrial* land use category typically is characterized by smaller business and industrial land uses that are focused around assembly, manufacturing and fabrication. This designation may also accommodate land uses that require outside storage. These areas are also appropriate for small business and business incubator arrangements. Land uses under this designation should be heavily screened by landscaping and should be separated from other land uses using large buffers and roadways. These areas are not appropriate adjacent to residential land use designations and should be separated from these areas using transitional land uses.

DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Small Scale Manufacturing, Assembly, and Fabrication Businesses, Business Incubators, Contractors Shops, and Heavy Equipment/Truck Rental Businesses
- 2 Secondary Land Uses: Warehouse and Outside Storage
- 3 Zoning Districts: Heavy Commercial (HC) District and Heavy Industrial (HI) District

EXISTING LAND USE EXAMPLES

- 1 Areas Adjacent to National Drive
- 2 Areas Adjacent to Sids Road

● **BUSINESS CENTERS (BC)**

The Business Center land use designation is intended to provide areas with a variety of employment options. While focusing on employment land uses, these areas may also incorporate limited supporting land uses (*e.g. restaurants and commercial-retail*) that complement the primary land uses. These areas should be designed with public amenities and greenspaces, increased landscaping, and unique design features that will help create a sense of place.

DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Professional Offices, Corporate Offices, General Offices, Institutional Land Uses, Research and Design/Development Businesses, and Technology/Data Centers.
- 2 Secondary Land Uses: Supporting Restaurants and Commercial-Retail Land Uses, Hotels, Parks, Open Space and Civic Uses
- 3 Zoning Districts: Commercial (C) District, Light Industrial (LI) District, and Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

- 1 Trend Tower

18 SOUTHWEST RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The *Southwest Residential District* contains a mixture of land uses that include existing medium and low density residential, heavy commercial/retail land uses (i.e. *National Drive, Sids Road, and Mims Road*) and commercial land uses. In the future, this district is expected to continue to function as it does today with additional low-density master planned communities filling in the vacant land remaining in the central and southern areas of the district. In addition, the areas that are in transition are expected to continue to improve adding additional value to the City.

DISTRICT STRATEGIES

The strategies for the *Southwest Residential District* are as follows:

1 **Suburban Residential.** This district has several large tracts of land that can support highly amenitized master planned communities. Areas adjacent to the Oaks of Buffalo Way Subdivision should utilize larger lots adjacent to the subdivision to transition to a smaller lot sizes; however, these areas should incorporate a mix of larger to mid-sized lots.

2 **Commercial/Industrial Land Uses.** The areas around Sids Road, National Drive, and Mims Road are some of the only areas in the City that are designated for *Commercial/Industrial* land uses. As a result, these areas should be protected from the encroachment of incompatible land uses (i.e. *residential land uses -- higher density or otherwise*). This should protect the businesses that currently exist in these areas.

3 **Transitional Areas.** The areas designated as *Transitional Areas* are currently transitioning from interim land uses and building types to more permanent structures with conforming land uses. These areas should be given special consideration with regard to requests that further the establishment of uses and structures that will improve the property values of the adjacent properties; however, the City should look to continue to discourage uses and structures that are situated within established floodplains.

4 **Intersection of SH-276 and S. Goliad Street (Sids Road and S. Goliad Street).** The intersection at Sids Road and S. Goliad Street [SH-205] -- also identified as the future intersection of SH-276 and S. Goliad Street -- is anticipated to be a major commercial intersection due to the high traffic volumes carried by both SH-276 and S. Goliad Street [SH-205]. This intersection will most likely have commercial at all four (4) corners and will create a major node along both highways.



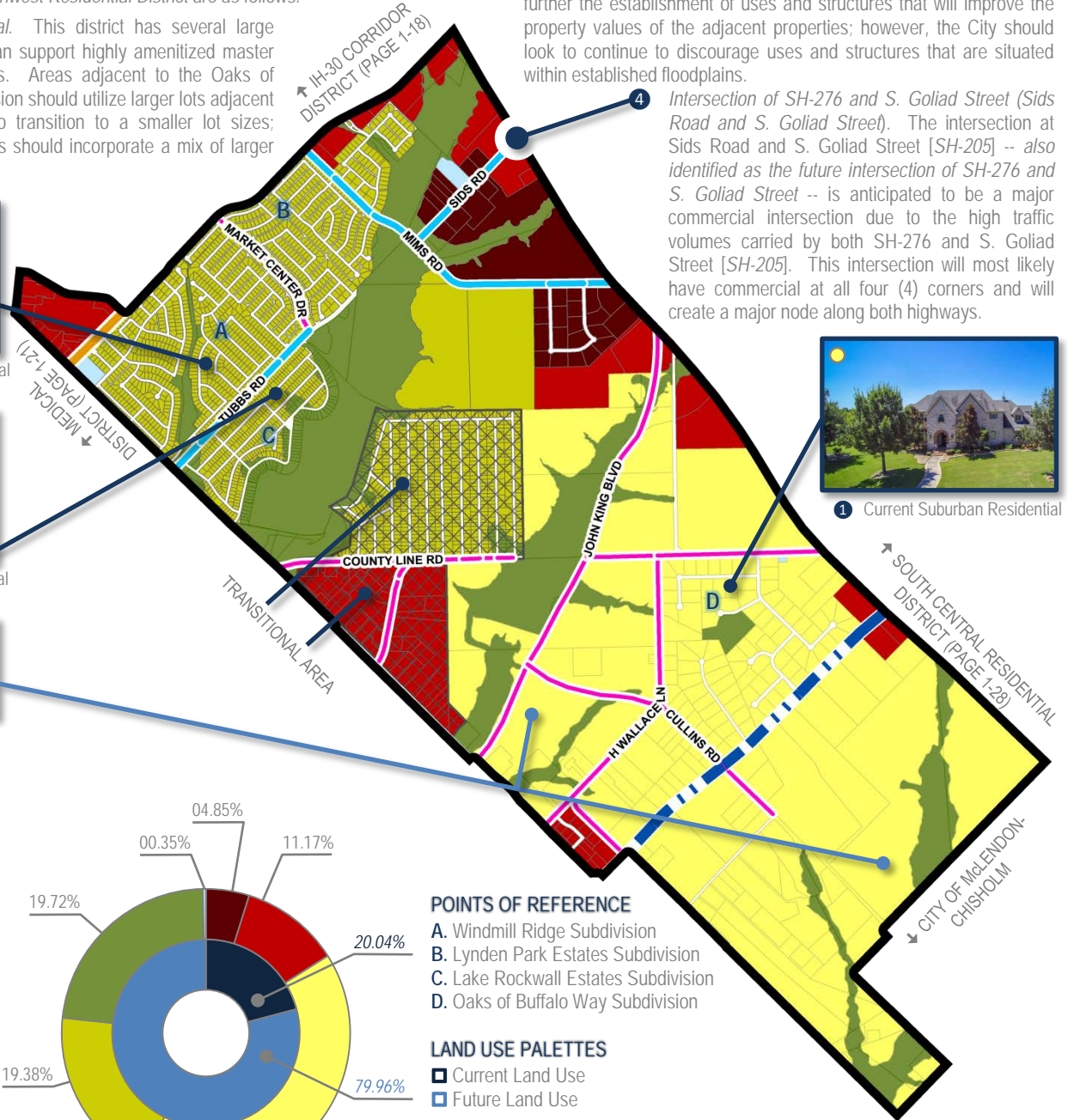
1 Current Suburban Residential



1 Current Suburban Residential

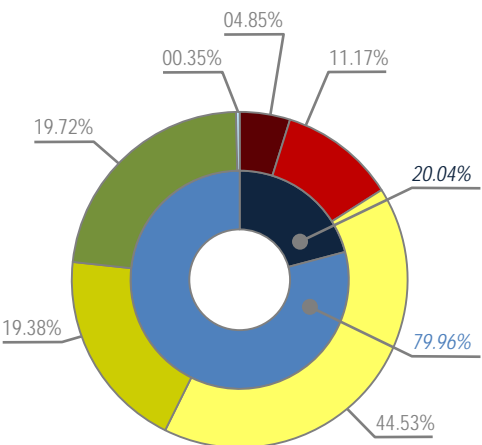


1 Future Suburban Residential



1 Current Suburban Residential

BUILD OUT		4,251
		14,108
% OF ROCKWALL		10.95%
		10.34%
		12.49%
CURRENT		2,190
		188
		7,437



- POINTS OF REFERENCE**
- A. Windmill Ridge Subdivision
 - B. Lynden Park Estates Subdivision
 - C. Lake Rockwall Estates Subdivision
 - D. Oaks of Buffalo Way Subdivision

- LAND USE PALETTES**
- Current Land Use
 - Future Land Use

	COMMERCIAL/INDUSTRIAL (CI)	120.50-ACRES
	COMMERCIAL/RETAIL (CR)	277.44-ACRES
	LOW DENSITY RESIDENTIAL (LDR)	1,106.20-ACRES
	MEDIUM DENSITY RESIDENTIAL (MDR)	481.39-ACRES
	PARKS AND OPEN SPACE (OS)	489.99-ACRES
	QUASI-PUBLIC (QP)	8.67-ACRES

	COMMERCIAL	20.04%
	RESIDENTIAL	79.96%
	MIXED USE	0.00%
	MINOR COLLECTOR	
	M4D	
	M4U	
	TXDOT 4D	

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 44 (PD-44) [ORDINANCE NO.'S 97-28 & 09-03] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM A HEAVY COMMERCIAL (HC) DISTRICT AND COMMERCIAL (C) DISTRICT TO PLANNED DEVELOPMENT DISTRICT 44 (PD-44) AND FOR THE PURPOSES AMENDING THE CONCEPT PLAN AND DEVELOPMENT STANDARDS FOR A 90.37-ACRE TRACT OF LAND IDENTIFIED AS LOTS 6, 7, 8 & 9, BLOCK A, RAYBURN COUNTRY ADDITION; LOT 1, BLOCK 1, HELWIG ADDITION; LOT 1, BLOCK A, ESTEP ADDITION; AND TRACT 3 OF THE W. H. BARNES SURVEY, ABSTRACT NO. 26, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* AND FURTHER DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from David Naylor of Rayburn Electric Cooperative for the approval of a *Zoning Change* from a Heavy Commercial (HC) District and Commercial (C) District to Planned Development District 44 (PD-44) and for the purposes of amending the concept plan and development standards contained within Planned Development District 44 (PD-44) [Ordinance No.'s 97-28 & 09-03] for a 90.37-acre tract of land identified as Lots 6, 7, 8 & 9, Block A, Rayburn Country Addition; Lot 1, Block 1, Helwig Addition; Lot 1, Block A, Estep Addition; and Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, Heavy Commercial (HC) District, and Planned Development District 44 (PD-44) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, bounded by SH-205 to the east, Sids Road to the north, and Mims Road south and west, 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 44 (PD-44) [Ordinance No.'s 97-28 & 09-03] 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.'s 97-28 & 09-03*;

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 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 *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 the official zoning map of the City be corrected to reflect the changes in the zoning described herein;

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

SECTION 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code 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 [UDC]*), 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 8. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5TH DAY OF AUGUST, 2024.

Trace Johannessen, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: July 15, 2024

2nd Reading: August 5, 2024

Exhibit 'A'
Legal Description

BEING 90.37 acres of land situated in Abstract 26, William N. Barnes Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at the Westernmost corner of the Rayburn Country Addition, Block A, Lot 9 (2019), *NAD83 Texas State Plane GPS Coordinate (Grid): E 2598018.94, N 7014699.27-feet;*

- 1 *THENCE* North 45°-09'-40" East, along the Southern Right of Way of Sids Road, a distance of 1166.39-feet to a corner;
- 2 *THENCE* South 45°-09'-07" East, following the boundary of the Pott Shrigley Addition (RCAD Account # 47004), a distance of 338.73-feet to a corner;
- 3 *THENCE* North 45°-09'-13" East, continuing along said boundary, a distance of 247.63-feet to a corner;
- 4 *THENCE* North 45°-02'-39" West, a distance of 338.69-feet to a corner;
- 5 *THENCE* North 45°-09'-41" East, a distance of 59.41-feet to a corner;
- 6 *THENCE* South 46°-05'-37" East, a distance of 10.654-feet for a corner;
- 7 *THENCE* North 44°-07'-04" East, following the boundary of the Helwig Addition (RCAD Account # 44046), a distance of 794.409-feet to a corner;
- 8 *THENCE* South 29°-54'-19" East, continuing along said boundary a distance of 734.37-feet to a corner;
- 9 *THENCE* South 30°-01'-35" East, along the West Right of Way of South Goliad St. (State Highway 205), a distance of 284.635-feet to a point;
- 10 *THENCE* South 30°-01'-35" East, continuing along said Right of Way, a distance of 297.94-feet to a point;
- 11 *THENCE* South 30°-01'-35" East, a distance of 449.71-feet to the beginning of a curve;
- 12 *THENCE* along said curve to the left having an angle of 09°-34'-15" and a radius of 5789.71-feet with a chord distance of 966.01-feet and a chord bearing of South 34°-48'-42" East, to the beginning of a curve;
- 13 *THENCE* along said curve to the right having an angle of 129°-16'-39" and a radius of 40.00-feet with a chord distance of 72.29-feet and a chord bearing of South 25°-02'-31" West, to a point;
- 14 *THENCE* South 89°-40'-52" West, along the North Right of Way of Mims Rd, a distance of 366.51-feet to a point;
- 15 *THENCE* South 89°-40'-52" West, continuing along said Right of Way, a distance of 849.66-feet to a point;
- 16 *THENCE* North 88°-36'-16" West, a distance of 1129.63-feet to the beginning of a curve;
- 17 *THENCE* along said curve to the right having an angle of 46°-17'-43" and a radius of 417.50-feet with a chord distance of 328.24-feet and a chord bearing of North 65°-27'-24" West, to a point;
- 18 *THENCE* North 42°-18'-34" West, a distance of 364.963-feet to a corner;
- 19 *THENCE* North 43°-30'-55" East, following the boundary of Abstract 26, Tract 3-7, a 1.5-acre tract (RCAD Account # 26918), a distance of 70.203-feet to a point;
- 20 *THENCE* North 45°-33'-50" East, continuing along said boundary, a distance of 99.73-feet to a corner;
- 21 *THENCE* North 45°-07'-43" West, a distance of 338.235-feet, to the *POINT OF BEGINNING AND CONTAINING* 90.37 acres of land (3,936,502.92 square-feet) more or less.

