

AGENDA



PLANNING AND ZONING COMMISSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
NOVEMBER 12, 2024 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

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

(I) CALL TO ORDER

(II) APPOINTMENTS

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

(III) OPEN FORUM

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

(IV) CONSENT AGENDA

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

- (2) Approval of Minutes for the October 29, 2024 Planning and Zoning Commission meeting.

(V) PUBLIC HEARING ITEMS

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

(3) **Z2024-049 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Renee Ward, PE of Weir & Associates, Inc. on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a Specific Use Permit (SUP) for a Residence Hotel on a 2.819-acre portion of a larger 4.767-acre parcel of land identified as Lot 6, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located east of the intersection of FM-549 and Fit Sport Life Boulevard, and take any action necessary.

(4) **Z2024-050 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Jim Joyce on behalf of JFI Series 1, LLC for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision on a 0.1340-acre parcel of land identified as Lot 5A-R of the Lofland Addition, City of Rockwall, Rockwall County, Texas, zoned Two-Family (2F) District, generally located on the west side of Bost Street north of the intersection of St. Mary's Street and Bost Street, and take any action necessary.

(5) **Z2024-051 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Jim Joyce on behalf of JFI Series 1, LLC for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision on a 0.1340-acre parcel of land identified as Lot 6A-R of the Lofland Addition, City of Rockwall, Rockwall County, Texas, zoned Two-Family (2F) District, generally located on the west side of Bost Street north of the intersection of St. Mary's Street and Bost Street, and take any action necessary.

(6) **Z2024-052 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Chad and Cindy Shirley for the approval of a Specific Use Permit (SUP) for a Private Sports Court with Standalone or Dedicated Lighting on a 0.3444-acre parcel of land identified as Lot 6, Block 2, Gideon Grove Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses, addressed as 1313 Gideon Way, and take any action necessary.

(VI) ACTION ITEMS

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

(7) **SP2024-042 (ANGELICA GUEVARA)**

Discuss and consider a request by Joanne Vuckovic on behalf of the Pregnancy Resource Center of Lake Ray Hubbard for the approval of a Site Plan for an existing *Medical Office Building* on a 0.32-acre parcel of land identified as Lot 1, Block A, Pregnancy Resource Center Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 53 (PD-53) for Residential-Office (RO) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1010 Ridge Road, and take any action necessary.

(8) **SP2024-043 (BETHANY ROSS)**

Discuss and consider a request by Jake Hodges of Kimley-Horn on behalf of Jeff Brockette of Vue Real Estate for the approval of a Site Plan for a *Medical Office Building* on a 8.4841-acre tract of land identified as Tract 2-2 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, located at the southeast corner of the intersection of S. Goliad Street [SH-205] and SH-276, and take any action necessary.

(VII) DISCUSSION ITEMS

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

- P2024-025: Final Plat for Lot 1, Block A, Pro Soap Addition (**APPROVED**)
- P2024-033: Preliminary Plat for Lots 2-13, Block B & Lot 2, Block C, Rockwall Commercial Addition (**APPROVED**)
- P2024-035: Replat for Lots 19-21, Block A, Creekside Commons Addition (**APPROVED**)
- P2024-036: Final Plat for Lots 1-3, Block A, Boardwalk Development Addition (**APPROVED**)
- Z2024-041: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 324 Valiant Drive (**2ND READING; APPROVED**)
- Z2024-042: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 515 S. Clark Street (**2ND READING; APPROVED**)
- Z2024-043: Specific Use Permit (SUP) for *Accessory Buildings* at 1202 Gideon Way (**2ND READING; APPROVED**)
- Z2024-044: Specific Use Permit (SUP) for a *Short-Term Rental* at 806 Austin Street (**DENIED**)
- Z2024-046: Specific Use Permit (SUP) for a *Short-Term Rental* at 108 Reliance Court (**2ND READING; APPROVED**)

(VIII) ADJOURNMENT

The City of Rockwall Planning and Zoning Commission reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Local Government Code §55.071 (Consultation with City Attorney) or any other exception allowed under Chapter 551 of the Texas Local Government Code.

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

I, Melanie Zavala, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on November 8, 2024 at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
OCTOBER 29, 2024 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

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

8
9 **Chairman Deckard called the meeting to order at 6:01PM. Commissioners present were Vice-Chairman John Womble, Dr. Jean Conway, Ross
10 Hustings, Kyle Thompson and John Hagaman. Commissioners absent were. Staff members present were Director of Planning and Zoning Ryan
11 Miller, Senior Planner Henry Lee, Planner Bethany Ross, Planning Technician Angelica Guevara, Planning Coordinator Melanie Zavala, City Engineer
12 Amy Williams, Assistant City Engineer Jonathan Browning and Civil Engineer Madelyn price.**
13

14 II.APPOINTMENTS

15
16 **1. Appointment with the Architectural Review Board (ARB) Chairman to receive the Architectural Review Board's recommendations and comments
17 for items on the agenda requiring architectural review.**
18

19 **A representative from Architectural Review Board came forward and provided details in regards to the cases.**
20

21 III.OPEN FORUM

22
23 *This is a time for anyone to address the Planning and Zoning Commission on any topic that is not already listed on the agenda for a public hearing. Per the
24 policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN
25 FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments during the meeting per the Texas Open Meetings
26 Act.*
27

28 **Chairman Deckard opened the Open forum and asked if anyone who wished to speak to come forward at this time, there being no one indicating
29 such, Chairman Deckard closed the open forum.**
30

31 IV.CONSENT AGENDA

32
33 *These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC)
34 and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*
35

36 **2. Approval of Minutes for the October 15, 2024 Planning and Zoning Commission meeting.**
37

38 **3. P2024-025 (ANGELICA GUEVARA)**
39 Consider a request by Billy Self on behalf of Janet Self for the approval of a Final Plat for Lot 1, Block A, Pro Soap Addition being a 3.946-acre tract of land
40 identified as Lot 2 of the DBK Addition and Tract 9-02 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, zoned Light
41 Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1830 E. IH-30, and take any action necessary.
42

43 **4. P2024-033 (HENRY LEE)**
44 Consider a request by Will Winkelmann of Winkelmann & Associates, Inc. on behalf of James J. Melino of Rockwall 549/I-30 Partners, LP and Conveyor I30
45 Partners, LP for the approval of a Preliminary Plat for Lot 2-13, Block B & Lot 2, Block C, Rockwall Commercial Addition being a 67.475-acre tract of land
46 identified as Lot 1, Block B and Lot 1R, Block C, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development
47 District 102 (PD-102) for Commercial (C) District land uses, situated within the IH-30 Overlay (IH-30 OV) District, generally located at the northwest corner of
48 Stodghill Road and the IH-30 Frontage Road, and take any action necessary.
49

