AGENDA

ROCKWALL CITY COUNCIL MEETING

Monday, June 16, 2025 - 4:00 PM

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

I. Call Public Meeting to Order

II. Executive Session

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

1. Discussion regarding (re)appointments to city regulatory boards and commissions, including conducting interviews to fill vacant seat on the Planning & Zoning Commission, pursuant to §551.074 (Personnel Matters)

2. Discussion regarding legislation related to purchase of property inside city limits by Public Finance Corporation from other jurisdictions, pursuant to Section §551.071 (Consultation with Attorney)

3. Discussion regarding possible sale/purchase/lease of real property in the vicinity of the Harbor, pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)

4. Discussion regarding status and direction on how to proceed with City of Heath v. North Texas Municipal Water District and City of Rockwall, pursuant to Section §551.071 (Consultation with Attorney).

III. Adjourn Executive Session

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

V. Invocation and Pledge of Allegiance - Pro Tem Moeller

VI. Proclamations / Awards / Recognitions

1. Boys & Girls Club Week 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 June 2, 2025 city council meeting, and take any action necessary.

2. Consider authorizing the City Manager to execute a one-year contract with three 1-year renewal options with North Texas Baseball Association to supply umpires for RBSL Spring, Summer and Fall baseball seasons in the amount of $85,000 to be funded by the Recreation Development Fund, and take any action necessary.

3. Consider approval of the professional engineering services contract for the KE Andrews Way Extension Project, and authorize the City Manager to execute a contract with Cardinal Strategies Engineering Services, LLC, in the amount not to exceed $114,900.00, to be paid from the Street Assessment funds(settlement), and take any action necessary.

4. **P2025-016** - Consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Erwin Farms SF, LTD for the approval of a *Preliminary Plat* for Erwin Farms Subdivision consisting of 122 residential lots on a 98.198-acre tract of land identified as a portion of Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 104 (PD-104) [*Ordinance No. 25-15*] for Single-Family 10 (SF-10) District land uses, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.

5. **P2025-018** - Consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Erwin Farms SF, LTD for the approval of a Master Plat for Erwin Farms Subdivision consisting of 122 residential lots on a 98.198-acre tract of land identified as a portion of Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 104 (PD-104) [Ordinance No. 25-15] for Single-Family 10 (SF-10) District land uses, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.

6. Consider approval of the construction contract for South SH 205 & SH 276 Utility Relocation Project and authorize the City Manager to execute a construction contract with Hayes Construction, in the amount of $720,478.00, to be funded by the 2024 Water and Sewer Bonds, 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. **Z2025-023** - Hold a public hearing to discuss and consider a request by Kyle Peterson on behalf of Dean and Cathy Barrett for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for two (2) *Detached Covered Porches* on a 0.1653-acre parcel of land identified as Lot 9, Block A, Breezy Hill, Phase IX Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses, addressed as 3326 Royal Ridge Drive, and take any action necessary **(1st Reading)**.

2. **Z2025-024** - Hold a public hearing to discuss and consider a request by Anthony Winkler of Texas Wedge on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Outdoor Commercial Amusement/Recreation* and a *Structure Exceeding 60-Feet in Height in a Commercial (C) District* for a *Golf Driving Range* on an 7.847-acre parcel of land identified as Lot 11, Block B, Fit Sport Life Addition, Rockwall County, Texas, zoned Commercial (C) District, generally located at the terminus of Fit Sport Life Boulevard, and take any action necessary **(1st Reading)**.

3. **Z2025-025** - Hold a public hearing to discuss and consider a request by Felipe Zanotti on behalf of Ryan Moorman of R. D. Moorman, Inc. for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for a *Wholesale Showroom Facility* on a 1.2220-acre parcel of land identified as Lot 26 of the Rainbow Acres Addition, Rockwall County, Texas, zoned Commercial (C) District, addressed as 263 Ranch Trail, and take any action necessary **(1st Reading)**.

4. **Z2025-026** - Hold a public hearing to discuss and consider a request by Elijah Tekurio for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for a *Detached Garage* on a 0.7702-acre parcel of land identified as Lot 23, Block A, Stoney Hollow Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2743 Stoney Hollow Lane, and take any action necessary **(1st Reading)**.

5. **Z2025-027** - Hold a public hearing to discuss and consider a request by Grayson Hughes of Sutherland King Consulting, LLC on behalf of Felix Tan of Ridgeview Church for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for a *Church/House of Worship* (*i.e. Ridgeview Church*) for the expansion of an existing *Church* on a 7.052-acre parcel of land identified as Lot 28 of the Skyview Country Estates No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 1362 FM-552, and take any action necessary **(1st Reading)**.

6. **Z2025-028** - Hold a public hearing to discuss and consider a request by Hailee Handy on behalf of John Liu for the approval of an **ordinance** for a *Zoning Change* to amend Planned Development District 37 (PD-37) being a ~7.10-acre tract of land identified as Lots 1 & 2 of the Dirkwood Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 37 (PD-37) [*Ordinance No.'s 92-44 & 99-44*] for Single-Family 16 (SF-

16) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3077 N. Goliad Street [*SH-205*], and take any action necessary **(1st Reading)**.

XII. Action Items

If your comments are regarding an agenda item below, you are asked to speak during Open Forum.

1. Discuss and consider directing staff to initiate a review of the following, and take any action necessary:
(a) the Downtown District Ordinance;
(b) the Southside Residential Overlay District.

2. Discuss and consider approval of an **ordinance** to prohibit parking along Kyle Drive between Yellow Jacket Lane and the IH-30 service road between the hours of 7:30 a.m. and 4:30 p.m. while school is in session, and take any action necessary. **(1st reading)**

XIII. 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 13th day of June, 2025 at 4:00 PM and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

_____ _____

Margaret Delaney, Asst. to the City Sect. Date Removed

Rockwall, Texas

Proclamation

Whereas, the young people of Rockwall, Texas are tomorrow's leaders; and;

Whereas, many young people need professional youth services to help them achieve their full potential; and

Whereas, there are 2 Boys & Girls Club organizations in Rockwall, Texas – including an elementary and teen site – that serve more than 300 young people annually; and

Whereas, Boys & Girls Clubs instill young people with the self-confidence to believe they can succeed at anything they put their mind to, and stand at the forefront of efforts in the areas of academic success, healthy lifestyles, good character and citizenship; and

Whereas, Boys & Girls Clubs in Rockwall help ensure young people have a safe, supportive place to spend time and provide them with quality youth development programs; and

Whereas, the Boys & Girls Clubs of Northeast Texas will celebrate National Boys & Girls Club Week with some 5,000 Clubs and over 2 million children and teens nationwide.

Now, Therefore, I, Tim McCallum, Mayor of the City of Rockwall, do hereby proclaim the week of **June 23-27, 2025,** as:

"BOYS & GIRLS CLUB WEEK"

and encourage all citizens to join me in recognizing and commending Boys & Girls Clubs in Texas for providing the young people of our communities with comprehensive and effective youth development services.

In Witness Whereof, I hereunto set my hand and official seal on this 16th day of June, 2025.

Tim McCallum, Mayor

MINUTES

ROCKWALL CITY COUNCIL MEETING

Monday, June 2, 2025 - 5:00 PM

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

I. Call Public Meeting to Order

Mayor McCallum called the meeting to order at 5:00 p.m. Present were Mayor Tim McCallum, Mayor Pro Tem Mark Moeller and Councilmembers Sedric Thomas, Melba Jeffus, Dennis Lewis and Richard Henson. Also present were City Manager, Mary Smith; Assistant City Manager, Joey Boyd; and City Attorney, Frank Garza. Councilmember Anna Campbell was absent from the meeting.

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

At 5:44 p.m., Mayor McCallum and Councilmembers Moeller, Thomas and Lewis came out of Executive Session. The Mayor briefly called the public meeting to back to order and explained that one additional item will be discussed in Executive Session. He then read the following agenda item into the public record: Consent Agenda Item #8 – "Consider approval of an ordinance to prohibit parking along Kyle Drive between Yellow Jacket Lane and the IH-30 service road between the hours of 7:30 a.m. and 4:30 p.m. while school is in session, and take any action necessary. (1st reading)." The mayor then recessed the public meeting again to go back in to Executive Session and discuss this particular agenda item, pursuant to §551.071 (Consultation with Attorney).

II. Executive Session

1. Discussion regarding (re)appointments of Presiding Judge and Associate Judge of the Rockwall Municipal Court, 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 sale/purchase/lease of real property in the vicinity of 806 Davy Crockett and in the vicinity of Lofland/Myers Park, pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)

4. Discussion regarding terms of contract and legal options with solid waste contractor pursuant to Section 551.071 (Consultation with Attorney)

5. Discussion regarding legal advice associated with water supply contracts with City of Heath, pursuant to §551.071 (Consultation with Attorney)

III. Adjourn Executive Session

Council adjourned from Executive Session at 5:53 p.m.

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

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

V. Invocation and Pledge of Allegiance - Councilmember Jeffus

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

VI. Proclamations / Awards / Recognitions

1. ALS Awareness Month Proclamation

Mayor McCallum explained that a resident living in our city, Penny Cothran, recently requested this proclamation and had hoped it might be read in May. However, with all the celebrations (of newly elected, incoming councilmembers), the mayor respectfully asked Ms. Cothran if it could be moved to the first meeting in June instead because he wanted to be sure it had the serious attention it deserves. The mayor then read the proclamation and indicated the city will get this proclamation to Ms. Cothran since she could not be present this evening in person.

2. Elder Abuse Awareness & Prevention Month Proclamation

Mayor McCallum called forth Ms. Amanda Sutherland, Program Administrator with Adult Protective Services (APS). He then read and presented her with this proclamation. She subsequently thanked him and the City for issuing this proclamation to raise awareness and for its continued support of APS.

3. Rockwall Police Department: Unit Certificate of Merit - Criminal Investigations Division

The following was read regarding this Unit Certificate of Merit recognition:

> **The Criminal Investigation Division recently investigated three major cases that occurred within a span of 26 days and required significant allocation of resources, collaboration with outside law enforcement partners, and intensive investigative effort.**
>
> **The first major case occurred on Monday, September 30, 2024 when an infant was kidnapped by her biological parents who had temporarily lost custody of the child. This incident sparked an Amber Alert prompting a nationwide search for the child. Within approximately seven and a half hours, detectives determined the suspects were traveling out of state and with the assistance of the Missouri Highway Patrol, the vehicle was located, the child was safely recovered, and the two suspects were arrested for Aggravated Kidnapping.**
>
> **In early morning hours of Thursday, October 17th, 2024 Detectives were called to the scene of an individual in the parking lot at the Harbor who was found deceased from an apparent gunshot wound. The investigation that followed established that three individuals followed the man to a work site, robbed him at gunpoint, stole his truck, and shot him as they were leaving the area. Detectives quickly developed a vehicle of interest which was stopped in a nearby county approximately 10 and half hours after the offense. All three suspects were subsequently arrested and charged with Capital Murder.**

On October 26th, 2024 a resident of an apartment complex was violently assaulted in a parking garage by a several individuals. During the assault, a firearm was brandished and the victim's purse was stolen. Using various investigative techniques, the suspects were quickly identified and the Rockwall PD SWAT team served a high-risk search warrant in Mesquite, TX where two suspects were located and charged with Aggravated Robbery. A third suspect was also later charged.

These sorts of complex felony cases demand a great deal of work hours, investigative strategy, and cooperation with local, state, and federal partners. It is clear that the detectives, property clerk and their supervisors went above and beyond and performed incredibly well through dynamic and ever-changing circumstances that resulted in the arrest of multiple felony offenders and brought a measure of justice to the victims and their families in these incidents. These police professionals went above and beyond and based on their exemplary performance through complex circumstances, a Certificate of Merit is being conferred to Sergeants Jose Urive and Craig Goff, Detectives Kevin Tilley, Laurie Burks, Phillip Young, Jalena Page, John Tinsley, Steven Nagy, Michael Manuel, Jake West, and Property Technician Debra Helfrich.

Both Police Chief Ed Fowler and Mayor McCallum thanked these professionals for the work they do, including the countless hours and efforts invested to make Rockwall a safe place.

VII. Open Forum

Mayor McCallum 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.

VIII. Take Any Action as a Result of Executive Session

Mayor Pro Tem Moeller moved to authorize the City Manager to finalize the purchase of land located at 806 Davy Crockett. Mayor McCallum seconded the motion, which passed by a vote of 6 ayes with 1 absence (Campbell).

Mayor Pro Tem Moeller moved to reappoint Municipal Court Presiding Judge, Matthew Scott and Associate Judge, Ryan Lee for an additional two-year term. Councilmember Thomas seconded the motion, which passed by a vote of 6 ayes with 1 absence (Campbell).

Regarding the Main Street Advisory Board, Mayor Pro Tem Moeller moved to appoint Jason Bietendorf to fill a vacant seat with an initial, partial term through Aug. of 2025 and then a subsequent, full two-year term through Aug. of 2027. Councilmember Lewis seconded the motion, which passed by a vote of 6 ayes with 1 absence (Campbell).

Councilmember Lewis then moved to appoint Andrew Hillis to the city's ART Commission to fill a vacant seat for a partial term to expire in August of 2026. Councilmember Jeffus seconded the motion, which passed by a vote of 6 ayes with 1 absence (Campbell).

IX. Consent Agenda

1. Consider approval of the minutes from the May 19, 2025 city council meeting, and take any action necessary.

2. **Z2025-017** - Consider a request by James Jackson on behalf of Eastridge Church of Christ for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for a *Church/House of Worship* on a 15.159-acre parcel of land identified as a portion of Lot 1, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 670 N. Stodghill Road, and take any action necessary **(2nd Reading)**.

3. **Z2025-018** - Consider a request by Adam Buczek of the Skorburg Company on behalf of Dr. Karl Erwin of the Estate of Karl W. Erwin for the approval of an **ordinance** for a *Zoning Change* from an Agricultural (AG) District to a Single-Family 1 (SF-1) District on a 2.581-acre portion of a larger 101.43-acre tract of land identified as Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 379 N. Country Lane, and take any action necessary **(2nd Reading)**.

4. **Z2025-020** - Consider a request by Justin Jeffus for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for an *Accessory Structure* that exceeds the maximum size on a 1.06-acre parcel of land identified Lot 2 of the Blase Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 1214 East Fork Road, and take any action necessary **(2nd Reading)**.

5. **Z2025-021 -** Consider a request by Joseph Bickham of the Trinity River Development, LLC on behalf of Aaron Albright of BYJ Holdings for the approval of an **ordinance** for a *Zoning Change* from an Agricultural (AG) District to a Commercial (C) District for a 1.650-acre portion of a larger 31.393-acre tract of land identified as Tract 3 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located north of the intersection of John King Boulevard and Airport Road, and take any action necessary **(2nd Reading)**.

6. **P2025-009** - Consider a request by Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of a *Replat* for Lot 24, Block A, La Jolla Pointe, Phase 2 Addition being a 9.9406-acre tract of land identified as Lots 22 & 23, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) Districts, zoned Commercial (C) District, generally located at the northwest corner of the intersection of Ridge Road (*FM-740*) and La Jolla Pointe Drive, and take any action necessary.

7. **P2025-017** - Consider a request by Cameron Slown of Teague, Nall, and Perkins, Inc. on behalf of Elias Pope for the approval of a *Replat* for Lot 7, Block A, Harbor District Addition being a 0.90-acre parcel of land identified as Lot 5, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], situated within the IH-30 Overlay (IH-30 OV) District, generally located at the southeast corner of the intersection of the IH-30 Frontage Road and Sunset Ridge Drive, and take any action necessary.

8. Consider approval of an ordinance to prohibit parking along Kyle Drive between Yellow Jacket Lane and the IH-30 service road between the hours of 7:30 a.m. and 4:30 p.m. while school is in session, and take any action necessary. **(1st reading)**

9. Consider a recommendation of the Hotel Occupancy Tax (HOT) Subcommittee to award funding to the Rockwall Professional Firefighter's Association for its Firefighter's Ball in the amount of $40,000 and authorize the City Manager to execute the associated contract, and take any action

necessary.

Mayor McCallum pulled items #7 and #8 for separate consideration, then moved to approve the remaining Consent Agenda items (#s 1, 2, 3, 4, 5, 6, and 9). Councilmember Jeffus seconded the motion. The ordinance captions were then read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 25-29
SPECIFIC USE PERMIT NO. S-362

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, SUPERSEDING *ORDINANCE NO. 04-16,* AND AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *CHURCH/HOUSE OF WORSHIP* ON A 15.159-ACRE PARCEL OF LAND IDENTIFIED AS A PORTION OF LOT 1, BLOCK A, ROCKWALL LAKESIDE CHURCH OF CHRIST ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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. 25-30

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A SINGLE-FAMILY 1 (SF-1) DISTRICT FOR A 2.581-ACRE TRACT OF LAND IDENTIFIED AS TRACT 6 OF THE J. A. RAMSEY SURVEY, ABSTRACT NO. 183, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBITS 'A'* & *'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

CITY OF ROCKWALL
ORDINANCE NO. 25-31
SPECIFIC USE PERMIT NO. S-363

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR AN ACCESSORY STRUCTURE ON A 1.06-ACRE PARCEL OF LAND IDENTIFIED AS LOT 2 OF THE BLASE 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.

CITY OF ROCKWALL
ORDINANCE NO. 25-32

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A COMMERCIAL (C) DISTRICT FOR A 1.650-ACRE PORTION OF A LARGER 31.393-ACRE TRACT OF LAND IDENTIFIED AS TRACT 3 OF THE N. BUTLER SURVEY, ABSTRACT NO. 20, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' AND EXHIBIT 'B' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

This motion to approve the Consent Agenda, minus items #7 and #8 passed by a vote of 6 ayes with 1 absence (Campbell).

Mayor McCallum then asked Planning Director, Ryan Miller, to provide some clarification on Consent Agenda item #7, specifically pertaining to parking related concerns and limitations. Mr. Miller shared that this agenda item is related to the subdivision plat, which – he is obligated to say – does meet all the technical requirements. HG Supply did have a site plan that was approved back in the 2018 or 2019 timeframe, and they've had multiple revisions to that site plan over the years. Originally Council had given them the ability to offset 15 of the required parking spaces onto the Trend Tower garage. Ultimately, that was increased to 18 spaces through the site planning process. An additional site plan will go before the Planning & Zoning Commission on the 10th of this month. General discussion then ensued between the mayor and Mr. Miller related to the parking situation, associated maintenance costs and who is responsible for payment in that regard. Mr. Miller shared that staff has asked them, with their newest request, to go on their own to try and work out the parking situation. Their deadline is tomorrow. Mayor McCallum then indicated he would like to table this item so that parking issues may be addressed before this project moves forward any further. After expressing additional concerns about the parking situation at this location, Mayor McCallum moved to table this item. City Attorney Frank Garza interjected, indicating that this replat is subject to "the shot clock," which is a regulation the state legislature passed that takes authority away from cities. Mr. Miller shared that the way it works is – the Council has 30 days to act on a (re)plat, or it's automatically approved. The only extension to 60 days has to be requested by the applicant. So if Council does not act on this tonight, it will essentially be approved (by default). Mayor McCallum expressed disappointment about this, sharing that on any given night, patrons at Vidorra take up the whole parking lot, and the new, incoming restaurant – Finch – is not even open yet. So, the parking is very problematic, and it will be even more so once Finch and HG Supply come. Staff explained how it is working with the applicant regarding parking, encouraging them to exhaust all means, and staff will know more tomorrow.

Following additional comments regarding parking, Mayor McCallum made a motion to approve P2025-017. Councilmember Lewis seconded the motion, which then passed by a vote of 6 ayes with 1 absence (Campbell).

Regarding Consent Agenda item #8, Mayor Pro Tem Moeller expressed the belief that this "no parking" ordinance warrants some additional discussion with the school district before the city moves forward. So he

moved to table this item until the next city council meeting. Councilmember Henson seconded the motion, which passed by a vote of 6 ayes with 1 absence (Campbell).

X. Action Items

1. Discuss and consider a request for a sign variance related to materials standards for 3 pole signs at "The Plaza at Rockwall" shopping center located at 995 E. IH-30, and take any action necessary.

Jeffrey Widmer, the city's Building Official, provided background information concerning this agenda item. He explained that the shopping center had approached the city desiring to modify their existing identification signs along IH-30, and – after reviewing the request and verifying that what was being proposed met the city's sign ordinance standards - a permit was issued. However, shortly thereafter, the City discovered that the signs were modified with materials that were not an allowable – specifically wood. So staff contacted the applicant to ask them to modify their signs to come into compliance with the issued permit. Thereafter, the city received a request from the applicant asking to come before City Council to make a request for a variance to the city's materials standards.

Mr. Widmer further indicated that the original developer of the shopping center, Woodmont, came forth many years ago (in 2007) with a sign plan in which they asked for an additional sign (beyond what the sign ordinance allowed for at the time). Council granted their request, and two signs were allowed to be placed along the IH-30 service road, and those signs are there today. At that time, Council asked the applicant to wrap the steel signs in masonry, and the applicant agreed to do so. (So a total of 3 signs were erected – two on the IH-30 frontage road and one on Ralph Hall Pkwy.). Mr. Widmer went on to explain that a super majority vote of Council will be required in order for this materials-related variance request to be approved this evening since the location is within an Overlay District. Mr. Widmer then provided Council with the various options it has when considering what action to take in response to this request this evening.

Mayor McCallum then called forth the applicant.

Jason Horton with Signarama
9410 Dallas Pkwy., Suite 150
Frisco, TX 75033

Mr. Horton came forth as the applicant to address Council. Councilmember Lewis asked who made the decision to move forward with the wood material. Mr. Horton shared that it was the applicant. He shared that the decision was made not realizing that wood material was not even allowed. Councilmember Lewis asked who will be maintaining the signs. Mr. Horton shared that the shopping center owner will be maintaining it, and he went on to describe how it could be maintained and continue to look good over time. Councilmember Lewis strongly indicated that the shopping center owner cannot just do that – what was approved cannot just be changed. The applicant/shopping center owner cannot change his mind and just decide to go against what was previously approved by the city. Councilmember Lewis shared that, in addition to the shopping center owner, he (Mr. Horton) as a sign contractor also should have known that the material could not just be changed without city approval.

Mayor McCallum sought clarification from Mr. Garza, City Attorney, on what constitutes a 'super majority' this evening since Councilmember Campbell is absent. Mr. Garza shared that it will require 5 out of the 6 members this evening.

Mayor Pro Tem Moeller sought clarification on how long the cedar wood has been on there. Mr. Horton

shared that it has been up just within the last few months. He shared that, comparatively speaking, the real wood looked far better than the faux wood option. So, he explained, that is the reason why they went with the real wood instead. He shared that, since it is a (wood) wrap, eventually it will start peeling back.

Mayor McCallum shared that he was on the city council in 2007 and was there when the shopping center developer was asked to wrap the steel in masonry. Mayor McCallum went on to make a motion to deny this variance request. Councilmember Thomas seconded the motion, which passed unanimously of those present (6 ayes with 1 absence (Campbell)).

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

City Manager, Mary Smith reminded the Council of the Police Awards banquet this Wednesday evening. She indicated that Concerts on the Lake continue, and Fourth of July celebrations are upcoming too. Mrs. Smith shared that the crowds at the concert series have been amazing so far this year.

XII. Adjournment

Mayor McCallum adjourned the meeting at 6:41 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS 16th DAY OF JUNE, 2025.

_____
TIM McCALLUM, MAYOR

ATTEST:

_____
KRISTY TEAGUE, CITY SECRETARY

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: **Honorable Mayor and City Council**

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

FROM: **Travis E. Sales, Director of Parks and Recreation**

DATE: **June 16, 2025**

SUBJECT: **North Texas Baseball Association Contract for Leon Tuttle Athletic Complex Umpires**

Rockwall Parks and Recreation entered into agreements for the past several years with ZT Baseball Nation with great success to provide umpires for RBSL league games. ZT Baseball Nations sold to Fortius Altius Operating LLC in 2024. We had an agreement with Fortius Altius in 2024 and we have chosen not to renew due to a few concerns. We are now seeking to work with North Texas Baseball Association.

This agreement provides umpires at set rates depending on the length of the scheduled games which ranges from $40.00 - $60.00 per game with a $10.00 scheduling fee. Staff is requesting a 1-year agreement with (3) 1-year renewal options for the future.

The City Council is requested to consider authorizing the City Manager to execute the agreement with North Texas Baseball Association. Staff will be available to answer any questions.

North Texas Baseball Association

&

City of Rockwall

Baseball Umpire Contract

It is hereby understood and agreed this agreement is a legal and binding contract between North Texas Baseball Association, (hereinafter referred to as "NTBA") and City of Rockwall (hereinafter referred to as "City"). This agreement covers youth league baseball and baseball tournament games played within Rockwall, Texas.

1. TERM

Starting July 1, 2025 and ending June 30, 2026. With up to three (3) 1-year renewals.

2. SCOPE

NTBA shall be the primary provider of baseball umpires to the City of Rockwall as covered under the terms of this agreement. The City acknowledges this is a non-exclusive agreement and NTBA may provide similar officiating services to other organizations located in the City. NTBA also acknowledges that the City of Rockwall may use other umpires if NTBA cannot supply the required umpires for either youth baseball leagues or on tournament-by-tournament basis.

NTBA acknowledges and agrees to give the City priority in umpire assignments, for games played Monday-Friday, during the term of this Agreement. In cases of NTBA failure to assign an umpire or an umpire's failure to be on the field at the assigned game time, or to contact the City of estimated time of arrival prior to the start of the game, and when the game has been delayed by more than ten minutes, the City may find a substitute umpire(s) for the respective game.

It is understood that NTBA does not employ or train umpires and/or game officials. NTBA contracts umpires and/or game officials from multiple associations across Dallas/Fort Worth. If an umpire and/or game official is not properly trained, NTBA will inform the appropriate association of the inadequacies and require the inadequacies to be resolved in a timely manner. As an independent contractor, all umpires and/or game officials provide their own protective gear. NTBA will communicate to all associations providing umpires the appropriate uniform (per the City) for each scheduled game. Per the City, all umpires must wear official umpire shirt (same color), gray pants, cap (same color), protective gear and black shoes.

3. GAME RATES

$40.00- 50-60 Minute game with 1 umpire

$100.00- 75 Minute Game with 2 umpires

$100.00- 90 Minute Game with 2 umpires

$120.00-105 Minute game with 2 umpires

NTBA will schedule two umpires for all games requiring two umpires. However, if for some reason a NTBA umpire is forced to work a game by himself/herself, that requires two umpires, he or she will be paid time and a half.

4. OTHER FEES

The premature ending of a game due to inclement weather or other conditions not in control of the umpires, where the game is considered a complete game by rule, will be sanctioned by the City as a completed game. The game rate for a premature ending game will be the same as if the game was played to completion. The game rate for all games that start, regardless of completion, will be charged the same as if the game was played to completion. Suspended games will be charged at a prorated fee to the city.

NTBA will provide an on-site UIC for all League games. The UIC will be on site to handle any and all rules question and issues. The UIC will be dressed and ready to take the field, but will not take the field unless required. If the UIC does take the field he/she will receive $45 (per game) regardless of the game time limit.

$10.00 Scheduling fee

$90.00-UIC- No payment if on the field

5. PAYMENT OF FEES

For tournament Umpires NTBA will submit an invoice by Monday or next business day at noon following the previous weekend's games, to guarantee a payment is received within a reasonable window of time no more than two weeks.

For league play NTBA will submit an invoice for half of the leagues scheduled games 1 week after the release of the schedule. At the halfway point of each season NTBA will submit a reconciled invoice for the remainder of the scheduled games.

All checks should be written and mailed to:

Robert Rinehart

1761 County Road 4309 N

Greenville, TX 75401

All invoices will be emailed to Jack McLain at (JMcLain@rockwall.com). NTBA will be responsible for payment to the umpires and umpire associations that work City scheduled games.

6. GAME SCHEDULES

NTBA will be provided a schedule Wednesday night by 8:00 PM for any weekend tournament.

7. GAME CANCELLATIONS AND RESCHEDULES

Games cancelled for reasons other than inclement weather, when the City notifies NTBA more than twenty-four hours prior to game day, will not be assessed a cancellation fee.

A cancellation fee equal to the game fee will be paid to NTBA for games cancelled due to reasons other than inclement weather or field conditions when City notifies NTBA less than two hours before game time. Rainouts will be determined by the City and posted to the rainout line no later than 3:00 PM Monday through Friday and 6:30 AM on Saturdays and Sundays. Games cancelled on any given day will not constitute automatic cancellation of games the following day.

If inclement weather forces play to stop during a game, causing games to be postponed it is the responsibility of the umpires to collect all relevant information, allowing us to restart the game at a date TBD. Umpires will also know, understand, and assist city staff with all task related to Perry Weather and our inclement weather policy.

8. EJECTIONS

ALL Game umpires will be required to report to the City any and all ejections and provide details of the situation and cause for the ejection within twenty-four hours of the end of the game in a written report. The City staff member on site for all league games will be available to collect the written report or if incident occurs on Sunday, report shall be emailed to the City at the same time the invoices are sent to the City.

9. RULE CHANGES AND UMPIRE LIABILITY

Any seasonal change to the City Supplemental Rules must be in writing and delivered to the NTBA (5) days prior to the start of the season. Changes to the rules after the season starts must be presented to the NTBA in writing (5) days prior to their effective date.

NTBA will provide proof of insurance, naming the City as an additional insured, with minimum coverage limits of $1,000,000.00. NTBA insurance policy shall cover NTBA on all fields for any and all types of games.

10. CANCELLATION:

Either party may terminate this contract for convenience by submitting to the other party a written notice of cancellation sixty (60) days prior to the effective date of termination.

11. REVIEW AND EVALUATION:

The City reserves the right to perform umpire and/or game official evaluations throughout the season. The City will share any and all participant feedback upon request.

12. AFFILIATION:

City and NTBA agree to be affiliated with the same governing organizations for tournament play if such organizations require them to do so. The City will be affiliated with National Championship Sports. City Reserves the right to offer tournaments under alternative governing bodies.

13. POINT OF CONTACT:

It is hereby acknowledged there must be a single point of contact from each party to this contract for the purpose of coordinating issues dealing with game schedules, umpire assignments, and contractual issues as outlined in this agreement. The contact for each party to this agreement will be the designee of each organization.

14. MISCELLANEOUS

(a) Amendments. This Agreement shall not be amended, altered, or changed except by written agreement approved by the City and NTBA and signed by both Parties.

(b) Governing Law. This agreement shall be governed by, and construed and enforced in accordance with, the Laws of the State of Texas. Any action or proceeding arising out of or related in any way to this Agreement shall be brought solely in the District Court of Rockwall County, Texas.

(c) Severability. In the event any provision of this Agreement is held to be unenforceable for any reason; the unenforceability thereof shall not affect the remainder of this Agreement, which shall remain in full force and effect enforceable in accordance with its terms.

(d) Entire Agreement. This Agreement constitutes the entire agreement of the Parties with respect to the subject matter hereof, and supersedes all proposals or prior agreements, oral or written, and all other communication.

_____ _____

Robert Rinehart, Owner Operator **Date**

_____ _____

Mary Smith, City Manager **Date**

City of Rockwall

385 S. Goliad

Rockwall, TX 75087

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Mary Smith, City Manager**

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

DATE: **June 16, 2025**

SUBJECT: **Professional Engineering Services Contract**
KE Andrews Way Extension Project

KE Andrews Way is a roadway designated on the Master Thoroughfare Plan to be a minor collector roadway (37-foot wide section) that will connect La Jolla Pointe Drive and Turtle Cove Boulevard. In 2021, 273 linear feet of the 37-foot wide street was constructed with the KE Andrews development. The remaining 260 linear feet is proposed to be designed and constructed with funds from the settlement agreement with the Estate of Richard L. Brooks and the Street Assessment funds. This construction will complete the roadway by making the final connection to La Jolla Pointe Drive from the terminus of the existing KE Andrews Way.

Staff requested a proposal from Cardinal Strategies Engineering Services, LLC, to provide the engineering design and specifications for this project. The Professional Engineering Services Contract for this project is $114,900.00. Staff requests City Council consider approval of the Cardinal Strategies Engineering Services, LLC professional engineering services contract to perform the engineering design services and specifications for the KE Andrews Extension Project in an amount not to exceed $114,900.00, to be paid for out of the Street Assessment funds and take any action necessary.

If you have any questions, please advise.

AJW:jmw

Attachments

Cc:
File

STATE OF TEXAS ♦

♦

COUNTY OF ROCKWALL ♦

PROFESSIONAL ENGINEERING SERVICES CONTRACT

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

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

PROFESSIONAL ENGINEERING SERVICES for the *K.E. Andrews Extension* project.

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

1. Scope of Work

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

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

2. Compensation & Term of Agreement

Cost for such services will be an annual amount not to exceed *One Hundred Fourteen Thousand Nine Hundred dollars ($114,900.00)* and billed as a *lump sum or hourly* basis per rates provided in Attachment "B". Engineer is not authorized to perform any work beyond the limited not to exceed amount without authorized written approval by CITY.

The term of this Agreement shall commence upon execution of this agreement and follow the schedule described in Attachment "B". In the event of termination, Engineer will assist the CITY in arranging a smooth transition process. However, Engineer's obligation to provide services to the CITY will cease upon the effective date of termination, unless otherwise agreed in writing.

3. Method of Payment

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

4. Engineer's Standard of Care

Engineer shall provide its services under this Contract with the same degree of care, skill and diligence as is ordinarily provided by a professional Engineer under similar circumstances for a similar project. Engineer represents that it has the capability, experience, available personnel, and means required to perform the services contemplated by this Contract. Services will be performed using personnel and equipment qualified and/or suitable to perform the work requested by the CITY. CITY retains the right to report to Engineer any unsatisfactory performance of Engineer personnel for appropriate corrective action. Engineer shall comply with applicable federal, state, and local laws in connection with any work performed hereunder.

Engineer will seek written CITY approval to accept any contract or perform any services for any person, entity, or business working on this project. CITY may waive this potential conflict, but such waiver is at CITY's sole discretion and its decision shall be final.

5. Ownership of Documents

As part of the total compensation which CITY has agreed to pay Engineer for the professional services to be rendered under this Contract, Engineer agrees that hard copies of all finished and unfinished documents, data, studies, surveys, drawings, specifications, field notes, maps, models, photographs, preliminary reports, reports, bid packet/construction contract documents/advertisement for bids incorporating any CITY standard provisions provided by Engineer, will remain the property of the CITY. Engineer will furnish CITY with paper and electronic copies, to the extent they are available, of all of the foregoing to facilitate coordination, however, ownership of the underlying work product shall remain the intellectual property of the Engineer. Engineer shall have the right to use such work products for Engineer's purposes. However, such documents are not intended to be suitable for reuse by CITY or others on extension of the Project or on any other project. Any reuse without the express written consent of the Engineer will be at reuser's sole risk and without liability or legal exposure to the Engineer, and CITY to the extent allowed by law, shall hold harmless the Engineer from all claims, damages, losses, expenses, and costs, including attorneys' fees arising out of or resulting from the reuse of said documents without the Engineer's consent. The granting of such consent will entitle the Engineer to further compensation at rates to be agreed upon by CITY and the Engineer. The above notwithstanding, Engineer shall retain all rights in its standard drawing details, designs, specifications, databases, computer software and any other proprietary and intellectual property

information provided pursuant to this Contract, whether or not such proprietary information was modified during the course of providing the services.

6. Insurance

A. Engineer agrees to maintain Worker's Compensation and Employer's Liability Insurance to cover all of its own personnel engaged in performing services for CITY under this Contract in at least the following amounts:

Workmen's Compensation – Statutory
Employer's Liability – $100,000
Bodily Injury by Disease - $500,000 (policy limits)
Bodily Injury by Disease - $100,000 (each employee)

B. Engineer also agrees to maintain Commercial General Liability, Business Automobile Liability, and Umbrella Liability Insurance covering claims against Engineer for damages resulting from bodily injury, death or property damages from accidents arising in the course of work performed under this Contract in not less than the following amounts:

$2,000,000 General aggregate limit

$1,000,000 each occurrence sub-limit for all bodily injury or property damage incurred all in one occurrence

$1,000,000 each occurrence sub-limit for Personal Injury and Advertising

C. Engineer shall add CITY, its City Council members and employees, as an additional insureds on all required insurance policies, except worker's compensation, employer's liability and errors and omissions insurance. The Commercial General Liability Policy and Umbrella Liability Policy shall be of an "occurrence" type policy.

D. Engineer shall furnish CITY with an Insurance Certificate on the date this Contract is executed and accepted by CITY, which confirms that all above required insurance policies are in full force and effect.

E. Engineer agrees to maintain errors and omissions professional liability insurance in the amount of not less than one million dollars ($1,000,000) annual aggregate, on a claims made basis, as long as reasonably available under standard policies.

7. **INDEMNIFICATION**

ENGINEER SHALL INDEMNIFY AND SAVE HARMLESS THE CITY AND ITS CITY COUNCIL MEMBERS AND EMPLOYEES FROM SUITS, ACTIONS, LOSSES, DAMAGES, CLAIMS, OR LIABILITY, INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, ALL EXPENSES OF LITIGATION, COURT COSTS, AND REASONABLE ATTORNEY'S FEES FOR INJURY OR DEATH TO ANY PERSON, OR INJURY TO ANY PROPERTY, RECEIVED OR SUSTAINED BY ANY

PERSON OR PERSONS OR PROPERTY, TO THE EXTENT CAUSED BY THE NEGLIGENT ACTS OF ENGINEER OR ITS AGENTS OR EMPLOYEES, IN THE EXECUTION OF PERFORMANCE OF THIS CONTRACT.

ENGINEER'S TOTAL LIABILITY TO CITY FOR ANY LOSS OR DAMAGES FROM CLAIMS ARISING OUT OF, OR IN CONNECTION WITH, THIS CONTRACT FROM ANY CAUSE INCLUDING ENGINEER'S STRICT LIABILITY, BREACH OF CONTRACT, OR PROFESSIONAL NEGLIGENCE, ERRORS AND OMISSIONS SHALL NOT EXCEED ONE MILLION DOLLARS ($1,000,000). NEITHER PARTY TO THIS AGREEMENT SHALL BE LIABLE TO THE OTHER PARTY OR ANY THIRD PARTY CLAIMING THROUGH THE OTHER RESPECTIVE PARTY, FOR ANY SPECIAL, INCIDENTAL, INDIRECT, PUNITIVE, LIQUIDATED, DELAY OR CONSEQUENTIAL DAMAGES OF ANY KIND INCLUDING BUT NOT LIMITED TO LOST PROFITS OR USE OF PROPERTY, FACILITIES OR RESOURCES, THAT MAY RESULT FROM THIS AGREEMENT, OR OUT OF ANY GOODS OR SERVICES FURNISHED HEREUNDER.

8. Addresses for Notices and Communications

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

ENGINEER
Thomas Caffarel, P.E., CFM
Principal / Engineering Services Manager
2770 Capital Street
Wylie, TX 75098

All notices and communications under this Contract shall be mailed or delivered to **CITY** and **Engineer** at the above addresses.

9. Successors and Assigns

CITY and Engineer each binds itself and its successors, executors, administrators and assigns to the other parties of this Contract and to the successors, executors, administrators and assigns of such other parties, in respect to all covenants of this Contract. Except as noted in the first part of this Paragraph, neither CITY nor Engineer shall assign, sublet or transfer its interest in this Contract without the written consent of the other. Nothing herein shall be construed as creating any personal liability on the part of any officer, council member, employee or agent of any public body which is a party hereto.

10. Termination for Convenience of the Parties

Engineer and CITY may terminate this Contract for their convenience at any time by giving at least thirty (30) days notice in writing to each other. If the Contract is terminated by CITY and/or Engineer as provided herein, Engineer will be paid for the Work provided and expenses incurred up to the termination date, if such final compensation is approved by CITY, in its sole discretion. If this Contract is terminated due to the fault of Engineer, Paragraph 10 hereof, relative to Termination for Cause, shall apply.

11. Changes

CITY may, from time to time, request changes in the Scope of Work of **Engineer** to be performed hereunder. Such changes, including any increase or decrease in the amount of **Engineer's** compensation, or time for performance, which are mutually agreed upon by and between **CITY** and **Engineer**, shall be incorporated in written amendments to this Contract. Any subsequent contract amendments shall be executed by the City Manager or other authorized representative as designated by the City Manager or City Council.

Any alterations, additions or deletions to the terms of this Contract, including the scope of work, shall be by amendment **in writing** executed by both CITY and Engineer.

13. Reports and Information

Engineer, at such times and in such forms as **CITY** may reasonably require, and as specified in the Scope of Work or in additional Contract Amendments shall furnish **CITY** periodic reports pertaining to the Work or services undertaken pursuant to this Contract, the cost and obligations incurred, or to be incurred in connection therewith, and any other matter covered by this Contract.

14. Entire Agreement

This Contract and its Attachments and any future Contract Amendments constitute the entire agreement, and supersede all prior agreements and understandings between the parties concerning the subject matter of this Contract.

15. Waiver

The failure on the part of either party herein at any time to require the performance by the other party, of any portion of this Contract, shall not be deemed a waiver of, or in any way affect that party's rights to enforce such provision, or any other provision. Any waiver by any party herein of any provision hereof, shall not be taken or held to be a waiver of any other provision hereof, or any other breach hereof.

16. Severability

The invalidity or unenforceability of any provision of this Contract shall not affect the validity or enforceability of any other provision of this Contract.

17. Survival

Any and all representations, conditions and warranties made by Engineer under this Contract are of the essence of this Contract and shall survive the execution, delivery and termination of it.

18. Governing Powers and Law

Both Parties agree and understand that the City does not waive or surrender any of its governmental powers by execution of this Agreement. To that end, the parties further understand that this agreement shall not be considered a contract for goods or services under Texas Local Government Code, Section 271.151 and Contractor waives any right or entitlement granted said provisions. This Contract is governed by the laws of the State of Texas and all obligations of the parties under this Contract are performable in Rockwall County, Texas.

19. Attorney's Fees

If it is necessary for either Party herein to file a cause of action at law or in equity against the other Party due to: (a) a breach of this Contract by the other Party and/or (b) any intentional and/or negligent act or omission by the other Party arising out of this Contract, the non-breaching or non-negligent Party shall be entitled to reasonable attorney's fees and costs, and any necessary disbursements, in addition to any other relief to which it is legally entitled.

20. State or Federal Laws

This Contract is subject to all applicable federal and state laws, statutes, codes, and any applicable permits, ordinances, rules, orders and regulations of any local, state or federal government authority having or asserting jurisdiction, but nothing contained herein shall be construed as a waiver of any right to question or contest any such law, ordinance, order, rule or regulation in any forum having jurisdiction.

21. Legal Compliance

Contractor shall comply with all federal, state and local laws, codes, regulations, ordinances and permits applicable to performance of the Work, including but not limited to all wage and employment laws, and the Immigration Reform and Control Act of 1986, as amended, and Contractor shall maintain and require that its subcontractors maintain any and all licenses required for performance of the Work. Contractor hereby agrees that the following terms, conditions, verifications, certifications, and representations apply to and are incorporated into this Agreement for all purposes:

A. With respect to providing Services hereunder, Contractor shall comply with any applicable Equal Employment Opportunity and/or Affirmative Action ordinances, rules, or regulations during the term of this Agreement.

B. Pursuant to Texas Local Government Code Chapter 176, Contractor shall submit

a signed Texas Ethics Commission ("TEC") Conflict of Interest Questionnaire ("CIQ") at the time Contractor submits this signed Agreement to City of Rockwall City. TEC Form CIQ and information related to same may be obtained from TEC website by visiting https://www.ethics.state.tx.us/forms/conflict/. If Contractor certifies that there are no Conflicts of Interest, Contractor shall indicate so by writing the name of Contractor's firm and "No Conflicts" on the TEC Form CIQ.

C. As required by Chapter 2271, Texas Government Code, Contractor hereby verifies that Contractor, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same, does not boycott Israel and will not boycott Israel through the term of this Agreement. The term "boycott Israel" in this paragraph has the meaning assigned to such term in Section 808.001 of the Texas Government Code, as amended.

D. Pursuant to Chapter 2252, Texas Government Code, Contractor represents and certifies that, at the time of execution of this Agreement, neither Contractor, nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same, is engaged in business with Iran, Sudan, or any terrorist organization, and is a company listed by the Texas Comptroller of Public Accounts under Sections 2270.0201 or 2252.153 of the Texas Government Code.

E. As required by Chapter 2274, Texas Government Code, Contractor hereby verifies that Contractor, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same, does not boycott energy companies, and will not boycott energy companies during the term of this Agreement. The term "boycott energy companies" in this paragraph has the meaning assigned to such term in Section 809.001 of the Texas Government Code, as amended.

F. As required by Chapter 2274, Texas Government Code, Contractor hereby verifies that Contractor, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same, (i) does not have a practice, policy, guidance or directive that discriminates against a firearm entity or firearm trade association, and (ii) will not discriminate against a firearm entity or firearm trade association during the term of this Agreement. The term "discriminate against a firearm entity or trade association" in this paragraph has the meaning assigned to such term in Section 224.001(3) of the Texas Government Code, as amended.

G. Pursuant to Chapter 2274, Texas Government Code, in the event that the Work includes direct or remote access to or control of critical infrastructure, Contractor represents and certifies that Contractor, including a wholly owned subsidiary, majority owned subsidiary, parent company, or affiliate of same, is not owned by or the majority of stock or other ownership interest of Contractor is not held or controlled by (i) individuals who are citizens of China, Iran, North Korea, Russia,

or any country designated as a threat to critical infrastructure by the governor under Section 2274.0103 of the Texas Government Code ("Designated Country"), (ii) a company or entity, including a governmental entity, that is owned or controlled by citizens of or directly controlled by a Designated Country; or (iii) headquartered in a Designated Country. The term "critical infrastructure" in this paragraph has the meaning assigned to such term in Section 2274.0101 of the Texas Government Code, as amended.

H. To the extent any public funds are intended to be used for the construction of the Project, Chapter 2258 of the Texas Government Code ("Texas Prevailing Wage Law") shall apply. All persons employed in the performance of the Work under the Agreement, or any subcontracts hereunder, shall be paid not less than the general prevailing rates of per diem, holiday, and overtime wages prevailing in the locality for work of a similar character pursuant to Chapter 2258 of the Texas Government Code. The City has adopted the local prevailing and adopted wage rates derived from the most current applicable federal prevailing wage rates for Rockwall County, Texas, as published by the United States Department of Labor immediately prior to the execution of this Agreement, which is incorporated by reference herein for all purposes. Contractor and any subcontracts hereunder shall keep a record showing the name and occupation of each worker employed by the Contractor or subcontractor in the construction of the public work and the actual per diem wages paid to each worker pursuant to Section 2258.024. Such record shall be open at all reasonable hours to inspection by the officers and agents of the City. Failure to comply with this provision shall subject the Contractor to the penalties prescribed in the Texas Prevailing Wage Law, including those listed in Section 2258.058.

EXECUTED in triplicate originals on this 9TH day of JUNE 2025

Cardinal Strategies Engineering Services, LLC

By: _____, P.E., CFM
Name: Thomas Caffarel, P.E. CFM
Title: Principal–Engineering Services Manager

EXECUTED in triplicate originals on this ____ day of _____ 202_.

ATTEST:

City of Rockwall, Texas

_____
Mary Smith
City Manager

ATTACHMENT "A"

Scope of Service

EXHIBIT A
SCOPE OF SERVICES

TO BE PROVIDED BY CARDINAL STRATEGIES ENGINEERING SERVICES, LLC, TO THE CITY OF ROCKWALL FOR THE KE ANDREWS EXTENSION DESIGN

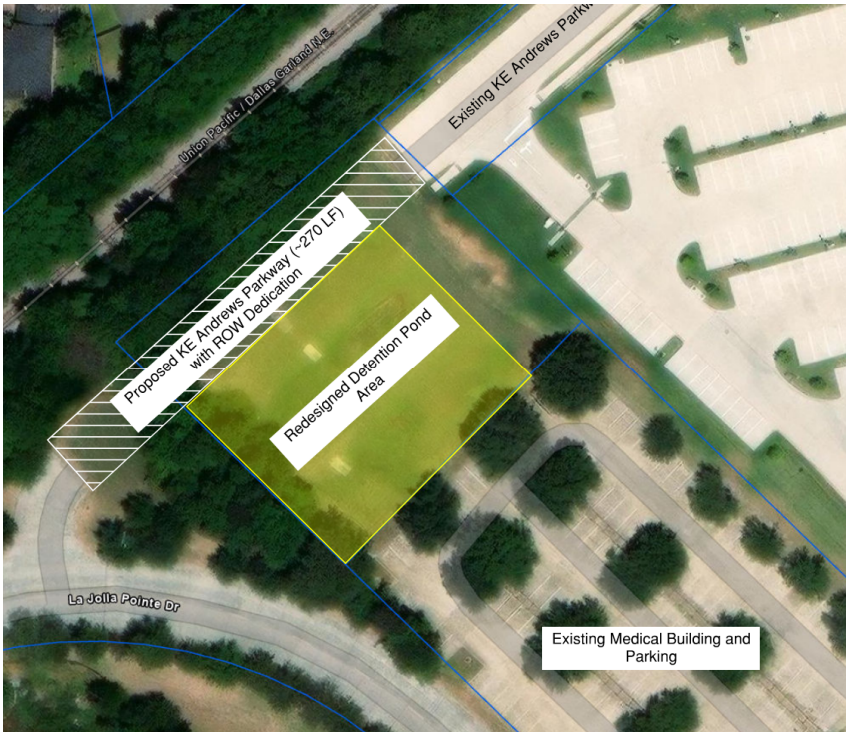
Project Description:

The CITY is planning to extend KE Andrews Parkway to connect to La Jolla Pointe Drive. Approximately 650 linear feat of KE Andrews was constructed in 2020 as part of the KE Andrews office building project. The roadway was designed as a 37-foot back-to-back concrete roadway with a 5-foot concrete sidewalk within a 60-foot right-of-way. The roadway was terminated at the property line and the CITY will be extending the roadway an additional 260 linear feet to connect to the existing La Jolla Pointe Drive.

The roadway extension crosses a vacant parcel described as A0064 E P G CHISUM, TRACT 15-2, ACRES .752 and is Rockwall County Appraisal District Property ID 44702. There is an existing detention pond on the property that will be redesigned and reconstructed. On each side of the extension there are existing 12" water lines. These will be connected as part of this project as well.

It is assumed that the roadway section will adhere to the same section that was used for the KE Andrews project, and a 60-foot right-of-way will be dedicated.

The project location and proposed improvements are shown in the image below.



A. BASIC SERVICES

1. **Project Kickoff Meeting**: Attend one project kickoff meeting at the CITY to go over the project scope, schedule, and collect additional information about the site.
2. **Topographic Survey**
3. **Geotechnical Investigation and Report with Recommendations**

4. **60% Design**
    a. Preliminary platting / easements
    b. Design / Plan Preparation
        i. Demolition plan
        ii. Erosion Control Plan
        iii. Preliminary Paving and Grading Plans
        iv. Detention pond volume and outlet calculations, preliminary grading
        v. Utility plan
        vi. Construction detail preparation
    c. Review with City Staff
5. **90% Design**
    a. Address City comments on design plans and preliminary plat documents
    b. Finalize design and plan sheets for 2nd City review
    c. Preliminary OPCC preparation
    d. Review with City Staff
6. **100% Design**
    a. Address final City comments on design plans and plat documents
    b. Final OPCC
    c. Final plat / easements
7. **As-built Topography and Record Drawing Preparation**

Deliverables – Three (3) hard copies and a digital copy of the KE Andrews Extension plans and specifications will be provided to the City of Rockwall for bidding.

B. SPECIAL SERVICES

1. Meetings in excess of those described in Basic Services
2. Bid Phase Services
3. Construction Phase Services
4. Environmental evaluations, reports, or permitting
5. Public Involvement

ATTACHMENT "B"

Payment Schedule

Compensation for Basic Services in Tasks 1-6 shall be on a lump sum basis. The tabulation below establishes the not to exceed amount for each category of contract service:

	Task	Fee
	BASIC SERVICES	
1.	Construction Documents	
1.1	60% Design	$ 30,900
1.2	90% Design	$ 20,800
1.3	100% Design	$ 15,000
2.	Topographic Survey	$ 3,500
3.	As-built Survey	$ 3,300
4.	Geotechnical	$ 7,500
5.	Final Plat	$ 7,500 + tax
6.	As-built Topography / Record Drawings	$ 7,700
	Basic Services Subtotal	**$ 92,900.00**
Compensation for special services under Tasks 5-6 shall be a labor fee plus expense (reimbursable) basis with the max fee shown below.		
	SPECIAL SERVICES	
7.	Bidding Phase Services	$ 4,500
8.	Construction Phase Services	$ 7,000
	Special Services Subtotal*	**$ 11,500.00**
	ENGINEERING SERVICES CONTINGENCY (To be 10% of Services)**	**$ 10,500.00**
	***(This service is a miscellaneous amount to be used at the discretion of the City for additional Services outside of the scope of the contract. This item will be controlled by the City and will only be used if the City chooses. The Engineer has no right or guarantee to the use of this Contingency)*	
	Project Total*	**$ 114,900.00**

Fees that are Lump Sum for each task and will be invoiced monthly based upon the overall percentage of services performed.

ATTACHMENT "C"

Project Schedule

Cardinal Strategies Engineering Services, LLC
2770 Capital Street
Wylie, TX 75098
469-547-1281

Project: KE Andrews Extension

Preliminary Project Schedule

Date: **6/4/2025**

Projected Milestone Dates

City Council Approval	**8/4/2025**
NTP / Design Phase Begins	**8/5/2025**
Design Phase Ends	**3/23/2026**
Construction Begins	**5/18/2026**
Construction Ends (9 months)	**2/22/2027**

TASK	ASSIGNED TO	PROGRESS	WEEKS	START	END
Basic Services					
Topographic Survey	TBD	0%	6	8/5/25	9/16/25
60% Design	Cardinal Strategies	0%	12	9/16/25	12/9/25
City 60% Review	City of Rockwall	0%	2	12/10/25	12/24/25
90% Design	Cardinal Strategies	0%	6	12/25/25	2/5/26
City 90% Review	City of Rockwall	0%	2	2/6/26	2/20/26
100% Design	Cardinal Strategies	0%	4	2/23/26	**3/23/26**
Bid Phase	City of Rockwall	0%	8	3/23/26	5/18/26
Construction Phase	TBD	0%	40	5/18/26	**2/22/27**

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:	June 16, 2025
APPLICANT:	Chase Finch; Corwin Engineering, Inc.
CASE NUMBER:	P2025-016; *Preliminary Plat for the Erwin Farms Subdivision*

SUMMARY

Consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Erwin Farms SF, LTD for the for the approval of a *Preliminary Plat* for Erwin Farms Subdivision consisting of 122 residential lots on a 98.198-acre tract of land identified as a portion of Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 104 (PD-104) [*Ordinance No. 25-15*] for Single-Family 10 (SF-10) District land uses, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.

PLAT INFORMATION

☑ *Purpose*. The purpose of the applicant's request is to *Preliminary Plat* a 98.198-acre parcel of land (*i.e. Tract 4 of the J. M. Gass Survey, Abstract No. 88*) to show the future establishment of 122 single-family residential lots and six (6) open space lots. The proposed *Preliminary Plat* also lays out the necessary easements (*e.g. right-of-way, utilities, and drainage*) for the future development of the residential subdivision. Staff should note that in conjunction with the submittal of this *Preliminary Plat*, the applicant has also submitted a *Master Plat* [*Case No. P2025-018*] for the Erwin Farms Subdivision.

☑ *Background*. The subject property was annexed on August 30, 1999 by *Ordinance No. 99-33* [*Case No. A1999-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On April 7, 2025, the City Council approved a zoning case [*Case No. Z2025-005*] that changed the zoning designation of the subject property from Agricultural (AG) District to Planned Development District 104 (PD-104) [*Ordinance No. 25-15*] for Single-Family 10 (SF-10) District land uses. Under this Planned Development District ordinance, the subject property was permitted to be developed with a total of 122 single-family residential lots (*or a density of 1.25 dwelling units per acre*) and a minimum of 33.19-acres of open space (*i.e. 25.60% open space on the gross*). The following is a summary of the lot composition and density and dimensional standards contained within Planned Development District 104 (PD-104):

TABLE 1: LOT COMPOSITION

Lot Type	*Minimum Lot Size (FT)*	*Minimum Lot Size (SF)*	*Dwelling Units (#)*	*Dwelling Units (%)*
A	100' x 120'	12,000 SF	100	81.30%
B	120' x 230'	32,670 SF	17	13.82%
C	120' x 275'	43,560 SF	6	04.88%
		Maximum Permitted Units:	*123*	*100.00%*

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

Lot Type (see Concept Plan) ►	***A***	***B***	***C***
MINIMUM LOT WIDTH (1)	100'	120'	120'
MINIMUM LOT DEPTH	120'	230'	275'
MINIMUM LOT AREA	12,000 SF	32,670 SF	43,560 SF
MINIMUM FRONT YARD SETBACK (2), (5) & (6)	25'	30'	30'

MINIMUM SIDE YARD SETBACK	10'	10'	10'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET [2], [5], & [6]	20'	20'	20'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT	25'	25'	25'
MAXIMUM HEIGHT [3]	36'	36'	36'
MINIMUM REAR YARD SETBACK [4]	10'	10'	10'
MINIMUM AREA/DWELLING UNIT (SF) [7]	2,800 SF	3,000 SF	3,000 SF
MAXIMUM LOT COVERAGE	65%	60%	60%

GENERAL NOTES:

[1]: LOTS FRONTING ONTO CURVILINEAR STREETS, CUL-DE-SACS AND EYEBROWS MAY HAVE THE FRONT LOT WIDTH REDUCED BY 20% AS MEASURED AT THE *FRONT YARD BUILDING SETBACK*. ADDITIONALLY, THE LOT DEPTH ON LOTS FRONTING ONTO CURVILINEAR STREETS, CUL-DE-SACS AND EYEBROWS MAY BE REDUCED BY UP TO TEN (10) PERCENT, BUT SHALL MEET THE MINIMUM LOT SIZE FOR EACH LOT TYPE REFERENCED IN *TABLE 1*.

[2]: THE LOCATION OF THE *FRONT YARD BUILDING SETBACK* AS MEASURED FROM THE FRONT PROPERTY LINE.

[3]: THE *MAXIMUM HEIGHT* SHALL BE MEASURED TO THE EAVE OR TOP PLATE (*WHICHEVER IS GREATER*) OF THE SINGLE-FAMILY HOME.

[4]: THE LOCATION OF THE *REAR YARD BUILDING SETBACK* AS MEASURED FROM THE REAR PROPERTY LINE.

[5]: SUNROOMS, PORCHES, STOOPS, BAY WINDOWS, BALCONIES, MASONRY CLAD CHIMNEYS, EAVES AND SIMILAR ARCHITECTURAL FEATURES MAY ENCROACH BEYOND THE *FRONT YARD BUILDING SETBACK* BY UP TO TEN (10) FEET FOR ANY PROPERTY; HOWEVER, THE ENCROACHMENT SHALL NOT EXCEED FIVE (5) FEET ON *SIDE YARD SETBACKS*. A SUNROOM IS AN ENCLOSED ROOM NO MORE THAN 15-FEET IN WIDTH THAT HAS GLASS ON AT LEAST 50% OF EACH OF THE ENCROACHING FACES.

[6]: ALL *CORNER LOTS* THAT BACK TO A LOT THAT FRONTS ONTO THE SAME STREET THAT THE *CORNER LOT* SIDES TO (*I.E. A KEYSTONE LOT*), SHALL HAVE A SIDE SETBACK THAT IS EQUAL TO THE FRONT SETBACK OF THE FRONTING LOT. IN ADDITION, NO SOLID FENCE SHALL BE SITUATED WITHIN THIS SETBACK.

[7]: AIR-CONDITIONED SPACE.

☑ *Parks Board*. On June 3, 2025, the Parks and Recreation Board reviewed the *Preliminary Plat* and made the following recommendations concerning the proposed subdivision:

(1) The property owner shall pay pro-rata equipment fees of $183,390.40 (*i.e. $1503.20 x 122 Lots*).
(2) The property owner shall pay cash-in-lieu of land fees of $214,605.32 (*i.e. $1759.06 x 122 Lots*).