Exhibit 'B'
Survey

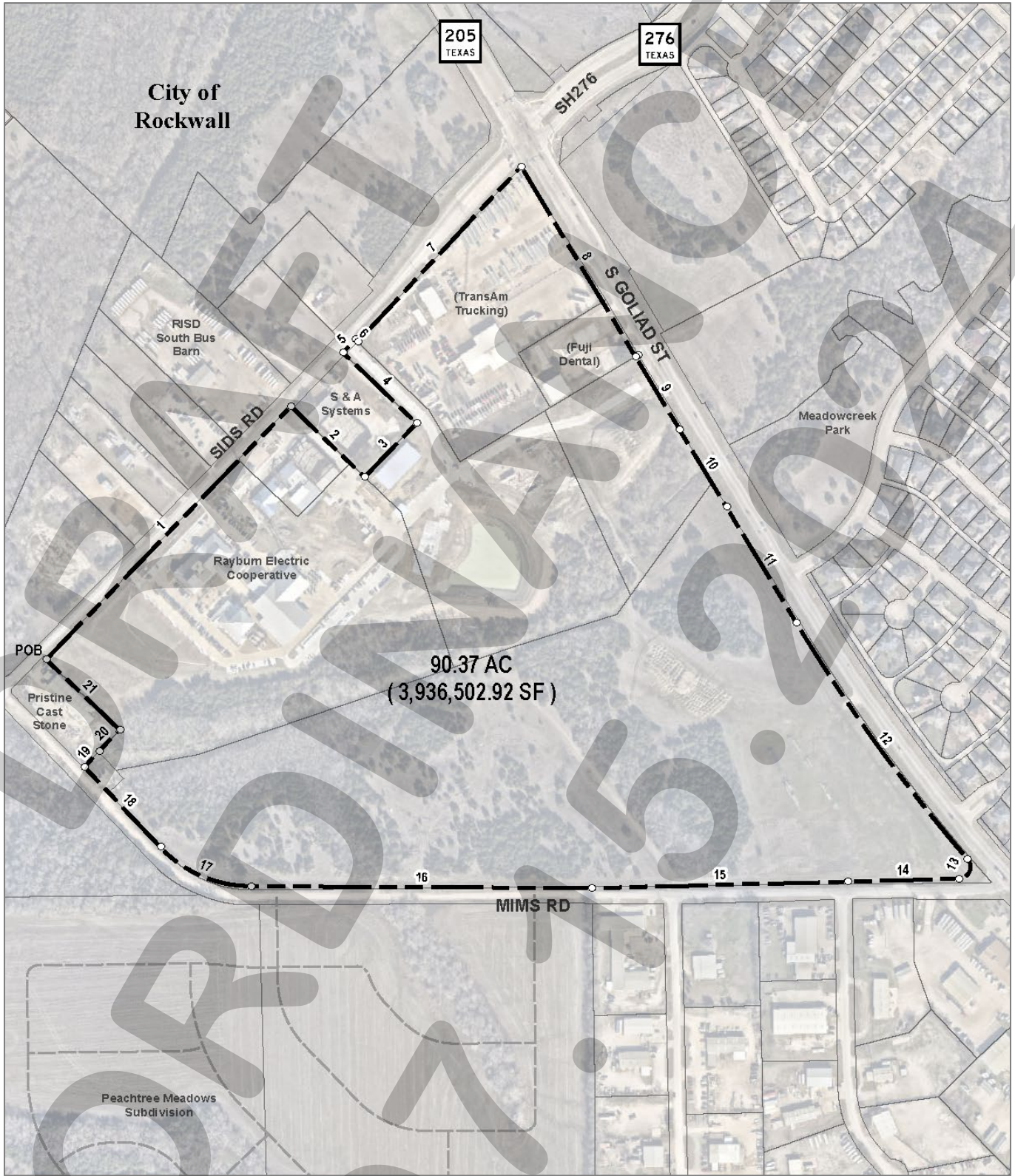


Exhibit 'C'
Concept Plan

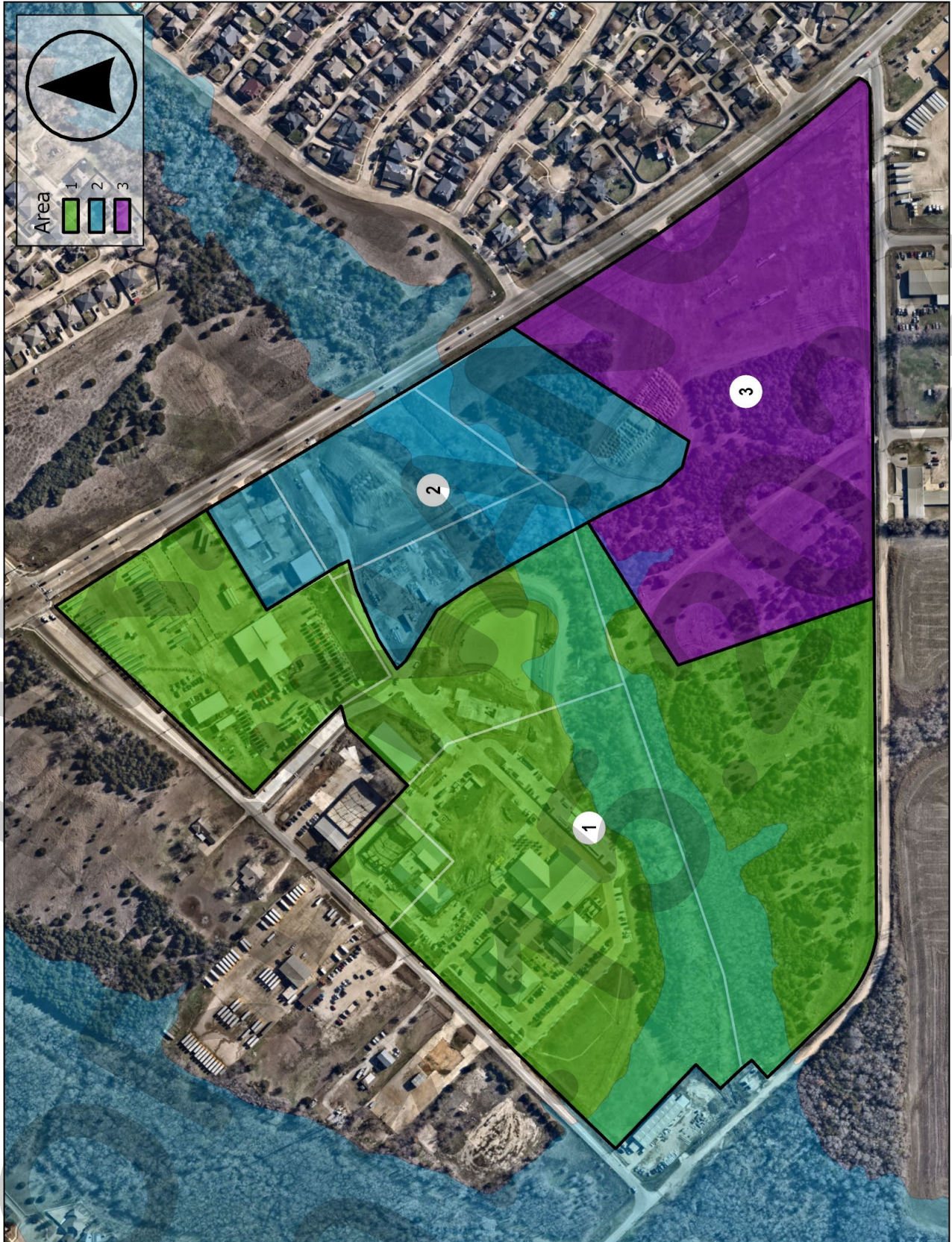


Exhibit 'D'
Development Standards

(A) PURPOSE.

The purpose of this Planned Development District ordinance is to provide flexible design standards to accommodate a commercial campus for the Rayburn Electric Cooperative that incorporates unique architecture and land uses that are otherwise not permitted in the Commercial (C) and Heavy Commercial (HC) Districts. These land uses include the existing offices and warehouse space, future amenities for employees and their guests (e.g. a private indoor gun range and recreation area), and community spaces (e.g. recreational fields, soccer complex, playgrounds, etc.).

(B) GENERAL STANDARDS FOR ALL AREAS.

(1) Development Review Process. All development proposed for the *Subject Property* shall require site plan approval in accordance with the requirements and procedures of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

(2) Development Standards. In addition to the standards stipulated for the underlying zoning district, *Areas 1, 2, & 3 -- as depicted in Exhibit 'C' of this ordinance --* shall be subject to the requirements of Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC).

(3) Permitted Uses. Unless specifically provided for by this Planned Development District ordinance, the land uses permitted within *Areas 1, 2, & 3 -- as depicted in Exhibit 'C' of this ordinance --* shall be determined by the underlying zoning district and additional land use provisions stated in Sections (C), (D), & (E) of this ordinance and as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC); however, the following land uses shall be prohibited in all *Areas* of this Planned Development District:

- Animal Boarding/Kennel without Outside Pens
- Animal Clinic for Small Animals without Outdoor Pens
- Animal Hospital or Clinic
- Community Garden
- Urban Farm
- Caretakers Quarters/Domestic or Security Unit
- Covenant, Monastery, or Temple
- Limited Service Hotel
- Full Service Hotel
- Residence Hotel
- Motel
- Assisted Living Facility
- Blood Plasma Donor Center
- Cemetery/Mausoleum
- Church/House of Worship
- College, University, or Seminary
- Convalescent Care Facility/Nursing Home
- Congregate Care Facility/Elderly Housing
- Daycare with Seven (7) or More Children
- Emergency Ground Ambulance Services
- Hospice
- Hospital
- Local Post Office

Exhibit 'D'
Development Standards

- Regional Post Office
- Temporary Carnival, Circus, or Amusement Ridge
- Private Country Club
- Private Club, Lodge or Fraternal Organization
- Theater
- Alcoholic Beverage Package Sales
- Alcoholic Beverage Store
- Antique/Collectible Store
- Brew Pub
- Business School
- Catering Service
- Temporary Christmas Tree Sales Lot and/or Similar Uses
- Copy Center
- Craft/Micro Brewery, Distillery and/or Winery
- Incidental Display
- Garden Supply/Plant Nursery
- Hair Salon and/or Manicurist
- Laundromat with Dropoff/Pickup Services
- Self-Service Laundromat
- Massage Therapist
- Private Museum or Art Gallery
- Night-Club, Discotheque, or Dance Hall
- Pawn Shop
- Permeant Cosmetics
- Pet Shop
- Temporary Real Estate Sales Office
- Rental Store without Outside Storage and/or Display
- Restaurant with less than 2,000 SF with Drive-Through or Drive-In
- Restaurant with less than 2,000 SF without Drive-Through or Drive-In
- Restaurant with 2,000 SF or more with Drive-Through or Drive-In
- Restaurant with 2,000 SF or more without Drive-Through or Drive-In
- Retail Store with Gasoline Sales that has Two (2) or Less Dispensers (*i.e. a Maximum of Four [4] Vehicles*)
- Retail Store with Gasoline Sales that has more than Two (2) Dispensers
- Secondhand Dealer
- Art, Photography, or Music Studio
- Tailor, Clothing, and/or Apparel Shop
- Tattoo and/or Body Piercing
- Taxidermist Shop
- Bail Bond Service
- Commercial Cleaners
- Custom and Craft Work
- Electrical, Watch, Clock, jewelry and/or Similar Repair
- Fee Store or Ranch Supply
- Furniture Upholstery/Refinishing and Resale
- Gunsmith Repair and Sales
- Rental, Sales and Service of Heavy Machinery and Equipment
- Locksmith
- Medical or Scientific Research Lab
- Manufactured Home Sales
- Shoe and Boot Repair and Sales
- Trade School
- Major Automotive Repair Garage
- Minor Automotive Repair Garage
- Automobile Rental
- New or Used Boat and Trailer Dealership

Exhibit 'D'
Development Standards

- Full Service Car Wash
- Self-Service Car Wash
- New and/or Used Indoor Motor Vehicle Dealership/Showroom
- New Motor Vehicle Dealership for Cars and Light Trucks
- Commercial Parking Lot
- Recreational Vehicle (RV) Sales and Service
- Service Station
- Towing and Impound Yard
- Towing Service without Storage
- Truck Rental
- Truck Stop with Gasoline Sales and Accessory Services
- Carpet and Rug Cleaning
- Environmentally Hazardous Materials
- Food Processing with No Animal Slaughtering
- Light Assembly and Fabrication
- Heavy Manufacturing
- Light Manufacturing
- Mining and Extraction of Sand, Gravel, Oil and/or Other Materials
- Printing and Publishing
- Salvage or Reclamation of Products Indoors
- Sheet Metal Shop
- Welding Repair
- Cold Storage Plant
- Mini-Warehouse
- Wholesale Showroom Facility
- Bus Charter Service and Service Facility
- Radio Broadcasting
- Recording Studio
- Trucking Company

(4) Landscape Standards. Unless specifically provided for by this Planned Development District ordinance, and in addition to the requirements of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), *Areas 1, 2, & 3 -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the following requirements:

(a) Landscape Buffer (SH-205). A minimum of a 25-foot landscape buffer shall be provided along the frontage of SH-205 (*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 shrubbery shall have a minimum combined height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-linear feet of frontage. A meandering five (5) foot sidewalk shall be constructed within the 25-foot landscape buffer.

(b) Landscape Buffer (Mims Road and Sids Road). A minimum of a ten (10) foot landscape buffer shall be provided along the frontage of Mims Road and Sids Road (*outside of and beyond any required right-of-way dedication*). In addition, one (1) canopy and one (1) accent trees shall be required to be planted per 50-linear feet of frontage. A five (5) foot sidewalk shall be constructed within the ten (10) foot landscape buffer.

(5) Building and Design Standards. All buildings proposed within *Areas 1, 2, & 3 -- as depicted in Exhibit 'C' of this ordinance* -- shall incorporate complementary architectural styles, building materials, and colors. The Architecture Review Board (ARB) shall review all building elevations during the site plan process to ensure that a complementary

Exhibit 'D'
Development Standards

design scheme and building materials are being proposed, and that the design is consistent and complimentary to the existing buildings on the site. In addition, buildings that are adjacent to or that will be highly visibility from S. Goliad Street (SH-205) should generally conform to the *General Overlay District Standards*; however, buildings internal to the site should be given special consideration through the variance process to allow more functional buildings and building materials.

- (6) 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; however, in considering a variance to the standards of this ordinance the Architectural Review Board (ARB) and Planning and Zoning Commission shall consider the previous approvals and design schemes of the overall campus and look to create uniformity in design and aesthetics for the area.

(C) AREA 1.

- (1) Permitted Uses. *Area 1 -- as depicted in Exhibit 'C' of this ordinance --* shall be subject to the land uses permitted within the Heavy Commercial (HC) District, as stipulated by the *Permissible Use Charts* contained within Article 04, *Permissible Uses*, of the Unified Development Code (UDC); however, the following additional land use provisions shall apply to *Area 1*:

- (a) The following additional land uses shall be permitted *by-right*:

- Private Indoor Gun Range

NOTE: For the purposes of this Planned Development District ordinance, a Private Indoor Gun Range shall be defined as a gun range that is fully contained within an enclosed area (*i.e. all activities shall be done inside an indoor building*) that is intended for the private use of employees of Rayburn Electric Cooperative and their guests.

- (b) The following additional land uses shall be permitted as an accessory land use to an *Corporate Office Campus/Warehouse* land use:

- Major Automotive Repair Garage
- Service of Heavy Machinery and Equipment
- Self-Service Car Wash
- Welding Repair

- (2) Development Standards. Unless specifically provided for by this Planned Development District ordinance, the development standards for *Area 1* shall be those stipulated for properties in the Heavy Commercial (HC) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC).

(D) AREA 2.

- (1) Permitted Uses. *Area 2 -- as depicted in Exhibit 'C' of this ordinance --* shall be subject to the land uses permitted within the Commercial (C) District, as stipulated by the *Permissible Use Charts* contained within Article 04, *Permissible Uses*, of the Unified Development Code (UDC); however, the following additional land use provisions shall apply to *Area 2*:

Exhibit 'D'
Development Standards

(a) The following additional land uses shall be permitted *by-right*:

- Private Outdoor Recreation Facilities
- Banquet Facility/Event Hall

NOTE: For the purposes of this Planned Development District ordinance, the Private Outdoor Recreation Facilities land use shall be defined as private recreation facilities (e.g. pickleball courts, basketball courts, picnic areas, playgrounds, or similar uses) that are intended for the private use of employees of Rayburn Electric Cooperative and their guests.

(2) Development Standards. Unless specifically provided for by this Planned Development District ordinance, the development standards for Area 2 shall be those stipulated for properties in the Commercial (C) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC).

(E) AREA 3.

(1) Permitted Uses. Area 3 -- as depicted in Exhibit 'C' of this ordinance -- shall be subject to the land uses permitted within the Commercial (C) District, as stipulated by the *Permissible Use Charts* contained within Article 04, *Permissible Uses*, of the Unified Development Code (UDC); however, the following additional land use provisions shall apply to Area 3:

(a) The following additional land uses shall be permitted *by-right*:

- Outdoor Commercial Amusement/Recreation
- Banquet Facility/Event Hall
- Solar Collector Energy Panels (*Ground Mounted*)¹

NOTES:

¹: The Solar Collector Energy Panels land use shall adhere to the following *Conditional Land Use Standards*:

- (1) The Solar Collector Energy Panels shall be required to be shown on a site plan that is approved by the Planning and Zoning Commission.
- (2) The Solar Collector Energy Panels shall be fully screened from the public's view (i.e. *adjacent properties or rights-of-way*) by a solid masonry screening wall. As an alternative, the Planning and Zoning Commission may grant the use of three (3) tiered screening and berms where it is deemed to be an appropriate screening alternative.
- (3) All ground mounted or pole mounted Solar Collector Energy Panels shall be located outside of any building setbacks or easements.
- (4) The maximum overall height of ground mounted or pole mounted Solar Collector Energy Panels shall be eight (8) feet.
- (5) Solar Collector Energy Panels shall meet all other pertinent requirements of the Unified Development Code (UDC).

(2) Development Standards. Unless specifically provided for by this Planned Development District ordinance, the development standards for Area 3 shall be those stipulated for properties in the Commercial (C) District as stipulated by Article 05, *District Development*

Exhibit 'D'
Development Standards

Standards, of the Unified Development Code (UDC).

DRAFT
ORDINANCE
07.15.2024



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council

DATE: July 15, 2024

APPLICANT: Ben Lewis

CASE NUMBER: Z2024-029; *Specific Use Permit (SUP) for a Detached Garage at 911 N. Alamo Road*

SUMMARY

Hold a public hearing to discuss and consider a request by Ben Lewis for the approval of a *Specific Use Permit (SUP)* for a *Detached Garage* that exceeds the maximum size and height on a 0.3168-acre parcel of land identified as Lot 3, Block 5, Garner Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 911 N. Alamo Street, and take any action necessary.

BACKGROUND

The subject property is considered to be a part of Old Town Rockwall, and was platted with the Garner Addition prior to 1934 per the 1934 Sanborn Maps. According to the City's historic zoning maps, at some point after the time of annexation and January 3, 1972, the subject property was zoned Single-Family 2 (SF-2) District. According to the Rockwall Central Appraisal District (RCAD) the 1,296 SF single-family home and ~150 SF accessory building situated on the subject property were constructed in 1980. Following this, sometime between January 22, 1982 and May 16, 1983, the subject property was rezoned from a Single-Family 2 (SF-2) District to Single-Family 10 (SF-10) District.

PURPOSE

The applicant -- *Ben Lewis* -- is requesting the approval of a Specific Use Permit (SUP) to allow the construction of a *Detached Garage* that exceeds the maximum allowable size and height as stipulated by Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 911 N. Alamo Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a vacant 0.3250-acre parcel of land (*i.e. Lot 4, Part of Block 5, Garner Addition*). Following this are seven (7) tracts of land (*i.e. 915, 917, 919, 921, 921, 925, & 975 N. Alamo Road*) developed with single-family homes. All of these properties are zoned Single-Family 10 (SF-10) District. Beyond this is a vacant 2.76-acre tract of land (*i.e. Tract 5 of the J. H. B. Jones Survey, Abstract No. 124*) zoned Neighborhood Services (NS) District. North of this is East Fork Drive, 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.

