



## ROCKWALL CITY COUNCIL MEETING

Tuesday, February 18, 2025 - 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 nomination for filling vacant seat on the Rockwall Central Appraisal District (CAD) Board of Directors, pursuant to Section 551.074 (personnel matters).
2. Discussion regarding (re)appointments to city regulatory boards and commissions, pursuant to §551.074 (Personnel Matters).
3. Discussion regarding possible legal action for unpaid taxes against Rockwall RMKP, LP (Hampton Inn), pursuant to §551.071 (Consultation with Attorney).

**III. Adjourn Executive Session**

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

**V. Invocation and Pledge of Allegiance - Mayor Pro Tem Jorif**

**VI. Proclamations / Awards / Recognitions**

1. Teen Dating Violence Awareness Month Proclamation

**VII. Appointment Items**

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

**VIII. 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.

**IX. Take Any Action as a Result of Executive Session**

## X. 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 February 3, 2025, city council meeting, and take any action necessary.
2. **P2025-001** - Consider a request by the City of Rockwall for the approval of an **ordinance** abandoning public right-of-way and a Replat for Lot 12, Block A, The Meadows Addition being a 0.306-acre tract of land identified as the Greenbelt & Utility Easement, Block A, Meadows Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 17 (PD-17), and generally located at the terminus of Hail Drive and take any action necessary (**2nd Reading**).
3. **P2025-002** - Consider a request by the City of Rockwall for the approval of an **ordinance** abandoning public right-of-way and a Final Plat for Lots 1-4, Block A, Fox-Harris Addition being a 1.124-acre tract of land identified as Lots 1 & 2, Block A, Fox Addition; Lot 3 of the Richard Harris No. 3 Addition; and Lot B, Block 48A, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 205 & 209 S. Clark Street and 206 & 210 Wade Drive, and take any action necessary (**2nd Reading**).
4. Consider awarding bid to Lake Country Chevrolet for the purchase of 2 vehicles for a total amount of \$134,970.50 to be funded by Streets Operating Budget, as well as authorizing the City Manager to execute the associated purchase order, and take any action necessary.
5. Consider approval of the construction contract for SH 276 Utility Relocation Project and authorize the City Manager to execute a construction contract with J&L Construction, in the amount of \$2,879,771.00, to be funded by the 2024 Water and Sewer Bonds, and take any action necessary.
6. Consider approval of Hotel Occupancy Tax (HOT) Subcommittee recommendation for funding Oasis Pickleball in the amount of \$60,000 and Boys & Girls Club Duck Regatta in the amount of \$60,000 from Hotel Occupancy Taxes and authorize the City Manager to execute the agreements, and take any action necessary.

## XI. 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. **Z2025-002** - Hold a public hearing to discuss and consider a request by Lee Wickland of Wickland's Sweet Connection on behalf of Windy Busher of Revive for the approval of an **ordinance** for a Specific Use Permit (SUP) allowing a *General Retail Store* and *Limited Service Restaurant* on a 0.1617-acre parcel of land identified as Lot 1, Block 1, Henry Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 907 N. Goliad Street, and take any action necessary (**1st Reading**).

2. **Z2025-003** - Hold a public hearing to discuss and consider a request by Trenton Austin of GT Plumbing Services, LLC on behalf Tim Connolly of Connolly Squared, LLC for the approval of an **ordinance** for a Zoning Change to amend Planned Development District 46 (PD-46) [*Ordinance No. 21-32*] being a 47.37-acre tract of land situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of Corporate Crossing and SH-276, and take any action necessary **(1st Reading)**.

## **XII. 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 14th day of February 2025 at 5 PM and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

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

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Date Removed

Rockwall,



Texas

## Proclamation

*Whereas*, teen dating violence is defined as “physical, sexual, psychological, or emotional abuse within a dating relationship among adolescents;” and

*Whereas*, teen dating violence may occur in person, on social media, online, or through other electronic communication and may be verbal or physical abuse, cyberstalking, non-consensual distribution of intimate images, or other technology-facilitated acts; and

*Whereas*, according to the National Coalition Against Teen Dating Violence:

- nearly 21% of female and 13.4% of high school students report being physically or sexually abused by a dating partner;
- each year, nearly 1.5 million high school students in the U.S. are physically abused by dating partners;
- 57% of teens know someone who has been physically, sexually, or verbally abusive in a dating relationship, and only 33% of teenage dating abuse victims ever told anyone about it.
- College campuses have even more concerning statistics, with 43% of college women reporting violent or abusive behaviors from their partner and one in five women being sexually assaulted during their college tenure.

*Whereas*, educating teens about healthy relationships, domestic violence, sexual assault, dating violence, cyber bullying, and stalking, as well as demonstrating to them proper behaviors within dating relationships are all ways to help mitigate teen dating violence in our society; and

*Whereas*, teens also understanding the real consequences associated with actions that are classified as violence can help lessen violence, within both teen dating relationships and within future marriages.

*Now, Therefore*, I, Trace Johannesen, Mayor of the City of Rockwall, Texas, do hereby proclaim the month of **February** as

### **Teen Dating Violence Awareness Month**

in the City of Rockwall and encourage all citizens to help raise awareness about teen dating violence in our community, to support organizations that aim to eradicate this crime and to assist those affected.

*In Witness Whereof*, I hereunto set my hand and official seal this 18<sup>th</sup> day of February, 2025.

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Trace Johannesen, Mayor

**ROCKWALL CITY COUNCIL MEETING**

**Monday, February 3, 2025 - 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, Anna Campbell, Dennis Lewis and Tim McCallum. Also present were City Manager Mary Smith and Assistant City Manager Joey Boyd. City Attorney Frank Garza remotely participated in Executive Session by video teleconference (ZOOM) and was not present in person for the public meeting.

The mayor read the below-listed discussion items into the record before recessing the public meeting to go into Executive Session at 5:01 p.m.

**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).
2. Discussion regarding mandated notifications to the community, pursuant to Section §551.071 (Consultation with Attorney).

**III. Adjourn Executive Session**

**Council adjourned 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 Moeller**

**Councilmember Moeller delivered the invocation and led the Pledge of Allegiance.**

**VI. Open Forum**

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

**VII. Take Any Action as a Result of Executive Session**

Councilmember Lewis moved to appoint Mary Jo Marvin to fill a vacant seat on the city’s ART Commission for an initial term to run through August of 2026. Councilmember Thomas seconded the motion, which passed by a vote of 7 ayes to 0 nays.

**VIII. Consent Agenda**

1. Consider approval of the minutes from the Jan. 21, 2025 city council meeting, and take any action necessary.
2. **Z2024-062** - Consider a request by Tzemach Moshe Kalmenson for the approval of an **ordinance** for a Zoning Change amending Planned Development District 50 (PD-50) [Ordinance No. 23-60] to incorporate an additional 0.2010-acre parcel of land and amend the land uses for the purpose of allowing the *House of Worship* land use by Specific Use Permit (SUP) within the district being a 21.467-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses and Single-Family 10 (SF-10) District, situated within the North Goliad Corridor Overlay (NGC OV) District, generally located along N. Goliad Street [SH-205] north of Olive Street and south of Live Oak Street, and take any action necessary (**2nd Reading**).
3. **Z2024-064** - Consider a request by Inocencio Barron on behalf of Ariel Palacios for the approval of an **ordinance** for a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* on a 0.1650-acre parcel of land identified as Lot 910-A0 of Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District, addressed as 178 Lynne Drive, and take any action necessary (**2nd Reading**).
4. Consider approval of a resolution fixing the rates to be charged for use of facilities at the city's municipal airport, and take any action necessary.
5. Consider approval of a resolution calling for a General Election to be held within the City of Rockwall on May 3, 2025 for the purpose of electing a mayor and city council members for Places 1, 3 and 5, each for two-year terms, and take any action necessary.

Councilmember McCallum moved to approve the entire Consent Agenda (#s 1, 2, 3, 4, and 5). Councilmember Moeller seconded the motion. The ordinance captions were read as follows:

**CITY OF ROCKWALL  
ORDINANCE NO. 25-07**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) [ORDINANCE NO. 23-60] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) TO INCORPORATE AN ADDITIONAL 0.2010-ACRE PARCEL OF LAND AND TO ALLOW THE CHURCH/HOUSE OF WORSHIP LAND USE TO BE PERMITTED BY A SPECIFIC**

USE PERMIT (SUP) WITHIN THE SUBJECT PROPERTY, BEING A 21.266-ACRE TRACT OF LAND SITUATED WITHIN THE S. S. McCURRY SURVEY, ABSTRACT NO. 146 AND B. F. BOYDSTON SURVEY, ABSTRACT NO. 14, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

CITY OF ROCKWALL  
ORDINANCE NO. 25-08  
SPECIFIC USE PERMIT NO. S-353

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [*ORDINANCE NO. 16-01*] 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 IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1650-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 910-A0 OF THE ROCKWALL LAKE ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion to approve passed by a vote of 7 ayes to 0 nays.

IX. Public Hearing Items

1. **P2025-001** - Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of an ordinance abandoning public right-of-way and a *Replat* for Lot 12, Block A, The Meadows Addition being a 0.306-acre tract of land identified as the Greenbelt & Utility Easement, Block A, Meadows Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 17 (PD-17), and generally located at the terminus of Hail Drive and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller provided background information on this agenda item. On February 5, 2024, the City Council approved a motion directing staff to proceed with a Right-of-Way Abandonment Program that would abandon certain unimproved rights-of-way in the City of Rockwall, deeding these lands to the adjacent property owners at no cost. The basis of this decision was in accordance with Subsection 311.007, Closing of Street or Alley by Home-Rule Municipality, of Chapter 311, General Provisions Relating to Municipal Streets, of the Texas Transportation Code, which grants a home-rule municipality the power to vacate, abandon, or close a street or alleyway; and, in accordance with Subsection 272.001(b) of the Texas Local Government Code, which provides that land -- including streets or alleys -- owned in fee or used by easement by a political subdivision of the State, may be conveyed, sold or exchanged for less than fair market value with one (1) or more of the abutting property owners who owns the underlying fee. The right-of-way for Hail Drive was dedicated to the City of Rockwall in 1986 with The Meadows subdivision plat, and -- at the time of

dedication -- the property to the south of Hail Drive was vacant. As part of the approval of this subdivision plat, the City required that Hail Drive extend to the vacant property to provide future access; however, when Lynden Park Estates, Phase 1A (the property southeast of Hail Drive) was established on June 10, 1997, no access was provided to the existing Hail Drive, and Hail Drive currently dead ends into the rear yard of the residential property at 153 Southwood Drive. Since the access was never established, this right-of-way is not necessary for the function of the Rockwall Housing Development Corporation or the adjacent residential subdivision. In accordance with the City Council's direction, staff began the process of abandoning this right-of-way on May 29, 2024 by sending the Rockwall Housing Development Corporation a Letter of Intent. Staff received a signed letter of intent from Dennis R. Janssen on July 19, 2024. Once this letter of intent was received, staff engaged with Teague, Nall and Perkins, Inc. to prepare a subdivision plat for the lot entitled Greenbelt & Utility Easement, Block A, Meadows Addition on The Meadows subdivision plat and the abandoned right-of-way. Public notice has been properly given, including placement of this information in the Herald Banner. In addition, the city's Planning & Zoning Commission recently and unanimously recommended approval of this case / item.

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

Mayor Pro Tem Jorif then moved to approve P2025-001. Councilmember Campbell seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL  
ORDINANCE NO. 24-XX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, CLOSING, ABANDONING AND VACATING A DEDICATED PUBLIC ALLEYWAY MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE AND CONVEYING THE RIGHT-OF-WAY TO THE ADJACENT PROPERTY OWNERS IN THE MANNER DEPICTED IN THIS ORDINANCE; IDENTIFYING A MUNICIPAL PURPOSE; PROVIDING FOR AN EFFECTIVE DATE.**

The motion passed by a vote of 7 ayes to 0 nays.

2. **P2025-002** - Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of an **ordinance** abandoning public right-of-way and a *Final Plat* for Lots 1-4, Block A, Fox-Harris Addition being a 1.124-acre tract of land identified as Lots 1 & 2, Block A, Fox Addition; Lot 3 of the Richard Harris No. 3 Addition; and Lot B, Block 48A, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 205 & 209 S. Clark Street and 206 & 210 Wade Drive, and take any action necessary **(1st Reading)**

Planning Director, Ryan Miller provided brief comments concerning this agenda item, which he explained is very similar to the agenda item just above. He shared that this is related to abandoning an unimproved right-of-way that extends from Clark Street to Wade Drive and incorporating the abandoned area into the adjacent properties. It's adjacent to four properties, three of which have single-family homes on them, and one is vacant. Staff has engaged these property owners, and all



four owners have submitted letters of intent agreeing to accept the property. The consulting firm working for the City has prepared appropriate paperwork for this purpose, including quit claim deeds that will be needed. Public notice has been properly given, including placement of this information in the Herald Banner. In addition, the city's Planning & Zoning Commission recently and unanimously recommended approval of this case / item.

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

Mayor Pro Tem Jorif then moved to approve P2025-002. Councilmember Campbell seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL  
ORDINANCE NO. 24-XX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
CLOSING, ABANDONING AND VACATING A DEDICATED PUBLIC ALLEYWAY  
MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS  
ORDINANCE AND CONVEYING THE RIGHT-OF-WAY TO THE ADJACENT  
PROPERTY OWNERS IN THE MANNER DEPICTED IN THIS ORDINANCE;  
IDENTIFYING A MUNICIPAL PURPOSE; PROVIDING FOR AN EFFECTIVE DATE**

The motion to approve passed by a vote of 7 ayes to 0 nays.

**X. Action Items**

1. Discuss and consider a status update from the Rockwall Area Chamber of Commerce regarding Hotel Occupancy Tax ("HOT") funding received from the City and regarding programs offered through the Convention & Visitors Bureau on behalf of the City of Rockwall.

Jodi Willard, Director of Tourism with the Rockwall Area Chamber of Commerce came forth and briefed the Council on various events, conferences and marketing efforts, all of which have been aimed to promote tourism within the City of Rockwall and identifying it as a local travel / visitor destination. Council thanked Mrs. Willard for her report. No action was taken as a result of her briefing.

**XI. 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

There being no questions concerning monthly reports, City Manager Mary Smith indicated that staff member, Laura Perez will be notifying Council members via email of various upcoming events. She asked that they each please watch their email and reply accordingly.

**XII. Adjournment**

Mayor Johannesen adjourned the meeting at 6:17 p.m.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS  
18<sup>th</sup> DAY OF FEBRUARY, 2025.**

\_\_\_\_\_  
**TRACE JOHANNESEN, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**KRISTY TEAGUE, CITY SECRETARY**

CITY OF ROCKWALL

ORDINANCE NO. 25-09

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, CLOSING, ABANDONING AND VACATING A DEDICATED PUBLIC ALLEYWAY MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE AND CONVEYING THE RIGHT-OF-WAY TO THE ADJACENT PROPERTY OWNERS IN THE MANNER DEPICTED IN THIS ORDINANCE; IDENTIFYING A MUNICIPAL PURPOSE; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Subsection 311.007, *Closing of Street or Alley by Home-Rule Municipality*, of Chapter 311, *General Provisions Relating to Municipal Streets*, of the Texas Transportation Code grants a home-rule municipality the powers to vacate, abandon, or close a street or alleyway; and,

**WHEREAS**, Section 272.001(b) of the Texas Local Government Code provides that land -- *including streets or alleys* -- owned in fee or used by easement by a political subdivision of the state, may be conveyed, sold or exchanged for less than fair market value with one or more of the abutting property owners who own the underlying fee; and,

**WHEREAS**, the City of Rockwall currently incurs costs annually associated with the maintenance (*i.e. mowing*) of the dedicated public alleyway -- *described and depicted in Exhibit 'A' of this ordinance* -- which is currently unimproved; and,

**WHEREAS**, the City Council of the City of Rockwall has determined that the dedicated public alleyway -- *described and depicted in Exhibit 'A' of this ordinance* -- is no longer needed for public purposes, and finds that it is in the best interest of the City to convey the alleyway to the adjacent and abutting property owners -- *in the manner depicted in this ordinance*; and,

**WHEREAS**, with proper notice to the public, a public hearing was held on February 3, 2025 at a meeting of the City Council of the City of Rockwall, during which all interested parties and citizens were allowed to appear and be heard; and,

**WHEREAS**, the City of Rockwall has determined that it is feasible and advantageous to abandon this City property subject to the terms and conditions set forth below.

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

**SECTION 1. PROPERTY.** The *Property* shall be as described and depicted in *Exhibit 'A'* of this ordinance, and shall be incorporated by reference herein.

**SECTION 2. QUITCLAIM.** Section 272.001(b) of the Texas Local Government Code allows the City the power to convey city-owned property at less than fair market value to the abutting property owners. The Mayor of the City of Rockwall or the City Manager, as the case may be, are authorized to quitclaim the *Property* described in *Section 1* hereof to the abutting property owner upon the approval of this ordinance.

**SECTION 3. LIMITATIONS.** The abandonment of the *Property* shall extend only to the public right, title and easement in and to the tracts of land described and depicted in *Exhibit 'A'* of this ordinance, and shall be construed only to that interest the governing body of the City may legally and lawfully abandon.