50 **5. P2024-035 (HENRY LEE)**
51 Consider a request by Keaton Mai of the Dimension Group on behalf of Michael Hampton of Creekside Commons Crossing, LP for the approval of a Replat
52 for Lots 19-21, Block A, Creekside Commons being a 13.286-acre tract of land identified as Lots 15-18, Block A, Creekside Commons, City of Rockwall,
53 Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at east of the intersection
54 of S. Goliad Street [SH-205] and S. FM-549, and take any action necessary.
55

56 **6. P2024-036 (BETHANY ROSS)**
57 Consider a request by Bill Bricker of Rockwall Property Corporation for the approval of a Final Plat for Lots 1-3, Block A, Boardwalk Development Addition
58 being a 9.14-acre tract of land identified as a portion of Tract 6-1 of the G. W. Redlin Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas,
59 zoned Planned Development District 71 (PD-71) for Commercial (C) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District,
60 generally located at southwest corner of the intersection of Park Hills Boulevard and John King Boulevard, and take any action necessary.
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62 **Commissioner Conway made a motion to approve the Consent Agenda. Vice-Chairman Womble seconded the motion which passed by a vote of 6-
63 0.**

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V. ACTION ITEMS

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

7. SP2024-035 (HENRY LEE)

Discuss and consider a request by Miglena Minkova of Texx Team USA, LLC on behalf of Rick Landrum of the Kroger Co. for the approval of an Amended Site Plan for Incidental Display in conjunction with an existing General Retail Store (i.e. Kroger) being an 8.724-acre parcel of land identified as Lot 24, Block A, Horizon Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 2935 Ridge Road [FM-740], and take any action necessary.

Senior Planner Henry Lee provided a summary regarding the applicants request. The applicant has requested approval of an amended site plan for incidental display in conjunction with an existing general retail store. The applicant came to staff a few months ago requesting to add donation bins to the property, which according to the code is considered incidental display and within this district it is permitted by right. However, looking at this they determined that the site plan for Kroger did not indicate any incidental display areas and that is one of the requirements for incidental display standards. In order to bring the property into conformance and to be able to bring the applicants request forward they would have to amend the site plan to meet the incidental display requirements. There are four (4) requirements needing to be done to bring in the property into conformance. One being that the incidental display needs to be delineated on the site plan and needs to be added in those specific areas. Any outdoor sales or display where incidental display cannot be more than 5% of the adjacent building area. Outdoor sales area and display can not cover more then 30% of the covered sidewalk and any outside sales area not over the covered sidewalk needs to be screened. The donations would be in a covered area. However, this area is approximately 5329 square feet which is more than 5% of the square footage of the adjacent Kroger. In addition, not all of that is covered and it wouldn't be screened but most of the incidental display already exists today it would simply be bringing the property into conformance with this request.

Filip Filipov
2614 Andjon Drive
Dallas, TX 75220

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

Director of Planning and Zoning Ryan Miller explained that the donation bins are allowed by right. They are only looking at the areas that will be allowed to have the donation bins, red boxes, seasonal sales.

Commissioner Thompson made a motion to approve SP2024-035. Commissioner Odom seconded the motion which passed by a vote of 5-1 with Commissioner Hagaman dissenting.

8. SP2024-036 (HENRY LEE)

Discuss and consider a request by Miglena Minkova of Texx Team USA, LLC on behalf of Rick Landrum of the Kroger Co. for the approval of an Amended Site Plan for Incidental Display in conjunction with an existing General Retail Store (i.e. Kroger) being an 11.236-acre parcel of land identified as Lot 1, Block A, Kroger 205 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1980 N. Goliad Street [SH-205], and take any action necessary.

Senior Planner Henry Lee provided a summary regarding the applicant's request. It does exceed the 5% of the adjacent building and then the areas where it is not covered, they are requesting not to screen it meaning they're bringing into conformance what they have on the property today.

Filip Filipov
2614 Andjon Drive
Dallas, TX 75220

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

Commissioner Thompson made a motion to approve SP2024-036. Chairman Deckard seconded the motion which passed by a vote of 5-1. With commissioner Hagaman Dissenting.

9. SP2024-041 (HENRY LEE)

Discuss and consider a request by Will Winkelmann of Winkelmann & Associates, Inc. on behalf of James J. Melino of Rockwall 549/I-30 Partners, LP and Conveyor I30 Partners, LP for the approval of a Site Plan for General Retail Store and Restaurant (i.e. IKEA) on a 18.663-acre tract of land identified as a portion of Lot 1, Block B and Lot 1R, Block C, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 102 (PD-102) for Commercial (C) District land uses, situated within the IH-30 Overlay (IH-30 OV) District, generally located at the northwest corner of Stodghill Road and the IH-30 Frontage Road, and take any action necessary.

Senior Planner Henry Lee provided a summary regarding the applicant's request. The site plan would be for an IKEA matching what was requested through the planned development district ordinance. In this case they are conforming to most of the requirements within that plan development district ordinance and the unified development code (UDC). They do have two (2) exceptions that they are requesting tonight. The 1st is for the roof system. Our code requires the parapets to be finished on both sides with the same materials with this being a tilt wall product they have been painting the back of basically the TPO that has been on that tilt wall. However, they are using an EPDM which is a synthetic rubber material and that is not conducive to paint due to any expansion or things like that from heat that would cause that paint to flake off. This would be a black product and they

132 and they do have solar panels on the roof which this should all be screened by the parapet but if it is not, it will all pretty much be that same black
133 color and would have limited visibility. The other variances or exception was to the sidewalk. To the southwest of the property that conveyor St.
134 along that portion they would be required to have a 5-foot sidewalk it's I think it's roughly like 280 feet. However, the applicant didn't want to terminate
135 the sidewalk basically going into the rear of the building where all their truck dock activity would be and so in lieu of that they're requesting to put
136 the sidewalk along their detention system. The Architectural Review Board (ARB) did make the recommendation to approve this with the addition
137 of the external stairwell on the rear side of the building being completely enclosed with that tilt wall system.

138
139 Chairman Deckard asked if they had any issues with the comment ARB made regarding the stairwell.

140
141 Commissioner Conway made a motion to approve SP2024-041. Commissioner Thompson seconded the motion which passed by a vote of 6-0.