South: Directly south of the subject property are several parcels of land that make up the remainder of the Garner Addition and the Briones Addition. All of these properties are developed with single-family homes and zoned Single-Family 10 (SF-10) District. Beyond this is E. Heath Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is N. Alamo Road, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this are two (2)

parcels of land (*i.e.* 908 & 910 N. Alamo Road) developed within single-family homes and zoned Single-Family 10 (SF-10) District. Beyond this are two (2) parcels of land (*i.e.* Lot 1, Block 1, Misty Addition & Lot 1, Block 1, Henry Addition) developed with Medical Offices (*i.e.* estheticians) zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses. East of this is N. Goliad Street [SH-205], which is identified as a A5D (*i.e.* arterial, five [5] 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 the terminus of N. West Street, which is identified as a R2 (*i.e.* residential, two [2] lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is a 1.495-acre parcel of land (*i.e.* Lot 1, Block A, Jameson Addition) developed with a single-family home, zoned Single-Family 10 (SF-10) District. Beyond this is Phase 1 of the Preserve Subdivision, which consists of 130 single-family homes zoned Planned Development District 41 (PD-41) for Single-Family 10 (SF-10) District land uses.

CHARACTERISTICS OF THE REQUEST

The applicant is requesting the approval of a Specific Use Permit (SUP) to allow the construction of a *Detached Garage*. The building elevations indicate that the *Detached Garage* will have a building footprint of 910 SF, and stand 20-feet in height. The site plan also indicates that the *Detached Garage* will be located behind the primary structure, meet the building setbacks, and be accessed at the rear of the property from a 20-foot concrete driveway that connects to an existing alleyway. The building elevations provided by the applicant indicate that the garage will be clad in metal, and have two (2) roll up garage doors facing the rear of the property and one (1) facing the house.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the Single-Family 10 (SF-10) District allows one (1) detached garage with a maximum square footage of 625 SF. In this case, there is an existing accessory building that will be replaced with the proposed 910 SF *Detached Garage*. This makes the *Detached Garage* 285 SF larger than what is permitted *by-right*. This Subsection continues to state that *Detached Garages* may not exceed 15-feet in height. In this case, the building elevations indicate the *Detached Garage* will be 20-feet in height, five (5) taller than what is permitted.

In addition, the UDC states that a *Detached Garage* must be located behind the front façade of the primary structure, incorporate a minimum 20-foot concrete driveway, and must be affixed to a permanent concrete foundation. In this case, the proposed *Detached Garage* meets all of these requirements, and meets all of the density and dimensional requirements, with the exception of those being requested through this Specific Use Permit (SUP). Staff should note, if approved, the proposed *Detached Garage* will be the only accessory building permitted on the subject property.

STAFF ANALYSIS

Staff examined other accessory buildings located on properties along N. Alamo Road in between W. Heath Street and Live Oak Street, and found that the vast majority of these accessory buildings (*i.e.* 13 of the 15 accessory buildings identified) were for storage purposes (*i.e.* not detached garages). Staff only identified one (1) other *Detached Garage* along this roadway, and estimates that it is approximately 615 SF in size. Given this, the proposed *Detached Garage* would be the largest accessory building along this portion of N. Alamo Road. With that being said, the proposed development is situated at the dead end of N. West Street and is one (1) of five (5) properties with access to this roadway that also have access to N. Alamo Road. Based on this, the *Detached Garage* will only have limited visibility from either N. Alamo Road or N. West Street. Taking all of this into consideration, the proposed *Detached Garage* does not appear to create a negative impact on any of the adjacent properties; however, it could create a precedence with regard to the size of the proposed structure given that no other accessory buildings of a similar size were identified in this area. A Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On June 18, 2024, staff mailed 103 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Preserve and Caruth Lakes Homeowner's Associations (HOAs), which are the only HOA's or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received any notices back in regards to the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request for a Specific Use Permit (SUP), then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) The development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of this ordinance.
 - (b) The construction of a *Detached Garage* on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance.
- (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.

PLANNING AND ZONING COMMISSION

On July 9, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the SUP by a vote of 4-0, with Commissioners Deckard and Womble absent, and one (1) vacancy.



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 911 N ALAMO RD

SUBDIVISION GARNER LOT 3 BLOCK 5

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SFR CURRENT USE _____

PROPOSED ZONING _____ PROPOSED USE _____

ACREAGE .317 LOTS [CURRENT] _____ LOTS [PROPOSED] _____

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

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

<input checked="" type="checkbox"/> OWNER	<u>Ben Lewis</u>	<input checked="" type="checkbox"/> APPLICANT	<u>Ben Lewis</u>
CONTACT PERSON	<u>Ben Lewis</u>	CONTACT PERSON	<u>Ben Lewis</u>
ADDRESS	<u>911 N ALAMO RD</u>	ADDRESS	<u>911 N ALAMO RD</u>
CITY, STATE & ZIP	<u>Rockwall TX 75087</u>	CITY, STATE & ZIP	<u>Rockwall TX 75087</u>
PHONE	<u>214 504 4544</u>	PHONE	<u>214 504 4544</u>
E-MAIL	_____	E-MAIL	_____

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12 DAY OF June, 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY CORRECTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

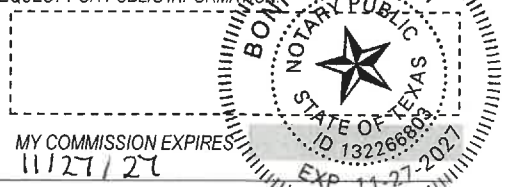
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF June, 2024.

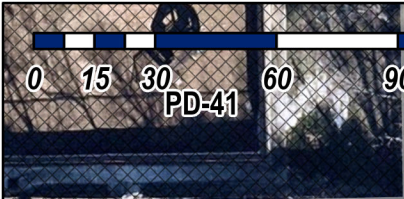
OWNER'S SIGNATURE

Ben Lewis

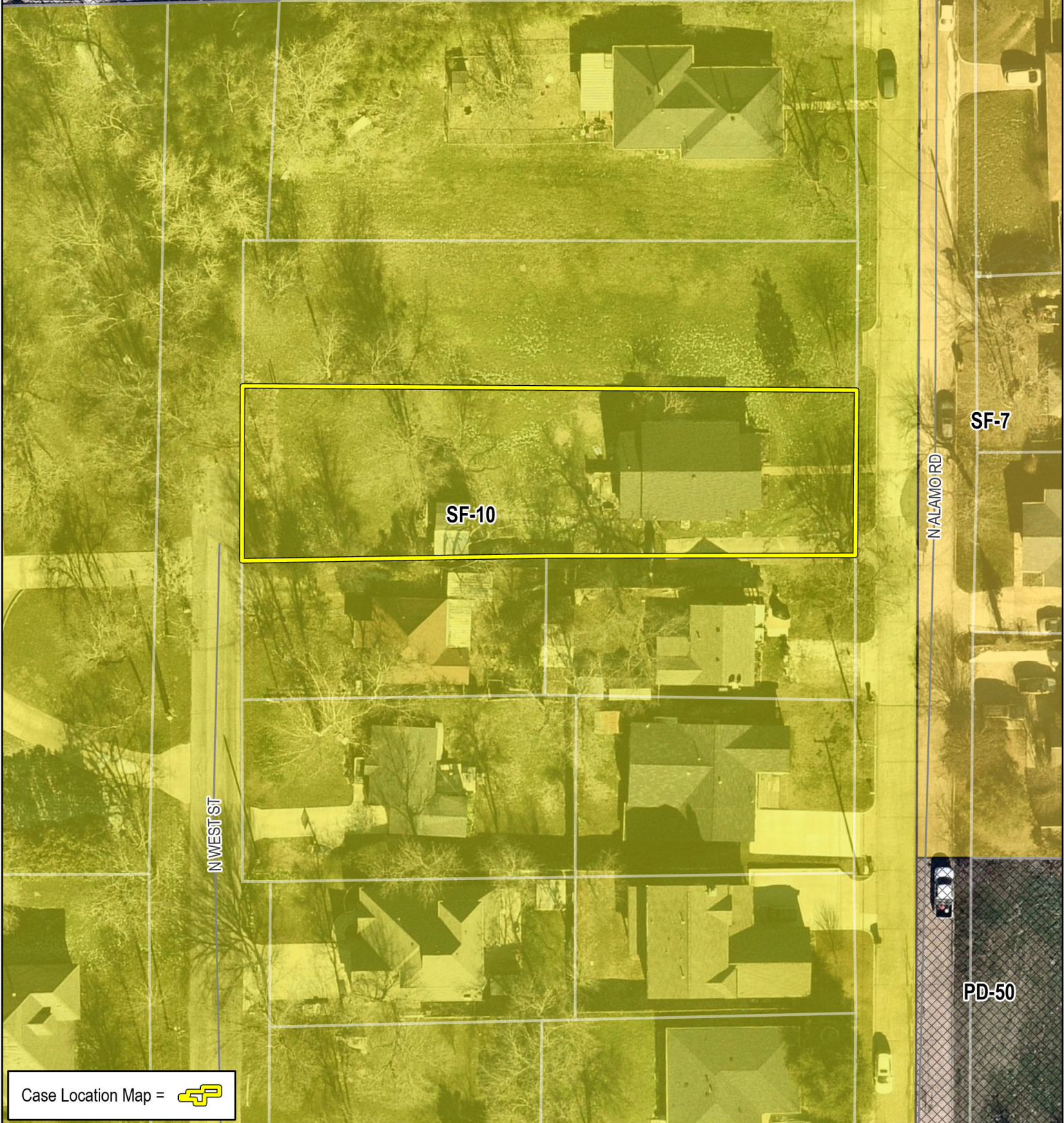
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Bonni Orpuit





Z2024-029: Specific Use Permit (SUP) for an Accessory Building at 911N. Alamo Road



Case Location Map = 



City of Rockwall

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

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

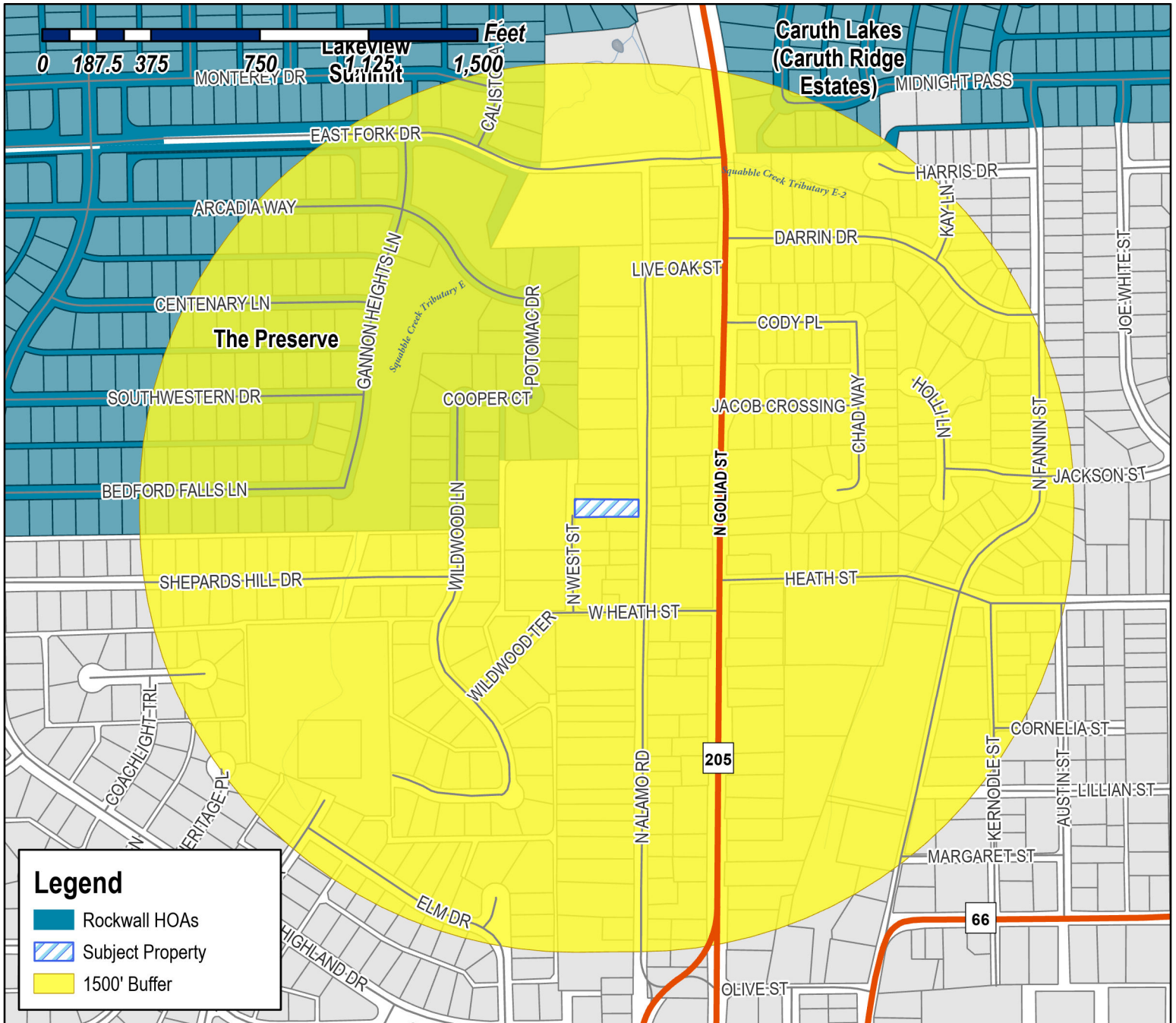




City of Rockwall

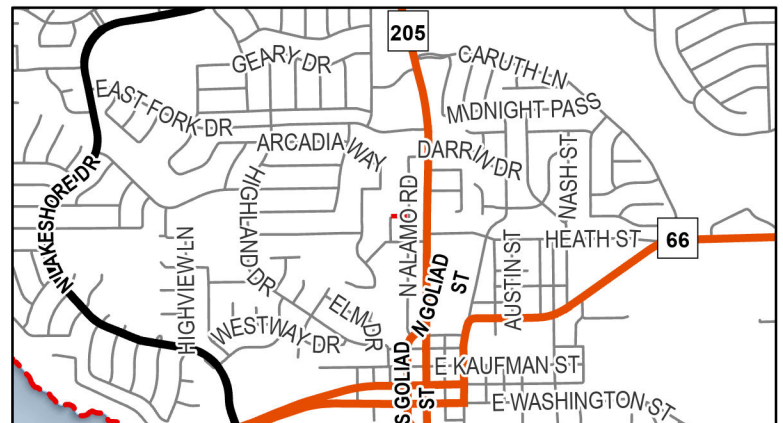
Planning & Zoning Department
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Case Number: Z2024-029
Case Name: SUP for 911 N Alamo Rd
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 911 N Alamo Rd

Date Saved: 6/13/2024
 For Questions on this Case Call (972) 771-7745



From: [Zavala, Melanie](#)
Cc: [Miller, Ryan](#); [Ross, Bethany](#); [Guevara, Angelica](#); [Lee, Henry](#)
Subject: Neighborhood Notification Program [Z2024-029]
Date: Friday, June 21, 2024 1:15:16 PM
Attachments: [HOA Map \(06.14.2024\).pdf](#)
[Public Notice \(P&Z\) \(06.17.2024\).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 [Friday June 21, 2024](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, July 9, 2024 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, July 15, 2024 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>.

Z2024-029: SUP for a Detached Garage

Hold a public hearing to discuss and consider a request by Ben Lewis for the approval of a [Specific Use Permit \(SUP\)](#) for a Detached Garage that exceeds the maximum size and height on a 0.3168-acre parcel of land identified as Lot 3, Block 5, Garner Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 911 N. Alamo Street, and take any action necessary.