**SECTION 4. MUNICIPAL PURPOSE.** The *Property* described in *Section 1*, save and except the municipal utility easements located thereon, is no longer needed for municipal purposes and it is in the public interest of the City, to abandon said described portions of the right-of-way as depicted in *Exhibit 'A'* to the adjacent and abutting property owners.

**SECTION 5. SCOPE.** That the abandonment provided for herein shall extend only to the public right, title and easement in and to the tracts of land described in *Section 1* of this ordinance, and shall be construed only to that interest the governing body of the City of Rockwall may legally and lawfully abandon.

**SECTION 6. EXCEPTIONS.** In addition to the express reservations provided for in *Section 1* hereof, the conveyance is made subject to any and all valid, conditions, easements, restrictions and the like, whether record or not in the real property records of Rockwall County Texas.

**SECTION 7. INCORPORATION OF RECITALS.** The City Council finds the recitals contained in the preamble to this *Ordinance* are true and correct and incorporates them as findings of fact.

**SECTION 8. SAVINGS CLAUSE.** 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 9. REPEALING ORDINANCES IN CONFLICT.** All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

**SECTION 10. EFFECTIVE DATE.** This *Ordinance* shall be effective immediately following its passage and approval by the City Council.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 18<sup>TH</sup> DAY OF FEBRUARY, 2025.**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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


1<sup>st</sup> Reading: February 3, 2025

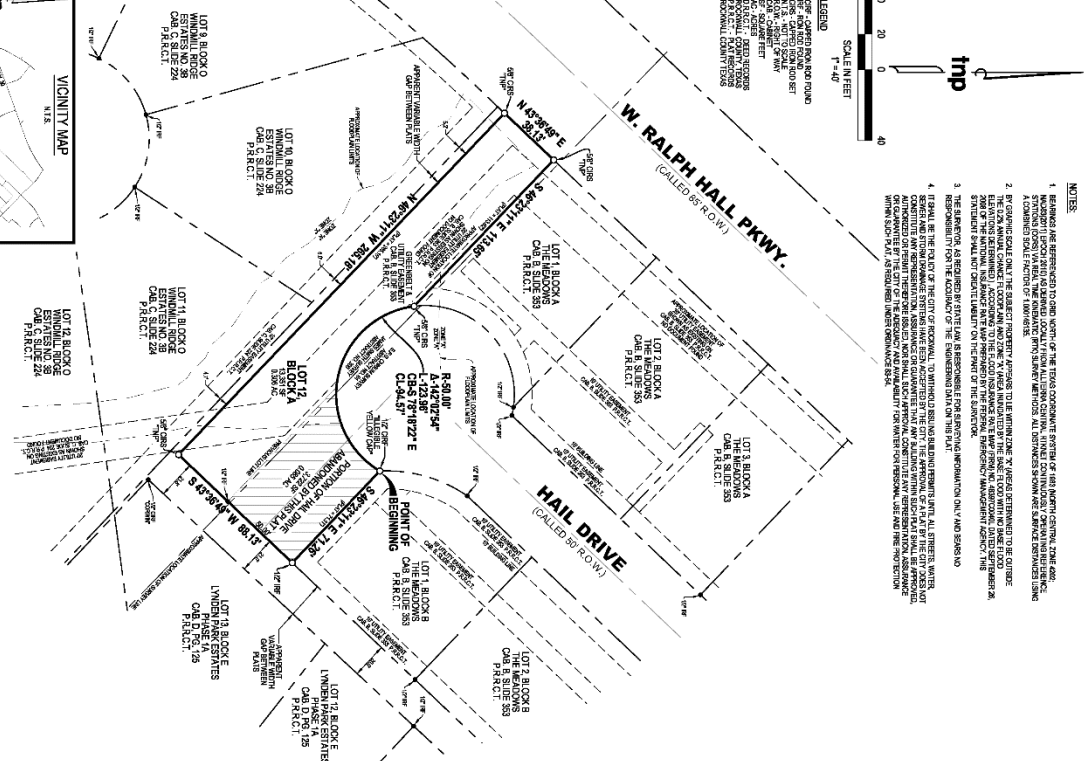
2<sup>nd</sup> Reading: February 18, 2025

# Exhibit 'A'

## Abandonment and Conveyance of Right-of-Way to the Adjacent and Abutting Property Owners

Drawing: C:\Users\broaddoc\AppData\Temp\tdPublish\_109432024 12 19 RW\_24372 Meadows Final Plat.dwg at Dec 21, 2024 1:25pm by broaddoc





**NOTES:**

1. REFERENCED AND REFERENCED TO CORNER WORK OF THE TEXAS CONCRETE SYSTEMS OF 181 NORTH CENTRAL, THE CORNER MARKERS SHALL BE MAINTAINED AND PRESERVED BY THE PROPERTY OWNERS. ALL DIMENSIONS SHOWN ARE SUBJECT TO THE LOCAL PUBLIC ENGINEER'S REVIEW AND APPROVAL. ALL DIMENSIONS SHOWN ARE SUBJECT TO THE LOCAL PUBLIC ENGINEER'S REVIEW AND APPROVAL.
2. THE CITY OF ROCKWALL, TEXAS, HEREBY GRANTS A PERMANENT EASEMENT TO THE ADJACENT AND ABUTTING PROPERTY OWNERS FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND UTILITY LINES (CABLE TELEVISION, FIBER OPTICS, AND TELEPHONE LINES) THROUGH THE MEADOWS LIMITED TRACT. THIS EASEMENT SHALL BE NON-REVENUE AND NON-EXCLUSIVE. THE CITY OF ROCKWALL SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THESE UTILITY LINES. THE CITY OF ROCKWALL SHALL NOT BE RESPONSIBLE FOR THE COST OF INSTALLATION AND MAINTENANCE OF THESE UTILITY LINES.
3. THE CITY OF ROCKWALL, TEXAS, HEREBY GRANTS A PERMANENT EASEMENT TO THE ADJACENT AND ABUTTING PROPERTY OWNERS FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND UTILITY LINES (CABLE TELEVISION, FIBER OPTICS, AND TELEPHONE LINES) THROUGH THE MEADOWS LIMITED TRACT. THIS EASEMENT SHALL BE NON-REVENUE AND NON-EXCLUSIVE. THE CITY OF ROCKWALL SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THESE UTILITY LINES. THE CITY OF ROCKWALL SHALL NOT BE RESPONSIBLE FOR THE COST OF INSTALLATION AND MAINTENANCE OF THESE UTILITY LINES.
4. IT IS THE POLICY OF THE CITY OF ROCKWALL, TEXAS, TO SUPPORT THE ECONOMIC DEVELOPMENT OF ALL PARTS OF THE CITY AND TO PROVIDE A HIGH QUALITY OF LIFE FOR ALL OF ITS RESIDENTS. THE CITY OF ROCKWALL, TEXAS, HEREBY GRANTS A PERMANENT EASEMENT TO THE ADJACENT AND ABUTTING PROPERTY OWNERS FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND UTILITY LINES (CABLE TELEVISION, FIBER OPTICS, AND TELEPHONE LINES) THROUGH THE MEADOWS LIMITED TRACT. THIS EASEMENT SHALL BE NON-REVENUE AND NON-EXCLUSIVE. THE CITY OF ROCKWALL SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THESE UTILITY LINES. THE CITY OF ROCKWALL SHALL NOT BE RESPONSIBLE FOR THE COST OF INSTALLATION AND MAINTENANCE OF THESE UTILITY LINES.

**OWNERS CERTIFICATE**

**STATE OF TEXAS**

**COUNTY OF ROCKWALL**

WE, the undersigned owners of the land shown on this plat, and designated herein as **LOT 12, BLOCK A, THE MEADOWS LIMITED**, of the City of Rockwall, Texas, whose names are subscribed hereon, hereby declare to the use of the public record and for the purpose of this plat, that we own and are the sole owners of the land shown on this plat and that we are the owners of the same in severalty. We hereby certify that we are the owners of the same in severalty and that we have no knowledge of any other persons claiming an interest in the same. We hereby certify that we have no knowledge of any other persons claiming an interest in the same. We hereby certify that we have no knowledge of any other persons claiming an interest in the same. We hereby certify that we have no knowledge of any other persons claiming an interest in the same.

IN WITNESS WHEREOF, we have hereunto set our hands and signatures at Rockwall, Texas, this \_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
 Name of Owner  
 City Secretary

**OWNERS DECLARATION**

**STATE OF TEXAS**

**COUNTY OF ROCKWALL**

WE, the undersigned owners of the land shown on this plat, and designated herein as **LOT 12, BLOCK A, THE MEADOWS LIMITED**, of the City of Rockwall, Texas, whose names are subscribed hereon, hereby declare to the use of the public record and for the purpose of this plat, that we own and are the sole owners of the land shown on this plat and that we are the owners of the same in severalty. We hereby certify that we are the owners of the same in severalty and that we have no knowledge of any other persons claiming an interest in the same. We hereby certify that we have no knowledge of any other persons claiming an interest in the same. We hereby certify that we have no knowledge of any other persons claiming an interest in the same. We hereby certify that we have no knowledge of any other persons claiming an interest in the same.

IN WITNESS WHEREOF, we have hereunto set our hands and signatures at Rockwall, Texas, this \_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
 Name of Owner  
 City Secretary

**RECOMMENDED FOR FINAL APPROVAL**

Planned and Zoning Commission \_\_\_\_\_

Approved: \_\_\_\_\_

Mayor: \_\_\_\_\_

City Secretary: \_\_\_\_\_

City Engineer: \_\_\_\_\_

**PROJECT INFORMATION**

Project No.: RW-24372

Date: December 20, 2024

Drawn by: TAD

Scale: AS SHOWN

SHEET 1 OF 1

**FINAL PLAT**

**THE MEADOWS**

**LOT 12, BLOCK A**

BENIG A REPORT OF THE GENERAL S. LUTIN ENGINEERS, BLOCK A

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

AND SITUATED IN THE AMES SURVEY, ABSTRACT NO. 200

COMPREHENDING A TOTAL OF 536 ACRES

**SURVEYOR**

TEAGIE WALL AND PERKINS, INC.

625 Wilshire Circle, Boulevard, Suite 1000

Rockwall, Texas 75087

214.661.8697 P / 214.661.8694 F

7391 S. Regeneration Way, 75081

www.tpadp.com

**SURETY'S CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Benig A. Lutin, do hereby certify that I prepared this plat from a valid and accurate survey of the land and that the same conforms to the laws of the State of Texas and that the same has been properly filed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

**PRELIMINARY**

THIS DOCUMENT SHALL NOT BE USED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR HELD UPON AS A FINAL SURVEY INSTRUMENT.

CITY OF ROCKWALL

ORDINANCE NO. 25-10

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, CLOSING, ABANDONING AND VACATING A DEDICATED PUBLIC ALLEYWAY MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE AND CONVEYING THE RIGHT-OF-WAY TO THE ADJACENT PROPERTY OWNERS IN THE MANNER DEPICTED IN THIS ORDINANCE; IDENTIFYING A MUNICIPAL PURPOSE; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Subsection 311.007, *Closing of Street or Alley by Home-Rule Municipality*, of Chapter 311, *General Provisions Relating to Municipal Streets*, of the Texas Transportation Code grants a home-rule municipality the powers to vacate, abandon, or close a street or alleyway; and,

**WHEREAS**, Section 272.001(b) of the Texas Local Government Code provides that land -- *including streets or alleys* -- owned in fee or used by easement by a political subdivision of the state, may be conveyed, sold or exchanged for less than fair market value with one or more of the abutting property owners who own the underlying fee; and,

**WHEREAS**, the City of Rockwall currently incurs costs annually associated with the maintenance (*i.e. mowing*) of the dedicated public alleyway -- *described and depicted in Exhibit 'A' of this ordinance* -- which is currently unimproved; and,

**WHEREAS**, the City Council of the City of Rockwall has determined that the dedicated public alleyway -- *described and depicted in Exhibit 'A' of this ordinance* -- is no longer needed for public purposes, and finds that it is in the best interest of the City to convey the alleyway to the adjacent and abutting property owners -- *in the manner depicted in this ordinance*; and,

**WHEREAS**, with proper notice to the public, a public hearing was held on February 3, 2025 at a meeting of the City Council of the City of Rockwall, during which all interested parties and citizens were allowed to appear and be heard; and,

**WHEREAS**, the City of Rockwall has determined that it is feasible and advantageous to abandon this City property subject to the terms and conditions set forth below.

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

**SECTION 1. PROPERTY.** The *Property* shall be as described and depicted in *Exhibit 'A'* of this ordinance, and shall be incorporated by reference herein.

**SECTION 2. QUITCLAIM.** Section 272.001(b) of the Texas Local Government Code allows the City the power to convey city-owned property at less than fair market value to the abutting property owners. The Mayor of the City of Rockwall or the City Manager, as the case may be, are authorized to quitclaim the *Property* described in *Section 1* hereof to the abutting property owner upon the approval of this ordinance.

**SECTION 3. LIMITATIONS.** The abandonment of the *Property* shall extend only to the public right, title and easement in and to the tracts of land described and depicted in *Exhibit 'A'* of this ordinance, and shall be construed only to that interest the governing body of the City may legally and lawfully abandon.

**SECTION 4. MUNICIPAL PURPOSE.** The *Property* described in *Section 1*, save and except the municipal utility easements located thereon, is no longer needed for municipal purposes and it is in the public interest of the City, to abandon said described portions of the right-of-way as depicted in *Exhibit 'A'* to the adjacent and abutting property owners.

**SECTION 5. SCOPE.** That the abandonment provided for herein shall extend only to the public right, title and easement in and to the tracts of land described in *Section 1* of this ordinance, and shall be construed only to that interest the governing body of the City of Rockwall may legally and lawfully abandon.

**SECTION 6. EXCEPTIONS.** In addition to the express reservations provided for in *Section 1* hereof, the conveyance is made subject to any and all valid, conditions, easements, restrictions and the like, whether record or not in the real property records of Rockwall County Texas.

**SECTION 7. INCORPORATION OF RECITALS.** The City Council finds the recitals contained in the preamble to this *Ordinance* are true and correct and incorporates them as findings of fact.

**SECTION 8. SAVINGS CLAUSE.** 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 9. REPEALING ORDINANCES IN CONFLICT.** All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

**SECTION 10. EFFECTIVE DATE.** This *Ordinance* shall be effective immediately following its passage and approval by the City Council.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 18<sup>TH</sup> DAY OF FEBRUARY, 2025.**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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



1<sup>st</sup> Reading: February 3, 2025

2<sup>nd</sup> Reading: February 18, 2025

# Exhibit 'A'

## Abandonment and Conveyance of Right-of-Way to the Adjacent and Abutting Property Owners

Drawing: L:\Projects\RWL 24372 Downtown Roadway Paving\Acad\Deliverables\Final\_Plat024372 12 19 RWL 24372 Fox-Harris Final Plat.dwg on Dec 15, 2024 2:43pm by vswright





**MEMORANDUM**

**TO: Mayor and City Council Members**

**FROM: Misty Farris, Purchasing Agent**

**DATE: February 18, 2025**

**SUBJECT: Purchase 2 vehicles for Street Department**

Summary/Background Information

Approved in the Street Department operating budget is \$130,000 to purchase 2 new vehicles. As in the past, City vehicles will be ordered using the Texas Association of School Boards' Buy Board and TIPS (The Interlocal Purchasing System) purchasing cooperatives contract for vehicles. As a member and participant in these cooperatives, the City has met all formal bidding requirements pertaining to the purchase of each vehicle.

FY 2025 Approved Vehicles

Department	Vehicle	Cost	Vendor
Streets	Chevrolet Silverado 2500	\$ 66,200.25	Lake Country Chevrolet
Streets	Chevrolet Silverado 3500	\$ 68,770.25	Lake Country Chevrolet
	Total	\$ 134,970.50	

Action Needed

Council is asked to consider approving the new vehicle orders as listed above to Lake Country Chevrolet for \$134,970.50 and authorize the City Manager to execute purchase orders for these new vehicles.

**ATTACHMENTS:**

None



City of Rockwall  
*The New Horizon*

## MEMORANDUM

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**TO: Mary Smith, City Manager**

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

**DATE: February 18, 2025**

**SUBJECT: SH 276 Construction – Utility Relocation Project**

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The Texas Department of Transportation (TXDOT) is designing the expansion of SH 276 from FM 549 to the Hunt County line. Before construction begins on SH 276, the City will need to relocate any existing City maintained water and wastewater lines that will be in conflict with the proposed construction.

The City hired Birkhoff, Hendricks, & Carter, L.L.P. to provide the engineering design and specifications for the Project. Staff received seven (7) bids for these construction projects through the bidding process which opened up on February 6, 2025. The low bidder was J&L Construction, LLC, with a bid of \$2,509,771.00. This project has a construction contingency of \$370,000 to be added to the bid. The engineering consultants have verified the references for J&L Construction and provided a letter of recommendation.

Staff requests the City Council consider approving the construction contract for the *SH 276 Utility Relocation Project*, and authorize the City Manager to execute a contract with J&L Construction, in an amount of \$2,509,771.00 and \$370,000 in construction contingency to be paid for out of the *2024 Water & Sewer Bonds*, and take any action necessary.

If you have any questions, please advise.

AJW  
Attachments

Cc: Jonathan Browning, P.E., CFM, Assistant City Engineer  
File

**BIRKHOFF, HENDRICKS & CARTER, L.L.P.**  
**PROFESSIONAL ENGINEERS**

11910 Greenville Ave., Suite 600

Dallas, Texas 75243

Phone (214) 361-7900

www.bhcllp.com

CRAIG M. KERKHOFF, P.E., C.F.M.  
GARY C. HENDRICKS, P.E., R.P.L.S.  
JOE R. CARTER, P.E.  
ANDREW MATA, JR., P.E.