142
143 10. SP2024-045 (HENRY LEE)

144 Discuss and consider a request by Chris Lewis of Kimley-Horn and Associates, Inc. on behalf of Matthew Bateman of Westcore Bravo Rockwall, LLC for the
145 approval of an Amended Site Plan for *outside storage* in conjunction with an existing *warehouse/distribution center facility* on a 43.237-acre parcel of land
146 identified as Lot 1, Block A, Stream 549 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549
147 Overlay (FM-549 OV) District, address as 1351 Corporate Crossing, and take any action necessary.

148
149 Senior Planner Henry Lee provided a summary in regard to the applicants request. Previously the applicant came forward with a semitransparent
150 fence and had expressed concerns in regards to the visibility from the roadway and therefore the applicant withdrew the case to explore other
151 options. The applicant since then has returned to do a split face cmu wall. They're still having to maintain to the same condition that the storage will
152 not exceed that height and would be below it. Staff did ask for a detailed of what this would look like and staff received a spec sheet.

153
154 Vice-Chairman Womble asked about the standard CMU.

155
156 Dylan Adame
157 2600 N Central Expressway,
158 Richardson, TX 75080

159
160 Mr. Adame came forward and provided additional details regarding the applicants request.

161
162 Director of Planning and Zoning Ryan Miller asked what material they'll be using for gates.

163
164 Chairman Deckard made a motion to table SP2024-045 till November 12th meeting. Vice-Chairman Womble seconded the motion which passed by a
165 vote of 6-0.

166
167 VI. DISCUSSION ITEMS

168
169 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come*
170 *forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can take place when these items*
171 *are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for*
172 *the following cases is November 12, 2024.*

173
174 11. Z2024-049 (BETHANY ROSS)

175 Hold a public hearing to discuss and consider a request by Renee Ward, PE of Weir & Associates, Inc. on behalf of Conor Keilty, AIA of Structured REA-
176 Rockwall Land, LLC for the approval of a Specific Use Permit (SUP) for a Residence Hotel on a 2.819-acre portion of a larger 4.767-acre parcel of land
177 identified as Lot 6, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the FM-549
178 Overlay (FM-549 OV) District, generally located east of the intersection of FM-549 and Fit Sport Life Boulevard, and take any action necessary.

179
180 Planner Bethany Ross provided a summary in regard to the applicants request. They did add the building elevations into the Specific Use Permit
181 (SUP) but they are subjected to Architectural Review Board (ARB) approval at site plan. The building elevations, landscape plan will be looked at
182 during site plan.

183
184 Renee Ward
185 2201 E. Lamar Blvd
186 Suite 200E
187 Arlington, TX 76006

188
189 Mrs. Ward explained that this project was brought a while back and have made changes since then.

190
191 Chairman Deckard advised that this item will go before the Commission for discussion or action on November 12, 2024.

192
193 12. Z2024-050 (ANGELICA GUEVARA)

194 Hold a public hearing to discuss and consider a request by Jim Joyce on behalf of JFI Series 1, LLC for the approval of a Specific Use Permit (SUP) for
195 *Residential Infill Adjacent to an Established Subdivision* on a 0.1340-acre parcel of land identified as Lot 5A-R of the Lofland Addition, City of Rockwall,
196 Rockwall County, Texas, zoned Two-Family (2F) District, generally located on the west side of Bost Street north of the intersection of St. Mary's Street and
197 Bost Street, and take any action necessary.

199 Planning Technician Angelica Guevara provided a summary regarding the applicant's request. The applicant is requesting a Specific Use Permit
200 (SUP) to allow to construct a duplex on the subject property. However, as of right now the request does not meet the anti-monotony standards.
201 According to the UDC the front building elevations of the home shall not repeat along any block phase. In order for the homes to be considered
202 different in appearance they should have any of the three (3) elements that are different. The number of stories on the home, the garage location or
203 orientation and the roof type and layout of the home and the articulation of the front façade of the home. The applicant would be requesting an
204 exception to those requirements.

205
206 Chairman Deckard wanted an explanation in regards to the anti-monotony standards.

207
208 Director of Planning and Zoning Ryan Miller explained that it was something that was identified through the Comprehensive plan. That each housing
209 unit should look different in a block phase. It was meant to apply to townhomes but duplex is similar in nature.

210
211 Jim Joyce
212 453 Creek Crossing
213 Royse City, TX 75189

214
215 Mr. Joyce came forward and provided additional details in regards to his request.

216
217 Director of Planning and Zoning Ryan Miller explained that each housing unit should be different.

218
219 Director of Planning and Zoning Ryan Miller explained that there would have to be three variances.

220
221 Chairman Deckard advised that this item will go before the Commission for discussion or action on November 12, 2024.

222
223 13. Z2024-051 (ANGELICA GUEVARA)

224 Hold a public hearing to discuss and consider a request by Jim Joyce on behalf of JFI Series 1, LLC for the approval of a *Specific Use Permit (SUP)* for
225 *Residential Infill Adjacent to an Established Subdivision* on a 0.1340-acre parcel of land identified as Lot 6A-R of the Lofland Addition, City of Rockwall,
226 Rockwall County, Texas, zoned Two-Family (2F) District, generally located on the west side of Bost Street north of the intersection of St. Mary's Street and
227 Bost Street, and take any action necessary.

228
229 Planning Technician Angelica Guevara provided a summary regarding the applicant's request. The applicant has made changes to the building
230 elevations therefore this is a bit closer to meeting the anti-monotony standards.

231
232 Chairman Deckard asked what the roofing material would be.

233
234 Chairman Deckard advised that this item will go before the Commission for discussion or action on November 12, 2024.

235
236 14. Z2024-052 (BETHANY ROSS)

237 Hold a public hearing to discuss and consider a request by Chad and Cindy Shirley for the approval of a *Specific Use Permit (SUP)* for a *Private Sports Court*
238 *with Standalone or Dedicated Lighting* on a 0.3444-acre parcel of land identified as Lot 6, Block 2, Gideon Grove Addition, City of Rockwall, Rockwall County,
239 Texas, zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses, addressed as 1313 Gideon Way, and take any action
240 necessary.

241
242 Planner Bethany Ross provided a summary in regard to the applicants request. The applicant is requesting approval of a Specific Use Permit (SUP)
243 to allow a private sports court with dedicated lighting. Staff is requesting for a new photometric plan to show conformance. Currently they only have
244 the sports court showing for the photometric plan.