☑ *Conformance to the Subdivision Ordinance*. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ *Conditional Approval*. Conditional approval of this *Preliminary Plat* by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

CONDITIONS OF APPROVAL

If the City Council chooses to approve of the *Preliminary Plat* for the *Erwin Farms Subdivision* staff would propose the following conditions of approval:

(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this *Preliminary Plat*; and,

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

PLANNING AND ZONING COMMISSION

On June 10, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the *Preliminary Plat* by a vote of 5-0, with Commissioner Womble absent and one (1) vacant seat.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☒ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS					
SUBDIVISION	Erwin Farms	LOT		BLOCK	
GENERAL LOCATION	South of Country Club				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-104		CURRENT USE	SF	
PROPOSED ZONING			PROPOSED USE		
ACREAGE	98.198	LOTS [CURRENT]		LOTS [PROPOSED]	128

☐ ***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	Erwin Farms SF, LTD.	☐ APPLICANT	Corwin Engineering, Inc.
CONTACT PERSON	John Arnold	CONTACT PERSON	Chase Finch
ADDRESS	8214 Westchester Dr. Ste. 900	ADDRESS	200 W. Belmont, Ste. E
CITY, STATE & ZIP	Dallas, Tx 75202	CITY, STATE & ZIP	Allen, Texas 75013
PHONE	214-522-4945	PHONE	972-396-1200
E-MAIL	jarnold@skorburgcompany.com	E-MAIL	cfinch@corwinengineering.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 1,672.97 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* _____ *DAY OF* May *, 20* 25*. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

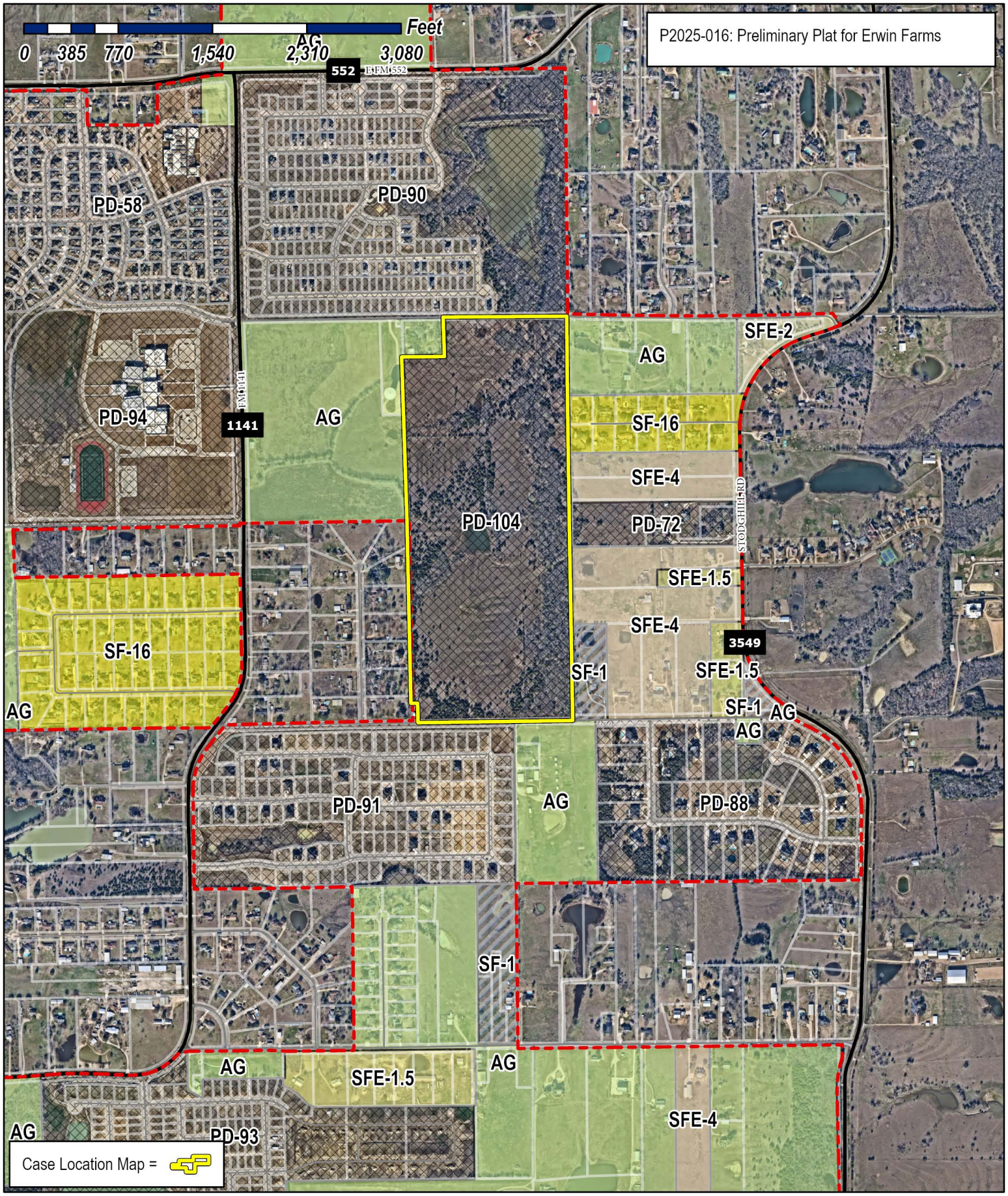
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 *DAY OF* May *, 20* 25.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Brooke Ashley Van Voorhis
My Commission Expires
2/1/2028
Notary ID 134742171

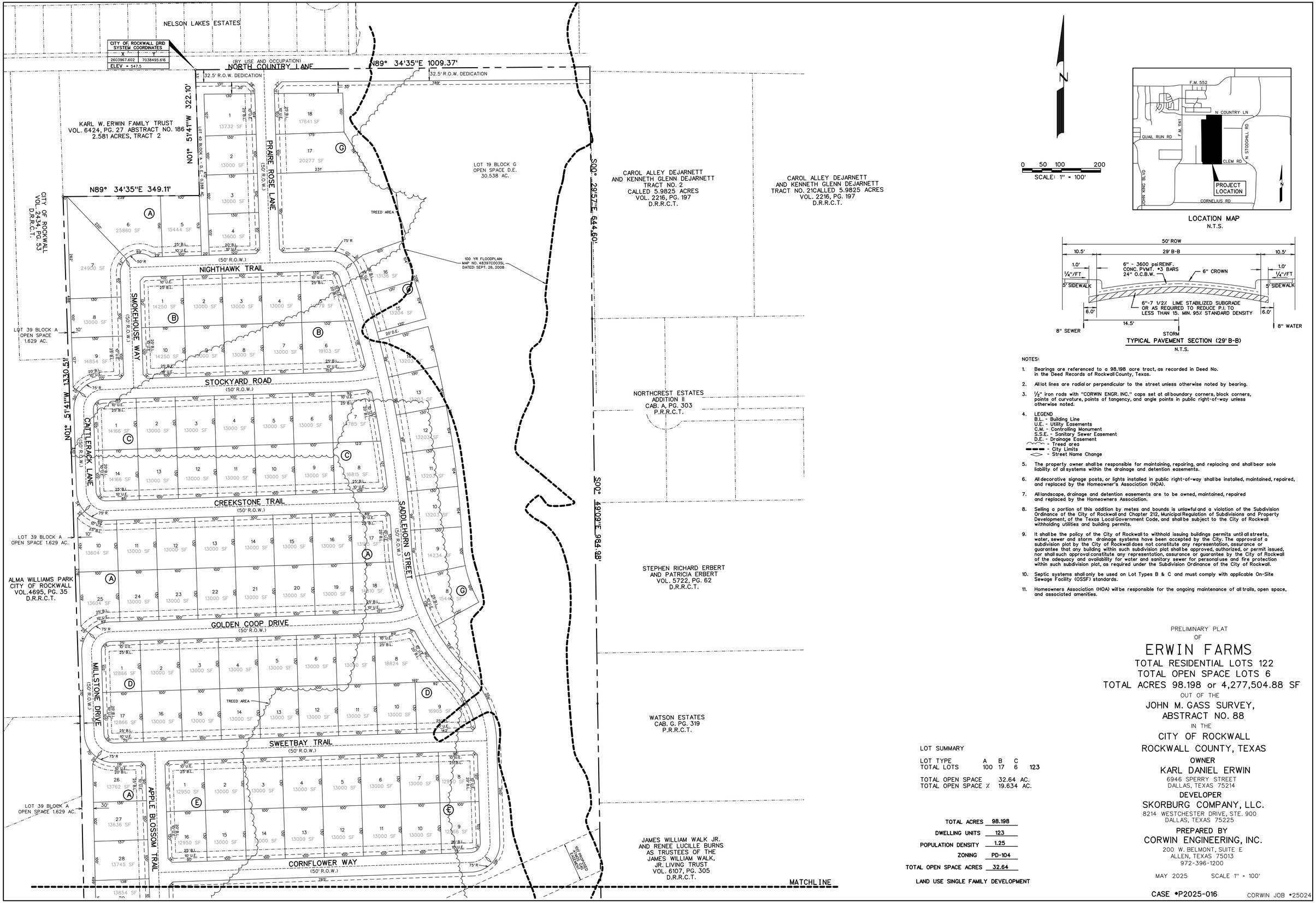
MY COMMISSION EXPIRES 2/1/2028



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.



NOTES:

1. Bearings are referenced to a 98.198 acre tract, as recorded in Deed No. in the Deed Records of Rockwall County, Texas.
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. ½" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
4. LEGEND
   B.L. - Building Line
   U.E. - Utility Easements
   C.M. - Controlling Monument
   S.S.E. - Sanitary Sewer Easement
   D.E. - Drainage Easement
   ~~~ - Treed area
   - - - - City Limits
   <> - Street Name Change
5. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
6. All decorative signage posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).
7. All landscape, drainage and detention easements are to be owned, maintained, repaired and replaced by the Homeowners Association.
8. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
9. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
10. Septic systems shall only be used on Lot Types B & C and must comply with applicable On-Site Sewage Facility (OSSF) standards.
11. Homeowners Association (HOA) will be responsible for the ongoing maintenance of all trails, open space, and associated amenities.

LOT SUMMARY

LOT TYPE	A	B	C	
TOTAL LOTS	100	17	6	123

TOTAL OPEN SPACE 32.64 AC.
TOTAL OPEN SPACE % 19.634 AC.

TOTAL ACRES	98.198
DWELLING UNITS	123
POPULATION DENSITY	1.25
ZONING	PD-104
TOTAL OPEN SPACE ACRES	32.64

LAND USE SINGLE FAMILY DEVELOPMENT

PRELIMINARY PLAT
OF
ERWIN FARMS
TOTAL RESIDENTIAL LOTS 122
TOTAL OPEN SPACE LOTS 6
TOTAL ACRES 98.198 or 4,277,504.88 SF
OUT OF THE
JOHN M. GASS SURVEY,
ABSTRACT NO. 88
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

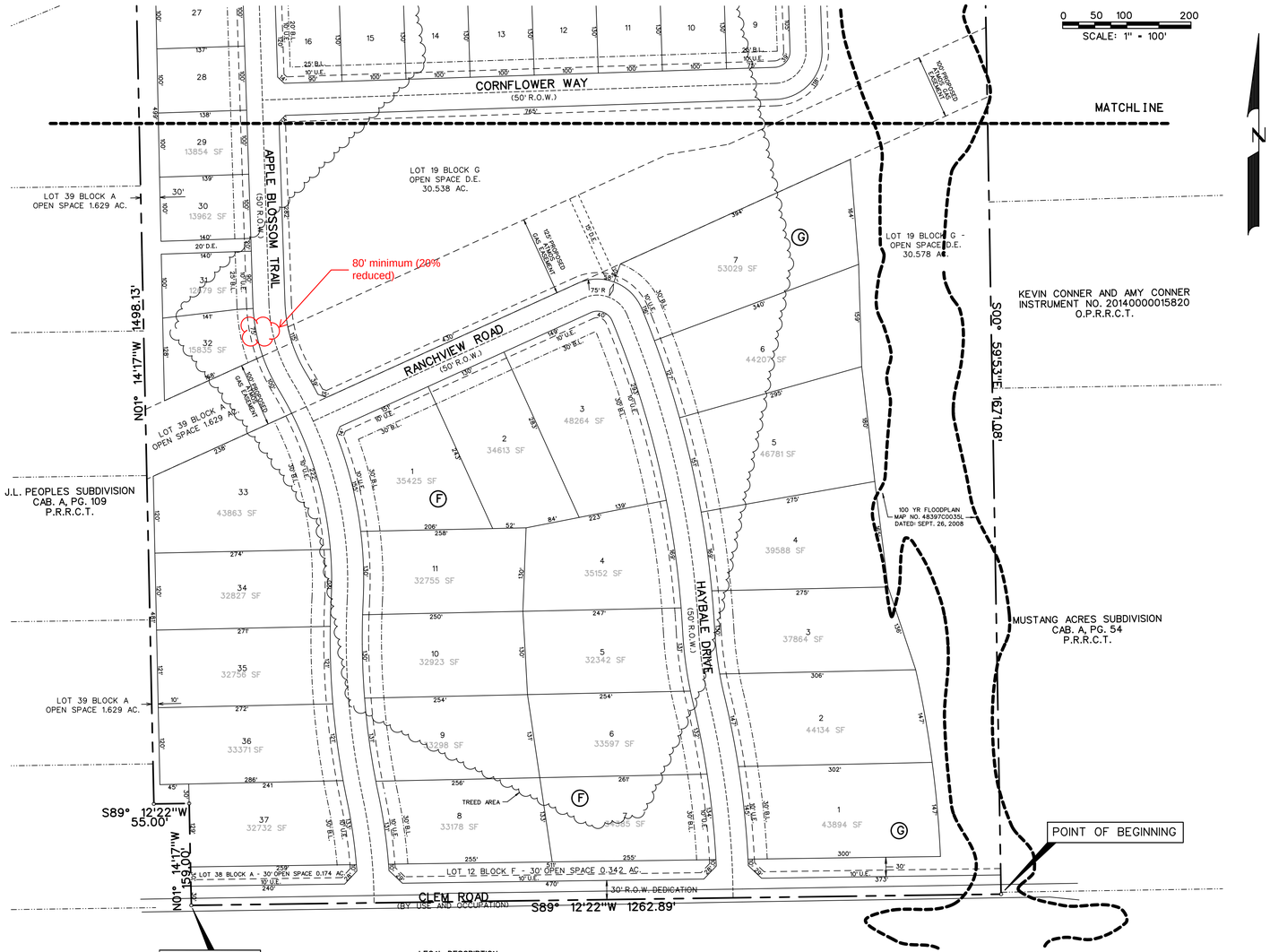
OWNER
KARL DANIEL ERWIN
6946 SPERRY STREET
DALLAS, TEXAS 75214

DEVELOPER
SKORBURG COMPANY, LLC.
8214 WESTCHESTER DRIVE, STE. 900
DALLAS, TEXAS 75225

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

MAY 2025 SCALE 1" = 100'

CASE #P2025-016 CORWIN JOB #25024
   ~~~



CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2603771.443	7035215.911
ELEV = 571.5	

NOTES:

1. Septic systems shall only by used on Lot Types B & C. Lots must comply with applicable On-Site Sewage Facility (OSSF) standards.
2. Homeowners Association (HOA) will be responsible for the ongoing maintenance of all trails, open space and associated amenities.

LEGAL DESCRIPTION

Being a tract of land situated in the John M. Gass Survey, Abstract Number 88, in the City of Rockwall, Rockwall County, Texas, being part of a tract of land described in the Special Warranty Deed to Karl Daniel Erwin, Trustee of Sub-Trust A of the Karl W. Erwin Family Trust, recorded in Volume 6424, Page 27, Deed Records of Rockwall County Texas (D.R.R.C.T.) and being more particularly described as follows:

BEGINNING at mag nail set in asphalt pavement in the approximate center of Clem Road (by use and occupation) at the southeast corner of said Erwin tract; THENCE South 89 degrees 12 minutes 22 seconds West, with the approximate center of Clem Road and the south line of said Erwin tract, a distance of 1262.89 feet to a mag nail set in asphalt pavement at the southeast corner of a tract of land described in the Warranty Deed to Mt. Zion Water Supply Corp. recorded in Volume 1810, Page 34, D.R.R.C.T.;

THENCE North 01 degrees 14 minutes 17 seconds West, with the east line of said Mt. Zion Water Supply Corp. tract and the west line of said Erwin tract, a distance of 159.00 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the northeast corner of said Mt. Zion Water Supply Corp. tract;

THENCE South 89 degrees 12 minutes 22 seconds West, with the north line of said Mt. Zion Water Supply Corp. tract and the west line of said Erwin tract, a distance of 55.00 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the northwest corner of said Mt. Zion Water Supply Corp. tract, also being in the east line of J. L. Peoples Subdivision, an addition to the County of Rockwall, Texas, according to the plat recorded in Cabinet A, Page 109, Plat Records of Rockwall County, Texas (P.R.R.C.T.);

THENCE North 01 degrees 14 minutes 17 seconds West, with the east line of said J. L. Peoples Subdivision and the west line of said Erwin tract; a distance of 1498.13 feet to a 1/2-inch iron rod found at the northeast corner of said J. L. Peoples Subdivision, also being the southeast corner of a tract of land described in the Warranty Deed to City of Rockwall recorded in Volume 4695, Page 35, D.R.R.C.T.;

THENCE North 01 degrees 51 minutes 41 seconds West, with the west line of said Erwin tract, the east line of said City of Rockwall tract (Volume 4695, Page 35), and the east line of a tract of land described in the Warranty Deed to City of Rockwall recorded in Volume 2434, Page 53, D.R.R.C.T., a distance of 1330.51 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE North 89 degrees 34 minutes 35 seconds East, crossing said Erwin tract, a distance of 349.11 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE North 01 degrees 51 minutes 41 seconds West, crossing said Erwin tract, a distance of 322.10 feet to a mag nail set in asphalt pavement in the approximate center of North Country Lane (by use and occupation), also being the north line of said Erwin tract;

THENCE North 89 degrees 34 minutes 35 seconds East, with the north line of said Erwin tract and the approximate center of said North Country Lane, a distance of 1009.37 feet to a mag nail set in asphalt at the northeast corner of said Erwin tract;

THENCE South 00 degrees 29 minutes 57 seconds East, with the east line of said Erwin tract and generally with the west line of a tract of land awarded to Carol Alley Dejarnett and described as Tract 2 in the Clarified Final Decree of Divorce recorded in Volume 2216, Page 197, D.R.R.C.T., a distance of 644.60 feet to the southwest corner (unable to set) of said Tract 2, also being the northwest corner of Northcrest Estates Addition II, an addition to the County of Rockwall, Texas, according to the plat recorded in Cabinet A, Page 303, P.R.R.C.T.;

THENCE South 00 degrees 49 minutes 09 seconds East, with the east line of said Erwin tract, the west line of said Northcrest Estates Addition II, the west line of a tract of land described in the Warranty Deed to Stephen Richard Erbert and Patricia Erbert recorded in Volume 5722, Page 62, D.R.R.C.T., and the west line of Watson Estates, an addition to the County of Rockwall, Texas, according to the plat recorded in Cabinet G, Page 319, P.R.R.C.T., a distance of 984.98 feet to a 1/2-inch iron rod found;

THENCE South 00 degrees 59 minutes 53 seconds East, with the east line of said Erwin tract, the west line of said Watson Estates, the west line of a tract of land described in the Warranty Deed to James William Valk, Jr. and Renee Lucille Burns, as Trustees of the James William Valk, Jr. Living Trust, recorded in Volume 6107, Page 305, D.R.R.C.T., the west line of a tract of land described in the General Warranty Deed to Kevin Conner and Amy Conner recorded in Document Number 20140000015800, Official Public Records of Rockwall County, Texas, and the west line of Mustang Acres Subdivision, an addition to the County of Rockwall, Texas, according to the plat recorded in Cabinet A, Page 54, P.R.R.C.T., a distance of 1671.08 feet to the POINT OF BEGINNING and containing 4,277,500 square feet (98.198 acres) of land, of which a portion lies within publicly used roadways.

TRACT 2

Being a tract of land situated in the John M. Gass Survey, Abstract Number 88, in the City of Rockwall, Rockwall County, Texas, being part of a tract of land described in the Special Warranty Deed to Karl Daniel Erwin, Trustee of Sub-Trust A of the Karl W. Erwin Family Trust, recorded in Volume 6424, Page 27, Deed Records of Rockwall County Texas (D.R.R.C.T.) and being more particularly described as follows:

BEGINNING at a PK nail found in asphalt pavement in the approximate center of North Country Lane (by use and occupation) at the northwest corner of said Erwin tract;

THENCE North 89 degrees 34 minutes 35 seconds East, with the approximate center of North Country Lane and the north line of said Erwin tract, a distance of 349.11 feet to a mag nail set in asphalt pavement;

THENCE South 01 degrees 51 minutes 41 seconds East, crossing said Erwin tract, a distance of 322.10 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE South 89 degrees 34 minutes 35 seconds West, crossing said Erwin tract, a distance of 349.11 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set in the west line of said Erwin tract, also being the east line of a tract of land described in the Warranty Deed to City of Rockwall recorded in Volume 2434, Page 53, D.R.R.C.T.;

THENCE North 01 degrees 51 minutes 41 seconds West, with the west line of said Erwin tract and the east line of said City of Rockwall tract, a distance of 322.10 feet to the POINT OF BEGINNING and containing 112,414 square feet (2.581 acres) of land, of which a portion lies within publicly used roadways.

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

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

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I(we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I(we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I(we) may have as a result of the dedication of exactions made herein.

SKORBURG COMPANY, LLC.

_____
John Arnold

STATE OF TEXAS
COUNTY OF DALLAS

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

Given upon my hand and seal of office this_____day of_____, 2025.

_____
Notary Public in and for the State of Texas

APPROVED:

I hereby certify that thr above and foregoing Preliminary Plat was reviewed by the planning and zoning commission and approved by the city council of the City of Rockwall, Texas for the preparation of a final plat on the_____day of_____,2025.

_____ _____
Mayor, City of Rockwall Planning & Zoning Commission Chairman

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this_____day of _____, 2025.

_____
WARREN L. CORWIN
R.P.L.S. No. 4621

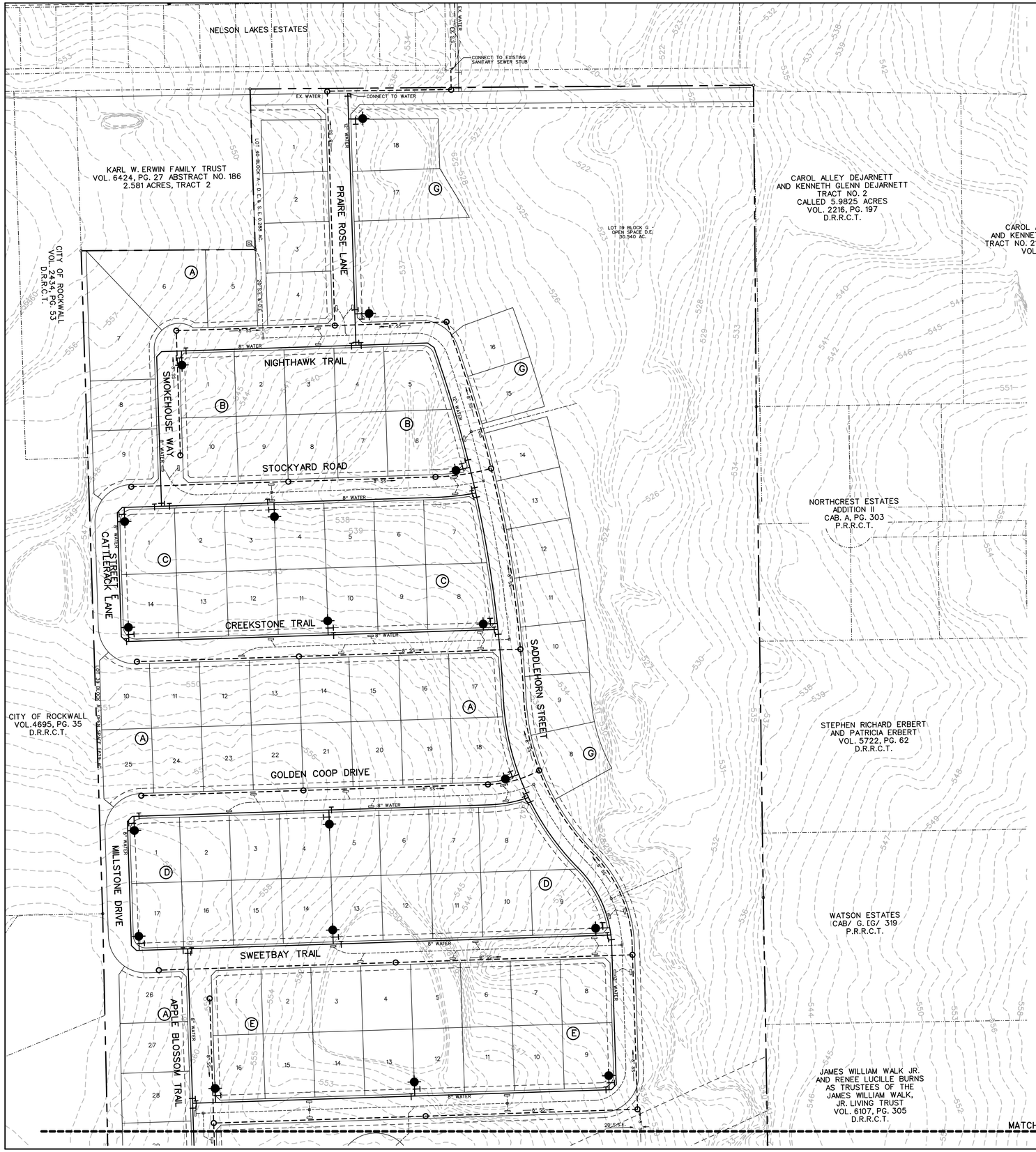
PRELIMINARY PLAT
OF

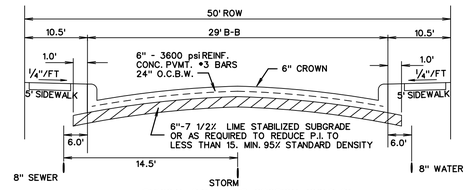
ERWIN FARMS

TOTAL RESIDENTIAL LOTS 122
TOTAL OPEN SPACE LOTS 6
TOTAL ACRES 98.198 or 4,277,504.88 SF
OUT OF THE
JOHN M. GASS SURVEY,
ABSTRACT NO. 88
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

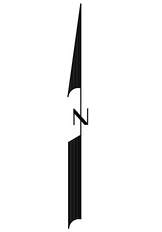
OWNER
KARL DANIEL ERWIN
6946 SPERRY STREET
DALLAS, TEXAS 75214
DEVELOPER
SKORBURG COMPANY, LLC.
8214 WESTCHESTER DRIVE, STE. 900
DALLAS, TEXAS 75225
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

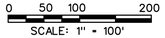
MAY 2025 SCALE 1" = 100'
CORWIN JOB #25024





TYPICAL PAVEMENT SECTION (29' B-B)
N.T.S.





LEGEND

- PROP. WATER LINE
- PROP. FIRE HYDRANT AND VALVE
- PROP. GATE VALVE
- PROP. FLUSH VALVE
- EXIST. WATER LINE
- EXIST. FIRE HYDRANT AND VALVE
- PROP. SANITARY SEWER
- PROP. MANHOLE
- PROP. CLEANOUT
- EXIST. SANITARY SEWER
- EXIST. MANHOLE
- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL

PRELIMINARY
WATER & SEWER PLAN
OF

ERWIN FARMS

LOTS 1-40, BLOCK A
LOTS 1-10, BLOCK B
LOTS 1-14, BLOCK C
LOTS 1-17, BLOCK D
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LOTS 1-12, BLOCK F
LOTS 1-19, BLOCK G
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TOTAL RESIDENTIAL LOTS 122
TOTAL OPEN SPACE LOTS 7
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JOHN M. GASS SURVEY,
ABSTRACT NO. 88
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ROCKWALL COUNTY, TEXAS

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MAY 2025 SCALE 1" = 100'

CORWIN JOB #25024



N

0 50 100 200

SCALE: 1" = 100'

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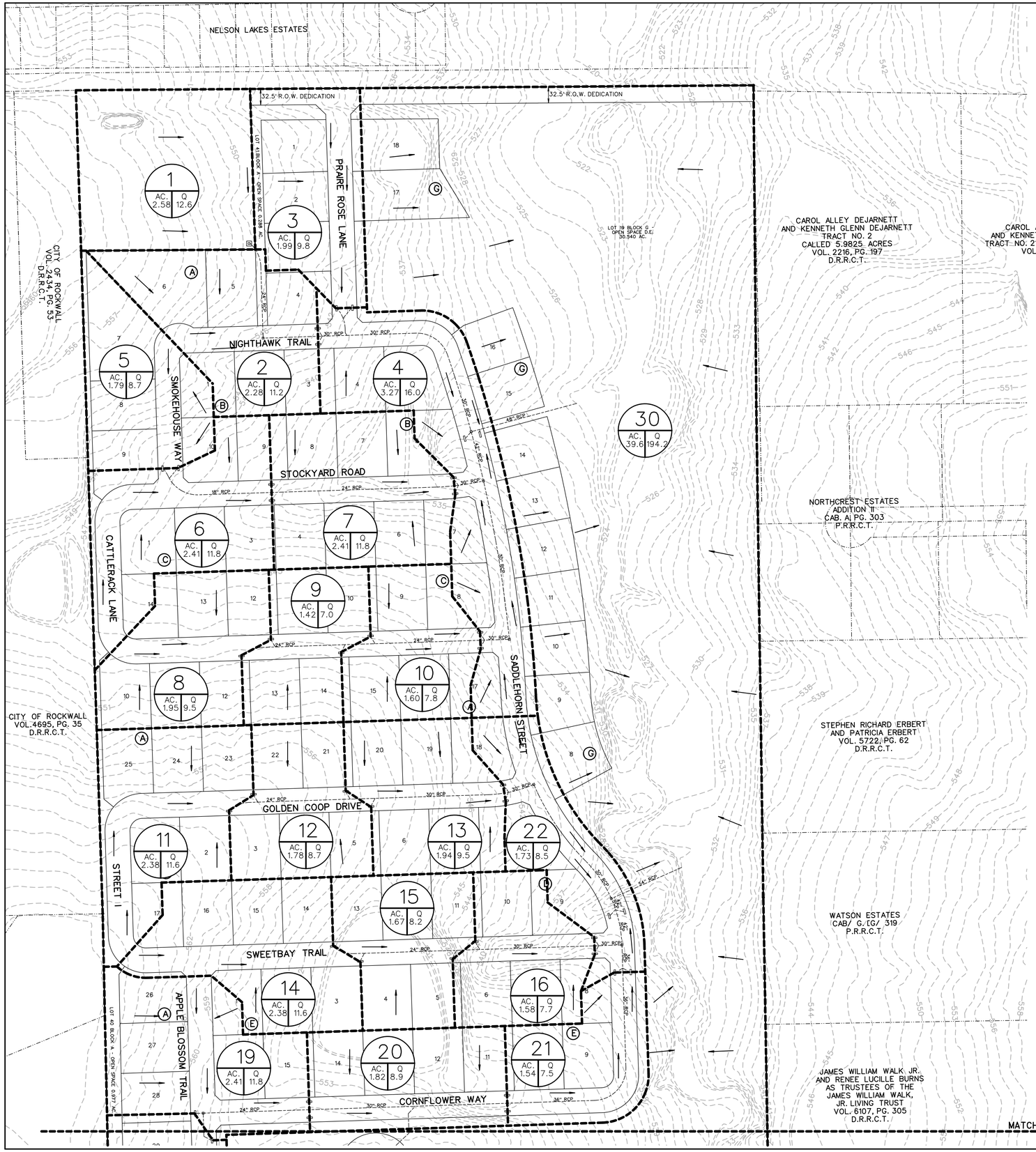
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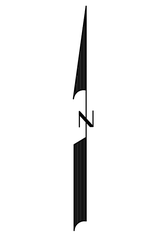
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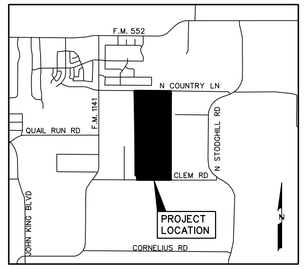
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CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

MAY 2025 SCALE 1" = 100'

CORWIN JOB #25024







LOCATION MAP
N.T.S.

LEGEND

- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL
- EXIST. STORM SEWER
- DRAINAGE AREA DIVIDE
- FLOW ARROW
- AC. / Q — DRAINAGE AREA NO.

RUNOFF COMPUTATIONS

Area #	Area (sf)	Area (acres)	Runoff Coefficient	CA	Tc (min)	I(100) (in/hr)	Q(100) (cfs)
1	112413	2.58	0.50	1.29	10	9.80	12.6
2	99288	2.28	0.50	1.14	10	9.80	11.2
3	86796	1.99	0.50	1.00	10	9.80	9.8
4	142501	3.27	0.50	1.64	10	9.80	16.0
5	77763	1.79	0.50	0.89	10	9.80	8.7
6	105136	2.41	0.50	1.21	10	9.80	11.8
7	105110	2.41	0.50	1.21	10	9.80	11.8
8	84812	1.95	0.50	0.97	10	9.80	9.5
9	62000	1.42	0.50	0.71	10	9.80	7.0
10	69689	1.60	0.50	0.80	10	9.80	7.8
11	103484	2.38	0.50	1.19	10	9.80	11.6
12	77500	1.78	0.50	0.89	10	9.80	8.7
13	84396	1.94	0.50	0.97	10	9.80	9.5
14	103562	2.38	0.50	1.19	10	9.80	11.6
15	72869	1.67	0.50	0.84	10	9.80	8.2
16	68871	1.58	0.50	0.79	10	9.80	7.7
17	92953	2.13	0.50	1.07	10	9.80	10.5
18	57489	1.32	0.50	0.66	10	9.80	6.5
19	105165	2.41	0.50	1.21	10	9.80	11.8
20	79400	1.82	0.50	0.91	10	9.80	8.9
21	66881	1.54	0.50	0.77	10	9.80	7.5
22	75436	1.73	0.50	0.87	10	9.80	8.5
23	104628	2.40	0.50	1.20	10	9.80	11.8
24	105015	2.41	0.50	1.21	10	9.80	11.8
25	92870	2.13	0.50	1.07	10	9.80	10.4
26	82254	1.89	0.50	0.94	10	9.80	9.3
27	98371	2.26	0.50	1.13	10	9.80	11.1
28	103029	2.37	0.50	1.18	10	9.80	11.6
29	157367	3.61	0.50	1.81	10	9.80	17.7
30	1726266	39.63	0.50	19.81	10	9.80	194.2

PRELIMINARY DRAINAGE AREA MAP
OF

ERWIN FARMS

LOTS 1-40, BLOCK A
LOTS 1-10, BLOCK B
LOTS 1-14, BLOCK C
LOTS 1-17, BLOCK D
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TOTAL RESIDENTIAL LOTS 122
TOTAL OPEN SPACE LOTS 7

OUT OF THE
JOHN M. GASS SURVEY,
ABSTRACT NO. 88
IN THE
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ROCKWALL COUNTY, TEXAS

OWNER
KARL DANIEL ERWIN
6946 SPERRY STREET
DALLAS, TEXAS 75214

DEVELOPER
SKORBURG COMPANY, LLC.
8214 WESTCHESTER DRIVE, STE. 900
DALLAS, TEXAS 75225

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

MAY 2025 SCALE 1" = 100'



N

0 50 100 200
SCALE: 1" = 100'

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- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL
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OF

ERWIN FARMS

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TOTAL ACRES 98.198
TOTAL RESIDENTIAL LOTS 122
TOTAL OPEN SPACE LOTS 7

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200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

MAY 2025 SCALE 1" = 100'

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:	June 16, 2025
APPLICANT:	Chase Finch; *Corwin Engineering, Inc.*
CASE NUMBER:	P2025-018; *Master Plat for the Quail Hallow Subdivision*

SUMMARY

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Erwin Farms SF, LTD for the for the approval of a *Master Plat* for Erwin Farms Subdivision consisting of 122 residential lots on a 98.198-acre tract of land identified as a portion of Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 104 (PD-104) [*Ordinance No. 25-15*] for Single-Family 10 (SF-10) District land uses, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.

PLAT INFORMATION

☑ The applicant is requesting the approval of a *Master Plat* for the Erwin Farms Subdivision. The Erwin Farms Subdivision will be a single phase, master planned community that will consist of 122 single-family residential lots on a 98.198-acre tract of land. Along with the submittal of the *Master Plat*, the applicant has provided a *Parks and Open Space Plan* that indicates the location of the trails, open space, and amenities proposed subdivision. It should be noted that the applicant has also submitted a *Preliminary Plat* [*i.e. Case No. P2025-016*] concurrently with this *Master Plat*.

☑ The subject property was annexed on August 30, 1999 by *Ordinance No. 99-33* [*Case No. A1999-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On April 7, 2025, the City Council approved a zoning case [*Case No. Z2025-005*] that changed the zoning designation of the subject property from Agricultural (AG) District to Planned Development District 104 (PD-104) [*Ordinance No. 25-15*] for Single-Family 10 (SF-10) District land uses. Under this Planned Development District ordinance, the subject property was permitted to be developed with a total of 122 single-family residential lots (*or a density of 1.25 dwelling units per acre*) and a minimum of 33.19-acres of open space (*i.e. 25.60% open space on the gross*).

☑ *Parks Board*. On June 3, 2025, the Parks and Recreation Board reviewed the *Parks and Open Space Plan* and made a motion to recommend approval of the *Master Plat* by a vote of 6-0, with Board Member Alvarado absent.

☑ *Conformance to the Subdivision Ordinance*. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ *Conditional Approval*. Conditional approval of this *Master Plat* by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the *Master Plat* for the *Erwin Farms Subdivision*, staff would propose the following conditions of approval:

(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

(2) The development shall adhere to the recommendations of the Parks and Recreation Board; and,

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

PLANNING AND ZONING COMMISSION

On June 10, 2025, the Planning and Zoning Commission approved a motion to approve the *Master Plat* by a vote of 5-0, with Commissioner Womble absent and one (1) vacant seat.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☒ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS					
SUBDIVISION	Erwin Farms	LOT		BLOCK	
GENERAL LOCATION	South of Country Club				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE	
PROPOSED ZONING		PROPOSED USE	
ACREAGE	98.198	LOTS [CURRENT]	LOTS [PROPOSED] 128

☐ ***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	Erwin Farms SF, LTD.	☐ APPLICANT	Corwin Engineering, Inc.
CONTACT PERSON	~~John Arnold~~ ADAM BUCZEK	CONTACT PERSON	Chase Finch
ADDRESS	8214 Westchester Dr. Ste. 900	ADDRESS	200 W. Belmont, Ste. E
CITY, STATE & ZIP	Dallas, Tx 75202	CITY, STATE & ZIP	Allen, Texas 75013
PHONE	214-522-4945	PHONE	972-396-1200
E-MAIL	gbuczek ~~jarnold~~@skorburgcompany.com	E-MAIL	cfinch@corwinengineering.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ADAM BUCZEK ~~John Arnold~~ [*OWNER*] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 1,572.97 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 16 *DAY OF* May *, 20* 25*. 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 REQ[illegible]"*

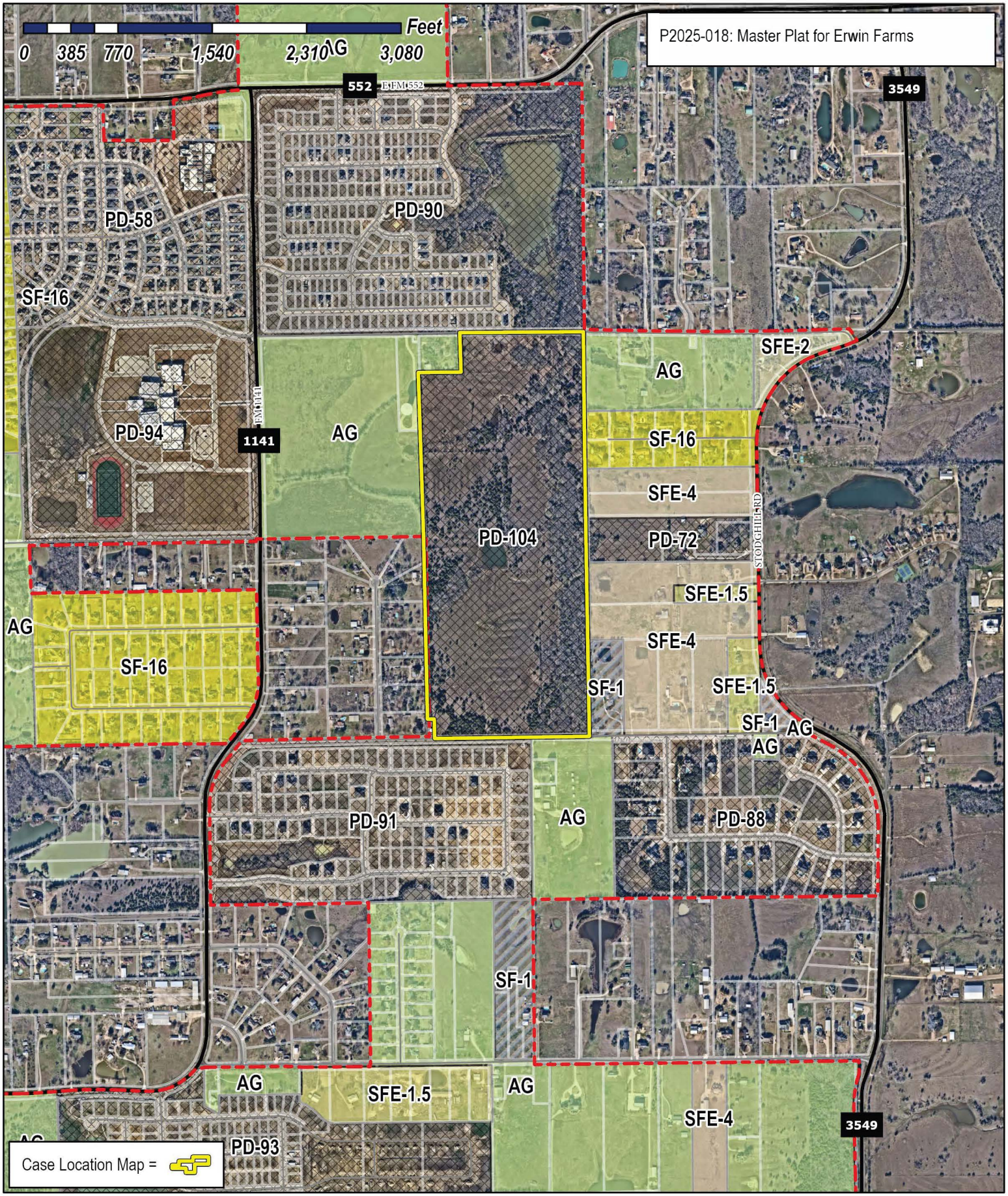
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th *DAY OF* May *, 20* 25

OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Gena M Hebert

GENA M HEBERT
Notary ID #132449803
My Commission Expires
April 23, 2028

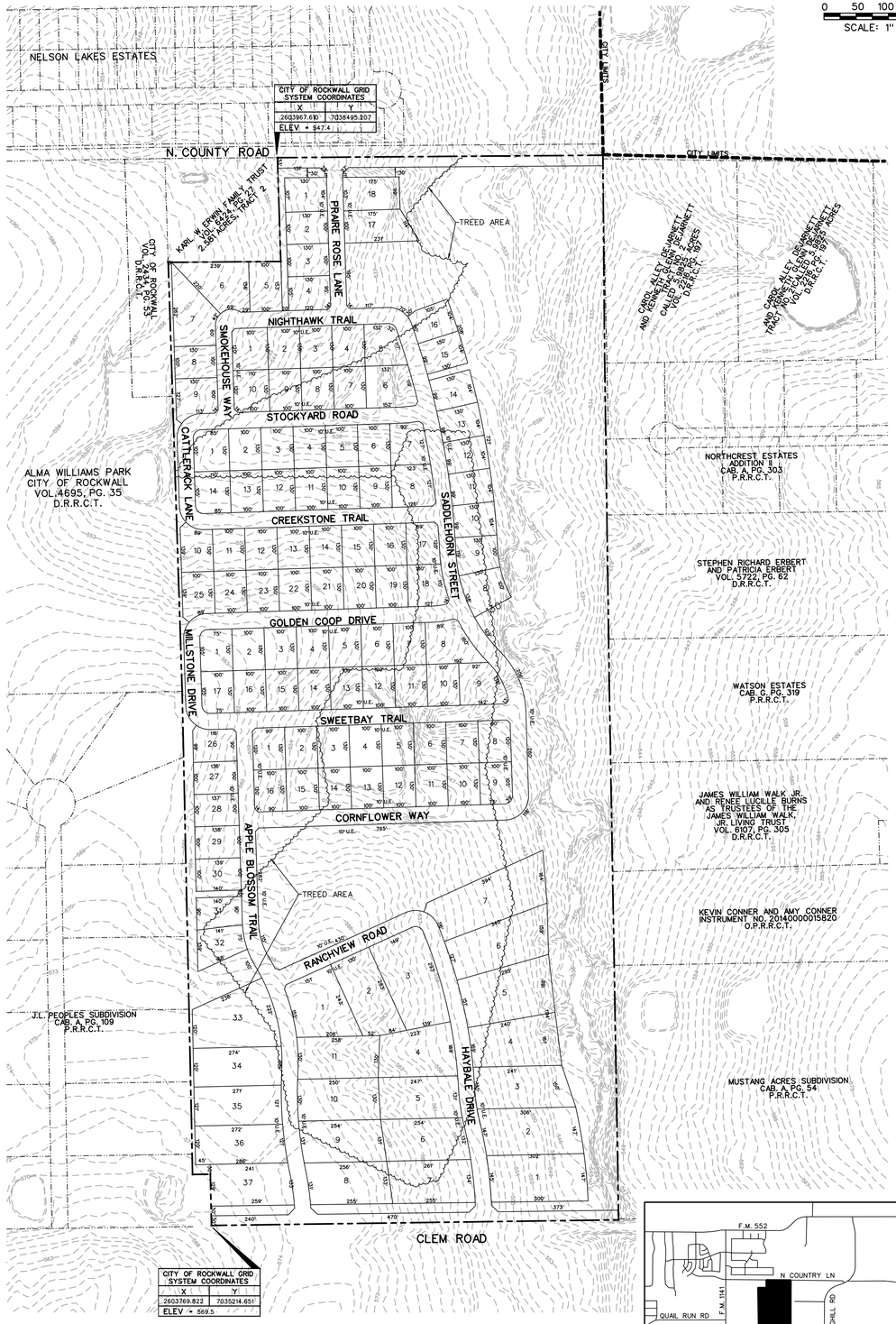
MY COMMISSION EXPIRES

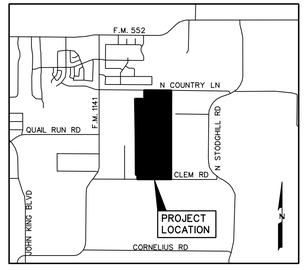


City of Rockwall

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.





LOCATION MAP
N.T.S.

CORWIN JOB #25024

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

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

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

SKORBURG COMPANY, LLC.

_____
John Arnold

STATE OF TEXAS
COUNTY OF DALLAS

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

Given upon my hand and seal of office this_____day of_____, 2025.

_____
Notary Public in and for the State of Texas

APPROVED:

I hereby certify that thr above and foregoing Preliminary Plat was reviewed by the planning and zoning commission and approved by the city council of the City of Rockwall, Texas for the preparation of a final plat on the_____day of_____,2025.

_____ _____
Mayor, City of Rockwall Planning & Zoning Commission Chairman

LEGAL DESCRIPTION

Being a tract of land situated in the John M. Gass Survey, Abstract Number 88, in the City of Rockwall, Rockwall County, Texas, being part of a tract of land described in the Special Warranty Deed to Karl Daniel Erwin, Trustee of Sub-Trust A of the Karl W. Erwin Family Trust, recorded in Volume 6424, Page 27, Deed Records of Rockwall County Texas (D.R.R.C.T.) and being more particularly described as follows:

BEGINNING at mag nail set in asphalt pavement in the approximate center of Clem Road (by use and occupation) at the southeast corner of said Erwin tract;

THENCE South 89 degrees 12 minutes 22 seconds West, with the approximate center of Clem Road and the south line of said Erwin tract, a distance of 1262.89 feet to a mag nail set in asphalt pavement at the southeast corner of a tract of land described in the Warranty Deed to Mt. Zion Water Supply Corp. recorded in Volume 1810, Page 34, D.R.R.C.T.;

THENCE North 01 degrees 14 minutes 17 seconds West, with the east line of said Mt. Zion Water Supply Corp. tract and the west line of said Erwin tract, a distance of 159.00 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the northeast corner of said Mt. Zion Water Supply Corp. tract;

THENCE South 89 degrees 12 minutes 22 seconds West, with the north line of said Mt. Zion Water Supply Corp. tract and the west line of said Erwin tract, a distance of 55.00 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the northwest corner of said Mt. Zion Water Supply Corp. tract, also being in the east line of J. L. Peoples Subdivision, an addition to the County of Rockwall, Texas, according to the plat recorded in Cabinet A, Page 109, Plat Records of Rockwall County, Texas (P.R.R.C.T.);

THENCE North 01 degrees 14 minutes 17 seconds West, with the east line of said J. L. Peoples Subdivision and the west line of said Erwin tract a distance of 1498.13 feet to a 1/2-inch iron rod found at the northeast corner of said J. L. Peoples Subdivision, also being the southeast corner of a tract of land described in the Warranty Deed to City of Rockwall recorded in Volume 4695, Page 35, D.R.R.C.T.;

THENCE North 01 degrees 51 minutes 41 seconds West, with the west line of said Erwin tract, the east line of said City of Rockwall tract (Volume 4695, Page 35), and the east line of a tract of land described in the Warranty Deed to City of Rockwall recorded in Volume 2434, Page 53, D.R.R.C.T., a distance of 1330.51 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE North 89 degrees 34 minutes 35 seconds East, crossing said Erwin tract, a distance of 349.11 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE North 01 degrees 51 minutes 41 seconds West, crossing said Erwin tract, a distance of 322.10 feet to a mag nail set in asphalt pavement in the approximate center of North Country Lane (by use and occupation), also being the north line of said Erwin tract;

THENCE North 89 degrees 34 minutes 35 seconds East, with the north line of said Erwin tract and the approximate center of said North Country Lane, a distance of 1009.37 feet to a mag nail set in asphalt at the northeast corner of said Erwin tract;

THENCE South 00 degrees 29 minutes 57 seconds East, with the east line of said Erwin tract and generally with the west line of a tract of land awarded to Carol Alley Dejarnett and described as Tract 2 in the Clarified Final Decree of Divorce recorded in Volume 2216, Page 197, D.R.R.C.T., a distance of 644.60 feet to the southwest corner (unable to set) of said Tract 2, also being the northwest corner of Northcrest Estates Addition II, an addition to the County of Rockwall, Texas, according to the plat recorded in Cabinet A, Page 303, P.R.R.C.T.;

THENCE South 00 degrees 49 minutes 09 seconds East, with the east line of said Erwin tract, the west line of said Northcrest Estates Addition II, the west line of a tract of land described in the Warranty Deed to Stephen Richard Erbert and Patricia Erbert recorded in Volume 5722, Page 62, D.R.R.C.T., and the west line of Watson Estates, an addition to the County of Rockwall, Texas, according to the plat recorded in Cabinet G, Page 319, P.R.R.C.T., a distance of 984.98 feet to a 1/2-inch iron rod found;

THENCE South 00 degrees 59 minutes 53 seconds East, with the east line of said Erwin tract, the west line of said Watson Estates, the west line of a tract of land described in the Warranty Deed to James William Walk, Jr. and Renee Lucille Burns, as Trustees of the James William Walk, Jr. Living Trust, recorded in Volume 6107, Page 305, D.R.R.C.T., the west line of a tract of land described in the General Warranty Deed to Kevin Conner and Amy Conner recorded in Document Number 20140000015800, Official Public Records of Rockwall County, Texas, and the west line of Mustang Acres Subdivision, an addition to the County of Rockwall, Texas, according to the plat recorded in Cabinet A, Page 54, P.R.R.C.T., a distance of 1671.08 feet to the POINT OF BEGINNING and containing 4,277,500 square feet (98.198 acres) of land.

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this_____day of _____, 2025.

_____
WARREN L. CORWIN
R.P.L.S. No. 4621

NOTES:

1. Bearings are referenced to a 98.198 acre tract, as recorded in Deed No. in the Deed Records of Rockwall County, Texas.
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. ½" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
4. LEGEND
   B.L. - Building Line
   U.E. - Utility Easements
   C.M. - Controlling Monument
   S.S.E. - Sanitary Sewer Easement
   D.E. - Drainage Easement
   ~~~ - Treed area
   ▬▬▬ - City Limits
   ◇ - Street Name Change
5. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
6. All decorative signage posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).
7. All landscape, drainage and detention easements are to be owned, maintained, repaired and replaced by the Homeowners Association.
8. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
9. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
10. Septic systems shall only be used on Lot Types B & C and must comply with applicable On-Site Sewage Facility (OSSF) standards.
11. Homeowners Association (HOA) will be responsible for the ongoing maintenance of all trails, open space, and associated amenities.

LOT SUMMARY

LOT TYPE	A	B	C
TOTAL LOTS	99	17	6

TOTAL OPEN SPACE	32.64 AC.
TOTAL OPEN SPACE %	19.634 AC.

TOTAL ACRES	98.198
DWELLING UNITS	123
POPULATION DENSITY	1.25
ZONING	PD-104
TOTAL OPEN SPACE ACRES	32.64

LAND USE SINGLE FAMILY DEVELOPMENT

PRELIMINARY PLAT
OF
ERWIN FARMS
TOTAL RESIDENTIAL LOTS 122
TOTAL OPEN SPACE LOTS 6
TOTAL ACRES 98.198 or 4,277,504.88 SF
OUT OF THE
JOHN M. GASS SURVEY, ABSTRACT NO. 88
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
KARL DANIEL ERWIN
6946 SPERRY STREET
DALLAS, TEXAS 75214

DEVELOPER
SKORBURG COMPANY, LLC.
8214 WESTCHESTER DRIVE, STE. 900
DALLAS, TEXAS 75225

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

MAY 2025 SCALE 1" = 100'

CASE #P2025-018
   ~~~

NELSON LAKES

0 300′ 600′

30′ LANDSCAPE BUFFER

N COUNTRY LN

BLOCK A, LOT 40
(0.29 AC)

20′ LANDSCAPE BUFFER

10′ LANDSCAPE BUFFER

CITY OF ROCKWALL PARK

FOUNTAIN

RETENTION POND

TREE PRESERVATION AREAS



ERWIN FARMS
(1-PHASE DEVELOPMENT)



BLOCK G, LOT 19
(28.71 AC)

4 PARKING STALLS

100-YEAR FLOODPLAIN
(PRE-DEVELOPMENT)

8 PARKING STALLS

PROPOSED GAS EASEMENT

30′ LANDSCAPE BUFFER

20.0′



RETENTION POND

FOUNTAIN

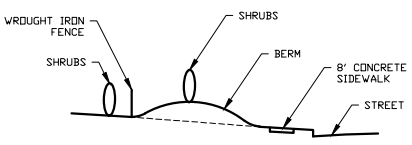
100.0′

BLOCK A, LOT 39
(1.63 AC)



10′ LANDSCAPE BUFFER

PERIMETER LANDSCAPE BUFFER CROSS-SECTION



CLEM RD

30′ LANDSCAPE BUFFER

30′ LANDSCAPE BUFFER

BLOCK A, LOT 38
(0.17 AC)

BLOCK F, LOT 12
(0.34 AC)

WINDING CREEK

EVERGREENS

SHRUBS

PRIMARY ENTRY MONUMENT (2)

SECONDARY ENTRY MONUMENT (1)

PAVILION (16′x54′)

SPORT COURTS (2)

PARK BENCHES (2)

8′ CONCRETE TRAIL (BY DEVELOPER)

8′ CONCRETE TRAIL (BY HOMEBUILDER)

ERWIN FARMS

PARKS & OPEN SPACE PLAN

CITY OF ROCKWALL

MAY 21, 2025

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Mary Smith, City Manager**

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

DATE: **June 16, 2025**

SUBJECT: **South SH 205 and SH 276 Construction – Utility Relocation Project**

The Texas Department of Transportation (TXDOT) is reconstructing SH 205 (S. Goliad) south to the City limits and SH 276 from FM 549 to the Hunt County line. Before construction begins on SH 205 (S. Goliad) and 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 five (5) bids for these construction projects through the bidding process which opened up on May 27, 2025. The low bidder was Hayes Construction, LLC, with a bid of $626,478.00. This project has a construction contingency of $94,000 to be added to the project. The cost of this construction is reimbursed by TXDOT. The engineering consultants have verified the references for J Hayes Construction and provided a letter of recommendation.

Staff requests the City Council consider approving the construction contract for the *South SH 205 & SH 276 Utility Relocation Project*, and authorize the City Manager to execute a contract with Hayes Construction, in an amount of $626,478.00 and $94,000 in construction contingency to be paid for out of the *2024 Water & Sewer Bonds* and reimbursed by TXDOT, and take any action necessary.

If you have any questions, please advise.

AJW:jmw

Attachments

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

Agenda Item Narrative

Consider approval of the construction contract for South SH 205 & SH 276 Utility Relocation Project and authorize the City Manager to execute a construction contract with Hayes Construction, in the amount of $720,478.00, to be funded by the 2024 Water and Sewer Bonds, and take any action necessary.