DEREK B. CHANEY, P.E., R.P.L.S.  
JUSTIN R. IVY, P.E.  
COOPER E. REINBOLD, P.E.  
CHASE CRAWFORD, R.P.L.S.

February 13, 2025

Mrs. Amy Williams, P.E.  
Director of Public Works & City Engineer  
City of Rockwall  
385 S. Goliad Street  
Rockwall, Texas 75087

Re: S.H. 276 Utility Relocations  
Bid Award Recommendation

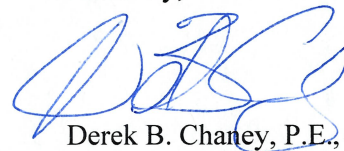
Dear Mrs. Williams:

Sealed bids were received at 2:00 p.m., Thursday, February 6, 2025, for the S.H. 276 Utility Relocations project. Seven (7) bids were received. We have checked the bids, and identified mathematical errors in two bids, including that of the lowest apparent bidder. However, the corrections resulting from these errors had no impact on the order of bids in comparison to the "as-read" bid results. We are enclosing a copy of the bid summary and bid tabulation for the City's files. The lowest responsible bid was submitted by J&L Construction, LLC, in the amount of \$2,509,771.00.

We have reviewed the statement of qualifications and project references provided, and find that J&L Construction, LLC has a record of satisfactorily completing projects of a similar scope and size as this project. Accordingly, based on the contractor's information provided to us, it is recommended that the City Council accept the bid from J&L Construction, LLC, and award them a construction contract in the amount of \$2,509,771.00 for the S.H. 276 Utility Relocations project.

We are available to discuss our recommendation further at your convenience.

Sincerely,



Derek B. Chaney, P.E., R.P.L.S.

Enclosures

cc: Mr. Jonathan Browning, P.E., CFM

**City of Rockwall  
SH 276 Utility Relocations**

**BID SUMMARY**

**Bids Received at 2:00 p.m., Thursday, February 6, 2025**

<b><u>Contractor</u></b>	<b><u>Total Amount Bid</u></b>
1. J & L Construction LLC 2220 San Jacinto Blvd Suite 320 Denton, TX 75206 Luis Asencio 940-629-3571	\$ 2,509,771.00
2. Wilson Contractor Services, LLC 3985 Mingo Rd Denton, TX 76208 A.A. Martinez 940-243-1174	\$ 2,561,274.32
3. Pittard Construction Company 190 E. Stacy Rd. #306-306 Allen, TX 75002 Rob Pittard 903-818-2447	\$ 2,578,538.15
4. Alltex Site Services, LLC 10553 FM 1390 Scurry, TX 75158 Corey Huddleston 214-354-8357	\$ 2,751,621.50
5. Maya Underground Contractors LLC 5682 Pecan Place Dr. McKinney, TX 75071 Osa Gaisoa 469-343-9597	\$ 2,898,887.00
6. FM Utilities LLC 4911 Redbird Trail Midlothian, TX 76065 Francisco Mata 469-612-5081	\$ 2,964,503.33
7. Canary Construction 802 N. Kealy Ave, Suite 101 Lewisville, TX 75057 Wayne Borstad 469-464-3823	\$ 4,982,833.00



City of Rockwall  
*The New Horizon*

## MEMORANDUM

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**TO:** Mayor and Council Members

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

**DATE:** February 14, 2025

**SUBJECT:** Funding Requests – Oasis and Boys Girls Club

---

While included in the original HOT Grant requests the HOT subcommittee requested additional information and took additional time to consider larger requests.

Oasis Pickleball will be hosting many large tournaments and clinics which are attended by people who travel from outside the area. Local hoteliers have attested to their increased occupancy levels during these tournaments. Their original request was for \$79,100.

Boys and Girls Club Duck Regatta has grown over the years and the addition of the Jeep owner’s groups have greatly benefited attendance at the event and the organizations are planning to further that relationship to grow the event even further. Their original request was \$75,000.

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

Fund Balance carried forward	\$3,470,000
Budgeted Revenues	2,000,000
Previously Allocated Funding	<u>(1,364,400)</u>
Projected Fund Balance	\$4,105,600

Subcommittee members Campbell, Lewis, and McCallum recommend funding both Oasis Pickleball and the BGC Duck Regatta in the amount of \$60,000.

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.



# 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:** February 18, 2025

**APPLICANT:** Lee Wickland; *Wickland's Sweets Connection*

**CASE NUMBER:** Z2025-002; *Specific Use Permit for a General Retail Store and Limited Service Restaurant at 907 N. Goliad Street*

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### SUMMARY

Hold a public hearing to discuss and consider a request by Lee Wickland of Wickland's Sweet Connection on behalf of Windy Busher of Revive for the approval of a Specific Use Permit (SUP) for a *General Retail Store and Limited Service Restaurant* on a 0.1617-acre parcel of land identified as Lot 1, Block 1, Henry Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 907 N. Goliad Street, and take any action necessary.

### BACKGROUND

The subject property was annexed prior to 1934 based on the April 1934 Sanborn Maps. According to the Rockwall County Appraisal District (RCAD) there is a 1,012 SF *Office Building* located on the subject property, that was formerly a single-family home constructed in 1950. According to the January 3, 1972 zoning map, the subject property was zoned Single-Family 2 (SF-2) District. The zoning designation of the subject property changed from a Single-Family 2 (SF-2) District to a Single-Family 3 (SF-3) District sometime between January 3, 1972 and January 22, 1982 based on the City's historic zoning maps. The zoning designation of the subject property changed from a Single-Family 3 (SF-3) District to a Single-Family 7 (SF-7) District sometime between January 22, 1982 and May 16, 1983 based on the City's historic zoning maps. On August 20, 2007, the City Council approved a zoning change [*Case No. Z2007-018; Ordinance No. 07-29*] that incorporate the subject property into Planned Development District 50 (PD-50). Since the property has been within Planned Development District 50 (PD-50), the ordinance has been amended four (4) times [*Ordinance No. 16-15, 17-19, 23-60, & 25-07*] in order to establish new permitted uses within the district.

### PURPOSE

The applicant -- *Lee Wickland of Wickland's Sweet Connection* -- is requesting the approval of a Specific Use Permit (SUP) to allow a *General Retail Store and Limited Service Restaurant* in a Residential Office (RO) District on the subject property.

### ADJACENT LAND USES AND ACCESS

The subject property is addressed as 907 N. Goliad Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 0.1303-acre parcel of land (*i.e. Lot 1, Block 1, Misty Addition*) developed with an 1,184 SF *Office Building*. Beyond this is a 0.29710-acre parcel of land (*i.e. Lot 3, Block A, Adams Addition*) developed with 2,068 SF *Medical Office Building*. Following this is a 0.497-acre parcel of land (*i.e. Part of Block 29, Garner Addition*) developed with an 2,398 SF *Office Building*. North of this is a 0.30-acre parcel of land (*i.e. Part of Block 29, Garner Addition*) developed with a 906 SF single-family home. All of these properties are zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses.

South: Directly south of the subject property are two (2) vacant parcels of land (*i.e. Blcok 29 & Part of Block 27, Garner Addition*). Beyond this is W. Heath Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.



Following this is a 0.30-acre parcel of land (i.e. Lot 2, Block A, Amick Addition) developed with a 1,314 SF single-family home. South of this is a 0.1376-acre parcel of land (i.e. Block 24B, Amick Addition) developed with a 1,156 SF single-family home. All of these properties are zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses.

**East:** Directly east of the subject property is N. Goliad Street [SH-205], which is classified 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. Beyond this are two (2) parcels of land (i.e. Tract 16, Block A, Steele Addition; Lot 1, Block A, Heavenly Hands Birthing Center PLLC Addition) developed with Office and Medical Office Buildings, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses. Following this is the North Town Addition, which is comprised of 41 single-family homes that are zoned Single-Family 7 (SF-7) District.

**West:** Directly west of the subject property is a 0.1810-acre parcel of land (i.e. Part of Block 27, Garner Addition) developed with a 1,183 SF single-family home, zoned Single-Family 7 (SF-7) District. Beyond this is N. Alamo Road, which is classified as a Minor Collector on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this are three (3) parcels of land (i.e. Lots 2, 3, & 6, Block 5, Garner Addition) developed within single-family homes, zoned Single-Family 10 (SF-10) District. West of this is N. West Street, which is identified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP  
YELLOW: SUBJECT PROPERTY



### **CHARACTERISTICS OF THE REQUEST**

The applicant has submitted an application and a zoning exhibit requesting a Specific Use Permit (SUP) for a *General Retail Store* and *Limited Service Restaurant* on the subject property. According to the Rockwall Central Appraisal District (RCAD) there is an existing 1,012 SF *Office Building* situated on the subject property. Within this building the applicant has medical

offices for an aesthetician business (*i.e. Revive Aesthetics*). As part of the applicant's operations, they are requesting to allow a *General Retail Store* and *Limited Service Restaurant*. The applicant has indicated that the general retail component will sell merchandise related to the aesthetician business, and the restaurant will sell pre-made baked goods (*i.e. cookies, cupcakes, chocolates*). Both of these components will serve the clients of the aesthetician business. Staff has included all of the applicant's submitted materials in the attached packet for the Planning and Zoning Commission and City Council's review.

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

Subsection 02.02(F), *Retail and Personal Service Land Uses*, of Article 13, *Definitions*, of the Unified Development Code (UDC), defines a *General Retail Store* as "(a) facility or area for the retail sale of general merchandise or food to the public for direct consumption and not for wholesale." In this case, the applicant's proposed use falls under this classification. In addition, Subsection 02.01(96), *Restaurant, Limited Service*, of Article 13, *Definitions*, of the Unified Development Code (UDC), defines a *Limited Service Restaurant* as "(a) building or portion of a building, where the primary business is the on-premises sale of prepared food where patrons generally order or select items and pay before eating..." and does not have table service. In this case, the applicant's proposed use falls under this classification as well. According to the *Permissible Use Charts* contained in Article 04, *Permitted Uses*, of the Unified Development Code (UDC), a *General Retail Store* and a *Limited Service Restaurant* require a Specific Use Permit (SUP) in a Residential Office (RO) District. The purpose of this requirement is to acknowledge that the *General Retail Store* and *Limited Service Restaurant* land uses are not appropriate within all of the City's commercial areas, and that the City Council should have discretionary oversight with regard to this land use and their impacts within these types of districts.

### **STAFF ANALYSIS**

According to Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(t)he purpose of a Specific Use Permit (SUP) is to allow discretionary consideration of certain uses that would typically be considered incompatible within certain locations of a zoning district." In review of the surrounding land uses with Planned Development District (PD-50), there are other *General Retail Stores* [*Ordinance No. 15-03, 17-40, 20-28, 20-29, & 21-08*] and *Restaurants* [*Ordinance No. 04-46, 17-21*], that have been approved through the Specific Use Permit (SUP) process. Based on this, the proposed *General Retail Store* and *Limited Service Restaurant* would not be the only deviation with Planned Development District 50 (PD-50). In addition, the applicant has indicated that the *General Retail Store* and *Limited Service Restaurant* will be for the patrons of the aesthetician office and not the general public. All that being said, the approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

### **OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject is situated within the *Downtown District*. This district includes the *North Goliad Corridor*, otherwise known as Planned Development District 50 (PD-50). The OURHometown Vision 2040 Comprehensive Plan describes the *Downtown District* as "a unique Live/Work corridor that supports a range of small boutiques (*with a SUP*) and offices, and represents a successful adaptive reuse effort by the City." In this case, the applicant is requesting to continue using one (1) of the converted single-family homes as an *Office Building*, with the addition of a *General Retail Store* and *Limited Service Restaurant*. Given that the applicant intends to continue the adaptive reuse of the former single-family home, and not change the building footprint or the exterior of the building, it appears that the intent of the *North Goliad Corridor* is maintained. That being said, this is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

### **NOTIFICATIONS**

On January 22, 2025, staff mailed 106 notices to property owners and occupants within 500-feet of the subject property. In addition, staff notified The Preserve and Caruth Lakes Homeowner's Association (HOA), which are 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 this time, staff has not received any notices in regard 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) for a *General Retail Store* and *Limited Service Restaurant* within Planned Development District 50 (PD-50), then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and which are detailed as follows:
  - (a) The development of the *Subject Property* shall generally conform to the *Floor Plan* as depicted in *Exhibit 'B'* of this ordinance; and
  - (b) The *General Retail Store* and *Limited Service Restaurant* shall not occupy more 210 SF of the 1,012 SF *Office Building*.
- (2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

## **PLANNING AND ZONING COMMISSION**

On February 11, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the SUP by a vote of 7-0.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. [REDACTED]

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

DIRECTOR OF PLANNING: [REDACTED]

CITY ENGINEER: [REDACTED]

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

#### NOTES:

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 907 N. Goliad St  
 SUBDIVISION: \_\_\_\_\_ LOT: \_\_\_\_\_ BLOCK: \_\_\_\_\_  
 GENERAL LOCATION: \_\_\_\_\_

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

CURRENT ZONING: PD-50 CURRENT USE: Offices/Pharmacy  
 PROPOSED ZONING: no change PROPOSED USE: Offices/metal restaurant  
 ACREAGE: \_\_\_\_\_ LOTS [CURRENT]: 1 LOTS [PROPOSED]: no change

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

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

<input type="checkbox"/> OWNER	<u>Revive (Formerly Bayside)</u>	<input type="checkbox"/> APPLICANT	<u>Widdands Suel Connect</u>
CONTACT PERSON	<u>Windy Busher</u>	CONTACT PERSON	<u>Lee Wickliffe</u>
ADDRESS	<u>115 Wheelers Way</u>	ADDRESS	<u>2002 Longbridge Rd.</u>
CITY, STATE & ZIP	<u>Rockwall TX 75087</u>	CITY, STATE & ZIP	<u>Heath, TX 75126</u>
PHONE	<u>(909) 730-1992</u>	PHONE	<u>540-521-7250</u>
E-MAIL	<u>wb@we-revive.com</u>	E-MAIL	[REDACTED]

## NOTARY VERIFICATION [REQUIRED]

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

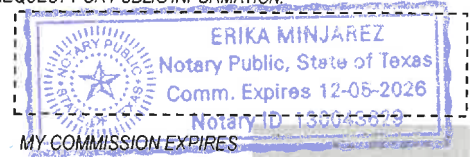
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 200 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14 DAY OF JANUARY, 2025 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF JANUARY, 2025

OWNER'S SIGNATURE

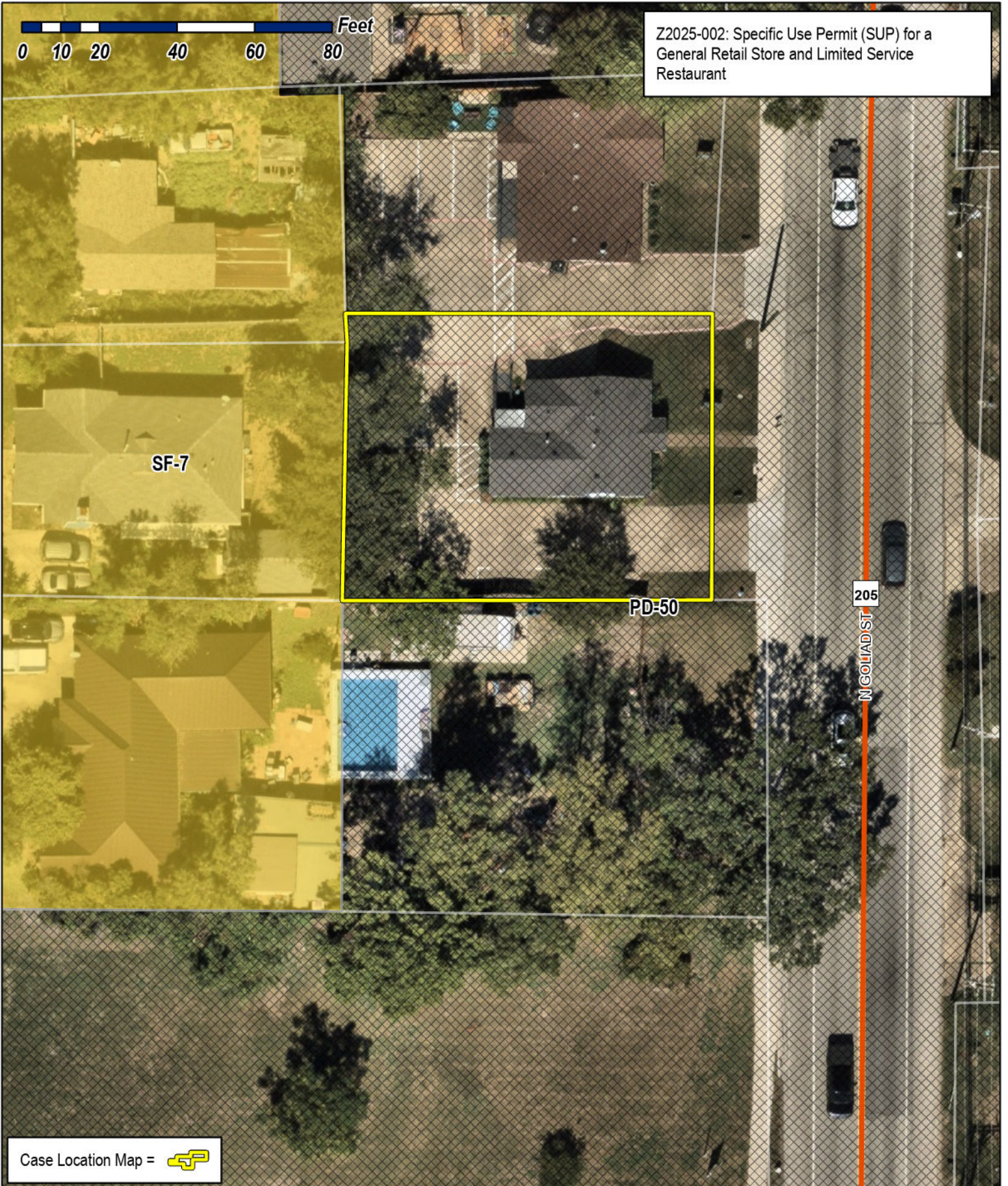
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]  
Erika Minjarez



0 10 20 40 60 80 Feet

Z2025-002: Specific Use Permit (SUP) for a General Retail Store and Limited Service Restaurant



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.