245
246 Chairman Deckard advised that this item will go before the Commission for discussion or action on November 12, 2024.

247
248 15. SP2024-042 (ANGELICA GUEVARA)

249 Discuss and consider a request by Joanne Vuckovic on behalf of the Pregnancy Resource Center of Lake Ray Hubbard for the approval of an *Amended Site*
250 *Plan* for an existing *Medical Office Building* on a 0.32-acre parcel of land identified as Lot 1, Block A, Pregnancy Resource Center Addition, City of Rockwall,
251 Rockwall County, Texas, zoned Planned Development District 53 (PD-53) for Residential-Office (RO) District land uses, situated within the Scenic Overlay
252 (SOV) District, addressed as 1010 Ridge Road, and take any action necessary.

253
254 Planning Technician Angelica Guevara provided a summary in regard to the applicants request. The applicant is requesting approval of an amended
255 site plan for the request of the pregnancy resource center. Staff needs a bit more clarification in regards to the request. ARB is requesting for a
256 material sample board, they would also like to see a rendering to clarify what the building materials will look like for the back wall.

257
258 Chairman Deckard advised that this item will go before the Commission for discussion or action on November 12, 2024.

259
260 16. SP2024-043 (BETHANY ROSS)

261 Discuss and consider a request by Jake Hodges of Kimley-Horn on behalf of Jeff Brockette of Vue Real Estate for the approval of a *Site Plan* for a *Medical*
262 *Office Building* on a 8.4841-acre tract of land identified as Tract 2-2 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas,
263 zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, located at
264 the southeast corner of the intersection of S. Goliad Street [SH-205] and SH-276, and take any action necessary.

266 Planner Bethany Ross provided a summary in regard to the applicants request. The applicant is requesting approval of a site plan for a medical
267 office building. The variances that they are requesting are the following; Primary articulation, 90% masonry, 20% stone and residential adjacency
268 standards. ARB would like to see another rendering with a different view of the building.

269
270 Director of Planning and Zoning mentioned that they wanted to see the design and articulation to see what it would look like.

271
272 Director of Planning and Zoning Ryan Miller explained that ARB would be making recommendations to the variances associated to the building.

273
274 Director of Planning and Zoning Ryan Miller explained that as of now they are not meeting the residential adjacency standards.

275
276
277 **Jake Hodges**
278 **203 W. Nash Street**
279 **Suite 100**
280 **Terrell, TX 75160**

281
282 Mr. Hodges came forward and provided additional details in regards to the request.

283
284 Director of Planning and Zoning Ryan Miller explained that there can not be row of accent trees and shrubs.

285
286 Chairman Deckard advised that this item will go before the Commission for discussion or action on November 12, 2024.

287
288 17. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).

- 289
290
 - Z2024-035: Zoning Change (C to PD) for Rockwall Heights (2ND READING; APPROVED)
 - Z2024-041: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for 324 Valiant Drive (1ST READING; APPROVED)
 - Z2024-042: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for 515 S. Clark Street (1ST READING; APPROVED)
 - Z2024-043: Specific Use Permit (SUP) for Accessory Buildings at 1202 Gideon Way (1ST READING; APPROVED)
 - Z2024-044: Specific Use Permit (SUP) for a Short-Term Rental at 806 Austin Street (1ST READING; TABLED TO NOVEMBER 4, 2024)
 - Z2024-046: Specific Use Permit (SUP) for a Short-Term Rental at 108 Reliance Court (1ST READING; APPROVED)
 - Z2024-048: Zoning Change (AG to PD for SF-10 & GR) for the Juniper Subdivision (1ST READING; DENIED WITHOUT PREJUDICE)
 - MIS2024-001: Impact Fee Update (2ND READING; APPROVED)

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

300
301 VII.ADJOURNMENT

302
303 Chairman Deckard adjourned the meeting at 7:06PM

304
305 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____
306 _____, 2024.

307
308
309 _____
Derek Deckard, Chairman

310 Attest:
311 _____
312 Melanie Zavala, Planning Coordinator

313



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: November 12, 2024
APPLICANT: Renee Ward, P.E.; *Weir and Associates, Inc.*
CASE NUMBER: Z2024-049; *Specific Use Permit (SUP) for Home2Suites*

SUMMARY

Hold a public hearing to discuss and consider a request by Renee Ward, PE of Weir & Associates, Inc. on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a Specific Use Permit (SUP) for a Residence Hotel on a 2.819-acre portion of a larger 4.767-acre parcel of land identified as Lot 6, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located east of the intersection of FM-549 and 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]*. Based on the City's historical zoning maps, the subject property was zoned from an Agricultural (AG) District to a Commercial (C) District at some time between annexation and April 5, 2005. On May 17, 2021, the City Council approved a preliminary plat (*i.e. Case No. P2021-020*) showing the subject property as being a portion of a future 4.767-acre parcel of land identified as Lot 2, Block A, Fit Sport Life Addition. Following this approval, on August 2, 2021, the City Council approved a final plat (*i.e. Case No. P2021-043*) establishing the subject property as a portion of Lot 2, Block B, Fit Sport Life Addition. The subject property was replatted (*i.e. Case No. P2021-061*) as a portion of Lot 6, Block B, Fit Sport Life Addition by the City Council on December 6, 2021. The subject property has remained vacant since its annexation into the City of Rockwall. On June 17, 2024, the City Council denied a Specific Use Permit (SUP) for a *Residence Hotel [Case No. Z2024-023]* without prejudice to allow the applicant to resubmit the request after the developer increased the parking area on the Amerisports property. On October 7, 2024, a building permit [*Case No. COM2024-4701*] was approved allowing an additional 101 parking spaces on the Amerisports property. This parking lot is currently under construction.

PURPOSE

On April 19, 2024, the applicant -- *Renee Ward of Weir and Associates, Inc.* -- submitted an application requesting a Specific Use Permit (SUP) for a *Residence Hotel* for the purpose of constructing a 61,496 SF Home2Suites Hotel on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located east of the intersection of FM-549 and Fit Sport Life Boulevard. The land uses adjacent to the subject property are as follows:

North: Directly north of the property is a 12.868-acre tract of land (*i.e. Tract 22-2, of the R Irvine Survey, Abstract No. 120*), zoned Commercial (C) District. Beyond this are the eastbound lanes of the IH-30 Frontage Road, followed by the main lanes of IH-30, and the westbound lanes of the IH-30 Frontage Road. Continuing north are two (2) vacant tracts of land (*i.e. Tract 10-3 [8.23-acres] and Tract 10 [14.8-acres] of the R. Irvine Survey, Abstract No. 120*) that are zoned Commercial (C) District. Beyond this are the corporate limits for the City of Rockwall.