TABULATION OF BIDS

Date: May 27, 2025

Project: City of Rockwall
John King and S.H. 205 16" W.L. Relocations
& S.H. 276 16" W.L. Lowering

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
Dallas, Texas

Item No.	Approximate Quantities	Unit	Description	**BID OF** Hayes Construction, LLC 205 Cody Lane Sherman, Texas 75092 Lara Jackson 469-512-7290 lara@hayesconstruction.org		**BID OF** Wilson Contractor Services, LLC 3985 Mingo Road Denton, Texas 76208 A.A. Martinez 940-243-1174 tony@wilsoncontractorservices.com		**BID OF** Canary Construction, Inc. 802 N. Kealy Avenue, Suite 101 Lewisville, Texas 75057 Wayne Borstad 469-464-3823 wayme@camaryconstruction.com		**BID OF** J&L Construction, LLC 2220 San Jacinto Blvd., Suite 320 Denton, Texas 76205 Jorge Reyes 940-629-3571 office@constructionjandl.com		**BID OF** A&M Construction & Utilities, Inc. 4950 Grisham Drive Rowlett, Texas 75088 Marisela Banda 972-412-0255 mbanda@amconstructionutility.com	
				Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension
100	1	Ea.	Prepare Traffic Control Plan	$900.00	$ 900.00	$850.00	$ 850.00	$1,500.00	$ 1,500.00	$2,089.00	$ 2,089.00	$3,400.00	$ 3,400.00
101	1.5	Mo.	Implement & Maintain Traffic Control Plan, Barricades, Signs & Related Devices	$6,000.00	$ 9,000.00	$3,600.00	$ 5,400.00	$4,000.00	$ 6,000.00	$3,276.67	$ 4,915.01	$14,200.00	$ 21,300.00
102	6.2	STA.	Prepare Right-of-Way, including Clearing, Grubbing and Root Ball removal (For Prop. 16" W.L.)	$1,050.00	$ 6,510.00	$3,949.13	$ 24,484.61	$3,000.00	$ 18,600.00	$2,341.13	$ 14,515.01	$8,000.00	$ 49,600.00
103	358	L.F.	Cut, Plug and Abandon In-Place Existing 16” Water Line with Pressure Grout	$24.00	$ 8,592.00	$45.00	$ 16,110.00	$25.00	$ 8,950.00	$49.30	$ 17,649.40	$130.00	$ 46,540.00
104	250	L.F.	Remove and Dispose of Existing 16" Water Line	$32.00	$ 8,000.00	$39.00	$ 9,750.00	$45.00	$ 11,250.00	$47.16	$ 11,790.00	$25.00	$ 6,250.00
105	1	Ea.	Prepare Stormwater Pollution Prevention Plan	$900.00	$ 900.00	$3,060.00	$ 3,060.00	$2,500.00	$ 2,500.00	$1,787.00	$ 1,787.00	$4,500.00	$ 4,500.00
106	569	L.F.	Provide Sediment Control Fence	$4.00	$ 2,276.00	$3.69	$ 2,099.61	$3.00	$ 1,707.00	$24.48	$ 13,929.12	$25.00	$ 14,225.00
107	569	L.F.	Remove Sediment Control Fence	$3.00	$ 1,707.00	$1.05	$ 597.45	$1.00	$ 569.00	$3.81	$ 2,167.89	$19.00	$ 10,811.00
108	2,044	S.Y.	Furnish, Install, Water & Establish Vegetation for Disturbed Area	$8.00	$ 16,352.00	$9.45	$ 19,315.80	$10.00	$ 20,440.00	$32.58	$ 66,593.52	$7.50	$ 15,330.00
109	1	Ea.	Design Trench Safety Plan	$900.00	$ 900.00	$725.00	$ 725.00	$1,500.00	$ 1,500.00	$2,089.00	$ 2,089.00	$1,700.00	$ 1,700.00
110	627	S.Y.	Implement Trench Safety Plan	$3.00	$ 1,881.00	$5.00	$ 3,135.00	$2.00	$ 1,254.00	$27.78	$ 17,418.06	$1.00	$ 627.00
111	582	L.F.	Furnish and Install 16-Inch Water Line AWWA C900-DR18 PVC Pipe by Open Cut with Class B-3 Embedment	$160.00	$ 93,120.00	$200.36	$ 116,609.52	$210.00	$ 122,220.00	$178.56	$ 103,921.92	$196.00	$ 114,072.00
112	45	L.F.	Furnish and Install 16-Inch Water Line AWWA C900-DR18 PVC Pipe by Open Cut with 24" Steel Encasement Pipe (1/2" Wall)	$400.00	$ 18,000.00	$684.94	$ 30,822.30	$1,200.00	$ 54,000.00	$506.76	$ 22,804.20	$404.00	$ 18,180.00
113	1	Ea.	Connect to Existing 16-inch Waterline	$10,000.00	$ 10,000.00	$10,750.00	$ 10,750.00	$15,000.00	$ 15,000.00	$18,527.00	$ 18,527.00	$11,200.00	$ 11,200.00
114	1	Ea.	Furnish & Install 16" Insertion Gate Valve including PVC Valve Stack, Valve Pad and Valve Extension	$58,000.00	$ 58,000.00	$77,511.60	$ 77,511.60	$70,000.00	$ 70,000.00	$68,342.00	$ 68,342.00	$60,000.00	$ 60,000.00
115	624	L.F.	Furnish & Install Temporary Construction Fence	$20.00	$ 12,480.00	$5.13	$ 3,201.12	$15.00	$ 9,360.00	$14.88	$ 9,285.12	$15.00	$ 9,360.00
116	624	L.F.	Remove & Dispose of Temporary Construction Fence	$8.00	$ 4,992.00	$1.92	$ 1,198.08	$10.00	$ 6,240.00	$2.92	$ 1,822.08	$10.00	$ 6,240.00
			Subtotal Items 100 to 116 (Part 1 S.H. 205 16" W.L. Relocation):		**$ 253,610.00**		**$ 325,620.09**		**$ 351,090.00**		**$ 379,645.32**		**$ 393,335.00**

TABULATION OF BIDS

Date: May 27, 2025

Project: City of Rockwall
John King and S.H. 205 16" W.L. Relocations
& S.H. 276 16" W.L. Lowering

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
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				Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension
100A	1	Ea.	Prepare Traffic Control Plan	$900.00	$ 900.00	$850.00	$ 850.00	$1,500.00	$ 1,500.00	$2,029.00	$ 2,029.00	$2,700.00	$ 2,700.00
101A	1.5	Mo.	Implement & Maintain Traffic Control Plan, Barricades, Signs & Related Devices	$6,000.00	$ 9,000.00	$3,600.00	$ 5,400.00	$4,000.00	$ 6,000.00	$3,282.00	$ 4,923.00	$14,200.00	$ 21,300.00
102A	5.9	STA.	Prepare Right-of-Way, including Clearing, Grubbing and Root Ball removal (For Prop. 16" W.L.)	$1,100.00	$ 6,490.00	$4,116.88	$ 24,289.59	$3,000.00	$ 17,700.00	$1,646.00	$ 9,711.40	$8,000.00	$ 47,200.00
103A	434	L.F.	Cut, Plug and Abandon In-Place Existing 16" Water Line with Pressure Grout	$24.00	$ 10,416.00	$45.00	$ 19,530.00	$25.00	$ 10,850.00	$39.93	$ 17,329.62	$130.00	$ 56,420.00
104A	100	L.F.	Remove and Dispose of Existing 16" Water Line	$32.00	$ 3,200.00	$39.00	$ 3,900.00	$45.00	$ 4,500.00	$49.98	$ 4,998.00	$25.00	$ 2,500.00
105A	183	L.F.	Cut, Plug and Abandon In-Place Existing 8" Water Line with Pressure Grout	$17.00	$ 3,111.00	$45.00	$ 8,235.00	$20.00	$ 3,660.00	$60.48	$ 11,067.84	$95.00	$ 17,385.00
106A	100	L.F.	Remove and Dispose of Existing 8" Water Line	$32.00	$ 3,200.00	$65.00	$ 6,500.00	$40.00	$ 4,000.00	$31.46	$ 3,146.00	$25.00	$ 2,500.00
107A	1	Ea.	Prepare Stormwater Pollution Prevention Plan	$900.00	$ 900.00	$3,060.00	$ 3,060.00	$2,000.00	$ 2,000.00	$1,691.00	$ 1,691.00	$4,200.00	$ 4,200.00
108A	590	L.F.	Provide Sediment Control Fence	$4.00	$ 2,360.00	$3.69	$ 2,177.10	$3.00	$ 1,770.00	$24.86	$ 14,667.40	$25.00	$ 14,750.00
109A	590	L.F.	Remove Sediment Control Fence	$3.00	$ 1,770.00	$1.05	$ 619.50	$1.00	$ 590.00	$3.71	$ 2,188.90	$19.00	$ 11,210.00
110A	1,976	S.Y.	Furnish, Install, Water & Establish Vegetation for Disturbed Area	$8.00	$ 15,808.00	$9.45	$ 18,673.20	$10.00	$ 19,760.00	$32.16	$ 63,548.16	$7.50	$ 14,820.00
111A	1	Ea.	Design Trench Safety Plan	$900.00	$ 900.00	$725.00	$ 725.00	$1,500.00	$ 1,500.00	$2,027.00	$ 2,027.00	$1,700.00	$ 1,700.00
112A	593	S.Y.	Implement Trench Safety Plan	$3.00	$ 1,779.00	$5.00	$ 2,965.00	$1.00	$ 593.00	$28.22	$ 16,734.46	$1.00	$ 593.00
113A	592	L.F.	Furnish and Install 16-Inch Water Line AWWA C900-DR18 PVC Pipe by Open Cut with Class B-3 Embedment	$160.00	$ 94,720.00	$206.27	$ 122,111.84	$210.00	$ 124,320.00	$177.06	$ 104,819.52	$190.00	$ 112,480.00
114A	1	Ea.	Connect to Existing 16-inch Waterline	$10,000.00	$ 10,000.00	$11,750.00	$ 11,750.00	$15,000.00	$ 15,000.00	$18,527.00	$ 18,527.00	$9,100.00	$ 9,100.00
115A	4	L.F.	Furnish & Install 6" AWWA C900-DR18 PVC Pipe bt Open Cut with Embedment	$200.00	$ 800.00	$1,100.00	$ 4,400.00	$155.00	$ 620.00	$235.00	$ 940.00	$150.00	$ 600.00
116A	1	Ea.	Furnish & Install 16" Insertion Gate Valve including PVC Valve Stack, Valve Pad and Valve Extension	$58,000.00	$ 58,000.00	$77,511.60	$ 77,511.60	$70,000.00	$ 70,000.00	$68,342.00	$ 68,342.00	$60,000.00	$ 60,000.00
117A	621	L.F.	Furnish & Install Temporary Construction Fence	$20.00	$ 12,420.00	$5.13	$ 3,185.73	$15.00	$ 9,315.00	$14.95	$ 9,283.95	$15.00	$ 9,315.00
118A	621	L.F.	Remove & Dispose of Temporary Construction Fence	$8.00	$ 4,968.00	$1.92	$ 1,192.32	$10.00	$ 6,210.00	$2.94	$ 1,825.74	$10.00	$ 6,210.00
119A	1	Ea.	Remove, Salvage and Deliver Fire Hydrant to City	$1,500.00	$ 1,500.00	$1,650.00	$ 1,650.00	$1,500.00	$ 1,500.00	$10,400.00	$ 10,400.00	$2,500.00	$ 2,500.00
120A	1	Ea.	Furnish & Install Standard Fire Hydrant Assembly Including 6-inch RS Gate Valve, Blocking, Restraints, and Appurtenances	$9,700.00	$ 9,700.00	$7,400.00	$ 7,400.00	$11,000.00	$ 11,000.00	$14,908.00	$ 14,908.00	$8,250.00	$ 8,250.00
			Subtotal Items 100A to 120A (Part 2 S.H. 205 16" W.L. Relocation):		**$ 251,942.00**		**$ 326,125.88**		**$ 312,388.00**		**$ 383,107.99**		**$ 405,733.00**

TABULATION OF BIDS

Date: May 27, 2025

Project: City of Rockwall
John King and S.H. 205 16" W.L. Relocations
& S.H. 276 16" W.L. Lowering

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
Dallas, Texas

Item No.	Approximate Quantities	Unit	Description	BID OF Hayes Construction, LLC 205 Cody Lane Sherman, Texas 75092 Lara Jackson 469-512-7290 lara@hayesconstruction.org		BID OF Wilson Contractor Services, LLC 3985 Mingo Road Denton, Texas 76208 A.A. Martinez 940-243-1174 tony@wilsoncontractorservices.com		BID OF Canary Construction, Inc. 802 N. Kealy Avenue, Suite 101 Lewisville, Texas 75057 Wayne Borstad 469-464-3823 wayme@camaryconstruction.com		BID OF J&L Construction, LLC 2220 San Jacinto Blvd., Suite 320 Denton, Texas 76205 Jorge Reyes 940-629-3571 office@constructionjandl.com		BID OF A&M Construction & Utilities, Inc. 4950 Grisham Drive Rowlett, Texas 75088 Marisela Banda 972-412-0255 mbanda@amconstructionutility.com	
				Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension
200	1	Ea.	Prepare Traffic Control Plan	$900.00	$ 900.00	$500.00	$ 500.00	$650.00	$ 650.00	$2,027.00	$ 2,027.00	$2,500.00	$ 2,500.00
201	2	Mo.	Implement & Maintain Traffic Control Plan, Barricades, Signs & Related Devices	$6,000.00	$ 12,000.00	$1,150.00	$ 2,300.00	$4,000.00	$ 8,000.00	$3,216.00	$ 6,432.00	$13,500.00	$ 27,000.00
202	2	STA.	Prepare Right-of-Way, including Clearing, Grubbing and Root Ball removal (For Prop. 16" W.L.)	$3,250.00	$ 6,500.00	$1,600.00	$ 3,200.00	$3,000.00	$ 6,000.00	$2,456.00	$ 4,912.00	$8,000.00	$ 16,000.00
203	191	L.F.	Cut, Plug and Abandon In-Place Existing 16” Water Line with Pressure Grout	$24.00	$ 4,584.00	$60.19	$ 11,496.29	$25.00	$ 4,775.00	$42.13	$ 8,046.83	$125.00	$ 23,875.00
204	10	L.F.	Remove and Dispose of Existing 16" Water Line	$32.00	$ 320.00	$1,200.00	$ 12,000.00	$25.00	$ 250.00	$834.20	$ 8,342.00	$25.00	$ 250.00
205	1	Ea.	Prepare Stormwater Pollution Prevention Plan	$900.00	$ 900.00	$1,100.00	$ 1,100.00	$650.00	$ 650.00	$1,652.00	$ 1,652.00	$3,000.00	$ 3,000.00
206	200	L.F.	Provide Sediment Control Fence	$4.00	$ 800.00	$3.69	$ 738.00	$3.00	$ 600.00	$23.87	$ 4,774.00	$35.00	$ 7,000.00
207	200	L.F.	Remove Sediment Control Fence	$3.00	$ 600.00	$1.05	$ 210.00	$1.00	$ 200.00	$4.43	$ 886.00	$30.00	$ 6,000.00
208	637	S.Y.	Furnish, Install, Water & Establish Vegetation for Disturbed Area	$8.00	$ 5,096.00	$9.45	$ 6,019.65	$10.00	$ 6,370.00	$53.11	$ 33,831.07	$7.50	$ 4,777.50
209	1	Ea.	Design Trench Safety Plan	$900.00	$ 900.00	$300.00	$ 300.00	$1,500.00	$ 1,500.00	$1,956.00	$ 1,956.00	$1,700.00	$ 1,700.00
210	191	L.F.	Implement Trench Safety Plan	$6.00	$ 1,146.00	$55.00	$ 10,505.00	$2.00	$ 382.00	$48.12	$ 9,190.92	$1.25	$ 238.75
211	51	L.F.	Furnish and Install 16-Inch Water Line AWWA C900-DR18 PVC Pipe by Open Cut with Class B-3 Embedment	$180.00	$ 9,180.00	$535.47	$ 27,308.97	$550.00	$ 28,050.00	$600.18	$ 30,609.18	$510.00	$ 26,010.00
212	140	L.F.	Furnish and Install 16-Inch Water Line AWWA C900-DR18 PVC Pipe by Open Cut with Concrete Encasement	$250.00	$ 35,000.00	$348.35	$ 48,769.00	$550.00	$ 77,000.00	$214.49	$ 30,028.60	$300.00	$ 42,000.00
213	1	Ea.	Furnish & Install 16" Butterfly Valve including PVC Valve Stack, Valve Pad and Valve Extension	$23,000.00	$ 23,000.00	$17,000.00	$ 17,000.00	$1,500.00	$ 1,500.00	$23,227.00	$ 23,227.00	$25,000.00	$ 25,000.00
214	2	Ea.	Connect to Existing 16-inch Waterline	$10,000.00	$ 20,000.00	$13,450.00	$ 26,900.00	$16,000.00	$ 32,000.00	$17,786.00	$ 35,572.00	$9,200.00	$ 18,400.00
			Subtotal Items 200 to 214 (S.H. 276 16" W.L. Lowering):		**$ 120,926.00**		$ 168,346.91		**$ 167,927.00**		**$ 201,486.60**		**$ 203,751.25**
			Total Amount Bid (Items 100 to 116 + Items 100A to 120A + Items 200 to 214)		**$ 626,478.00**		**$ 820,092.88**		**$ 831,405.00**		**$ 964,239.91**		**$ 1,002,819.25**
						Written Words:	**$ 820,092.87**	**Written Words:**	**$ 532,517.00**	**Written Words:**	**$ 962,198.51**	**Written Words:**	**$ 1,002,815.25**

	Bidder's written out unit prices and numerical numbers do not match - Written out unit price takes precedence
	Total that the Bidder wrote on their Bid Form is not correct
	Bidder did not write out the unit price for these bid items in words on the Bid Form

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:	June 16, 2025
APPLICANT:	Kyle Peterson
CASE NUMBER:	Z2025-023; *Specific Use Permit (SUP) for two (2) Detached Covered Patios at 3326 Royal Ridge Drive*

SUMMARY

Hold a public hearing to discuss and consider a request by Kyle Peterson on behalf of Dean and Cathy Barrett for the approval of a *Specific Use Permit (SUP)* for two (2) *Detached Covered Porches* on a 0.1653-acre parcel of land identified as Lot 9, Block A, Breezy Hill, Phase IX Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses, addressed as 3326 Royal Ridge Drive, and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council -- *along with the balance of the Breezy Hill Subdivision* -- on February 4, 2008 through the adoption of *Ordinance No. 08-12*. This annexation came after three (3) years of litigation that lead to the execution of a *Chapter 212 Development Agreement*. In accordance with this agreement, the 405.184-acres that makeup the Breezy Hill Subdivision -- *which includes the subject property* -- was rezoned to Planned Development District 74 (PD-74) [*Case No. Z2009-005; Ordinance No. 09-19*] on April 20, 2009. On October 1, 2012, the City Council approved an amendment to Planned Development District 74 (PD-74) [*Case No. Z2012-013; Ordinance No. 12-26*] modifying the *Concept Plan* to remove the institutional land uses (*i.e. public-school sites*). On July 7, 2014, the City Council amended Planned Development District 74 (PD-74) [*Case No. Z2014-017; Ordinance No. 14-26*] to incorporate two (2) additional phases (*i.e. Phases IXA & IXB*), and to reduce the land area designated for limited General Retail (GR) District land uses. On January 29, 2016, the City Council approved a final plat [*Case No. P2015-023*] that establish the subject property as Lot 9, Block A, Breezy Hill Phase IX Addition. According to the Rockwall Central Appraisal District (RCAD), currently situated on the subject property is: [*1*] a 4,400 SF single-family home that was constructed in 2016, and [*2*] a swimming pool that was constructed in 2019.



FIGURE 1. AN AERIAL FROM JANUARY 13, 2025 OF THE UNPERMITTED IMPROVEMENTS ON THE SUBJECT PROPERTY.

Staff should note that this case is a referral from the Neighborhood Improvement Services (NIS) Department. On October 10, 2024, the Building Inspections Department received a building permit [*Permit No. RES2024-5435*] for two (2) structures in the rear yard [*see Figure 1*] of the subject property. Upon review of the permit, the Building Inspections Department determined that the applicant had already completed the proposed work, and that the structures violated the setback requirements (*see Figure 1*). Given this, on October 15, 2024 the Building Inspections Department notified the applicant that the unpermitted improvements needed to be removed from the subject property. Following this, on October 31, 2024, the Neighborhood Improvement Services (NIS) Department notified [*Case No. CE2024-5743*] the property owner of the violation. On April 14, 2025, the applicant informed the NIS Department that the structures had been removed, and that he would be submitting a subsequent application for two (2) new structures. Staff should also should note, that at a prior date artificial turf was installed in the rear and side yards of the subject property, and that the property owner will be required to submit a separate exception case to request the artificial turf. This has been added as a condition of approval for the requested Specific Use Permit (SUP).

PURPOSE

The applicant -- *Kyle Peterson* -- is requesting approval of a Specific Use Permit (SUP) for the purpose of allowing the construction of two (2) *Detached Covered Porches* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 3326 Royal Ridge Drive. The land uses adjacent to the subject property are as follows:

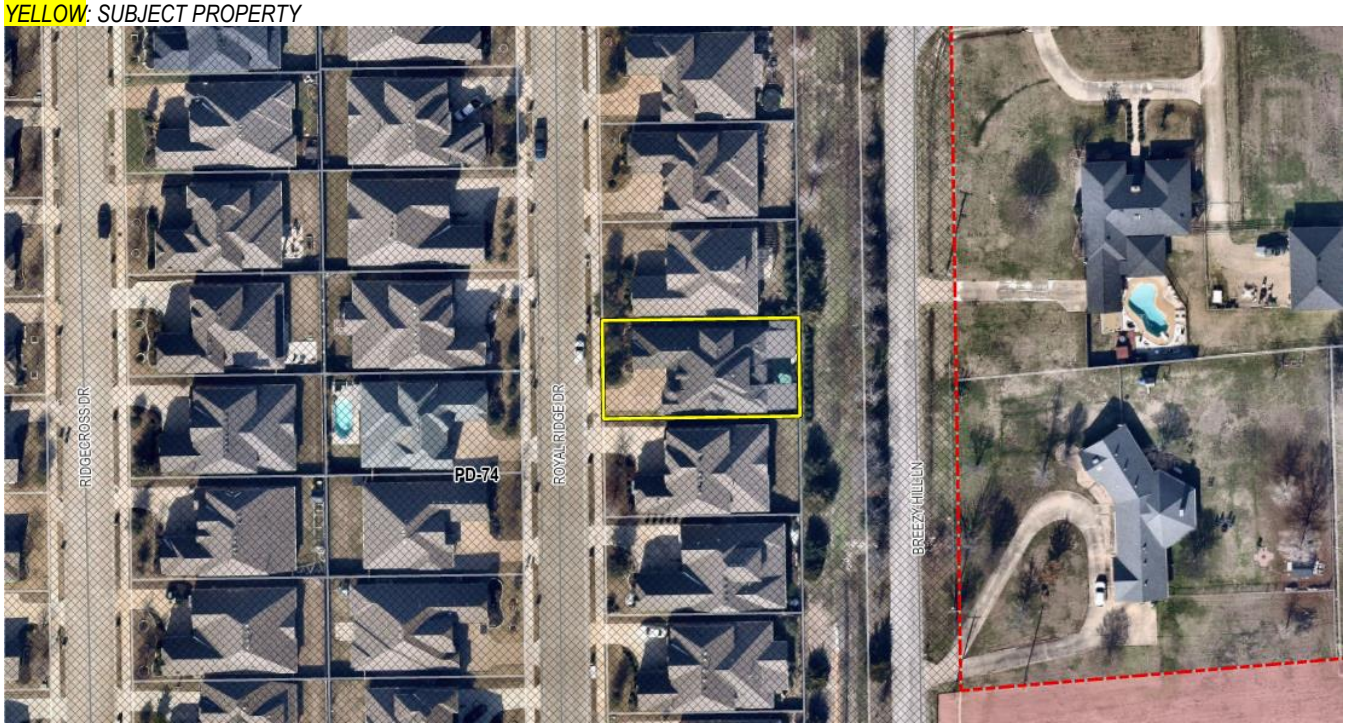
North: Directly north of the subject property is the remainder of the Breezy Hill Subdivision, which is zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses. Beyond this is the corporate limits for the City of Rockwall and the boundary separating Rockwall County and Collin County.

South: Directly south of the subject property is the remainder of Phase IX of the Breezy Hill Subdivision, which consists of 55 residential lots that are zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses. Beyond this is the corporate limits for the City of Rockwall. Following this is FM-552, which is identified as a A4D (*i.e. major arterial, four [4] lane, divided roadway*) *on* the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is 1.2870-acre open space lot (*i.e. Lot 15, Block A, Breezy Hill, Phase IX Addition*). Beyond this is Breezy Hill Lane, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is the corporate limits for the City of Rockwall.

West: Directly west of the subject property is the remainder of Phase IX of the Breezy Hill Subdivision, which consists of 55 residential lots that are zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses. Beyond this is a vacant 17.3750-acre tract of land (*i.e. Tract 7-05 of the T. R. Bailey Survey, Abstract No. 30*) zoned Planned Development District 74 (PD-74) for limited General Retail (GR) District land uses. Following this is John King Boulevard, which is identified as a P6D (*i.e. principle arterial, six [6] lane, divided roadway*) *on* the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE PROJECT

The applicant is requesting approval of a Specific Use Permit (SUP) for two (2) *Detached Covered Porches* on the subject property. The two (2) structures will be 256 SF (*i.e. 16-feet x 16-feet*) and 288 SF (*i.e. 16-feet x 18-feet*), and both be 12-feet in height. Based on the exhibits provided by the applicant the *Detached Covered Porches* will incorporate a composite shingle roof with a 3:12 roof pitch. In addition, the applicant has indicated that the structures will include recessed can lights and a fan.

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

According to Article 13, *Definitions*, of the Unified Development Code (UDC) a *Residential Accessory Building or Structure* is defined as "(a) supplementary structure or building on a residential property that is secondary to the primary dwelling and serves a supportive or complementary function. These structures are typically used for purposes such as storage, recreation, or housing equipment and are ancillary to the primary residential use of the property." In addition, according to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) each residential lot in a Single-Family (SF-10) District is permitted by-right one (1) *Detached Covered Porch* up to 500 SF that is 15-feet in height. In this case, the applicant is proposing two (2) *Detached Covered Porches* that will total 544 SF in size and be 12-feet in height.

According to Planned Development District 74 (PD-74) [*Ordinance No. 17-60*], the minimum roof pitch for a porch is 4:12 and all roofing shall utilize dimensional shingles. In this case, the applicant is requesting to utilize a 3:12 roof pitch with architectural shingles. This is considered a deviation from the Planned Development District ordinance; however, staff should point out that this being a detached structure, the change in the roof pitch appears to be nominal and the request does not appear to affect the character of the subdivision. With this being said, this aspect of the applicant's request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

STAFF ANALYSIS

In review of the applicant's request, staff examined the other lots in Phase IX of the Breezy Hill Subdivision to determine if any other *Detached Covered Porches* have been constructed. Staff determined that there is currently one (1) other property that has a *Detached Covered Porch*. This *Detached Covered Porch* is 12-feet by 16-feet or 192 SF. Based on this, the subject property would be the only other property with a *Detached Covered Porch* within this phase of the Breezy Hill Subdivision, and -- *in this case* -- it would be the first property to have two (2) *Detached Covered Porches*. In addition, the proposed *Detached Covered Porches* would be the largest permitted -- *if approved* -- in this phase of the subdivision. If the applicant's request is approved, staff has included operational conditions in the Specific Use Permit (SUP) ordinance that tie down the size, roof design, and maximum number of *Accessory Structures* permitted on the subject property. As with any request for a Specific Use Permit (SUP), this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On May 20, 2025, staff mailed 68 property owner notifications to property owners and occupants within 500-feet of the subject property. There were no Homeowner's Associations (HOAs) 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 has received two (2) notices in favor of the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request for a *Specific Use Permit (SUP)* to construct two (2) *Detached Covered Porches* on the subject property, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the *Specific Use Permit (SUP)* ordinance and which are detailed as follows:

(a) The development of the *Detached Covered Porches* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'*

of the Specific Use Permit (SUP) ordinance; and,

(b) The *Detached Covered Porches* shall generally conform to the *Building Rendering* as depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance; and,

(c) The *Detached Covered Porches* shall together not exceed a maximum size of 545 SF; and,

(d) The *Detached Covered Porches* shall not incorporate a roof pitch less than 3:12; and,

(e) No additional *Accessory Structures* shall be constructed on the *Subject Property*.

(2) A *Development Application* requesting an exception to allow unpermitted artificial turf shall be submit to the Planning and Zoning Department.

(3) Any construction resulting from the approval of this *Specific Use Permit (SUP)* request 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 June 10, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the SUP by a vote of 5-0, with Commissioner Womble absent and a vacant seat.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☑ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 3326 Royal Ridge Rockwall TX 75087
SUBDIVISION: Breezy Hill — LOT: 9 — BLOCK: A
GENERAL LOCATION: 3326 Royal Ridge Rockwall TX 75087

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: Residential — CURRENT USE: Residential
PROPOSED ZONING: Residential — PROPOSED USE: Residential
ACREAGE: 1.287 — 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	Dean & Cathy Barrett	☑ APPLICANT	Kyle Peterson
CONTACT PERSON	Dean Barrett	CONTACT PERSON	
ADDRESS	3326 Royal Ridge	ADDRESS	3445 Ridgecross Drive
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Rockwall TX 75087
PHONE	(325) 721-1945	PHONE	(214) 202-2047
E-MAIL	deandertcentral@gmail.com	E-MAIL	46kylepeterson@gmail.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION: ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT: AND THE APPLICATION FEE OF $ 215, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 9 DAY OF May, 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."

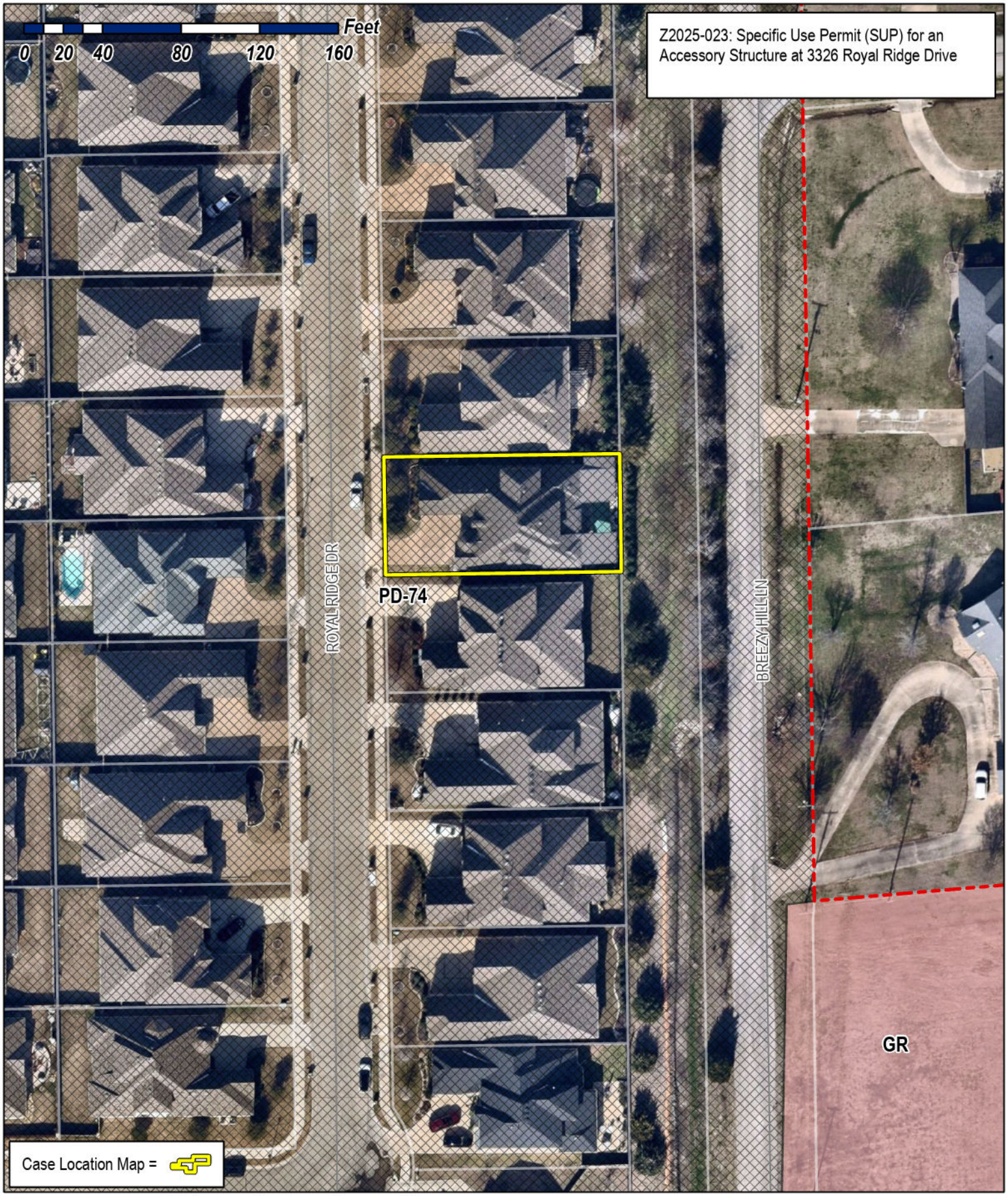
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 9 *DAY OF* May, 20 25

OWNER'S SIGNATURE Kyle Peterson

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Karen Porter

NOTARY PUBLIC STATE OF TEXAS
KAREN PORTER
Notary ID #133883341
My Commission Expires
July 28, 2026

MY COMMISSION EXPIRES 07/28/2026



City of Rockwall

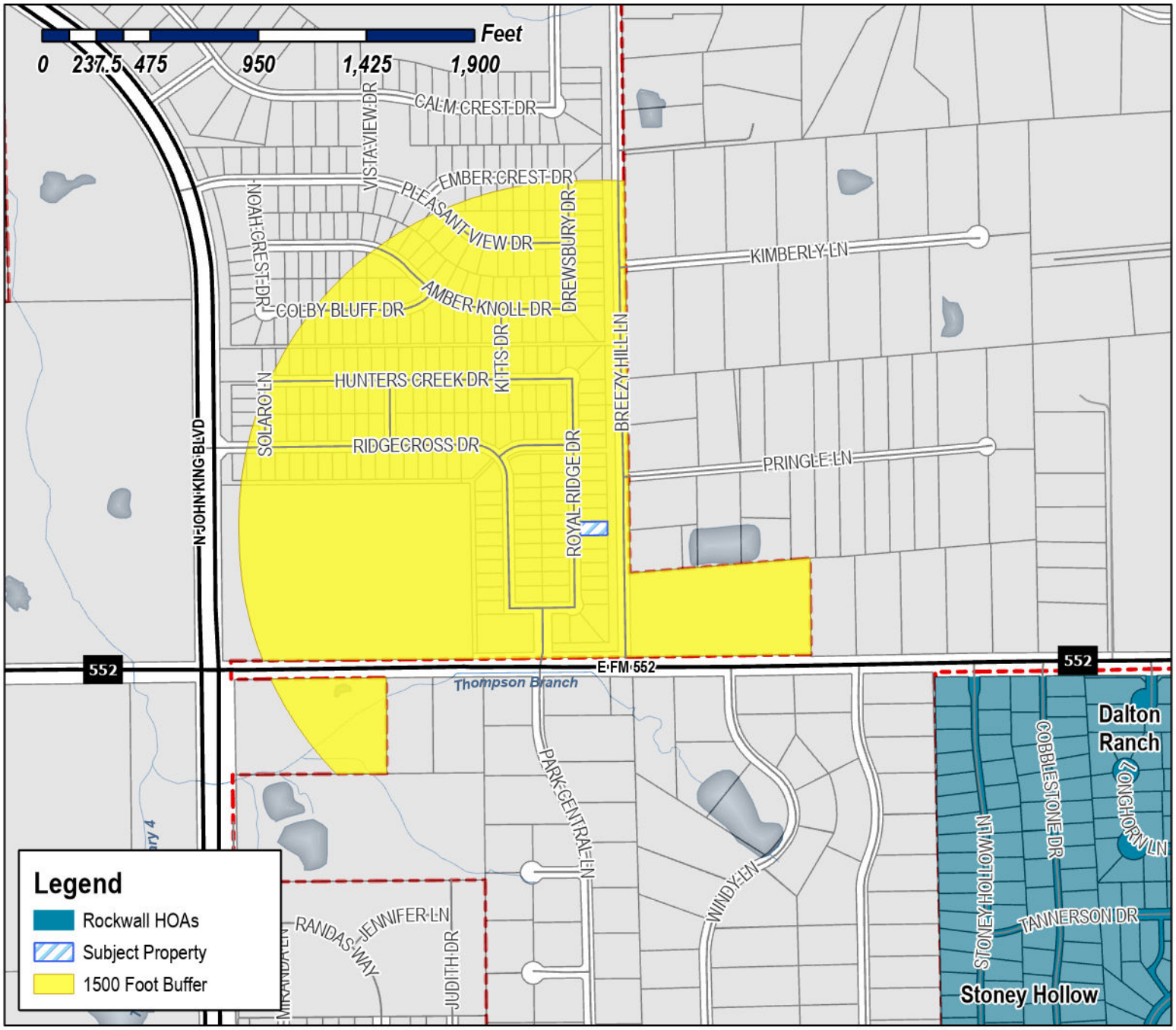
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

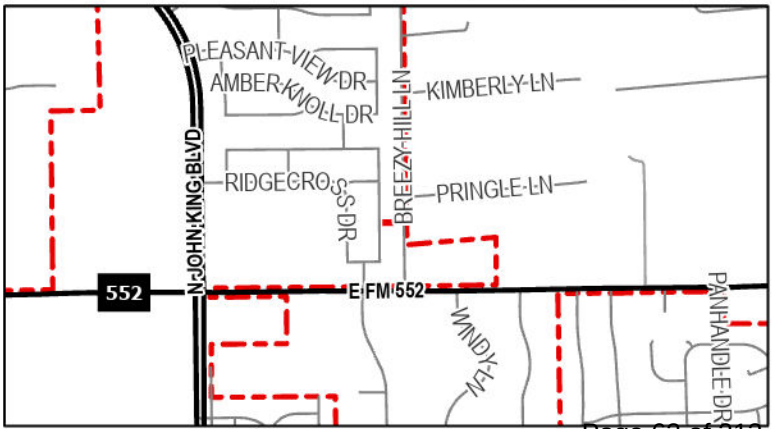
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Case Number: Z2025-023
Case Name: SUP for an Accessory Structure
Case Type: Zoning
Zoning: Planned Development District 74 (PD-74)
Case Address: 3326 Royal Ridge Drive



Date Saved: 5/16/2025
For Questions on this Case Call (972) 771-7745

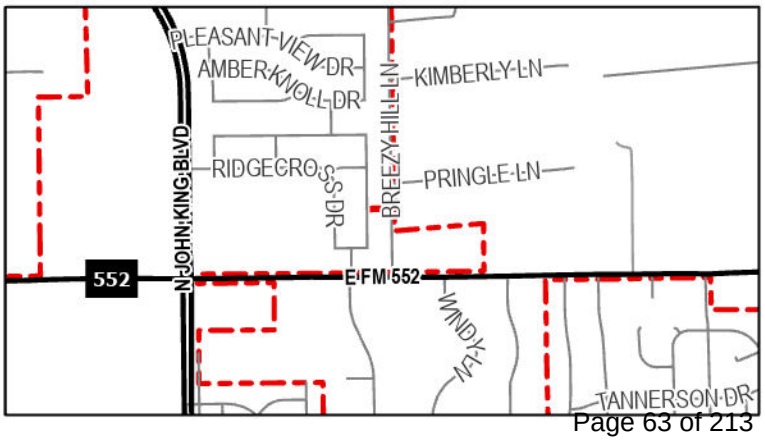
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For Questions on this Case Call: (972) 771-7745

RIDGEVIEW CHURCH
1362 E FM 522
ROCKWALL, TX 75087

NEC JOHN KING & 552 LP
7500 SAN JACINTO PLACE
PLANO, TX 75024

TAYLOR CARMELA
3413 RIDGECROSS DR
ROCKWALL, TX 75087

KNOX MARC P AND AVRIL WILLIAMS KNOX
3418 RIDGCROSS DR
ROCKWALL, TX 75087

BREEZY HILL ESTATES HOMEOWNERS ASSOCIATION INC
1024 S Greenville Ave Ste 230
Allen, TX 75002

BUTLER MICHAEL GLENN AND THERESA LYNN
1037 FAWN TRAIL
ROCKWALL, TX 75087

BREEZY HILL ESTATES HOMEOWNERS ASSOCIATION INC
1024 S Greenville Ave Ste 230
Allen, TX 75002

BRANDON DAVID GRANT AND ADRIANNE FULTZ
3423 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

HEUSS JEREMY D AND SHANNON N
3310 RIDGECROSS DRIVE
ROCKWALL, TX 75032

GARVIN CARSON C AND JENNIFER S
3406 RIDGECROSS DRIVE
ROCKWALL, TX 75087

ZIELINSKI THOMAS R & PATRICIA D
3314 RIDGECROSS DR
ROCKWALL, TX 75087

NGUYEN DIANE & HIEU TRUNG
3402 RIDGECROSS DRIVE
ROCKWALL, TX 75087

NEILL JEREMY AND ERIN
3410 RIDGECROSS DRIVE
ROCKWALL, TX 75087

STANLEY SHANNON D AND CHARIDY LYNN
3322 RIDGECROSS DRIVE
ROCKWALL, TX 75087

NGUYEN TIFFANY THAO AND HENRY HIEP VO
3318 RIDGECROSS DRIVE
ROCKWALL, TX 75087

IZU UYOTA & JANE
3414 RIDGECROSS
ROCKWALL, TX 75087

KIPE MICHAEL AND DIANA
3306 RIDGECROSS DR
ROCKWALL, TX 75087

SMITH JAY & CHRISTINE
3311 ROYAL RIDGE DR
ROCKWALL, TX 75087

ARGUEDAS JUAN CARLOS AND DAYANNA VILLALOBOS
3323 ROYAL RIDGE DR
ROCKWALL, TX 75087

LEWIS STANLEY DALE AND ANITA LYNN
3413 ROYAL RIDGE DR
ROCKWALL, TX 75087

LUETKE SENECA L
3315 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

THOMAS JARROD M
3319 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

COLEMAN EDWARD EARL SR AND NIKITA NASHA COLEMAN
3401 ROYAL RIDGE DR
ROCKWALL, TX 75087

JOHNSON CHRISTOPHER MAX AND ANGELA KAY
3405 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

TESKE CHARLES A JR AND KIMBERLY K
3409 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

RESENDEZ ALYSSA RENEE AND REY JR
3307 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

SMITH JULIUS K AND JANEL W
3409 RIDGECROSS DRIVE
ROCKWALL, TX 75087

AGARDY JIM
3405 RIDGECROSS DR
ROCKWALL, TX 75087

MASSE KENNETH ROGER AND CHERYL LYN
3315 RIDGECROSS DR
ROCKWALL, TX 75087

HEFNER ELLEN AND BRENNAN SMITH
3323 RIDGECROSS DRIVE
ROCKWALL, TX 75087

SAMUEL JUSTIN AND ELIZABETH ANN
3311 RIDGECROSS DRIVE
ROCKWALL, TX 75087

DANIELS RHONDA AND BRIAN
3319 RIDGECROSS DR
ROCKWALL, TX 75087

DULICK JESSICA
3401 RIDGECROSS DR
ROCKWALL, TX 75087

FUQUA JUSTIN & ERIN MARIE
3307 RIDGECROSS DR
ROCKWALL, TX 75087

KOPPANATI PRAVEEN KUMAR AND NIKITHA NUKALA
3303 Ridgecross Dr
Rockwall, TX 75087

MARTIN ANGELA AND JESSIE
3418 ROYAL RIDGE DR
ROCKWALL, TX 75087

FRIERSON KEVIN & REBECCA
3414 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

SMITH ELOISE
3410 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

SMITH CHRISTINE PIGG AND JAY RICHARD
3314 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

WADE KENNETH KYLE
3322 ROYAL RIDGE DR
ROCKWALL, TX 75087

SOUTHERLAND AUSTIN & SHAYLEE
3402 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

BARRETT OLAN DEAN
3326 ROYAL RIDGE DR
ROCKWALL, TX 75087

LIEBRUM CORY R & RACHEL J
3406 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

PORTER KAREN CLAIBORNE AND RUSSELL WAYNE
3318 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

SHELTON DANA BLAIR AND ANNETTE COLAROCHIO
3310 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

DUNPHY JAMES AND KATHERINE
3306 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

COMPTON BRADFORD D AND REBECCA J COMPTON
1033 FAWN TRL
ROCKWALL, TX 75087

CHERUBINI VICTOR & ASHLEY DOLLAR
3302 ROYAL RIDGE DR
ROCKWALL, TX 75087

LOYA MARK A AND SHIVON P
3506 ROYAL RIDGE DR
ROCKWALL, TX 75087

BYINGTON JOEL AND COURTNEY
3510 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

JACKSON JANET FRANCES
3502 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

WALLWORK CRAIG A AND SARAH K
3425 RIDGECROSS DRIVE
ROCKWALL, TX 75087

BREEZY HILL ESTATES HOMEOWNERS ASSOCIATION INC
1024 S Greenville Ave Ste 230
Allen, TX 75002

SCHLEICHER CHARLES
1036 WINDY HILL LANE
ROCKWALL, TX 75087

VAZ ROCKY AND JULIET ANITA
1032 WINDY HILL LANE
ROCKWALL, TX 75087

SHULMAN ARIEL MADISON
1028 WINDY HILL LANE
ROCKWALL, TX 75087

SCHUBERT ERIC C AND JANE HARDIN
1024 WINDY HILL LANE
ROCKWALL, TX 75087

HAMDAN TRAVIS AND SUMMER
1020 WINDY HILL LN
ROCKWALL, TX 75087

SALES TRAVIS ERIC & REGENIA JEWELL
3422 RIDGECROSS DRIVE
ROCKWALL, TX 75087

BREEZY HILL ESTATES HOMEOWNERS ASSOCIATION INC
1024 S Greenville Ave Ste 230
Allen, TX 75002

AGOSU JOSEPH & OMOLOLA
1063 HUNTERS CREEK DR
ROCKWALL, TX 75087

RESIDENT
1313 FM552
ROCKWALL, TX 75087

RESIDENT
JOHN KING BLVD
ROCKWALL, TX 75087

RESIDENT
WINDY HILL LN
ROCKWALL, TX 75087

RESIDENT
1037 FAWN TRAIL DR
ROCKWALL, TX 75087

RESIDENT
CLEAR BLUFF DR
ROCKWALL, TX 75087

RESIDENT
RIDGECROSS DR
ROCKWALL, TX 75087

RESIDENT
ROYAL RIDGE DR
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:

Z2025-023: Specific Use Permit (SUP) for Two (2) Detached Covered Patios

Hold a public hearing to discuss and consider a request by Kyle Peterson on behalf of Dean and Cathy Barrett for the approval of a Specific Use Permit (SUP) for two (2) Detached Covered Porches on a 0.1653-acre parcel of land identified as Lot 9, Block A, Breezy Hill, Phase IX Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses, addressed as 3326 Royal Ridge Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, June 10, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, June 16, 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:

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

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

Your comments must be received by *Monday, June 16, 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

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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. Z2025-023: Specific Use Permit (SUP) for a Two (2) Detached Covered Patios

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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

Case No. Z2025-023: Specific Use Permit (SUP) for a Two (2) Detached Covered Patios

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.

IN FAVOR DUE TO HEALTH BENEFITS AND IT'S IN THE BACKYARD FACING BREEZY HILL LANE,

Name: ERIC & JANE SCHUBERT

Address: 1024 WINDY HILL LN.

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

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Case No. Z2025-023: Specific Use Permit (SUP) for a Two (2) Detached Covered Patios

Please place a check mark on the appropriate line below:

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

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

I have no opposition to them adding 2 covered porches/patios in their backyard. I don't see any reason why not.

Name: Janet Jackson

Address: 3502 Royal Ridge Drive

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

Olan (Dean) and Cathy Barrett
3326 Royal Ridge Drive
Rockwall, TX 75087

March 12, 2025

RE: Request for Patio Additions Due to Medical Necessity

To Whom It May Concern,

We are writing to formally request approval for the addition of two patios to our property at 3326 Royal Ridge Drive, Rockwall, TX 75087. These additions are medically necessary to create essential shaded areas for our family members who must avoid direct sunlight due to serious health conditions.

Olan (Dean) Barrett has undergone a kidney transplant and requires immunosuppressive and anti-rejection medications, which significantly increase his sensitivity to sunlight. Due to his transplant, he is unable to swim in public pools, which is why we had a pool built in our backyard. However, prolonged sun exposure poses serious health risks, making shaded outdoor spaces a necessity for his well-being.

Additionally, our granddaughter has been diagnosed with leukemia, and her condition also necessitates strict sun avoidance. Her ongoing treatments and weakened immune system make exposure to direct sunlight particularly hazardous. Without adequate shaded areas, both she and Dean are unable to safely spend time outdoors.

The addition of these patios will provide the necessary protection and allow them to enjoy outdoor time safely. We greatly appreciate your consideration of this request and are happy to provide any additional documentation if needed.

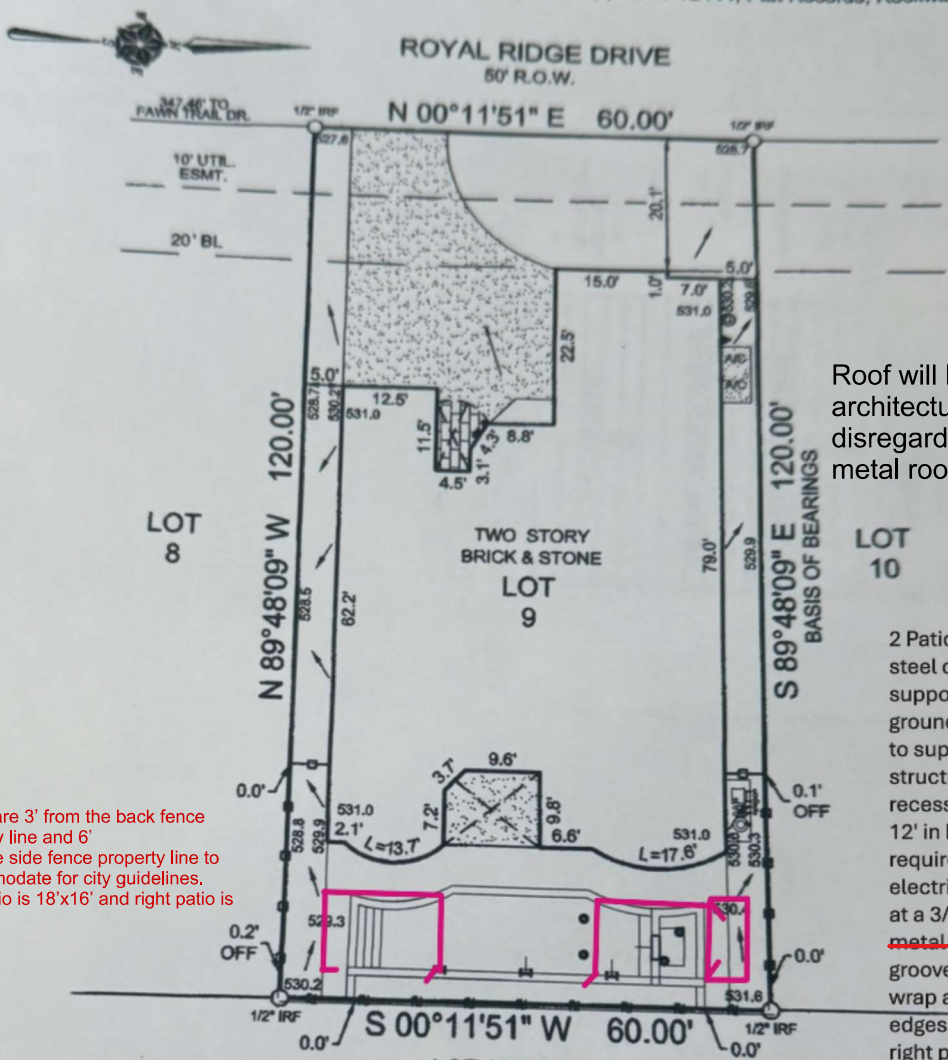
Thank you for your time and understanding. Please feel free to contact us at your convenience for any further discussion.

Sincerely,

Dean and Cathy Barrett
Cell: (325) 721-1945
Email: cbarrett1268@gmail.com

FINAL SURVEY

to certify that persons under my direction have, this date, made an on-the-ground survey of property located at 3326 ROYAL RIDGE DRIVE, in the City of ROCKWALL, Texas, Lot 9, Block A, of BREEZY HILL PHASE IX-A to the City of ROCKWALL, ROCKWALL COUNTY, Texas, according to the PLAT THEREOF, an addition recorded in VOLUME I, PAGE 301, PLAT Records of ROCKWALL County, Texas, and refiled in Volume J, Pages 3 and 4, under Clerk's File No(s). 2016-12444, Plat Records, Rockwall County, Texas.



Roof will be architectural shingles, disregard the R-Panel metal roofing.

Patios are 3' from the back fence property line and 6' from the side fence property line to accommodate for city guidelines. Left patio is 18'x16' and right patio is 16'x16'.

2 Patios made of steel with 16' steel columns to provide support. 4' in depth into ground with concrete footers to support weight of each structure. Each patio to have 4 recessed cans and 1 fan each. 12' in height to provide required clearing to allow electric components. Angled at a 3/12 with an ~~R-panel metal roofing~~. Tongue and groove underneath with a wrap around steel to cover edges. Left Patio is 18'x16' and right patio is 16'x16' with a 3' overhang that has 3 recessed cans.

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS AND EASEMENTS CONTAINED IN INSTRUMENT RECORDED IN CLERK'S FILE NO. 20140000012754 VOL. 7225, PG. 234.

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY:
VOL. 36, PG. 493; VOL. 82, PG. 320; VOL. 1767, PG. 211; VOL. 5199, PG. 146; VOL. 7152, PG. 248; VOL. 812, PG. 23

ALL BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48397C0030L.

I, the undersigned Texas Registered Professional Land Surveyor, do hereby certify that the survey plat hereon is a true and correct representation of the above described property, and do further state that this survey accurately depicts the substantial improvements to said property as located on the ground and that there are no protrusions from or encroachments onto said property by any such improvements except as shown hereon.

ACCEPTED BY: _____ ACCEPTED BY: _____ DATE: _____

TITLE CO.: CHICAGO
GF NO.: CTJMH-8009721800118-TD
BORROWER: BARRETT
DRAWN BY: BOWEN
CHECKED BY: _____
DATE: 3/16/2018
SCALE: 1"=20'
TASK NO.: 1603072-3

LEGEND

ASPHALT PAVING
CHAIN LINK FENCE
WOOD FENCE (CENTER POST)
IRON FENCE
OHS OVERHEAD ELECTRIC SERVICE
OHP OVERHEAD POWER LINE
COVERED AREA
CONCRETE PAVING
GAS METER
IRON ROD FOUND
IRON ROD SET "TXHS"
IRON PIPE FOUND
"X" FOUND / SET
ELECTRIC METER
POWER POLE

TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

STATE OF TEXAS
REGISTERED
GARY E. JOHNSON
5299
PROFESSIONAL
LAND SURVEYOR



Two detached steel patios with electrical to be 12' high for pool clearance, finished with tongue and groove underneath, concrete footers to support the weight of the 5 posts. ~~R Panel Metal Roofing.~~

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 PLANNED DEVELOPMENT DISTRICT 74 (PD-74) [*ORDINANCE NO. 17-60*] 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 TWO (2) DETACHED COVERED PORCHES ON A 0.1653-ACRE PARCEL OF LAND IDENTIFIED AS LOT 9, BLOCK A, BREEZY HILL PHASE IX 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 Kyle Peterson on behalf of Dean and Cathy Barrett for the approval of a *Specific Use Permit (SUP)* for two (2) *Detached Covered Porches* on a 0.1653-acre parcel of land identified as Lot 9, Block A, Breezy Hill Phase IX Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) [*Ordinance No. 17-60*], addressed as 3326 Royal Ridge Drive, 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 Planned Development District 74 (PD-74) [*Ordinance No. 17-60*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That Planned Development District 74 (PD-74) and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for two (2) *Detached Covered Porches* as stipulated by Subsection 01.02, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 74 (PD-74) [*Ordinance No. 17-60*]; Subsection 03.01, *General Residential Standards*, and Subsection 07.04, *Accessory Structure Development Standards*, of

DRAFT 03-04-2025

Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*], and with the following conditions:

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the construction of two (2) *Detached Covered Porches* on the *Subject Property* and conformance to these conditions are required for continued operations:

(1) The development of the *Detached Covered Porches* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance; and,

(2) The *Detached Covered Porches* shall generally conform to the *Rendering* as depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance; and,

(3) The *Detached Covered Porches* shall together not exceed a maximum size of 545 SF; and,

(4) The *Detached Covered Porches* shall not incorporate a roof pitch less than 3:12; and,

(5) No additional *Accessory Structures* shall be constructed on the *Subject Property*.

2.2. COMPLIANCE

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

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

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

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

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

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

DRAFT ORDINANCE 09.16.2025

ordinance shall remain in full force and effect.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7th DAY OF JULY, 2025.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

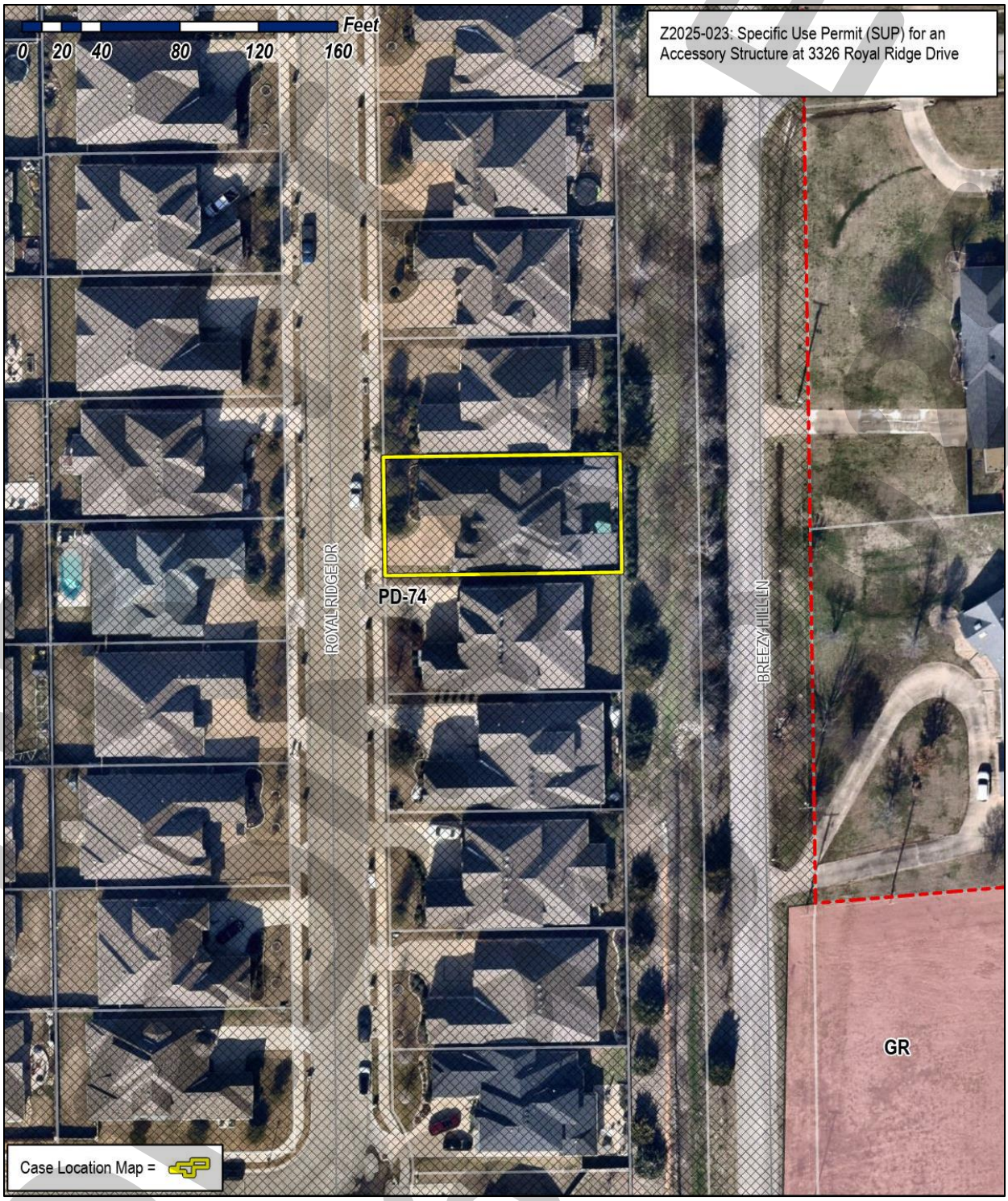
1st Reading: *June 16, 2025*

2nd Reading: *July 7, 2025*

DRAFT ORDINANCE 06.16.2025

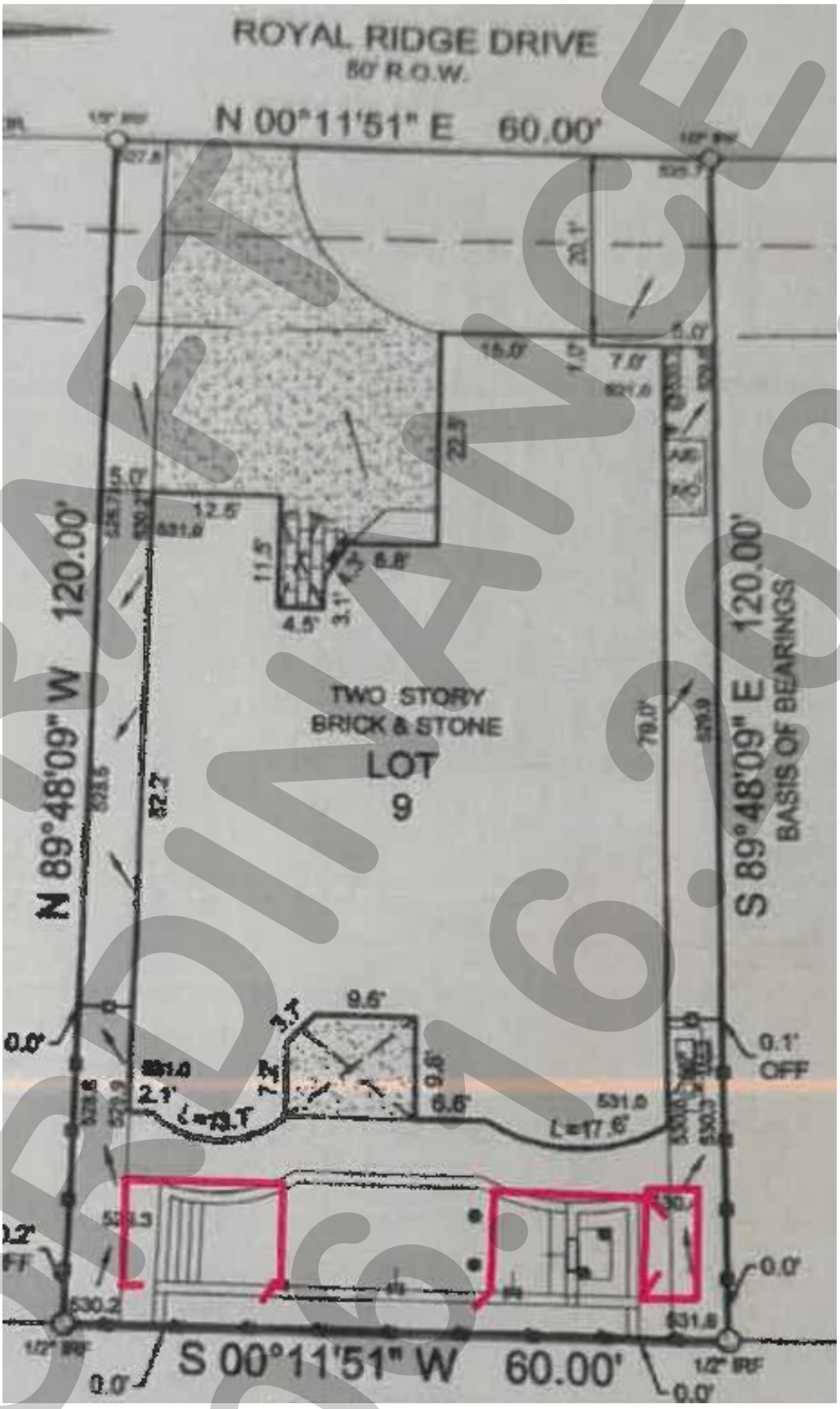
Exhibit 'A'
Legal Description

Address: *3326 Royal Ridge Drive*
Legal Description: *Lot 9, Block A, Breezy Hill Phase IX Addition*



DRAFT 06/06/25

Exhibit 'B'
Site Plan



DRAFT ORDINANCE 09.16.2025

Exhibit 'C':
Building Rendering



DRAFT
ORDINANCE
06.16.2025

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:	June 16, 2025
APPLICANT:	Anthony Winkler; *Texas Wedge*
CASE NUMBER:	Z2025-024; *Specific Use Permit (SUP) for a Golf Driving Range*

SUMMARY

Hold a public hearing to discuss and consider a request by Anthony Winkler of Texas Wedge on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a *Specific Use Permit (SUP)* for *Outdoor Commercial Amusement/Recreation* and a *Structure Exceeding 60-Feet in Height in a Commercial (C) District* for a *Golf Driving Range* on an 7.847-acre parcel of land identified as Lot 11, Block B, Fit Sport Life Addition, Rockwall County, Texas, zoned Commercial (C) District, generally located at the terminus of Fit Sport Life Boulevard, and take any action necessary.

BACKGROUND

The subject property was annexed 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 was zoned Agricultural (AG) District. Based on the City's *Historic Zoning Maps*, at some point between annexation and April 5, 2005 the subject property was zoned Commercial (C) District. On December 6, 2021, the City Council approved a preliminary plat [*Case No. P2021-020*] for the subject property. On May 6, 2024, the City Council approved a final plat [*Case No. P2024-016*] that established the subject property as Lot 11, Block B, Fit Sport Life Addition. The subject property has remained vacant since annexation.

Prior to the current submittal, the applicant had previously been approved for two (2) Specific Use Permits (SUP) for similar requests on the property directly north of the subject property. The first was approved by the City Council on October 3, 2022 [*Ordinance No. 22-52; S-287; Case No. Z2022-041*] and the second -- *which amended the original approval* -- was approved on September 5, 2023 [*Case No. Z2025-035; Ordinance No. 23-47; S-312*]. If the current request is approved, it would supersede both the previous approvals.

PURPOSE

On June 10, 2025, the applicant -- *Anthony Winkler* -- submitted an application requesting a Specific Use Permit (SUP) to establish an *Outdoor Commercial Amusement/Recreation* land use and a *Structure Exceeding 60-Feet in Height in a Commercial (C) District* for the purpose of constructing a *Golf Driving Range* and *Family Entertainment Center*.

ADJACENT LAND USES AND ACCESS

The subject property is located at the terminus of Fit Sport Life Boulevard. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are two (2) vacant tracts of land (*i.e. Tracts 22 & 22-2 of the R. Irvine Survey, Abstract No. 120*) zoned Commercial (C) District. Beyond this is a 4.4317-acre tract of land (*i.e. Tract 22-01 of the R. Irvine Survey, Abstract No. 120*) developed with a *Truck/Trailer Rental* facility (*i.e. Big Tex Trailers*) zoned Light Industrial (LI) District. Following this is the eastbound *Frontage Road* for IH-30, followed by the main lanes of IH-30, and the westbound *Frontage Road* for IH-30.

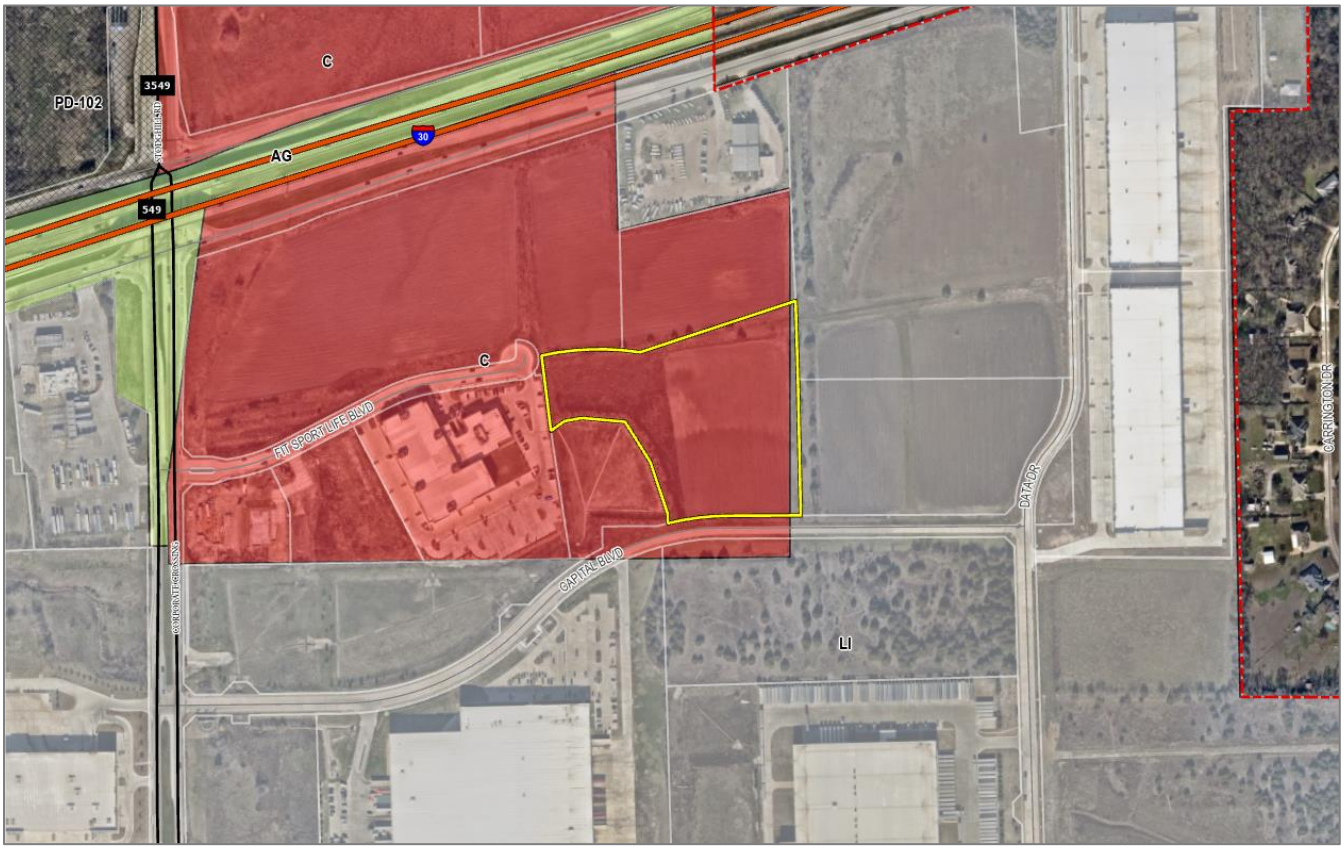
South: Directly south of the subject property is Capital Boulevard, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive

Plan. Beyond this is a vacant 10.98-acre tract of land (*i.e. Tract 1 of the J. H. B. Jones Survey, Abstract No. 125*), situated within Phase 4 of the Rockwall Technology Park. Following this is a 30.035-acre parcel of land (*i.e. Lot 1, Block A, Rockwall Technology Park Phase IV Addition*) developed with a 391,599 SF industrial building (*i.e. Pratt Industries*). Both properties are zoned Light Industrial (LI) District.

East: Directly east of the subject property is are two (2) vacant tracts of land (*i.e. Lot 9, Block B, Fit Sport Life Addition; Tract 24-2 of the R. Irvine Survey, Abstract No. 120*). Beyond this is Data Drive, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is a 10.174-acre parcel of land (*i.e. Lot 5, Block A, Rockwall Park 30 Addition*) developed with a 157,720 SF industrial building. All of these properties are zoned Light Industrial (LI) District.