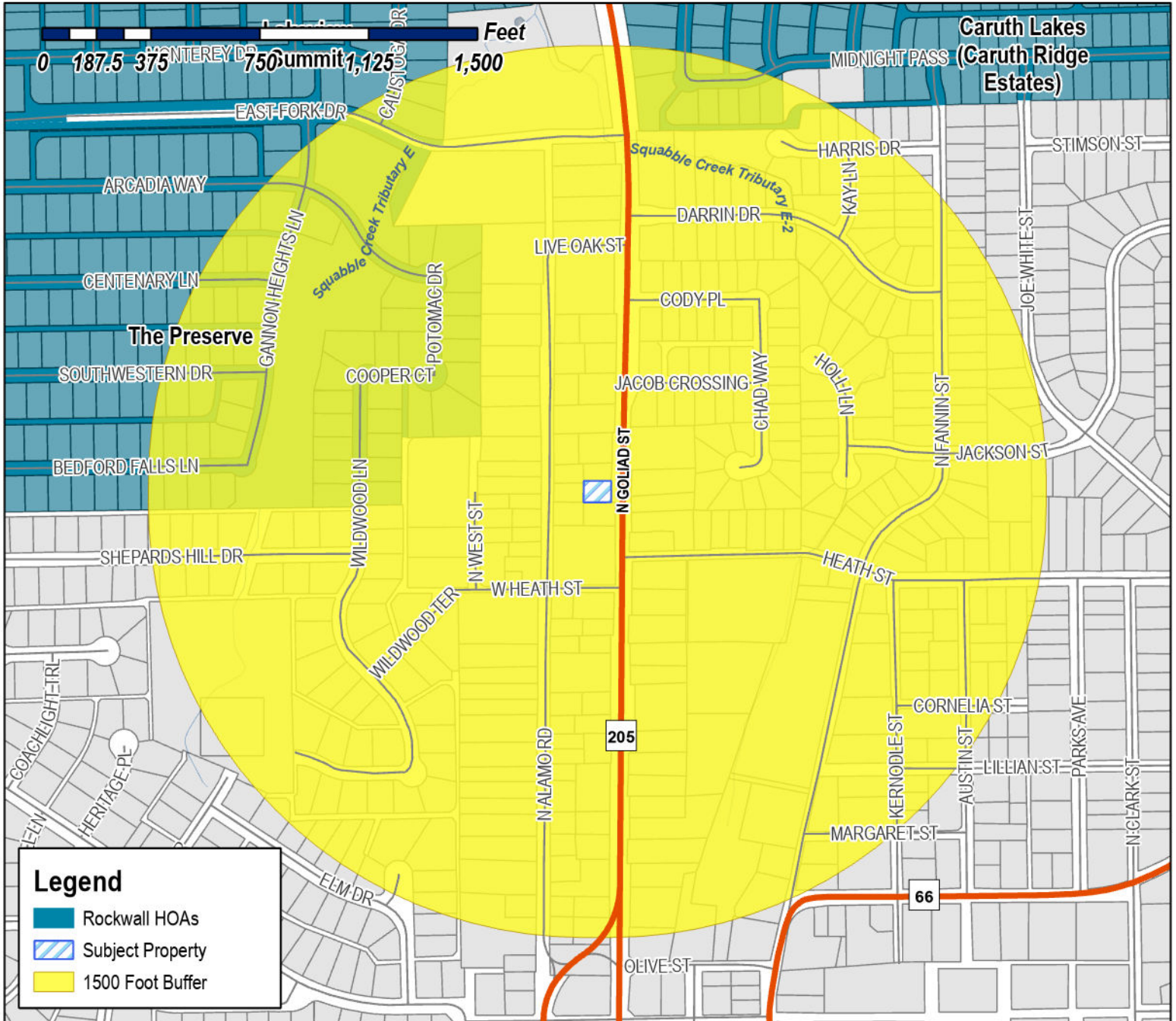




# City of Rockwall

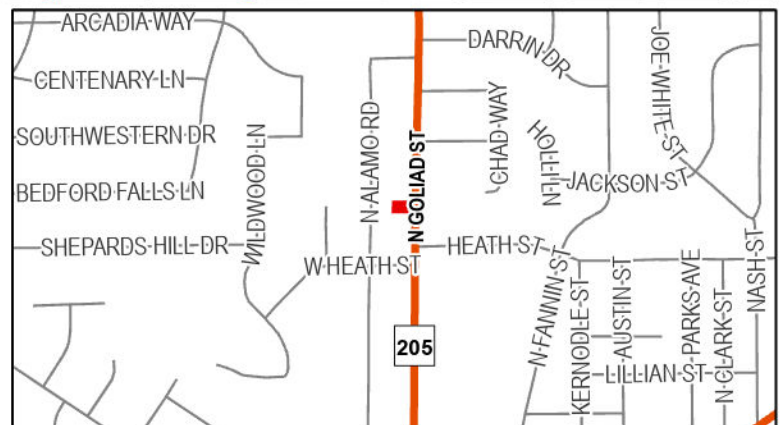
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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**Case Number:** Z2025-002  
**Case Name:** SUP for Revive Aesthetics  
**Case Type:** Zoning  
**Zoning:** Planned Development District 50 (PD-50)  
**Case Address:** 907 N. Goliad Street

**Date Saved:** 1/17/2025  
 For Questions on this Case Call (972) 771-7745



**From:** [Zavala, Melanie](#)  
**Cc:** [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)  
**Subject:** Neighborhood Notification Program [Z2025-002]  
**Date:** Wednesday, January 22, 2025 1:29:05 PM  
**Attachments:** [Public Notice \(01.17.2025\).pdf](#)  
[HOA Map \(01.21.2025\).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, January 24, 2025](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, February 11, 2025 at 6:00 PM](#), and the City Council will hold a public hearing on [Tuesday, February 18, 2025 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2025-002:SUP for General Retail Store and Limited Service Restaurant

Hold a public hearing to discuss and consider a request by Lee Wickland of Wickland's Sweet Connection on behalf of Windy Busher of Revive for the approval of a [Specific Use Permit \(SUP\)](#) for a General Retail Store and Limited Service Restaurant on a 0.1617-acre parcel of land identified as Lot 1, Block 1, Henry Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 907 N. Goliad Street, and take any action necessary.

Thank you,

*Melanie Zavala*

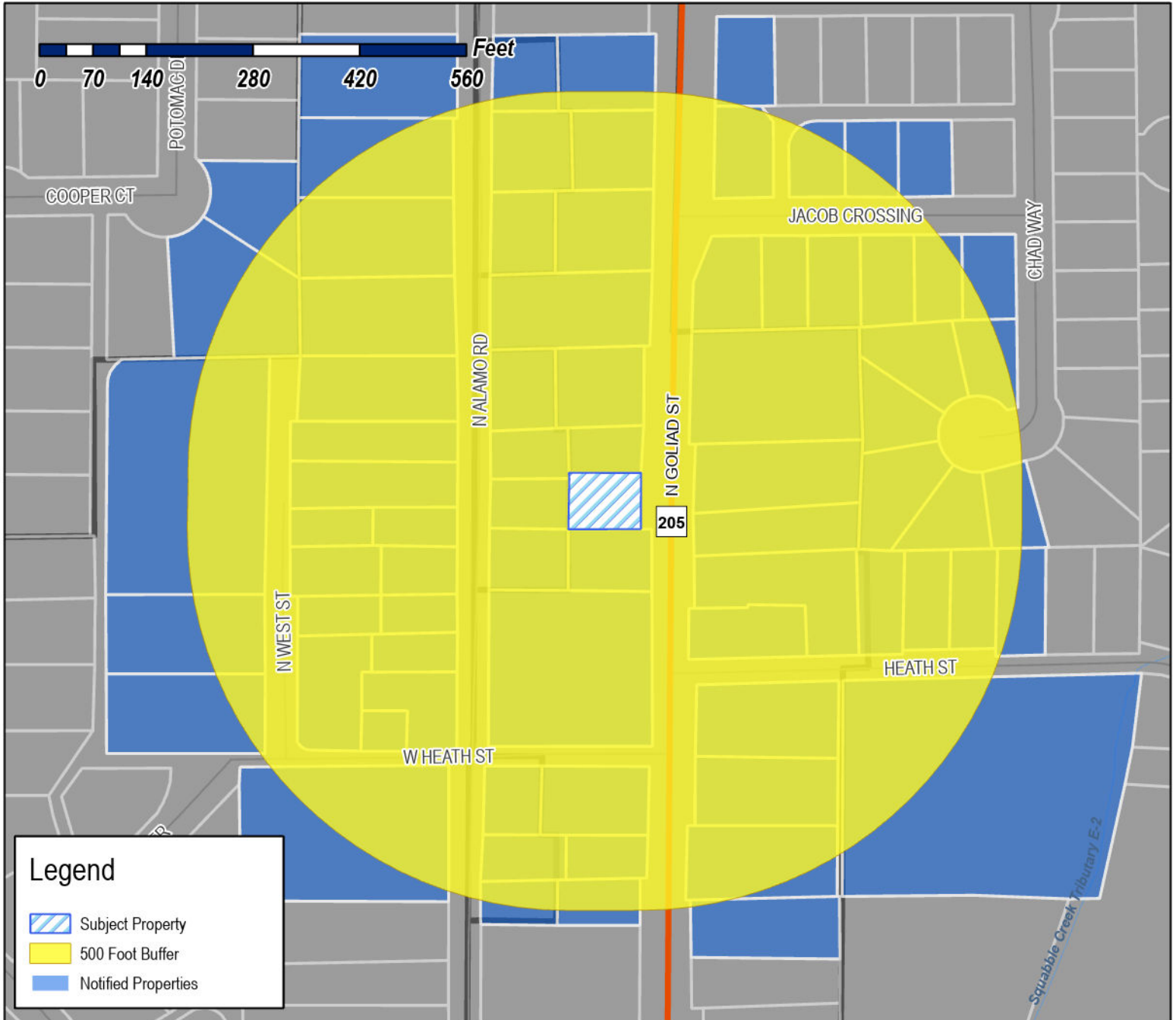
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087  
[Planning & Zoning Rockwall](#)  
972-771-7745 Ext. 6568



# City of Rockwall

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

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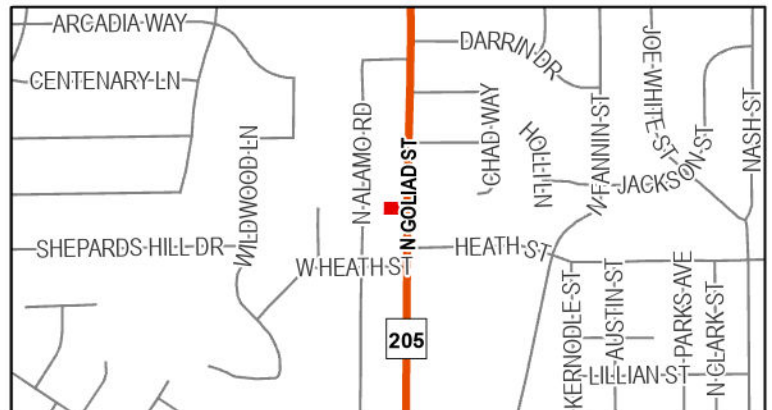


**Legend**

- Subject Property
- 500 Foot Buffer
- Notified Properties

**Case Number:** Z2025-002  
**Case Name:** SUP for Revive Aesthetics  
**Case Type:** Zoning  
**Zoning:** Planned Development District 50 (PD-50)  
**Case Address:** 907 N. Goliad Street

**Date Saved:** 1/17/2025  
 For Questions on this Case Call: (972) 771-7745





RESIDENT  
GOLIAD/HEATH/ALAMO  
ROCKWALL, TX 75087

RESIDENT  
100 E HEATH  
ROCKWALL, TX 75087

CALLIER JENNA AND LOGAN  
104 RUSH CREEK  
HEATH, TX 75032

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

RESIDENT  
115 E HEATH ST  
ROCKWALL, TX 75087

STORY CATHERINE C  
117 E HEATH ST  
ROCKWALL, TX 75087

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

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

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

VANDERSLICE ROBERT  
1408 S LAKESHORE DRIVE  
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

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

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  
194 CODY PLACE  
ROCKWALL, TX 75087

RESIDENT  
196 JACOB CROSSING  
ROCKWALL, TX 75087

CHARLES & JANE SIEBERT LIVING TRUST  
CHRISTOPHER CHARLES SIEBERT & JANE M  
SIEBERT - TRUSTEES  
199 JACOB XING  
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

CITY LIFT STATION  
201 E WASHINGTON ST  
ROCKWALL, TX 75087

RESIDENT  
203 JACOB CROSSING  
ROCKWALL, TX 75087

PHILLIPS TERESA  
204 JACOB CROSSING  
ROCKWALL, TX 75087

RESIDENT  
204 W HEATH ST  
ROCKWALL, TX 75087

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

PRITCHETT JOHNETTA  
206 W HEATH ST  
ROCKWALL, TX 75087

RESIDENT  
207 JACOB CROSSING  
ROCKWALL, TX 75087

RESIDENT  
208 JACOB CROSSING  
ROCKWALL, TX 75087

ADAMS FAITH INVESTMENT LLC  
208 SUMMIT RIDGE  
ROCKWALL, TX 75087

RESIDENT  
208 W HEATH ST  
ROCKWALL, TX 75087

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

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

KHATER CHARLES ETUX  
2368 E FM 552  
ROCKWALL, TX 75087

HOLLON GREGORY D  
2778 S FM 549  
ROCKWALL, TX 75032

WEST MICHAEL  
299 SHENNENDOAH LANE  
ROCKWALL, TX 75087

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

HARKLAU CAROLINE  
312 DARTBROOK  
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

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

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

CASTRO MICHAEL AND RENE  
700 WINDSONG LN  
ROCKWALL, TX 75087

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

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

RESIDENT  
806 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
807 N GOLIAD  
ROCKWALL, TX 75087

LEMMON LANDON &  
CAITLIN WALKER  
808 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
808 N GOLIAD  
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

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 WEST ST  
ROCKWALL, TX 75087

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

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

TCB CONSTRUCTION GROUP LLC  
MANNY LOZANO  
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 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

TAILLAC JEAN ANTHONY  
944 CHAD WAY  
ROCKWALL, TX 75087

RICE JOSHUA M  
947 CHAD WAY  
ROCKWALL, TX 75087

PRINGLE PHYLLIS M  
948 CHAD WAY  
ROCKWALL, TX 75087

CORENO FRANCISCO R  
951 CHAD WAY  
ROCKWALL, TX 75087

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

MCCROSKEY DEE DEE RAYE  
955 CHAD WAY  
ROCKWALL, TX 75087

WOMEN IN NEED INC  
PO BOX 349  
GREENVILLE, TX 75403

# 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:

**Z2025-002: SUP for General Retail Store and Limited Service Restaurant**

Hold a public hearing to discuss and consider a request by Lee Wickland of Wickland's Sweet Connection on behalf of Windy Busher of Revive for the approval of a Specific Use Permit (SUP) for a General Retail Store and Limited Service Restaurant on a 0.1617-acre parcel of land identified as Lot 1, Block 1, Henry Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 907 N. Goliad 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, February 11, 2025 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, February 18, 2025 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Tuesday, February 18, 2025 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. Z2025-002: SUP for General Retail Store and Limited Service Restaurant**

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 the response.