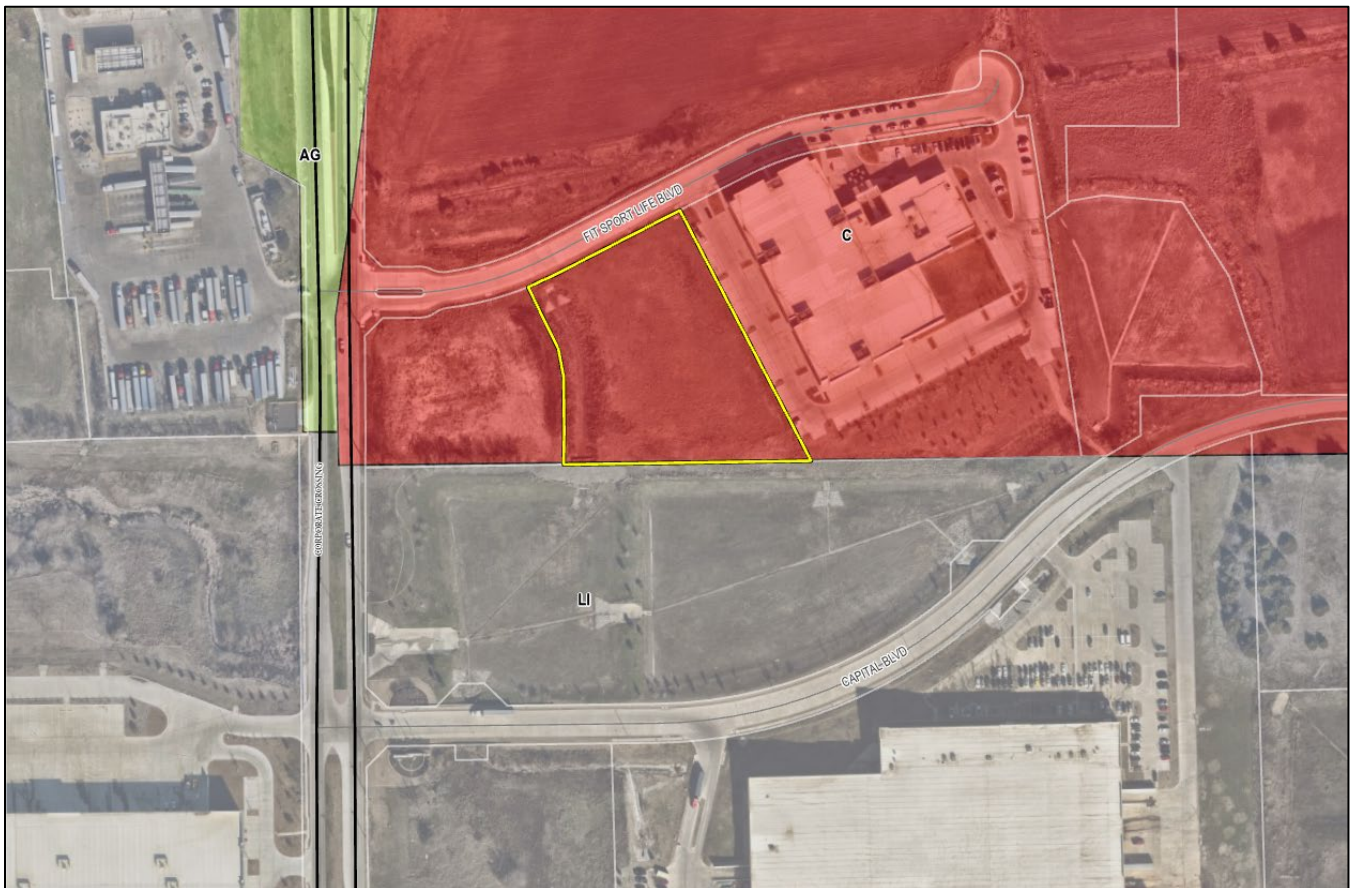
South: Directly south of the subject property is a vacant tract of land identified as Lot 1, Block B, Rockwall Technology Park, Phase IV Addition. This land is zoned Light Industrial (LI) District, is owned by the Rockwall Economic Development Corporation (REDC), and currently serves as the regional detention system for Phase 2 of the

Rockwall Technology Park. Continuing south, and adjacent to this tract of land, 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 are two (2) large industrial facilities (*i.e. Pratt Industries and Lollicup*), which are zoned Light Industrial (LI) District. Beyond this is Discovery Boulevard, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is a 6.3770-acre parcel of land identified as Lot 5, Block B, Fit Sport Life Addition and zoned Commercial (C) District. This property is developed with a sports facility (*i.e. AmeriSports*). Beyond this is a 20.51-acre tract of land (*i.e. Tract 22, of the R. Irvine Survey*) zoned Commercial (C) District. North of this tract of land is a 4.317-acre tract of land (*i.e. Tract 22-01 of the R. Irvine Survey*), which is occupied by Big-Tex Trailers and that is zoned Light Industrial (LI) District.

West: Directly west of the subject property is the remainder of a 1.948-acre portion of the larger 4.767-acre parcel of land (*i.e. Lot 6, Block B, Fit Sport Life Addition*), which is being developed with a *Retail Store with Gasoline Sales* (*i.e. 7/11*). This remainder lot is zoned Commercial (C) District. Beyond this is Corporate Crossing, which is identified as a A4D (*i.e. major arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 6.1917-acre parcel of land (*i.e. Love's Country Store*) followed by two (2) vacant tracts of land (*i.e. Tract 9-9 [1.898-acres] and Tract 9-11 [1.30-acres of the J Lockhart Survey, Abstract No. 134]*), and a 3.0654-acre parcel of land identified as Lot 1, Block 1, Ya-Hoo Subdivision (*i.e. Photo Technologies*). All of these properties are zoned Light Industrial (LI) District.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted a concept plan for a *Residence Hotel* (see Figure 1). According to the concept plan, the proposed hotel will consist of a four (4) story building with a 61,496 SF building footprint and a total of 107 guest rooms. The first floor will

consist of 16,586 SF, and the second, third, and fourth floors will consist of 14,970 SF each. The total proposed square footage of all the floors is 61,496 SF. In addition to the *Residence Hotel*, the concept plan (see *Figure 1*) also shows the location of the pool, parking areas, and a pet area. The proposed facility will have access off of Fit Sport Life Boulevard and a cross access easement from the western and eastern properties (i.e. the future 7/11 Gas Station and the AmeriSports Facility).