West: Directly west of the subject property is a 2.3790-acre parcel of land (*i.e. Lot 8, Block B, Fit Sport Life Addition*) that serves as the detention system for an adjacent property. Beyond this is a 6.3770-acre parcel of land (*i.e. Lot 5, Block B, Fit Sport Life Addition*) developed with a *Sports Complex*. Following this is a 4.7670-acre vacant parcel of land (*i.e. Lot 13, Block B, Fit Sport Life Addition*). West of this is a 1.9490-acre parcel of land (*i.e. Lot 12, Block B, Fit Sport Life Addition*) developed with a *Retail Store with Gasoline Sales* (*i.e. 7-11*). All of these properties are zoned Commercial (C) District. Beyond this is Corporate Crossing (*i.e. FM-549*), which is identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) according to the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted a concept plan for an entertainment venue that will consist of *Outdoor Commercial Amusement*, *Restaurants*, *Banquet Facility/Event Hall*, and a *Golf Driving Range*. The concept plan shows that the facility will incorporate two (2) restaurants consisting of 6,600 SF, an event space consisting of 4,000 SF, an arcade consisting of 3,700 SF, a kid's playground consisting of 1,800 SF, an *Outdoor Commercial Amusement/Recreation* space (*i.e. Mini-Golf*), and a *Golf Driving Range* with of open-air driving bays. The required parking for the proposed facility will be 268 parking spaces. The proposed facility will be two (2) stories in height and incorporate 345 parking spaces. In addition, the *Golf Driving Range* will extend 60-yards and be enclosed using nets that will be supported with poles that will stand 175-feet in height.



FIGURE 1: CONCEPT FLOOR PLAN FOR THE FACILITY

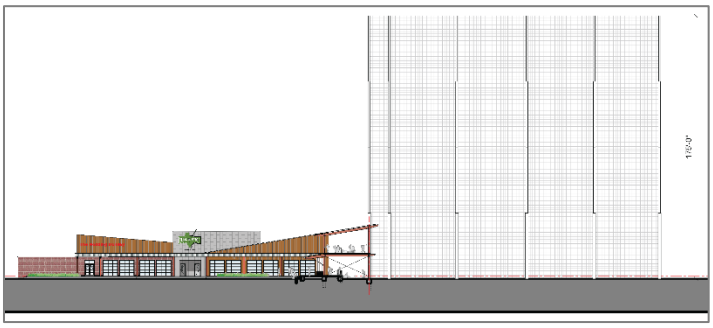


FIGURE 2: CONCEPT BUILDING ELEVATIONS

CONFORMANCE WITH THE CITY'S CODES

According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) the *Restaurant* and *Banquet Facility/Event Hall* land uses are permitted *by-right* within the Commercial (C) District; however, the *Golf Driving Range* and *Outdoor Commercial Amusement/Recreation* require a Specific Use Permit (SUP) within the Commercial (C) District. The Unified Development Code (UDC) does not stipulate any *Conditional Land Use Standards* for the *Golf Driving Range*, and the purpose of the Specific Use Permit (SUP) requirement for the *Golf Driving Range* land use is to acknowledge that this land use may not be appropriate in all locations of the City. According to the *Conditional Use Standards* for the *Outdoor Commercial Amusement/Recreation* land use, it shall be located a minimum of 300-feet from and residential zoned or used property. In this case, the applicant is in conformance with this *Conditional Land Use Standard*. In addition to the land use standards, Article 05, *District Development Standards*, of the Unified Development Code (UDC) stipulates a maximum building height of 60-feet in the Commercial (C) District; however, the code goes on to grant the City Council the ability to increase the building height up to 240-feet through a Specific Use Permit (SUP). In this case, the proposed poles supporting the nets for the *Golf Driving Range* will be 175-feet in total height. Staff should note that the City Council and Planning and Zoning Commission approved the height increase of 175-feet with the previous Specific Use Permits (SUP) [*Ordinance No. 22-52 & 23-47; S-287 & S-312*].

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 *IH-30 Corridor District* and is designated for *Special Commercial Corridor* land uses. This land use designation is defined as being "…intended to provide an area for commercial/retail and regional commercial/retail activity centers that are intended to support and serve the entire region." The primary land uses for this designation are listed as *Regional Shopping Centers*, *Entertainment*, *Retail*, *Personal Services*, *Restaurant*, *Corporate Offices*, *Employment* and *Recreation* land uses. In addition, the *IH-30 Corridor Plan* contained in Appendix B, *Corridor Plans*, of the OURHometown Vision 2040 Comprehensive Plan, identifies the subject property as being a *Strategically Located Property* and designated as an *Opportunity Zone* or "(a) segment of the existing corridor with vacant or strategically placed or underutilized land that could be developed or redevelopment with the highest and best use for the corridor." In this case, it appears that the applicant's request is in conformance with the goals and policies of the *Special Commercial Corridor* within the *IH-30 Corridor District*.

STAFF ANALYSIS

The Specific Use Permit (SUP) request submitted by the applicant is the third time this request has been made. On September 5, 2023, the City Council approved a Specific Use Permit (SUP) [*Ordinance No. 23-47; S-312*] for a *Golf Driving Range* [*Case No. Z2023-035*] on the subject property. As part of this SUP approval an exception to the maximum building height was approved, and a condition of approval was added to the ordinance to enable the increased height. In this case, the applicant is making the same request except the project is located one (1) lot to the south of the original property. That being said, there are differences between the approved SUP and the current request. Based on the provided concept plans the applicant has: [*1*] reduced the driving lane structure from three (3) stories to two (2) stories, [*2*] reduced the main building from three (3) stories to one (1) story, [*3*] added an arcade, [*4*] added two (2) driveways onto Discovery Boulevard, [*5*] reduced the driving range length from 200-yards to 60-yards, and [*6*] moved the project one (1) lot to the south.

All that being said, the location, access, surrounding land uses, and visibility of the subject property appear to be appropriate for a regional entertainment venue. Staff should point out that in other cities, land uses -- *similar to what the applicant is proposing* -- have proven to be regional destination centers (*e.g. Top Golf, Drive-Shack, etc.*). Based on this, the applicant's request does conform to the types of land uses indicated for the subject property by the OURHometown Vision 2040 Comprehensive Plan. In addition, the subject property is located in an area of the City that is surrounded by commercial and industrial land uses, and does not have any residential adjacencies that would be inconsistent with the proposed land use. Taking this into consideration, the proposed additional height requested for the support poles *does not* appear to have a negative impact on any adjacent properties. With this being said, a request for a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On May 20, 2025, staff mailed 11 notices to property owners and occupants within 500-feet of the subject property. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). There were no Homeowner's Associations (HOA's) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. At the time this report was drafted, staff had not received any notices returned concerning the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request for a Specific Use Permit (SUP) allowing *Outdoor Commercial Amusement/Recreation* and a *Structure to Exceed 60-Feet in a Commercial (C) District* for the purpose of establishing a *Golf Driving Range* and *Family Entertainment Center*, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the *Operational Conditions* contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:

  (a) The development and operation of a *Golf Driving Range* and *Outdoor Commercial Amusement/Recreation* shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.

  (b) The maximum height of the netting and support structures shall not exceed 175-feet and shall generally conform to *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.

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

PLANNING AND ZONING COMMISSION

On June 10, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the SUP by a vote of 5-0, with Commissioner Womble absent and a vacant seat.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☒ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Fit Sport Life Blvd				
SUBDIVISION	Fit Sport Life Addition	LOT	11	BLOCK	B
GENERAL LOCATION	Capital Blvd to the South, Approx. 1000' East of Corporate Crossing				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial - C	CURRENT USE	Undeveloped		
PROPOSED ZONING	Commercial - C with SUP	PROPOSED USE	Restaurant & Golf		
ACREAGE	7.847	LOTS [CURRENT]	1	LOTS [PROPOSED]	1

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

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

☐ OWNER	Structured REA-Rockwall Land LLC	☐ APPLICANT	Texas Wedge
CONTACT PERSON	Conor Keilty, AIA	CONTACT PERSON	Anthony Winkler
ADDRESS	3104 E. Camelback Road, Ste. 2387	ADDRESS	637 Colvin Drive
CITY, STATE & ZIP	Phoenix, Arizona 85016	CITY, STATE & ZIP	Heath, TX 75032
PHONE	(480) 856-8808	PHONE	214-564-6623
E-MAIL	conork@structuredrea.com	E-MAIL	twinkler@calwink.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CONOR KEILTY [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 $ 317.71 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 16th *DAY OF* May *, 20* 25 *. 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."*

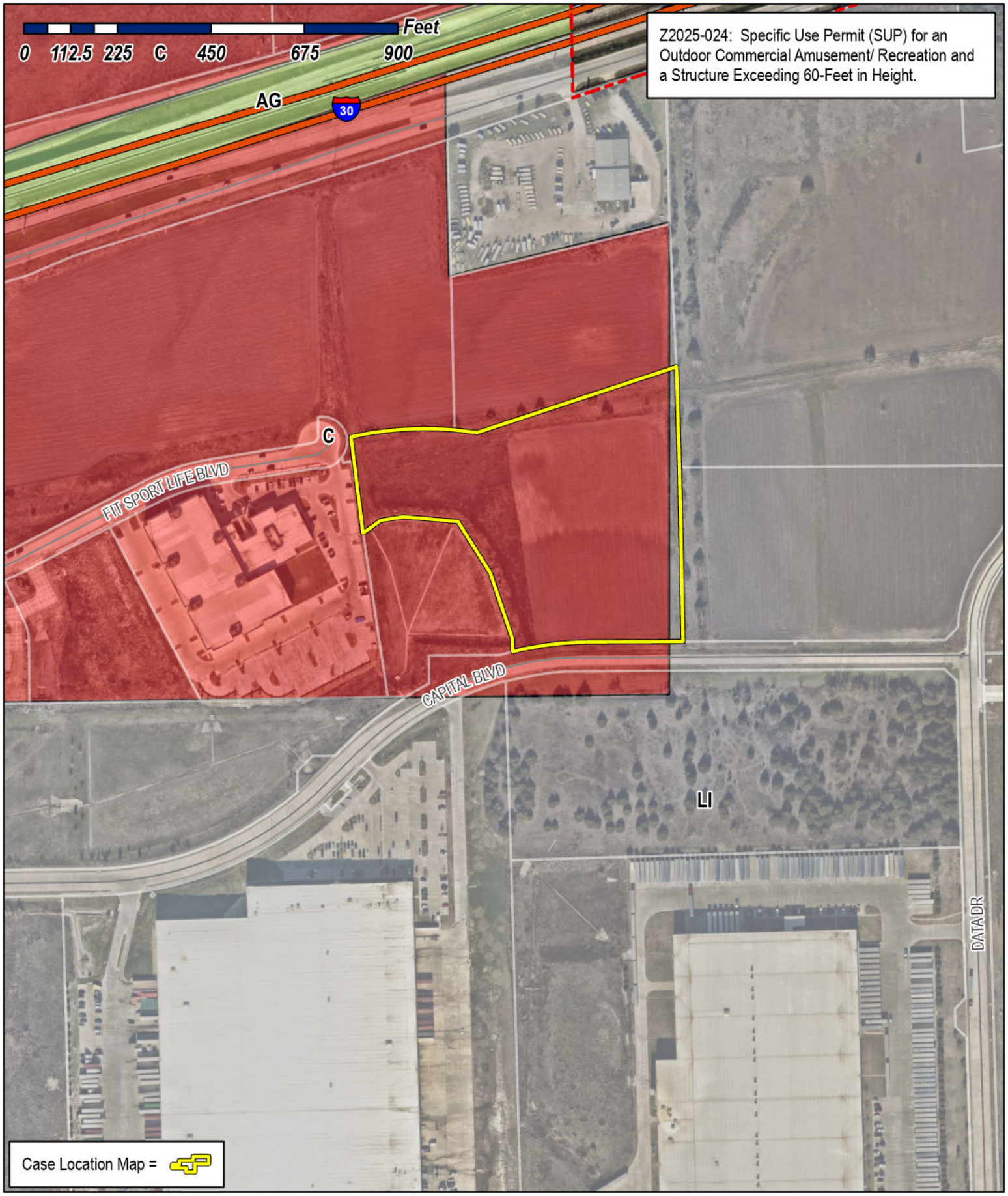
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th *DAY OF* May *, 20* 25

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS NJ

ANUJA N SHAH
Commission # 2341616
Notary Public, State of New Jersey
My Commission Expires
March 16, 2026

MY COMMISSION EXPIRES March 16, 2026



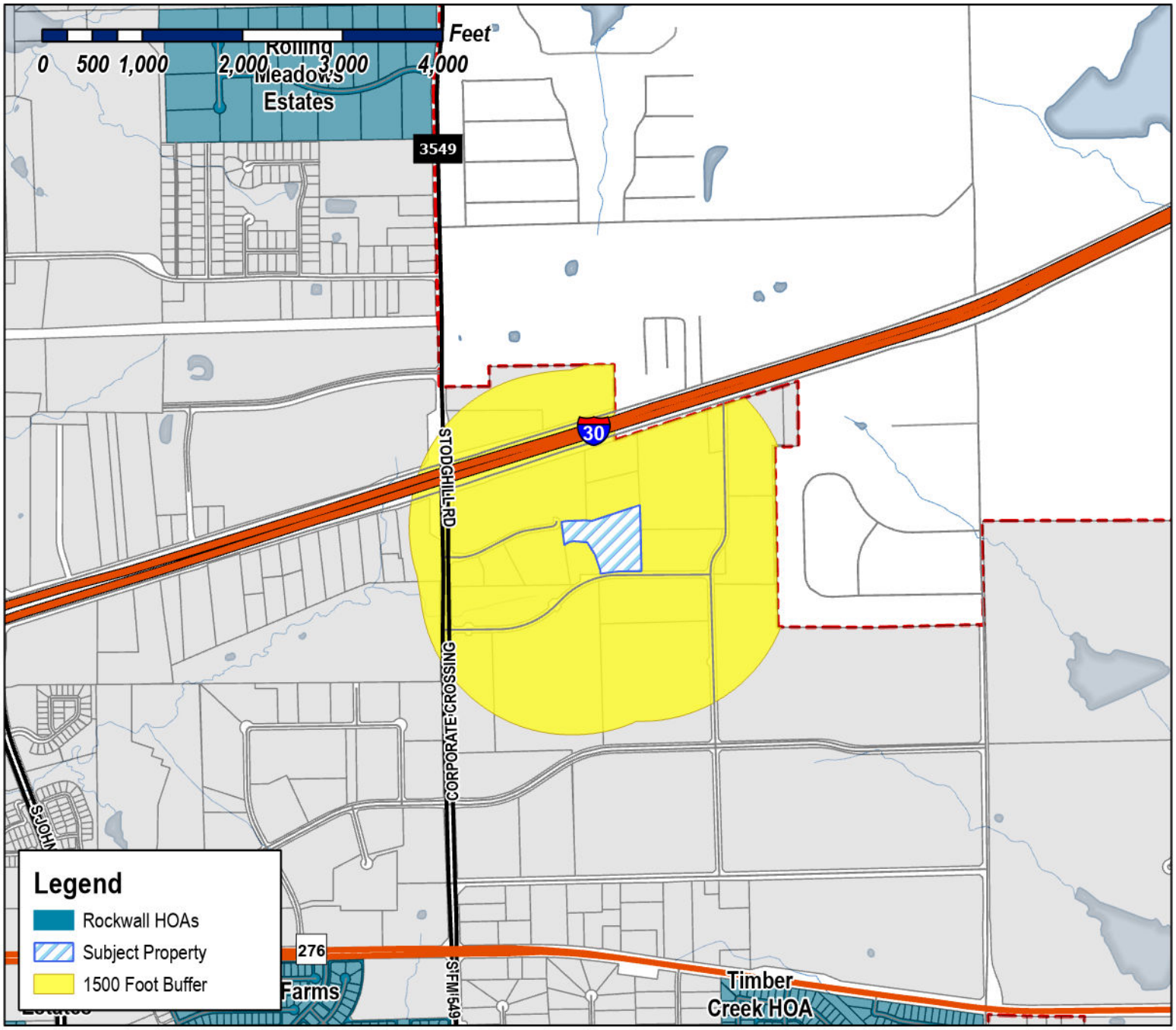
City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

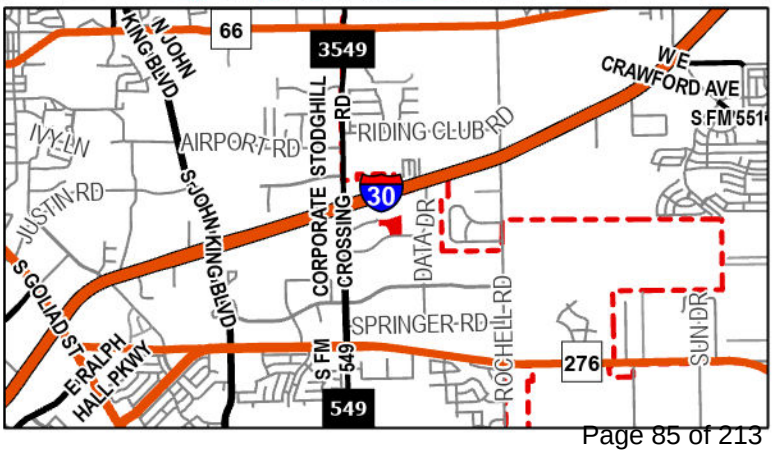
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Case Number: Z2025-024
Case Name: Specific Use Permit (SUP) for a Golf Driving Range
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: Fit Sport Life Blvd

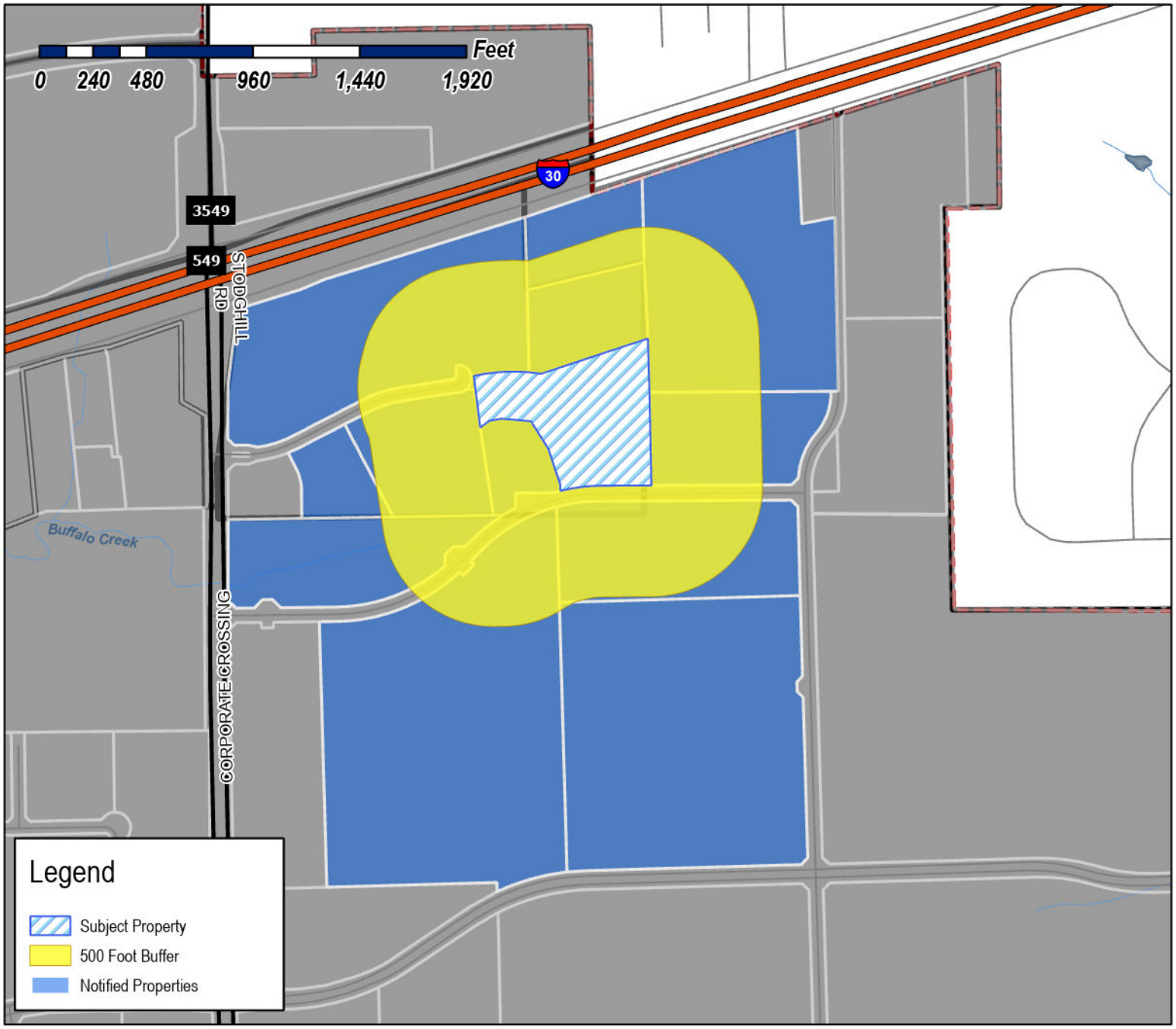


Date Saved: 5/16/2025
For Questions on this Case Call (972) 771-7745

City of Rockwall

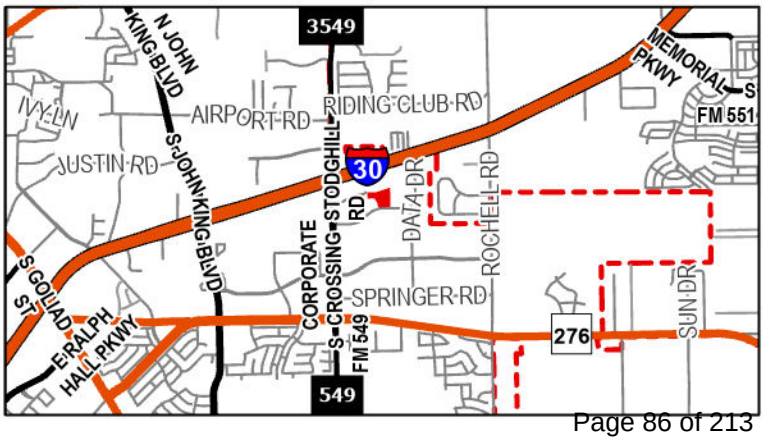
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Case Number: Z2025-024
Case Name: Specific Use Permit (SUP) for a Golf Driving Range
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: Fit Sport Life Blvd

Date Saved: 5/16/2025
For Questions on this Case Call: (972) 771-7745



STAG ROCKWALL, L.P. A DELAWARE LIMITED PARTNERSHIP
STAG INDUSTRIAL HOLDINGS, LLC
1 Federal St Fl 23
Boston, MA 2110

WALLIS RUSTY FAMILY LTD PARTNERSHIP #2
12277 SHILOH RD
DALLAS, TX 75228

RESIDENT
2260 E I30
ROCKWALL, TX 75087

RESIDENT
3101 FIT SPORT LIFE BLVD
ROCKWALL, TX 75087

STRUCTURED REA- ROCKWALL LAND LLC
3104 E Camelback Rd
Phoenix, AZ 85016

RESIDENT
3201 CAPITAL BLVD
ROCKWALL, TX 75087

RESIDENT
3400 DISCOVERY DR
ROCKWALL, TX 75087

MACA DEVELOPMENT LLC
6904 RAINWOOD DR
PLANO, TX 75024

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
P O BOX 968
ROCKWALL, TX 75087

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
P O BOX 968
ROCKWALL, TX 75087

JOWERS INC
PO BOX 1870
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:

Z2025-024: Specific Use Permit (SUP) for Outdoor Commercial Amusement/Recreation

Hold a public hearing to discuss and consider a request by Anthony Winkler of Texas Wedge on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a Specific Use Permit (SUP) for Outdoor Commercial Amusement/Recreation and a Structure Exceeding 60-Feet in Height in a Commercial (C) District for a Golf Driving Range on an 7.847-acre parcel of land identified as Lot 11, Block B, Fit Sport Life Addition, Rockwall County, Texas, zoned Commercial (C) District, generally located at the terminus of Fit Sport Life Boulevard, 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, June 10, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, June 16, 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:

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

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

Your comments must be received by *Monday, June 16, 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

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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. Z2025-024: Specific Use Permit (SUP) for Outdoor Commercial Amusement/Recreation

Please place a check mark on the appropriate line below:

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

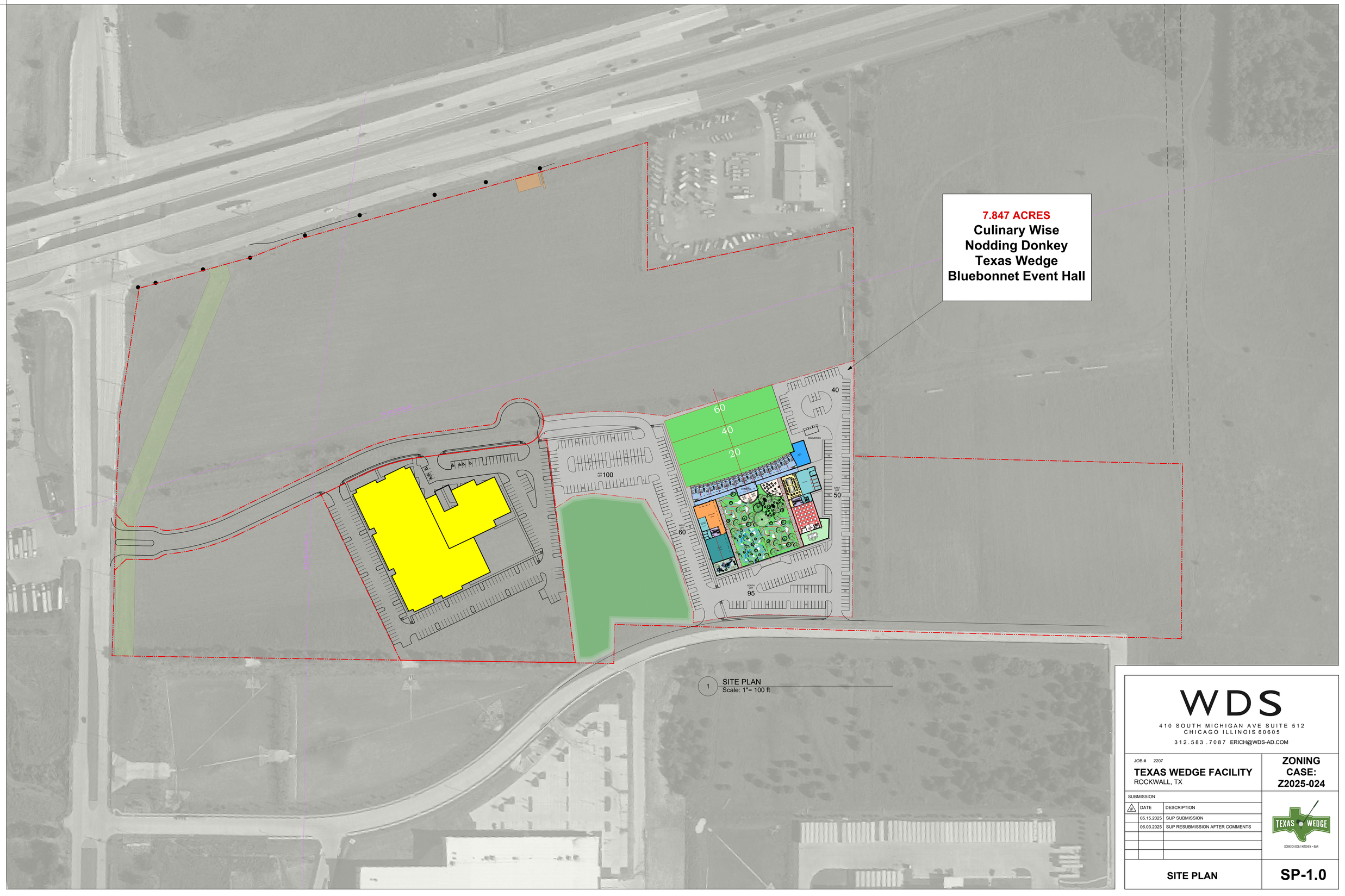
☐ I am opposed to the request for the reasons listed below.

Name:

Address:

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

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



WDS
410 SOUTH MICHIGAN AVE SUITE 512
CHICAGO ILLINOIS 60605
312.583.7087 ERICH@WDS-AD.COM

JOB # 2207

TEXAS WEDGE FACILITY
ROCKWALL, TX

ZONING CASE: Z2025-024

SUBMISSION

	DATE	DESCRIPTION
1	05.15.2025	SUP SUBMISSION
	06.03.2025	SUP RESUBMISSION AFTER COMMENTS

TEXAS WEDGE
SCRATCH-COOLE KITCHEN + BAR

SITE PLAN **SP-1.0**



1 SITE PLAN
Scale: 1" = 40 ft

EAST BUILDING

RECREATION CLUB
1/250 SF (3700 SF) = 15

FULL SERVICE RESTAURANT
1/100 SF (3600 SF) = 36

WEST BUILDING

PRIVATE CLUB
1/100SF (4000 SF) = 40

FULL SERVICE RESTAURANT
1/100 SF (3000 SF) = 30

GOLF BAYS

RECREATION CLUB
1/250 SF (13,000 SF) = 52

MINI GOLF

36 HOLES (1 PER HOLE) = 36

REQUIRED PARKING = 209

PROVIDED PARKING = 345

WDS
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312.583.7087 ERICH@WDS-AD.COM

JOB # 2207

TEXAS WEDGE FACILITY
ROCKWALL, TX

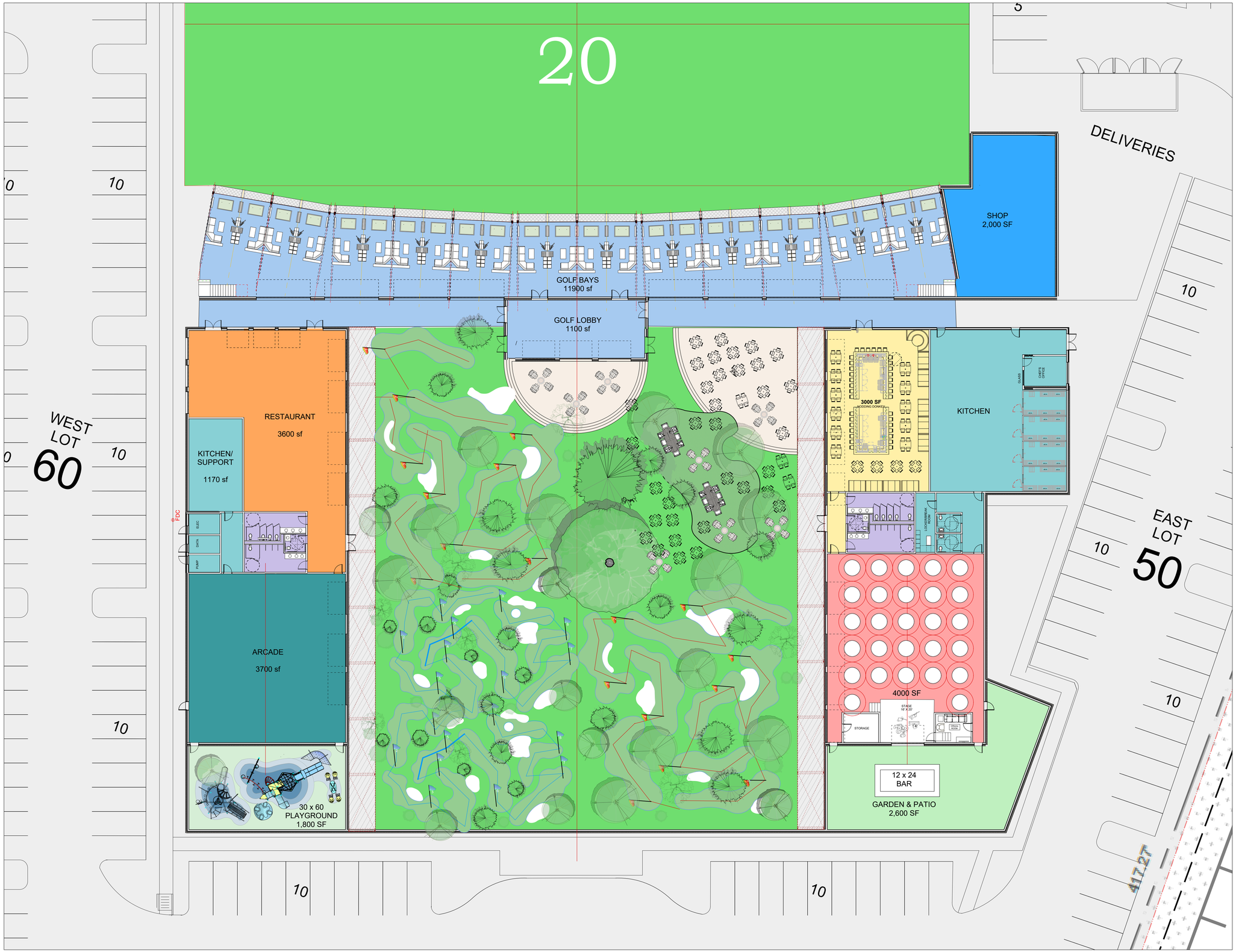
ZONING CASE: Z2025-024

SUBMISSION

	DATE	DESCRIPTION
1	05.15.2025	SUP SUBMISSION
	06.03.2025	SUP RESUBMISSION AFTER COMMENTS

TEXAS WEDGE
SCRATCH GOLF KITCHEN + BAR

SITE PLAN **SP-1.0**



1 BUILDING PLAN
Scale: 1/16" = 1'-0"

WDS
410 SOUTH MICHIGAN AVE SUITE 512
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JOB # 2207

TEXAS WEDGE FACILITY
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ZONING CASE: Z2025-024

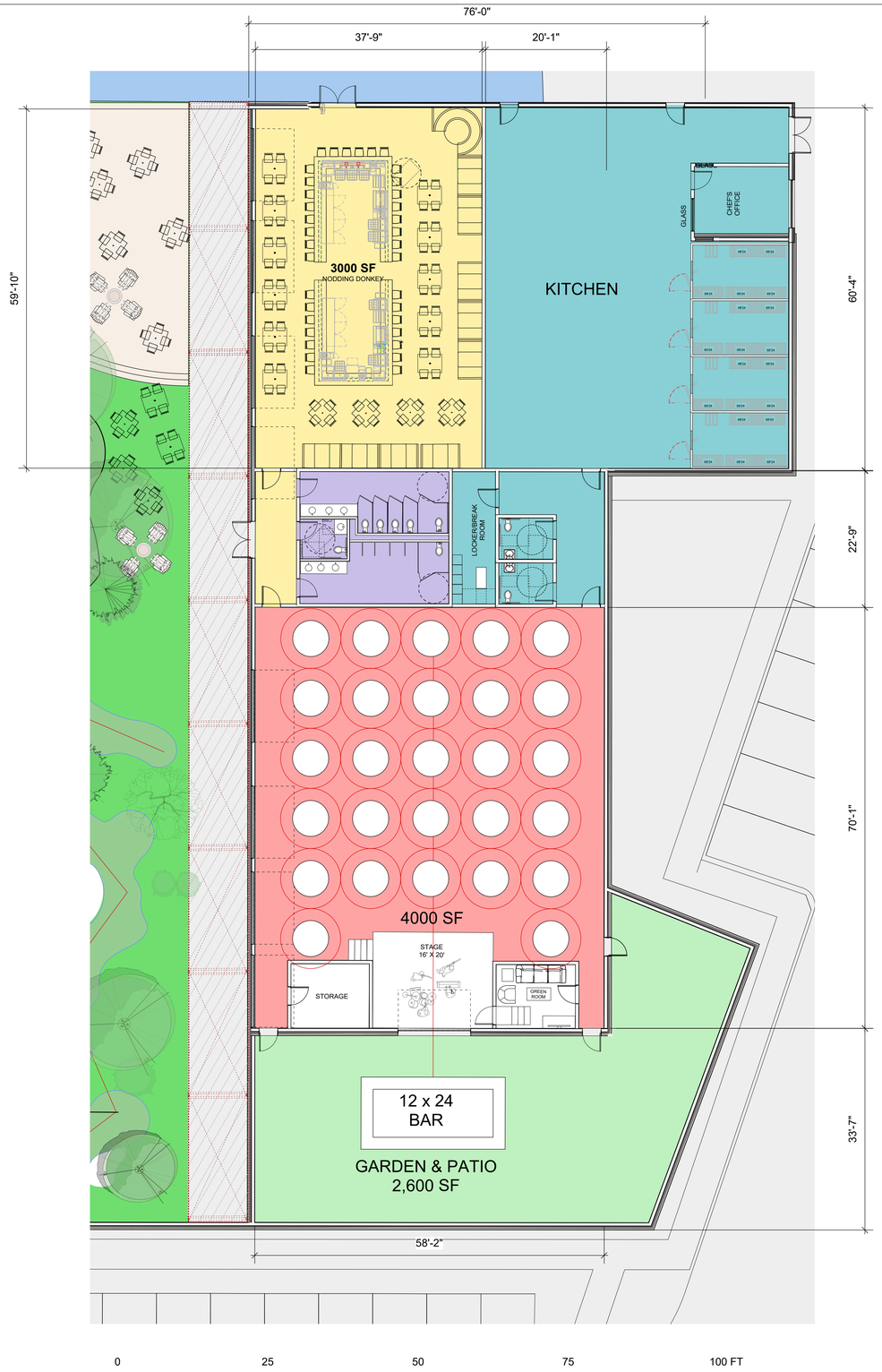
SUBMISSION

	DATE	DESCRIPTION
2	05.15.2025	SUP SUBMISSION
1	06.03.2025	SUP RESUBMISSION AFTER COMMENTS

TEXAS WEDGE
SCRATCH-GOLF KITCHEN + BAR

SITE PLAN **SP-1.0**







WDS

410 SOUTH MICHIGAN AVE SUITE 512
CHICAGO ILLINOIS 60605
312.583.7087 ERICH@WDS-AD.COM

JOB # 2207

TEXAS WEDGE FACILITY
ROCKWALL, TX

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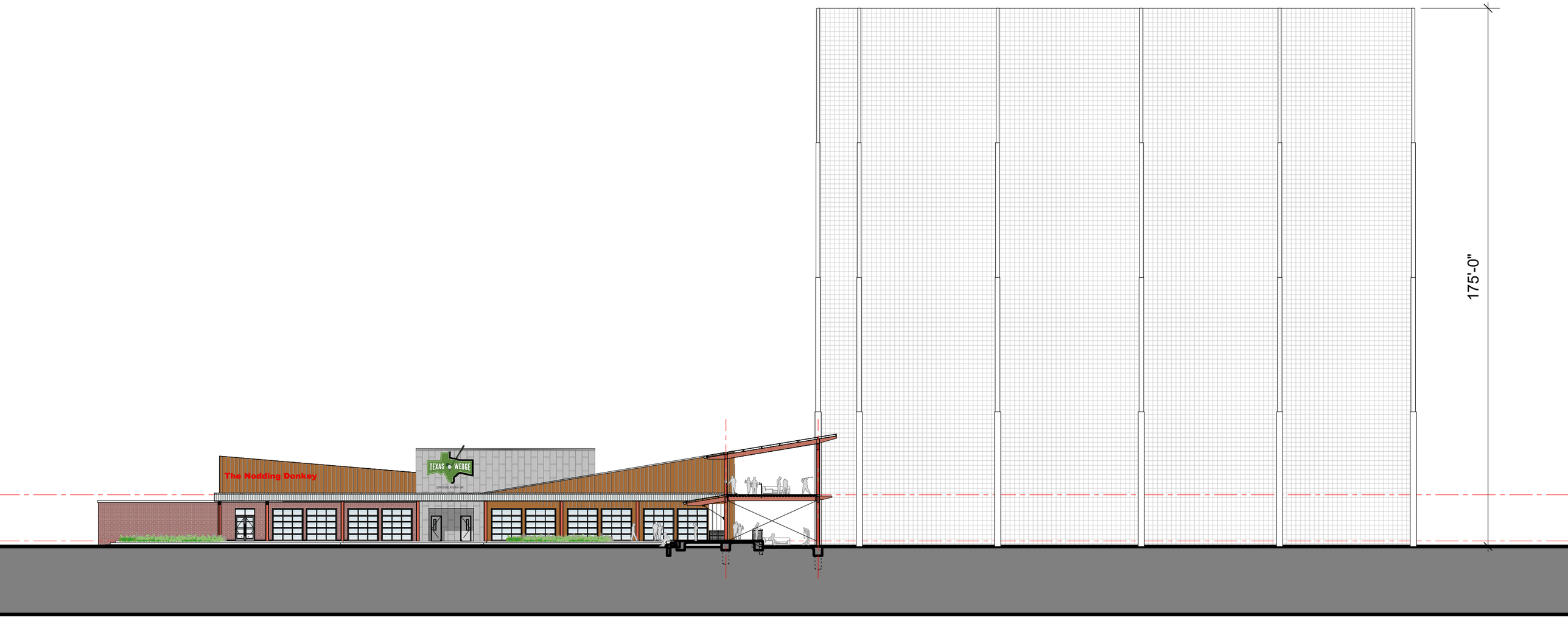
SUBMISSION

	DATE	DESCRIPTION
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2	06.03.2025	SUP RESUBMISSION AFTER COMMENTS

TEXAS WEDGE
SCRATCH GOLF KITCHEN + BAR

SITE PLAN

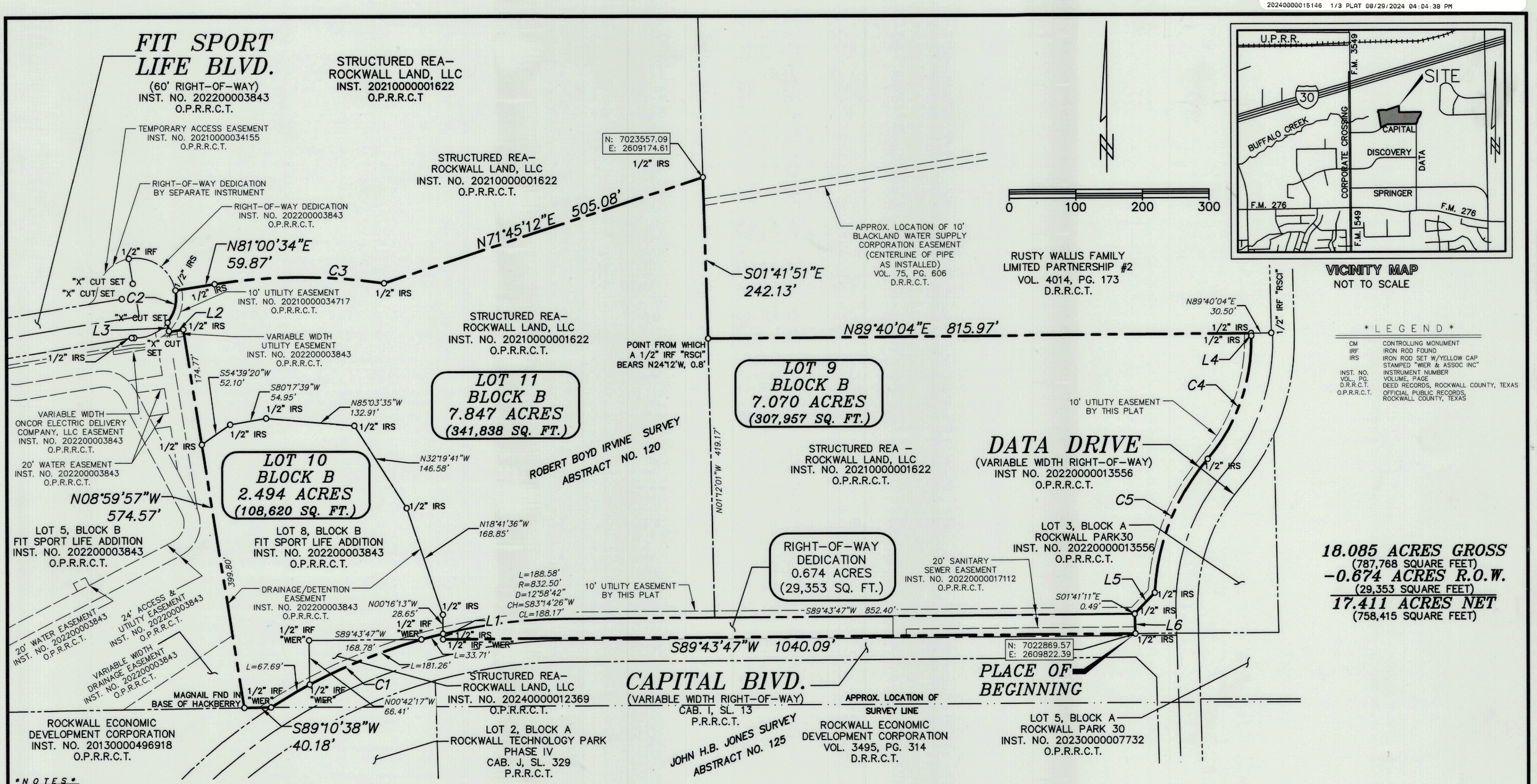
SP-1.0



1 NETTING HEIGHT
SCALE: 1" = 30'-0"

WDS
wefing design studio

20240000015146 1/3 PLAT 09/29/2024 04:04:38 PM



LEGEND

CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET W/YELLOW CAP STAMPED "WIER & ASSOC INC"
INST. NO.	INSTRUMENT NUMBER
VOL. PG.	VOLUME, PAGE
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

18.085 ACRES GROSS
(787,768 SQUARE FEET)
-0.674 ACRES R.O.W.
(29,353 SQUARE FEET)
17.411 ACRES NET
(758,415 SQUARE FEET)

NOTES

1. ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), MAP No. 48397C0045L, MAP REVISED SEPTEMBER 26, 2008, ALL OF THE SUBJECT TRACT LIES WITHIN ZONE "X", "AREA OF MINIMAL FLOOD HAZARD" AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

2. THE ABOVE REFERENCED "FIRM" MAP IS FOR USE IN ADMINISTERING THE "NFIP"; IT DOES NOT NECESSARILY SHOW ALL AREAS POTENTIALLY SUBJECT TO FLOODING, PARTICULARLY AREAS WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACE OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".

3. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINISTRATED BY ALLTERRA CENTRAL, INC.

4. THIS FINAL PLAT IS FOR CONVEYANCE PURPOSES ONLY AND NOT FOR THE DEVELOPMENT OF THE SUBJECT PROPERTY.

5. A CONVEYANCE PLAT IS A RECORD OF PROPERTY APPROVED BY THE CITY OF ROCKWALL FOR THE PURPOSE OF SALE OR CONVEYANCE IN ITS ENTIRETY OR INTERESTS THEREON DEFINED. NO BUILDING PERMIT SHALL BE ISSUED NOR PERMANENT PUBLIC UTILITY SERVICE PROVIDED UNTIL A FINAL PLAT IS APPROVED, FILED OF RECORD, AND PUBLIC IMPROVEMENTS ACCEPTED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF THE CITY OF ROCKWALL. SELLING A PORTION OF THIS PROPERTY BY METES AND BOUNDS, EXCEPT AS SHOWN ON AN APPROVED, FILED, AND ACCEPTED CONVEYANCE PLAT, FINAL PLAT, OR REPLAT IS A VIOLATION OF THE CITY ORDINANCE AND STATE LAW.

6. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

7. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL DETENTION AND DRAINAGE SYSTEMS AND EASEMENTS.

8. ALL 1/2" IRON RODS SET WITH A CAP STAMPED "WIER & ASSOC INC", UNLESS NOTED OTHERWISE.

LINE TABLE		
LINE	BEARING	DIST
L1	N00°16'13"W	8.23'
L2	S81°00'34"W	21.83'
L3	N08°54'00"W	14.16'
L4	S01°15'53"E	3.99'
L5	S44°01'09"W	43.47'
L6	S01°41'11"E	30.00'

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	282.66'	832.50'	19°27'13"	S67°01'28"W	281.30'
C2	51.30'	60.00'	48°59'20"	N13°52'59"E	49.75'
C3	255.29'	830.00'	17°37'23"	N89°49'15"E	254.29'
C4	200.36'	274.50'	41°49'15"	S19°38'46"W	195.94'
C5	219.89'	335.50'	37°33'08"	S21°46'50"W	215.98'

FINAL PLAT
LOTS 9-11, BLOCK B
FIT SPORT LIFE ADDITION

BEING A REPLAT OF
LOT 8, BLOCK B, FIT SPORT LIFE ADDITION,
TRACT 24, & A PORTION OF TRACT 22
OF THE ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
BEING THREE (3) LOTS
18.085 ACRES OR 787,768 SF
SITUATED WITHIN THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO.: P2024-016

OWNER / DEVELOPER
STRUCTURED REA-ROCKWALL LAND, LLC
3104 E CAMELBACK ROAD #2387
PHOENIX, ARIZONA 85016
CONTACT: CONOR KEILTY
PH: (480) 856-8808

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: RANDY EARDLEY, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

SHEET 1 OF 3

DATE: 7/22/2024
W.A. No. 19114.02

PRINTED: 7/22/2024 STB FILE: WIER-SURVEY.STB LAST SAVED: 7/22/2024 9:40 AM SAVED BY: CRISTIANV FILE: CONV-PLAT-LOTS-9-THRU-11-19144.02 BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS STRUCTURED REA–ROCKWALL LAND, LLC, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND LOCATED IN THE ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO STRUCTURED REA–ROCKWALL LAND, LLC, RECORDED IN INSTRUMENT NO. 20210000001622, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.R.C.T.), AND ALL OF A TRACT OF LAND DESCRIBED IN A DEED TO STRUCTURED REA–ROCKWALL LAND, LLC, RECORDED IN INSTRUMENT NO. 20240000012369, O.P.R.R.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" IN THE SOUTH LINE OF SAID STRUCTURED REA–ROCKWALL TRACT RECORDED IN INSTRUMENT NO. 20210000001622, O.P.R.R.C.T., SAID IRON ROD BEING THE INTERSECTION OF THE NORTH RIGHT–OF–WAY LINE OF CAPITAL BOULEVARD (A 65' RIGHT–OF–WAY) WITH THE WEST RIGHT–OF–WAY LINE OF DATA DRIVE (A VARIABLE WIDTH RIGHT OF WAY);

THENCE ALONG THE NORTH RIGHT–OF–WAY LINE OF SAID CAPITAL BOULEVARD AS FOLLOWS:

1) S 89°43'47" W, ALONG THE SOUTH LINE OF SAID STRUCTURED REA–ROCKWALL TRACT RECORDED IN INSTRUMENT NO. 20210000001622, O.P.R.R.C.T., A DISTANCE OF 1040.09 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC";

2) N 00°16'13" W, CONTINUING ALONG ALONG THE SOUTH LINE OF SAID STRUCTURED REA–ROCKWALL TRACT RECORDED IN INSTRUMENT NO. 20210000001622, O.P.R.R.C.T., A DISTANCE OF 8.23 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE SOUTHEAST CORNER OF LOT 8, BLOCK B, FIT SPORT LIFE ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NUMBER 202200003843, O.P.R.R.C.T., AND THE BEGINNING OF A NON–TANGENT CURVE TO THE LEFT;

3) SOUTHWESTERLY, AN ARC LENGTH OF 282.66 FEET ALONG THE SOUTH LINE OF SAID LOT 8 AND SAID CURVE TO THE LEFT, HAVING A RADIUS OF 832.50 FEET, A DELTA ANGLE OF 19°27'13", AND A CHORD BEARING OF S 67°01'28" W, 281.30 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID LOT 8;

THENCE S 89°10'38" W, DEPARTING THE NORTH RIGHT–OF–WAY LINE OF SAID CAPITAL BOULEVARD AND CONTINUING ALONG THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 40.18 FEET TO A MAGNAIL FOUND IN THE BASE OF A HACKBERRY TREE, BEING THE SOUTHWEST CORNER OF SAID LOT 8 AND THE SOUTHEAST CORNER OF LOT 5, BLOCK B OF SAID FIT SPORT LIFE ADDITION;

THENCE N 08°59'57" W, ALONG THE WEST LINE OF SAID LOT 8 AND THE EAST LINE OF SAID LOT 5, A DISTANCE OF 574.57 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE MOST EASTERLY NORTHEAST CORNER OF SAID LOT 5;

THENCE S 81°00'34" W, ALONG A NORTH LINE OF SAID LOT 5, A DISTANCE OF 21.83 FEET TO AN "X" CUT SET;

THENCE N 08°54'00" W, CONTINUING ALONG A NORTH LINE OF SAID LOT 5, A DISTANCE OF 14.16 FEET TO AN "X" CUT SET IN THE SOUTH RIGHT–OF–WAY LINE OF FIT SPORT LIFE BOULEVARD (A 60' RIGHT–OF–WAY), BEING THE BEGINNING OF A NON–TANGENT CURVE TO THE LEFT;

THENCE NORTHEASTERLY, AN ARC LENGTH OF 51.30 FEET ALONG THE SOUTH RIGHT–OF–WAY LINE OF SAID FIT SPORT LIFE BOULEVARD AND SAID CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, A DELTA ANGLE OF 48°59'20", AND A CHORD BEARING OF N 13°52'59" E, 49.75 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE N 81°00'34" E, DEPARTING THE SOUTH RIGHT–OF–WAY LINE OF SAID FIT SPORT LIFE BOULEVARD, A DISTANCE OF 59.87 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE EASTERLY, AN ARC LENGTH OF 255.29 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 830.00 FEET, A DELTA ANGLE OF 17°37'23", AND A CHORD BEARING OF N 89°49'15" E, 254.29 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE N 71°45'12" E, A DISTANCE OF 505.08 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO RUSTY WALLIS FAMILY LIMITED PARTNERSHIP #2, RECORDED IN VOLUME 4014, PAGE 173, D.R.R.C.T., AND THE MOST NORTHERLY EAST LINE OF SAID STRUCTURED REA–ROCKWALL TRACT RECORDED IN INSTRUMENT NO. 20210000001622, O.P.R.R.C.T.;

THENCE S 01°41'51" E, ALONG THE WEST LINE OF SAID RUSTY WALLIS TRACT AND THE MOST NORTHERLY EAST LINE OF SAID STRUCTURED REA–ROCKWALL TRACT RECORDED IN INSTRUMENT NO. 20210000001622, O.P.R.R.C.T., A DISTANCE OF 242.13 FEET TO A POINT, FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RSCI" BEARS N 24°12' W, 0.8 FEET, BEING THE SOUTHWEST CORNER OF SAID RUSTY WALLIS TRACT AND AN ELL CORNER OF SAID STRUCTURED REA–ROCKWALL TRACT RECORDED IN INSTRUMENT NO. 20210000001622, O.P.R.R.C.T.;

THENCE N 89°40'04" E, ALONG THE SOUTH LINE OF SAID RUSTY WALLIS TRACT AND THE MOST EASTERLY NORTH LINE OF SAID STRUCTURED REA–ROCKWALL TRACT RECORDED IN INSTRUMENT NO. 20210000001622, O.P.R.R.C.T., A DISTANCE OF 815.97 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" IN THE WEST RIGHT–OF–WAY LINE OF SAID DATA DRIVE;

THENCE DEPARTING THE SOUTH LINE OF SAID RUSTY WALLIS TRACT AND THE MOST EASTERLY NORTH LINE OF SAID STRUCTURED REA–ROCKWALL TRACT RECORDED IN INSTRUMENT NO. 20210000001622, O.P.R.R.C.T., AND ALONG THE WEST RIGHT–OF–WAY LINE OF SAID DATA DRIVE AS FOLLOWS:

1) S 01°15'53" E, A DISTANCE OF 3.99 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A CURVE TO THE RIGHT;

2) SOUTHWESTERLY, AN ARC LENGTH OF 200.36 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 274.50 FEET, A DELTA ANGLE OF 41°49'15", AND A CHORD BEARING OF S 19°38'46" W, 195.94 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

3) SOUTHWESTERLY, AN ARC LENGTH OF 219.89 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 335.50 FEET, A DELTA ANGLE OF 37°33'08", AND A CHORD BEARING OF S 21°46'50" W, 215.98 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

4) S 44°01'09" W, A DISTANCE OF 43.47 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

5) S 01°41'11" E, A DISTANCE OF 30.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 18.085 ACRES (787,768 SQUARE FEET) OF LAND, MORE OR LESS.

FINAL PLAT
LOTS 9-11, BLOCK B
FIT SPORT LIFE ADDITION

BEING A REPLAT OF
LOT 8, BLOCK B, FIT SPORT LIFE ADDITION,
TRACT 24, & A PORTION OF TRACT 22
OF THE ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
BEING THREE (3) LOTS
18.085 ACRES OR 787,768 SF
SITUATED WITHIN THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO.:P2024–016

OWNER / DEVELOPER
STRUCTURED REA–ROCKWALL LAND, LLC
3104 E CAMELBACK ROAD #2387
PHOENIX, ARIZONA 85016
CONTACT: CONOR KEILTY
PH: (480) 856–8808

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: RANDY EARDLEY, P.E.
PH: (817) 467–7700
FAX: (817) 467–7713

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467–7700
Texas Firm Registration No. F–2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

DATE: 7/22/2024
W.A. No. 19114.02

PRINTED: 7/22/2024 STB FILE: WIER–SURVEY.STB LAST SAVED: 7/22/2024 9:40 AM SAVED BY: CRISTIANV FILE: CONV–PLAT–LOTS–9–THRU–11–19144.02 BAR IS ONE INCH ON ORIGINAL FULL–SIZE PRINT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

WE THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOTS 9, 10, & 11, BLOCK B, FIT SPORT LIFE ADDITION TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. WE FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN LOTS 9, 10, & 11, BLOCK B, FIT SPORT LIFE ADDITION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT. WE UNDERSTAND AND DO HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES STATED AND FOR THE MUTUAL USE AND ACCOMMODATION OF ALL UTILITIES DESIRING TO USE OR USING SAME. WE ALSO UNDERSTAND THE FOLLOWING:

1. NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.

2. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS; AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS OR EGRESS TO, FROM AND UPON THE SAID EASEMENT STRIPS FOR PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING, AND EITHER ADDING TO OR REMOVING ALL OR PART OF THEIR RESPECTIVE SYSTEM WITHOUT THE NECESSITY OF, AT ANY TIME, PROCURING THE PERMISSION OF ANYONE.

3. THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE FOR ANY CLAIMS OF ANY NATURE RESULTING FROM OR OCCASIONED BY THE ESTABLISHMENT OF GRADE OF STREETS IN THE SUBDIVISION.

4. THE DEVELOPER/PROPERTY OWNER AND SUBDIVISION ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.

5. THE DEVELOPER/PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE NECESSARY FACILITIES TO PROVIDE DRAINAGE PATTERS AND DRAINAGE CONTROLS SUCH THAT PROPERTIES WITHIN THE DRAINAGE ARE NOT ADVERSELY AFFECTED BY STORM DRAINAGE FROM THE DEVELOPMENT.

6. NO HOUSE DWELLING UNIT, OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSON UNTIL THE DEVELOPER AND/OR OWNER HAS COMPLIED WITH ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF ROCKWALL REGARDING IMPROVEMENTS WITH RESPECT TO THE ENTIRE BLOCK ON THE STREET OR STREETS ON WHICH PROPERTY ABUTS, INCLUDING THE ACTUAL INSTALLATION OF STREETS WITH THE REQUIRED BASE AND PAVING, CURB AND GUTTER, WATER AND SEWER, DRAINAGE STRUCTURES, STORM STRUCTURES, STORM SEWERS, AND ALLEYS, ALL ACCORDING TO THE SPECIFICATIONS OF THE CITY OF ROCKWALL; OR

UNTIL AN ESCROW DEPOSIT, SUFFICIENT TO PAY FOR THE COST OF SUCH IMPROVEMENTS, AS DETERMINED BY THE CITY'S ENGINEER AND/OR CITY ADMINISTRATOR, COMPUTED ON A PRIVATE COMMERCIAL RATE BASIS, HAS BEEN MADE WITH THE CITY SECRETARY, ACCOMPANIED BY AN AGREEMENT SIGNED BY THE DEVELOPER AND/OR OWNER, AUTHORIZING THE CITY TO MAKE SUCH IMPROVEMENTS AT PREVAILING PRIVATE COMMERCIAL RATES, OR HAVE THE SAME MADE BY A CONTRACTOR AND PAY FOR THE SAME OUT OF THE ESCROW DEPOSIT, SHOULD THE DEVELOPER AND/OR OWNER FAIL OR REFUSE TO INSTALL THE REQUIRED IMPROVEMENTS WITHIN THE TIME STATED IN SUCH WRITTEN AGREEMENT, BUT IN NO CASE SHALL THE CITY BE OBLIGATED TO MAKE SUCH IMPROVEMENTS ITSELF. SUCH DEPOSIT MAY BE USED BY THE OWNER AND/OR DEVELOPER AS PROGRESS PAYMENTS AS THE WORK PROGRESSES IN MAKING SUCH IMPROVEMENTS BY MAKING CERTIFIED REQUISITIONS TO THE CITY SECRETARY, SUPPORTED BY EVIDENCE OF WORK DONE; OR

UNTIL THE DEVELOPER AND/OR OWNER FILES A CORPORATE SURETY BOND WITH THE CITY SECRETARY IN A SUM EQUAL TO THE COST OF SUCH IMPROVEMENTS FOR THE DESIGNATED AREA, GUARANTEEING THE INSTALLATION THEREOF WITHIN THE TIME STATED IN THE BOND, WHICH TIME SHALL BE FIXED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL.

I FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; I, MY SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

WITNESS OUR HANDS THIS THE 24 DAY OF July, 2024:

FOR: STRUCTURED REA-ROCKWALL LAND, LLC

OWNER

Principal
TITLE

STATE OF Arizona
COUNTY OF Maricopa

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael J. Hurst OF STRUCTURED REA-ROCKWALL LAND, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS 24 DAY OF July, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF Arizona

John Escamilla
PRINTED NAME

JOHN ESCAMILLA
NOTARY PUBLIC - ARIZONA
Maricopa County
Commission # 649472
My Commission Expires
May 27, 2027

SURVEYOR'S STATEMENT

THAT I, AARON L. STRINGFELLOW, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

SURVEYED ON THE GROUND
APRIL 9, 2024

STATE OF TEXAS
REGISTERED
AARON L. STRINGFELLOW
6373
PROFESSIONAL
LAND SURVEYOR

AARON L. STRINGFELLOW, R.P.L.S.
STATE OF TEXAS NO. 6373
E-MAIL: AaronLS@WIERASSOCIATES.COM

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED AARON L. STRINGFELLOW, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS 22 DAY OF July, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Zachary Stinson
PRINTED NAME

ZACHARY STINSON
NOTARY PUBLIC
STATE OF TEXAS
ID# 133671697
EXPIRES 3-29-2026

GENERAL NOTES

1. SUBDIVIDER'S STATEMENT. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS UNLAWFUL AND A VIOLATION OF THE SUBDIVISION ORDINANCE OF THE CITY OF ROCKWALL AND CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE, AND SHALL BE SUBJECT TO THE CITY OF ROCKWALL WITHHOLDING UTILITIES AND BUILDING PERMITS.

2. PUBLIC IMPROVEMENT STATEMENT. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDINGS PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A SUBDIVISION PLAT BY THE CITY OF ROCKWALL DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH SUBDIVISION PLAT SHALL BE APPROVED, AUTHORIZED, OR PERMIT ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF ROCKWALL OF THE ADEQUACY AND AVAILABILITY FOR WATER AND SANITARY SEWER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH SUBDIVISION PLAT, AS REQUIRED UNDER THE SUBDIVISION ORDINANCE OF THE CITY OF ROCKWALL.

3. DRAINAGE AND DETENTION EASEMENTS. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING AND SHALL BEAR SOLE LIABILITY OF ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.

4. FIRE LANES. ALL FIRE LANES WILL BE CONSTRUCTED, MAINTAINED, REPAIRED AND REPLACED BY THE PROPERTY OWNER. FIRE LANES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED CIVIL ENGINEERING PLANS FOR BOTH ON-SITE AND OFF-SITE FIRE LANE IMPROVEMENTS.

5. STREET APPURTENANCES. ALL DECORATIVE SIGNAGE, POSTS, OR LIGHTS INSTALLED IN PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED, MAINTAINED, REPAIRED, AND REPLACED BY THE HOMEOWNER'S ASSOCIATION (HOA).