Name: [Grey box]  
Address: [Grey box]

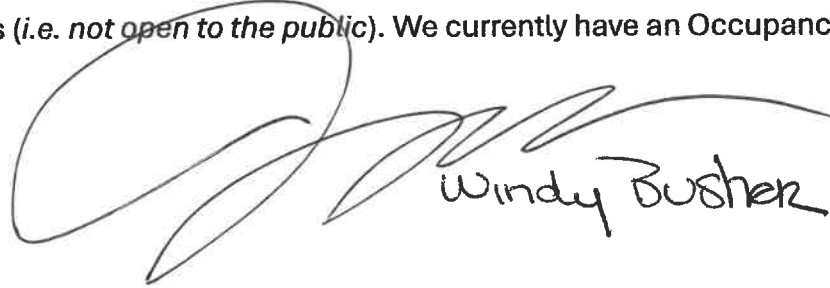
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written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

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

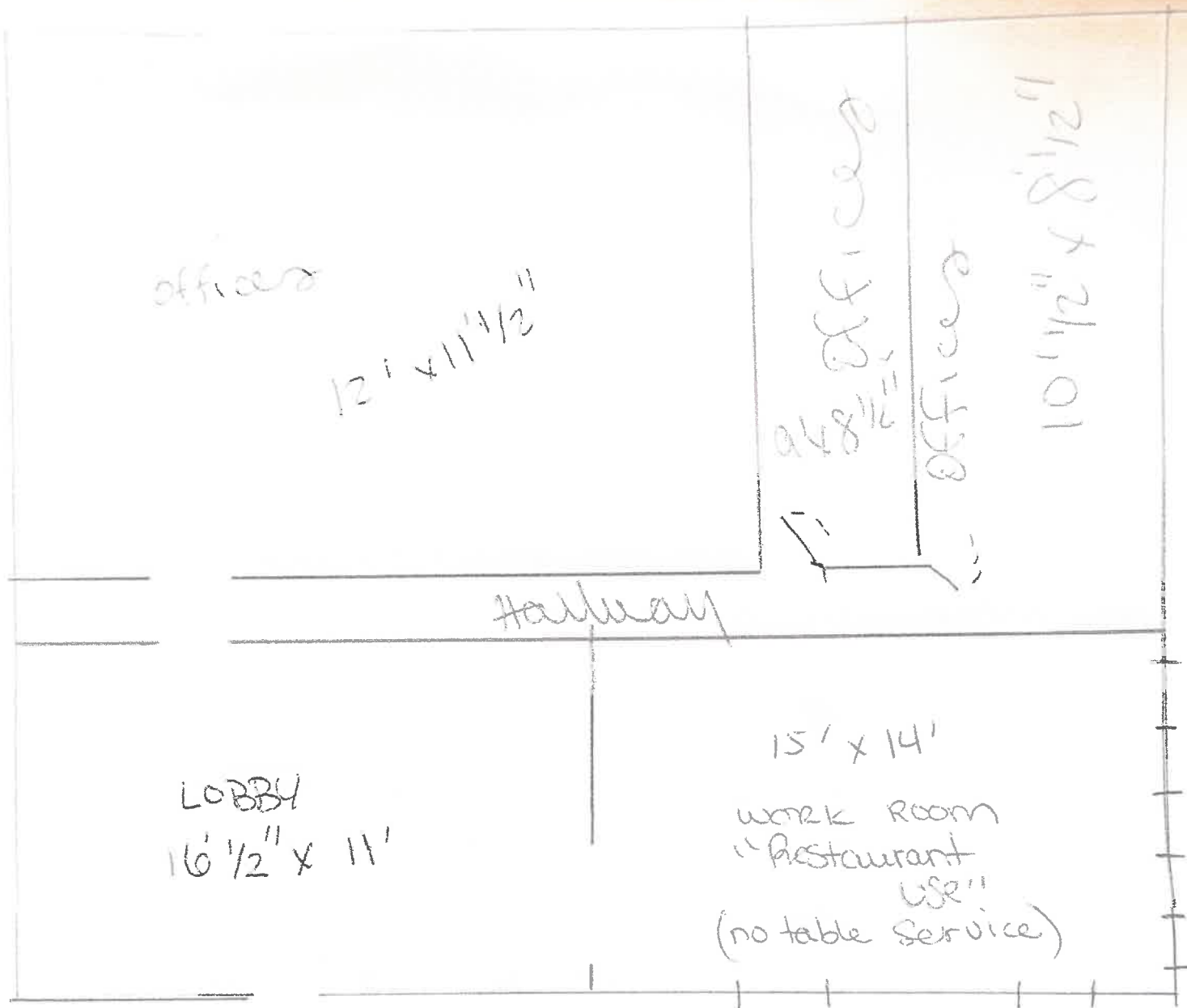
January 13, 2025

To Whom It May Concern:

I, Windy Busher (owner). Request an SUP for Restaurant/retail. We are currently using 907 as office/retail space, adjacent to our other business location at 909. We are requesting an SUP (Special use permit) so that we may provide our patrons with a small barista / sweet shop and retail experience. This is an accessory to our primary use. This "Restaurant" / retail will be Limited Service in nature (*i.e. no table service*), and for the use of our primary business's patrons (*i.e. not open to the public*). We currently have an Occupancy Permit in place.



Windy Busher



- ① total ~~1011~~
- ② SUP Request = 200 ~~1011~~

CITY OF ROCKWALL

ORDINANCE NO. 25-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 A *GENERAL RETAIL STORE AND LIMITED SERVICE RESTAURANT* ON A 0.1617-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK 1, HENRY 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 Lee Wickland of Wickland's Sweet Connection on behalf of Windy Busher of Revive for the approval of a Specific Use Permit (SUP) to allow a *General Retail Store and Limited Service Restaurant* on a 0.1617-acre parcel of land identified as Lot 1, Block 1, Henry Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses, addressed as 907 N. Goliad Street, 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 approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 15-14*;

**SECTION 2.** 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) to allow a *General Retail Store and Limited Service Restaurant* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

**SECTION 3.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in



Subsection 04.02, *Residential Office (RO) 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:

### 3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of the *General Retail Store* and *Limited Service Restaurant* on the *Subject Property* and conformance to these conditions is required for continued operation:

- 1) The development of the *Subject Property* shall generally conform to the Floor Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) The *General Retail Store* and *Limited Service Restaurant* shall not occupy more 210 SF of the 1,012 SF *Medical Office Building*.
- 3) Before the issuance of a new Certificate of Occupancy (CO), a stripping plan must be approved by staff, and be installed by the property owner.

### 3.2 COMPLIANCE

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

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

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

**SECTION 5.** 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 6.** 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 7.** 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 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 3<sup>rd</sup> DAY OF MARCH, 2025.

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: February 18, 2025

2<sup>nd</sup> Reading: March 3, 2025

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

Legal Description: Lot 1, Block 1, Henry Addition  
Address: 907 N. Goliad Street



Exhibit 'B':  
Floor Plan





# 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

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**TO:** Mayor and City Council  
**DATE:** February 18, 2025  
**APPLICANT:** Trenton Austin; *GT Plumbing Services, LLC*  
**CASE NUMBER:** Z2025-003; *Amendment to Planned Development District 46 (PD-46)*

---

### **SUMMARY**

Hold a public hearing to discuss and consider a request by Trenton Austin of GT Plumbing Services, LLC on behalf Tim Connolly of Connolly Squared, LLC for the approval of a Zoning Change to amend Planned Development District 46 (PD-46) [Ordinance No. 21-32] being a 47.37-acre tract of land situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of Corporate Crossing and SH-276, and take any action necessary.

### **BACKGROUND**

The subject property was annexed -- *along with the rest of the land area that makes up Planned Development District 46 (PD-46)* -- by the City Council on July 21, 1997 by Ordinance No. 97-14 [Case No. A1997-001]. At the time of annexation, the subject property and the remainder of Planned Development District 46 (PD-46) were zoned Agricultural (AG) District; however, many of the land uses that exist today were already established uses at the time of annexation. Based on this, the City Council approved Ordinance No. 99-05 on March 1, 1999. This ordinance changed the zoning of the area from an Agricultural (AG) District to Planning Development District 46 (PD-46). Under this Planned Development District all of the properties were given a base zoning of Commercial (C) District, but were also granted the ability to continue the current land use on each of the properties (*i.e. the zoning ordinance made the legally non-conforming land uses by-right land uses for each of the properties*). For the subject property, this allowed *Pawn Shop* land use as a *by-right* land use. On August 2, 2021, the City Council approved an amendment to Planned Development District 46 [Case No. Z2021-024] to allow the *Warehouse/Distribution Center* land use by right on Tract 12 through the adoption of Ordinance No. 21-32. According to the Rockwall County Appraisal District (RCAD) currently situated on the subject property is an 8,262 SF commercial building that was previously used by a *Dance Studio* (*i.e. Royalty Dance Studio*).

### **PURPOSE**

The applicant -- *Trenton Austin of GT Plumbing Services, LLC* -- is requesting to amend Planned Development District 46 (PD-46) [Ordinance No. 21-32] to allow *Outside Storage* in conjunction with the *Building Maintenance, Service, and Sales* land use on the subject property at 2305 SH-276.

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

The subject property is located at 2305 SH-276. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 2.50-acre tract of land (*i.e. Tract 2-3, Abstract 186, of the J.A. Ramsey Survey*), which has two (2) commercial buildings situated on it (*i.e. a 23,400 SF building and a 7,948 SF building*). This property is zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses. Beyond this tract of land is Springer Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 38.932-acre parcel of land (*i.e. Lot 2, Block B, Rockwall Technology Park, Phase III Addition*), which has a

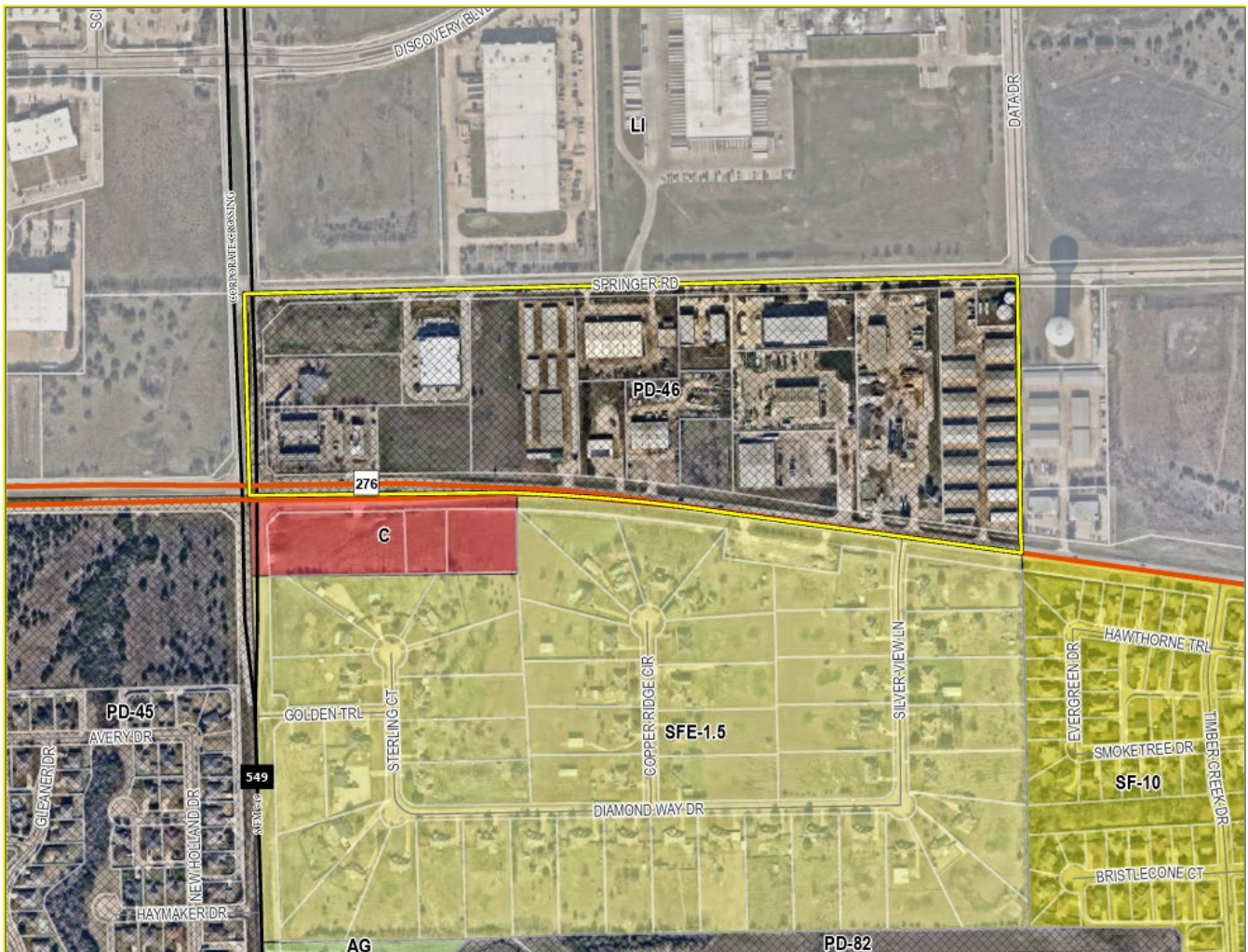
~278,270 SF food manufacturing facility (i.e. *Bimbo Bakery*) situated on it. This property is zoned Light Industrial (LI) District.

South: Directly south of the subject property is SH-276, which is identified as a P6D (i.e. *Principal Arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Sterling Farms Subdivision, which consists of 48 single-family residential lots that were established in 1997. This subdivision is zoned Single-Family Estate 1.5 (SFE-1.5) District.

East: Directly east of the subject property is a 2.02-acre tract of land (i.e. *Lot 1, Block A, Yetts Addition*), which is currently occupied by a *New or Used Boat and Trailer Dealership* (i.e. *Rockwall Marine*). Beyond this is a 1.002-acre parcel of land (i.e. *Lot 3, Block A, Sharp Addition*), which is currently vacant. Beyond this is a 1.964-acre parcel of land (i.e. *Lot 1, Block A, Sharp Addition*), which is currently occupied by a *Warehouse Distribution Center* (i.e. *VAC Parts Warehouse*). All three (3) of these properties are zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses.

West: Directly west of the subject property is a 5.00-acre parcel of land (i.e. *Tract 2-6, Abstract 186, of the J.A. Ramsey Survey*), which is currently occupied with 12 *Mini-Warehouse* buildings and one (1) *office building* (i.e. *The Storage Locker*). Beyond this is a 1.836-acre tract of land (i.e. *Tract 2-11, Abstract No. 186, of the J.A. Ramsey Survey*), which is currently vacant. West of this is a 1.9811-acre parcel of land (i.e. *Lot 2, Block A, Subway-Gateway-Health Food Store*), that is currently occupied by a *Restaurant with Drive-Through* and a *Retail Store with Gasoline Sales*. All of these properties are zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses.

MAP 1: LOCATION MAP  
YELLOW: SUBJECT PROPERTY



## **CHARACTERISTICS OF THE REQUEST**

The applicant has submitted a concept plan depicting the proposed *Building Maintenance, Service, and Sales* facility, a future building, and the location of the proposed outside storage areas for the trucks and equipment. The applicant also provided a letter outlining their proposed operations and requesting the amendment to Planned Development District 46 (PD-46).

## **CONFORMANCE TO THE CITY'S CODES AND STAFF ANALYSIS**

According to *Ordinance No. 21-32*, the Planned Development District allows any land uses permitted within the Commercial (C) District and a *Pawn Shop* by-right. The applicant's request would change this section to add *Building Maintenance, Service and Sales with Outside Storage* as a permitted land use only in Tract 7 (*i.e.* 2305 SH-276) of this Planned Development District.

According to the applicant's letter and concept plan, the intent of the request is to allow a commercial plumbing company with outside storage that will consist of overnight service truck parking, heavy equipment (*i.e.* *track machinery*), Conex boxes, and trailers. The applicant has also provided a concept plan showing how the *Building Maintenance, Service, and Sales with Outside Storage* would be situated on this property, the proposed future expansions, and where the outside storage will be located. Staff has added five (5) conditional land use standards to the included *Building Maintenance, Service and Sales with Outside Storage* land use on Tract 7, including: [1] all outside storage shall comply with the concept plan, [2] heavy equipment (*i.e.* *track machinery*) shall be permitted to be store on gravel; however, the storage of trucks, trailers, Conex boxes, or any other outside storage shall be on a concrete surface, [3] all outside storage shall be situated behind the building and not be visible from SH-276, [4] the outside storage areas shall be reviewed for visibility by the Planning and Zoning Commission at the time of site plan (*additional landscape screening may be required by the Planning and Zoning Commission and/or staff at the time of site plan approval*), and [5] all unpermitted improvements shall be removed from the property prior to site plan approval. In addition, the applicant has offered to remove the *Pawn Shop* land use, as a *by-right* land use as a compensatory measure for allowing the proposed *Building Maintenance, Service, and Sales with Outside Storage* land use. This means that should a *Pawn Shop* be established on this property in the future, it would require a Specific Use Permit (SUP) in conformance with the requirements of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

According to Article 13, *Definitions*, of the Unified Development Code (UDC) the definition of the *Building Maintenance, Service, and Sales* land use is "(a) facility or area for contracting services such as building repair and maintenance; the installation of plumbing, electrical, air conditioning, and heating equipment; janitorial services; and exterminating services. The retail sale of supplies is permitted as an accessory use." The underlying zoning for Planned Development District 46 (PD-46) is Commercial (C) District. Within the Commercial (C) District the *Building Maintenance, Service, and Sales with Outside Storage* land use is not permitted; however, many of the uses within Planned Development District 46 (PD-46) are legally non-conforming and include outside storage as part of the use. Based on this, the incorporation of the *Building Maintenance, Service, and Sales with Outside Storage* land use does *not* appear to negatively impact the adjacent properties. With that being said, this is a request for a zoning change, which is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

## **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 *Technology District* and is designated for *Commercial/Retail* land uses on the Future Land Use Plan. Since the applicant's request does not change the land use designation on the Future Land Use Plan, this request would not change the properties conformity with regards to the land use plan contained in the OURHometown Vision 2040 Comprehensive Plan; however, the land use not being permitted within the Commercial (C) District would increase the non-conformity of the Planned Development District with regard to the goals and policies contained in the OURHometown Vision 2040 Comprehensive Plan. Based on this the proposed zoning change is considered to be a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

## **NOTIFICATIONS**

Since this is an amendment to an existing Planned Development District ordinance, it required staff to notify all property owners within the Planned Development District and within 500-feet of the Planned Development District's boundaries concerning the zoning change. As a result, on January 22, 2025, staff mailed 78 notices to property owners and occupants in or within 500-

feet of the Planned Development District 46 (PD-46). Staff also sent a notice to the Lofland Farms and Timber Creek 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 received one (1) notice and two (2) letters in favor of the applicant's request.