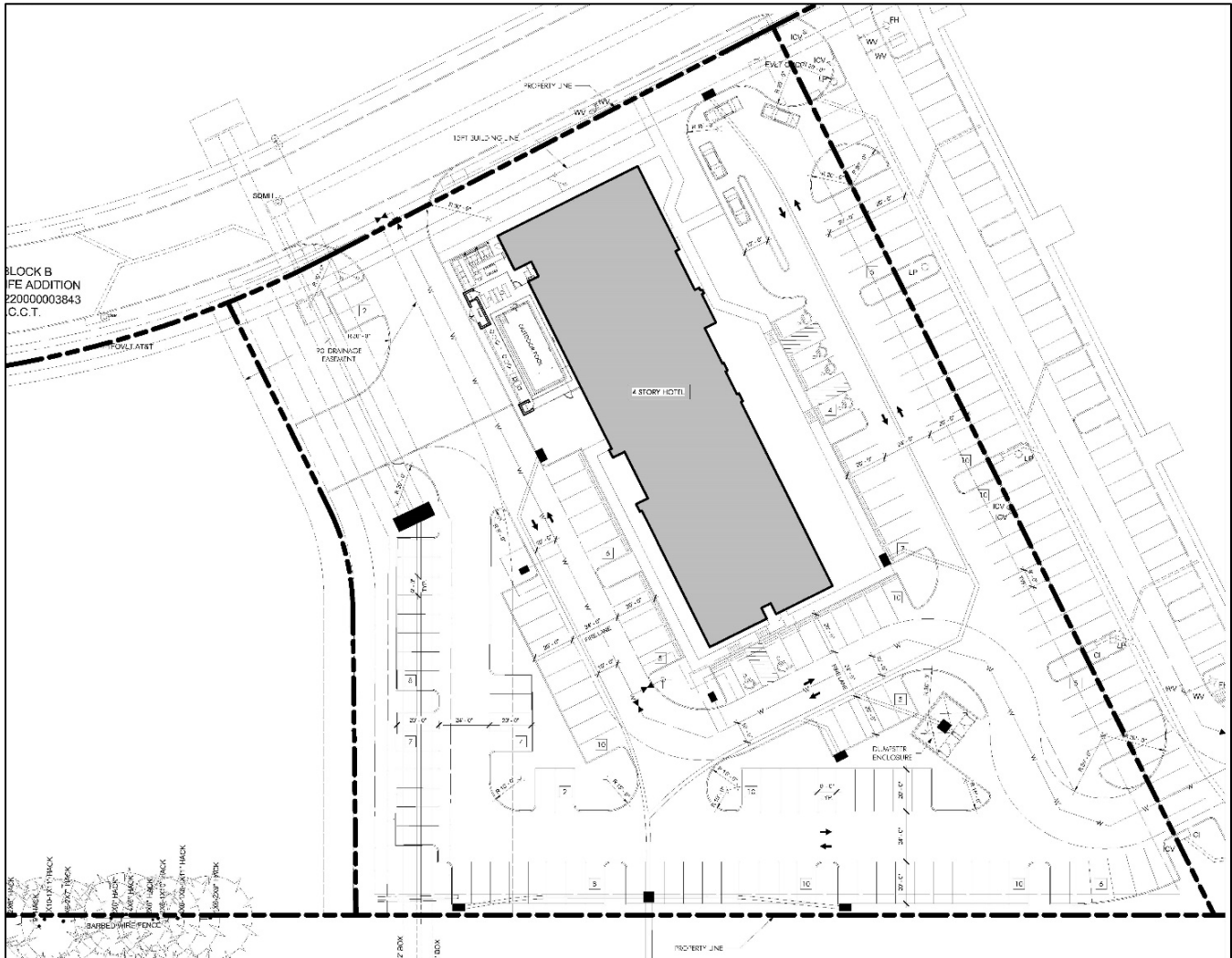


FIGURE 1. CONCEPT PLAN

CONFORMANCE WITH THE CITY'S CODES

According to Article 13, *Definitions*, of the Unified Development Code (UDC), a *Residence Hotel* is defined as “(a) hybrid lodging establishment that combines the elements of traditional hotels with long-term residential accommodations. Residence hotels typically offer full furnished, apartment style units equipped with kitchens or kitchenettes, living areas, and separate bedrooms, providing guests with a home-like environment during their stay. These establishments cater to both short-term and extended-stay guests, offering flexible accommodations for travelers, corporate clients, and individuals in need of temporary housing solutions. Residence hotels often provide additional amenities such as housekeeping services, on-site laundry facilities, fitness centers, business centers, and communal spaces to enhance the guest experience.” In this case, the proposed *Residence Hotel* will incorporate kitchen facilities, be fully furnished, and have internal corridors leading to the doorways for each unit. According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Residence Hotel* requires a Specific Use Permit (SUP) in a Commercial (C) District. The purpose of this requirement is to acknowledge that a *Residence Hotel* may be appropriate within all areas of the City that are zoned Commercial (C) Districts. In addition, according to Subsection 07.03, *Non-Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the maximum height for a building in a Commercial (C) District is 60-feet; however, the building height may be increased up to 240 feet if approved through a Specific Use Permit (SUP). In this case, the applicant is requesting a height of 65-feet.

Staff should note that the provided concept plan currently conforms to the parking requirements for a *Residence Hotel*. Specifically, Article 06, *Parking and Loading*, of the Unified Development Code (UDC) requires that a *Hotel* provide one (1) parking space per each unit and 50.00% of the accessory uses provided in the *Hotel*. Based on the provided concept plan, the required parking for the proposed *Residence Hotel* is 125 parking spaces. Staff calculated this as follows:

- 107 Guest Rooms (1/1) = 107 parking spaces
- Storage Uses (1/1,000 SF @ 1,499 SF) = 2 parking spaces
 - Includes: Housekeeping (825 SF), Guest Laundry (110 SF), Laundry (416 SF), Pool Equipment (38 SF), Pool Storage (15 SF), Closet (5 SF), Storage (50 SF), Store Room (40 SF)
- Office (1/300 SF @ 1,340 SF) = 5 parking spaces
 - Includes: Engineer's Office (153 SF), Manager's Office (96 SF), Sales Office (119 SF), Employee Work Station (149 SF), Employee Break Room (153 SF)
- Limited Service Restaurant Area (1/250 SF @ 1,661 SF) = 7/2 (as Accessory Use) = 4 parking spaces
 - Includes: Gathering Room (1,166 SF), TV Lounge (171 SF), Breakfast (242 SF), Servery (82 SF)
- Market [*i.e. General Retail*] (1/250 SF @ 99 SF) = 1/2 (as Accessory Use) = 1 parking space
- Fitness Center and Pool [*i.e. Health Club*] (1/200 SF @ 2,266 SF) = 12/2 (as Accessory Use) = 6 parking spaces