RECOMMENDED FOR FINAL APPROVAL

APPROVED

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SUBDIVISION PLAT WAS REVIEWED BY THE PLANNING AND ZONING COMMISSION AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS FOR THE PREPARATION OF A FINAL PLAT ON THE 6th DAY OF May, 2024.

MAYOR OF THE CITY OF ROCKWALL

PLANNING AND ZONING CHAIRMAN

CITY OF ROCKWALL TEXAS

Kristy Teague
CITY SECRETARY

Amy Williams, P.E.
CITY ENGINEER

Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
08/29/2024 04:04:38 PM
$147.00
20240000015146

ROCKWALL COUNTY, TEXAS COUNTY CLERK

FINAL PLAT
LOTS 9-11, BLOCK B
FIT SPORT LIFE ADDITION

BEING A REPLAT OF
LOT 8, BLOCK B, FIT SPORT LIFE ADDITION,
TRACT 24, & A PORTION OF TRACT 22
OF THE ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
BEING THREE (3) LOTS
18.085 ACRES OR 787,768 SF
SITUATED WITHIN THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO.: P2024-016

OWNER / DEVELOPER
STRUCTURED REA-ROCKWALL LAND, LLC
3104 E CAMELBACK ROAD #2387
PHOENIX, ARIZONA 85016
CONTACT: CONOR KEILTY
PH: (480) 856-8808

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: RANDY EARDLEY, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

SHEET 3 OF 3

DATE: 7/22/2024
W.A. No. 19114.02

PRINTED: 7/22/2024 STB FILE: WIER-SURVEY.STB LAST SAVED: 7/22/2024 9:40 AM SAVED BY: CRISTIANV FILE: CONV-PLAT-LOTS-9-THRU-11-19144.02 BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING *ORDINANCE NO. 23-47* AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR *OUTDOOR COMMERCIAL AMUSEMENT/RECREATION* AND A *STRUCTURE EXCEEDING 60-FEET IN HEIGHT IN A COMMERCIAL (C) DISTRICT* FOR A *GOLF DRIVING RANGE* ON A 7.847-ACRE PARCEL OF LAND IDENTIFIED AS LOT 11, BLOCK B, FIT SPORT LIFE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Anthony Winkler of Texas Wedge on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a Specific Use Permit (SUP) for *Outdoor Commercial Amusement/Recreation* and a *Structure Exceeding 60-Feet in Height in a Commercial (C) District* for a *Golf Driving Range* on a 7.847-acre parcel of land, zoned Commercial (C) District, being identified as Lot 11, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, generally located near the terminus of Fit Sport Life Boulevard, and being more specifically 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 *Ordinance No. 23-47* (*S-312*) and the Unified Development Code [*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. 23-47* (*S-312*).

SECTION 2. That the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *Golf Driving Range* with *Outdoor Commercial Amusement/Recreation* and a *Structure Exceeding 60-Feet in Height in a Commercial (C) District* as stipulated by Article 04, *Permissible Uses,* and Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] on the *Subject Property*; and

DRAFT ORDINANCE 05.16.2025

SECTION 3. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Subsection 01.01*, Land Use Schedule,* and Subsection 02.03, *Conditional Land Use Standards*, of Article 04*, Permissible Uses,* and Subsection 04.01*, General Commercial District Standards*, and Subsection 04.05, *Commercial (C) District,* of Article 05*, District Development Standards,* of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall -- *as heretofore amended and may be amended in the futur*e -- and with the following conditions:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Golf Driving Range* and *Outdoor Commercial Amusement/Recreation* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

1) The development and operation of a *Golf Driving Range* and *Outdoor Commercial Amusement/Recreation* shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.

2) The maximum height of the netting and support structures shall not exceed 175-feet and shall generally conform to *Exhibit 'C'* of this ordinance.

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 Review 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.

DRAFT ORDINANCE 05.16.2025

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7th DAY OF JULY, 2025.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *June 16, 2025*

2nd Reading: *July 7, 2025*

DRAFT ORDINANCE 06.16.2025

Exhibit 'A':
Legal Description

BEING A TRACT OF LAND LOCATED IN THE ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO STRUCTURED REA-ROCKWALL LAND, LLC, RECORDED IN INSTRUMENT NO. 20210000001622, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND, SAID IRON ROD BEING A NORTHEAST CORNER OF SAID STRUCTURED TRACT, THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO JOWERS, INC., RECORDED IN VOLUME 1215, PAGE 155, DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.R.R.C.T.), AND IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO RUSTY WALLIS FAMILY LIMITED PARTNERSHIP #2, RECORDED IN VOLUME 4014, PAGE 173, D.R.R.C.T.;

THENCE S 01°41'51" E, ALONG AN EAST LINE OF SAID STRUCTURED TRACT AND THE WEST LINE OF SAID RUSTY WALLIS TRACT, 345.16 FEET TO A POINT;

THENCE S 71°45'12" W, DEPARTING AN EAST LINE OF SAID STRUCTURED TRACT AND THE WEST LINE OF SAID RUSTY WALLIS TRACT, 505.08 FEET TO A POINT, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE SOUTHERLY, AN ARC LENGTH OF 255.29 FEET ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 830.00 FEET, A DELTA ANGLE OF 17°37'23", AND A CHORD BEARING S 89°49'15" W, A DISTANCE OF 254.29 FEET TO A POINT;

THENCE S 81°00'34" W, A DISTANCE OF 305.78 FEET TO A POINT IN THE NORTH RIGHT-OF-WAY LINE OF FIT SPORT LIFE BOULEVARD (A 60' RIGHT-OF-WAY), BEING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE NORTHWESTERLY DEPARTING SAID FIT SPORT LIFE BOULEVARD, AN ARC LENGTH OF 31.42 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 90°00'00", AND A CHORD BEARING OF N 53°59'26" W, A DISTANCE OF 28.28 FEET TO A POINT;

THENCE N 08°59'26" W, A DISTANCE OF 356.88 FEET TO A POINT, FROM WHICH A 5/8" IRON ROD FOUND WITH A PINK CAP STAMPED "TXDOT" BEARS S 87°49'28" W, 726.69 FEET, SAID IRON ROD BEING THE NORTHWEST CORNER OF SAID STRUCTURED TRACT AND BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF CORPORATE CROSSING (VARIABLE WIDTH RIGHT-OF-WAY) WITH THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 30 (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE N 72°46'09" E, A DISTANCE OF 602.14 FEET TO A POINT IN THE WEST LINE OF SAID JOWERS TRACT AND THE MOST NORTHERLY EAST LINE OF SAID STRUCTURED TRACT;

THENCE S 01°36'16" E, ALONG THE WEST LINE OF SAID JOWERS TRACT AND THE MOST NORTHERLY EAST LINE OF SAID STRUCTURED TRACT, A DISTANCE OF 121.40 FEET TO A POINT, BEING THE SOUTHWEST CORNER OF SAID JOWERS TRACT;

THENCE N 76°34'05" E, ALONG THE SOUTH LINE OF SAID JOWERS TRACT AND THE MOST EASTERLY NORTH LINE OF SAID STRUCTURED TRACT, A DISTANCE OF 540.70 FEET TO THE PLACE OF BEGINNING AND CONTAINING 9.942 ACRES (433,054 SQUARE FEET) OF LAND, MORE OR LESS.

DRAFT ORDINANCE 06-16-2025

Exhibit 'B':
Concept Plan



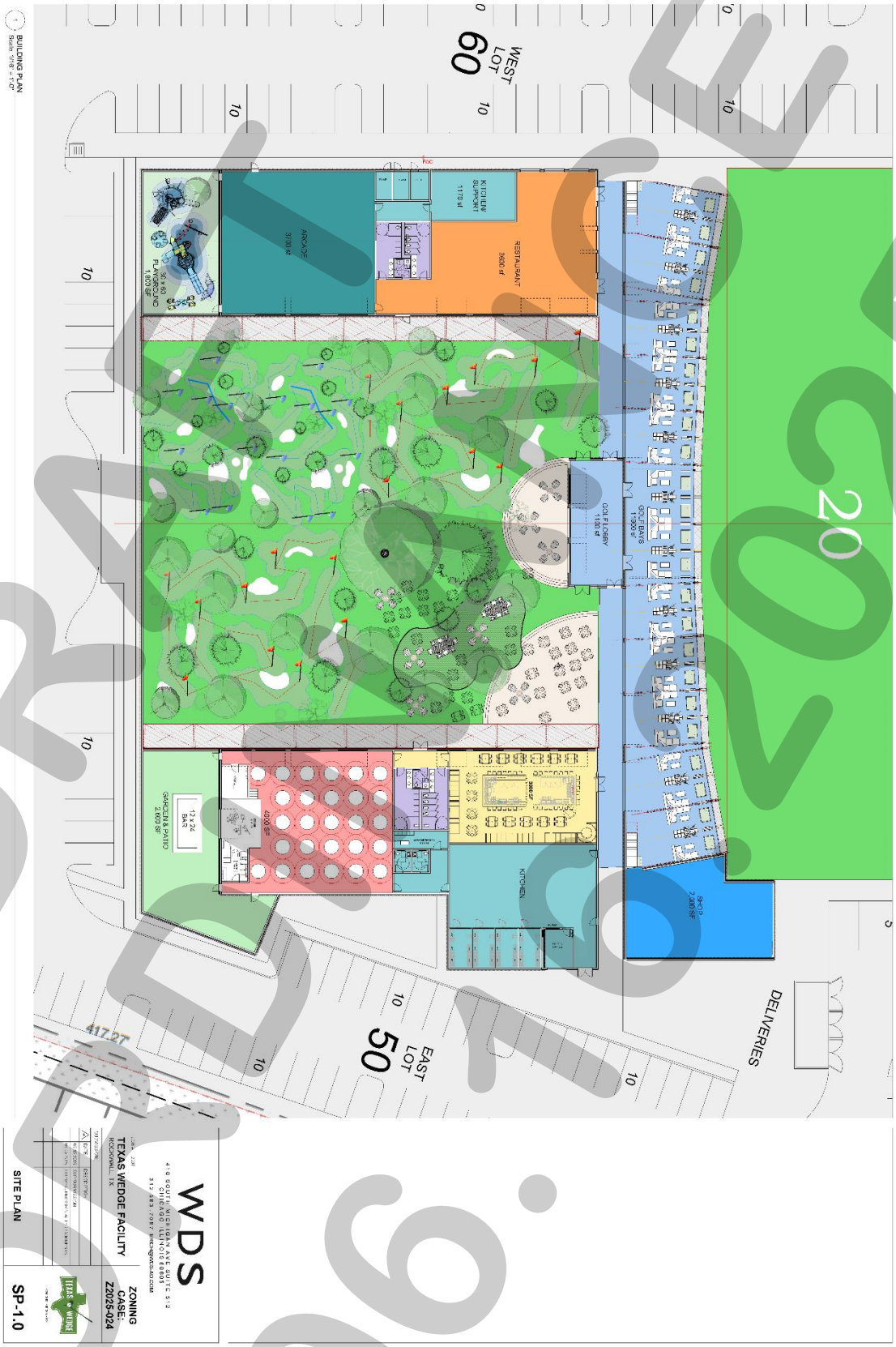
DRAFT
06.10.2025

Exhibit 'B':
Concept Plan



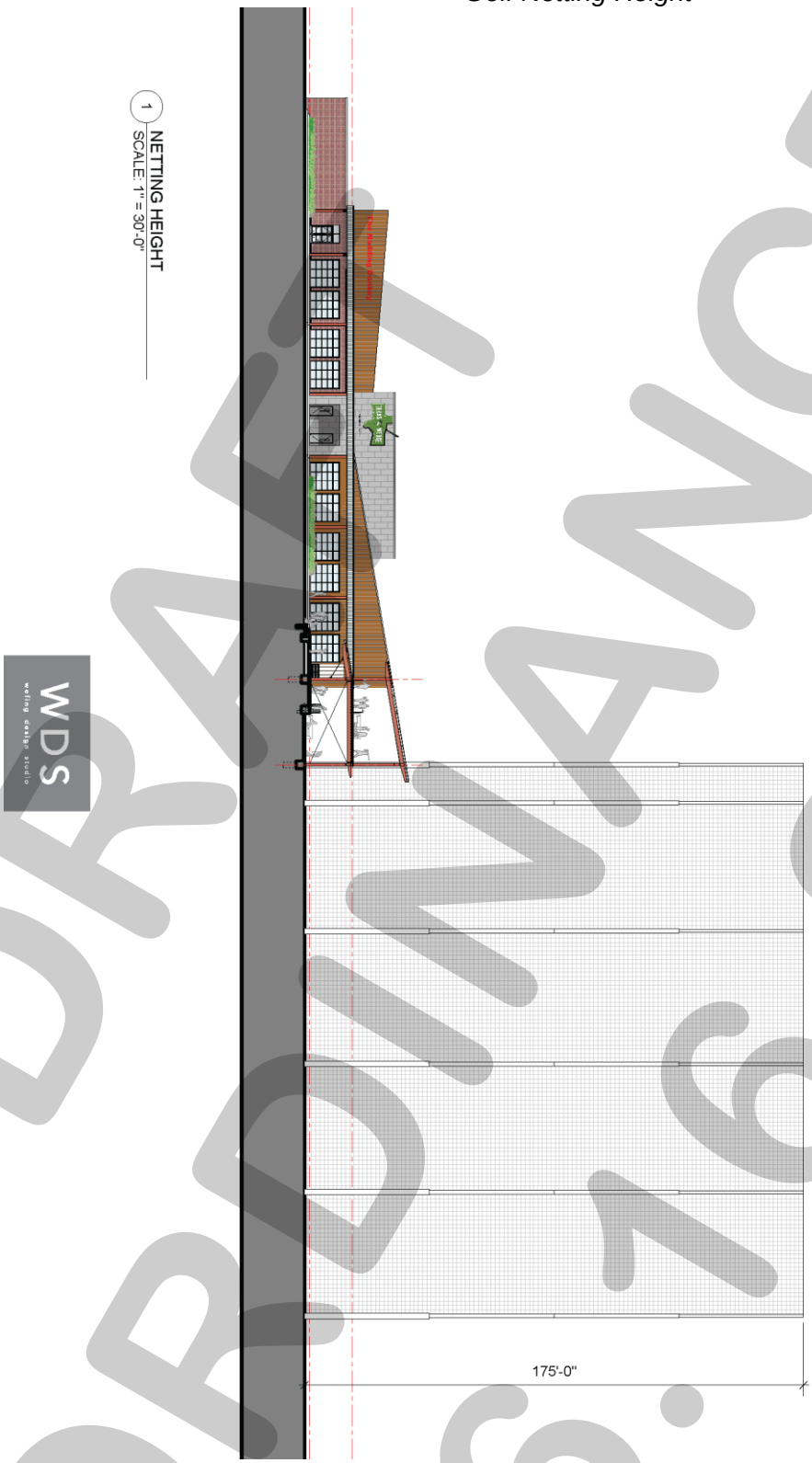
DRAFT 06.16.2025

Exhibit 'B':
Concept Plan



DRAFT
06.16.2025

Exhibit 'C':
Golf Netting Height



DRAFT ORDINANCE 06.16.2025

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:	June 16, 2025
APPLICANT:	Felipe Zanotti
CASE NUMBER:	Z2025-025; *Specific Use Permit (SUP) for a Wholesale Showroom Facility*

SUMMARY

Hold a public hearing to discuss and consider a request by Felipe Zanotti on behalf of Ryan Moorman of R. D. Morman, Inc. for the approval of a *Specific Use Permit (SUP)* for a *Wholesale Showroom Facility* on a 1.2220-acre parcel of land identified as Lot 26 of the Rainbow Acres Addition, Rockwall County, Texas, zoned Commercial (C) District, addressed as 263 Ranch Trail, and take any action necessary.

BACKGROUND

On October 25, 1962 -- *prior to the date of annexation* -- the subject property was established by final plat as part of Lots 14 & 16 of the Rainbow Acres Addition. The subject property was annexed by *Ordinance No. 04-34* on May 17, 2004. On September 7, 2004, the City Council approved a zoning change [*Case No. Z2024-027; Ordinance No. 04-50*] changing the zoning of the subject property from an Agricultural (AG) District to a Commercial (C) District. In 2017, the City Council approved a replat [*Case No. P2017-050*] to subdivide the subject property (*i.e. Lots 22 & 23 of the Rainbow Acres Addition*) from the adjacent property in order for a *Mini-Warehouse Facility* to be developed on Lot 23. On September 10, 2019, the Planning and Zoning Commission approved a site plan [*Case No. SP2019-031*] for the purpose of constructing a 4,950 SF office building, and converting the existing 2,366 SF single-family home into an office building. Associated with the site plan was a variance for the horizontal articulation; however, this request failed to get a supermajority vote, failing 4-2 with Commissioners Womble and Welch dissenting and Commissioner Moeller absent. The applicant appealed the variance denial to the City Council, where the City Council denied the appeal on November 7, 2019 by a vote of 7-0. After this denial the applicant proceeded with converting the existing single-family home into an office building, but abandoned the request to add a new 4,950 SF office building to the subject property. On May 11, 2021 the Planning and Zoning Commission approved a site plan [*Case No. SP2021-012*] to allow the construction of a 4,950 SF *Office Building* on the subject property. On February 21, 2023, the City Council approved a replat [*Case No. P2023-001*] that establish the subject property as Lot 26 of the Rainbow Acres Addition.

PURPOSE

The applicant -- *Felipe Zanotti* -- is requesting the approval of a Specific Use Permit (SUP) to allow a *Wholesale Showroom Facility* in a Commercial (C) District on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 263 Ranch Trail. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 2.00-acre parcel of land (*i.e. part of Lot 16 of the Rainbow Acres Addition*) developed with a 2,601 SF *Office Building*. Beyond this is a 2.04-acre parcel of land (*i.e. Lot 17 of the Rainbow Acres Addition*) developed with four (4) commercial structures. Following this is a 9.76-acre parcel of land (*i.e. Lot 18 and the S. part of Lot 19 of the Rainbow Acres Addition*) that has a 13,516 SF *Office Building* under construction. All of these properties are zoned Commercial (C) District. North of this is County Line Road, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is a 7.473-acre parcel of land (*i.e. Lot 25 of the Rainbow Acres Addition*) developed with a *Mini-Warehouse Facility*. Beyond this is a vacant 1.50-acre parcel of land (*i.e. Lot 12 of the Rainbow Acres Addition*). Following this is a 2.491-acre parcel of land (*i.e. Lot 20 of the Rainbow Acres Addition*) with a standalone 2,832 SF storage building. All of these properties are zoned Commercial (C) District. South of this is Horizon Road [*FM-3097*], which is identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is a 7.489-acre parcel of land (*i.e. Lot 25 of the Rainbow Acres Addition*) developed with a *Mini-Warehouse Facility* zoned Commercial (C) District. Beyond this is a vacant 131.39-acre tract of land (*i.e. Tract 43-01 of the W. W. Ford Survey, Abstract No. 80 [commonly referred to as the Wallace Tract]*) zoned Agricultural (AG) District. Beyond this is the Oaks of Buffalo Way Subdivision, which consists of 63 lots is zoned Planned Development District 51 (PD-51) for Single Family Estate 1.5 (SFE-1.5) District.

West: Directly west of the subject property is Ranch Trail, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan. Beyond this is 3.466-acre parcel of land (*i.e. Lot 1, Block A, Patriot Paws Addition*) developed with *Animal Boarding Facility* (*i.e. Patriot Paws*). Following this are two (2) parcels of land (*i.e. Lots 1-2 of the Rainbow Acres Addition*) developed with residential homes. West of this is a 4.97-acre tract of land (*i.e. Tract 26 of the W. W. Ford Survey, Abstract No. 80*) developed with a *Mini-Warehouse Facility*. All of these properties are zoned Commercial (C) District. Beyond this is Horizon Road [*FM-3097*], which is identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained within 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 *Wholesale Showroom Facility* on the subject property. Existing on the subject property is a 2,797 SF *Office Building* that was converted from a single-family home in 2018, and a 4,950 SF *Office Building* that was constructed in 2022. Based on the floor plan

provided by the applicant, the 4,950 SF *Office Building* will be split into *Office* and *Warehousing* in order to accommodate the requested *Wholesale Showroom Facility*.

CONFORMANCE WITH THE CITY'S CODES

Subsection 02.01(J), *Wholesale, Distribution, and Storage Land Uses*, of Article 13, *Definitions*, of the Unified Development Code (UDC), defines a *Wholesale Showroom Facility* as "(a)n establishment that primarily consists of sales offices and sample display areas for products and/or services delivered or performed off-premises...retail sales of products associated with the primary products and/or services are permitted. Warehousing facilities shall be incidental to the primary use and shall not exceed 50% of the total floor area." In this case, the applicant's proposed use falls under this classification, and the provided floor plan indicates that 50% of the total floor area will be for *Warehousing*. According to the *Permissible Use Charts* contained in Article 04, *Permitted Uses*, of the Unified Development Code (UDC), a *Wholesale Showroom Facility* requires a Specific Use Permit (SUP) in a Commercial (C) District. The purpose of this requirement is to acknowledge that the *Wholesale Showroom Facility* land use is *not* appropriate within all of the City's commercial areas, and that the City Council should have discretionary oversite 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, many of the adjacent uses are either offices or legally non-conforming warehouse land uses. Based on this, the proposed *Wholesale Showroom Facility* appears to blend with the adjacent established land uses. Staff should note, that the proposed *Wholesale Showroom Facility* is being utilized in a similar manner as the previous tenant (*i.e. Office and Storage*). Given this, the subject property conforms to the parking standards outlined within the Unified Development Code (UDC). 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 property is situated within the *Southwest Residential District* and is situated within an area that is identified as a *Transitional Area*. According to the district, the *Transitional Area* is defined as, "…currently transitioning from interim land uses and building types to more permanent structures with conforming land uses. These areas should be given special consideration with regard to requests that further the establishment of uses and structures that will improve the property values of the adjacent properties…" In this case, this the proposed *Wholesale Showroom Facility* appears to be blend with the adjacent land uses within the *Transitional Area* along Ranch Trail. In addition, the *Wholesale Showroom Facility* will be required to meet the current Unified Development Code (UDC) standards.

NOTIFICATIONS

On May 20, 2025, staff mailed 34 notices to property owners and occupants within 500-feet of the subject property. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). There were no Homeowner's Associations (HOA's) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. At the time this report was drafted, staff had not received any notices returned concerning 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 *Wholesale Showroom Facility* within a Commercial (C) District, 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.

(b) The *Wholesale Showroom Facility* shall not utilize more than 50.00% of the total floor area for *Warehousing*.

(c) There shall be no *Outside Storage* on the *Subject Property*.

(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 June 10, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the SUP by a vote of 5-0, with Commissioner Womble absent and a vacant seat.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☒ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	263 Ranch Trail, Rockwall, TX 75032				
SUBDIVISION		LOT		BLOCK	
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE			
PROPOSED ZONING		PROPOSED USE			
ACREAGE		LOTS [CURRENT]		LOTS [PROPOSED]	

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

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

☐ OWNER	R.D MOORMAN, INC	☐ APPLICANT	
CONTACT PERSON	Ryan Moorman	CONTACT PERSON	Felipe Zanotti
ADDRESS	263 Ranch Trail	ADDRESS	17727 ADDISON RD,
CITY, STATE & ZIP	Rockwall, TX 75032	CITY, STATE & ZIP	DALLAS, TX, 75287
PHONE	972-977-2110	PHONE	214-430-7927
E-MAIL	RYAN@RDMOORMANINC.COM	E-MAIL	ZANOTTI@ZTXSURFACES.COM

NOTARY VERIFICATION [REQUIRED]

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

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

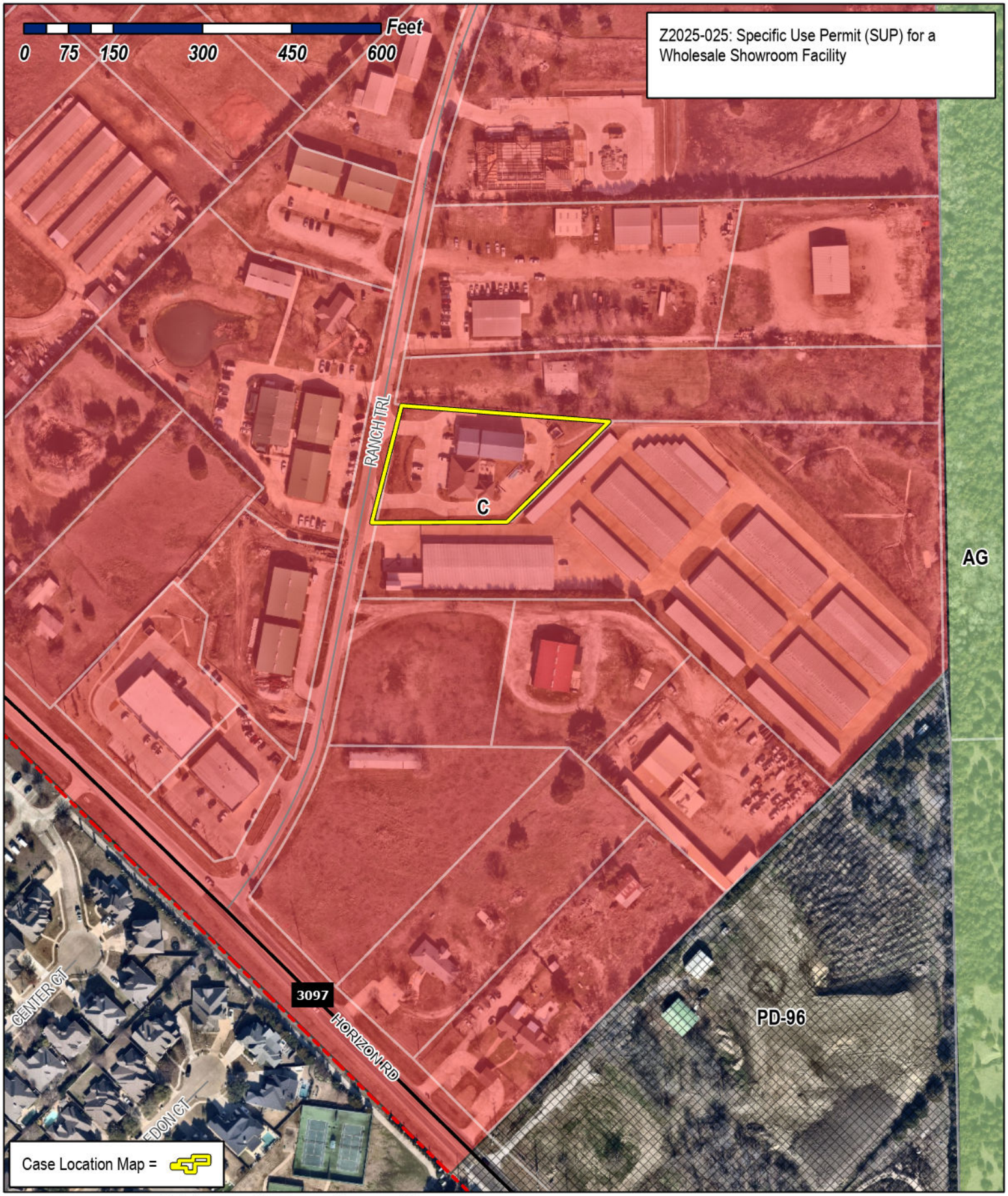
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15th *DAY OF* May *20* 25

OWNER'S SIGNATURE Ryan Moorman

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Rani B Castilleja

RANI B. CASTILLEJA
My Notary ID # 134229903
Expires March 2, 2027

MY COMMISSION EXPIRES 3/2/2027



City of Rockwall

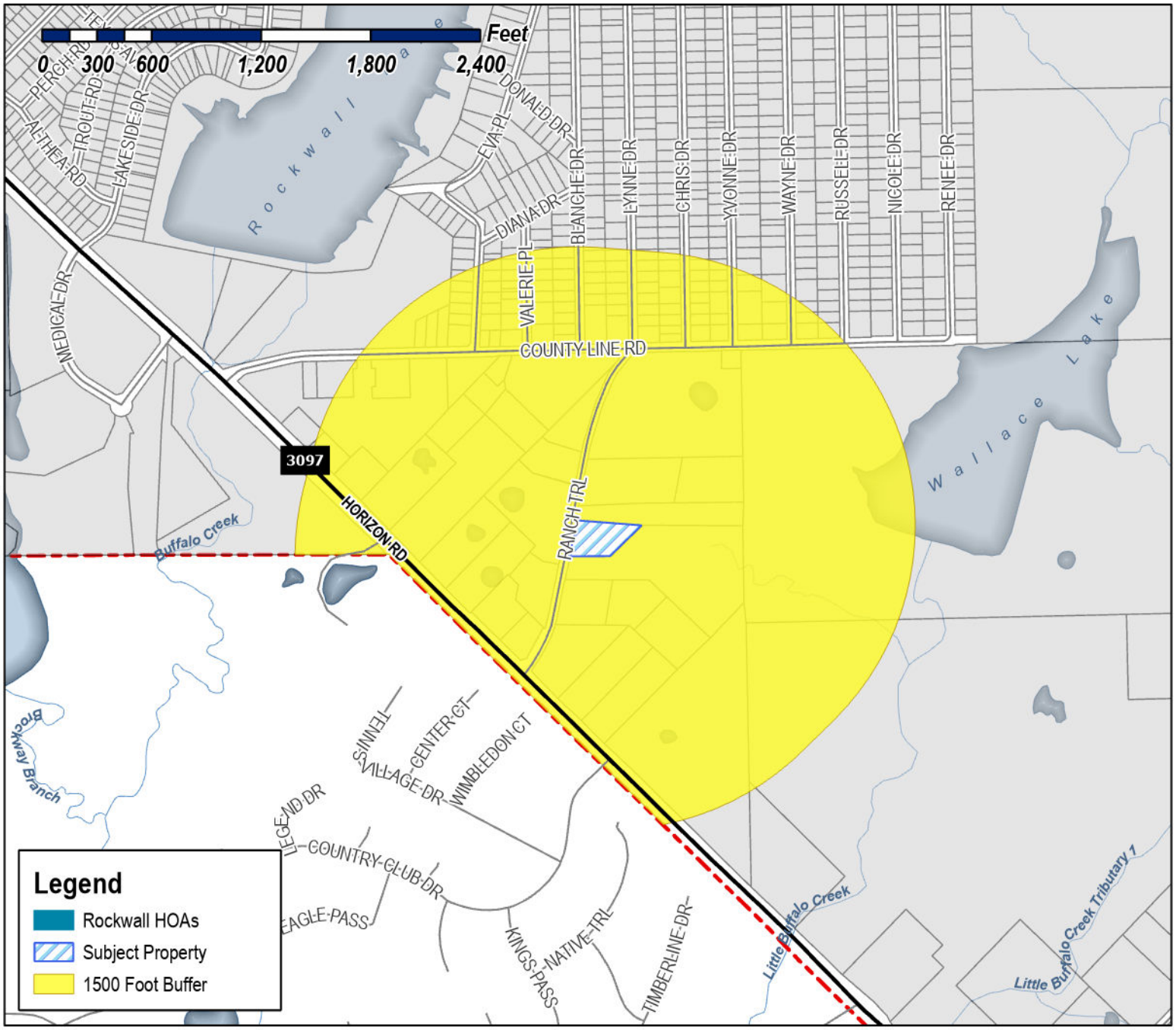
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

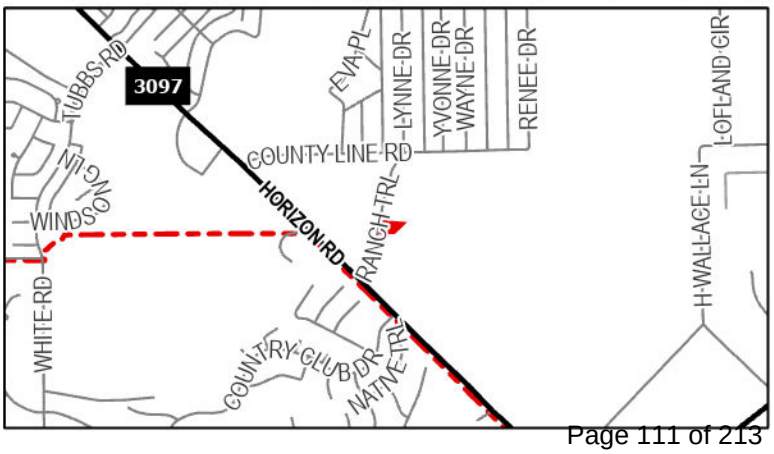
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Case Number: Z2025-025
Case Name: Specific Use Permit (SUP) for Wholesale Showroom Facility
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 263 Ranch Trail

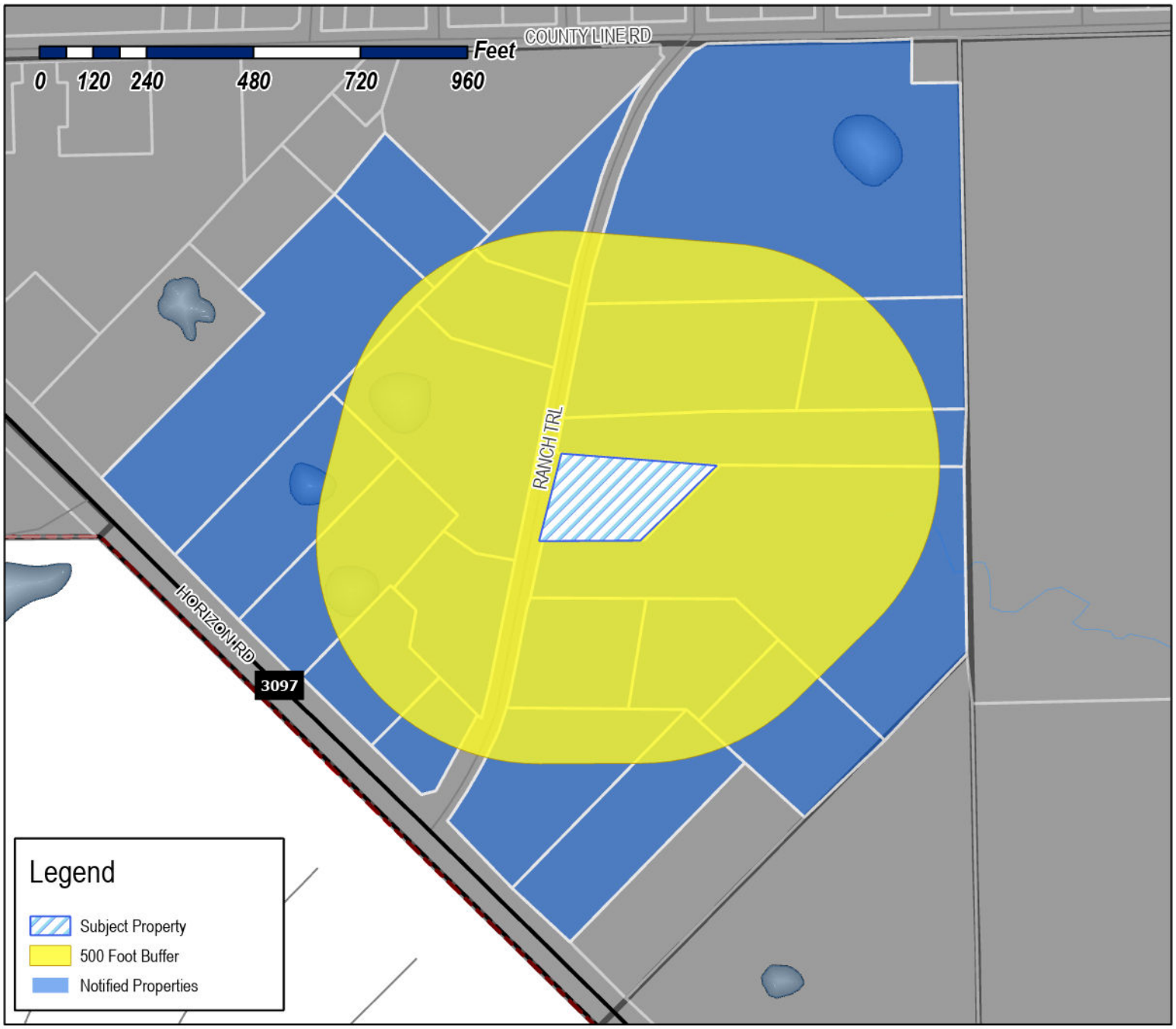


Date Saved: 5/16/2025
For Questions on this Case Call (972) 771-7745

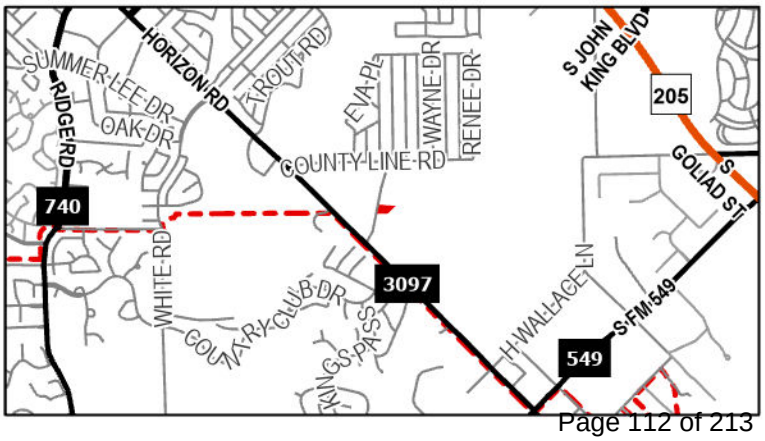
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2025-025
Case Name: Specific Use Permit (SUP) for Wholesale Showroom Facility
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 263 Ranch Trail



Date Saved: 5/16/2025
For Questions on this Case Call: (972) 771-7745

RIDGE POINTE HORIZON LP
102 S GOLIAD #200
ROCKWALL, TX 75087

GLOBAL HOLDINGS INTERNATIONAL BUSINESS TRUST
KELLI CHRISTINE HAYNIE - TRUSTEE
10500 LAKELINE MALL DR APT 5605
AUSTIN, TX 78717

ZALOMANTE LLC
1690 LYNN LN
LUCAS, TX 75002

5543 FM3097 LLC
1809 BRISTOL LANE
ROCKWALL, TX 75032

DOMINGUEZ SALVADOR AND
DIANA DOMINGUEZ
1948 FREDIANO LN
MCLENDON CHISHOLM, TX 75032

RESIDENT
196-224 RANCH TRL
ROCKWALL, TX 75087

RESIDENT
207 RANCH TRL
ROCKWALL, TX 75087

RESIDENT
209 RANCH TRL
ROCKWALL, TX 75087

RESIDENT
231 RANCH TRL
ROCKWALL, TX 75087

PATRIOT PAWS SERVICE DOGS
LORI STEVENS
254 RANCH TRL
ROCKWALL, TX 75032

RESIDENT
259 RANCH TRAIL
ROCKWALL, TX 75087

HEATH #23 INVESTMENT, LLC
2712 IH 30
MESQUITE, TX 75150

RESIDENT
285 RANCH TRL
ROCKWALL, TX 75087

RESIDENT
295 RANCH TRAIL
ROCKWALL, TX 75087

RESIDENT
315 RANCH TRAIL
ROCKWALL, TX 75087

RANCH TRAIL VENTURES LLC
315 RANCH TRAIL
ROCKWALL, TX 75032

RAAA REAL ESTATE LLC
3508 McFarlin Blvd
Dallas, TX 75205

KUMAR ATUL
3508 MCFARLIN BLVD
DALLAS, TX 75205

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

RESIDENT
354-356 RANCH TRL
ROCKWALL, TX 75087

RESIDENT
382 RANCH TRL
ROCKWALL, TX 75087

RESIDENT
405 RANCH TRL
ROCKWALL, TX 75087

TRUMAN HEIGHTS LLC
4741 PARKWOOD DR
ROCKWALL, TX 75032

DIVAGOZ PROPERTIES LLC
494 Lynne Dr
Rockwall, TX 75032

BIG LEAGUE SPORTS ACADEMY INC
5508 FOREST LANE
DALLAS, TX 75230

RESIDENT
5573 FM3097
ROCKWALL, TX 75087

RESIDENT
5627 HORIZON RD
ROCKWALL, TX 75087

RESIDENT
5653 FM3097
ROCKWALL, TX 75087

RESIDENT
5739 FM3097
ROCKWALL, TX 75087

RESIDENT
5739 HORIZON RD
ROCKWALL, TX 75087

HORIZON ROAD SELF STORAGE LLC
5763 S State Highway 205 Ste 100
Rockwall, TX 75032

RESIDENT
5811 FM3097
ROCKWALL, TX 75087

HOMEBANK TEXAS
P O BOX 909
SEAGOVILLE, TX 75159

KUMAR ATUL
3508 MCFARLIN BLVD
DALLAS, TX 75205

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:

Z2025-025: Specific Use Permit (SUP) for a Wholesale Showroom Facility

Hold a public hearing to discuss and consider a request by Felipe Zanotti on behalf of Ryan Moorman of R. D. Morman, Inc. for the approval of a Specific Use Permit (SUP) for a Wholesale Showroom Facility on a 1.2220-acre parcel of land identified as Lot 26 of the Rainbow Acres Addition, Rockwall County, Texas, zoned Commercial (C) District, addressed as 263 Ranch Trail, 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, June 10, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, June 16, 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:

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

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

Your comments must be received by *Monday, June 16, 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

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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. Z2025-025: Specific Use Permit (SUP) for a Wholesale Showroom Facility

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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

Subject: Request for SUP to Establish Tile and Stone Showroom Facility at 263 Ranch Trail

Dear City of Rockwall Planning and Zoning Department,

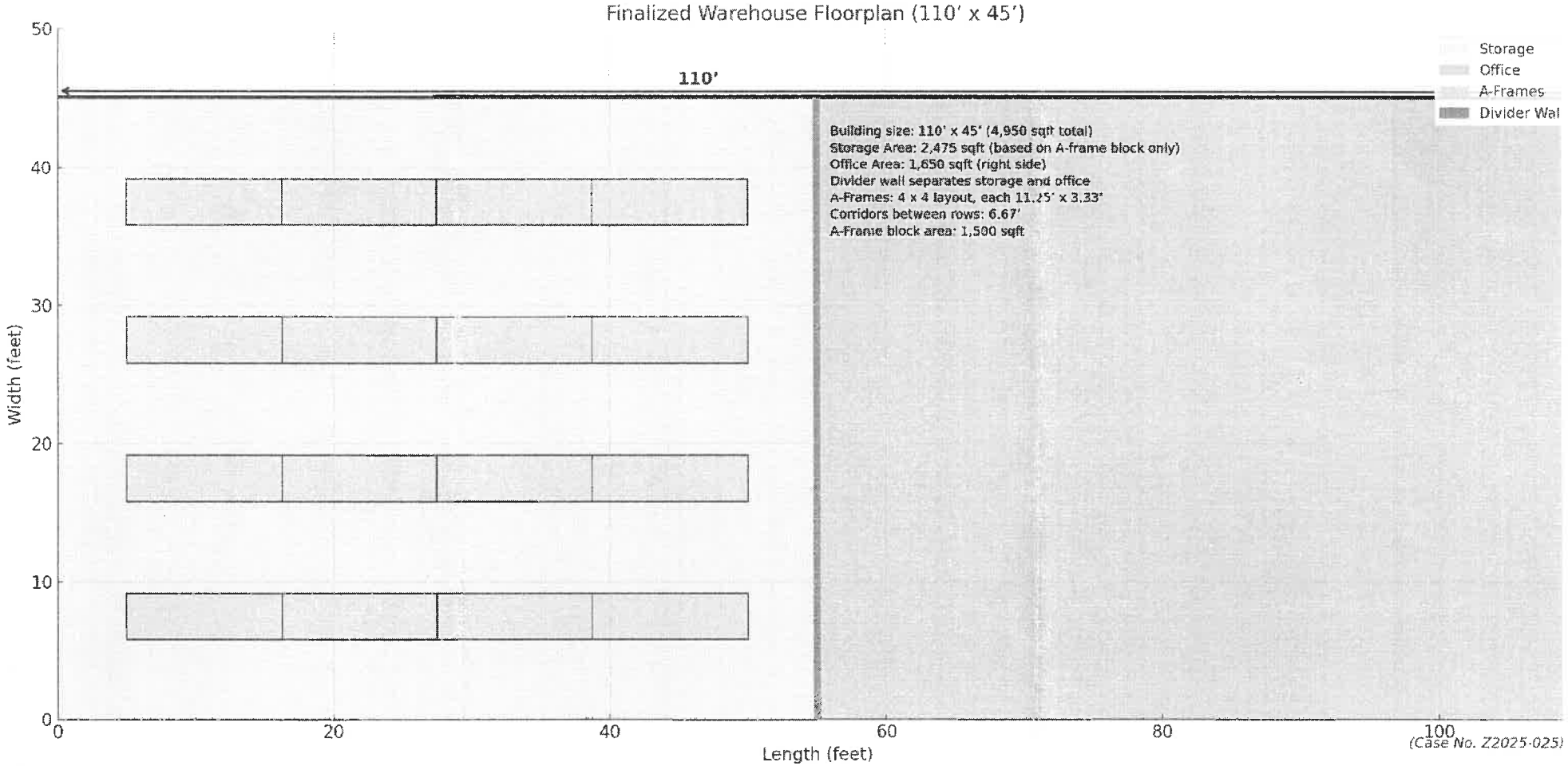
We are the prospective tenants of the property located at 263 Ranch Trail, Rockwall, and we are reaching out to discuss our intended use of the facility and the necessary steps to proceed with obtaining the required approvals.

Our goal is to establish a tile and stone showroom at this location. The facility will operate solely as a display showroom — the front area will feature sample tiles, while the back area will showcase stone slabs. Please note that we will not be functioning as a third-party warehouse for any external company. Our business is focused entirely on displaying product samples for wholesale purposes, without on-site fabrication or storage services for others.

We believe this intended use aligns with the definition of a Wholesale Showroom Facility, as outlined in the Commercial (C) District zoning regulations. As such, we understand that this use is permitted through a Specific Use Permit (SUP).

Attached is our proposed floorplan for your review. We would appreciate the City's help in getting the SUP approved so we can move forward with our project.

Thank you for your attention and support. We look forward to your feedback and assistance


Finalized Warehouse Floorplan (110' x 45')
110'
Storage
Office
A-Frames
Divider Wal
Building size: 110' x 45' (4,950 sqft total)
Storage Area: 2,475 sqft (based on A-frame block only)
Office Area: 1,650 sqft (right side)
Divider wall separates storage and office
A-Frames: 4 x 4 layout, each 11.25' x 3.33'
Corridors between rows: 6.67'
A-Frame block area: 1,500 sqft
Width (feet)
Length (feet)
0
10
20
30
40
50
0
20
40
60
80
100
(Case No. Z2025-025)

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A *WHOLESALE SHOWROOM FACILITY* ON A 1.2220-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 26 OF THE RAINBOW ACRES ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Felipe Zanotti on behalf of Ryan Moorman of R. D. Morman, Inc. for the approval of a *Wholesale Showroom Facility* on a 1.2220-acre parcel of land identified as Lot 26 of the Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 263 Ranch Trail, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for a *Wholesale Showroom Facility* in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 04.05, *Commercial (C) District, and* Subsection 04.01, *General Commercial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] *-- as heretofore amended and may be amended in the future* -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

DRAFT 06.16.25

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

1) The development of the *Subject Property* shall generally conform to the *Floor Plan* as depicted in *Exhibit 'B'* of this ordinance.

2) The *Wholesale Showroom Facility* shall not utilize more than 50% of the total floor area for *Warehousing*.

3) There shall be no *Outside Storage* on the *Subject Property*.

2.2 COMPLIANCE

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7th DAY OF JULY, 2025.

_____

Tim McCallum, *Mayor*

DRAFT ORDINANCE 06.16.2025

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

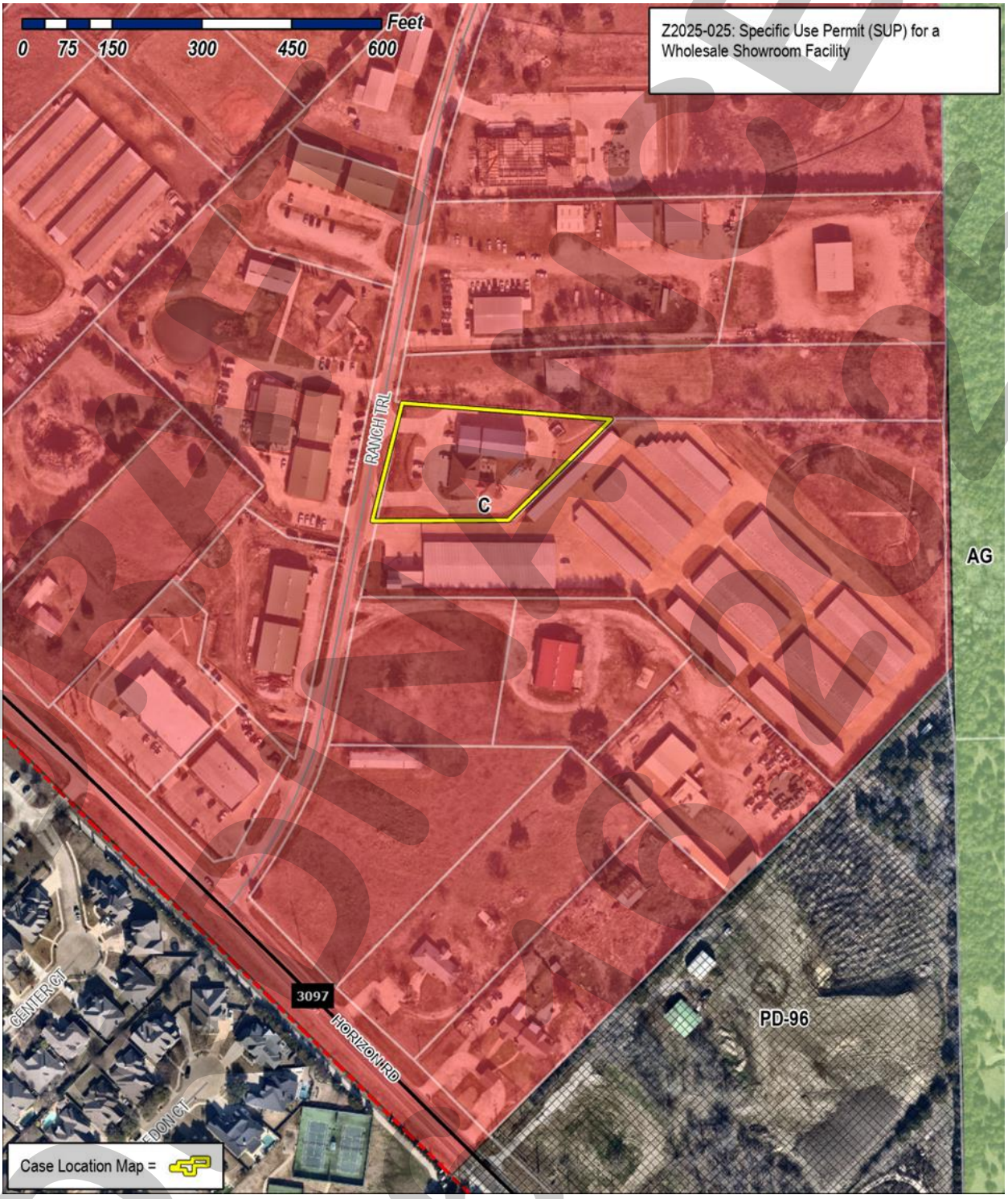
1st Reading: *June 16, 2025*

2nd Reading: *July 7, 2025*

DRAFT ORDINANCE 06.16.2025

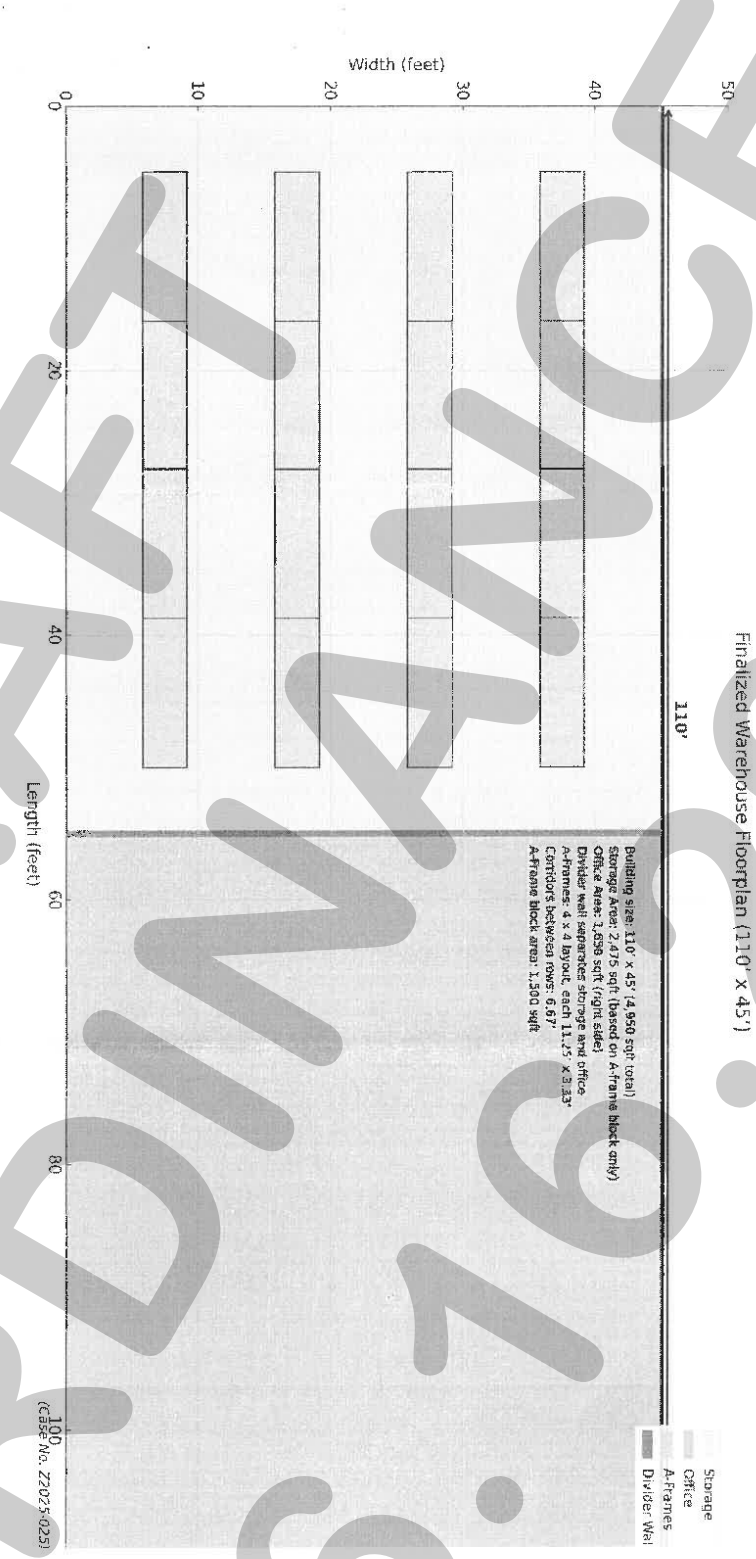
Exhibit 'A':
Location Map

LEGAL DESCRIPTION: Lot 26 of the Rainbow Acres Addition
ADDRESS: 263 Ranch Trail



DRAFT 08/19/25

Exhibit 'B':
Floor Plan



DRAFT
ORDINANCE
06.19.2025

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:	June 16, 2025
APPLICANT:	Elijah Tekurio
CASE NUMBER:	Z2025-026; *Specific Use Permit (SUP) for a Detached Garage at 2743 Stoney Hollow Lane*

SUMMARY

Hold a public hearing to discuss and consider a request by Elijah Tekurio for the approval of a *Specific Use Permit (SUP)* for a *Detached Garage* on a 0.7702-acre parcel of land identified as Lot 23, Block A, Stoney Hollow Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2743 Stoney Hollow Lane, and take any action necessary.

BACKGROUND

The subject property was annexed into to the City of Rockwall on August 30, 1999 by *Ordinance No. 99-33* [*Case No. A1999-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On October 15, 2001, the City Council approved a preliminary plat [*Case No. PZ2000-124-01*] for the Stoney Hollow Subdivision. Following this approval, on November 5, 2001 the City Council approved *Ordinance No. 01-52* [*Case No. PZ2000-123-01*] changing the zoning of a 45.319-acre tract of land -- *of which the subject property is a part of* -- from an Agricultural (AG) District to a Single-Family 16 (SF-16) District. On August 15, 2002, the City Council approved a final plat [*Case No. P2002-024*] establishing the subject property as Lot 23, Block A, Stoney Hollow Addition. An amending plat in the form of a replat [*Case No. P2004-026*] was approved by the City Council on July 19, 2004 establishing the necessary easements for the subdivision. According to the Rockwall Central Appraisal District (RCAD), a 3,264 SF single-family home was constructed on the subject property in 2005 and a 144 SF accessory building was constructed in 2016. In addition, there is a ~144 SF covered porch also on the subject property that was not identified by RCAD.

PURPOSE

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

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 2743 Stoney Hollow Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are several parcels of land developed with single-family homes zoned Single-Family 16 (SF-16) District. All of these properties are within the Stoney Hollow Addition, which consists of 96 residential lots on 41.88-acres of land. Beyond this is the corporate limits of the City of Rockwall. North of this is E. FM-552, which is identified as a A4D (*i.e. major arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this are several single-family properties situated in the City's Extraterritorial Jurisdiction (ETJ).

South: Directly south of the subject property is a 0.6508-acre parcel of land (*i.e. 2731 Stoney Hollow Lane*) developed with a single-family home and zoned Single-Family 16 (SF-16) District. Beyond this is a 3.874-acre tract of land (*i.e. Tract 14-5 of the J.M. Gass Survey, Abstract No. 88*) developed with a single-family home zoned Agricultural (AG) District. South of this is E. Quail Run Road, which is identified as an M4U (*i.e. major collector, four [4] lane, undivided*

roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is Stoney Hollow Lane, which is identified as an R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is the remainder of the Stoney Hollow Addition, which consists of 96 residential lots on 41.88-acres of land. East of this is a 76.5770-acre parcel of land (*i.e. Lot 1, Block A, Rockwall ISD Addition*) developed with a secondary school (*i.e. Rockwall High School Ninth Grade Campus North*). This property is zoned Planned Development District 94 (PD-94) for Neighborhood Service (NS) District land uses.

West: Directly west of the subject property is the corporate limits of the City of Rockwall. Beyond this is the Windmill Valley Subdivision, which is situated within the City's Extraterritorial Jurisdiction (ETJ).

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant is requesting the approval of a Specific Use Permit (SUP) to allow the construction of a *Detached Garage*. The site plan indicates that the *Detached Garage* will have a building footprint of 35' x 24' or 840 SF. The site plan also indicates that the *Detached Garage* will be located 20-feet, 2-inches behind the primary structure, meet all the applicable building setbacks, and be accessed at the front of the property via a 131-foot concrete driveway. The building elevations indicate that the structure will stand 15-feet in height (*i.e. 12-feet as measured to the midpoint of the roof*), and be clad in metal. The proposed structure will have a single car garage door that will face onto Stoney Hollow Lane.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the Single-Family 16 (SF-16) District allows one (1) detached garage with a maximum

square footage of 625 SF. In this case, the proposed *Detached Garage* exceeds the maximum permissible square footage by 215 SF. This subsection goes on to state that only one (1) other accessory structure other than a *Detached Garage* is permitted by-right. In this case, there is currently one (1) existing accessory building that will be removed from the property once the proposed detached garage is approved. This means that the *Detached Garage* will not cause the subject property to exceed the maximum allowable number of accessory buildings (*i.e. there will only be two [2] accessory structures on the subject property after the completion of the project -- a covered porch and detached garage*). As a condition of approval for this case staff has included an operational condition in the draft ordinance that -- *if approved* -- will require the existing accessory structure be removed prior to the acceptance of the *Detached Garage*.

In addition, the UDC states that a *Detached Garage* must be located behind the front façade of the primary structure, incorporate a minimum 20-foot concrete driveway, and must be affixed to a permanent concrete foundation. In this case, the proposed *Detached Garage* is located more than 20-feet behind the front façade of the home, will be affixed to a permeant concrete foundation, and incorporates a concrete driveway that conforms to the requirements.

STAFF ANALYSIS

Staff examined other accessory buildings located on properties along Stoney Hollow Lane, and found that the vast majority of these accessory buildings were for storage purposes (*i.e. not detached garages*). Given this, the proposed *Detached Garage* would be largest of the existing accessory buildings in this portion of the Stoney Hollow Subdivision; however, given the placement of the proposed structure, it appears that it will have limited visibility from the street and does not appear to have a negative impact on adjacent properties. With this being said, a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On May 20, 2025, staff mailed 46 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Stoney Hollow and Dalton Ranch 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 has received one (1) notice in favor of the applicant's request.

CONDITIONS OF APPROVAL

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

(1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the *Specific Use Permit (SUP)* ordinance and which are detailed as follows:

(A) The development of the *Subject Property* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.

(B) The *Detached Garage* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.

(C) The *Detached Garage* shall not exceed a maximum size of 840 SF.

(D) The *Detached Garage/Accessory Structure* may not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

(E) Prior to the acceptance of the *Detached Garage*, the existing accessory structure shall be removed from the subject property.

(F) No additional *Detached Garages or Accessory Buildings* may be constructed on the *Subject Property*.

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

PLANNING AND ZONING COMMISSION

On June 10, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the *Specific Use Permit (SUP)* by a vote of 5-0, with Commissioner Womble absent and one (1) vacant seat.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 2743 Stoney Hollow Lane, Rockwall, TX 75087

SUBDIVISION: Stoney Hollow Addition | LOT: 23 | BLOCK:

GENERAL LOCATION:

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING | CURRENT USE

PROPOSED ZONING | PROPOSED USE

ACREAGE | LOTS [CURRENT] | LOTS [PROPOSED]

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

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

☒ OWNER: Elijah Tekurio	☐ APPLICANT
CONTACT PERSON	CONTACT PERSON
ADDRESS: 2743 Stoney Hollow Lane	ADDRESS
CITY, STATE & ZIP: Rockwall, TX 75087	CITY, STATE & ZIP
PHONE: 469-887-2536	PHONE
E-MAIL: elitek86@gmail.com	E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Elijah Tekurio [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 MAY 16TH 2025 DAY OF MAY 20 25. 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."