### **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the applicant's request to amend Planned Development District 46 (PD-46) to allow *Building Maintenance, Service and Sales with Outside Storage* on the subject property as indicated in the draft ordinance, then staff would propose the following conditions of approval:

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

### **PLANNING AND ZONING COMMISSION**

On February 11, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the amendment to Planned Development District 46 (PD-46) by a vote of 7-0.





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

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

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

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

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

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

#### NOTES:

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2305 State Highway 276 Rockwall, TX 75087

SUBDIVISION JA Ramsey Survey

LOT

2-8

BLOCK

186

GENERAL LOCATION 276 & 549/Corporate Xing

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

CURRENT ZONING PD-46

CURRENT USE \_\_\_\_\_

PROPOSED ZONING PD-46

PROPOSED USE Commercial

ACREAGE 1

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 Connolly Squared LLC

APPLICANT GT Plumbing Services LLC

CONTACT PERSON Tim Connolly

CONTACT PERSON Trenton Austin

ADDRESS 3635 Garrison Ave

ADDRESS 709B West Rusk Ste 112

CITY, STATE & ZIP Port Saint Joe Florida 32456

CITY, STATE & ZIP Rockwall, TX 75087

PHONE 214-882-3982

PHONE 972-922-5267

E-MAIL tim@connollysquared.com

E-MAIL taustin@gtplumbingservices.com

## NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE AND COPY ANY INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 DAY OF January, 2025

OWNER'S SIGNATURE

*[Handwritten Signature]*

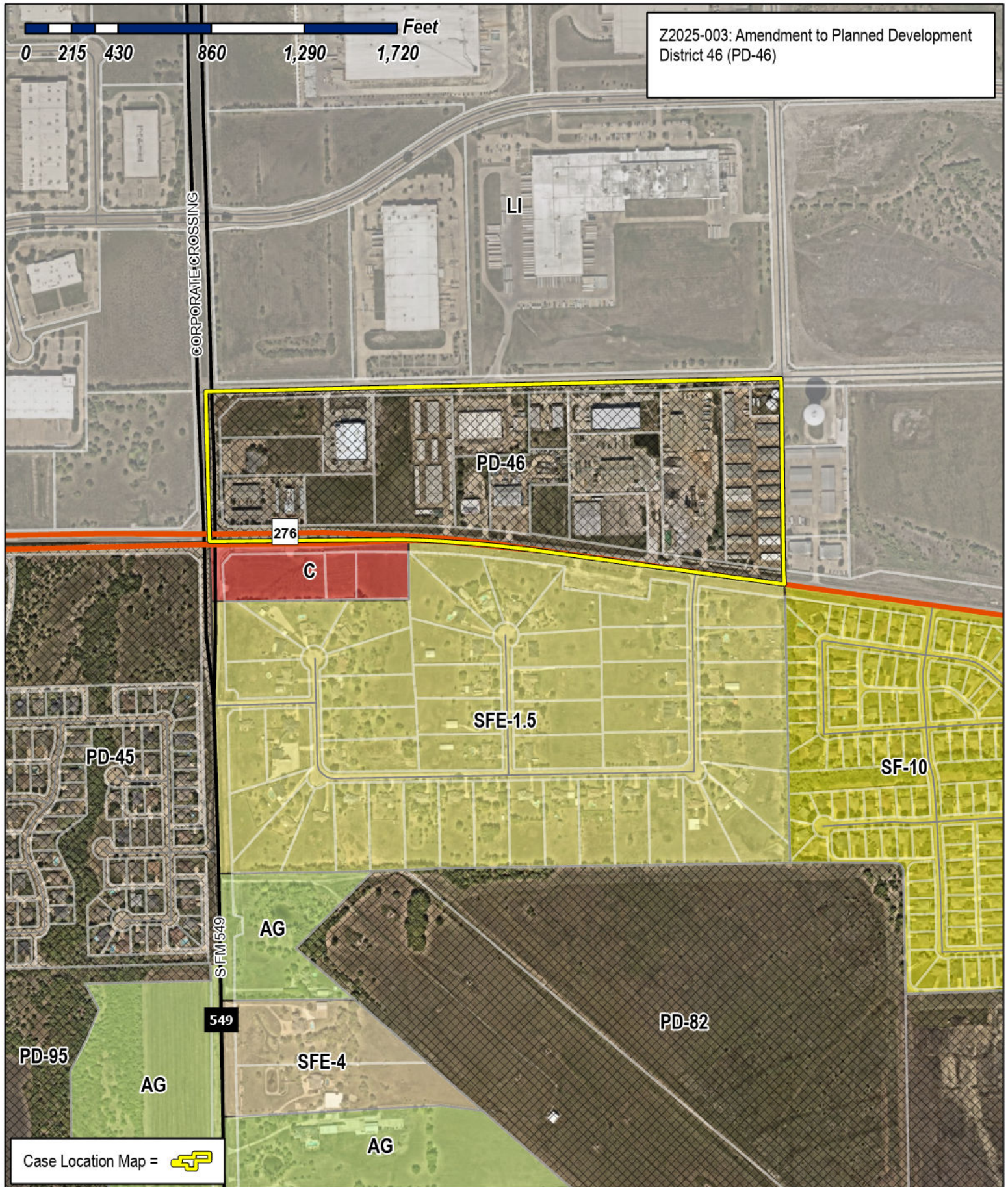
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*[Handwritten Signature]*





Z2025-003: Amendment to Planned Development District 46 (PD-46)



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.

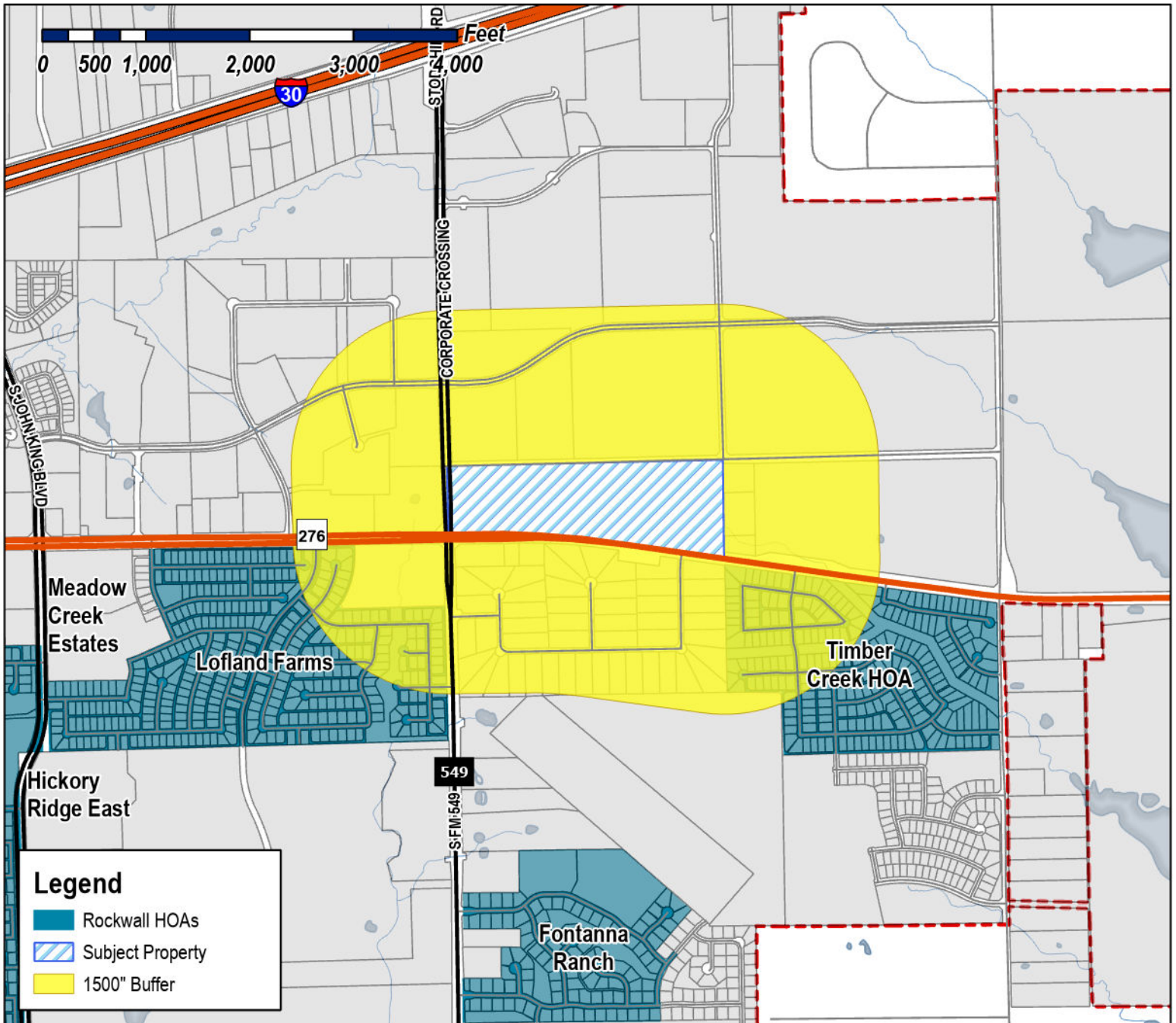




# City of Rockwall

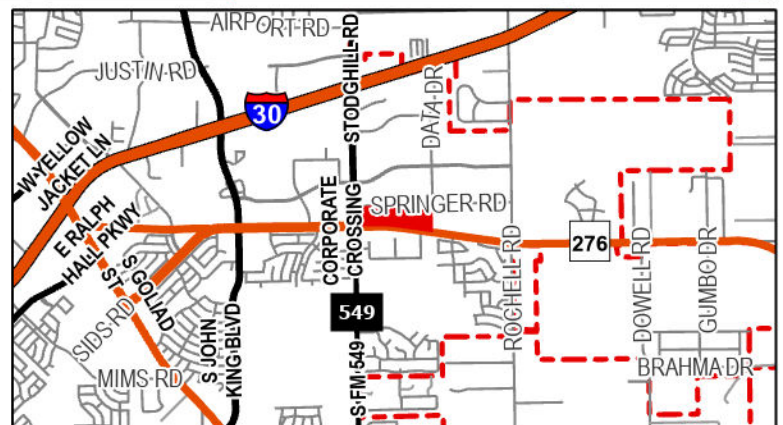
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**Case Number:** Z2025-003  
**Case Name:** Amendment to Planned Development District 46 (PD-46)  
**Case Type:** Zoning  
**Zoning:** Planned Development District 46 (PD-46)  
**Case Address:** 2305 State Highway 276

**Date Saved:** 1/17/2025  
 For Questions on this Case Call (972) 771-7745



## Ross, Bethany

---

**From:** Zavala, Melanie  
**Sent:** Wednesday, January 22, 2025 1:27 PM  
**Cc:** Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica  
**Subject:** Neighborhood Notification Program [Z2025-003]  
**Attachments:** Public Notice (01.17.2025).pdf; HOA Map (01.21.2025).pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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, January 24, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, February 11, 2025 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, February 18, 2025 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

### **Z2025-003: Amendment to Planned Development District 46 (PD-46)**

Hold a public hearing to discuss and consider a request by Trenton Austin of GT Plumbing Services, LLC on behalf Tim Connolly of Connolly Squared, LLC for the approval of a Zoning Change to amend Planned Development District 46 (PD-46) [*Ordinance No. 21-32*] being a 47.37-acre tract of land situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of Corporate Crossing and SH-276, and take any action necessary.

Thank you,

*Melanie Zavala*

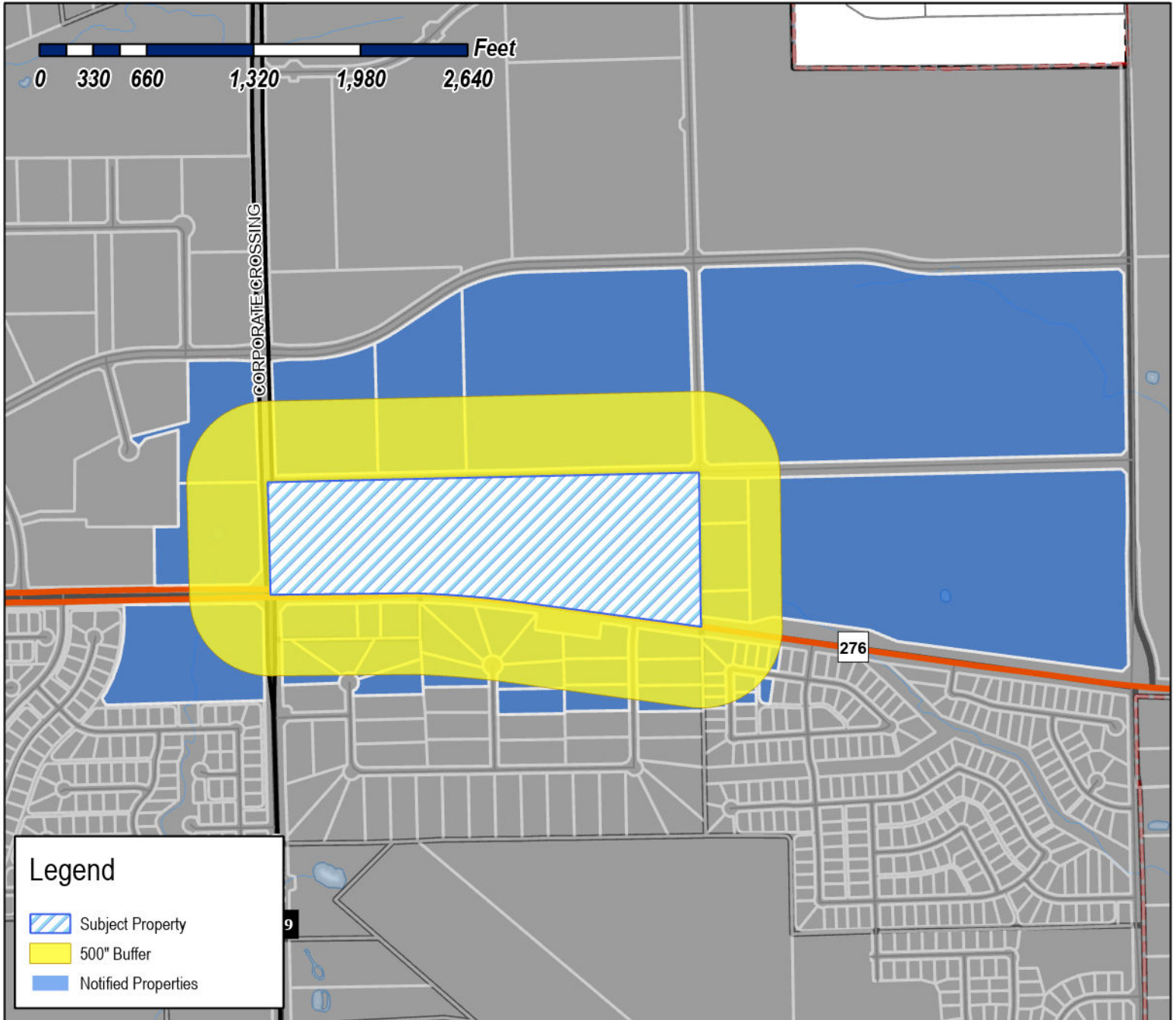
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087  
[Planning & Zoning Rockwall](#)  
972-771-7745 Ext. 6568



# City of Rockwall

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

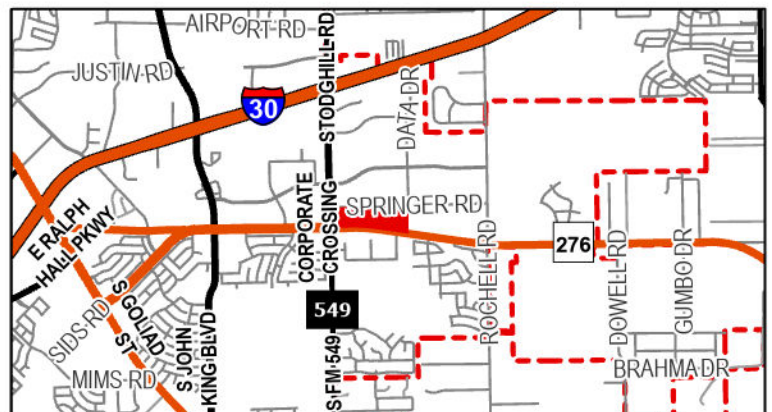
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**Case Number:** Z2025-003  
**Case Name:** Amendment to Planned Development District 46 (PD-46)  
**Case Type:** Zoning  
**Zoning:** Planned Development District 46 (PD-46)  
**Case Address:** 2305 State Highway 276