TOTAL: 125 Parking Spaces

Currently, the concept plan shows the provision of 144 parking spaces or 12 parking spaces over the requirement. Staff should also point out that the concept plan shows that they will be removing 12 spaces from the adjacent property sports complex (*i.e. AmeriSports*), and has indicated to staff that these will be provided through the additional parking being added to the sports complex. If the *Residence Hotel* is constructed prior to the construction of the 101 parking spaces on the adjacent property (*i.e. Amerisports*), this will require the applicant to setup a parking agreement to utilize the 12 excess parking spaces on the proposed hotel property. This can be accomplished through the final plat process for this property in accordance with the requirements of the Unified Development Code (UDC); however, it is anticipated that the additional parking for the sports complex will be complete prior to the construction of the hotel.

OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Future Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property 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..." According to the *District Strategies* for the IH-30 Corridor District properties designated for Special Commercial Corridor land uses "...will continue to be the City's primary retail corridor in the future..." and "...large commercial centers should incorporate green space or open space at the center of the development that can be used to provide amenity or break up large parking fields." In this case, the applicant is proposing a *Residence Hotel* that will complement the surrounding uses. Currently, there is an *Indoor Sports Facility* adjacent to the subject property that attracts many families from outside of the City through tournaments and league play. Additionally, the applicant has provided a pet area at the south end of the property and several parking islands that break up the large amounts of parking required. Based on this, the proposed facility appears to conform to the OURHometown Vision 2040 Comprehensive Plan.

STAFF ANALYSIS

The concept plan provided by the applicant generally meets the requirements of the Unified Development Code (UDC) with the exception of the proposed height. Staff should note that the adjacent property (*i.e. the Golf Driving Range and Entertainment Venue northeast of the subject property [Texas Wedge]*) was granted an increased height of 120-feet for their proposed golf netting. In addition, the applicant's request appears to conform to the OURHometown Vision 2040 Comprehensive Plan. Staff should point out that the applicant will be subject to the building and landscape requirements outlined in the *General Overlay District Standards* and Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) at the time of site plan approval. The applicant will also be required to provide building elevations at the time of site plan to allow the Architectural Review Board (ARB) and the Planning and Zoning Commission to make recommendations and approvals related to the design of the building. 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 April 24, 2024, staff mailed 10 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowner's Associations (HOA's)/Neighborhood Associations 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 not received any responses in favor or opposition of the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) for a *Residence Hotel* 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 this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this Specific Use Permit (SUP) ordinance for the development of a *Residence Hotel*.
 - (b) The development of the subject property shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance; however, these elevations shall be subject to the *General Overlay District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) and review and recommendation by the Architecture Review Board (ARB) prior to approval by the Planning and Zoning Commission at the time of site plan. In addition, the approval of this Specific Use Permit (SUP) shall not constitute the approval of a variance or exception to any of the standards stipulated by the Unified Development Code (UDC) with regard to the design of the *Residence Hotel*.
 - (c) The maximum overall height of the building shall not exceed four (4)-stories or 60-feet.
- (2) The applicant will be required to submit a site plan with building elevations, a material sample board, a landscape plan, and photometric plan prior to the submittal of engineering plans or the issuance of a building permit.
- (3) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS Fit Sport Life Blvd.

SUBDIVISION Fit Sport Life Addition

LOT 6 BLOCK B

GENERAL LOCATION 750' South and 337' East of Intersection of I-30 and Corporate Crossing

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial - C

CURRENT USE Vacant

PROPOSED ZONING Commercial - C with SUP

PROPOSED USE Hotel

ACREAGE 2.82 acres

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 Wier & Associates, Inc.

CONTACT PERSON Conor Keilty, AIA

CONTACT PERSON Renee Ward, P.E.

ADDRESS 3104 E. Camelback Road, Ste. 2387

ADDRESS 2201 E. Lamar Blvd, Ste 200E

CITY, STATE & ZIP Phoenix, Arizona 85016

CITY, STATE & ZIP Arlington, Texas 76006

PHONE (480) 856-8808

PHONE (817) 467-7700

E-MAIL conork@structuredrea.com

E-MAIL ReneeW@wierassociates.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 \$ 242.30 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE FIFTH DAY OF SEPTEMBER, 2024 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 5TH DAY OF September, 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF ~~TEXAS~~