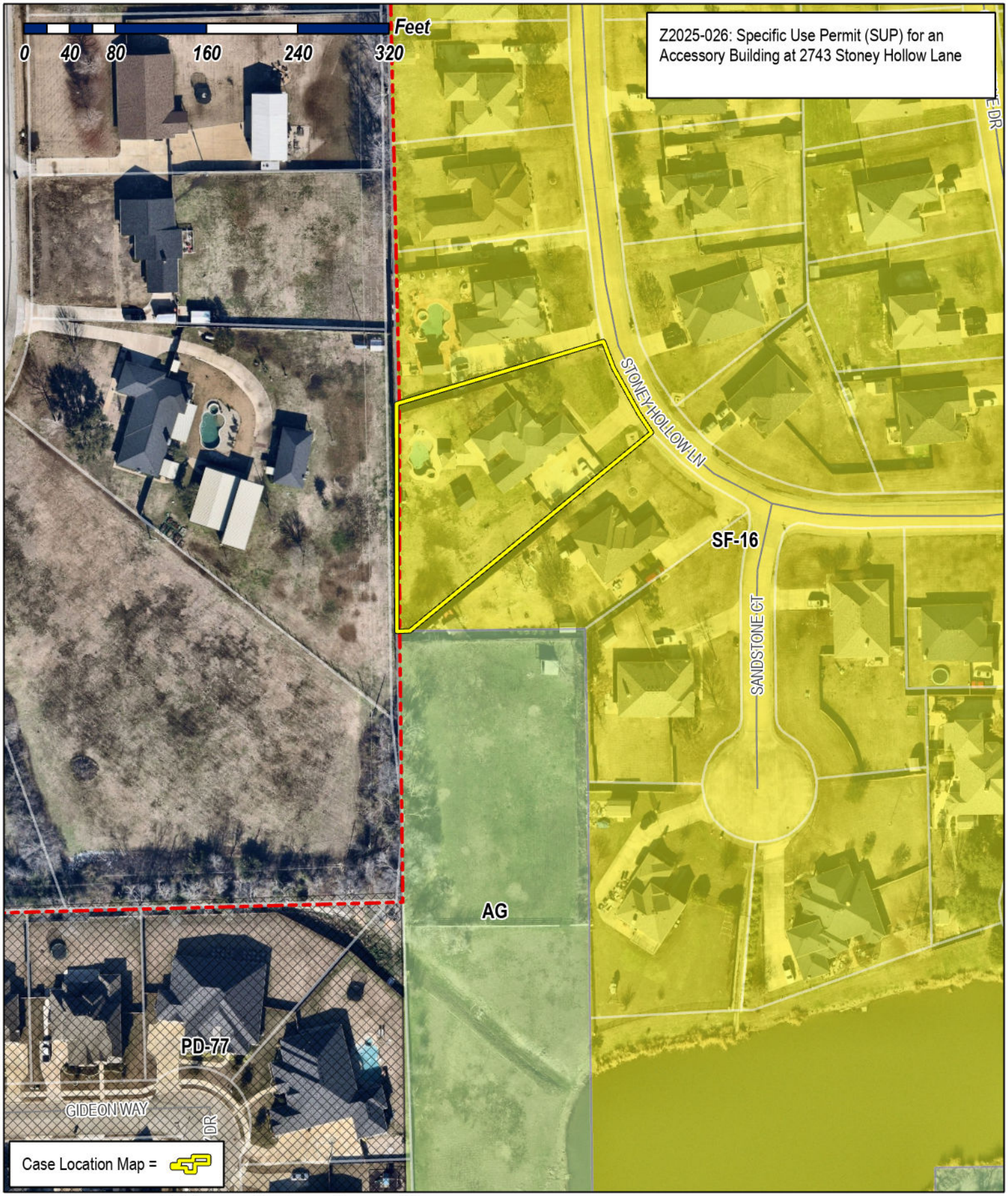
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF May 20 25

OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Theresa L Moss

THERESA L. MOSS
Notary ID #130926177
My Commission Expires
December 8, 2028

MY COMMISSION EXPIRES 12-08-2028



City of Rockwall

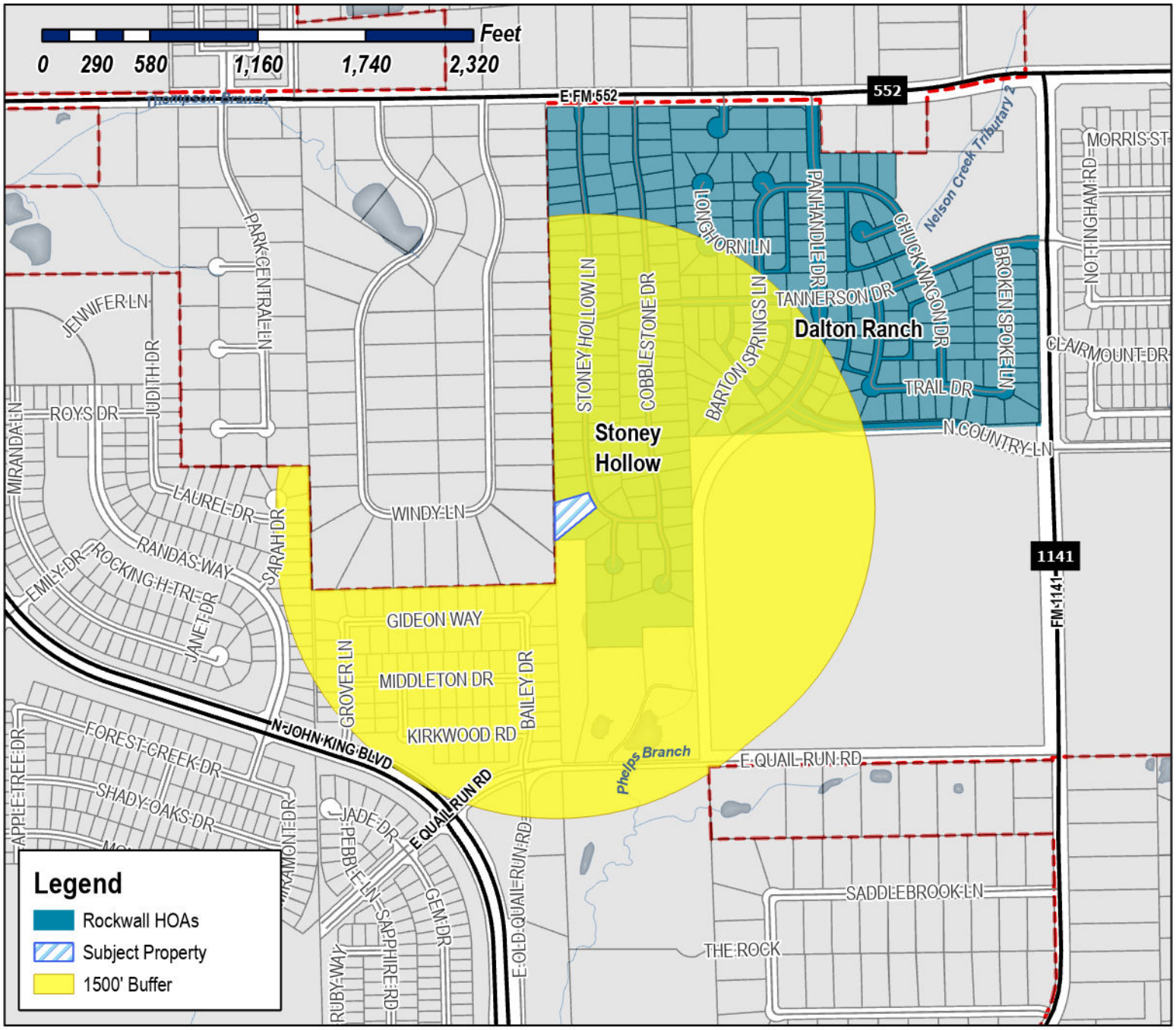
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

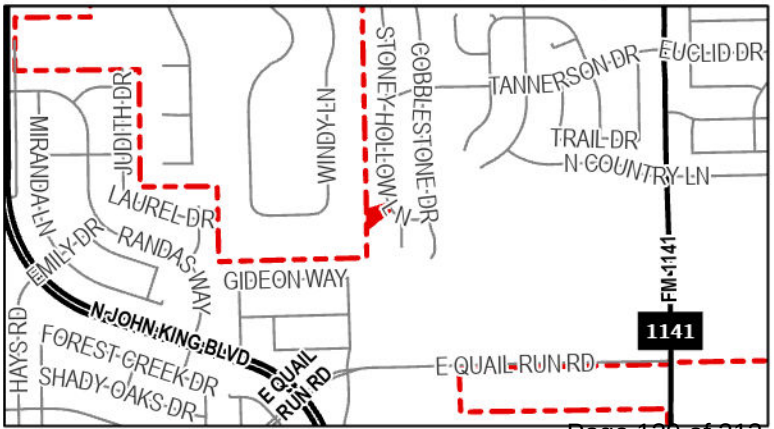
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Case Number: Z2025-026
Case Name: SUP for an Accessory Building
Case Type: Zoning
Zoning: Single-Family 16 (SF-16) District
Case Address: 2743 Stoney Hollow Lane



Date Saved: 5/16/2025
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 [Z2025-026]
Date:	Tuesday, May 20, 2025 3:49:55 PM
Attachments:	HOA Map (05.16.2025).pdf Public Notice (05.19.2025).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, May 23, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, June 10, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, June 16, 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 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.

Z2025-026: SUP for a Detached Garage
Hold a public hearing to discuss and consider a request by Elijah Tekurio for the approval of a Specific Use Permit (SUP) for a Detached Garage on a 0.7702-acre parcel of land identified as Lot 23, Block A, Stoney Hollow Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2743 Stoney Hollow Lane, and take any action necessary.

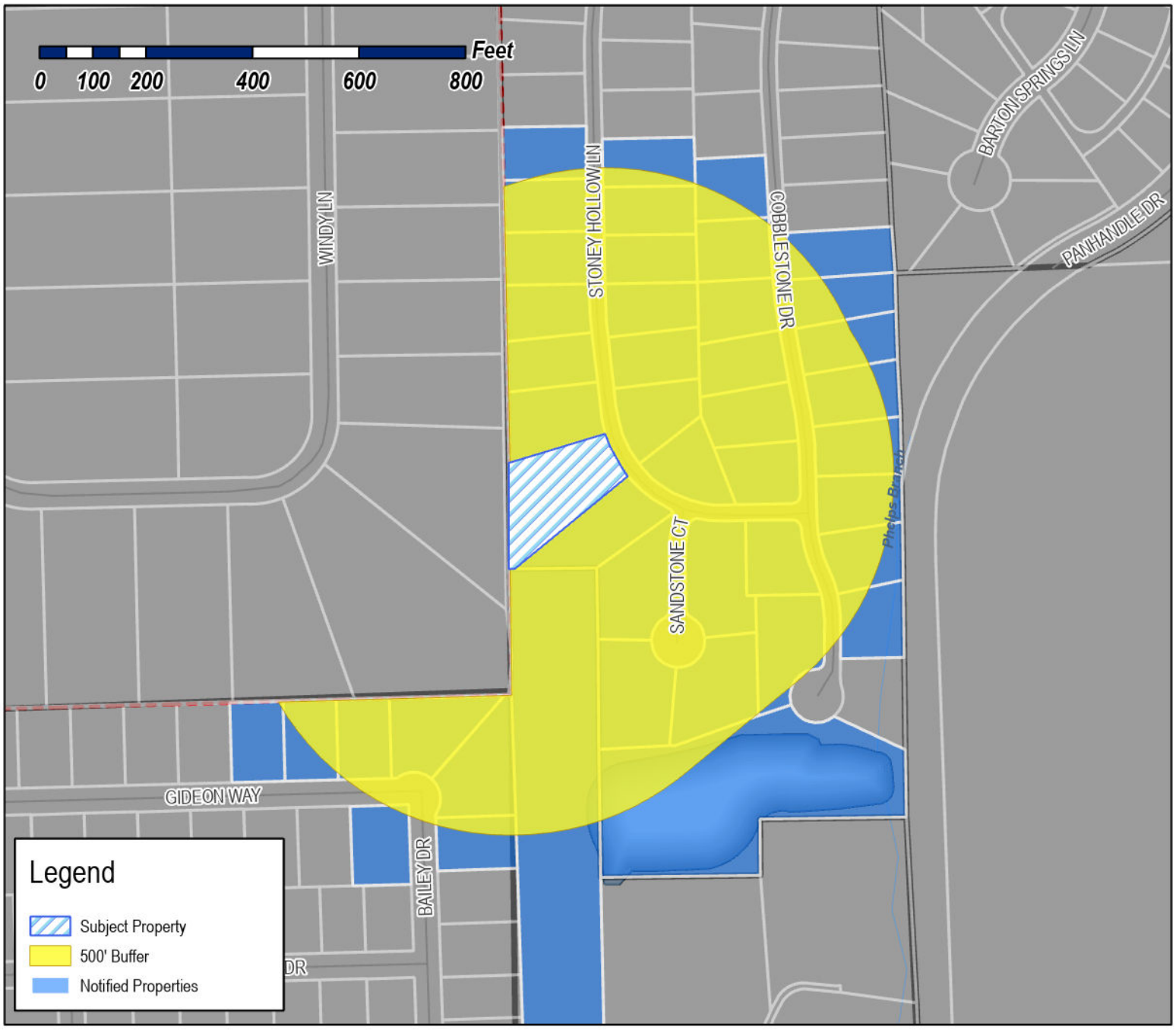
Thank you,

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

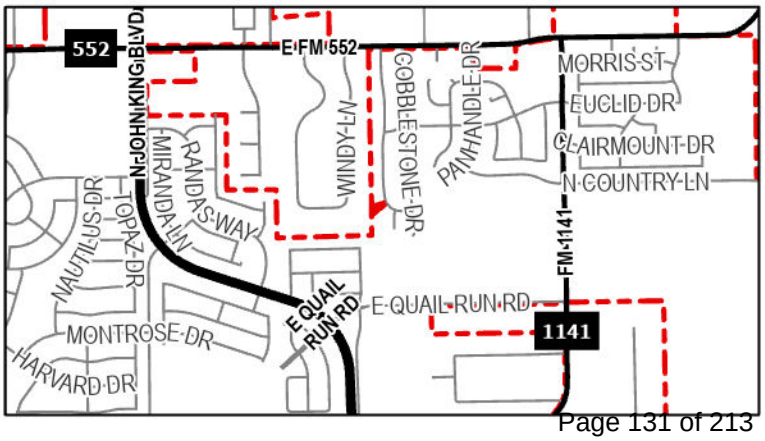
City of Rockwall

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Case Number: Z2025-026
Case Name: SUP for an Accessory Building
Case Type: Zoning
Zoning: Single-Family 16 (SF-16) District
Case Address: 2743 Stoney Hollow Lane



Date Saved: 5/16/2025
For Questions on this Case Call: (972) 771-7745

IBRAHIM SUHA AND
BRANDON PHILLIP ALBUS
1316 GIDEON WAY
ROCKWALL, TX 75087

GROVE JOSEPH ROBERT & SUSAN
1320 GIDEON WAY
ROCKWALL, TX 75087

ARMSTRONG JAMES BRYAN & LAUREN MYKEL
1324 GIDEION WAY
ROCKWALL, TX 75087

CLINGER KEVIN AND CRYSTAL
1325 GIDEON WAY
ROCKWALL, TX 75087

COMER DAVID W AND GWENDOLYN L
1328 GIDEON WAY
ROCKWALL, TX 75087

GERLACH CHRISS AND RON FAMILY TRUST
RONALD ROBERT GERLACH SOLE TRUSTEE
13435 ROANE CIR
NORTH TUSTIN, CA 92705

KOUVELIS HILDA & PETER
1415 E QUAIL RUN RD
ROCKWALL, TX 75087

MURPHY MICHAEL AND JENNISE
2112 BAILEY DRIVE
ROCKWALL, TX 75087

HANSEN MILES & REBECCA
2116 BAILEY DRIVE
ROCKWALL, TX 75087

FINCH PATRICIA A
2374 SANDSTONE
ROCKWALL, TX 75087

MARKARIAN MASIS A & CLAUDIA
2377 SANDSTONE
ROCKWALL, TX 75087

LANGLEY RICHARD E
2401 SANDSTONE
ROCKWALL, TX 75087

STONEY HOLLOW OWNERS ASSOC
C/O LONE STAR ASSOC MGMT
2500 Legacy Dr Ste 220
Frisco, TX 75034

VAN BRUNT RICHARD JOSEPH SR
2585 COBBLESTONE DR
ROCKWALL, TX 75087

ECHEVERRIA ORLANDO & TIFFANY M
2594 Cobblestone Dr
Rockwall, TX 75087

NEWBAUER AARON M AND MONICA VALORIE
2605 COBBLESTONE
ROCKWALL, TX 75087

EDWARDS JUSTIN W & STEPHANIE A
2608 COBBLESTONE DRIVE
ROCKWALL, TX 75087

SIVINSKI JOSEPH & LUANNE
2685 STONEY HOLLOW LANE
ROCKWALL, TX 75087

AVERY SCOT AND DENA
2730 STONEY HOLLOW LANE
ROCKWALL, TX 75087

GREEN LINDA LAMINACK & TOMMY FAGAN
2731 STONEY HOLLOW LANE
ROCKWALL, TX 75087

MARTINEZ ALFONSO & RITA
2732 COBBLESTONE DRIVE
ROCKWALL, TX 75087

KAYE MICHAEL & TRACY
2737 COBBLESTONE DR
ROCKWALL, TX 75087

TEKURIO CARLEE EMIKO AND ELIJAH ROO
2743 STONEY HOLLOW LANE
ROCKWALL, TX 75087

TRIMPE KEITH A & DARLENE J
2744 COBBLESTONE DR
ROCKWALL, TX 75087

JENNINGS CODY D
2744 STONEY HOLLOW LANE
ROCKWALL, TX 75087

RESIDENT
2749 COBBLESTONE DR
ROCKWALL, TX 75087

HATCHER TYRUS NEAPOLIS & ANTONIETA P
2753 STONEY HOLLOW LN
ROCKWALL, TX 75087

JABLONSKY JOSEPH GLOVER
2754 COBBLESTONE DR
ROCKWALL, TX 75087

ESTRADA CASSANDRA
2759 COBBLESTONE DRIVE
ROCKWALL, TX 75087

HAI LE & KHANH T TO
2760 STONEY HOLLOW LN
ROCKWALL, TX 75087

PENDLETON CLAIRE MARIE AND JOE CHARLES III
2761 STONEY HOLLOW LN
ROCKWALL, TX 75087

CARTER TERRY L & LAURA C
2764 COBBLESTONE DR
ROCKWALL, TX 75087

CRAIGWELL KIMBERLY A
2769 COBBLESTONE DRIVE
ROCKWALL, TX 75087

MARTIN THOMAS AND MICHELLE
2770 STONEY HOLLOW LN
ROCKWALL, TX 75087

SMITH SHERYL MARIE & DAVID CLAY TRUSTEES
CLAY & SHERYL SMITH LIVING TRUST
2771 STONEY HOLLOW LN
ROCKWALL, TX 75087

HAMILL MICHAEL B AND JERRIE L
2774 COBBLESTONE DR
ROCKWALL, TX 75087

SIMPSON RICHARD G
2780 STONEY HOLLOW LN
ROCKWALL, TX 75087

MYERS JASON NICOLAS AND
SHELLY COLLINS-SHOFFNER
2781 COBBLESTONE DRIVE
ROCKWALL, TX 75087

POUNDS LEONARD HARVEY AND
CLARA LOUISE SUSIE POUNDS
2781 STONEY HOLLOW LN
ROCKWALL, TX 75087

SU DAN
2784 COBBLESTONE DR
ROCKWALL, TX 75087

JOHNSON MARTHA
2790 STONEY HOLLOW LN
ROCKWALL, TX 75087

TRAM PHO TU
2791 STONEY HOLLOW LN
ROCKWALL, TX 75087

GALBRAITH ANGELA J & CHRISTOPHER
2795 COBBLESTONE DR
ROCKWALL, TX 75087

KNIGHT KLINTON AND LAUREN BUSHNELL
2800 STONEY HOLLOW LN
ROCKWALL, TX 75087

COLBURN COLIN D & JENNIFER G
2801 STONEY HOLLOW LANE
ROCKWALL, TX 75087

GARZA PATRICK JOSH & LORENA
2928 OXFORDSHIRE LN
FARMERS BRANCH, TX 75234

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:

Z2025-026: Specific Use Permit (SUP) for a Detached Garage

Hold a public hearing to discuss and consider a request by Elijah Tekurio for the approval of a Specific Use Permit (SUP) for a Detached Garage on a 0.7702-acre parcel of land identified as Lot 23, Block A, Stoney Hollow Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2743 Stoney Hollow Lane, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, June 10, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, June 16, 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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, June 16, 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

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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. Z2025-026: Specific Use Permit (SUP) for a Detached Garage

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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

PUBLIC NOTICE

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

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

Z2025-026: Specific Use Permit (SUP) for a Detached Garage

Hold a public hearing to discuss and consider a request by Elijah Tekurio for the approval of a Specific Use Permit (SUP) for a Detached Garage on a 0.7702-acre parcel of land identified as Lot 23, Block A, Stoney Hollow Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2743 Stoney Hollow Lane, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, June 10, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, June 16, 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:

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

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

Your comments must be received by *Monday, June 16, 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

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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. Z2025-026: Specific Use Permit (SUP) for a Detached Garage

Please place a check mark on the appropriate line below:

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

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

They keep their property clean and the building will barely be visable from the road.

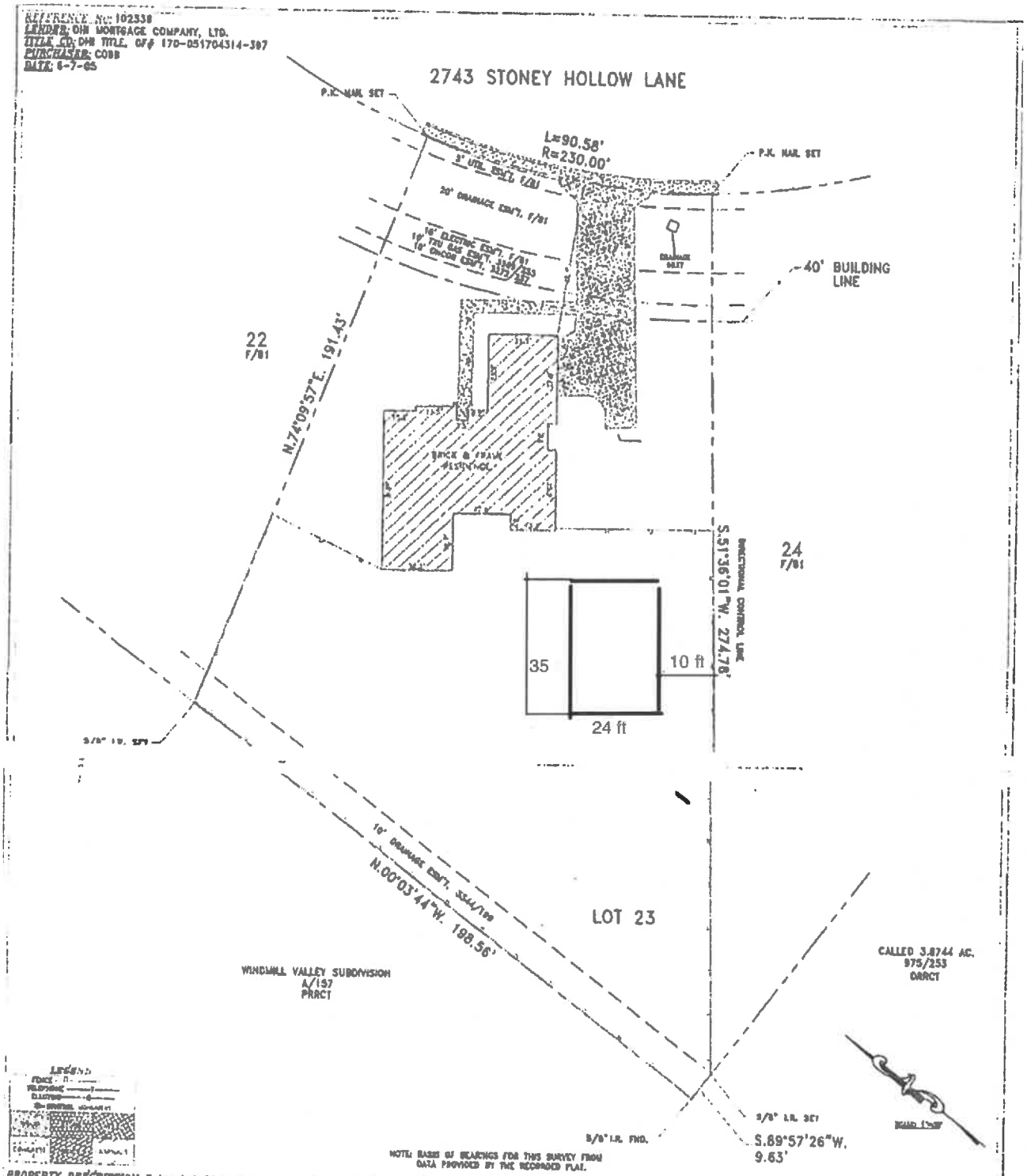
Name: Klint and Lauren Knight

Address: 2000 Stoney Hollow Lane, Rockwall TX 75087

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

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

REFERENCE No: 102338
LENDER: OHI MORTGAGE COMPANY, LTD.
TITLE CO: OHI TITLE, GF# 170-0517043I4-307
PURCHASER: COBB
DATE: 6-7-05



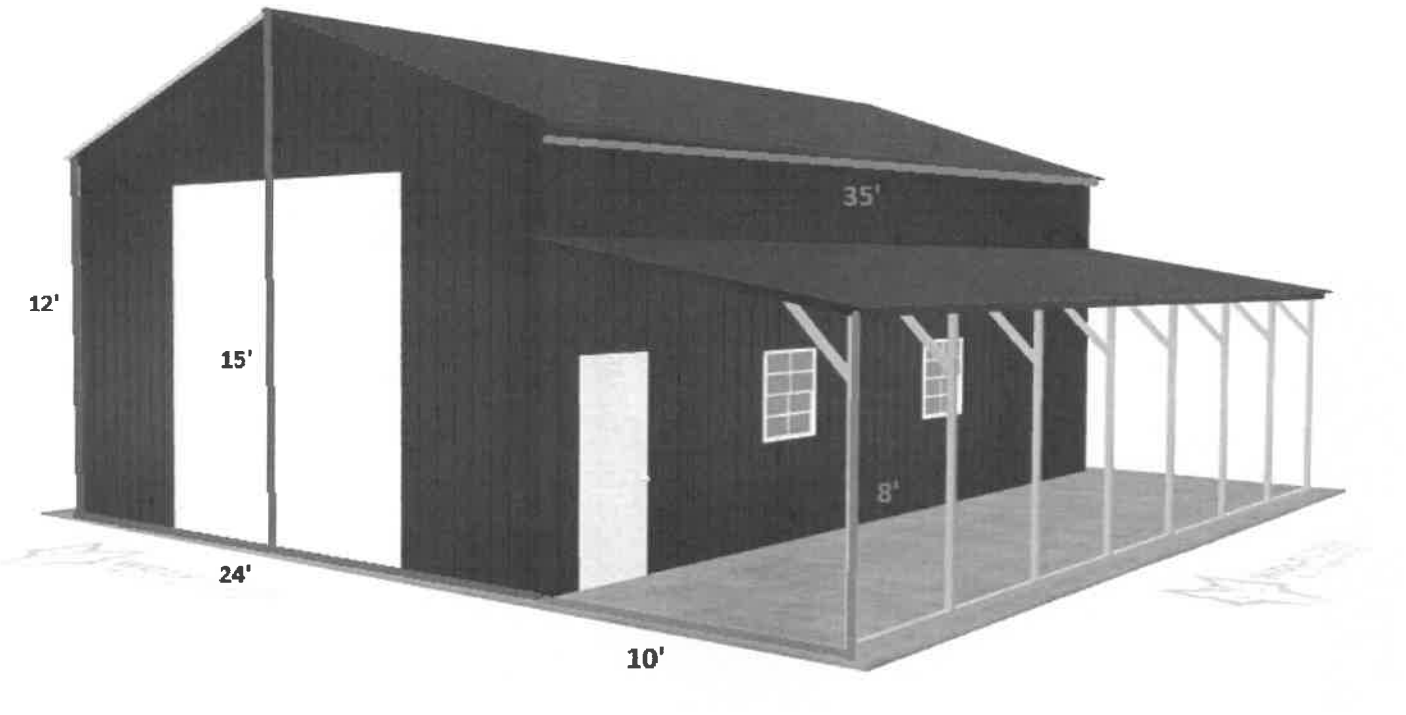
NOTE: BASIS OF BEARINGS FOR THIS SURVEY FROM DATA PROVIDED BY THE RECORDED PLAT.

PROPERTY DESCRIPTION: Being Lot 23, in Block A, of Stoney Hollow Addition, an addition to Rockwall County, Texas, according to the Plat recorded in Cabinet F, Page 61, of the Plat Records of Rockwall County, Texas.

SURVEYOR'S STATEMENT: The undersigned Registered Professional Land Surveyor has prepared this survey for the exclusive use of the herein named purchaser, lender and title company only. The title commitment, referenced by the G.F. number shown hereon, and provided by said title company was relied upon for the preparation of this survey. No other abstracting was performed. The undersigned acknowledges that this survey was conducted by the surveyor or under his supervision on the date shown hereon; this plat of survey and the property description set forth hereon are a true representation of facts found at the time of an actual on-the-ground survey; there are no visible, above ground encroachments, or protrusions, except as shown.
The use of this survey by any parties other than those named above for any other purposes shall be at the user's own risk and any loss resulting therefrom shall not be the responsibility of the undersigned. Unauthorized use is not permitted without the express written permission of Gandy Land Surveyors, Inc.

GANDY LAND SURVEYORS, INC.
6850 MANHATTAN BLVD. SUITE 310
FORT WORTH, TEXAS 76120
(817) 429-5690

COPYRIGHT © 2005 GANDY LAND SURVEYORS, INC. ALL RIGHTS RESERVED


35'
12'
15'
8'
24'
10'

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) FOR A *DETACHED GARAGE* ON A 0.7702-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 23, BLOCK A, STONEY HOLLOW ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Elijah Tekurio for the approval of a *Specific Use Permit (SUP)* for a *Detached Garage* on a 0.7702-acre parcel of land identified as Lot 23, Block A, Stoney Hollow Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2743 Stoney Hollow Lane, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for a *Detached Garage* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential Standards*, and Subsection 07.04, A*ccessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the future* -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

DRAFT 06.16.2025

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

1) The development of the *Detached Garage* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of this ordinance.

2) The *Detached Garage* shall generally conform to the *Building Elevations* as depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.

3) The *Detached Garage* shall not exceed a maximum size of 840 SF.

4) The *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

5) Prior to the acceptance of the *Detached Garage*, the existing accessory structure shall be removed from the subject property.

6) No additional *Detached Garages* or *Accessory Buildings* may be constructed on the *Subject Property*.

2.2 COMPLIANCE

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

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

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

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

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

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

DRAFT ORDINANCE 06.16.2025

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF JULY, 2025.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *June 16, 2025*

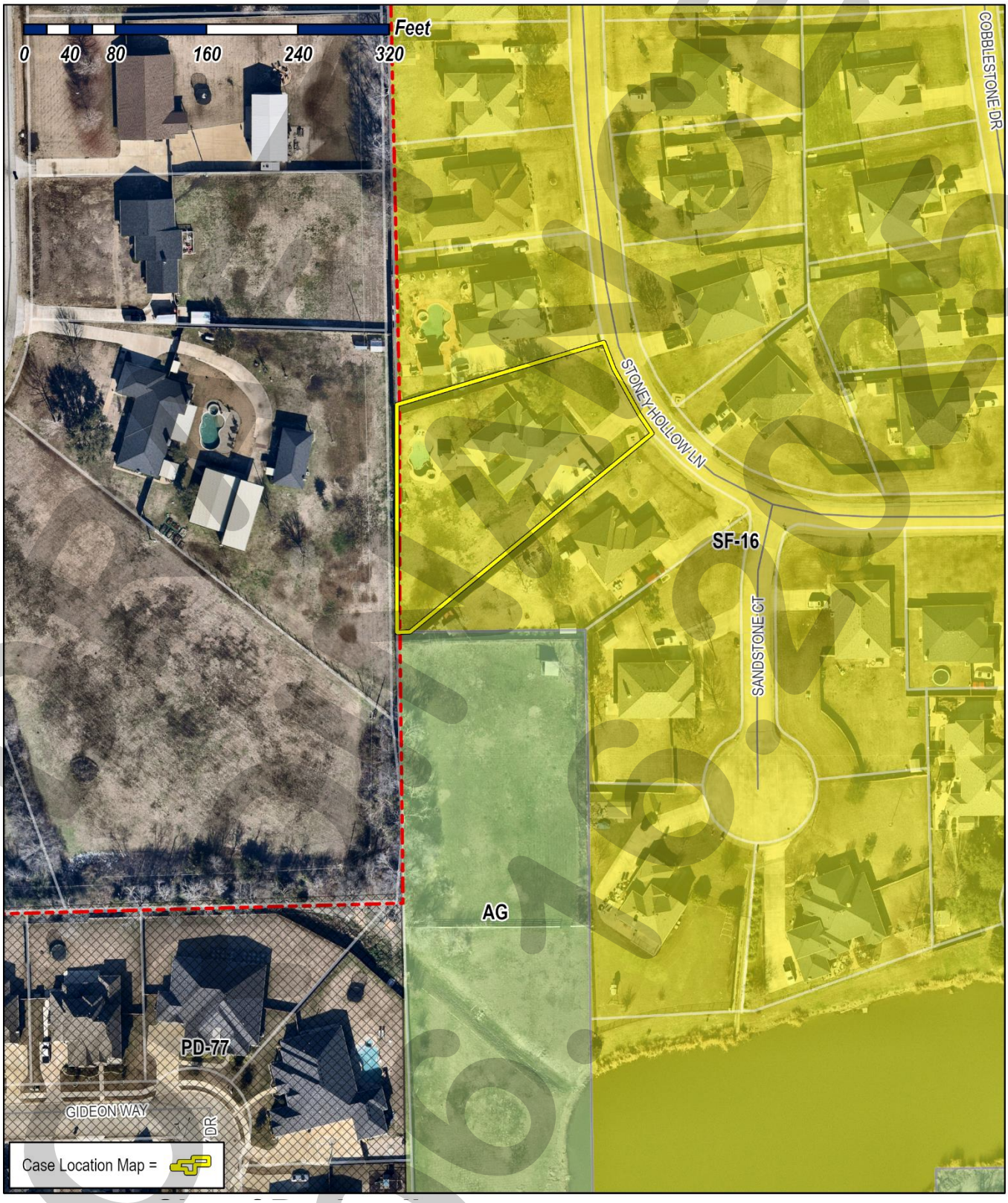
2nd Reading: *July 7, 2025*

DRAFT ORDINANCE 06.16.2025

Exhibit 'A':
Location Map

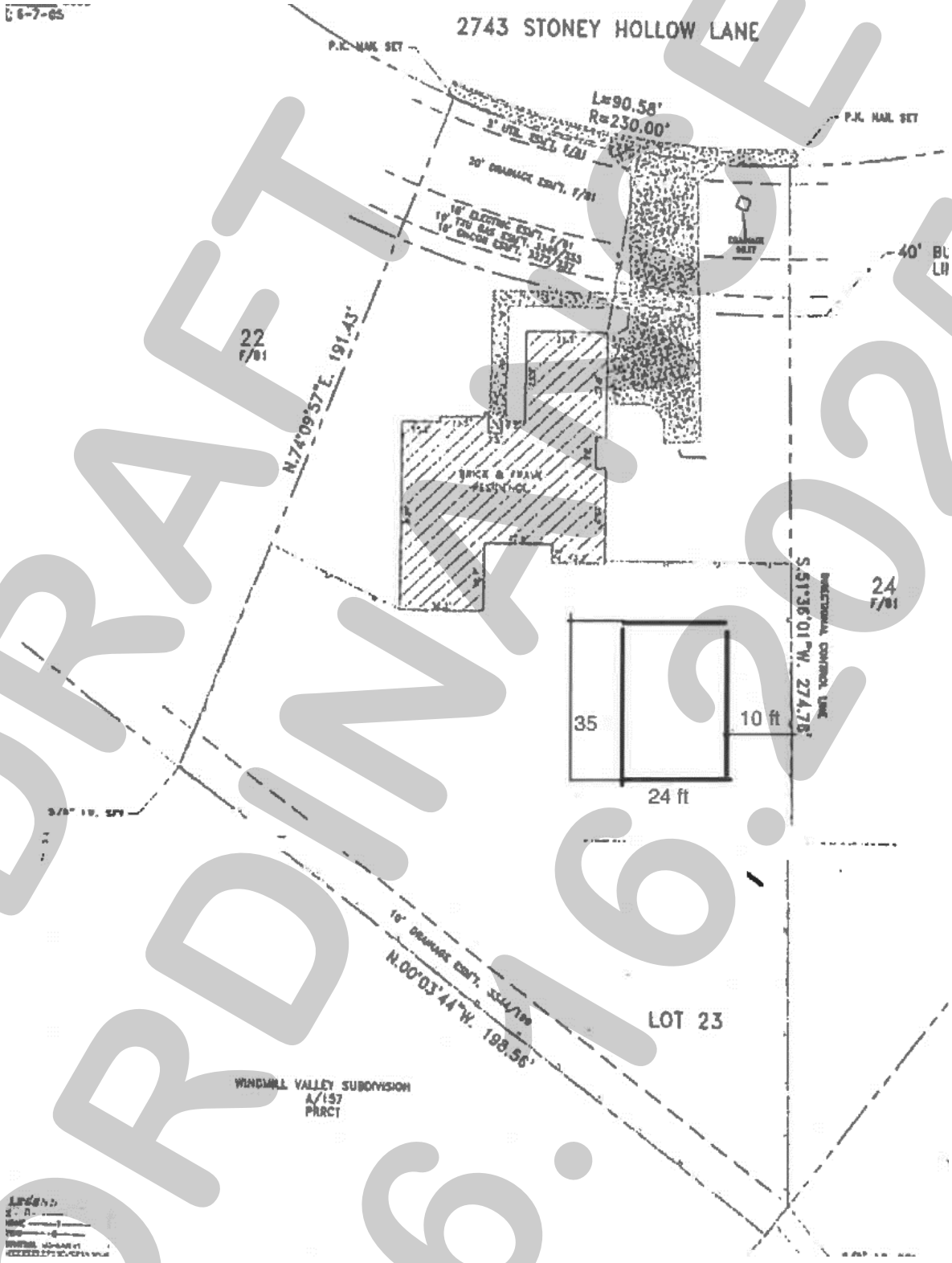
Address: *2743 Stoney Hollow Lane*

Legal Description: *Lot 23, Block A, Stoney Hollow Addition*



DRAFT

Exhibit 'B':
Site Plan



DRAFT ORDINANCE 06.16.2025

Exhibit 'C':
Building Elevations



DRAFT
ORDINANCE
06.16.2025

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:	June 16, 2025
APPLICANT:	Grayson Hughes; *Sutherland King Consulting, LLC*
CASE NUMBER:	Z2025-027; *Specific Use Permit for a Church/House of Worship at 1362 FM-552*

SUMMARY

Hold a public hearing to discuss and consider a request by Grayson Hughes of Sutherland King Consulting, LLC on behalf of Felix Tan of Ridgeview Church for a *Specific Use Permit (SUP)* for a *Church/House of Worship* (*i.e. Ridgeview Church*) for the expansion of an existing *Church* that will exceed the maximum permissible building size on a 7.052-acre parcel of land identified as Lot 28 of the Skyview Country Estates No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 1362 FM-552, and take any action necessary.

BACKGROUND

According to the Rockwall Central Appraisal District (RCAD), the 21,658 SF existing church was constructed in 1980. On July 16, 2012, the subject property was annexed into the City of Rockwall by *Ordinance No. 12-17* [*i.e. Case No. A2012-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On October 15, 2012, the City Council approved a replat [*i.e. Case No. P2012-031*] establishing the subject property as Lot 28 of the Skyview Country Estates No. 3 Addition. On October 1, 2018, the City Council approved *Ordinance No. 18-43* [*i.e. Case No. Z2018-038*] changing the zoning of the subject property from an Agricultural (AG) District to a General (GR) District. In addition to the existing 21,658 SF church, the Rockwall Central Appraisal District (RCAD) also identifies a 128 SF shop, an 80 SF storage building, a 2,054 SF single-family home, and two (2), 1,560 SF portable classrooms.

PURPOSE

The applicant -- *Grayson Hughes* -- is requesting the approval of a *Specific Use Permit (SUP)* to allow for an expansion of an existing *Church/House of Worship* and a building that will exceed 25,000 SF in a General Retail (GR) District on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1362 FM-552. The land uses adjacent to the subject property are as follows:

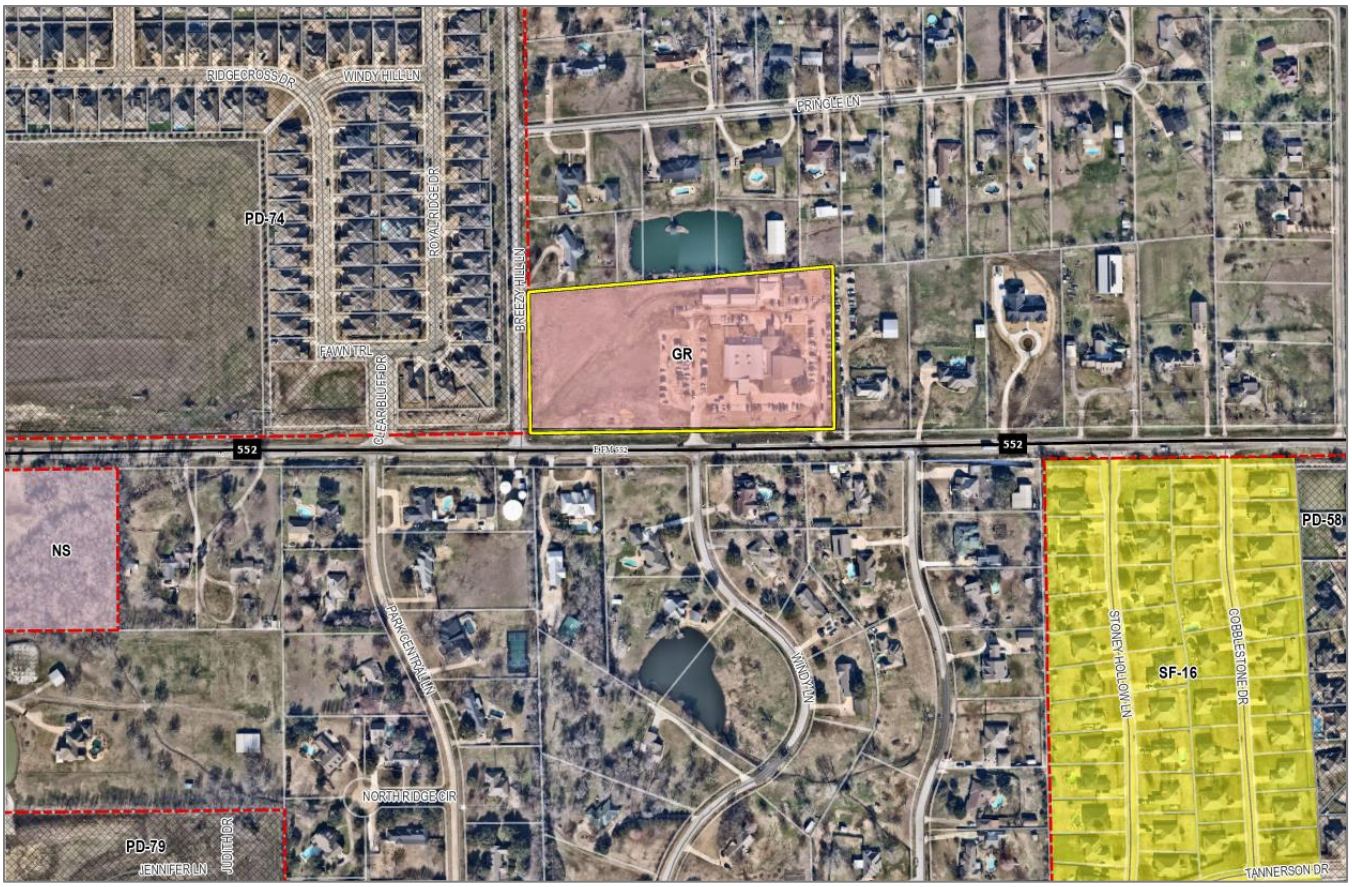
North: Directly north of the subject property are the corporate limits of the City of Rockwall. Beyond this is a residential subdivision (*i.e. Skyview Country Estates #2 Addition*) that is situated within the City's Extraterritorial Jurisdiction (ETJ).

East: Directly east of the subject property are the corporate limits for the City of Rockwall. Beyond this are five (5) parcels of land (*i.e. Lots 23-27 of the Skyview Country Estates #3 Addition*) developed with single-family homes that are situated within the City's Extraterritorial Jurisdiction (ETJ).

South: Directly south of the subject property are the corporate limits of the City of Rockwall. Beyond this is FM-552, which is identified as a A4D (*i.e. major arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Windmill Valley Subdivision, which is situated within the City's Extraterritorial Jurisdiction (ETJ).

West: Directly west of the subject property is Breezy Hill Lane, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phase 9 of the Breezy Hill Subdivision, which consists of 59 residential lots on 16.82-acres of land. This subdivision has been in existence since January 29, 2016. West of this is a vacant 17.3750-acre tract of land (*i.e. Tract 7-5 of the T.R. Bailey Survey, Abstract No. 30*). All of these properties are zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District and limited General Retail (GR) District land uses.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application, building elevations, site plan, and a floor plan requesting a Specific Use Permit (SUP) for the expansion of an existing *Church/House of Worship* that will exceed the maximum permissible building size for a building in a General Retail (GR) District. According to the Rockwall Central Appraisal District (RCAD) there is an existing 21,658 SF church, a 128 SF shop, an 80 SF storage building, a 2,054 SF single-family home, and two (2), 1,560 SF portable classrooms situated on the subject property. The site plan submitted by the applicant depicts the proposed expansion of the existing *Church/House of Worship*, which will be approximately 35,653 SF and consist of an auditorium, a multi-purpose room, class rooms and offices. The proposed concept plan also details the proposed locations for parking, drop-off for the daycare, and the existing access drives surrounding the property. Additionally, it indicates that a total of 286 parking spaces will be provided for the 1,013 seats in the sanctuary. This exceeds the required number of parking spaces by 32 spaces (*i.e. 254 spaces are required*). Also included with this request is the removal of the two (2), 1,560 SF portable classrooms from the subject property.

CONFORMANCE WITH THE CITY'S CODES

Subsection 02.02(C), *Institutional and Community Service Land Uses*, of Article 13, *Definitions*, of the Unified Development Code (UDC), defines a *Church/House of Worship* as "(a) facility or area primarily used for religious gatherings, ceremonies, and worship services. It typically includes a sanctuary or worship hall, administrative offices, classrooms for religious

education, and often ancillary facilities such as a fellowship hall, kitchen, and parking lot. These facilities serve as places for spiritual practice, community gatherings, and religious observance for adherents of a particular faith or denomination." In this case, the applicant's proposed use falls under this classification. According to the *Permissible Use Charts* contained in Article 04, *Permitted Uses*, of the Unified Development Code (UDC), a *Church/House of Worship* land use is permitted by Specific Use Permit (SUP) in a General Retail (GR) District. The Specific Use Permit (SUP) process allows "…discretionary consideration of certain uses that would typically be considered incompatible within certain locations of a zoning district, but may become compatible with the addition of special provisions, conditions or restrictions." Staff should point out that there is currently an existing *Church/House of Worship* already located at 1362 FM-552 that was constructed in 1980; however, the expansion proposed by the applicant consists of 35,653 SF of internal space and parking areas that must be reviewed by the Planning and Zoning Commission and City Council.

With regard to the concept plan provided by the applicant, the proposed parking field is located in front of the front façade of the building along FM-552 and Breezy Hill Lane. According to the notes for the General Retail (GR) District contained in the chart in Subsection 07.03, *Non-Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(p)arking should not be located between the front façade and the property line." In this case, the parking fields located between the front facades of the building and FM-552 and Breezy Hill Road are a deviation from the requirements in the Unified Development Code (UDC). In addition, this section of the code also states that the maximum size of a building in a General Retail (GR) District is 25,000 SF. In this case, the existing *Church/House of Worship* building is 21,658 SF and the proposed expansion will add an additional 35,653 SF for a total building area of 53,904 SF. These aspects of the applicant's request are discretionary decisions that will need to be considered by the Planning and Zoning Commission and City Council.

STAFF ANALYSIS

When reviewing the applicant's request, staff should point out that the existing building was constructed prior to the property being annexed into the City of Rockwall, and much of the existing structure is considered to be legally non-conforming. This includes existing parking that is situated between the front façade of the existing building and FM-552. In addition, the existing church was constructed away from the corner of the FM-552 and Breezy Hill Lane. This aspect of the existing design makes it difficult for the *Church/House of Worship* to be expanded and be in conformance with parking requirements; however, it should be noted that the parking being added with the proposed expansion will meet the required number of parking spaces. As a compensatory measure for allowing the deviation for the parking lot locations, the applicant has proposed increasing the amount of landscaping adjacent to both Breezy Hill Road and FM-552. The applicant has also proposed to provide a residential adjacency buffer for the properties north of the subject property, and -- despite these properties being located outside the City's corporate boundaries -- this will help lessen the impacts on these properties that may result from the increased activities proposed by the expansion. This buffer will be 20-feet wide and incorporate three (3) tiered screening. The final compensatory measure being offered by the applicant is the removal of the two (2), 1,560 SF portable classrooms, which will bring the property closer into conformance with the Unified Development Code (UDC). With all this being said, the approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On May 20, 2025, staff mailed 33 notices to property owners and occupants within 500-feet of the subject property. In addition, staff notified the Stoney Hollow and Dalton Ranch Homeowner's Associations (HOAs), which are the only Homeowner's Associations (HOAs) 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 this time, staff has not received any notices back regarding the applicant's request.

CONDITIONS OF APPROVAL

If City Council chooses to approve of the applicant's request for a *Specific Use Permit (SUP)* for a *Church/House of Worship* within a General Retail (GR) District, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the *Specific*

Use Permit (SUP) ordinance and which are detailed as follows:

(a) The proposed expansion of the *Church/House of Worship* shall be architecturally compatible in design and materials to the existing *Church/House of Worship* and shall generally conform to the Conceptual Building Elevations depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.

(b) The proposed *Church/House of Worship* shall generally conform to the Site Plan and Floor Plan depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.

(c) A 20-foot landscape buffer, with a berm, and three (3) tiered screening (*i.e. three [3] individual tiers of small to mid-sized shrubs, large shrubs or accent trees, and canopy trees*) shall be provided adjacent to the northern property line for the purpose of providing screening from the residential properties north of the subject property. In areas where there are existing buildings, the Planning and Zoning Commission may approve deviations to the size and composition of the buffer as part of the Site Plan review process.

(d) Increased landscaping shall be provided adjacent to the proposed parking lot along FM-552 and Breezy Hill Road. The increased landscaping shall be reviewed by the Planning and Zoning Commission as part of the Site Plan review process.

(e) The proposed *Church/House of Worship* shall not exceed a total building size of 54,000 SF.

(f) The two (2) existing 1,560 SF portable classrooms shall be removed from the property prior to the issuance of a new Certificate of Occupancy (CO) for the expansion of the *Church/House of Worship*.

(g) The *Church/House of Worship* shall dedicate a 20-foot utility easement along the entire frontage of FM-552.

(2) Any construction resulting from the approval of this *Specific Use Permit (SUP)* request 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 June 10, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the *Specific Use Permit (SUP)* by a vote of 5-0, with Commissioner Womble absent and one (1) vacant seat.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☒ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	1362 FM Road 552				
SUBDIVISION	Skyview Country Estates No. 3	LOT	28	BLOCK	
GENERAL LOCATION	Northeast corner of FM Road 552 and Breezy Hill Lane				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	General Retail	CURRENT USE	Worship Center		
PROPOSED ZONING	General Retail	PROPOSED USE	Worship Center		
ACREAGE	7.05	LOTS [CURRENT]	1	LOTS [PROPOSED]	1

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

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

☐ OWNER	Ridgeview Church	☒ APPLICANT	Sutherland King Consulting, LLC
CONTACT PERSON	Felix Tan	CONTACT PERSON	Grayson Hughes
ADDRESS	1362 FM Road 552	ADDRESS	6430 Meadowcreek Drive
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Dallas, TX 75254
PHONE	972.771.2661	PHONE	214.208.0519
E-MAIL	felix.tan@ridgeview.net	E-MAIL	grayson.hughes@sutherlandking.com

NOTARY VERIFICATION [REQUIRED]

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

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

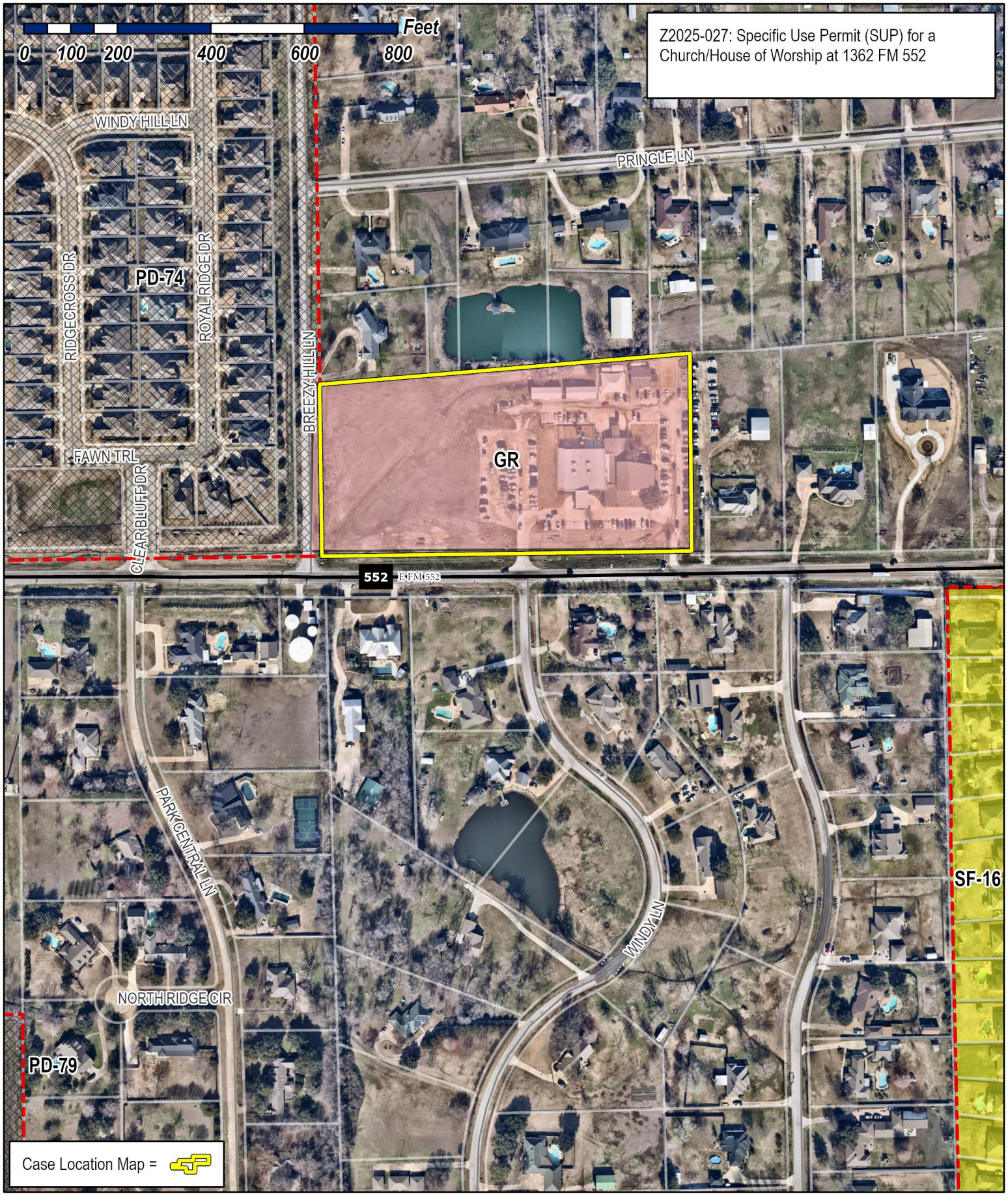
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 *DAY OF* May, *20* 25

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

BARBARA OSBORNE
Notary ID #135503671
My Commission Expires
February 23, 2029

MY COMMISSION EXPIRES



City of Rockwall

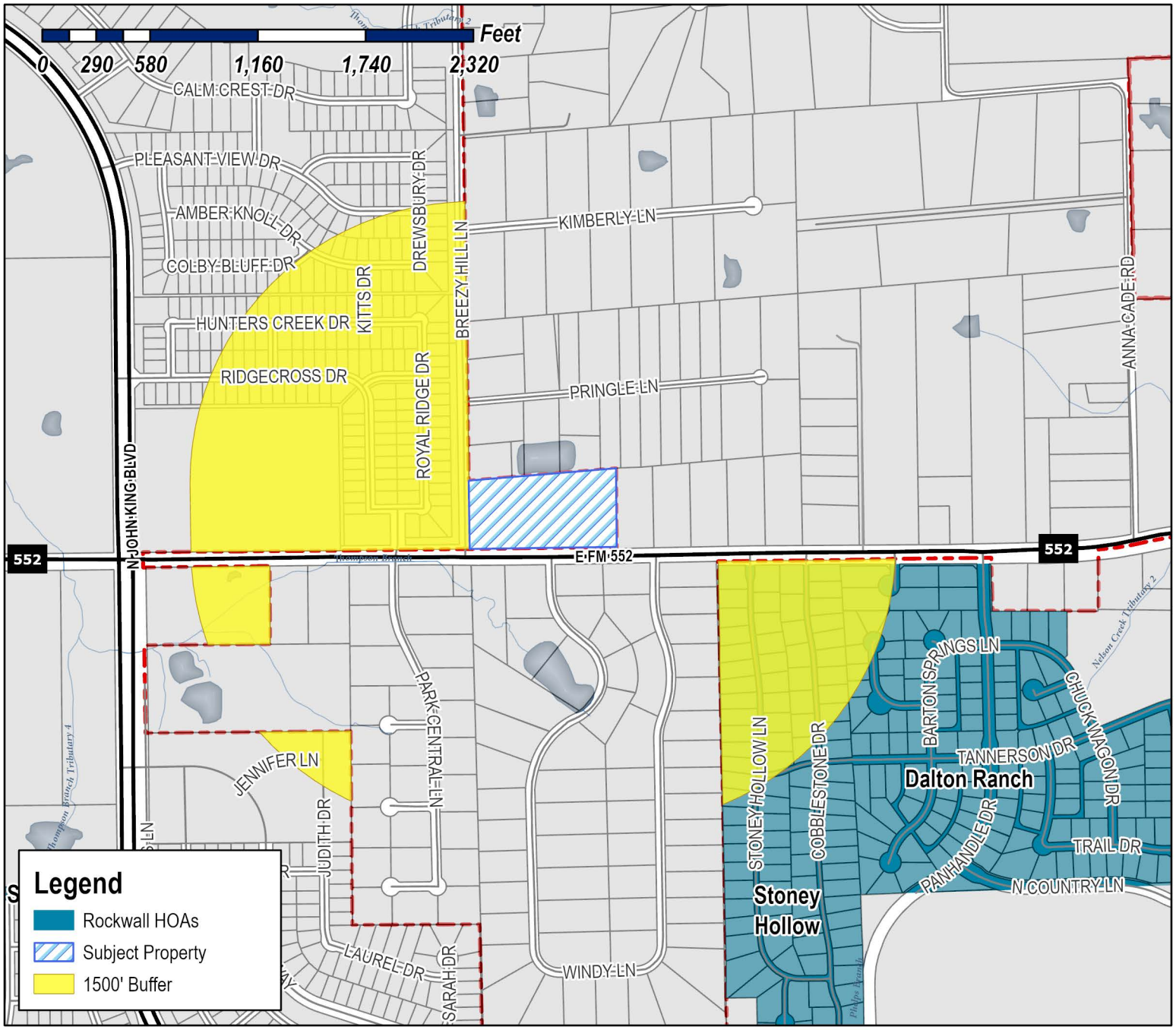
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.

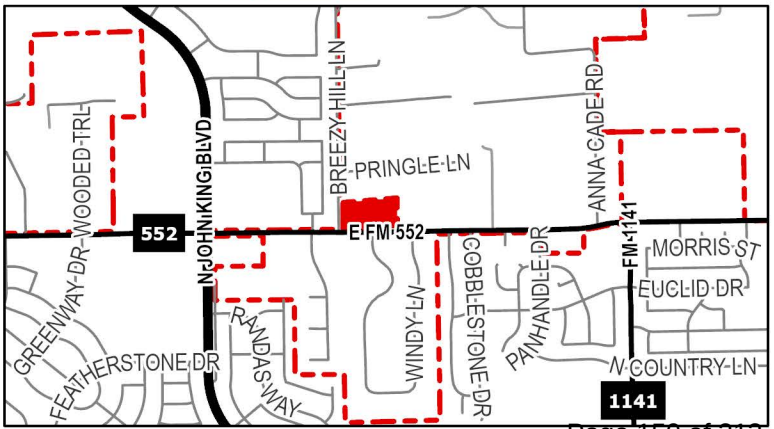
City of Rockwall

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Case Number: Z2025-027
Case Name: SUP for a Church/House of Worship
Case Type: Zoning
Zoning: General Retail (GR) District
Case Address: 1362 FM 552



Date Saved: 5/16/2025
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 [Z2025-027]
Date:	Tuesday, May 20, 2025 3:51:55 PM
Attachments:	Public Notice (05.19.2025).pdf HOA Map (05.16.2025).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, May 23, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, June 10, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, June 16, 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 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.

Z2025-027: SUP for a Church/House of Worship
Hold a public hearing to discuss and consider a request by Grayson Hughes of Sutherland King Consulting, LLC on behalf of Felix Tan of Ridgeview Church for a Specific Use Permit (SUP) for a Church/House of Worship (i.e. Ridgeview Church) for the expansion of an existing Church on a 7.052-acre parcel of land identified as Lot 28 of the Skyview Country Estates No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 1362 FM-552, and take any action necessary.