**Date Saved:** 1/17/2025

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



EXETER 2975 DISCOVERY, LP  
100 W MATSONFORD RD STE 5-250  
WAYNE, PA 19087

HUDACK STEVE V AND AILEEN J  
1090 VINTAGE COURT  
VACAVILLE, CA 95688

DFW DISTRIBUTOR,  
PETROLEUM INC.  
1111 N BELTLINE RD STE #100  
GARLAND, TX 75040

DFW DISTRIBUTOR PETROLEUM INC  
1111 N BELTLINE RD STE #100  
GARLAND, TX 75040

RESIDENT  
1275 CORPORATE CROSSING  
ROCKWALL, TX 75032

ABLES NORRIS BRADLEY  
1855 SILVER VIEW LN  
ROCKWALL, TX 75032

RAMIREZ JUAN  
1858 SILVER VIEW LN  
ROCKWALL, TX 75032

JOHNSON DAVID A AND PHYLLIS D  
1890 COPPER RIDGE CIR  
ROCKWALL, TX 75032

DE RUSSE MARIA NICOLE AND REUBEN DANIEL  
1895 COPPER RIDGE CIR  
ROCKWALL, TX 75032

ARCHER RANDY G & YOWAREE  
1900 COPPER RIDGE CIR  
ROCKWALL, TX 75032

LITTLE CHRISTOPHER MATTHEW  
1905 COPPER RIDGE CIR  
ROCKWALL, TX 75032

MINOR MORRIS & NORA A  
1908 STERLING CT  
ROCKWALL, TX 75032

VANZANDT CINTHYA MARISOL  
1910 COPPER RIDGE CR  
ROCKWALL, TX 75032

BALLOUT 7 LLC  
1910 OAK POINT DRIVE  
ALLEN, TX 75013

SCOTT SUSAN  
1910 SILVER VIEW LN  
ROCKWALL, TX 75032

GARZA CESAR AND ANA MARIE  
1913 STERLING CT  
ROCKWALL, TX 75032

WILLESS WAYNE & PRISCILLA K  
1915 COPPER RIDGE CIR  
ROCKWALL, TX 75032

BRYANT DAWN  
1915 SILVER VIEW LN  
ROCKWALL, TX 75032

SANCHEZ JOSE L  
1918 STERLING CT  
ROCKWALL, TX 75032

MEJIA BLAS & LUISA  
1921 STERLING CT  
ROCKWALL, TX 75032

BARENOS CYNTHIA  
1924 EVERGREEN DR  
ROCKWALL, TX 75032

PRADO JESSE E & CYNTHIA G  
1930 EVERGREEN DRIVE  
ROCKWALL, TX 75032

REYNOLDS RENA  
1930 SILVERVIEW LN  
ROCKWALL, TX 75032

RESIDENT  
1935 COPPER RIDGE CIR  
ROCKWALL, TX 75032

DIAZ JORGE L & LINDA A  
1935 COPPER RIDGE CIR  
ROCKWALL, TX 75032

LOZANO OSCAR & DIANA  
1935 EVERGREEN DR  
ROCKWALL, TX 75032

QUINTON JAMES D  
1935 SILVER VIEW LN  
ROCKWALL, TX 75032

RESIDENT  
1936 EVERGREEN DR  
ROCKWALL, TX 75032

SCHMIESING ALBERT W & BERTHA N  
1942 EVERGREEN DRIVE  
ROCKWALL, TX 75032

WELCH KEITH F & DEBORAH A  
1943 EVERGREEN DR  
ROCKWALL, TX 75032

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

RESIDENT  
2205 HWY 276  
ROCKWALL, TX 75032

RESIDENT  
2210 STATE HWY 276  
ROCKWALL, TX 75032

RESIDENT  
2245 HWY276  
ROCKWALL, TX 75032

RESIDENT  
2301 HWY276  
ROCKWALL, TX 75032

CONNOLLY SQUARED LLC  
2305 STATE HIGHWAY 276  
ROCKWALL, TX 75032

TOMMY'S MOBILE BOAT & MOTOR SERVICE, INC  
2315 STATE HIGHWAY 276  
ROCKWALL, TX 75032

VALENZUELA MOISES BENEDICTO AND MARIA  
ANTONIETA  
2445 DORRINGTON DR  
DALLAS, TX 75228

VACPARTS WAREHOUSE COM LLC  
2578 STATE HWY 276  
ROCKWALL, TX 75032

RESIDENT  
2582 HWY276 RD  
ROCKWALL, TX 75032

RESIDENT  
2640 HWY276  
ROCKWALL, TX 75032

RESIDENT  
2690 HWY276  
ROCKWALL, TX 75032

SHARP RICK  
2740 STATE HWY 276 SUITE 100  
ROCKWALL, TX 75032

RESIDENT  
2754 HWY276  
ROCKWALL, TX 75032

RESIDENT  
2975 DISCOVERY BLVD  
ROCKWALL, TX 75032

5 SHARP REAL ESTATE LLC  
3021 RIDGE RD #160  
ROCKWALL, TX 75032

RESIDENT  
3055 DISCOVERY BLVD  
ROCKWALL, TX 75032

PRBS PROPERTIES LLC  
3216 HUNTER LANE  
PLANO, TX 75093

RESIDENT  
3225 SPRINGER LN  
ROCKWALL, TX 75032

XCELON DEVELOPEMENT LLC  
3225 MCLEOD DR SUITE 100  
LAS VEGAS, NV 89121

VILLALPANDO URIEL AND DIANNE  
3414 BERMUDA DRIVE  
ROWLETT, TX 75088

RESIDENT  
3465 SPRINGER RD  
ROCKWALL, TX 75032

RESIDENT  
3475 SPRINGER RD  
ROCKWALL, TX 75032

SKIPPER JOSEPH AND  
STEPHANIE BREANNE SKIPPER  
3484 HAWTHORNE TRAIL  
ROCKWALL, TX 75032

RESIDENT  
3490 HAWTHORNE TR  
ROCKWALL, TX 75032

URBINA MARIPAZ  
3496 HAWTHORNE TRL  
ROCKWALL, TX 75032

CPIV-354 RANCH TRAIL LLC  
354/356 RANCH TRL  
ROCKWALL, TX 75032

RESIDENT  
3602 HAWTHORNE TR  
ROCKWALL, TX 75032

RESIDENT  
3605 HAWTHORNE TR  
ROCKWALL, TX 75032

RESIDENT  
3608 HAWTHORNE TR  
ROCKWALL, TX 75032

CITY OF ROCKWALL  
385 S GOLIAD ST  
ROCKWALL, TX 75087

DIXON TERRY STERLING III  
515 MILLBROOK BLVD  
SAN MARCOS, TX 78666

PRISM LEASING LTD  
A TEXAS LIMITED PTNRSHIP  
625 SUNSET HILL DR  
ROCKWALL, TX 75087

KELLER JACQUELYN  
8522 GARLAND RD  
DALLAS, TX 75218

ZHANG WEIGANG & SONGYAN WU  
854 LILY AVE  
CUPERTINO, CA 95014

ALLEN FOODS INC  
C/O RYAN LLC  
AGENT FOR BIMBO BAKERIES USA 13155 NOEL  
RD #100 LB73  
DALLAS, TX 75240

AGREE LIMITED PARTNERSHIP  
SUNBELT RENTALS, INC. STORE# 272  
ATTN; PROPERTY TAX DEPT. 2341 DEERFIELD  
DR.  
FORT MILLS, SC 29715

BLACKLAND WATER CORP  
ATTN ADA JO PHILLIPS  
PO BOX 215  
FATE, TX 75132

LATTIMORE MATERIALS COMPANY LP  
PO BOX 2469  
ADDISON, TX 75001

ALMO INVESTMENT II LTD  
PO BOX 2599  
WAXAHACHIE, TX 75168

MAK SPOT REAL ESTATE LLC  
PO BOX 496585  
GARLAND, TX 75049

LYNSTAR LLC  
PO BOX 847  
ROCKWALL, TX 75087

COLIN-G PROPERTIES INC  
PO BOX 847  
ROCKWALL, TX 75087

ROCKWALL ECONOMIC DEVELOPMENT  
PO BOX 968  
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

ROCKWALL ECONOMIC DEVELOPMENT  
PO BOX 968  
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:

**Z2025-003: Zoning Change to Amend Planned Development District 46 (PD-46)**

Hold a public hearing to discuss and consider a request by Trenton Austin of GT Plumbing Services, LLC on behalf Tim Connolly of Connolly Squared, LLC for the approval of a Zoning Change to amend Planned Development District 46 (PD-46) [Ordinance No. 21-32] being a 47.37-acre tract of land situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of Corporate Crossing and SH-276, 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, February 11, 2025 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, February 18, 2025 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Tuesday, February 18, 2025 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. Z2025-003: Zoning Change to Amend Planned Development District 46 (PD-46)**

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

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

[Redacted area]

Name: [Redacted]  
Address: [Redacted]

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

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

Case No. Z2025-003: Zoning Change to Amend Planned Development District 46 (PD-46)

Please place a check mark on the appropriate line below:

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

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

IT WON'T AFFECT HOW MY BUSINESS OPERATES.

Name: Tommy Yetts Rockwall Marine

Address: 2315 Hwy 276 Rockwall, TX 75082

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

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

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

# Rockwall Marine



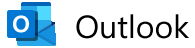
Attn: 2315 Hwy. 276  
Rockwall, TX 75032  
Phone: (972) 771-4442  
FAX: (972) 771-5953  
tommy@rockwallmarine.com

Dear Ryan Miller and Members of the Planning and Zoning Board,

We had the opportunity to meet with Mr. Trenton Austin and Greg Haynes with GT Plumbing about their interest in buying the building to our west at 2305 State Hwy 276 Rockwall, Tx 75032. As we walked the lot and they explained their vision and purpose of making this their headquarters to a rapidly growing businesses. They explained that the back lot would be used to stage and store equipment and supplies.

With this property being located near the Rockwall Technology Part and surrounding businesses having outside overnight storages and parking. We feel their vision for this location is more that appropriate. We are looking forward to them being our neighbors.

Haydon Frasier  
Service Manager  
Rockwall Marine  
2315 State Hwy 276  
Rockwall, Tx 75032



---

## 2305 State Highway 276

---

From TSL [REDACTED]  
Date Sat 1/11/2025 4:47 PM  
To 'Trenton Austin' [REDACTED]

City of Rockwall  
Planning and Zoning

Attn: Ryan Miller

Dear Sir:

I had the opportunity to visit with Mr. Trenton Austin of GT Plumbing Services. They are interested in buying the building located at 2305 State Hwy 276 Rockwall, Texas. They will be adjacent to the Rockwall Technology Park and close to commercial/industrial business' on I30. We feel that this is an appropriate location for their business and we would welcome them as our neighbors.

Sincerely,

Roland Cobb  
The Storage Locker  
2301 State Hwy 276  
Rockwall, Texas 75032



Date: 1/17/2025

To Whom It May Concern:

I am writing to inform you that GT Plumbing Services LLC is in the process of purchasing the property located at 2305 State Hwy 276, Rockwall, TX 75087. We are seeking a variance from the current zoning PD-46 to allow us to store vehicles, materials, Conex boxes, track machinery, and trailers overnight on the property.

We believe that this variance would enable us to conform to the practices of neighboring properties and ensure the efficient operation of our business. We are committed to maintaining the aesthetic and functional standards of the area and will take all necessary measures to ensure that our activities do not negatively impact the community. We are long residents of the City of Rockwall, and our kids attend RISD schools.

Thank you for your time and attention to this matter.

Sincerely,

Trenton Austin  
GT Plumbing Services LLC

# 2305 State Hwy 276 Rockwall

## Legend

- Rockwall Marine
- Storage Locker

Storage Space For:  
Truck, Trailer, Mini X,  
Skid Steer, Pipe rack,  
Con X Box

Future Building

1st Cooling

Rockwall Marine

Truck Parking

Storage Locker

276



CITY OF ROCKWALL

ORDINANCE NO. 21-32

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46) [ORDINANCE NO. 99-05] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46), BEING A 47.37-ACRE TRACT OF LAND SITUATED WITHIN THE J. A. RAMSEY SURVEY, ABSTRACT NO. 186, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Greg Wallis of Mershawn Architects on behalf of Kris Sharp for the approval of an amendment Planned Development District 46 (PD-46) [Ordinance No. 99-05] for the purpose of allowing a *Warehouse* as a permitted land use on a 1.90-acre parcel of land identified as Lot 5, Block A, Sharp Addition being a portion of a larger 47.37-acre Planned Development District that is situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, identified as Planned Development District 46 (PD-46) [Ordinance No. 99-05], which is more fully described and depicted in *Exhibit 'A'* of this ordinance, and 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 46 (PD-46) [Ordinance No. 99-05] 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 99-05*;

**SECTION 2.** That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

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

**SECTION 4.** That development of the *Subject Property* shall generally be in accordance with the *PD Development Standards*, described 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 5.** That the official zoning map of the City of Rockwall, Texas be corrected to reflect the change in zoning described here in.

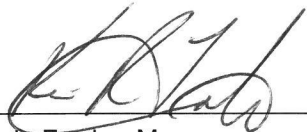
**SECTION 6.** That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense and each and every day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

**SECTION 7.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 04-38*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

**SECTION 8.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 04-38*] of any provision of the *City Code*, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [*Ordinance No. 04-38*] (*including references to the Unified Development Code*), and references to overlay districts, in this ordinance or any of the *Exhibits* hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2<sup>ND</sup> DAY OF AUGUST, 2021.**

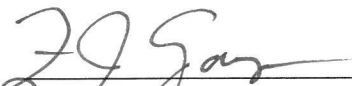
  
\_\_\_\_\_  
Kevin Fowler, Mayor

**ATTEST:**

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



**APPROVED AS TO FORM:**

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

*1<sup>st</sup> Reading:* July 19, 2021

*2<sup>nd</sup> Reading:* August 2, 2021



**EXHIBIT 'A':**  
*Legal Description and Survey*

**BEING** 47.37 acres of land situated in the Abstract 186, J.A. Ramsey Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

**COMMENCING** at a point in the south Right of Way of Discovery Blvd, at City Geodetic Control Monument #9. (NAD83 Texas State Plane GPS Coordinate: 2,607,463.893 E, 7,020,550.132 N feet) bearing South 73° 10' 43" East, a distance of 2,602.028 feet to the *POINT OF BEGINNING*;

**BEGINNING** at a point in the intersection of Springer Rd and Data Dr. (NAD83 Texas State Plane GPS Coordinate: 2,609,967.107 E, 7,019,844.125N feet);

**THENCE** South 00° 12' 17" West following the Eastern boundary line of Planned Development #46, a distance of 951.9 feet for a corner;

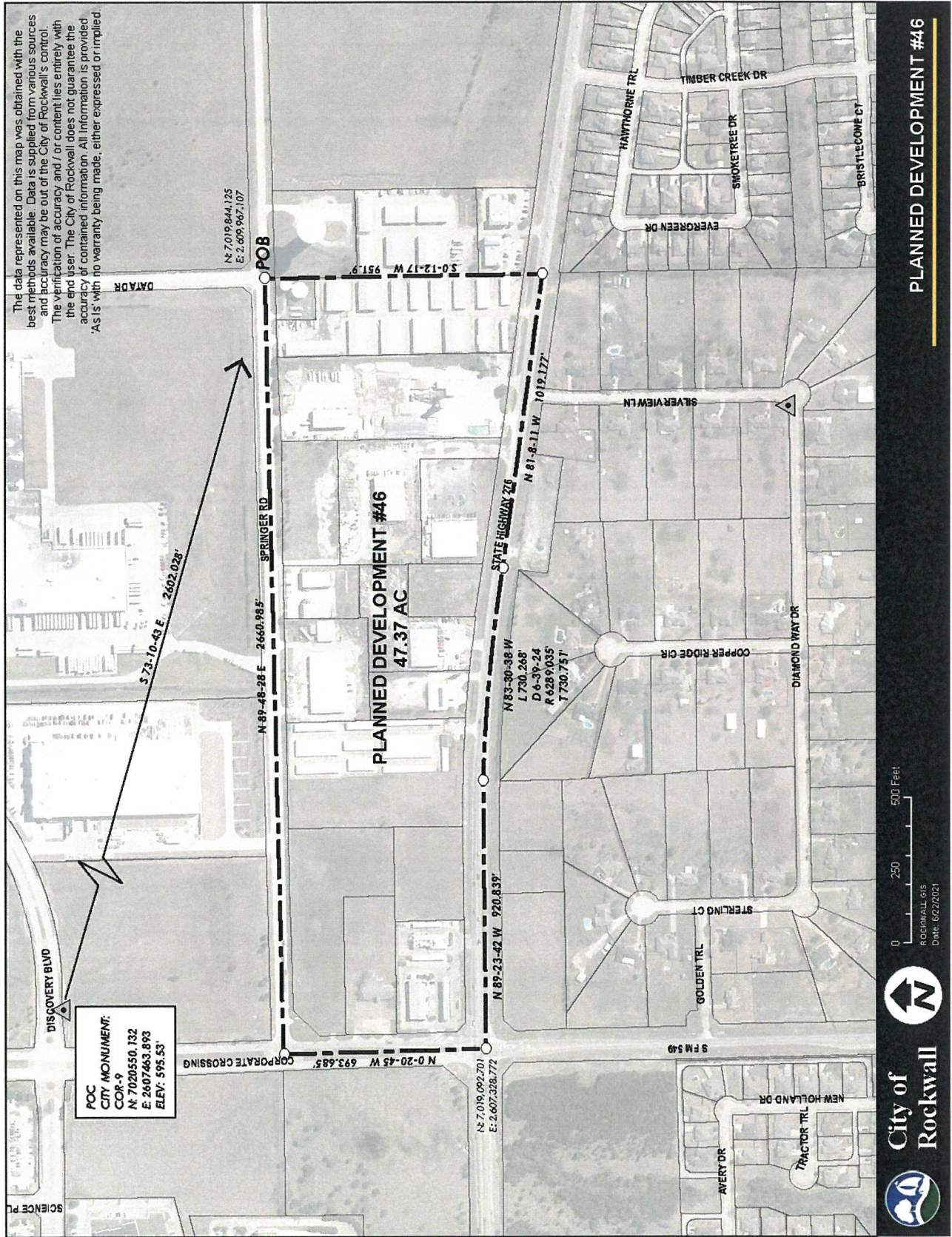
**THENCE** North 81° 8' 11" West, a distance of 1,019.177 feet to the beginning of a curve found in the centerline of State Highway 276, said being the beginning of a curve to the left having a tangent of 730.751 feet and a radius of 6,289.035 feet with a chord distance of 730.268 feet and a chord bearing of North 83 degrees 30 minutes 38 seconds West to a point;