Thank you,

Melanie Zavala

Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087

[Planning & Zoning Rockwall](#)

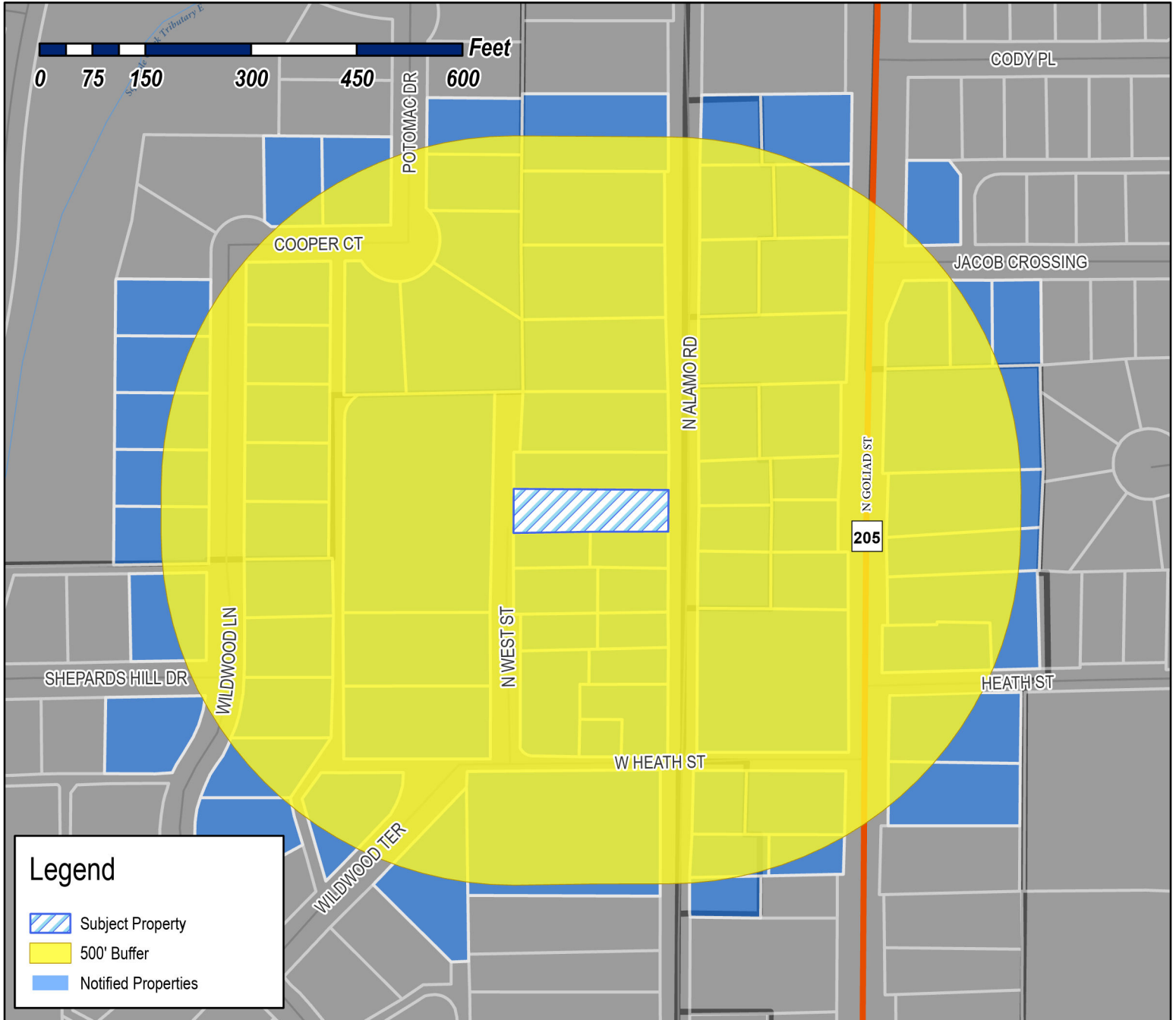
972-771-7745 Ext. 6568






City of Rockwall

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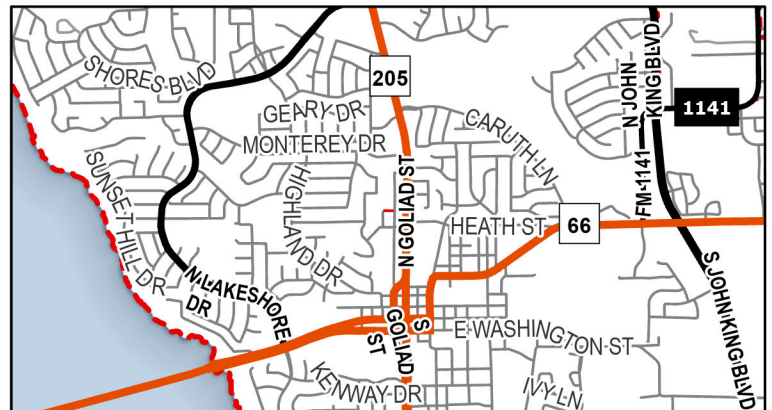
Legend

-  Subject Property
-  500' Buffer
-  Notified Properties

Case Number: Z2024-029
Case Name: SUP for 911 N Alamo Rd
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 911 N Alamo Rd

Date Saved: 6/13/2024

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



FITE CENTRE LLC
1200 FRONTIER TRAIL
ROCKWALL, TX 75032

380 PROPERTY INC
12207 DARK HOLLOW RD
ROCKWALL, TX 75087

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

ESTATE OF DOSVILLE PEOPLES
1410 S GOLIAD ST APT 1707
ROCKWALL, TX 75087

ESTATE OF DOSVILLE PEOPLES
1410 S GOLIAD ST APT 1707
ROCKWALL, TX 75087

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

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

CARLON WILLIAM ANDREW
192 JACOB CROSSING
ROCKWALL, TX 75087

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

RESIDENT
196 JACOB CROSSING
ROCKWALL, TX 75087

917 PROPERTIES LLC
2 MANOR COURT
HEATH, TX 75032

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

RESIDENT
200 JACOB CROSSING
ROCKWALL, TX 75087

RESIDENT
204 W HEATH ST
ROCKWALL, TX 75087

PRITCHETT JOHNETTA
206 W HEATH ST
ROCKWALL, TX 75087

ADAMS FAITH INVESTMENT LLC
208 SUMMIT RIDGE
ROCKWALL, TX 75087

RESIDENT
208 W HEATH ST
ROCKWALL, TX 75087

HOLLON GREGORY D
2778 S FM 549
ROCKWALL, TX 75032

WEST MICHAEL
299 SHENNENDOAH LANE
ROCKWALL, TX 75087

RESIDENT
301 SHEPARDS HILL DR
ROCKWALL, TX 75087

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

VICK JOHN C AND ANDREA E
302 SHEPARDS HILL DRIVE
ROCKWALL, TX 75087

HARKLAU CAROLINE
312 DARTBROOK
ROCKWALL, TX 75087

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

WEBER MARY JANE
318 COOPER CT
ROCKWALL, TX 75087

BOLER RICKY D JR AND
NANCY L GUTIERREZ
334 COOPER COURT
ROCKWALL, TX 75087

RB40 INVESTMENTS LLC
400 CHIPPENDALE DRIVE
HEATH, TX 75032

TURNER KYLE RADEY
4002 BROWNSTONE CT
DALLAS, TX 75204

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

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

RESIDENT
505 WILDWOOD TERRACE
ROCKWALL, TX 75087

HICKERSON JON D
506 WILDWOOD TER
ROCKWALL, TX 75087

ALLEN TRACY
508 WILDWOOD LANE
ROCKWALL, TX 75087

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

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

KENDALL JESSICA
604 WILDWOOD LANE
ROCKWALL, TX 75087

MURRAY JAMES & VIRGINIA
606 WILDWOOD LN
ROCKWALL, TX 75087

JORDAN LARK & CAMERAN
608 WILDWOOD LN
ROCKWALL, TX 75087

CASTRO MICHAEL AND RENE
700 WINDSONG LN
ROCKWALL, TX 75087

EIZELDIN SAM AND RAZITA
701 WILDWOOD LANE
ROCKWALL, TX 75087

FRANK RYAN ANDREW AND WHITNEY JANE
702 WILDWOOD LANE
ROCKWALL, TX 75087

ROSENBERGER PERRY D & MARY LEHRMANN
715 WILDWOOD LANE
ROCKWALL, TX 75087

SANDERSON SCOTT FREDERICK AND CELESTIAL
DAWN
718 WILDWOOD LANE
ROCKWALL, TX 75087

MAYNARD JEREMY SHAME AND
AMY ELIZABETH FLORES
731 WILDWOOD LANE
ROCKWALL, TX 75087

FLITCRAFT CHRISTOPHER BERNARD AND NANCY
MARGO
734 WILDWOOD LANE
ROCKWALL, TX 75087

HENDRICKSON PAUL A AND PATRICIA A
747 WILDWOOD LANE
ROCKWALL, TX 75087

RECSA 911 NORTH GOLIAD STREET SERIES
750 JUSTIN RD
ROCKWALL, TX 75087

MCDONALD JR EDWARD & KAYLA
752 WILDWOOD LN
ROCKWALL, TX 75087

CRAWFORD HAROLD E JR
763 WILDWOOD LANE
ROCKWALL, TX 75087

RESIDENT
768 WILDWOOD LN
ROCKWALL, TX 75087

SMUU INC
7892 FM 35
ROYSE CITY, TX 75189

JONES WILLIAM P AND DEBRA L STODDARD-
JONES
790 ELK REST RD.
EVERGREEN, CO 80439

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

RESIDENT
808 N ALAMO
ROCKWALL, TX 75087

MARTINEZ RAQUEL P
809 N GOLIAD ST
ROCKWALL, TX 75087

SWIERCINSKY LEXUS M
810 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
810 N GOLIAD
ROCKWALL, TX 75087

AOUN PIERRE E
811 N GOLIAD ST
ROCKWALL, TX 75087

RICKY JOHN SMITH AND DEBORAH KAY SMITH
LIVING TRUST - 09/27/2008
AND AS AMENDED AND RESTATED ON
08/22/2016
812 N ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
812 N GOLIAD
ROCKWALL, TX 75087

CAIN JAMES O
815 N ALAMO RD
ROCKWALL, TX 75087

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

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

INGLES CRISTINA LA SAIGNE
901 N ALAMO
ROCKWALL, TX 75087

RESIDENT
902 N GOLIAD
ROCKWALL, TX 75087

MOMSEN KIMBERLY
903 N ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
904 N GOLIAD ST
ROCKWALL, TX 75087

HAM JOSHUA L
905 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
905 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
905 N WEST ST
ROCKWALL, TX 75087

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

TCB CONSTRUCTION GROUP LLC
906 N GOLIAD ST
ROCKWALL, TX 75087

BRIONES RONALD AND THERESA
906 N WEST
ROCKWALL, TX 75087

RESIDENT
907 N GOLIAD ST
ROCKWALL, TX 75087

JC GAERLAN LLC
907 NORTH ALAMO ROAD
ROCKWALL, TX 75087

PIERCE CAROLYN AND RUSSELL DAVID
908 N ALAMO RD
ROCKWALL, TX 75087

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

MARTINKUS NICOLE
908 N WEST ST
ROCKWALL, TX 75087

MOLINA JOE C II
909 N ALAMO
ROCKWALL, TX 75087

RESIDENT
909 N GOLIAD
ROCKWALL, TX 75087

MCFADIN SARA TERESA
909 N WEST STREET
ROCKWALL, TX 75087

ZAVALA VICTOR V
910 N ALAMO RD
ROCKWALL, TX 75087

PERRY RUBY DELL
910 N WEST ST
ROCKWALL, TX 75087

WHITE TIMOTHY E
9104 PRIVATE ROAD 2325
TERRELL, TX 75160

LEWIS BEN
911 N ALAMO
ROCKWALL, TX 75087

RESIDENT
911 N GOLIAD
ROCKWALL, TX 75087

JONES PAMELA J
912 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
912 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
913 N ALAMO RD
ROCKWALL, TX 75087

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

RESIDENT
915 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
917 N ALAMO
ROCKWALL, TX 75087

RESIDENT
917 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
918 N ALAMO
ROCKWALL, TX 75087

RESIDENT
919 N ALAMO
ROCKWALL, TX 75087

RESIDENT
919 N GOLIAD
ROCKWALL, TX 75087

BLOCK AMY AND TRAVIS
921 N ALAMO RD
ROCKWALL, TX 75087

BARRY BARBARA
922 N ALAMO RD
ROCKWALL, TX 75087

HUDSON SHELI O
923 N ALAMO
ROCKWALL, TX 75087

CHAVEZ ENRIQUE
923 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
924 N ALAMO
ROCKWALL, TX 75087

WOMEN IN NEED INC
PO BOX 349
GREENVILLE, TX 75403

OLDEN FREDERICK EINER AND LISA HALSTEAD
PO BOX 671288
DALLAS, TX 75367

PUBLIC NOTICE



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

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

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

Z2024-029: SUP for a Detached Garage

Hold a public hearing to discuss and consider a request by Ben Lewis for the approval of a *Specific Use Permit (SUP)* for a Detached Garage that exceeds the maximum size and height on a 0.3168-acre parcel of land identified as Lot 3, Block 5, Garner Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 911 N. Alamo 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, July 9, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 15, 2024 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, July 15, 2024 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. Z2024-029: SUP for a Detached Garage

Please place a check mark on the appropriate line below:

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

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

Name:
Address:

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

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

Please place a check mark on the appropriate line below:

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

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

[Redacted area]

Name: Timothy E. White
Address: 9104 PR 2325 Terrell TX 75160

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

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

From: [REDACTED]
To: [Planning](#)
Subject: Z2024-029 SUP for a Detached Garage
Date: Tuesday, July 9, 2024 9:05:57 AM

I am in favor of this request. It has no negative impact on the neighborhood.

Greg Metoyer
317 Cooper Court
Rockwall, TX 75087

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

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



911 N Alamo Rd
Rockwall TX 75087
Proposed Shop

P1 -Shop Details And Photos

P2- Shop Schedule

P3-Photos and Description of Current property

Current Condition

Currently the property has a 12x12x17 accessory building that backs up to a dead end road. Once in good shape the storms have had their way with it. The placement of the requested building is in the same location as the current shop. My proposed shop will allow me to clean up the property, make the area look much more appealing . This shop is intend to improve the over all look of the area and will allow me to store a boat and other items that are applicable to the city and lake. (I plan to have an 8ft cedar fence also put in place with gate entry. This will also make the area much more appealing.



Expected timeline



CONCRETE



IF YES,
IF NO, SKIP
TO BUILDING

[SEE CONCRETE
WAIVER](#)

1-3 WEEKS

If there are any items pending in Processing, we cannot start this process.

Holidays, weather, peak seasons, schedule accommodations, 3rd party permit inspections, may cause delays.



BUILDING



REQUIRED 3-5 WEEKS

[SEE EQUIPMENT
WAIVER](#)

If there are any items pending in Processing or Concrete, we cannot start this process.

Holidays, weather, peak seasons, schedule accommodations, 3rd party permit inspections may cause delays.

****Tubular & red iron projects differ in timeframes****



ACCESSORIES



IF YES,
IF NO,
YOU'RE
DONE!

1-3 WEEKS

If there are any items pending in Building we cannot start these.

Accessories may include overheads, sprayfoam, gutters, custom windows, cedar posts, etc.

Style: Vertical Garage
 Base Price: 26'x35'
 Installation Surface: Concrete
 Roof: Black
 Trim: Black
 Gable End Wall: Royal Blue
 Side Wall: Royal Blue
 Gable Ends Deluxe (Wainscot): Black
 Side Walls Deluxe (Wainscot): Black
 Roof Style: A-Frame Vertical
 Roof Pitch: 3 / 12
 Roof Overhang: 6"
 Trusses: Triple Wide
 Gauge: 14-Gauge Framing
 Brace: Standard Brace
 Wind Warranty: 100mph Wind Warranty Package (Concrete)

Height: 20'
 Left Side: Fully Enclosed
 Left Side Siding: Vertical
 Right Side: Fully Enclosed
 Right Side Siding: Vertical
 Front End: Fully Enclosed
 Front End Siding: Vertical
 Back End: Fully Enclosed
 Back End Siding: Vertical

Roll-Up Doors
 10' x 12' Roll-Up Door
 with Header Seal
 10' x 10' Roll-Up Door
 with Header Seal
 10' x 10' Roll-Up Door
 with Header Seal
 Walk-In Doors
 Walk-In Door (36 x 80)
 Walk-In Door (36 x 80)

Windows
 36W x 36H Single Pane w/ Grid
 36W x 36H Single Pane w/ Grid
 36W x 36H Single Pane w/ Grid
 36W x 36H Single Pane w/ Grid

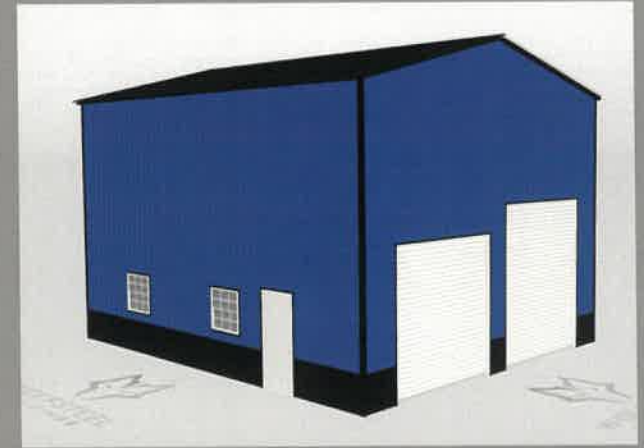
Frameouts
 Corner Style: Square (Traditional)
 Corner Style: Square (Traditional)
 Corner Style: Square (Traditional)

Additional Options
 R16 Bubble Insulation: Left Sidewall
 R16 Bubble Insulation: Right Sidewall
 R16 Bubble Insulation: Back Wall
 R16 Bubble Insulation: Front Wall
 R16 Bubble Insulation: Roof
 29 Gauge Ag Panel (Standard)

Labor Fee
 Colored Screws

Foam Enclosure (Doors and Windows Not Included)