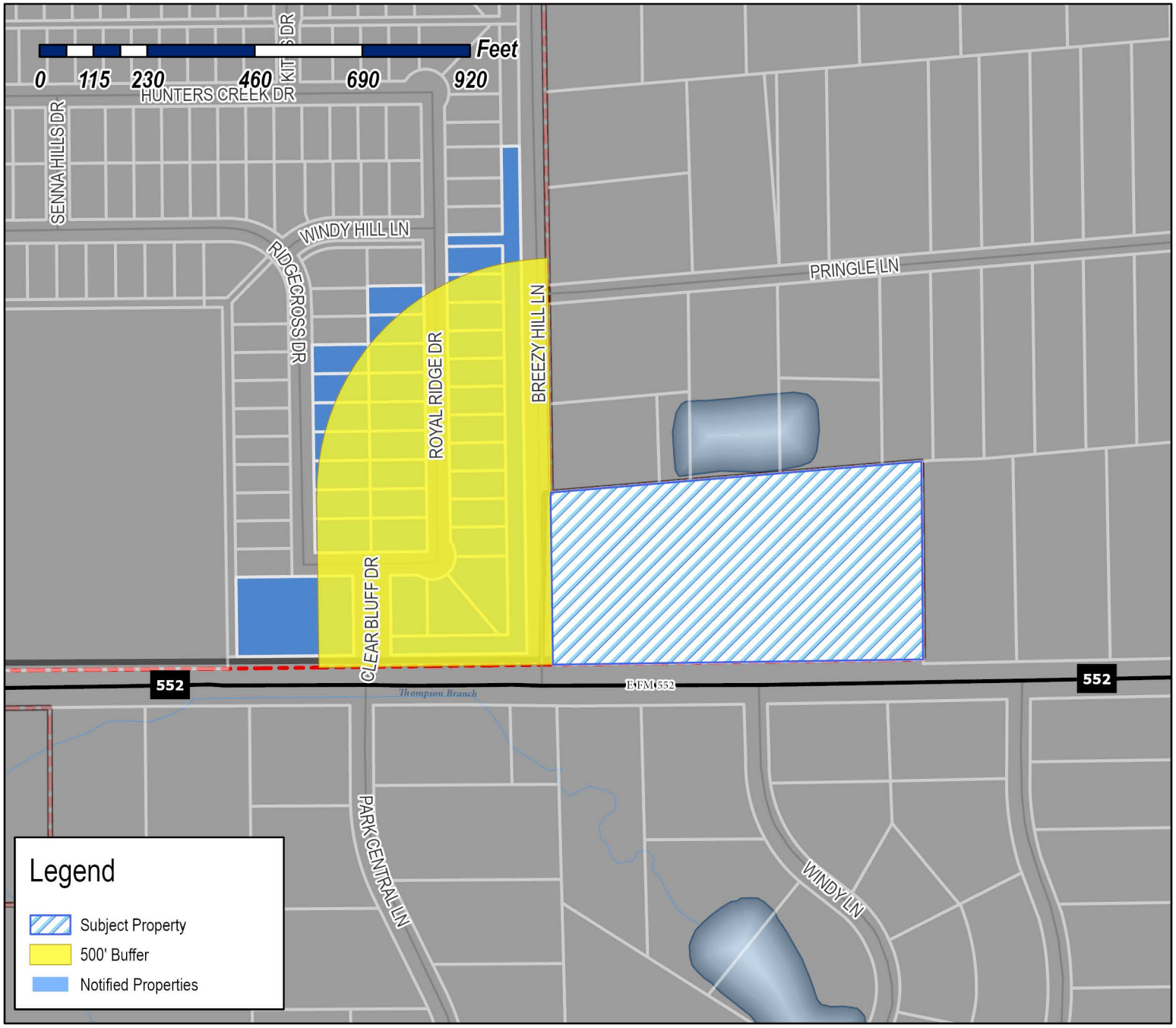
Thank you,

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

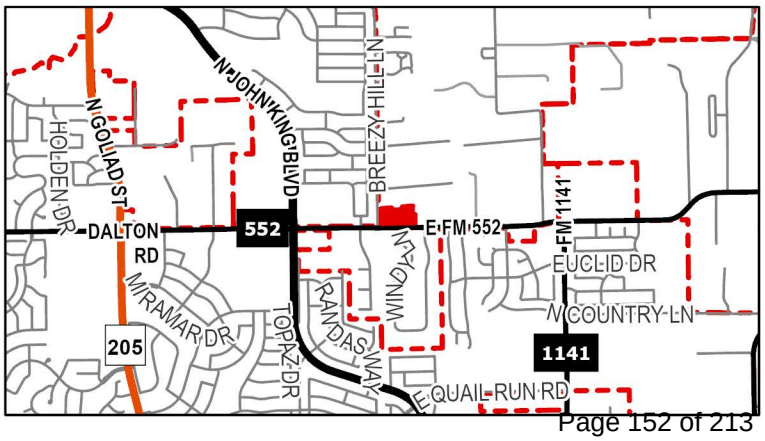
City of Rockwall

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

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Case Number: Z2025-027
Case Name: SUP for a Church/House of Worship
Case Type: Zoning
Zoning: General Retail (GR) District
Case Address: 1362 FM 552



Date Saved: 5/16/2025
For Questions on this Case Call: (972) 771-7745

BREEZY HILL ESTATES HOMEOWNERS ASSOCIATION INC
1024 S Greenville Ave Ste 230
Allen, TX 75002

COMPTON BRADFORD D AND REBECCA J COMPTON
1033 FAWN TRL
ROCKWALL, TX 75087

BUTLER MICHAEL GLENN AND THERESA LYNN
1037 FAWN TRAIL
ROCKWALL, TX 75087

RESIDENT
1313 FM552
ROCKWALL, TX 75087

RIDGEVIEW CHURCH
1362 E FM 522
ROCKWALL, TX 75087

CHERUBINI VICTOR & ASHLEY DOLLAR
3302 ROYAL RIDGE DR
ROCKWALL, TX 75087

KIPE MICHAEL AND DIANA
3306 RIDGECROSS DR
ROCKWALL, TX 75087

DUNPHY JAMES AND KATHERINE
3306 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

RESENDEZ ALYSSA RENEE AND REY JR
3307 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

HEUSS JEREMY D AND SHANNON N
3310 RIDGECROSS DRIVE
ROCKWALL, TX 75032

SHELTON DANA BLAIR AND ANNETTE COLAROCHIO
3310 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

SMITH JAY & CHRISTINE
3311 ROYAL RIDGE DR
ROCKWALL, TX 75087

ZIELINSKI THOMAS R & PATRICIA D
3314 RIDGECROSS DR
ROCKWALL, TX 75087

SMITH CHRISTINE PIGG AND JAY RICHARD
3314 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

LUETKE SENECA L
3315 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

NGUYEN TIFFANY THAO AND HENRY HIEP VO
3318 RIDGECROSS DRIVE
ROCKWALL, TX 75087

PORTER KAREN CLAIBORNE AND RUSSELL WAYNE
3318 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

THOMAS JARROD M
3319 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

STANLEY SHANNON D AND CHARIDY LYNN
3322 RIDGECROSS DRIVE
ROCKWALL, TX 75087

WADE KENNETH KYLE
3322 ROYAL RIDGE DR
ROCKWALL, TX 75087

ARGUEDAS JUAN CARLOS AND DAYANNA VILLALOBOS
3323 ROYAL RIDGE DR
ROCKWALL, TX 75087

BARRETT OLAN DEAN
3326 ROYAL RIDGE DR
ROCKWALL, TX 75087

COLEMAN EDWARD EARL SR AND NIKITA NASHA COLEMAN
3401 ROYAL RIDGE DR
ROCKWALL, TX 75087

NGUYEN DIANE & HIEU TRUNG
3402 RIDGECROSS DRIVE
ROCKWALL, TX 75087

SOUTHERLAND AUSTIN & SHAYLEE
3402 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

JOHNSON CHRISTOPHER MAX AND ANGELA KAY
3405 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

GARVIN CARSON C AND JENNIFER S
3406 RIDGECROSS DRIVE
ROCKWALL, TX 75087

LIEBRUM CORY R & RACHEL J
3406 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

TESKE CHARLES A JR AND KIMBERLY K
3409 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

SMITH ELOISE
3410 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

LEWIS STANLEY DALE AND ANITA LYNN
3413 ROYAL RIDGE DR
ROCKWALL, TX 75087

FRIERSON KEVIN & REBECCA
3414 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

MARTIN ANGELA AND JESSIE
3418 ROYAL RIDGE DR
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:

Z2025-027: Specific Use Permit (SUP) for a Church/House of Worship

Hold a public hearing to discuss and consider a request by Grayson Hughes of Sutherland King Consulting, LLC on behalf of Felix Tan of Ridgeview Church for a Specific Use Permit (SUP) for a Church/House of Worship (i.e. Ridgeview Church) for the expansion of an existing Church on a 7.052-acre parcel of land identified as Lot 28 of the Skyview Country Estates No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 1362 FM-552, 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, June 10, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, June 16, 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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, June 16, 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

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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. Z2025-027: Specific Use Permit (SUP) for a Church/House of Worship

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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

SUTHERLAND KING

June 3, 2025 2024.011

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

RE: Specific Use Permit Explanation Letter
Ridgeview Church Expansion

Dear Team,

SUTHERLAND KING CONSULTING, LLC (SKC) is providing this letter on behalf of Ridgeview Church in support of their application for expanding their facilities.

The church endeavors to expand the existing worship facilities by approximately 35,000 square feet of internal space and subsequent parking areas on the exterior of the building as reflected on the site plan associated with this submission.

It is our understanding this property was previously annexed into the City and assigned a zoning designation of General Retail, therefore this use is a legally non-conforming use and requires a Specific Use Permit upon substantial redevelopment.

We respectfully request the approval of a Specific Use Permit to permit this expansion.

In addition, we understand that General Retail prohibits parking between the building and the street frontage.

Since this property is on a corner lot (2 frontages) and the church is attempting to maximize available parking for its patrons' use and safety, we require all available areas for parking we can possibly use.

We respectfully request a variance to this requirement so that we may provide parking as shown on the associated site plan, including parking between the church and Breezy Hill, as well as the parking between the church and FM 552. As required by the landscape ordinance, we will provide landscape screening to accommodate any headlights as well as respecting the required buffers along the rights-of-way.

6430 MEADOWCREEK DRIVE, DALLAS, TX 75254
PHONE: 214.208.0519

In summary:

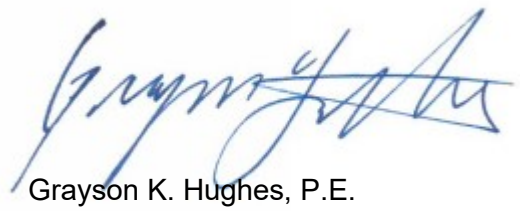
- We request approval of the Specific Use Permit to extend the church worship facilities.
- We request approval of the variance to allow parking between the primary building and the right-of-way.

Finally, as a general note to staff and the reviewing boards, the portable buildings in the back of the lot shall be removed from the property as a part of this redevelopment.

If you should have any questions about the information contained herein, please do not hesitate to contact our office.

Regards,

Sutherland King Consulting, LLC
Texas Engineering Firm No. F-22938



Grayson K. Hughes, P.E.
CEO / Founding Principal

6430 MEADOWCREEK DRIVE, DALLAS, TX 75254
PHONE: 214.208.0519

Owner

RIDGEVIEW CHURCH EXPANSION

FM 552
ROCKWALL, TX 75087



ISSUE/ REVISION | DATE | NO.

OLER SENTZ
2715 E. STONE ROAD, WYLIE, TEXAS 75098
TEXAS FIRM NO: F-26123

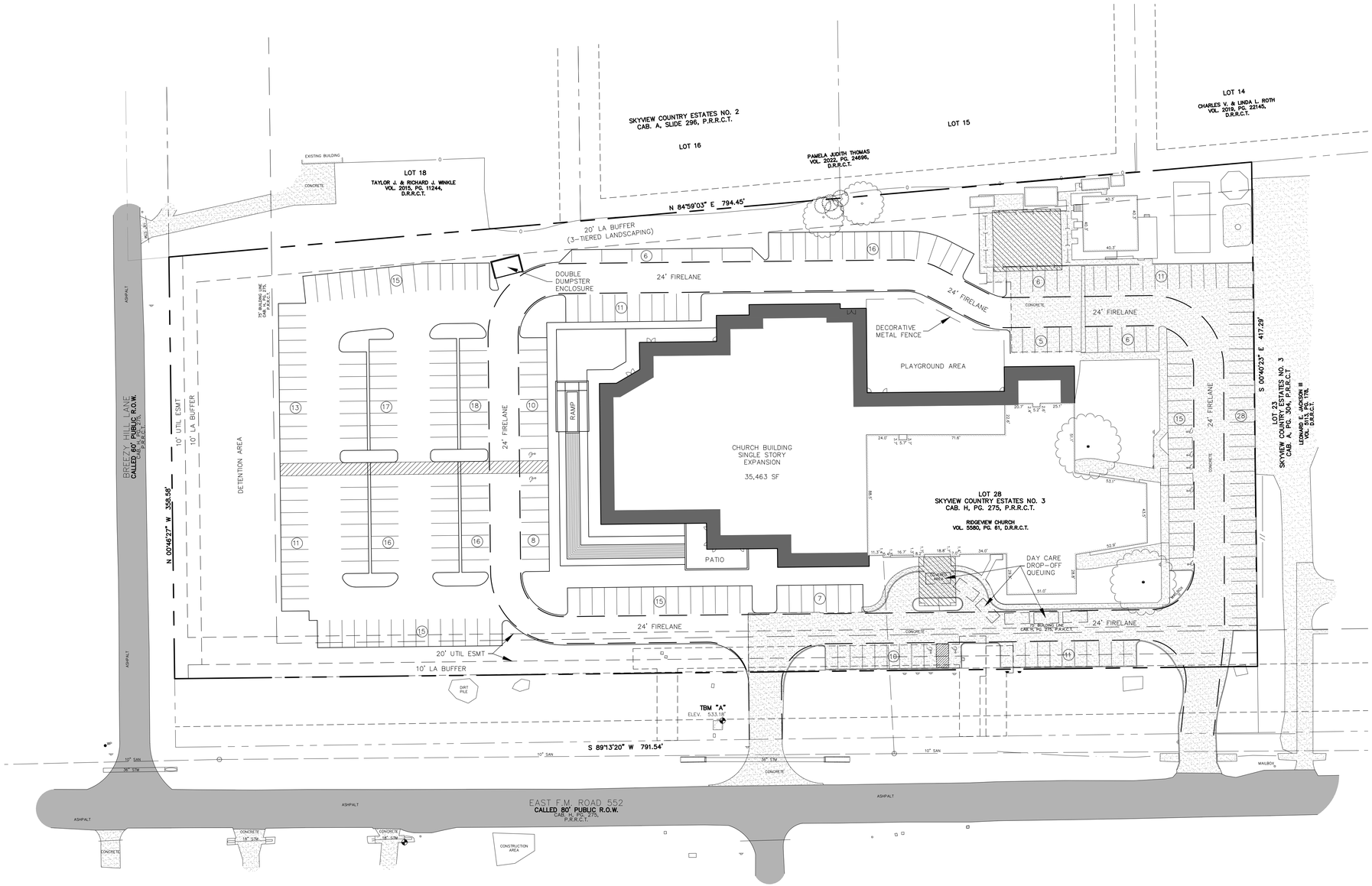
REGISTERED ARCHITECT
MARK J SENTZ
24671
STATE OF TEXAS

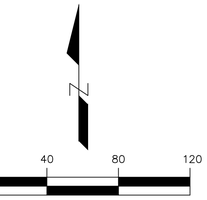
PROJECT:
RIDGEVIEW CHURCH EXPANSION
FM 552
ROCKWALL, TX 75087

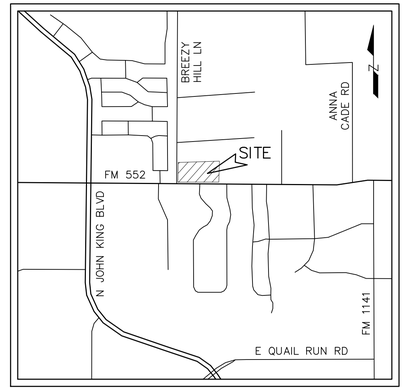
SHEET TITLE:
COVER SHEET

-

SCALE:







VICINITY MAP
N.T.S.

SITE DATA TABLE	
ZONING	GENERAL RETAIL
LAND USE	CHURCH / HOUSE OF WORSHIP
LOT AREA	7.03 AC (307,196 SF)
BUILDING AREA	53,904 SF
EXISTING SANCTUARY SEATS	194
PROPOSED SANCTUARY SEATS	819
TOTAL SANCTUARY SEATS	1,013
PROPOSED BUILDING HEIGHT	25 FEET
BUILDING STORIES	SINGLE STORY
FINISH FLOOR ELEVATION	540.3
LOT COVERAGE	17.50%
FLOOR AREA RATIO	0.1750
TOTAL PARKING REQUIRED	1 SPACE PER 4 WORSHIP SEATS
TOTAL PARKING REQUIRED	254
TOTAL PARKING PROVIDED	286
TOTAL HC PARKING REQ'D	7
TOTAL HC PARKING PROVIDED	9

NOTE:
1. THE PROPOSED BUILDING EXPANSION SHALL BE ARCHITECTURALLY COMPATIBLE IN MATERIALS AND ARCHITECTURAL ELEMENTS TO THE EXISTING CHURCH FACILITY.

TEXAS ONE CALL

CONTRACTOR SHALL CALL 811 (DIGTESS) PRIOR TO DISTURBANCE OF ANY ITEMS ON SITE FOR UTILITY LOCATES

OWNER:

RIDGEVIEW CHURCH
1362 FM ROAD 552
ROCKWALL, TEXAS 75087
PHONE: 972.771.2661
ATTN: FELIX TAN

ENGINEER:

SUTHERLAND KING CONSULTING, LLC
6430 MEADOWCREEK DRIVE
DALLAS, TEXAS 75254
PHONE: 214,208,0519
ATTN: GRAYSON HUGHES, PE

SURVEYOR:

WINDROSE SURVEYING & LAND SERVICES, LLC
1959 LAKEWAY DRIVE
LEWISVILLE, TEXAS 75057
PHONE: 325.217.2544
ATTN: CHAD ODEN

ROCKWALL ZONING CASE No. Z2025.027

NOTE:

LINEWORK BASED ON TOPOGRAPHIC SURVEY INFORMATION ACQUIRED ON 4/04/2025 BY WINDROSE SURVEYING AND LAND SERVICES, LLC

No.	DATE	DESCRIPTION

SUTHERLAND KING
6430 MEADOWCREEK DR
DALLAS, TX
75254
SUTHERLANDKING.COM
TX FIRM No. F-22938
PHONE: 214.208.0519

PRELIMINARY

FOR PRELIMINARY REVIEW, PERMIT, OR PRICING PURPOSES ONLY.

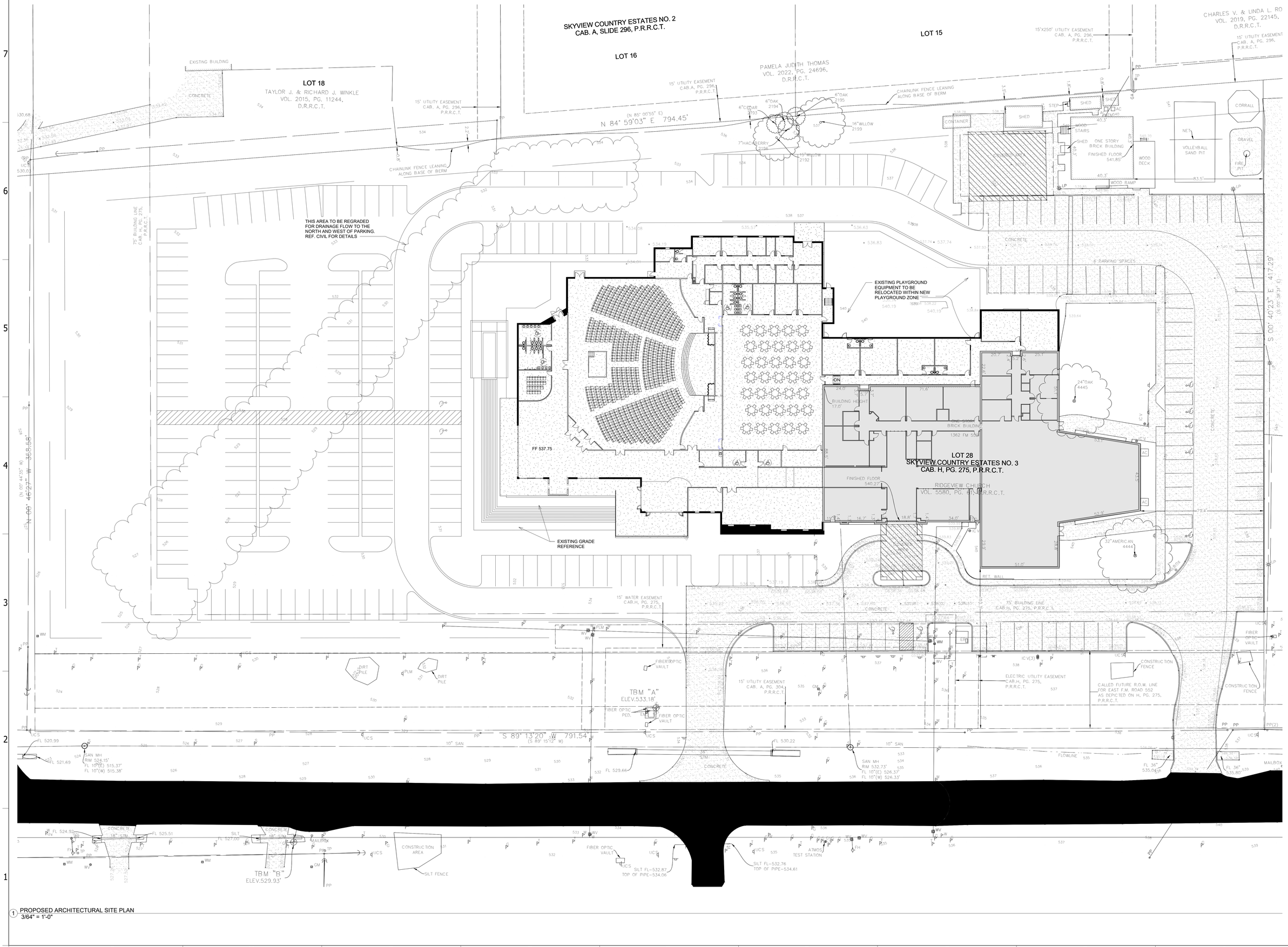
PREPARED BY:
GRAYSON K. HUGHES, PE

SITE PLAN

RIDGEVIEW CHURCH EXPANSION
1362 EAST FM ROAD 552
ROCKWALL, TEXAS

PROJECT NUMBER
2024.011
DRAWING DATE
2025.05.29
SCALE
1"=40'
DESIGNED BY
GKH

SHEET NUMBER
C1.0



1 PROPOSED ARCHITECTURAL SITE PLAN
3/64" = 1'-0"

NO.	DATE	ISSUE/ REVISION
1	06-09-2025	ISSUED FOR PERMIT

TEXAS FIRM NO: F-24123

OLER SENTZ

2715 E. STONE ROAD, WYLIE, TEXAS 75098

REGISTERED ARCHITECT
MARK J SENTZ
24671
STATE OF TEXAS

PROJECT:
RIDGEVIEW CHURCH EXPANSION
FM 552
ROCKWALL, TX 75087

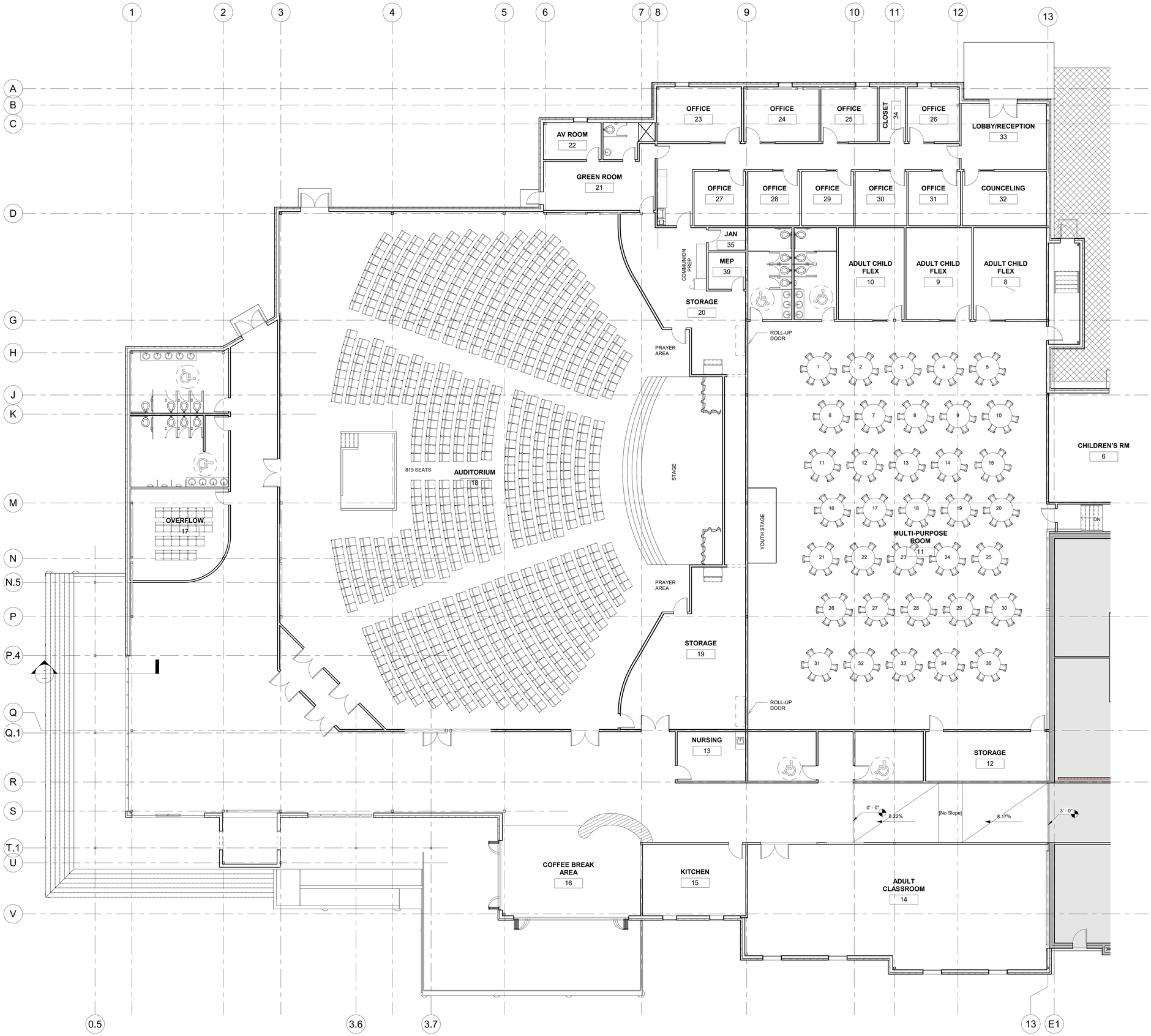
SHEET TITLE:
PROPOSED ARCHITECTURAL SITE PLAN

A002

SCALE: 3/64" = 1'-0"

CHILDREN'S INDOOR SPACE NOTES:
1) 30 SF/CHILD OF INDOOR ACTIVITY SPACE
2) 18-MO OLD CHILDREN MUST HAVE SEPERATE SPACES
3) 1-SINK / 17 CHILDREN OVER 18-MO OLD
4) 1-SINK IN EACH DIAPER CHANGING LOCATION

CHILDREN'S OUTDOOR SPACE NOTES:
3) 80 SF/CHILD OF OUTDOOR SPACE USING OUTDOOR SPACE AT A GIVEN TIME (MIN 25% OF CHILD CAPACITY)
4) 4' FENCE AROUND OUTDOOR PLAY SPACE
5) 2 EXITS REQ'D (ONE TO THE INSIDE AND ONE OUT TO THE OPEN)



1 LVL 1
1/8" = 1'-0"

ISSUE/ REVISION | DATE | NO.

TEXAS FIRM NO: F-26123

OLER SENTZ

2715 E. STONE ROAD, WYLIE, TEXAS 75098

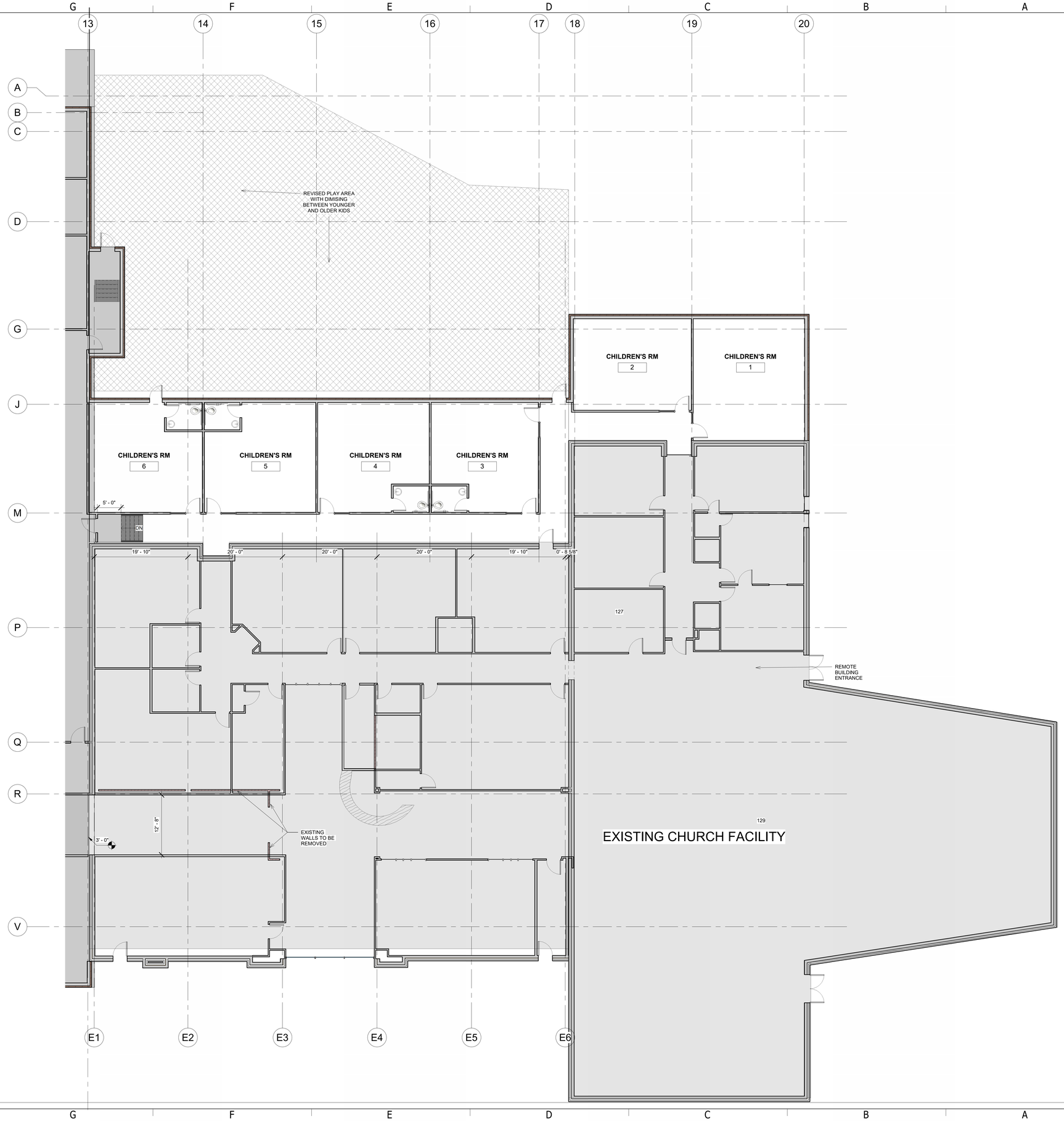
REGISTERED ARCHITECT
MARK J SENTZ
24671
STATE OF TEXAS

PROJECT:
RIDGEVIEW CHURCH EXPANSION
FM 552
ROCKWALL, TX 75087

SHEET TITLE:
LEVEL 1 EXPANSION PLAN

A101

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



1 LVL 1 CONT
1/8" = 1'-0"

ISSUE/ REVISION

NO. | DATE

OLER SENTZ

TEXAS FIRM NO: F-26123 | 2715 E. STONE ROAD, WYLIE, TEXAS 75098

REGISTERED ARCHITECT
MARK J SENTZ
24671
STATE OF TEXAS

PROJECT:
RIDGEVIEW CHURCH EXPANSION
FM 552
ROCKWALL, TX 75087

SHEET TITLE:
LEVEL 1 EXPANSION PLAN CONT.

A101-B

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

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *CHURCH/HOUSE OF WORSHIP* AND A BUILDING THAT EXCEEDS 25,000 SF IN A GENERAL RETAIL (GR) DISTRICT ON A 7.052-ACRE PARCEL OF LAND IDENTIFIED LOT 28 OF THE SKYVIEW COUNTRY ESTATES NO.3 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Grayson Hughes of Sutherland King Consulting, LLC on behalf of Felix Tan of Ridgeview Church for the approval of a *Specific Use Permit (SUP)* for a *Church/House of Worship* and that exceeds 25,000 SF in a General Retail (GR) District on a 7.052-acre parcel of land identified as Lot 28 of the Skyview Country Estates No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 1362 FM-552, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *Church/House of Worship* as stipulated by Article 04*, Permissible Uses,* of the Unified Develop
ment Code [*Ordinance No. 20-02*] and a building that exceeds 25,000 SF in a General Retail (GR) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Subsection 01.01*, Land Use Schedule,* of Article 04*, Permissible Uses,* and Subsection 04.04*, General Retail District*, and Subsection 04.01, *General Commercial District Standards,* of Article

DRAFT ORDINANCE 05.16.25

05*, District Development Standards,* of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall -- *as heretofore amended and may be amended in the futur*e -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Church/House of Worship* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

1) The proposed expansion of the *Church/House of Worship* shall be architecturally compatible in design and materials to the existing *Church/House of Worship* and shall generally conform to the *Conceptual Building Elevations* depicted in *Exhibit 'B'* of this ordinance.

2) The proposed *Church/House of Worship* shall generally conform to the *Site Plan and Floor Plan* depicted in *Exhibit 'C'* of this ordinance.

3) A 20-foot landscape buffer, with a berm, and three (3) tiered screening (*i.e. three [3] individual tiers of small to mid-sized shrubs, large shrubs or accent trees, and canopy trees*) shall be provided adjacent to the northern property line for the purpose of providing screening from the residential properties north of the subject property. In areas where there are existing buildings, the Planning and Zoning Commission may approve deviations to the size and composition of the buffer as part of the Site Plan review process.

4) Increased landscaping shall be provided adjacent to the proposed parking lot along FM-552 and Breezy Hill Road. The increased landscaping shall be reviewed by the Planning and Zoning Commission as part of the Site Plan review process.

5) The proposed *Church/House of Worship* shall not exceed a total building size of 54,000 SF.

6) The two (2) existing 1,560 SF portable classrooms shall be removed from the property prior to the issuance of a new Certificate of Occupancy (CO) for the expansion of the *Church/House of Worship*.

7) The *Church/House of Worship* shall dedicate a 20-foot utility easement along the entire frontage of FM-552.

2.2 COMPLIANCE

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

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

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

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

DRAFT ORDINANCE 06.16.2025

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF JULY, 2025.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *June 16, 2025*

2nd Reading: *July 7, 2025*

DRAFT ORDINANCE 06.16.2025

Exhibit 'A':
Location Map

Address: 1362 FM-552

Legal Description: Lot 28 of the Skyview Country Estates No. 3 Addition

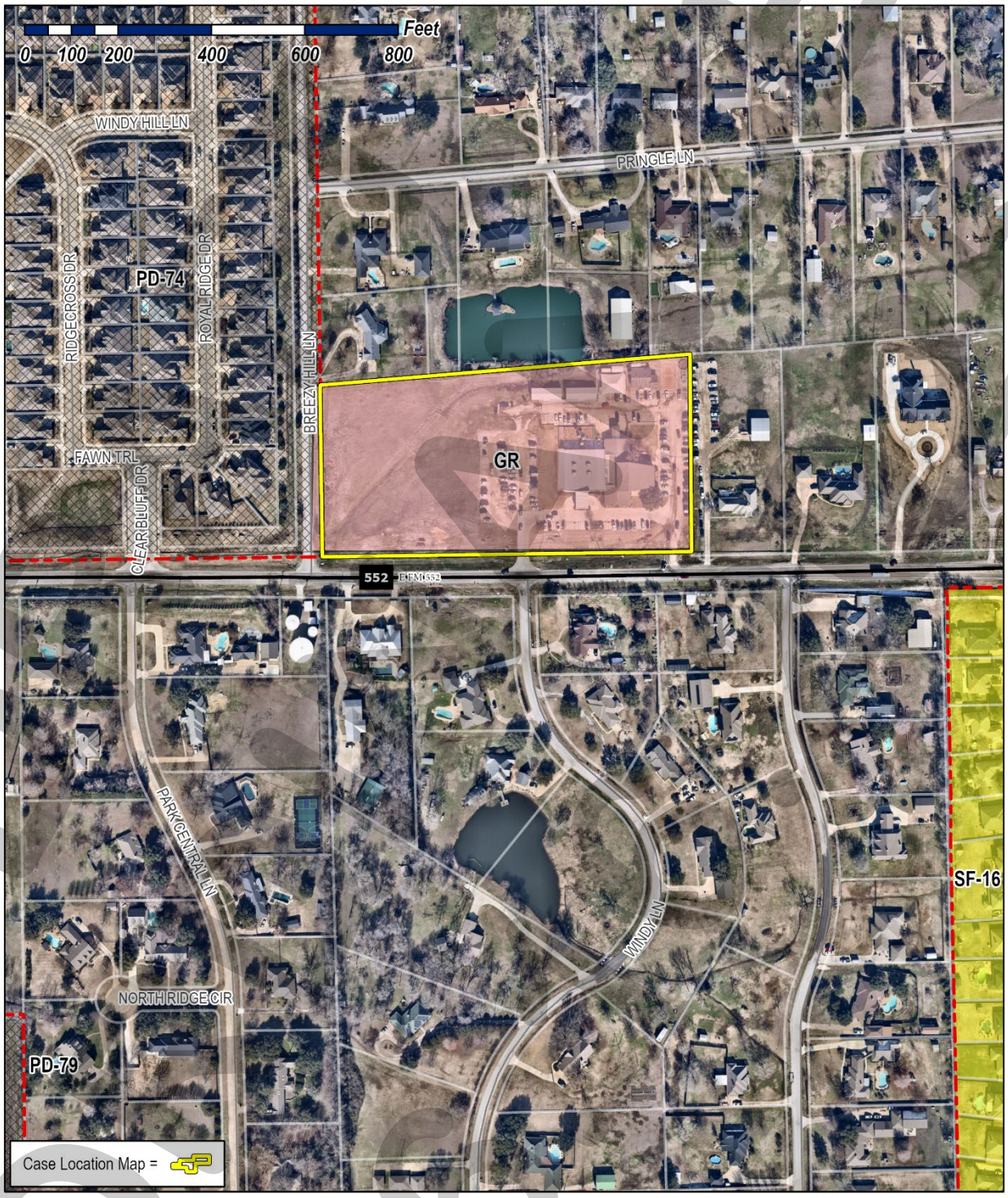
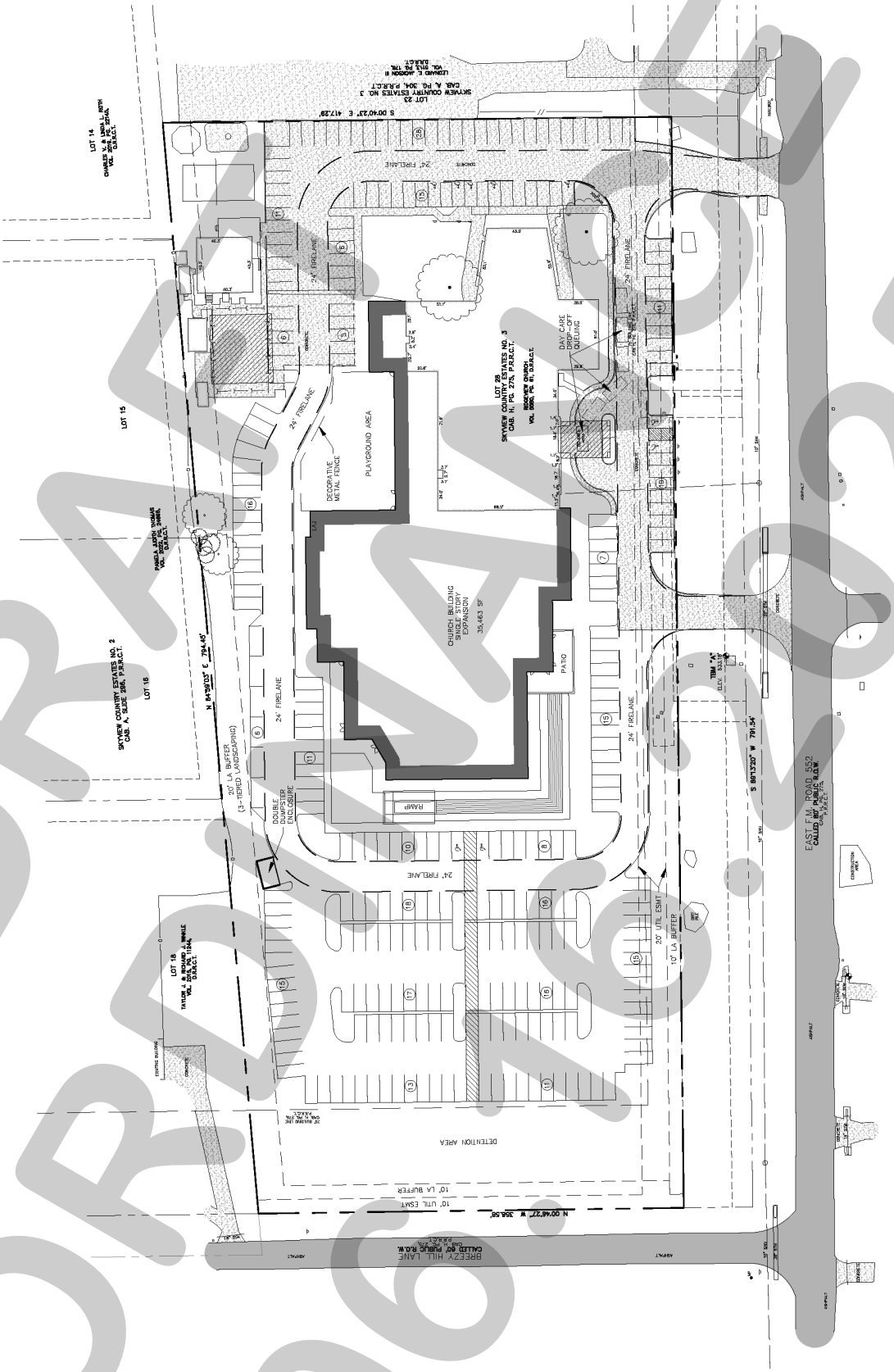


Exhibit 'B':
Conceptual Building Elevations



DRAFT ORDINANCE 06.06.2025

Exhibit 'C':
Site Plan and Floor Plan



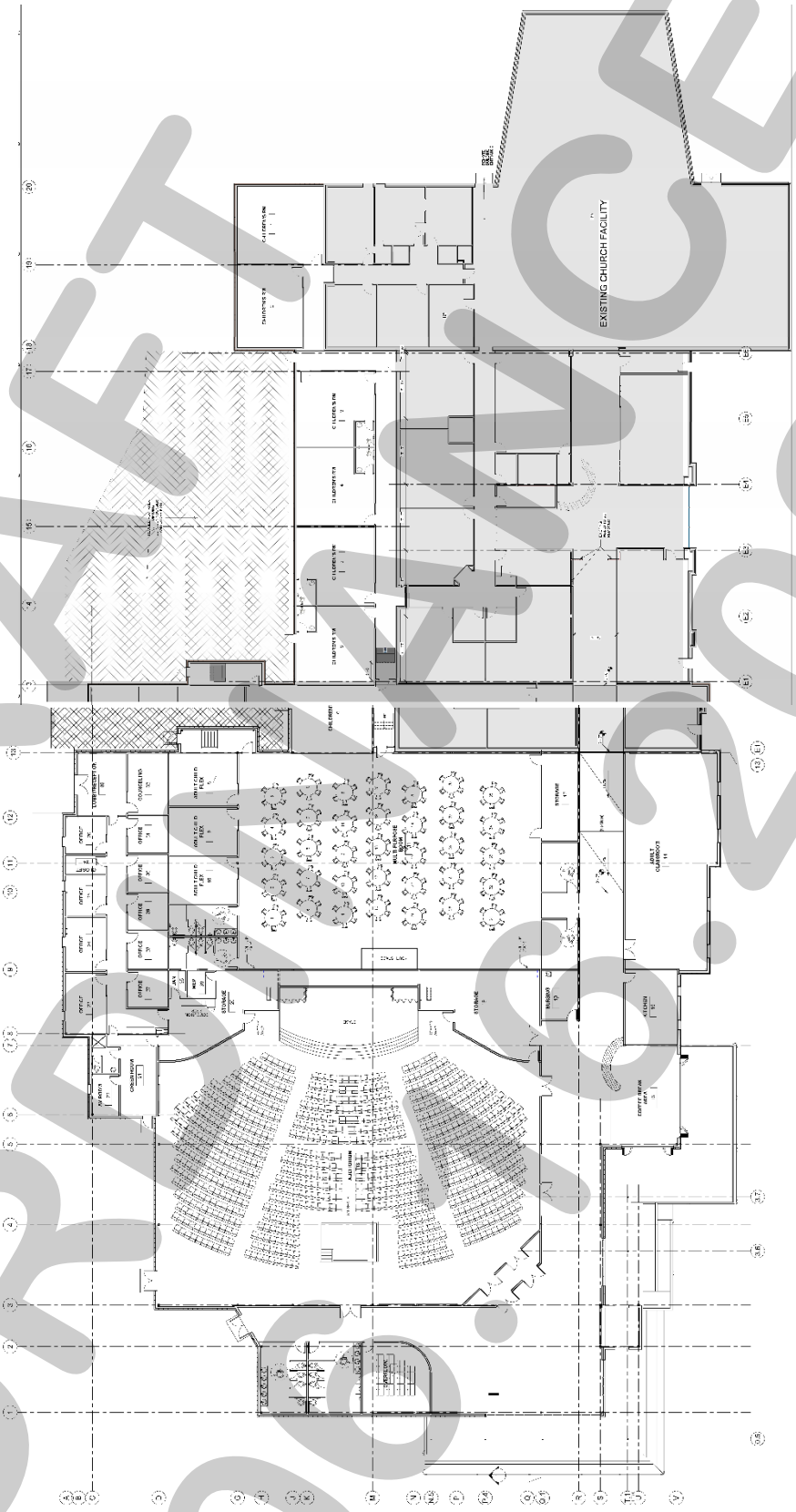
DRAFT
ORDINANCE
08.16.2025

Exhibit 'C':
Site Plan and Floor Plan



DRAFT
06.18.2025

Exhibit 'C':
Site Plan and Floor Plan



DRAFT
ORDINANCE
06.06.2025

CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

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

TO:	Mayor and City Council
DATE:	June 16, 2025
APPLICANT:	Hailee Handy
SUBJECT:	Z2025-028; *Amendment to Planned Development District 37 (PD-37)*

On May 16, 2025, the applicant -- *Hailee Handy* -- submitted an application requesting to amend Planned Development District 37 (PD-37) in order to change the permitted land uses allowed within the Planned Development District ordinance. The applicant is requesting this amendment to allow the *Medical Office* land use -- *with conditions* -- to facilitate the continued operation of her business (*i.e. Enchanting Aesthetics*) on the subject property. Planned Development District 37 (PD-37) is a unique district that has an underlying zoning of Single Family 16 (SF-16) District, but allows professional offices (*i.e. attorney, insurance, financial planning, and accounting services*) as *Home Occupations* to be located within the two (2) existing single-family homes. The original Planned Development District 37 (PD-37) facilitated these land uses through an expansion of the *Home Occupation* requirements. Specifically, this ordinance allows professional offices that are "…an accessory [*land use*] to the primary residential use…" to be operated by the resident of the home, and stipulates that they [*1*] have no more than three (3) employees in addition to the homeowner, [*2*] do not allow the expansion of the professional office from the existing single-family homes, and [*3*] require a Certificate of Occupancy (CO). This varies from the *Home Occupation* requirements within the Unified Development Code (UDC). These requirements stipulate that businesses in a single-family home are *not* permitted to have employees or customers on-site and do *not* require Certificates of Occupancy (CO). In this case, the applicant has been operating a *Medical Office* -- *which is not currently a permitted land use in Planned Development District 37 (PD-37)* -- out of 3077 N. Goliad Street without a valid Certificate of Occupancy (CO). Staff should also note the other property located within Planned Development District 37 (PD-37) (*i.e. 3079 N. Goliad Street*) is currently being used as a single-family home and does not have an active *Home Occupation*.

This case comes as a referral from the Neighborhood Improvement Services (NIS) Division [*Case No. CE2025-2591*], where staff found that the applicant is currently operating a *Medical Office* (*i.e. Enchanting Aesthetics*) out of 3077 N. Goliad Street. In April of this year, the Building Inspection (BI) Division contacted the applicant to inform her that a *Medical Office* is not a permitted land use on the subject property, and that she would be required to rezone the subject property; however, no application was submitted initiating this request and the applicant continued to operate the business without resolving the issues. Based on this, staff engaged the Neighborhood Improvement Services (NIS) Division, and on May 13, 2025 the NIS Division sent a letter to the property owner informing her that she was in violation of the City's requirements and would need to request rezoning or cease to operate. This prompted the applicant to submit an application on May 16, 2025, to request approval of an amendment to Planned Development District 37 (PD-37) to incorporate the *Medical Office* land use. Based on the applicant's letter, staff determined that the existing business offers personal services (*i.e. facials, scar revision, hair loss treatments, lymphatic massages, HydraFacial's, chemical peels, dermaplaning, Botox, and filler*) that cross into multiple land uses as defined by the Unified Development Code (UDC). In addition, the applicant indicated that they operate as an appointment only business. According to the Unified Development Code (UDC) the services offered are defined as a *Medical Office*, *General Personal Services*, and *Massage Therapist*. Ultimately, in order to facilitate the applicant's request -- *while being cognizant of the existing residential adjacencies* --, staff prepared a *Draft Ordinance* that amends the permitted *Home Occupation* land uses in Planned Development District 37 (PD-37) to include *Medical Office* with *General Personal Services* and *Massage Therapist* as ancillary or accessory land uses.

On May 20, 2025, staff mailed 27 notices to property owners and occupants within 500-feet of the subject property. In addition, staff notified Harlan Park, Stone Creek, and The Shores on Lake Ray Hubbard 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. Should the City Council have any questions, staff will be available at the *June 16, 2025* City Council meeting.

PLANNING AND ZONING COMMISSION

On June 10, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the zoning change by a vote of 5-0, with Commissioner Womble absent and a vacant seat.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☑ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	3077 N. Goliad St		
SUBDIVISION		LOT	BLOCK
GENERAL LOCATION			

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE	in-home financial office
PROPOSED ZONING		PROPOSED USE	in-home spa
ACREAGE	LOTS [CURRENT]		LOTS [PROPOSED]

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

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

☐ OWNER	John Liu	☑ APPLICANT	Hailee Handy
CONTACT PERSON		CONTACT PERSON	3077 N. Goliad St
ADDRESS	3069 N. Goliad St.	ADDRESS	Rockwall, TX 75087
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	
PHONE	201-780-6070	PHONE	469 626 2920
E-MAIL	JLiuqw@hotmail.com	E-MAIL	enchantingaes@gmail.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Hailee Handy [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 16th DAY OF May, 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."

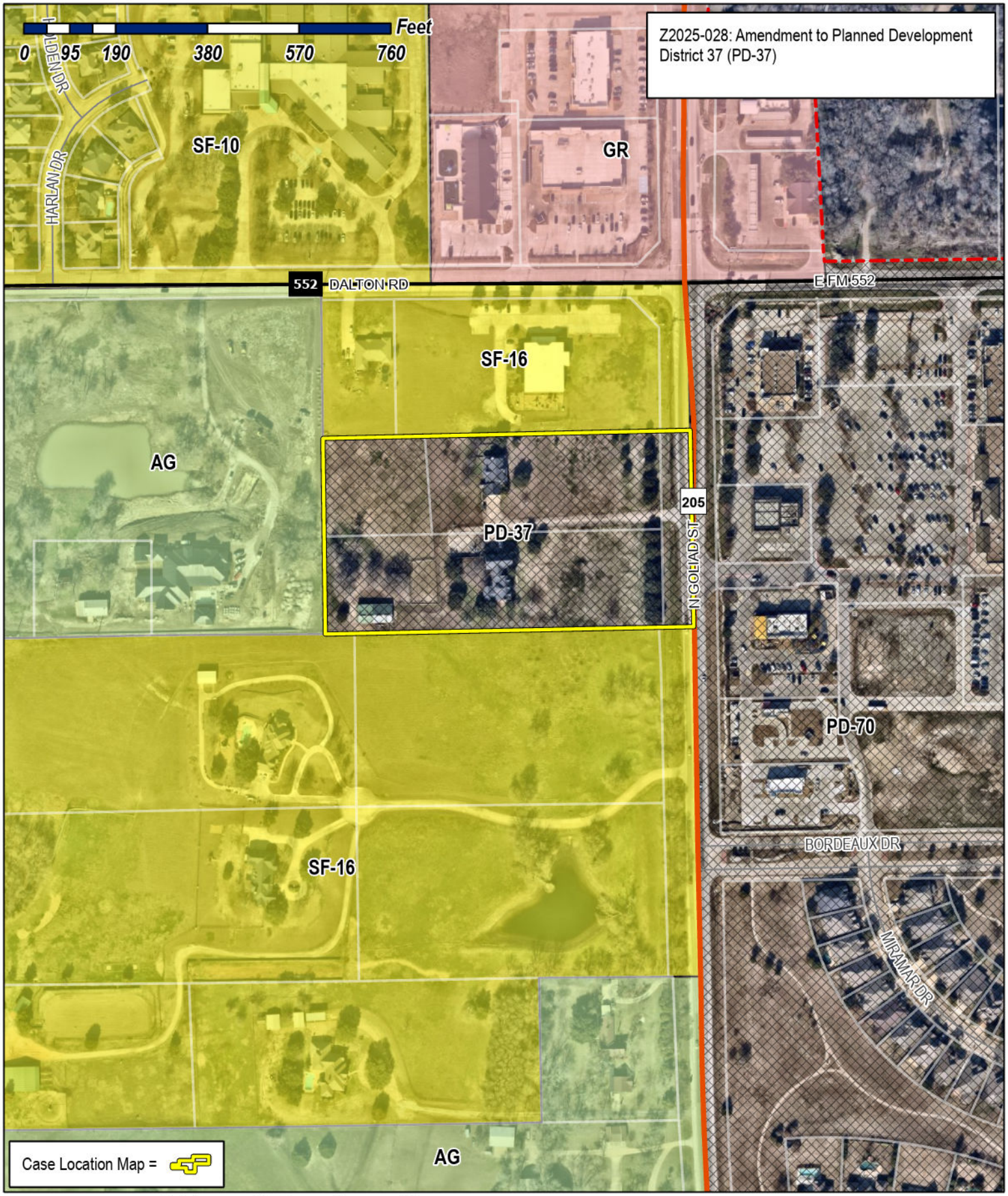
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th DAY OF May, 2025.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC STATE OF TEXAS
NATHAN ALEXANDER BENKE
Notary ID #134901258
My Commission Expires
May 14, 2028

MY COMMISSION EXPIRES May 14, 2028



City of Rockwall

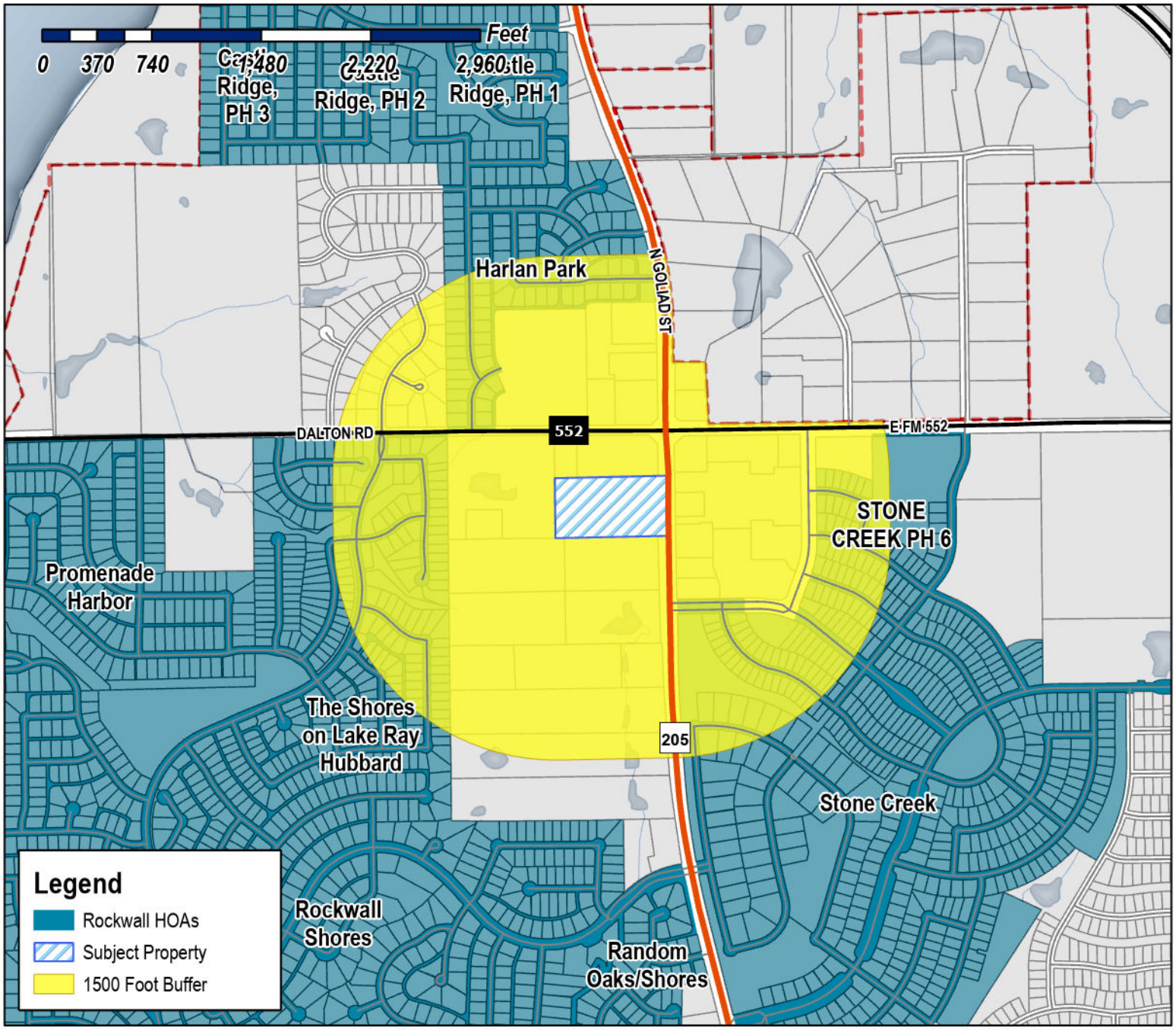
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

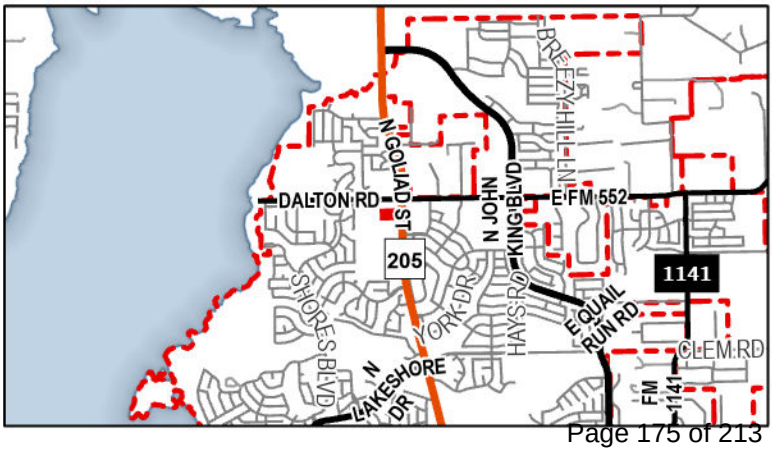
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Case Number: Z2025-028
Case Name: Amendment to Planned Development District 37 (PD-37)
Case Type: Zoning
Zoning: Planned Development District 37 (PD-37)
Case Address: 3077 N Goliad Street

Date Saved: 5/19/2025
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 [Z2025-028]
Date:	Tuesday, May 20, 2025 3:57:45 PM
Attachments:	Public Notice (05.19.2025).pdf HOA Map (05.19.2025).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, May 23, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, June 10, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, June 16, 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 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.

Z2025-028: Zoning Change to Amend PD-37
Hold a public hearing to discuss and consider a request by Hailee Handy on behalf of John Liu for the approval of a Zoning Change to amend Planned Development District 37 (PD-37) being a ~7.10-acre tract of land identified as Lots 1 & 2 of the Dirkwood Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 37 (PD-37) [Ordinance No.'s 92-44 & 99-44] for Single-Family 16 (SF-16) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3077 N. Goliad Street [SH-205], and take any action necessary.