**THENCE** North 89° 23' 42" West, a distance of 920.839 feet for a corner;

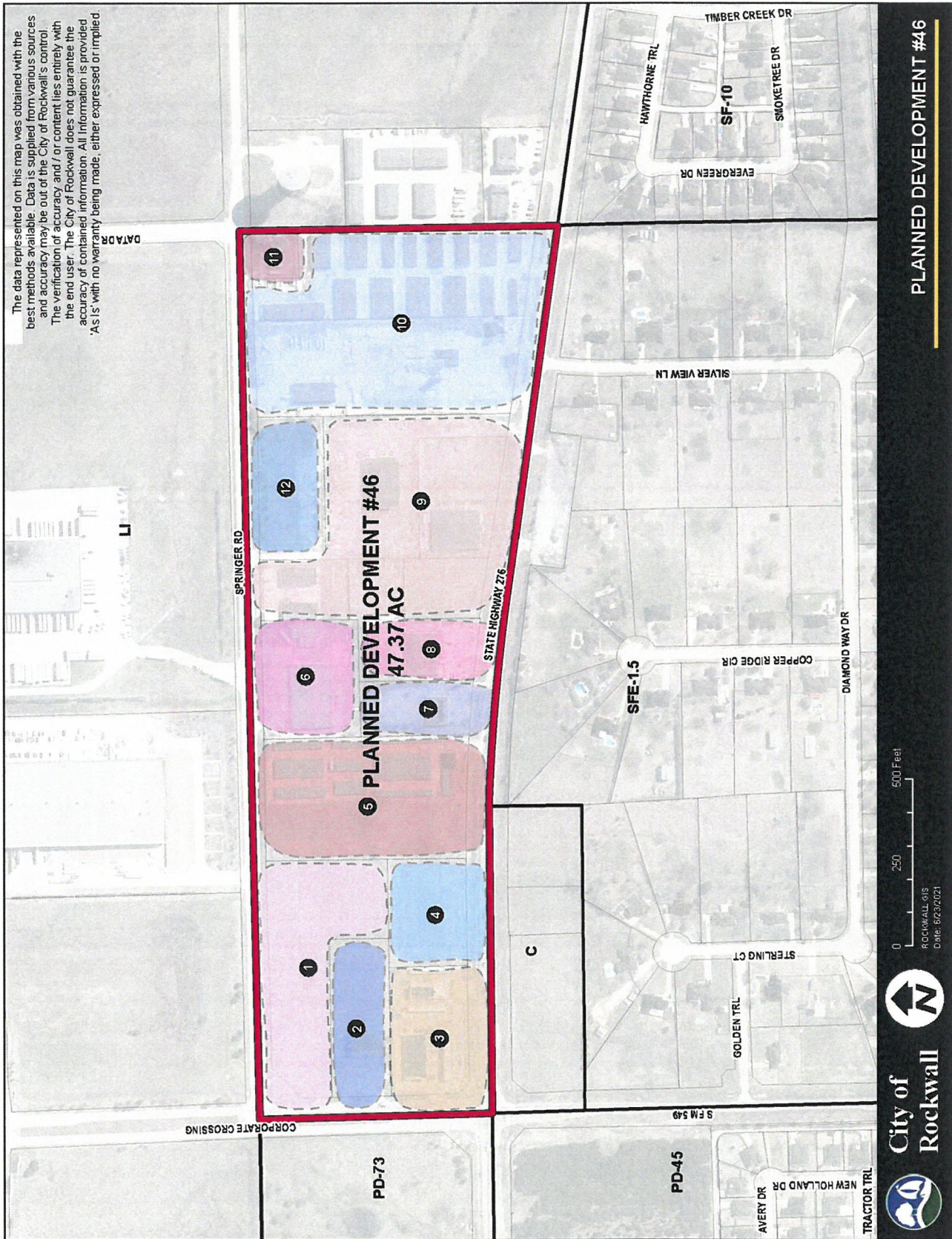
**THENCE** North 0° 20' 45" West, a distance of 693.685 feet for a corner;

**THENCE** North 89° 48' 28" East, a distance of 2,660.985 feet, to the *POINT OF BEGINNING AND CONTAINING* 47.37 acres of land (2,063,262.886 square feet) more or less.

**EXHIBIT 'A':**  
Legal Description and Survey



**EXHIBIT 'B':**  
**Concept Plan**



**EXHIBIT 'C':**  
*PD Development Standards*

- (A) Purpose. The purpose of this amendment to Planned Development District 46 (PD-46) is to supersede *Ordinance No. 99-05*; however, this ordinance does not change the intent, restrictions, or land uses established in *Ordinance No. 99-05* with the exception of adding the *Warehouse* land use to *Tract 12* as depicted in *Exhibit 'B'* of this ordinance.
- (B) Permitted Land Uses. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be subject to the permitted land uses stipulated for properties in a Commercial (C) District as specified in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following land uses shall be permitted *by-right* on the corresponding tract:
- (1) Tract 3 [Tract 2, Lot 02].
    - Minor Automotive Repair Garage
  - (2) Tract 5 [Tract 2, Lot 06].
    - Mini-Warehouse
  - (3) Tract 6 [Tract 2, Lot 03].
    - Heavy Construction/Trade Yard
  - (4) Tract 7 [Tract 2, Lot 08].
    - Pawn Shop
  - (5) Tract 8 [Tract 2, Lot 07].
    - New or Used Boat Dealership
  - (6) Tract 9 [A Portion of Tract 2, Lot 00].
    - Trucking Company
  - (7) Tract 10 [Tract 2, Lot 13].
    - Concrete Batch Plant
    - Mini-Warehouse
  - (8) Tract 12 [A Portion of Tract 2, Lot 00].
    - Warehouse
- (C) Dimensional Requirements. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be subject to the dimensional requirements stipulated for properties in a Commercial (C) District as specified in Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.
- (D) Legal Non-Conforming Status. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be allowed to maintain the same exterior building materials that are currently utilized on the existing building for any new buildings that are built; however, if an existing or new building is expanded to an amount that equals 50% of the appraised tax value of that building, the building shall be required to adhere to the requirements of the Commercial (C) District

**EXHIBIT 'C':**  
*PD Development Standards*

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

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46) [ORDINANCE NO. 21-32] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46), BEING A 47.37-ACRE TRACT OF LAND SITUATED WITHIN THE J. A. RAMSEY SURVEY, ABSTRACT NO. 186, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Trenton Austin of GT Plumbing Services, LLC on behalf of Tim Connolly of Connolly Squared, LLC for the approval of a Zoning Change to amend Planned Development District 46 (PD-46) [Ordinance No. 21-32] for the purpose of allowing *Building Maintenance, Sales, and Service with Outside Storage* as a permitted land use on a 1.00-acre parcel of land identified as Tract 2-8, Abstract No. 186, of the J. A. Ramsey Addition being a portion of a larger 47.37-acre Planned Development District that is situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, identified as Planned Development District 46 (PD-46) [Ordinance No. 99-05], which is more fully described and depicted in *Exhibit 'A'* of this ordinance, and 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 46 (PD-46) [Ordinance No. 21-32] 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 21-32*;

**SECTION 2.** That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future;

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

**SECTION 4.** That development of the *Subject Property* shall generally be in accordance with the *PD Development Standards*, described 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 5.** That the official zoning map of the City of Rockwall, Texas be corrected to reflect the change in zoning described here in.

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

**SECTION 7.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [Ordinance No. 04-38], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

**SECTION 8.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [Ordinance No. 04-38] of any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [Ordinance No. 04-38] (including references to the Unified Development Code), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3<sup>RD</sup> DAY OF MARCH, 2025.**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: February 18, 2025

2<sup>nd</sup> Reading: March 3, 2025

**EXHIBIT 'A':**  
*Legal Description and Survey*

**BEING** 47.37 acres of land situated in the Abstract 186, J.A. Ramsey Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

**COMMENCING** at a point in the south Right of Way of Discovery Blvd, at City Geodetic Control Monument #9. (NAD83 Texas State Plane GPS Coordinate: 2,607,463.893 E, 7,020,550.132 N feet) bearing South 73° 10' 43" East, a distance of 2,602.028 feet to the *POINT OF BEGINNING*;

**BEGINNING** at a point in the intersection of Springer Rd and Data Dr. (NAD83 Texas State Plane GPS Coordinate: 2,609,967.107 E, 7,019,844.125N feet);

**THENCE** South 00° 12' 17" West following the Eastern boundary line of Planned Development #46, a distance of 951.9 feet for a corner;

**THENCE** North 81° 8' 11" West, a distance of 1,019.177 feet to the beginning of a curve found in the centerline of State Highway 276, said being the beginning of a curve to the left having a tangent of 730.751 feet and a radius of 6,289.035 feet with a chord distance of 730.268 feet and a chord bearing of North 83 degrees 30 minutes 38 seconds West to a point;

**THENCE** North 89° 23' 42" West, a distance of 920.839 feet for a corner;

**THENCE** North 0° 20' 45" West, a distance of 693.685 feet for a corner;

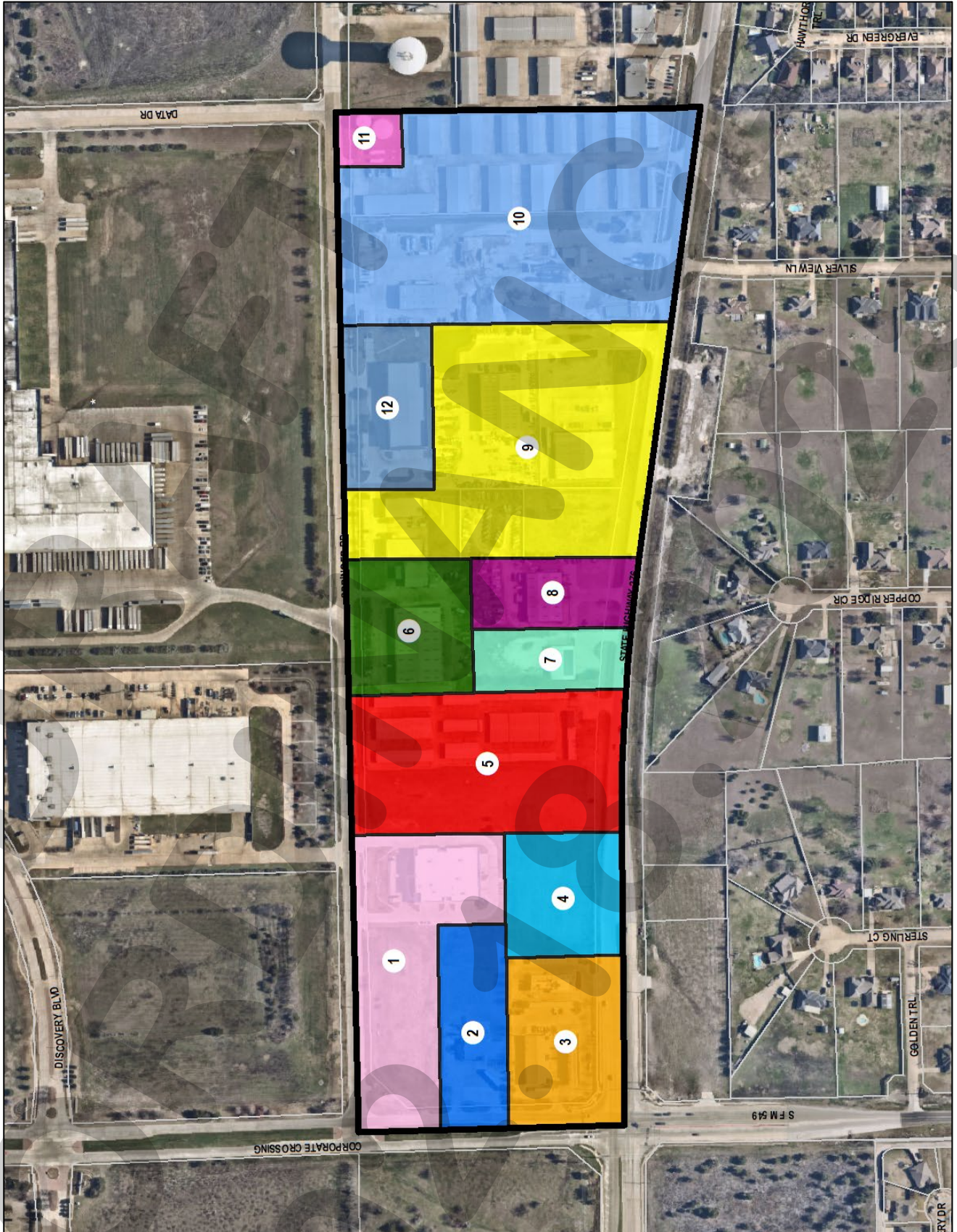
**THENCE** North 89° 48' 28" East, a distance of 2,660.985 feet, to the *POINT OF BEGINNING AND CONTAINING* 47.37 acres of land (2,063,262.886 square feet) more or less.



**EXHIBIT 'A':**  
**Legal Description and Survey**



**EXHIBIT 'B':**  
Concept Plan



**EXHIBIT 'C':**  
**PD Development Standards**

- (A) Purpose. The purpose of this amendment to Planned Development District 46 (PD-46) is to supersede *Ordinance No. 21-32*; however, this ordinance does not change the intent, restrictions, or land uses established in *Ordinance No. 21-32* with the exception of adding the *Building Maintenance, Service, and Sales with Outside Storage* land use to *Tract 7* as depicted in *Exhibit 'B'* of this ordinance.
- (B) Permitted Land Uses. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be subject to the permitted land uses stipulated for properties in a Commercial (C) District as specified in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following land uses shall be permitted *by-right* on the corresponding tract:
- (1) Tract 3 [Tract 2, Lot 02].
    - Minor Automotive Repair Garage
  - (2) Tract 5 [Tract 2, Lot 06].
    - Mini-Warehouse
  - (3) Tract 6 [Tract 2, Lot 03].
    - Heavy Construction/Trade Yard
  - (4) Tract 7 [Tract 2, Lot 08].
    - Pawn Shop
    - Building Maintenance, Service, and Sales with Outside Storage<sup>1</sup>

**NOTES**

<sup>1</sup>: The *Building Maintenance, Service, and Sales with Outside Storage* shall be subject to the following *Conditional Land Use Standards*:

- (1) All outside storage shall comply with the exhibit in *Figure 1* below.
- (2) Heavy Equipment (*i.e. Track Machinery*) shall be permitted to be store on gravel; however, the storage of trucks, trailers, Conex boxes, or any other outside storage shall be on a concrete surface.
- (3) All outside storage shall be situated behind the building and not be visible from SH-276.
- (4) The outside storage areas shall be reviewed for visibility by the Planning and Zoning Commission at the time of site plan. Additional landscape screening may be required by the Planning and Zoning Commission and/or staff at the time of site plan approval.
- (5) All unpermitted improvements shall be removed from the property prior to site plan approval.

**FIGURE 1. CONCEPT PLAN FOR 2305 SH-276**



**RED: OUTSIDE STORAGE AREA; BLUE: STORAGE OF SERVICE TRUCKS; GREEN: FUTURE BUILDING EXPANSION**

**EXHIBIT 'C':**  
*PD Development Standards*

(5) Tract 8 [Tract 2, Lot 07].

- New or Used Boat Dealership

(6) Tract 9 [A Portion of Tract 2, Lot 00].

- Trucking Company

(7) Tract 10 [Tract 2, Lot 13].

- Concrete Batch Plant
- Mini-Warehouse

(8) Tract 12 [A Portion of Tract 2, Lot 00].

- Warehouse

(C) Dimensional Requirements. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be subject to the dimensional requirements stipulated for properties in a Commercial (C) District as specified in Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(D) Legal Non-Conforming Status. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be allowed to maintain the same exterior building materials that are currently utilized on the existing building for any new buildings that are built; however, if an existing or new building is expanded to an amount that equals 50% of the appraised tax value of that building, the building shall be required to adhere to the requirements of the Commercial (C) District as stipulated in Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.