Garage Doors Facing the Alley

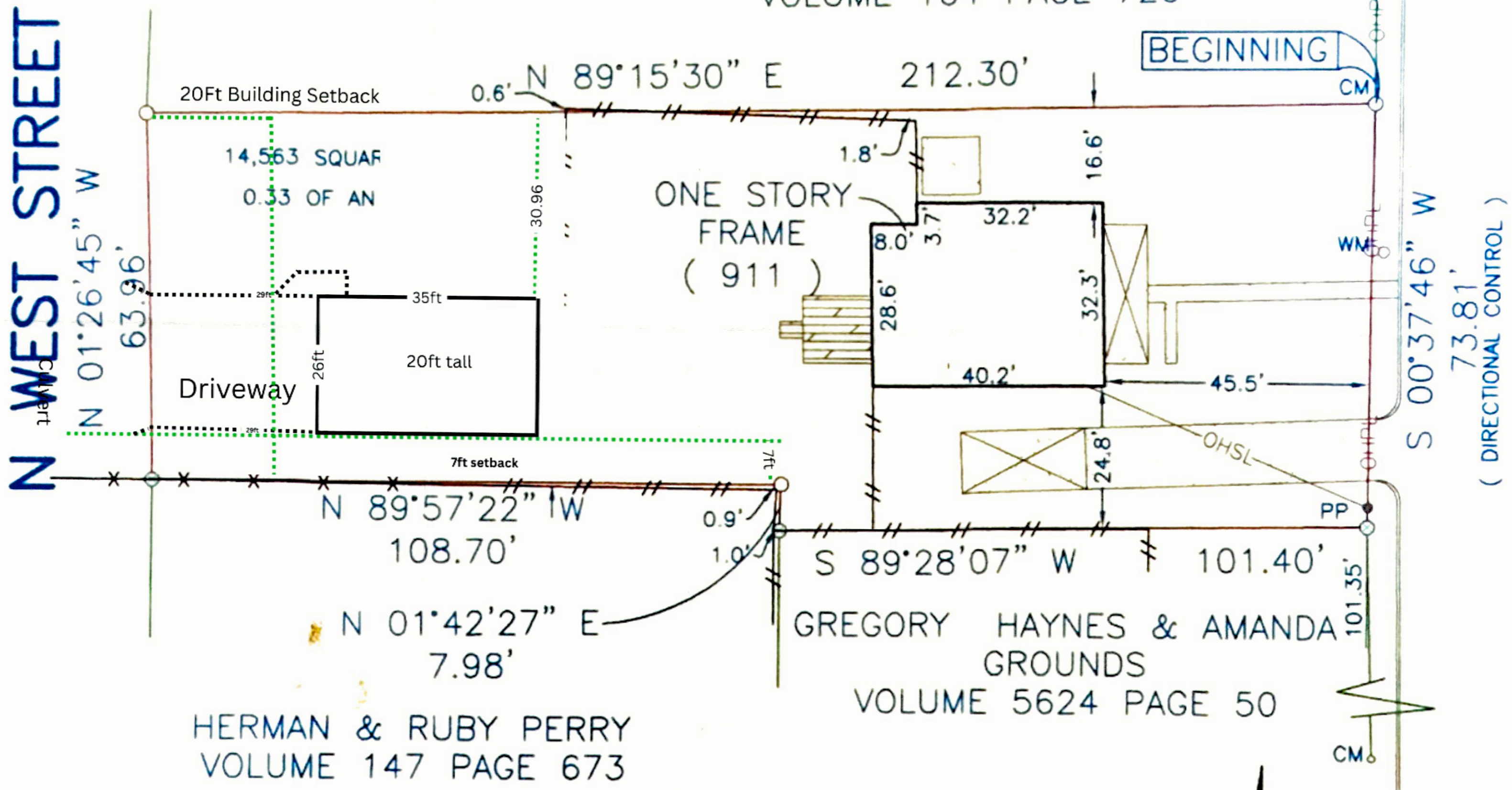


Portion Facing the Home

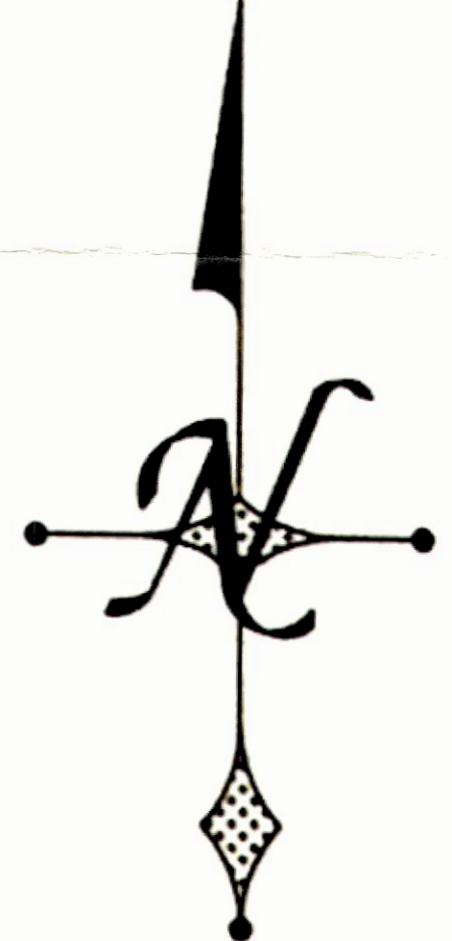




DERYL & DEBRA PEOPLES
VOLUME 164 PAGE 720



SCALE 1" = 40'



CITY OF ROCKWALL

ORDINANCE NO. 24-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A *DETACHED GARAGE* THAT EXCEEDS THE MAXIMUM SIZE AND HEIGHT ON A 0.3168-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 3, BLOCK 5, GARNER ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Ben Lewis for the approval of a *Specific Use Permit (SUP)* for a *Detached Garage* on a 0.3168-acre parcel of land identified as Lot 3, Block 5, Garner Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 911 N. Alamo Road, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for a *Detached Garage* that exceeds the maximum permissible size and height as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards* and Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended in the future

-- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Detached Garage* on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a *Detached Garage* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 3) The *Detached Garage* shall not exceed a maximum height of 20-feet.
- 4) The *Detached Garage* shall not exceed a maximum size of 910 SF.

2.2 COMPLIANCE

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 5th DAY OF AUGUST, 2024.

Trace Johannesen, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: July 15, 2024

2nd Reading: August 5, 2024

**Exhibit 'A':
Location Map**

Address: 911 N. Alamo Road

Legal Description: Lot 3, Block 5, Garner Addition



City of Rockwall

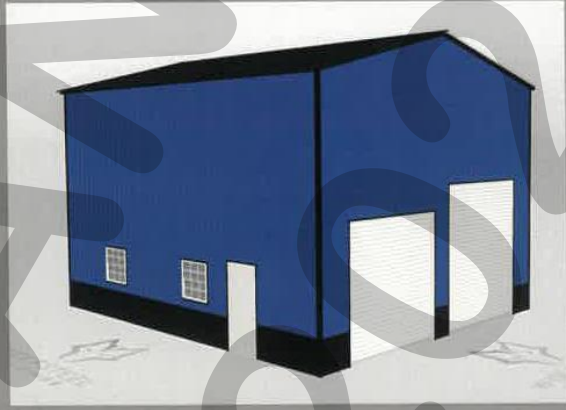
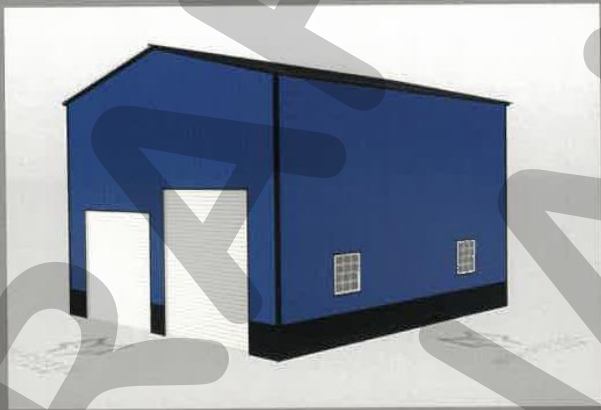
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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



Exhibit 'C':
Building Elevations

Garage Doors Facing
the Ally



Portion Facing the
Home





CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council

DATE: July 15, 2024

APPLICANT: David Bohorquez

CASE NUMBER: Z2024-030; *Specific Use Permit (SUP) for a Residential Infill Adjacent to an Established Subdivision for 329 Harborview Drive*

SUMMARY

Hold a public hearing to discuss and consider a request by David Bohorquez for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* on a 0.2273-acre parcel of land identified as Lot 5, Block B, Harbor Landing, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for Single-Family 10 (SF-10) District land uses, addressed as 329 Harborview Drive, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on October 30, 1973 by *Ordinance No. 73-43 (Case No. A1973-005)*. At the time of annexation, the property was zoned Agricultural (AG) District. The subject property was rezoned to Planned Development District 8 (PD-8) by *Ordinance No. 73-48* on November 12, 1973. Phase 2 of Harborview Landing was later amended by *Ordinance No. 84-16* on April 2, 1984. A Preliminary Plat (*Case No. PZ1987-022-01*) and Final Plat (*Case No. PZ1987-030-01*) were approved on January 1, 1987. A resolution authorizing the settlement of a lawsuit regarding maximum rooftop elevations, maximum pad elevations, and maximum house heights was adopted by *Ordinance No. 87-19* on June 15, 1987. A resolution of the City Council of the City of Rockwall clarifying the content of *Ordinance No. 84-16* was adopted on June 15, 1987. On August 7, 2023, the City Council adopted *Ordinance No. 23-40* consolidating all of the ordinances associated with Planned Development District 8 (PD-8); however, no changes were made affecting the subject property. The subject property has remained zoned Planned Development District 8 (PD-8) and has been vacant since it was annexed.

PURPOSE

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

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 329 Harborview Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are four (4) parcels of land (*i.e. 331, 333, 335, & 337 Harborview Drive*) developed with single-family homes. Beyond this is a 6.242-acre tract of land (*i.e. Tract 134-06 of the E. Teal Survey, Abstract No. 207*) that is owned by the Chandlers Landing Community Association. North of this is Phase 9 of the Chandlers Landing Subdivision, which consists of 14 single-family residential lots and has been in existence since April 1, 1975. All of these properties are zoned Planned Development District 8 (PD-8).

South: Directly south of the subject property are two (2) parcels of land (*i.e. 325 & 327 Harborview Drive*) developed with single-family homes. Beyond this is the Lake Ray Hubbard Takeline and the Chandler's Landing Marina. South of this are the corporate limits of the City of Rockwall followed by Lake Ray Hubbard, which is owned and maintained by the City of Dallas.

East: Directly east of the subject property is Harborview Drive, which is a private roadway that is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City’s Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are three (3) parcels of land (*i.e. 320 Portview Place and 326 & 330 Harborview Drive*) and one (1) vacant parcel of land (*i.e. 328 Harborview Drive*). East of this is Portview Place, which is a private roadway that is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City’s Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is the remainder of Phase 1 of the Harbor Landing Subdivision, which was established on December 22, 1986 and consists of 38 single-family residential lots. All of these properties are zoned Planned Development District 8 (PD-8).

West: Directly west of the subject property is Phase 2 of the Cutter Hills Subdivision which is situated on 1.17-acres, consists of 27 single-family residential lots, and has been in existence since November 17, 1977. Beyond this is Phase 1 of the Cutter Hills Subdivision which is situated on 0.89-acres, consists of 20 single-family residential lots, and has been in existence since January 4, 1977. West of this is an 8.775-acre parcel of land that houses the Chandlers Landing Yacht Club and belongs to the Chandlers Landing Community Association. All of these properties are zoned Planned Development District 8 (PD-8).

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

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as “(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out.” An *established subdivision* is further defined in Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC as “...a subdivision that consists of five (5) or more lots, that is 90.00% developed, and that has been in existence for more than ten (10) years.” In this case, the subject property is adjacent to Phase 1 of the Harbor Landing Subdivision, which has been in existence since December 22, 1986 and consists of 38 single-family residential lots, and is 100.00% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being in a Planned Development District for single-family land uses, requires a Specific Use Permit (SUP).

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

Housing Design and Characteristics	Existing Housing on Harborview Drive	Proposed Housing
Building Height	One (1) and Two (2) Story	Two (2) Story
Building Orientation	Most of the homes are oriented towards their front property line.	The front elevation of the home will face onto Harborview Drive
Year Built	2007-2021	N/A
Building SF on Property	2,764 SF – 6,210 SF	5,086 SF
Building Architecture	Traditional Brick/Stucco and Modern Contemporary	Modern Contemporary
Building Setbacks:		
Front	The front yard setbacks appear to conform to the required 20-foot front yard setback.	20-Feet, 5-Inches
Side	The side yard setbacks appear to conform to the required six (6) foot side yard setback.	6-Feet, 2-inches
Rear	The rear yard setbacks appear conform to the required ten (10) feet rear yard setback.	31-Feet
Building Materials	Brick, Stone, Stucco, Siding	Stucco, Stone, Brick, and Siding
Paint and Color	Tan, Brown, Grey, White, Black	N/A

Roofs	Composite Shingles, Metal Roofs	Metal Roof
Driveways	Driveways are either flat front entry or side entry garages.	The proposed garage will be situated approximately four (4) feet in front of the front façade of the home.

In this case, the applicant is proposing a single-family home that is not conforming to two (2) standards outlined in the Unified Development Code (UDC). These are as follows:

- (1) Garage Orientation. According to Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), “(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages ...” In this case, the proposed garage is located approximately four (4) feet in front of the front façade of the single-family home. When looking at this non-conformity, staff should point out that since the construction range for housing in this phase of the Harbor Landing Subdivision extends from 1992-2021, there are several examples of houses in this area that have a similar garage configuration.
- (2) Roof Pitch. According to Subsection 03.01(A), *General Residential District Standards* of Article 05, *District Development Standards*, of the Unified Development Code (UDC), all residential structures shall be constructed with a minimum 3:12 roof pitch. In this case, the applicant is requesting a single-family home with roof pitches of 1¾ :12 and 2:12. Staff should point out that there are other homes in this phase of the Harbor Landing Subdivision with roofs that are similar to the roof design being proposed by the applicant.

With this being said, the approval of a waiver to the garage orientation or roof pitch requirements is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. If approved as part of the Specific Use Permit (SUP) request, the Planning and Zoning Commission and City Council would be waiving these requirements. With the exception of these two (2) deviations from the *General Residential Standards*, the rest of the request does appear to be in conformance with the density and dimensional requirements stipulated by Planned Development District 8 [*Ordinance No. 85-43*] and the Unified Development Code (UDC). For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the *subject property*, staff has provided photos of the properties along Harborview Drive and the proposed building elevations in the attached packet.

NOTIFICATIONS

On June 18, 2024, staff mailed 141 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Chandler’s Landing, The Cabana at Chandler’s Landing, Match Point Townhomes, Cutter Hill Phase 1, Cutter Hill Phase 2, Cutter Hill Phase 3, Spyglass Phases 2 & 3, and Spyglass Phase 1 Homeowner’s Associations (HOAs), which are the only HOA’s or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received any notices back in regards to the applicant’s request.

CONDITIONS OF APPROVAL

If City Council chooses to approve of the applicant’s request for a Specific Use Permit (SUP) to construct a single-family home as a *Residential Infill within an Established Subdivision*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) Development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit ‘B’* of the draft ordinance.
 - (b) The construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit ‘C’* of the draft ordinance; and,
 - (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

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

PLANNING AND ZONING COMMISSION

On July 9, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 4-0, with Commissioners Deckard and Womble absent and one (1) vacant seat.



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 329 HARBORVIEW DR, ROCKWALL, TX 75032

SUBDIVISION Harbor Landing Phase TWO LOT 5 BLOCK B

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____ CURRENT USE _____

PROPOSED ZONING _____ PROPOSED USE _____

ACREAGE _____ LOTS [CURRENT] _____ LOTS [PROPOSED] _____

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

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

OWNER DAVID BOHORQUEZ APPLICANT _____

CONTACT PERSON DAVID BOHORQUEZ CONTACT PERSON _____

ADDRESS 1397 GLENWICK DR ADDRESS _____

CITY, STATE & ZIP ROCKWALL, TX 75032 CITY, STATE & ZIP _____

PHONE 469-766-4127 PHONE _____

E-MAIL DAVID@B6GROUPSERVICES.COM E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED David Bohorquez [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 \$ 200.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12 DAY OF JUNE, 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF JUNE, 2024

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Cynthia C Kides




MY COMMISSION EXPIRES

4-28-28

0 25 50 100 150 200 Feet

Z2024-030: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision at 329 Harborview Drive



Case Location Map = 



City of Rockwall

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

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

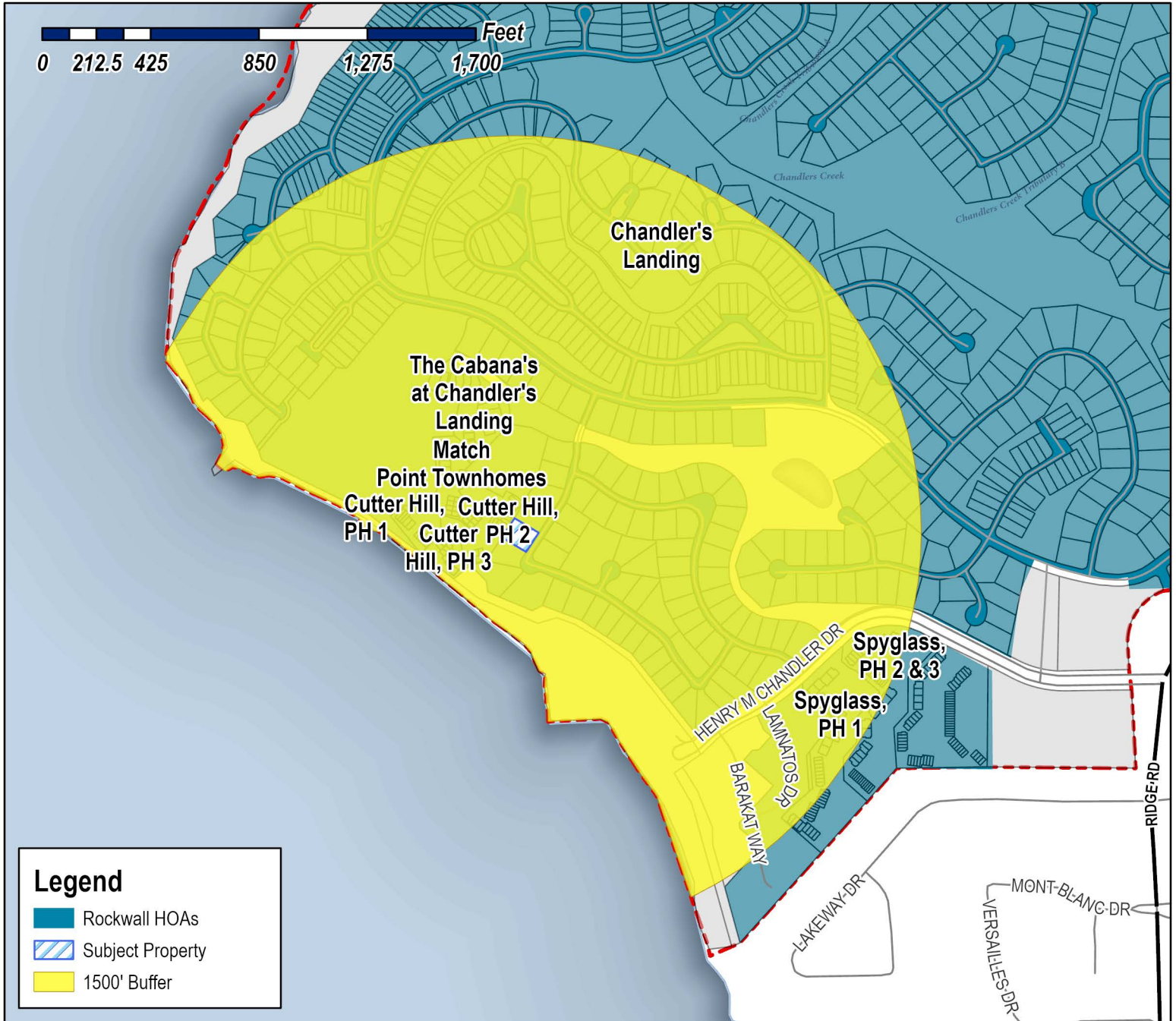




City of Rockwall

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Case Number: Z2024-030
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 329 Harborview Drive

Date Saved: 6/13/2024
 For Questions on this Case Call (972) 771-7745



From: [Zavala, Melanie](#)
Cc: [Miller, Ryan](#); [Lee, Henry](#); [Guevara, Angelica](#); [Ross, Bethany](#)
Subject: Neighborhood Notification Program [Z2024-030]
Date: Friday, June 21, 2024 1:12:01 PM
Attachments: [HOA Map \(06.17.2024\).pdf](#)
[Public Notice \(P&Z\).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 [Friday June 21, 2024](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, July 9, 2024 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, July 15, 2024 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>.