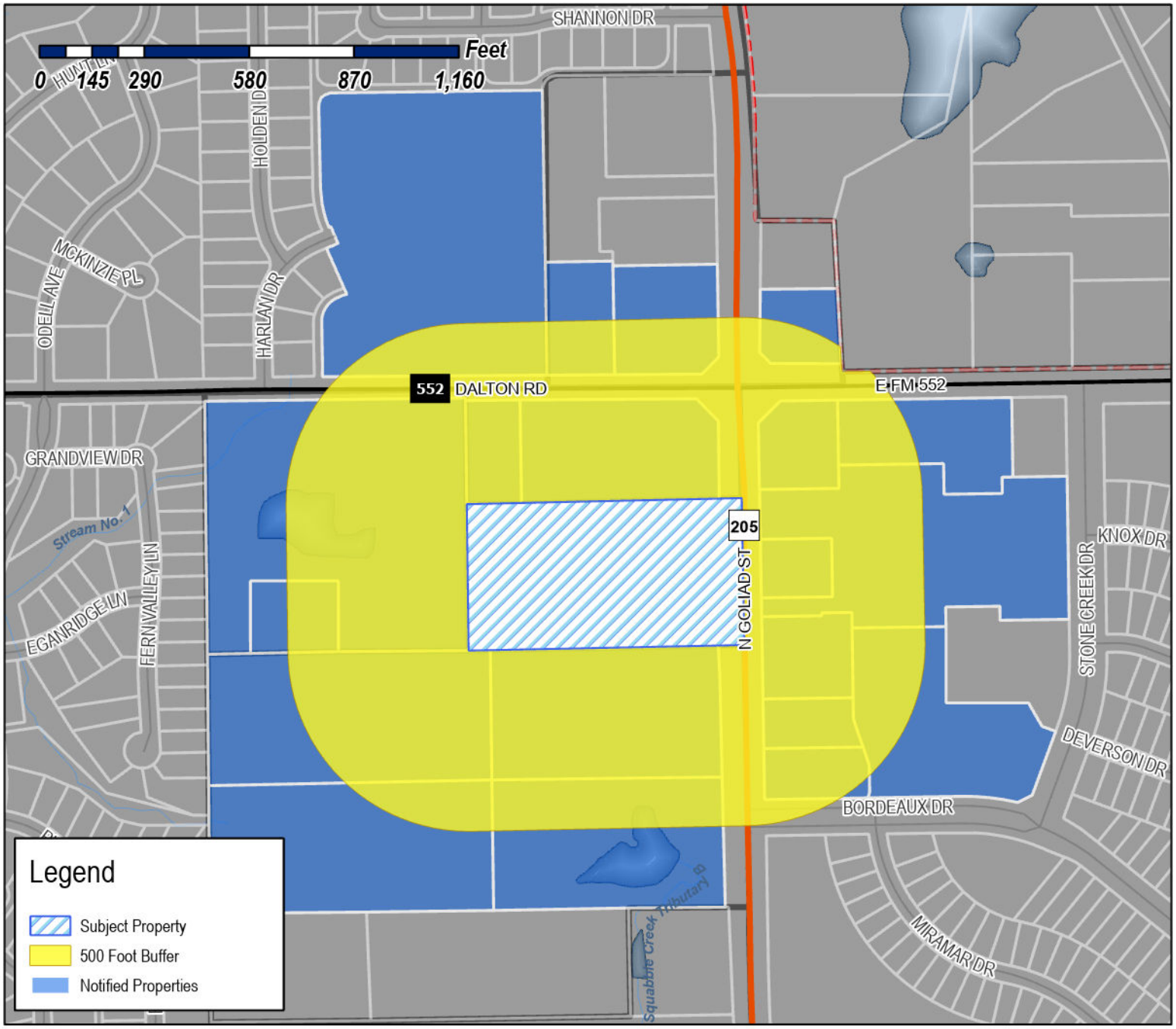
Thank you,

Melanie Zavala
Planning & Zoning Coordinator | Planning Dept.| City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
Planning & Zoning Rockwall
972-771-7745 Ext. 6568

City of Rockwall

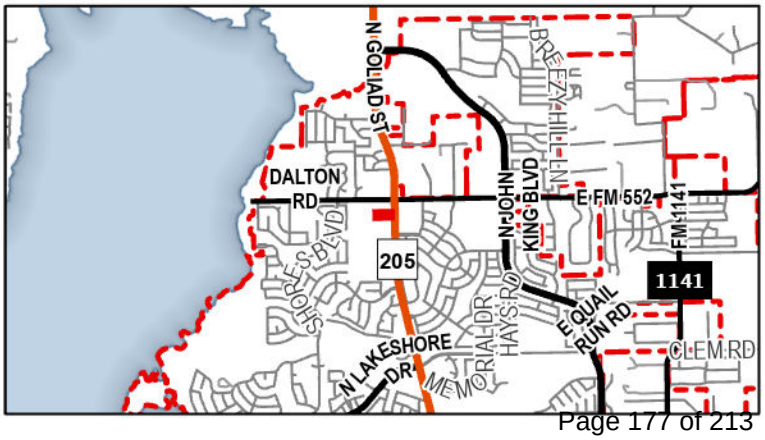
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Case Number: Z2025-028
Case Name: Amendment to Planned Development District 37 (PD-37)
Case Type: Zoning
Zoning: Planned Development District 37 (PD-37)
Case Address: 3077 N Goliad Street

Date Saved: 5/19/2025
For Questions on this Case Call: (972) 771-7745



GOLIAD 711 ROCKWALL LLC
SILVER OAK ADVISORS LLC, ATTN GARSON C SOE
1630 Riviera Ave
Walnut Creek, CA 94596

METROPLEX ACQUISITION FUND, LP
1717 Woodstead Ct STE 207
THE WOODLANDS, TX 77380

RECTOR JAMES H JR & BETSY
196 E FM 552
ROCKWALL, TX 75087

ALDI TEXAS LLC
2500 WESTCOURT ROAD
DENTON, TX 76207

FREE METHODIST CHURCH
OF NORTH AMERICA
302 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
3060 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
3061 N GOLIAD ST
ROCKWALL, TX 75087

PRESLEY KELTON HOOPER AND KIMBERLY
CAROL
3065 N GOLIAD ST
ROCKWALL, TX 75087

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

RESIDENT
3066 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
3068 N GOLIAD ST
ROCKWALL, TX 75087

LIU JOHN & CONNIE
3069 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
3070 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
3073 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
3074 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
3077 N GOLIAD ST
ROCKWALL, TX 75087

FRENCH DONALD
3079 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
3084 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
3090 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
315 DALTON RD
ROCKWALL, TX 75087

RESIDENT
3250 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
3251 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
335 DALTON RD
ROCKWALL, TX 75087

RESIDENT
350 DALTON ROAD
ROCKWALL, TX 75087

METROPLEX ACQUISITION FUND LP
C/O RONALD DRIBBEN
357 MARIAH BAY DRIVE
HEATH, TX 75032

NNN REIT LP
420 S Orange Ave Ste 250
Orlando, FL 32801

CAIN DENNIS & MELISSA
803 DALTON RD
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:

Z2025-028: Zoning Change to Amend Planned Development District 37 (PD-37)

Hold a public hearing to discuss and consider a request by Hailee Handy on behalf of John Liu for the approval of a Zoning Change to amend Planned Development District 37 (PD-37) being a ~7.10-acre tract of land identified as Lots 1 & 2 of the Dirkwood Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 37 (PD-37) [Ordinance No.'s 92-44 & 99-44] for Single-Family 16 (SF-16) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3077 N. Goliad Street [SH-205], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, June 10, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, June 16, 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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, June 16, 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

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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. Z2025-028: Zoning Change to Amend Planned Development District 37 (PD-37)

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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

From: Enchanting Aesthetics enchantingaes@gmail.com
Subject: Rezoning consideration
Date: May 16, 2025 at 4:30:36 PM
To: rmiller@rockwall.com

Hailee Handy-Alberti
3077 N. Goliad St
Rockwall, TX 75087
469.626.2920
Enchantingaes@gmail.com
February 21, 2024

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

Subject: Request for Rezoning Approval – In-Home Salon

Dear Planning and Zoning Committee,

I am writing to formally request rezoning approval for my residential property located at 3077 N. Goliad St in Rockwall, TX, to operate a small in-home salon. The purpose of this request is to allow a low-impact, appointment-based beauty service that aligns with the growing demand for specialized personal care in a comfortable and private setting.

My in-home salon will comply with all city regulations and maintain the integrity of the neighborhood. I am committed to operating a professional, well-managed business that will have minimal impact on traffic, parking, and noise levels. My salon will:

- Operate by appointment only, ensuring controlled and limited foot traffic.
- Provide adequate parking on my property to prevent street congestion.
- Follow all health and safety guidelines set forth by the state and local authorities.
- Maintain the residential character of my home, with no modifications that would disrupt the neighborhood's aesthetic.

1529 E. I-30, STE. 106
GARLAND, TX 75043

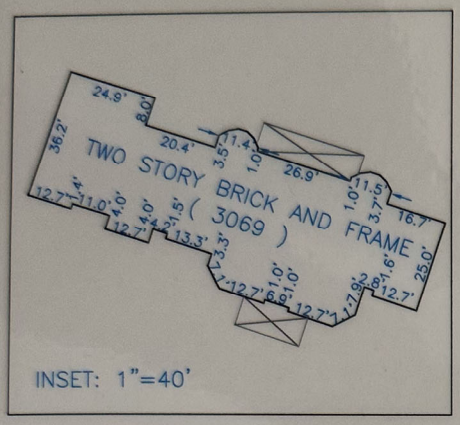
FIRM REGISTRATION NO. 10194052

SURVEY PLAT

RHODES Surveying ©
WWW.RHODESSURVEYING.COM

BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 3069 N GOLIAD, in the city of ROCKWALL Texas. Lot No. 1 AND 2, Block No. A of MASON-STEED ADDITION, an addition in the city of ROCKWALL, ROCKWALL COUNTY Texas according to the MAP OR PLAT RECORDED in SLIDE C at PAGE 177 of the PLAT records of ROCKWALL COUNTY, TEXAS.











SHORES NORTH PHASE 7
SLIDE E, PAGE 163
(PLAT N 00°33'18" W)
N 00°37'32" W
357.74'

MRD
4.0'
0.9'
0.3'

(DIRECTIONAL CONTROL)
S 89°03'07" W
787.10'

2
455.3'
787.12'
N 88°55'31" E

RICHARD H. PERTERSON
VOLUME 240, PAGE 595

ONE STORY METAL
39.0'X24.0'
INLET
76.6'

3
AC
PE
POOL
69.5'
174.8'
AC
SEE INSET

EM

ACCESS, DRAINAGE & UTILITY EASEMENT VOLUME C, PAGE 177

4
S 89°03'07" W
642.00'
783.6'
1

RICHARD DIRKSE
VOLUME 346, PAGE 245

STORM DRAIN

2' REMAINDER OF WATER LINE EASEMENT VOLUME 82, PAGE 330

15' UTILITY EASEMENT

APPROXIMATE LOCATION OF EASEMENT PER PLAT

1.0'
0.2'

(N 00°19'20" W
(200.20')
MRD

OHPL
ASPHALT
S 00°59'53" E
273.59'
S 03°21'18" E
87.36'

N.E. CORNER
RICHARD DIRKSE
VOLUME 346, PAGE 245

N GOLIAD

ACCEPTED BY: _____

Lawyers Title

THIS BOUNDARY IS PER EVIDENCE FOUND ON SITE

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements.

TITLE AND ABSTRACTING WORK FURNISHED BY LAWYERS TITLE

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 200'
Date: 9/7/2018
G. F. No.: 1944251800134
Job no.: 101911
Drawn by: KW

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR LAWYERS TITLE

LEGEND

WOOD FENCE	TEXT
CHAIN LINK	IMPROVEMENTS
PIPE RAIL	BOUNDARY LINE
WIRE FENCE	EASEMENT SETBACK
	RESIDENCE/BUILDING

MRD - MONUMENTS OF RECORD DIGNITY
1/2" IRON ROD FOUND
1/2" YELLOW-CAPPED IRON ROD SET
SET 'X'
FOUND 'X'
5/8" IRON ROD FOUND
POINT FOR CORNER

C - CABLE	E - ELECTRIC
CO - CLEAN OUT	PE - POOL EQUIP
G - GAS METER	P - POWER POLE
FH - FIRE HYDRANT	T - TELEPHONE
LP - LIGHT POLE	W - WATER METER
MH - MANHOLE	V - WATER VALVE

(UNLESS OTHERWISE NOTED)

STATE OF TEXAS
REGISTERED
BRIAN S. RHODES
5962
PROFESSIONAL
SURVEYOR

ORDINANCE NO. 92-44

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO GRANT A ZONING CHANGE ON A TRACT OF LAND MORE FULLY DESCRIBED HEREIN TO "PD-37" PLANNED DEVELOPMENT NUMBER 37; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a change in zoning to "PD-37" Planned Development 37 on the property described on Exhibit "A" has been requested by Nick Woodall and Rick Dirkse; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows,

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas as heretofore amended, be and the same is hereby amended by amending the Zoning Map of the City of Rockwall so as to grant a zoning change from Agricultural to "PD" Planned Development District No. 37 on the property specifically described in Exhibit "A".

SECTION 2. That Planned Development District Number 37 shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby provided that the granting of Planned Development District No. 37 to the above described tract of land is subject to the following special conditions:

A. The use of the property covered by Planned Development District No 37 shall be in accordance with the provisions of this ordinance and the list of approved uses. Any redevelopment of or building expansion on the property covered by Planned Development No. 37 shall first be submitted for site plan approval and, and no substantial change in the development shall be permitted, except after obtaining approval of the change of such site plan in the manner required for changes and amendments to the comprehensive Zoning Ordinance.

B. Development of Planned Development District No. 37 shall be regulated by the following requirements:

1. The uses approved are single family residential uses as listed in the SF-16 zoning classification and accessory home office uses, to be permitted as shown on the development plan, as approved and attached herein and made a part hereof, containing no more than 2 lots, as shown.

2. The single family uses shall conform to the area requirements of the SF-16 zoning classification, as currently adopted or as may be amended in the future.

3. The home office use shall comply with the following conditions:

a. The home office uses shall be limited to the following professional services: attorney, insurance, financial planning and accounting services.

b. Such uses shall be accessory to the primary residential use, and any such office use shall only be operated by the resident of the home.

c. No more than 3 employees, in addition to the home owner, shall be located on either lot.

d. The home office use shall be limited to the area of the proposed home site as shown and in the dimensions identified on the approved development plan and shall not exceed the square footage identified for each building lot.

4. Any expansion of the uses or changes in the conditions may be granted only after hearings by the Planning and Zoning Commission and City Council as specified in the Comprehensive Zoning ordinance.

SECTION 3. Any person, firm or corporation violating any of the provisions of this ordinance shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000) for each offense and each and every day such offense continues shall be deemed to constitute a separate offense.

SECTION 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions

of this be and the same are hereby repealed to the extent of that conflict.

SECTION 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this 7th day of December, 1992.

APPROVED

Hilda Crangle
ATTEST

1ST READING 11/16/92

2ND READING 12/7/92

City of Rockwall
City Council

Agenda Date: 9/20/1999

Applicant: Rick Dirkse

Agenda Item: PZ-1999-68-1 Zoning

A request from Rick Dirkse for a revision to PD-37 in order to allow horses on the property which contains a 7 acres located at 3077 North Goliad.

Action Needed:

Hold public hearing and consider the request.

Background Information:

The subject property is currently zoned PD-37 and contains approximately seven (7) acres. The future land use plan designates this area as single family residential. The applicant currently has a single-family residence on this property, along with a home occupation which is accommodated through the planned development-zoning. There are two residential units with the home occupations as part of the planned development. Included in the project information is a letter from the applicant describing their future plans for the property. The applicant would like to accommodate four horses on his property which contains approximately 4 acres . As discussed the code of ordinances allows one horse per 10,000 square feet. Staff would recommends approximately one horse per acre for this request.

Staff Recommendation:

Recommends Approval of the request with the following condition(s).

1. No more than 4 horses allowed in PD-37

P & Z Recommendation:

Approval with staff conditions by a vote of 6-0.

Rick and Tamara Dirkse
3077 North Goliad
Rockwall, Texas 75087

972-771-1040

August 25, 1999

To Whom It May Concern:

I live north of Rockwall on highway 205 on PD-37. This development is a little over seven acres. I moved to the north end of town because it is more rural and less congested. I appreciate the slower pace and country setting that this end of town offers my family and me.

Two years ago my daughter became very interested in horses. Since that time we have purchased two horses. We now board them 20 miles away.

I am requesting that you revise this planned development (PD-37) to allow me to have my horses on this property.

I have asked all of my neighbors about this and they are very excited about the possibility of horses on this property. Joel Steed and Kerry Mason are my immediate neighbors. They own 24 acres. They purchased their properties near the same time as I did for the same reasons.

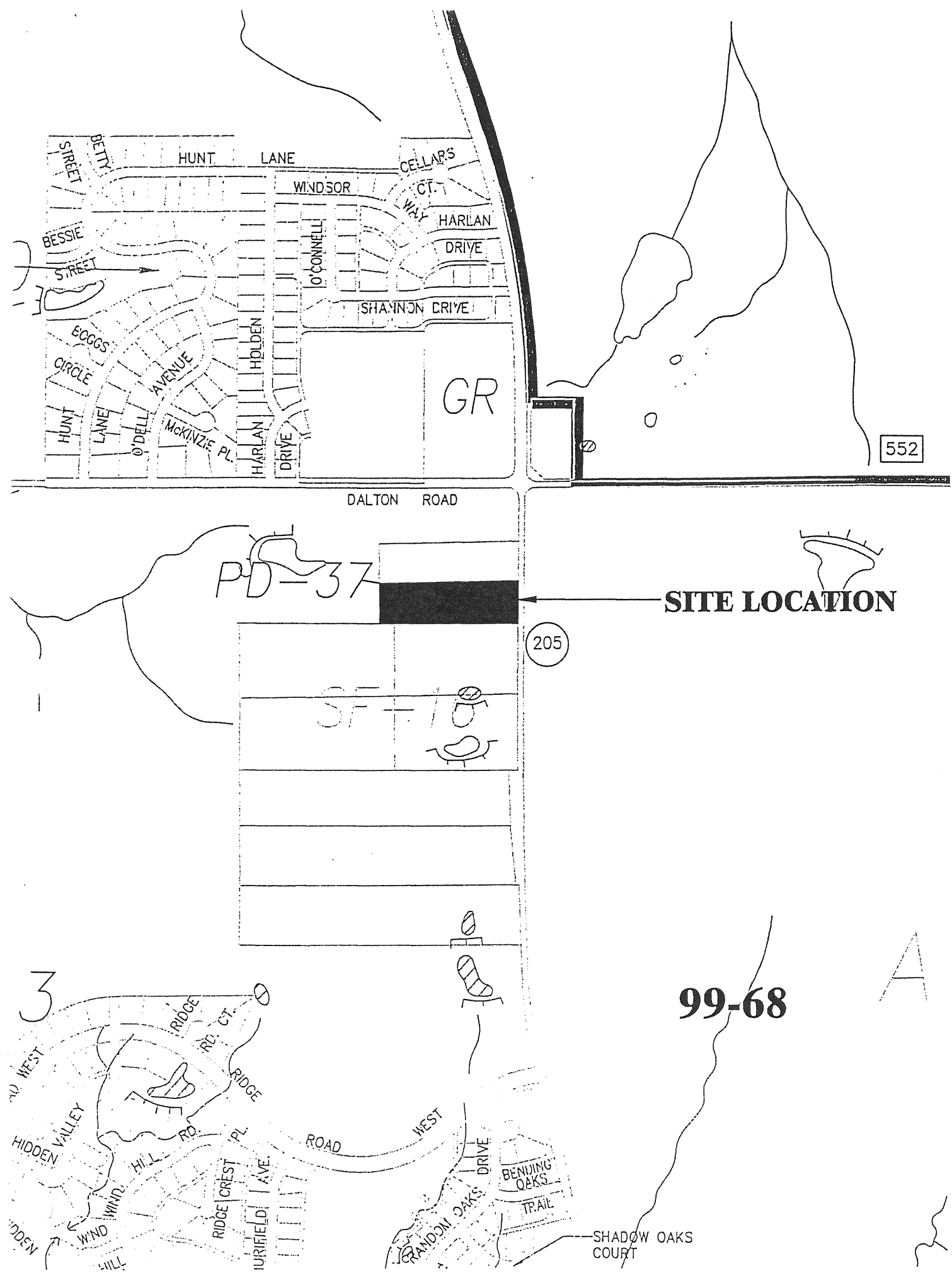
Dick Peterson is on the backside of my property. His land is zoned agriculture and he has many animals. Across the street is the property that is in the Caurth Trust. It is zoned agricultural and they graze cattle and horses on this property.

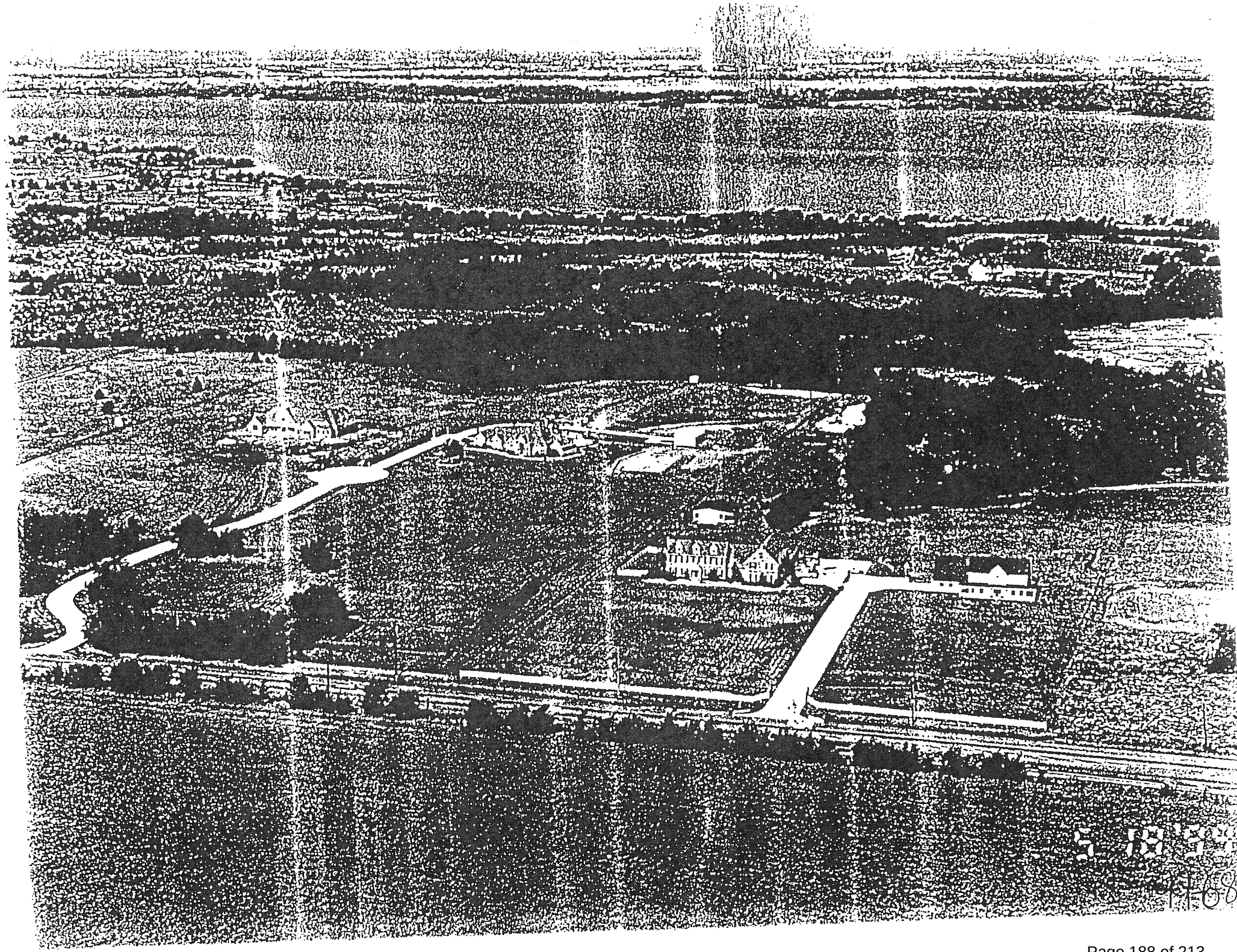
As my family and I have enjoyed our ownership of horses, we look forward to meeting and discussing this issue with each of you.

Sincerely,

Rick Dirkse

Rick Dirkse


BETTY STREET
HUNT LANE
WINDSOR CT.
CELLARS WAY
HARLAN DRIVE
BESSIE STREET
O'CONNELL
SHANNON DRIVE
EGGS CIRCLE
HUNT LANE
O'DELL AVENUE
McKINZIE PL.
HOLDEN
HARLAN DRIVE
GR
552
DALTON ROAD
PD-37
SITE LOCATION
205
SF-10
99-68
A
3
RIDGE RD. CT.
RIDGE RD.
HIDDEN VALLEY
HILL
WEST ROAD
RIDGE CREST AVE.
BENDING OAKS DRIVE
BENDING OAKS TRAIL
SHADOW OAKS COURT



99-68

ORDINANCE NO. 99-44

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE ON A TRACT OF LAND MORE FULLY DESCRIBED HEREIN TO "PD-37" PLANNED DEVELOPMENT NUMBER 37; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000) FOR EACH OFFENSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a zoning change to "PD-37" Planned Development 37 on the property described in Exhibit "A" has been requested by Rick Dirkse; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

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

Section 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended so as to approve a zoning change in "PD-37" Planned Development District No. 37, on the property described on Exhibit "A", attached hereto and made a part hereof.

Section 2. That Planned Development District No. 37 shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, provided that the granting of Planned Development District No. 37 to the above described tract of land is subject to the following special conditions:

A. The use of the property covered by Planned Development District No. 37 shall be in accordance with the provisions of this ordinance and the list of approved uses. An redevelopment of or building expansion on the property covered by Planned Development No. 37 shall first be submitted for site plan

approval and, no substantial change in the development shall be permitted, except after obtaining approval of the change of such site plan in the manner required for changes and amendments to the Comprehensive Zoning Ordinance

B. Development of Planned Development District No. 37 shall be regulated by the following requirements:

1. The uses approved are single family residential uses as listed in the SF-16 zoning classification and accessory home office uses, to be permitted as shown on the development plan, as approved and attached herein and made part hereof, containing no more than two (2) lots, as shown.

2. The single family uses shall conform to the area requirements of the SF-16 zoning classification, as currently adopted or as may be amended in the future.

3. The home office uses shall comply with the following conditions:

   a. The home office uses shall be limited to the following professional services: attorney, insurance, financial planning and accounting services.

   b. Such uses shall be an accessory to the primary residential use, and any such office use shall only be operated by the resident of the home.

   c. No more than three (3) employees, in addition to the homeowner, shall be located on either lot.

   d. The home office use shall be limited to the area of the proposed home site as shown and in the dimensions identified on the approved development plan and shall not exceed the square footage identified for each building lot.

4. An expansion of the uses or changes in the conditions may be granted only after hearings by the Planning and Zoning Commission and City Council as specified in the Comprehensive Zoning Ordinance.

5. The entirety of Planned Development No. 37 shall have no more than four (4) horses housed, boarded, raised, or trained on the property described on Exhibit "A".

Section 3. Any person, firm, or corporation violating any of the provisions of this ordinance shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation, or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed to the extent of that conflict.

Section 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 18th day of October, 1999.

APPROVED:

Scott L. Sellers

Mayor

ATTEST:

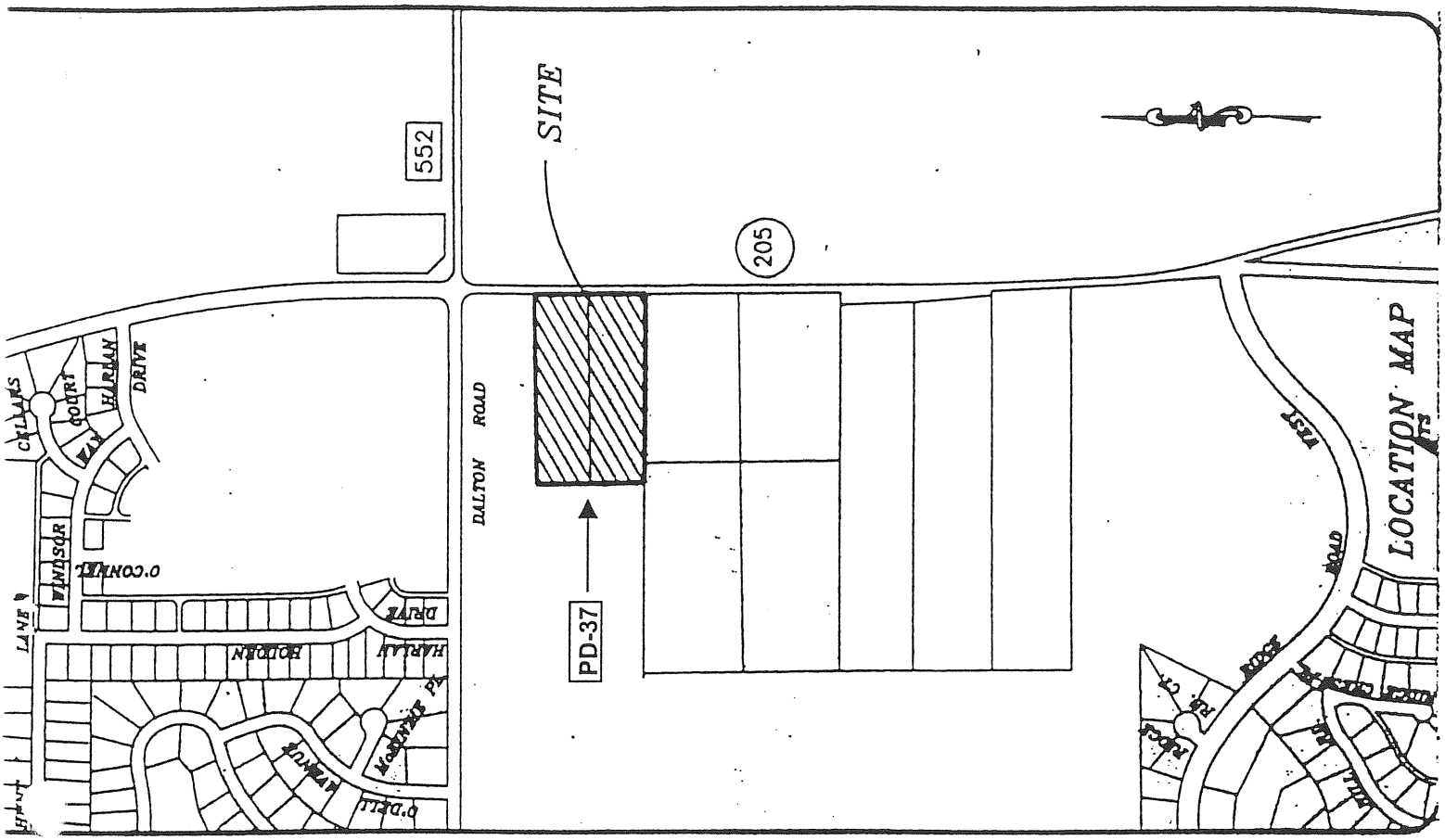
Belinda Page

City Secretary

1st reading: 10-04-99

2nd reading: 10-18-99

Exhibit "A"



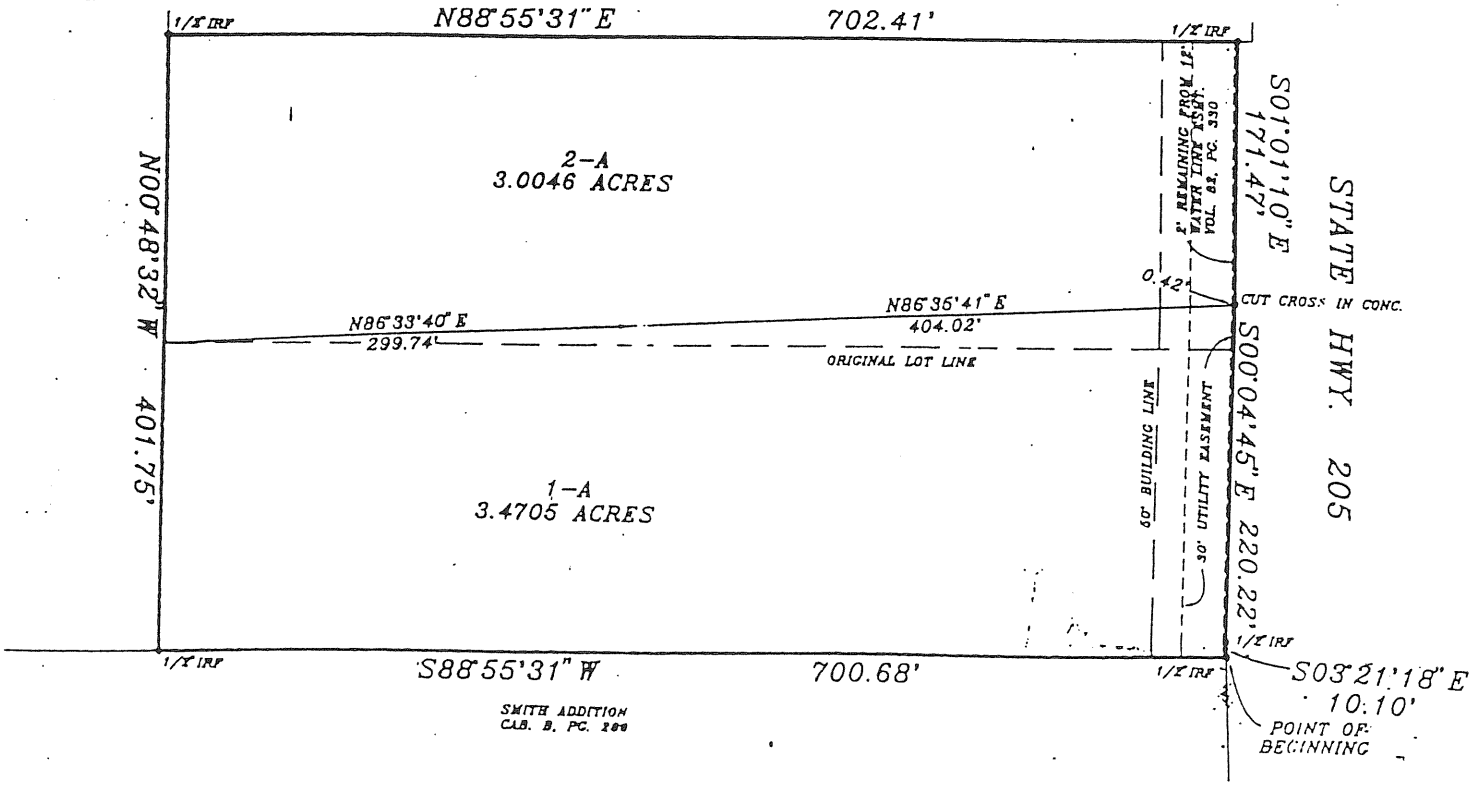


Exhibit "A"

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 37 (PD-37) [*ORDINANCE NO. 92-44 & 99-44*] 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 37 (PD-37) BEING A ~7.10-ACRE TRACT OF LAND IDENTIFIED AS LOTS 1 & 2 OF THE DIRKWOOD ESTATES ADDITION, 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 Hailee Handy on behalf of John Liu, requesting the approval of an amendment to Planned Development District 37 (PD-37) [*Ordinance No. 92-44 & 99-44*] being a ~7.10-acre tract of land identified as Lots 1 & 2 of the Dirkwood Estates Addition, City of Rockwall, Rockwall County, Texas, more fully described and depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 37 (PD-37) [*Ordinance No. 92-44 & 99-44*] and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No.'s 92-44 & 99-44*;

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

DRAFT ORDINANCE 06.16.2025

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. 20-02*], 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. 20-02*] 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. 20-02*] (*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 7TH DAY OF JULY, 2025.

_____

Tim McCallum, *Mayor*

ATTEST:

_____

Kristy Teague, *City Secretary*

DRAFT ORDINANCE 06.16.2025

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: June 16, 2025

2nd Reading: July 7, 2025

DRAFT ORDINANCE 06.16.2025

BEING 6.46 acres of land situated in Abstract 71, W.G. Dewees Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING in the Northwest corner of the Dirkwood Estates Addition, RCAD#33904, 33905, and 82651 *(NAD83 Texas State Plane GPS Coordinate (Grid): E 2,591,914.692, N 7,039,989.875 Feet);*

THENCE South 00°-48'-32" East, along the Western boundary of the Dirkwood Estates Addition, a distance of 401.75 feet for a corner;

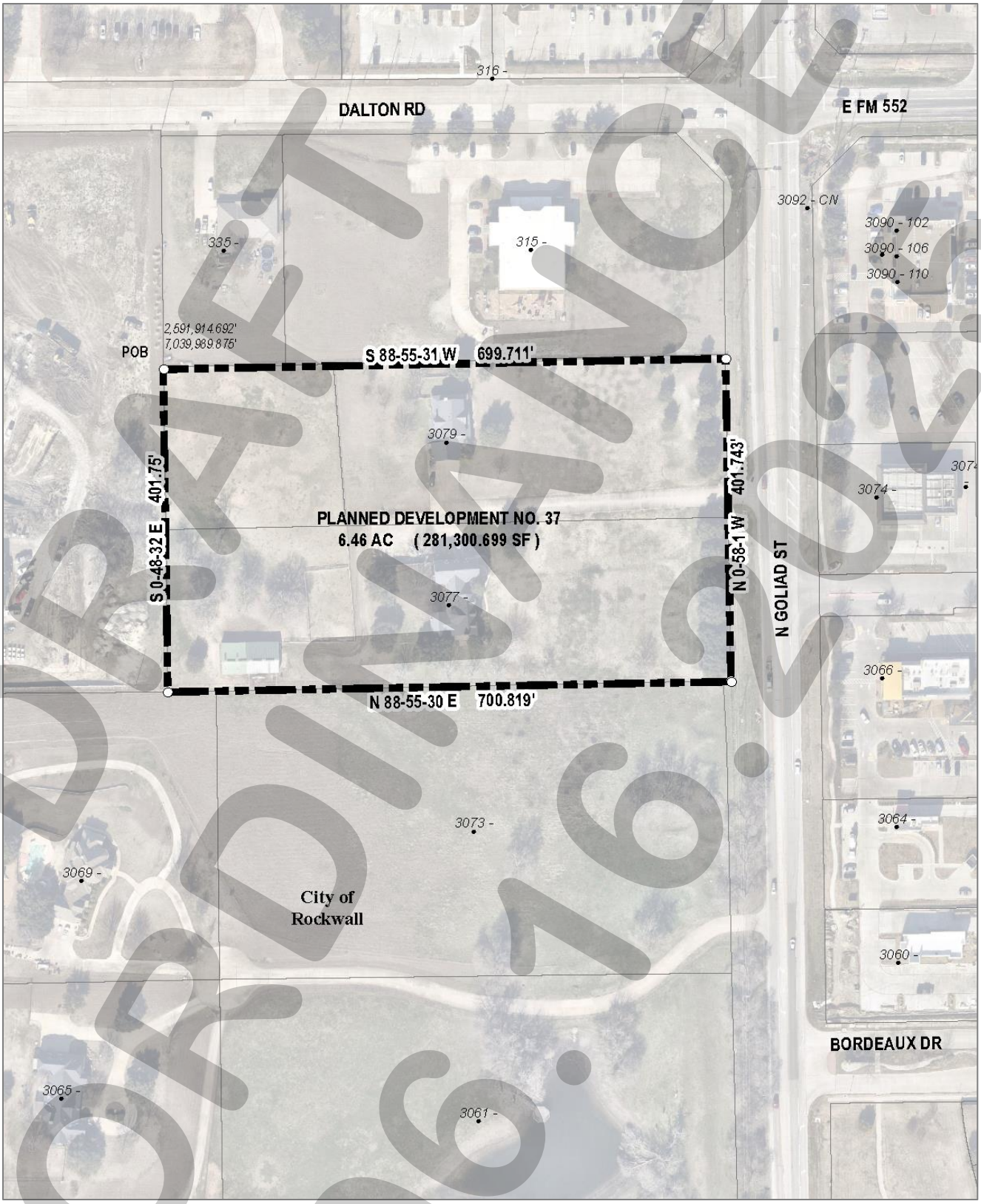
THENCE North 88°-55'-30" East, a distance of 700.819 feet for a corner;

THENCE North 00°-58'-01" West, along the Western Right of Way of North Goliad Street, a distance of 401.743 feet for a corner;

THENCE South 88°-55'-31" West, a distance of 699.711 feet to the **POINT OF BEGINNING AND CONTAINING** 6.46 acres of land (*281,300.699 square feet*) more or less.

DRAFT ORDINANCE 06.16.2025

EXHIBIT 'A':
Legal Description and Survey



DRAFT ORDINANCE 06.16.2025

EXHIBIT 'B':
Concept Plan



DRAFT ORDINANCE 06.10.2025

Development Standards.

(1) *Purpose*. The purpose of this amendment to Planned Development District 37 (PD-37) is to supersede *Ordinance No.'s 92-44 & 99-44*, and add *Medical Office* as a permitted land use within the district; however, this ordinance does not change the intent established by *Ordinance No.'s 92-44 & 99-44*.

(2) *Permitted Uses*. Unless specifically provided by this Planned Development District, only those land uses permitted within the Single Family 16 (SF-16) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of 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, are allowed on the *Subject Property*; however, the following land uses and conditional land use standards shall be permitted on the *Subject Property*:

The following land uses shall be permitted *by-right* on the Subject Property:

☑ Home Occupation[1]

NOTES:

[1]: *Home Occupation*. A *Home Occupation*, as an accessory land use to a single-family home, shall be permitted subject to the following conditions:

(1) The *Home Occupation* use shall be limited to the following professional services:

☑ Attorney
☑ Insurance
☑ Financial Planning
☑ Accounting
☑ Medical Office

NOTE: A *Medical Office* allowing *General Personal Services* (*e.g. Aesthetician*) and *Massage Therapist* as ancillary land uses shall be permitted as an accessory land use to a single-family home subject to the *Home Occupation* requirements of this ordinance.

(2) A *Home Occupation* use shall be accessory to the single-family home, and shall be operated by the resident of the home.

(3) No more than three (3) employees, in addition to the home owner, shall occupy the building at any given period.

(4) The *Accessory Use* shall be limited to the area within a single-family home as delineated on the *Concept Plan* contained in *Exhibit 'B'* of this ordinance.

(5) Any business -- *Home Occupation or otherwise* -- shall require a Certificate of Occupancy (CO) from the City of Rockwall.

(3) *Density and Dimensional Requirements*. All properties within the boundaries of this Planned Development District as described and depicted in *Exhibit 'A'* of this ordinance shall be subject to the density and dimensional requirements stipulated for properties in a Single-Family 16

DRAFT ORDINANCE 08.16.2025

(SF-16) 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.

(4) *Grazing Animals*. There shall be no more than four (4) horses housed, boarded, raised, or trained within Planned Development District 37 (PD-37) as described and depicted in *Exhibit 'A'* of this ordinance.

DRAFT ORDINANCE 06.16.2025

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Mayor and Council Members**

FROM: **Mary Smith, City Manager**

DATE: **June 16, 2025**

SUBJECT: **Downtown Regulating Plan and the Southside Residential Overlay District Ordinance**

Mayor McCallum requested an agenda item to discuss the potential for a review and potential modifications to both the Downtown Regulating Plan and the Southside Residential Overlay District Ordinance. A brief history of each is outlined below.

Southside Residential Neighborhood Overlay (SRO) District
Established: June 3, 1996
Ordinance: 96-12

Downtown (DT) District
Established: September 4, 2007
Ordinance: 07-34

NOTES: The Downtown Master Plan was originally called for by the Hometown 2000 Comprehensive Plan, which was adopted on December 17, 2001 by *Resolution 01-04*. The Downtown Plan (*i.e. Downtown Plan: Blue Print for a Downtown Village*) was adopted by the City Council on November 15, 2004, and created the framework for the Downtown (DT) District. The framework for the form-based code that became the Downtown (DT) District was adopted by the City Council on February 5, 2007 by *Ordinance No. 07-06* [*Case No. Z2006-026*], and the Downtown (DT) District itself was codified and changed through a zoning case [*Case No. Z2007-012*] by *Ordinance No. 07-34*, which was adopted on September 4, 2007.

The enacting Ordinances are attached for Council's reference and staff can answer any questions. If the Council directs staff to move forward with a city-initiated review of these areas then we will need to hear more details regarding the specifics items to be evaluated and addressed.

ORDINANCE NO. 96-12

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL BY THE DESIGNATION OF THE SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY DISTRICT; CORRECTING THE OFFICIAL ZONING MAP; PROVIDING FOR A PURPOSE; PROVIDING FOR OTHER REQUIREMENTS; PROVIDING FOR AREA REQUIREMENTS; PROVIDING THE LOCATION DESCRIBED HEREIN; 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, in accordance with guidelines established in the City of Rockwall's Comprehensive Zoning Ordinance the City Council has considered amending the Comprehensive Zoning Ordinance and;

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

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

Section 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended by the designation of the "The Southside Residential Neighborhood Overlay District" as set forth in Exhibits "A" and "B" attached hereto and made part of hereof.

Section 2. That the "The Southside Residential Neighborhood Overlay District" shall be used only in the manner and for the purposed provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended and as may be amended in the future.

Section 3. 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 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

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

Section 6. If any section paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Comprehensive Zoning Ordinance No.83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

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

DULY PASSED AND APPROVED this 3rd day of June, 1996.

ATTEST

APPROVED

1st Reading 5/20/96

2nd Reading 6/03/96

EXHIBIT "A"

SOUTHSIDE RESIDENTIAL NEIGHBORHOOD DISTRICT

A. Purpose:

1. This district is considered to be the proper zoning classification for smaller lot developments for a single-family dwelling use. This district is intended to allow the flexibility necessary for redevelopment while protecting the integrity of the neighborhood.

2. Areas that are zoned for this use shall have or provide for water, wastewater, drainage and transportation capacities based on residential usage required by the allowed density.

3. It is intended for areas that are properly buffered from non-residential uses, and protected from pollution and/or environmental hazards or from high volume of non-single family traffic.

4. Developers wishing to restrict their subdivision to lot sizes in excess of what this ordinance requires shall use restrictive covenants.

B. Other Requirements:

1. Any requirement not identified in this section shall comply with that requirement as described in the underlying zoning category.

2. The development of property in this district shall comply with either the overlay district restrictions or the underlying zoning restrictions.

3. Any requirements necessary for residential development or use not specifically stated in this section shall comply with the SF-7 district requirements.

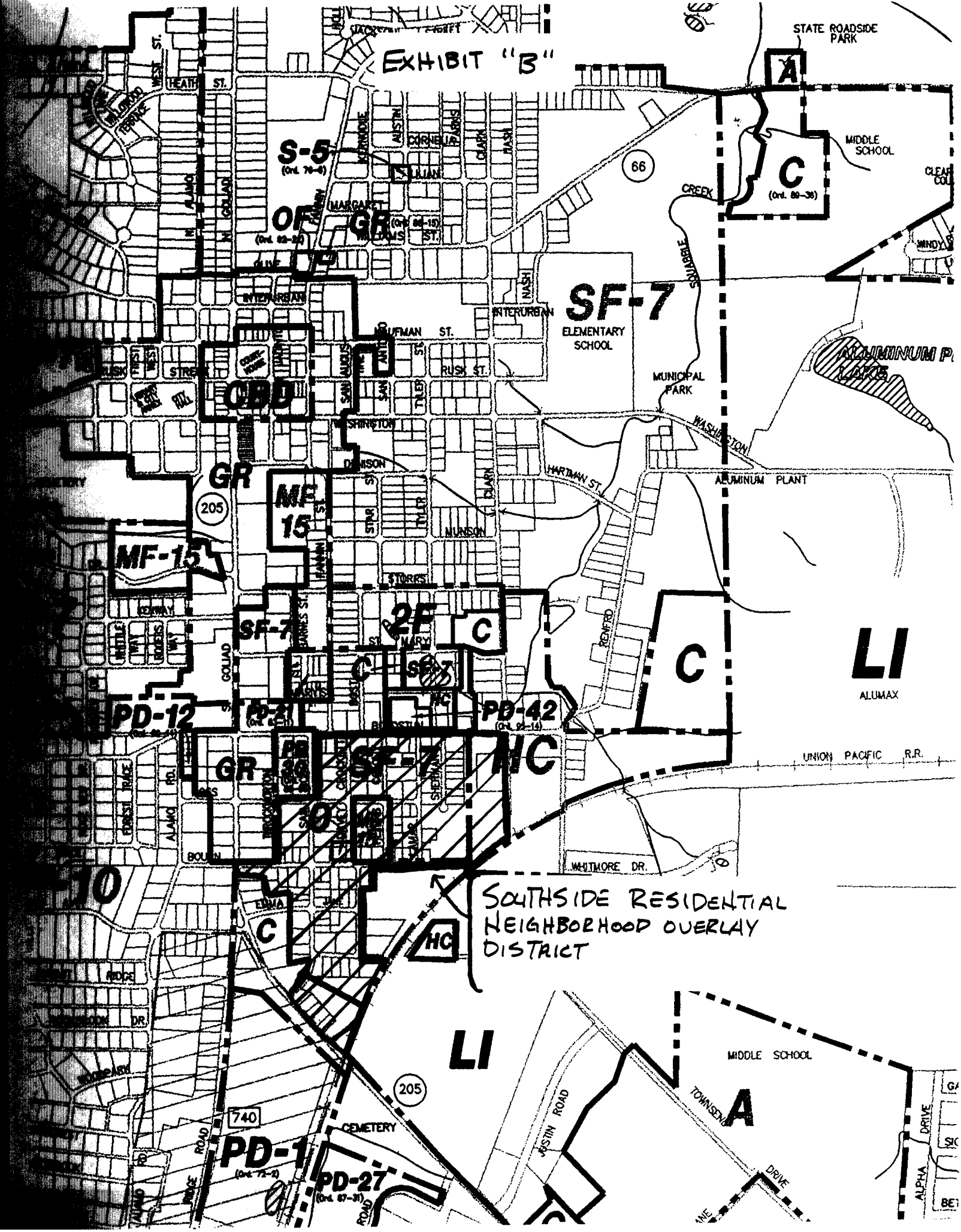
C. Area Requirements:

1. Minimum lot area - 5,000 square feet

2. Maximum number of single-family detached dwellings units per lot - 1

3. Minimum square footage per dwelling unit - 900 square feet

4. Minimum lot frontage on a public street - 50 feet*


EXHIBIT "B"
SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY DISTRICT
STATE ROADSIDE PARK
MIDDLE SCHOOL
ELEMENTARY SCHOOL
MUNICIPAL PARK
ALUMINUM PLANT
ALUMAX
UNION PACIFIC R.R.
CEMETERY
S-5
SF-7
CBD
GR
MF-15
PD-12
PD-42
PD-1
PD-27
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CITY OF ROCKWALL

ORDINANCE NO. 07-34

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, AS PREVIOUSLY AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM CENTRAL BUSINESS (CBD) DISTRICT, GENERAL RETAIL (GR) DISTRICT, SINGLE FAMILY RESIDENTIAL (SF-7) DISTRICT, NEIGHBORHOOD SERVICES (NS) DISTRICT, MULTI-FAMILY RESIDENTIAL (MF-14) DISTRICT, PLANNED DEVELOPMENT NO. 50 (PD-50) DISTRICT, AND PLANNED DEVELOPMENT NO. 55 (PD-55) DISTRICT, TO DOWNTOWN (DT) DISTRICT IN ACCORDANCE WITH THE CITY'S APPROVED DOWNTOWN PLAN, ON LAND CONTAINING APPROXIMATELY 69.84-ACRES, AND MORE SPECIFICALLY DESCRIBED HEREIN AS EXHIBIT "A"; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a zoning change from Central Business (CBD) District, General Retail (GR) District, Single Family Residential (SF-7) District, Neighborhood Services (NS) District, Multi-Family Residential (MF-14) District, Planned Development No. 50 (PD-50) District, and Planned Development No. 55 (PD-55) District, to Downtown (DT) District in accordance with the City's approved Downtown Plan, has been initiated by the City of Rockwall on approximately 69.84-acres, and more specifically described herein as Exhibit "A"; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code of the City of Rockwall should be amended as follows:

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

Section 1. That the Unified Development Code (Ord. No. 04-38) of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning from Central Business (CBD) District, General Retail (GR) District, Single Family Residential (SF-7) District, Neighborhood Services (NS) District, Multi-Family Residential (MF-14) District, Planned Development No. 50 (PD-50) District, and Planned Development No. 55 (PD-55) District, to Downtown (DT) District in accordance with the City's approved Downtown Plan, on approximately 69.84-acres more specifically described herein as Exhibit "A"; and

Section 2. That the property described herein shall be used only in the manner and for the purposes provided for in ***Article V, Section 4.8, Downtown (DT) District*** of the Unified Development Code of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future.

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 4th day of September, 2007.

William R. Cecil

William R. Cecil, Mayor

ATTEST:

Dorothy Brooks

Dorothy Brooks, TRMC, CMC, City Secretary

CITY OF ROCKWALL TEXAS SEAL

APPROVED AS TO FORM:

Pete Eckert, City Attorney

1st Reading: 08-20-07
2nd Reading: 09-04-07

EXHIBIT "A"

DOWNTOWN REGULATING PLAN – BOUNDARY DESCRIPTION

BEING approximately 69.84 acres of land located in the downtown area of the City of Rockwall, Rockwall County, Texas to be known as the Downtown Regulating Plan Boundary and being more particularly described as follows:

BEGINNING at a point in the northwest corner of Block 4, Lot 1 of the Griffith Addition, also known as the City of Rockwall Lofland Park;

THENCE following along west property line of said Lofland Park in a southerly direction, 154.44 feet for a corner;

THENCE easterly, following along south property line of said Lofland Park, 98.78 feet for a corner;

THENCE southerly 797.32 feet along the west right of way of San Augustine Street to a point lying in the south right of way of east Washington Street;

THENCE easterly along said right of way, 87.02 feet to a point in the northeast corner of Block 8, Lot E, of the Griffith Addition;

THENCE southerly following property lines, 220.99 feet to a point in the southwest corner of Block 8, Lot Ff, of the Griffith Addition;

THENCE westerly 22.77 feet for a point in the northeast corner of Block 8, Lot A, and D, of the Griffith Addition;

THENCE southerly following property lines, 192.25 feet to a point in the south right of way of Denison Street;

THENCE westerly 367.00 feet following the south right of way line of Denison Street for a corner;

THENCE northerly 84.73 feet following the west right of way line of S. Fannin Street for a corner;

THENCE westerly 198.20 feet along the north property line of Block 82 of B F Boydstun, .30 ac, also known as 306 S. Fannin Street;

THENCE southerly 81.55 feet along the west property line of said 306 S. Fannin Street;

THENCE easterly 183.34 feet along the south property line of said 306 S. Fannin Street;

THENCE southerly 121.17 feet along the west property line of Block H, West Part of Lot 1, 2, 3, of the Eppstein Addition, .23 ac, also known as 308 S. Fannin Street;

THENCE easterly 141.50 feet along the south property line of said 308 S. Fannin Street and 310 S. Fannin Street continuing to a point in the west right of way line of S. Fannin Street;

THENCE southerly 691.94 feet following the west right of way of S. Fannin Street, to the northeast corner of Block A, Lot 1 of the W.E. Campbell Addition. Point also known as the southwest right of way intersection of Storrs Street and S. Fannin Street;

THENCE westerly 584.44 feet along the south right of way of Storrs Street, to a point at the northeast right of way intersection of Storrs Street and Goliad Street;

THENCE westerly 360.28 feet along property lines to a point in the southwest corner of a 0.69 acre lot of the Rocco Villa Addition;

THENCE northerly 202.65 feet to a point lying on the north right of way line of Lake Meadows Drive;

THENCE westerly along said right of way line 34.78 feet for a corner;

EXHIBIT "A"
DOWNTOWN REGULATING PLAN – BOUNDARY DESCRIPTION

THENCE northerly 185.46 feet to a point lying in the north boundary line of the Rocco Villa Addition;

THENCE easterly 18.17 feet along said boundary line, to the southwest corner of Lot 1R-A of the Cain Properties #1 Addition;

THENCE northerly following property lines 452.75 feet to the northwest corner of Lot 1r of the Cain Properties #1 Addition;

THENCE westerly along Cemetery property line 401.89 feet for a corner;

THENCE northerly along west property line of Block A, Lot 4 (.230 ac) of the Lowe and Allen Addition, 173.68 feet for a corner;

THENCE westerly along property lines 460.22 feet for a point;

THENCE northerly along property lines 199.95 feet to a point lying on the south right of way of west Washington Street;

THENCE westerly along said south right of way line 267.99 feet to a point;
THENCE north-easterly crossing Washington Street 132.50 feet to the northwest corner of Block 13, Lot 18 of the Lowe and Allen Addition. Point also known as the south right of way of west Rusk Street;

THENCE north-easterly along said right of way line 451.12 feet to the southeast right of way intersection of Second Street and west Rusk Street;

THENCE northerly along property lines 274.23 feet to the southeast right of way intersection of Second Street and west Kaufman Street;

THENCE easterly along south right of way line of Kaufman Street 425.66 feet to a corner, also being the southwest right of way intersection of West Street and west Kaufman Street;

THENCE northerly along a projected line of the west right of way of West Street 463.71 feet to a point;

THENCE easterly 325.55 feet to a point of intersection between Block 17, Lot 15 of the Amick Addition and the future east right of way line of the southbound State Highway 205 "couplet";

THENCE following along said east "couplet" right of way line approximately 220.98 feet to the future west right of way line of the northbound State Highway 205 "couplet";

THENCE easterly along the south right of way of Olive Street, 574.03 feet to a point lying on the east right of way line of north Fannin Street. Point also known as southwest corner of the Thomas and Smith Addition;

THENCE northerly following along boundary of the Thomas and Smith Addition 281.13 feet for a corner;

THENCE southerly along property line, 101.44 feet for a corner;

THENCE easterly 106.28 feet along the north boundary line of the Thomas and Smith Addition;

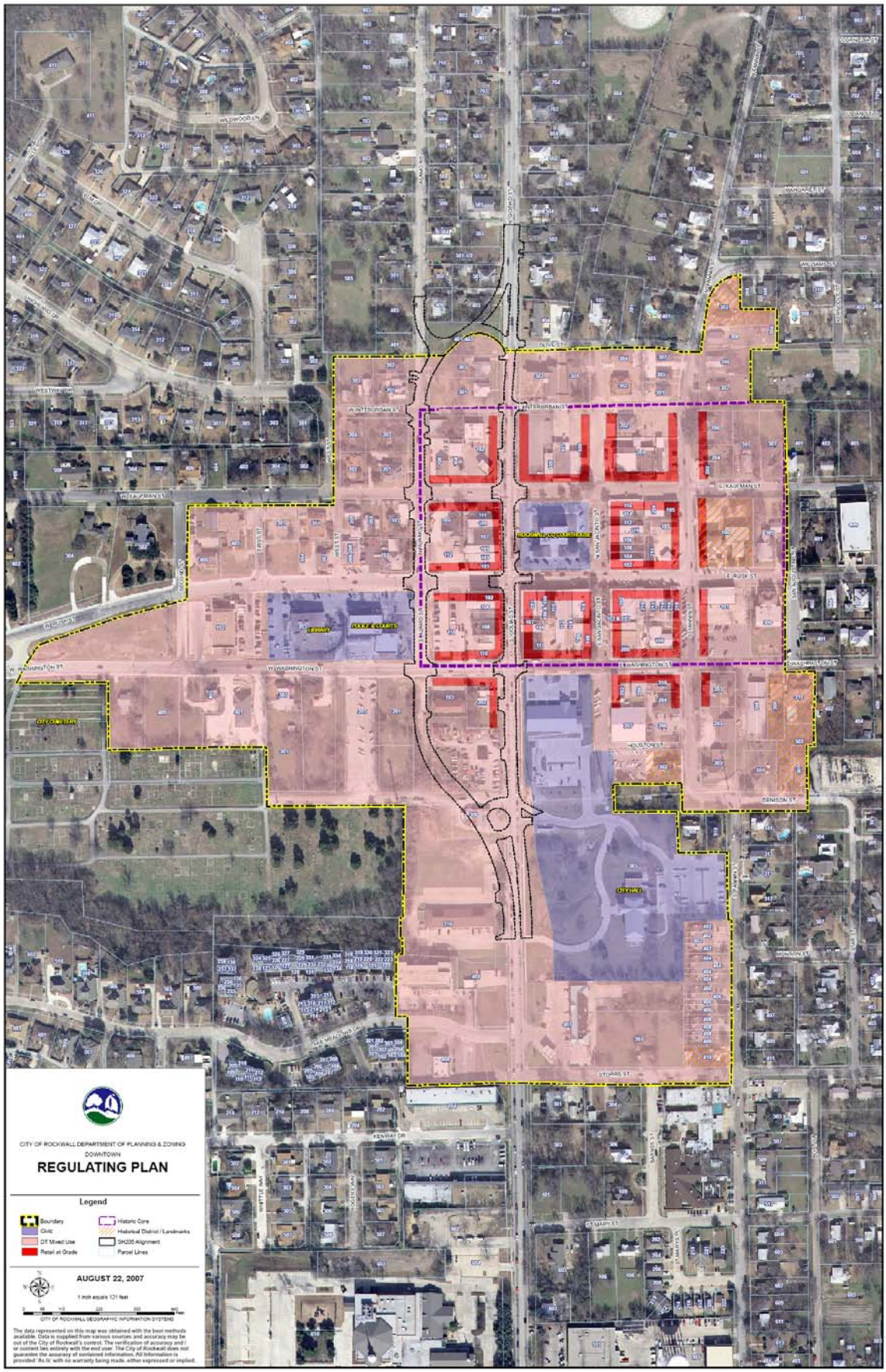
THENCE southerly along east property line of Block 1, Lot A, of the F & M Addition 117.26 feet for a corner;

THENCE westerly along north property line of the City of Rockwall Lofland Park, 76.92 feet to the **Point of Beginning**, Containing approximately 69.84 acres (3,042,229.27 square feet) of land, more or less.

Bearings and Distances based on City of Rockwall Geographic Information System using:
Projected Coordinate System: NAD_1983_StatePlane_Texas_North_Central_FIPS_4202_Feet
Projection: Lambert_Conformal_Conic
Linear Unit: Foot_(US)

EXHIBIT "A"

DOWNTOWN REGULATING PLAN – BOUNDARY DESCRIPTION



CITY OF ROCKWALL

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE MUNICIPAL CODE ORDINANCES OF THE CITY OF ROCKWALL, BY AMENDING SECTION 26-505, *PROHIBITED IN SPECIFIC PLACES*, OF ARTICLE VII, *STOPPING, STANDING OR PARKING*, OF CHAPTER 26, *MOTOR VEHICLES AND TRAFFIC*, TO INCORPORATE NO PARKING ON KYLE DRIVE FROM 7:30 AM TO 4:30 PM WHILE ROCKWALL HIGH SCHOOL IS IN SESSION AS DEPICTED IN *EXHIBT 'A'* OF THIS ORDINANCE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS ($200.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Rockwall, Texas, a *Home Rule City*, by State Law and the City's Charter is permitted to establish ordinances to protect the health, safety and general welfare of its residents; and,

WHEREAS, the City has exclusive control and power over the streets, alleys, and public grounds and highways of the City pursuant to Transportation Code §311.001, as it may be amended; and,

WHEREAS, because of the traffic and parking along Kyle Drive that creates a safety concern, the City Council of the City of Rockwall, Texas has directed staff to prepare an ordinance establishing prohibited parking limits on Kyle Drive during specific hours while Rockwall High School is in session;

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

SECTION 1. Findings. The recitals are hereby found to be true and correct and are hereby incorporated as part of this Ordinance.

SECTION 2. The Section 26-505, *Prohibited in Specified Places*, of Article VII, *Stopping, Standing or Parking*, of Chapter 26, *Motor Vehicles and Traffic*, of the Code of Ordinances be hereby amended to henceforth to read in its entirety as follows:

SECTION 26-505: Prohibited in specified places

(a) An operator may not stop, stand, or park a vehicle:

(1) On the roadway side of a vehicle stopped or parked at the edge or curb of a street;
(2) On a sidewalk;
(3) In an intersection;
(4) On a crosswalk;

(5) Between a safety zone and the adjacent curb or within 30 feet of a place on the curb immediately opposite the ends of a safety zone, unless the governing body of a municipality designates a different length by signs or markings:
(6) Alongside or opposite a street excavation or obstruction if stopping, standing or parking the vehicle would obstruct traffic;
(7) On a bridge or other elevated structure on a highway or in a highway tunnel;
(8) On a railroad track;
(9) Where an official sign prohibits stopping;
(10) On Clark Street, between Williams and E. Boydstun, or Fannin Street, between Washington and E. Boydstun, except within the parking niches outside the main roadway lanes;
(11) On either side of Summer Lee Drive from FM 740 (Ridge Road) west to the western right-of-way line of Bourbon Street Circle; or
(12) On either side of Springer Road, Corporate Crossing, Discovery Boulevard, Data Drive, Capital Boulevard, Research Circle, Observation Trail, Science Place, Technology Way, and Innovation Drive.
(13) On either side of South Lakeshore Drive from State Highway 66/West Rusk to the intersection of South Lakeshore Drive and Summit Ridge Drive, except within the parking niches outside the main roadway lanes;
(14) On either side of Summit Ridge Drive from the Farm to Market 740/Ridge Road to the intersection of South Lakeshore Drive and Summit Ridge Drive, except within the parking niches outside the main roadway lanes;
(15) N. Goliad Street *[SH-205]* from FM-552 to the John King Boulevard, and Shenandoah Lane from All Angels Hill Lane to its eastern terminus of Shenandoah Lane; or
(16) <u>On either side of Kyle Drive between Yellow Jacket Lane and I-30 Frontage from 7:30 AM to 4:30 PM, Monday through Friday while Rockwall High School is in session</u>.

(b) All emergency vehicles shall be exempt from the restrictions set forth in subsection (a) of this section. Emergency vehicles shall include ambulances, fire trucks and equipment, paramedic vehicles, police vehicles and all governmental vehicles used for necessary governmental purposes.

(c) Any vehicle actively used for construction or repair work in the Rockwall Technology Park shall be exempt from the restrictions set forth in subsection (a) of this section.

(d) The City Manager or his designee shall provide for appropriate notice and signage for the parking restrictions as contained in this section. The City Manager or his designee shall also be authorized to issue citations and perform other enforcement provisions in accordance with this chapter.

(e) No person shall move a vehicle not lawfully under his control into any such prohibited area or away from a curb such a distance as is unlawful.

SECTION 3. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict;

SECTION 4. That the Code of the City of Rockwall, Texas, as amended, shall remain in full force and effect, save and except as amended by this ordinance;

SECTION 5. That should any section, paragraph, sentence, clause, phrase or word of this ordinance be declared unconstitutional or invalid for any purpose by a court of competent

jurisdiction, the remainder of this ordinance shall not be affected thereby, and to this end the provisions of this ordinance are declared to be severable;

SECTION 6. That this ordinance shall take effect immediately from and after its publication of the caption of said ordinance as the law in such cases provides and upon the installation of signs prohibiting parking during the hours and days outlined in the ordinance.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 16th DAY OF JUNE, 2025.

_____
Tim McCallum, Mayor

ATTEST:

_____
Kristy Teague, City Secretary

APPROVED AS TO FORM:

_____
Frank J. Garza, City Attorney

1st Reading: 06/02/2025

2nd Reading: 06/16/2025