Z2024-030: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by David Bohorquez for the approval of a [Specific Use Permit \(SUP\)](#) for Residential Infill Adjacent to an Established Subdivision on a 0.2273-acre parcel of land identified as Lot 5, Block B, Harbor Landing, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for Single-Family 10 (SF-10) District land uses, addressed as 329 Harborview Drive, and take any action necessary.

Thank you,

Melanie Zavala

Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087

[Planning & Zoning Rockwall](#)

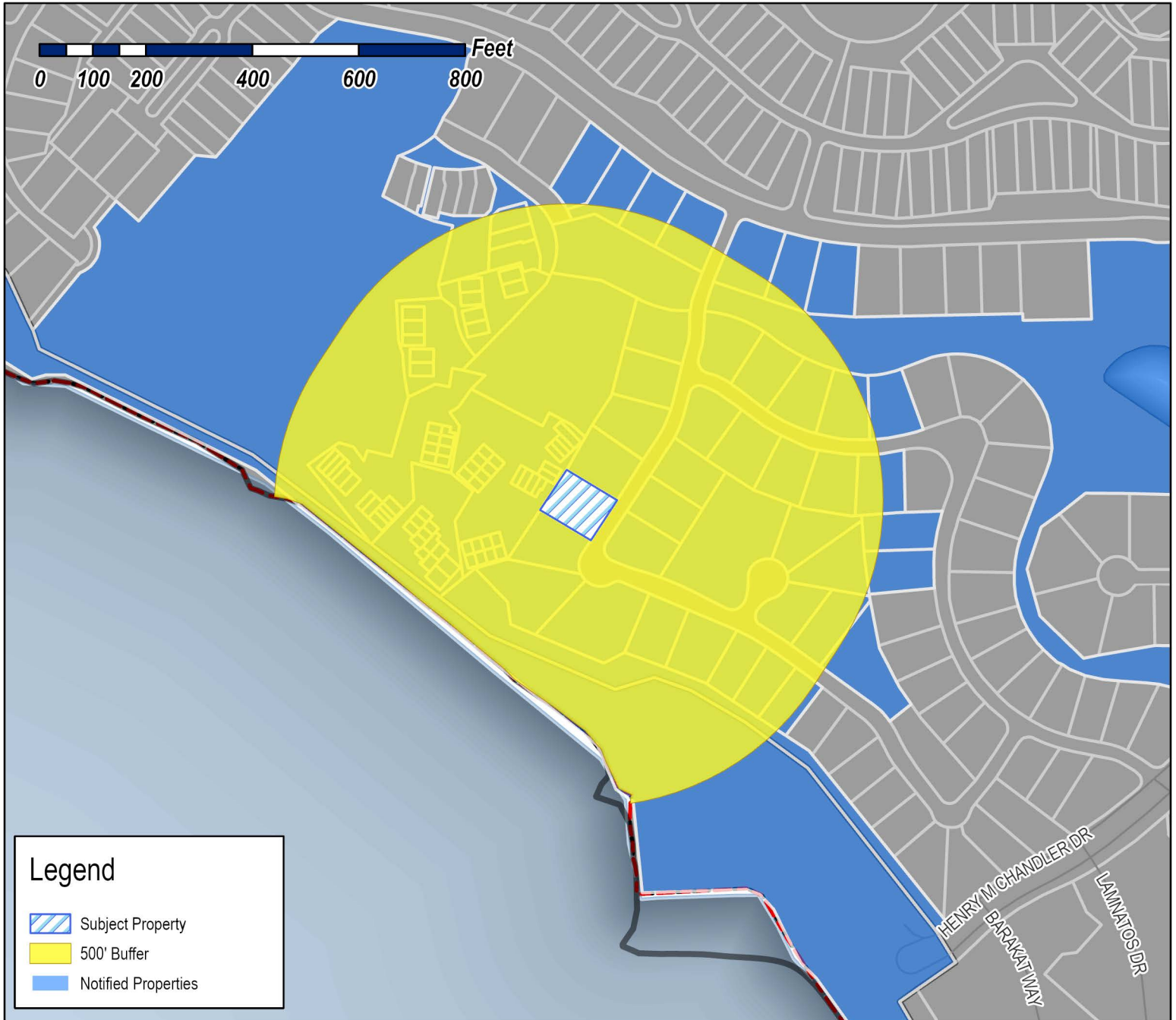
972-771-7745 Ext. 6568



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: Z2024-030
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 329 Harborview Drive

Date Saved: 6/13/2024

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



CHANDLERS LANDING COMMUNITY ASSOC
1 COMMODORE PLAZA
ROCKWALL, TX 75032

WILLIS PATRICIA D
12218 GLADWICK DR
HOUSTON, TX 77077

CROUCH FAMILY LIVING TRUST
JERROLD F AND KATHLEEN A CROUCH TRUSTEES
134 HENRY M. CHANDLER DR.
ROCKWALL, TX 75032

BOHORQUEZ DAVID
1397 GLENWICK DRIVE
ROCKWALL, TX 75032

BRAD RHODES REALTY LLC
1514 ANDY DRIVE
SHERMAN, TX 75092

DALROCK INDEPENDENCE LLC
1718 CAPITOL AVE
CHEYENNE, WY 82001

RAY HUBBARD SMI JV LLC
17330 PRESTON ROAD SUITE 220A
DALLAS, TX 75252

ESTATE OF KENNETH GENE PONDER
ELMA PONDER, EXECUTOR
1850 ASHBOURNE DRIVE
ROCKWALL, TX 75087

VREELAND DENISE AND
DAN CALNON
1956 GEAR AVE
FAIRFIELD, IA 52556

VINES AMY
200 VZCR 3710
EDGEWOOD, TX 75117

VINES GREGORY S
200 VZCR 3710
EDGEWOOD, TX 75117

LAZYDALE PARTNERS LLP
202 N SAN JACINTO
ROCKWALL, TX 75087

SELZER DEANNA
202 RAINBOW CIRCLE
ROCKWALL, TX 75032

SLATE CRAIG AND TANYA
208 S AVENIDA DEL SEMBRADOR
TUSCAN, AZ 85745

COLLICHIO KIMBERLY ANN
210 RAINBOW CIR
ROCKWALL, TX 75032

MCCALLUM TERRY
2231 W FM 550
ROCKWALL, TX 75032

SARA M FRANKEL TRUST
SARA M FRANKEL - TRUSTEE
2366 FAYETTEVILLE AVE
HENDERSON, NV 89052

ZUCCHERO MICHAEL
24212 NOBE ST
CORONA, CA 92883

ROBERTS GARREN AND MARY BERNADETTE
FIDELMA
25112 SLEEPY HOLLOW
LAKE FOREST, CA 92630

PORTER INVESTMENTS LLC
3 COVE CREEK COURT
HEATH, TX 75032

RESIDENT
308 HARBORVIEW DR
ROCKWALL, TX 75087

RESIDENT
310 HARBORVIEW DR
ROCKWALL, TX 75087

TAYLOR ANTHONY
311 HARBOR LANDING
ROCKWALL, TX 75032

RECINOS ARNOLDO AND RUTH LIMA
311 HARBORVIEW DR
ROCKWALL, TX 75032

BARHAM ARTHUR LLOYD JR AND ANITA L
312 PORTVIEW PL
ROCKWALL, TX 75032

TCHAKAROV SVETLIN G AND
ROSSITZA I POPOVA
313 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

MASSEY MICHAEL J AND CHERYL R
313 HARBORVIEW DR
HEATH, TX 75032

PENCE DENNIS AND DIANNA
314 PORTVIEW PL
ROCKWALL, TX 75032

ROSS THOMAS AND VICKIE
315 HARBORVIEW DR
ROCKWALL, TX 75032

COFFEY JAMES & DEBORAH
316 PORTVIEW PL
ROCKWALL, TX 75032

COFFEY JAMES & DEBORAH
316 PORTVIEW PL
ROCKWALL, TX 75032

RESIDENT
317 HARBORVIEW DR
ROCKWALL, TX 75087

QUILLEN BOBBY RAY JR
317 HARBOR LANDING DR
ROCKWALL, TX 75032

BAILEY WAYNE & JACQUELINE
319 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

SELF JANET
319 HARBORVIEW DR
ROCKWALL, TX 75032

SELF SCOTT L & JAN
319 HARBORVIEW DR
ROCKWALL, TX 75032

POTTS JASON AND ANNA
320 PORTVIEW PLACE
ROCKWALL, TX 75032

RESIDENT
321 HARBORVIEW DR
ROCKWALL, TX 75087

LINNSTAEDTER RANDALL AND KIMBERLY
321 HARBOR LANDING DR
ROCKWALL, TX 75032

WOOD GEORGE & EVELYN
322 HARBOR LANDING DR
ROCKWALL, TX 75032

IMRIE DONALD M & CHERYL K
323 HARBOR LANDING DR
ROCKWALL, TX 75032

RIZZARI VANESSA GABRIELA
324 HARBOR LANDING DR
ROCKWALL, TX 75032

GRAY RUSSELL LEE
325 HARBOR LANDING DR
ROCKWALL, TX 75032

CULLEN GREGORY L & JEAN C
325 HARBORVIEW DR
ROCKWALL, TX 75032

RESIDENT
326 HARBORVIEW DR
ROCKWALL, TX 75087

DENIKE SARAH
326 HARBOR LANDING DR
ROCKWALL, TX 75032

WAGONER SHANNON AND JAMES
327 HARBORVIEW DR
ROCKWALL, TX 75032

Haidar Lamora J and
Lucinda K Polhemus
327 Yacht Club Drive
Rockwall, TX 75032

RESIDENT
328 HARBORVIEW DR
ROCKWALL, TX 75087

WHETSELL BETTY R
328 HARBOR LANDING DR
ROCKWALL, TX 75032

RESIDENT
329 HARBORVIEW DR
ROCKWALL, TX 75087

BOOKHOUT JAMES M & KATHRYN C
329 YACHT CLUB DR
ROCKWALL, TX 75032

MATTES JOHN AND TONG
330 HARBOR LANDING DR
ROCKWALL, TX 75032

MARTIN SERGIO ROBLEDOS AND ANDRESSA
HENDLER
330 HARBORVIEW DR
ROCKWALL, TX 75032

MERCKLING BRYAN S AND STACY D
331 HARBORVIEW DR
ROCKWALL, TX 75032

CLARK MELISSA JOYCE & MICHAEL JOHN
331 YACHT CLUB DRIVE
ROCKWALL, TX 75032

DAMALUX RENTAL AND REMODELING LLC
3320 AUGUSTA BLVD
ROCKWALL, TX 75087

RESIDENT
333 YACHT CLUB DR
ROCKWALL, TX 75087

TMCC TRUST
THOMAS V MCCROSSAN- TRUSTEE
333 HARBORVIEW DRIVE
ROCKWALL, TX 75032

MARTIN AND LISA MANASCO LIVING TRUST
MARTIN EDWARD MANASCO AND LISA MARIE
MANASCO- TRUSTEES
335 HARBORVIEW DR
ROCKWALL, TX 75032

MCCROSSAN LIA AND JAMES
337 HARBORVIEW DRIVE
ROCKWALL, TX 75032

KORTEMIER WILLIAM F
401 YACHT CLUB DR
ROCKWALL, TX 75032

KENTOPP RICHARD J & MELODY
403 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
405 YACHT CLUB DR
ROCKWALL, TX 75087

CENSULLO TERESA ANN
405 COLUMBIA DR
ROCKWALL, TX 75032

WISE RUTHANNE
407 YACHT CLUB DRIVE
ROCKWALL, TX 75032

MCKAY WILLIAM R & LINDA S
4109 DESERT GARDEN DR
PLANO, TX 75093

FRONTERA JOSE ANTONIO & CAROLINE
4241 BUENA VISTA #18
DALLAS, TX 75205

RESIDENT
426 S YACHT CLUB DR
ROCKWALL, TX 75087

JONES AMBER
426 YACHT CLUB DR UNIT H
ROCKWALL, TX 75032

PETTITT GREGORY S AND CONNIE L
426 YACHT CLUB DRIVE APT D
ROCKWALL, TX 75032

WEEKLEY PATRICIA H
426 YACHT CLUB DRIVE #G UNIT C-3
ROCKWALL, TX 75032

RESIDENT
428 YACHT CLUB DR
ROCKWALL, TX 75087

WRIGHT RHONDA LYNN
428 YACHT CLUB DR APT C
ROCKWALL, TX 75032

WRIGHT RHONDA
428C YACHT CLUB DR
ROCKWALL, TX 75032

GALLIGUEZ PRESILO A & ANNABELLE B
429 YACHT CLUB DR B UNIT A 2
ROCKWALL, TX 75032

RESIDENT
430 S YACHT CLUB DR
ROCKWALL, TX 75087

STROUD SUZETTE AND ANDY
430A YACHT CLUB
ROCKWALL, TX 75032

KAY SUZANNE KAY
430E YACHT CLUB DRIVE
ROCKWALL, TX 75032

BARRINGER VAN
4310 COCHRAN CHAPEL CIR
DALLAS, TX 75209

RESIDENT
436 S YACHT CLUB DR
ROCKWALL, TX 75087

BECK JOAN K
436 YACHT CLUB DR APT A
ROCKWALL, TX 75032

MERCKLING BRYAN AND SARAH HUSSAIN
436 YACHT CLUB DRIVE #G
ROCKWALL, TX 75032

HALL DEREK
436C YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
438 S YACHT CLUB DR
ROCKWALL, TX 75087

WALLACE BRITTANY
438 S YACHT CLUB DR APT H
ROCKWALL, TX 75032

JOHNSTON CAROL RUTH
438 YACHT CLUB #E
ROCKWALL, TX 75032

JAMES DEBRA SUE
438 YACHT CLUB DR APT D
ROCKWALL, TX 75032

BARLOW DAVID ALLEN
438 YACHT CLUB DR APT F
ROCKWALL, TX 75032

TUCKER ASHLEY NICOLE
438 YACHT CLUB DR #G
ROCKWALL, TX 75032

SFIKAS SCOTT
438 YACHT CLUB DRIVE APT C
ROCKWALL, TX 75032

RESIDENT
440 S YACHT CLUB DR
ROCKWALL, TX 75087

BROWN CYNTHIA
440 YACHT CLUB UNIT E
ROCKWALL, TX 75032

SERRANO MANUEL
440 YACHT CLUB DR UNIT B
ROCKWALL, TX 75032

GARDNER DAVID L REV LIV TR
4401 GMD UNIT 702
LONGBOAT KEY, FL 34228

RESIDENT
442 S YACHT CLUB DR
ROCKWALL, TX 75087

SPOENEMAN DAVID AND JODI
442A YACHT CLUB APT A
ROCKWALL, TX 75032

RESIDENT
450 S YACHT CLUB DR
ROCKWALL, TX 75087

ARMSTRONG MARK C
450 YACHT CLUB DRIVE UNIT C
ROCKWALL, TX 75032

RUYON DANA T
450A YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
452 S YACHT CLUB DR
ROCKWALL, TX 75087

SULLIVAN ROBERT MICHAEL
452 YACHT CLUB DR #B
ROCKWALL, TX 75032

ROGERS TARA MICHELLE & FRANCISCO LOPEZ
454 YACHT CLUB DR
ROCKWALL, TX 75032

MADONI DANIEL S AND BRENDA K
456 YACHT CLUB DRIVE, C UNIT 302
ROCKWALL, TX 75032

MADONI DANIEL S AND BRENDA K
456 YACHT CLUB DRIVE, C UNIT 302
ROCKWALL, TX 75032

RESIDENT
458 S YACHT CLUB DR
ROCKWALL, TX 75087

CLAYCOMB DENISE MASUNAS AND JOHN
WILLIAM
458 YACHT DRIVE 458A
ROCKWALL, TX 75032

BENDER VIRGINIA
4600 GREENVILLE AVE STE 180
DALLAS, TX 75206

RESIDENT
501 YACHT CLUB DR
ROCKWALL, TX 75087

HAMMOND LIVING TRUST
519 E I30 #704
ROCKWALL, TX 75087

HARMON H VICTOR ETUX
519 E INTERSTATE 30 PMB 212
ROCKWALL, TX 75087

HARMON HOSEA VICTOR & ELIZABETH C
519 E INTERSTATE 30 PMB 212
ROCKWALL, TX 75087

HOGAN CANDICE LYNN AND
KEVIN PETER CRANTZ
522 YACHT CLUB DRIVE
ROCKWALL, TX 75032

DEATON KHRISTY & ROBERT
524 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
526 YACHT CLUB DR
ROCKWALL, TX 75087

RESIDENT
528 YACHT CLUB DR
ROCKWALL, TX 75087

RESIDENT
530 YACHT CLUB DR
ROCKWALL, TX 75087

RESIDENT
532 YACHT CLUB DR
ROCKWALL, TX 75087

TROTTER STEVEN DOUGLAS & LISA ANN
534 YACHT CLUB DRIVE
ROCKWALL, TX 75032

DENNALLEY DENA S
536 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
540 YACHT CLUB DR
ROCKWALL, TX 75087

RESIDENT
542 YACHT CLUB DR
ROCKWALL, TX 75087

FULLER JULIE
5425 BYERS AVE
FORT WORTH, TX 76107

JOHNSON BETTY
544 YACHT CLUB DR
ROCKWALL, TX 75032

STENBERG SHANE & TRACY ENGLISH
5449 MARTEL
DALLAS, TX 75206

RESIDENT
546 YACHT CLUB DR
ROCKWALL, TX 75087

GIBSON JEANETTE L
548 YACHT CLUB DR
ROCKWALL, TX 75032

2016 BLUM REVOCABLE TRUST
JENNIFER REBECCA BLUM- TRUSTEE
5556 CANADA CT
ROCKWALL, TX 75032

MARTIN LAKESHORE PROPERTIES LLC
5601 RANGER DR
ROCKWALL, TX 75032

BRANCO ANTHONY J
5731 SOUTHERN CROSS DR
ROCKWALL, TX 75032

ULMEN PEGGY SUE
5909 VOLUNTEER PLACE
ROCKWALL, TX 75032

P&P PAINTING REPAIRS AND REMODELING
6109 PLANTATION LN
FLOWER MOUND, TX 75022

RESIDENT
7 GREENBELT
ROCKWALL, TX 75087

STIEGELMAR RICHARD L AND DORA L
7 MAGNOLIA DR
MEXICO BEACH, FL 32456

VELASCO ALEJANDRO PORTOCARRERO AND
STEPHANIE G ARAMAYO
7205 STONE MEADOW CIR
ROWLETT, TX 75088

ARMSTRONG JOHN D
804 EAGLE PASS
HEATH, TX 75032

ESPARZA KRISTIN
8565 PLAINFIELD ROAD
LYONS, IL 60534

DALTON PAMELA JOY, TRUSTEE
PAMELA JOY DALTON LIVING TRUST
872 RATHBONE CIRCLE
FOLSOM, CA 95630

STEPHENSON ROBIN AND LARRY JR
9005 BRIARCREST DR
ROWLETT, TX 75089

MALLARD DAVID S & SHERRY A
9405 WAYNE AVE
LUBBOCK, TX 79424

SELF BILLY & KATIE
C/O PRO SOAP 321 HARBORVIEW DR
ROCKWALL, TX 75032

PUBLIC NOTICE



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

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

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

Z2024-030: SUP for a Residential Infill

Hold a public hearing to discuss and consider a request by David Bohorquez for the approval of a *Specific Use Permit (SUP)* for Residential Infill Adjacent to an Established Subdivision on a 0.2273-acre parcel of land identified as Lot 5, Block B, Harbor Landing, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for Single-Family 10 (SF-10) District land uses, addressed as 329 Harborview Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, July 9, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 15, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Angelica Guevara
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Monday, July 15, 2024 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. Z2024-030: SUP for a Residential Infill

Please place a check mark on the appropriate line below:

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

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

Name:
Address:

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

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

SQUARE FOOTAGE CALCULATIONS:

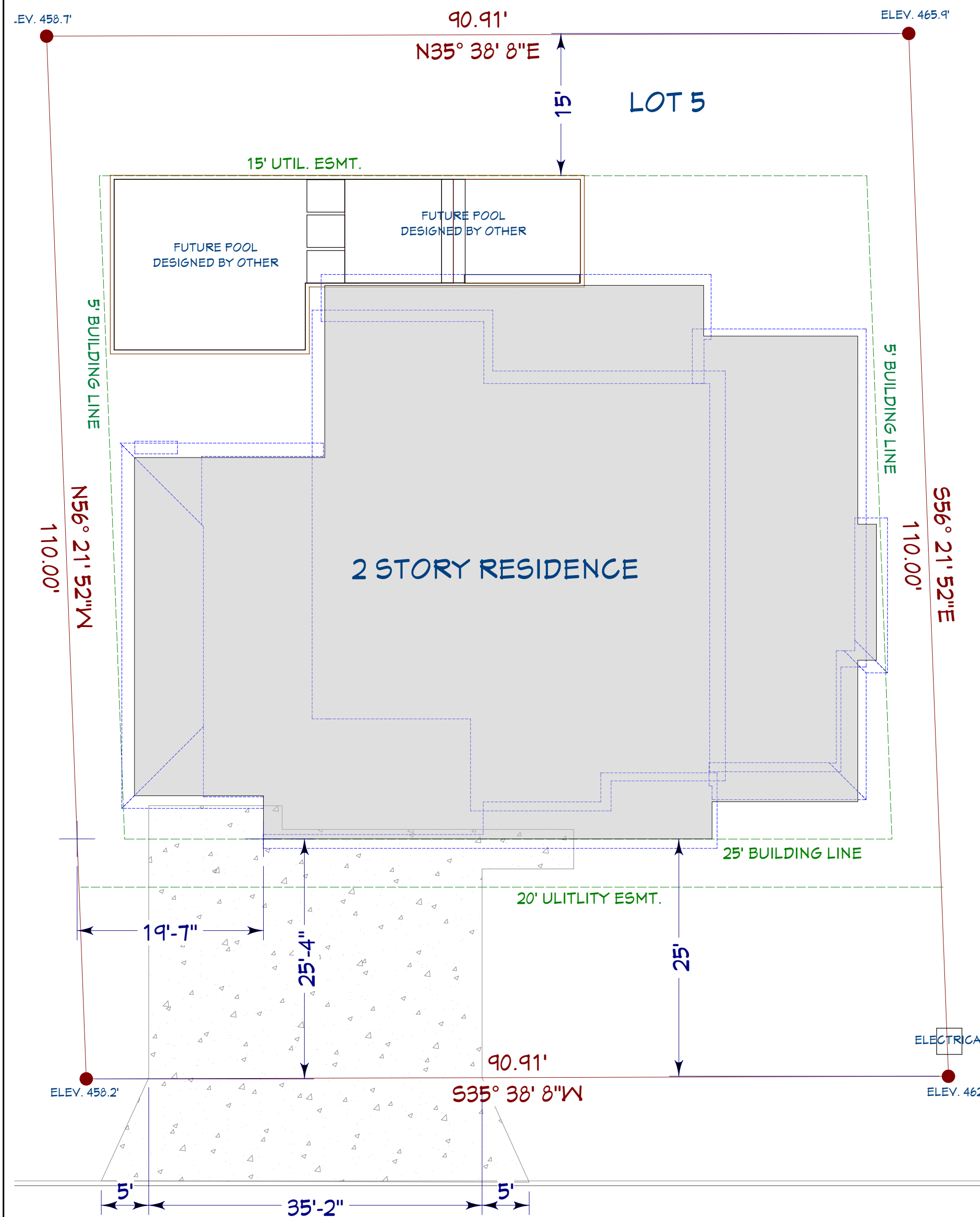
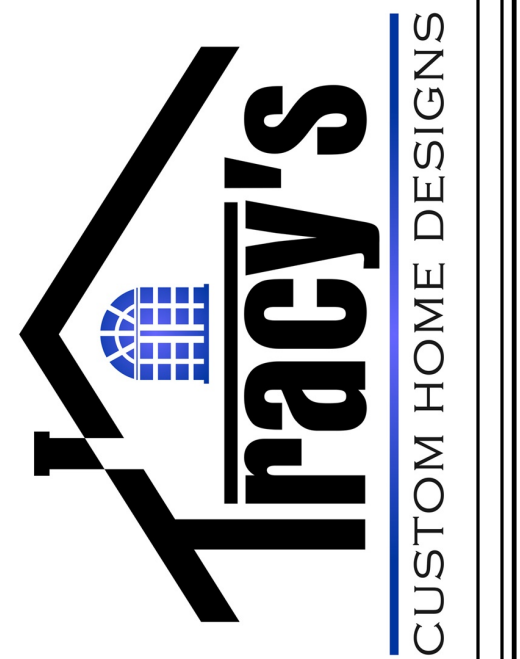
- I. GARAGE & PORCH SQFT INCLUDE BRICK LEDGE.
- II. SQFT LISTED BY ROOM ARE FOR INTERIOR AREA ONLY, SHEETROCK TO SHEETROCK. THIS TO AID IN CALCULATING HVAC LOADS & FLOORING TAKEOFFS.
- III. FLOORING MATERIAL SQFT IS CALCULATED BY SHEETROCK TO SHEETROCK AREA & INCLUDES THE AREA UNDER CABINETS.

NOTICE & DISCLAIMER

UNDER NO CIRCUMSTANCES WILL TRACY'S CUSTOM HOMES BE LIABLE FOR ANY DAMAGES, WHETHER ARISING FROM TORT OR CONTRACT, INCLUDING LOSS OF DATA, LOST PROFITS, COST OF COVER, OR OTHER SPECIAL, INCIDENTAL, CONSEQUENTIAL OR INDIRECT DAMAGES ARISING OUT OF THE USE OF THESE DRAWINGS.

BOHORQUEZ RESIDENCE G ©
329 HARBORVIEW DR. ROCKWALL, TX 75032
GENERAL OVERVIEW

111 FARMERSVILLE PKWY STE. 300
 FARMERSVILLE, TX. 75442
 (972) 784-9044
 sales@tracyscustomhomes.com
 www.tracyscustomhomes.com



HARBORVIEW DRIVE

SITE PLAN

SCALE: 1" = 10'

LOT 5, BLOCK B
HARBOR LANDING PHASE 2
CITY OF ROCKWALL, TX

WATER LINE - 1-1/4"
ELECTRICAL - 200AMP SERVICE



THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT & PROPERTY OF TRACY'S CUSTOM HOMES. USE OF THESE DRAWINGS & CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF TRACY'S CUSTOM HOMES IS PROHIBITED & MAY SUBJECT YOU TO A CLAIM FOR DAMAGES.

DRAWING PACKAGE		AREA (Sq. Ft.)	
PAGE #	TITLE		
1	GENERAL OVERVIEW	1st Floor Living	2630
2	MAIN FLOOR PLAN	Total Garages	833
3	UPSTAIRS & SCHEDULES	Total Porches	442
4	EXTERIOR ELEVATIONS	Total Foundation	3905
5	ROOF PLAN	2nd Floor Living	1181
6	ELECTRICAL	Total Living	3811
7	ELECTRICAL 2ND FLOOR	Total Under Roof	5086
8	ROUGH-IN	Total Sun Deck	671
9	CABINETS	Total Carpet	1196
		Total Tile	500
		Total Wood	2428

1. THE CONTRACTOR(S) SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, NOTES, & CONDITIONS PRIOR TO THE START OF ANY WORK.
2. ALL WRITTEN DIMENSIONS SHALL SUPERCEDE SCALED DIMENSIONS
3. THE AUTHOR OF THESE DOCUMENTS SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE, OR ANY PROCEDURES, OR FOR THE SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION WITH THE WORK, & SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE LATEST EDITION OF THE UNIFORM BUILDING CODES (UBC) & LOCAL BUILDING CODES, OR AS SPECIFICALLY NOTED ON THESE PLANS & CALCULATIONS, WITH THE MOST STRINGENT CONDITION GOVERNING.

DRAWN BY: KENDALL NOTO
 CHECKED BY: ROY HOMFELD
 SHEET SIZE: ARCH D (24" x 36")

PLOT PLAN

BEING LOT 5, BLOCK B, OF HARBOR LANDING PHASE TWO, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET C, SLIDE 10, PLAT RECORDS, ROCKWALL COUNTY, TEXAS.

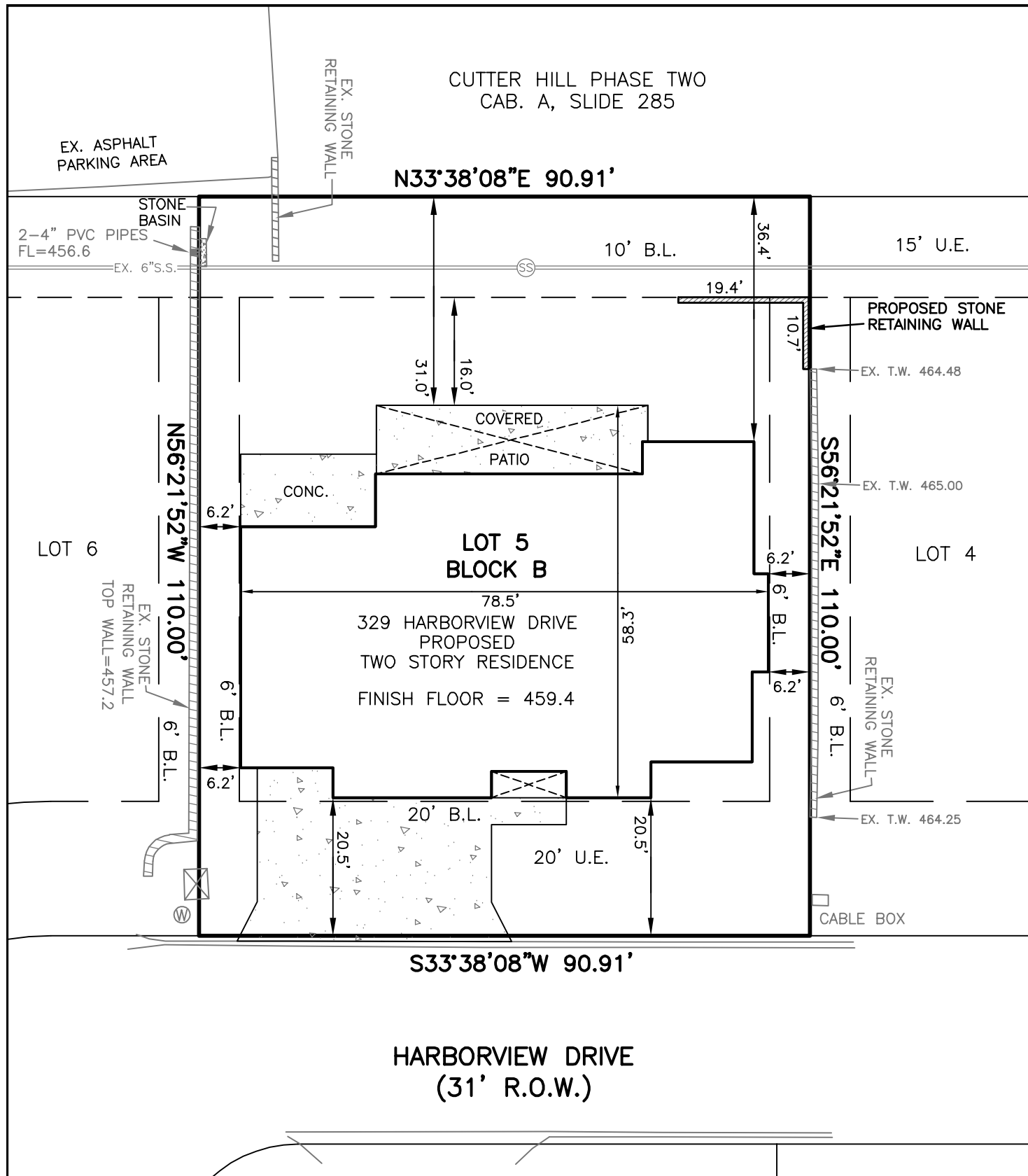
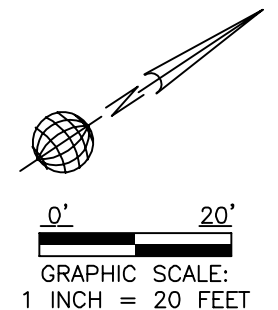
ZONING: PD-08 (SF-10)
 LOT 5, BLOCK B
 MAX ROOFTOP ELEVATION - 488.00
 MAX PAD ELEVATION - 459.00
 MAX HEIGHT - 29.00'

LEGEND

- ⊙ - EXISTING SANITARY SEWER MANHOLE
- ⊙ - EXISTING WATER METER
- 524- - EXISTING CONTOURS
- 524- - PROPOSED CONTOURS
- - PROPOSED DRAINAGE ARROWS
- T.C. - TOP OF CURB
- T.W. - TOP OF RETAINING WALL
- B.W. - BOTTOM OF RETAINING WALL
- [Pattern] - PROPOSED CONCRETE

PRELIMINARY REVIEW
 THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF:
 HENRY G. NIBLO, P.E. NO. 68739
 JUNE 6, 2024
 IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, PERMIT PURPOSES.

BENCHMARK: COR-5
 ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT"
 AT THE INTERSECTION EAST LINE OF COMMODORE PLAZA & NORTH LINE OF HENRY CHANDLER DR. AT CENTER OF CURB RETURN +1' BEHIND CURB. ELEVATION=560.58



FLOOD NOTE:

According to my interpretations of Community Panel No. 48397C0040L, dated September 26, 2008, of the National Flood Insurance Rate Maps for Rockwall County, Texas, all of the subject property lies within Zone "X" and is not shown to be within a special flood hazard area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

NOTES:

BEARINGS, BUILDING LINES, R.O.W.S, EASEMENTS, DIMENSIONS, ETC. ARE PER PLAT REFERENCED IN LEGAL DESCRIPTION ABOVE.

CARROLL CONSULTING GROUP, INC.

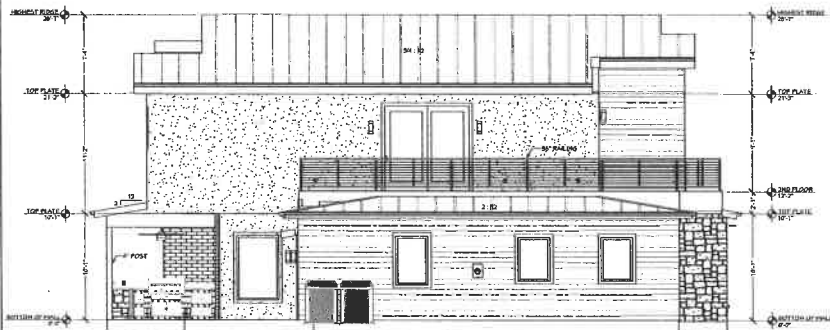
P.O. BOX 11
 LAVON, TEXAS 75166

PHONE (972) 840-1506
 TBPELS REGISTRATION NO.: F-21608
 TEXAS FIRM REGISTRATION NO.: 10007200

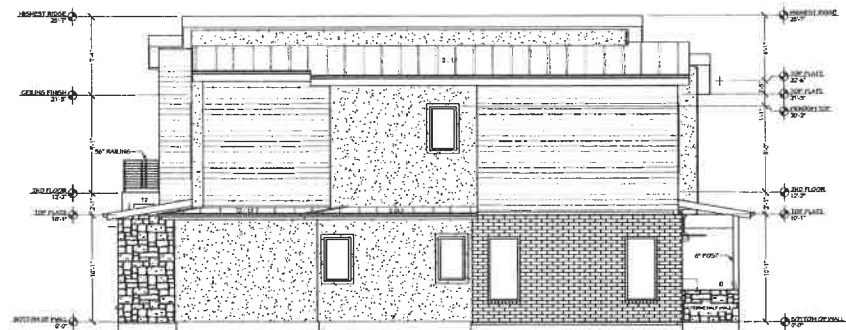
COPYRIGHT • CARROLL CONSULTING GROUP			
JOB No.	SCALE:	DATE	DRAWN BY:
3467-24	1"=20'	JUNE 6, 2024	CP



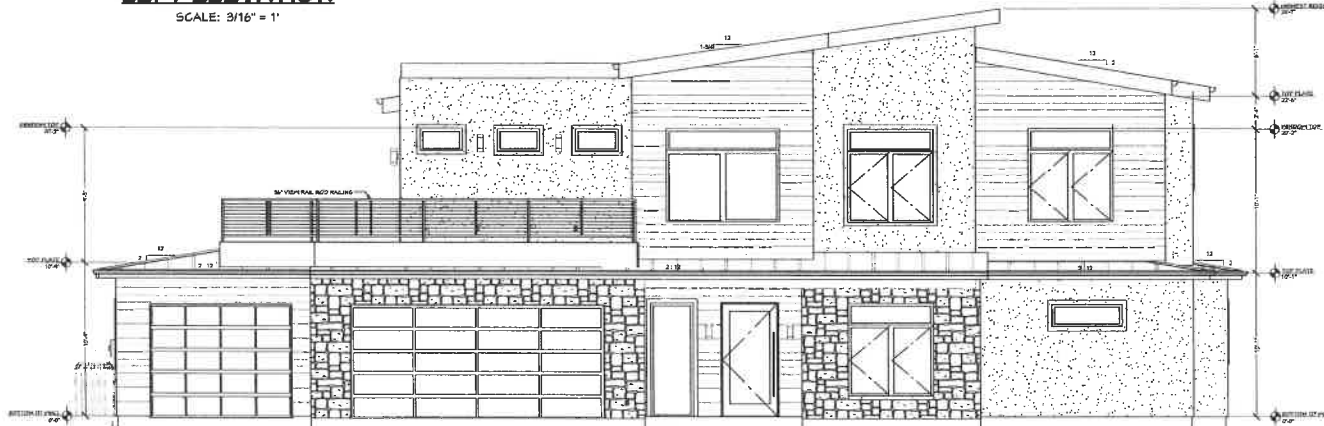
REAR ELEVATION
SCALE: 1/4" = 1'



LEFT ELEVATION
SCALE: 3/16" = 1'



RIGHT ELEVATION
SCALE: 3/16" = 1'



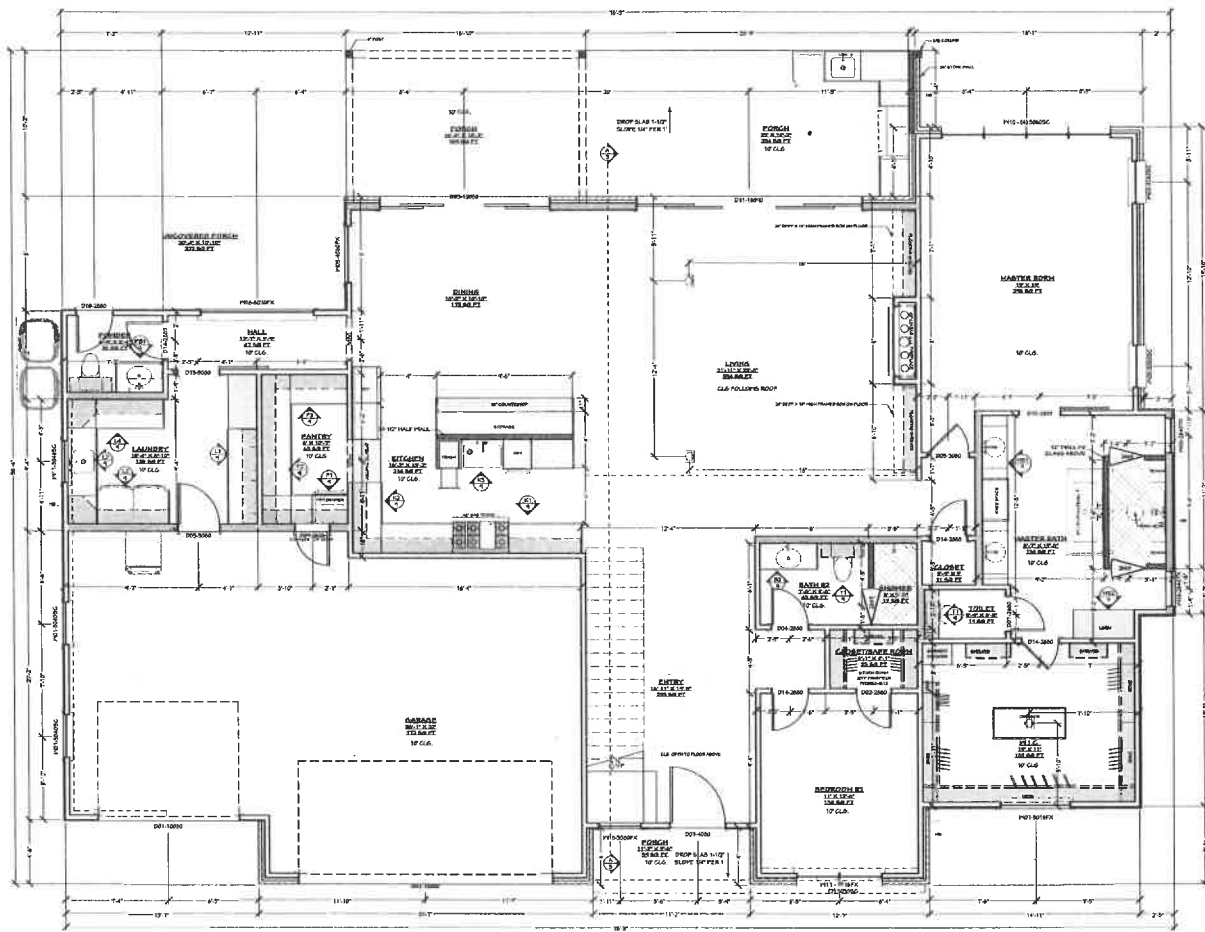
FRONT ELEVATION
SCALE: 1/4" = 1'

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BOHORQUEZ RESIDENCE G ©
329 HARBORVIEW DR. ROCKWALL, TX 75082
EXTERIOR ELEVATIONS

111 FARMERSVILLE PKWY STE. 300
FARMERSVILLE, TX 75442
(972) 764-9044
sales@tracyscustomhomes.com
www.tracyscustomhomes.com





MAIN FLOOR PLAN
SCALE: 1/4" = 1'

ITEM	UNIT	AREA (SQ. FT.)
Living		9.50'
Dining		4.10'
Kitchen		4.10'
Laundry		4.10'
Garage		10.00'
Master Bath		4.10'
Guest Bath		4.10'
Bedroom		4.10'
Hall		4.10'
Entry		4.10'
Staircase		4.10'
Deck		4.10'
Sun Deck		4.10'
Carpet		4.10'
Tile		4.10'
Wood		4.10'

AREA (SQ. FT.)	
1st Floor Living	2630
Total Garages	833
Total Porches	442
Total Foundation	3905
2nd Floor Living	1181
Total Living	3811
Total Under Foot	5698
Total Sun Deck	671
Total Carpet	1196
Total Tile	500
Total Wood	2428

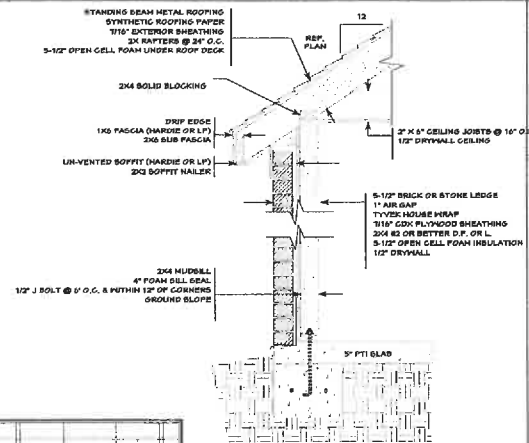
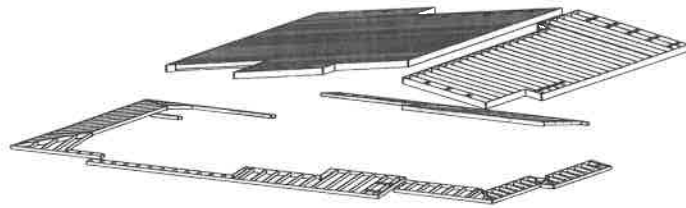
BUILDING CONTRACTOR/OWNER TO VERIFY ALL DIMENSIONS, SPECS. & CONNECTIONS BEFORE CONSTRUCTION BEGINS.
PLANS DESIGNED BY TRACY'S

NOTICE & DISCLAIMER
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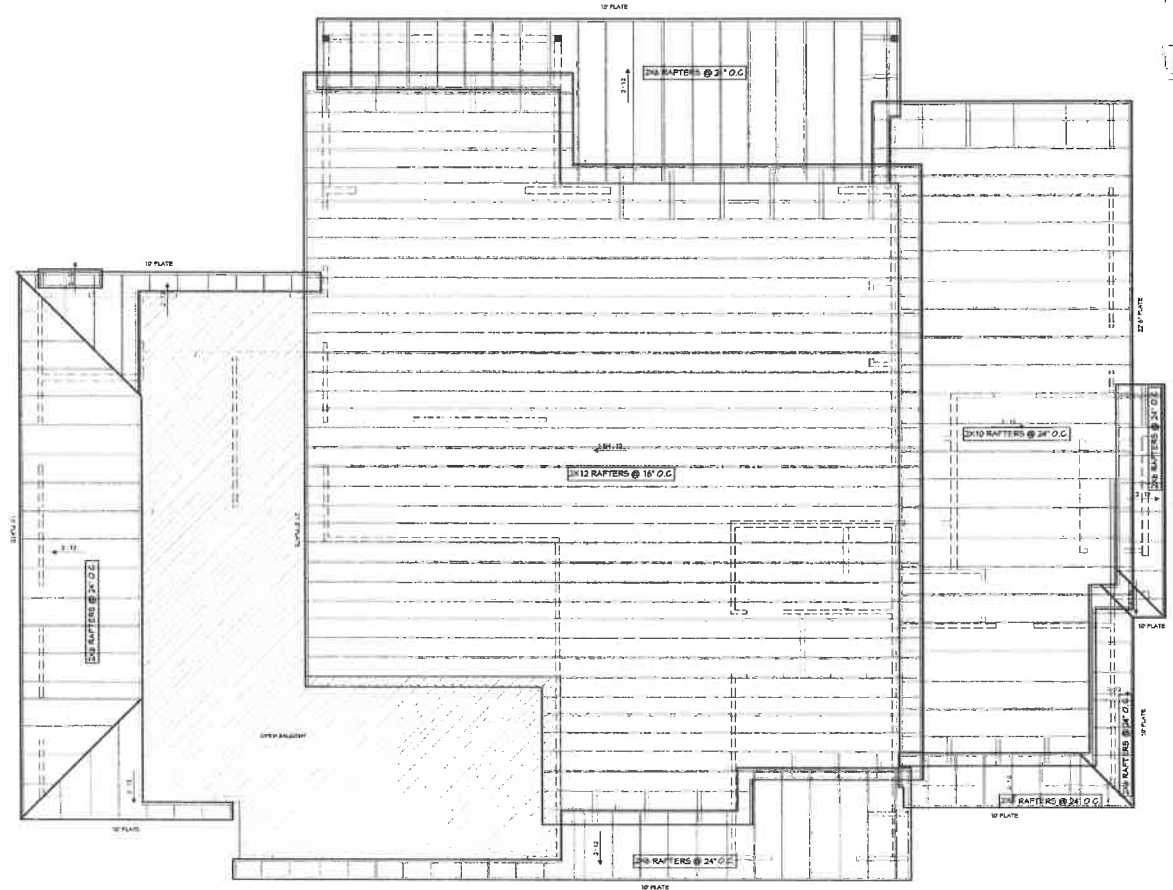
BOHORQUEZ RESIDENCE G ©
329 HARBORVIEW DR. ROCKWALL, TX 75032
MAIN FLOOR PLAN

111 FARMERSVILLE PKWY STE. 300
FARMERSVILLE, TX, 75442
(972) 784-9044
sales@tracyscustomhomes.com
www.tracyscustomhomes.com





**WALL/ROOF
DETAIL**
N.T.S.



ROOF PLAN
SCALE: 1/4" = 1'
3,582 SF of Metal Roofing

ROOFING NOTES:
ROOFING SHALL BE FASTENED ACCORDING TO MANUFACTURER'S INSTRUCTIONS TO SOLIDLY SHEATHED ROOFS, NOT LESS THAN 4 NAILS PER EACH 50 TO 40\"/>

SOFFITS:
12\"/>

NOTICE & DISCLAIMER
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ROOF PLAN

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sales@tracyscustomhomes.com
www.tracyscustomhomes.com





CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-030

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
315 Harborview Drive	Single-Family Home	2015	4,602	N/A	Stucco, Stone, and Siding
317 Harborview Drive	Vacant	N/A	N/A	N/A	N/A
319 Harborview Drive	Single-Family Home	2010	3,770	N/A	Stone
321 Harborview Drive	Single-Family Home	2012	6,210	N/A	Stone and Brick
325 Harborview Drive	Single-Family Home	2018	5,443	N/A	Stone and Brick
326 Harborview Drive	Single-Family Home	2007	3,810	N/A	Siding
327 Harborview Drive	Single-Family Home	2015	4,222	N/A	Stone
328 Harborview Drive	Single-Family Home	2021	2,764	N/A	Stucco, Brick, and Siding
329 Harborview Drive	Vacant	N/A	N/A	N/A	N/A
330 Harborview Drive	Single-Family Home	2016	3,893	N/A	Brick and Stone
331 Harborview Drive	Single-Family Home	2015	4,098	N/A	Brick and Stone
AVERAGES:		2014	4,312	#DIV/0!	



CITY OF ROCKWALL

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315 Harborview Drive



317 Harborview Drive



CITY OF ROCKWALL

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319 Harborview Drive



321 Harborview Drive



CITY OF ROCKWALL

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325 Harborview Drive



326 Harborview Drive



CITY OF ROCKWALL

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327 Harborview Drive



328 Harborview Drive



CITY OF ROCKWALL

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329 Harborview Drive



330 Harborview Drive



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-030

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331 Harborview Drive

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) [*ORDINANCE NO. 23-40*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.2273-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 5, BLOCK B, OF THE HARBOR LANDING, PHASE 2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by David Bohorquez for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.2273-acre parcel of land identified as Lot 5, Block B, of the Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) [*Ordinance No. 23-40*] for Single-Family 10 (SF-10) District land uses, addressed as 329 Harborview Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 8 (PD-8) [*Ordinance No. 23-40*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That Planned Development District 8 (PD-8) [*Ordinance No. 23-40*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 8 (PD-8) [*Ordinance No. 23-40*] and Subsection 03.01, *General Residential District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

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

2.2 COMPLIANCE

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

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

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

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

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

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

force and effect.

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 5th DAY OF AUGUST, 2024.**

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: July 15, 2024

2nd Reading: August 5, 2024

Exhibit 'A':
Location Map

Address: 329 Harborview Drive

Legal Description: Lot 5, Block B, Harbor Landing Phase 2 Addition



Exhibit 'C':
Building Elevations