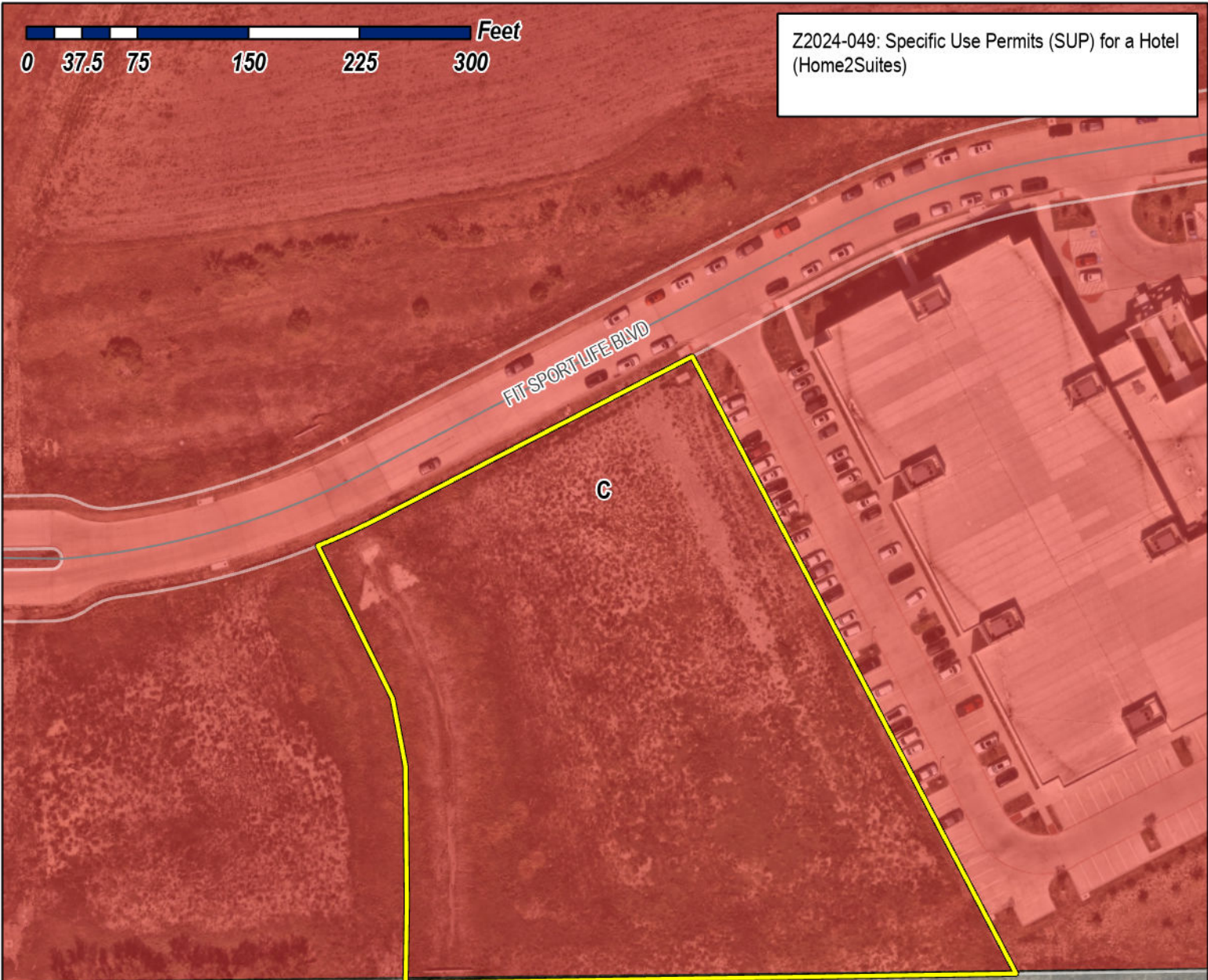
New Jersey


IVAN M BALEV
Commission # 2273810
Notary Public, State of New Jersey
My Commission Expires

MY COMMISSION EXPIRES 04/03/2026



Z2024-049: Specific Use Permits (SUP) for a Hotel (Home2Suites)



Case Location Map = 



City of Rockwall

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

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

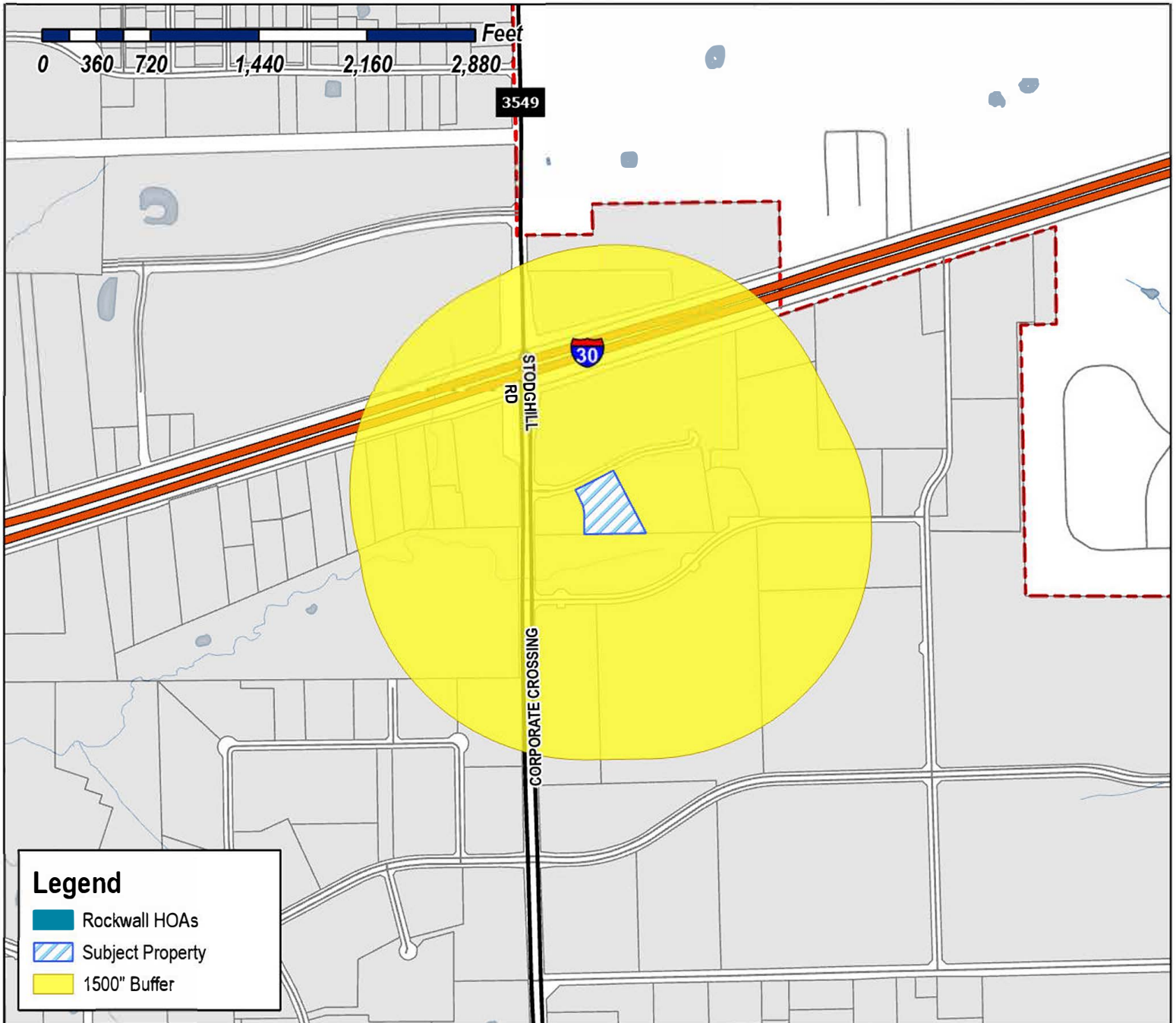
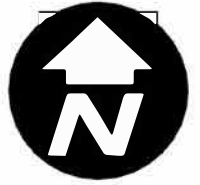




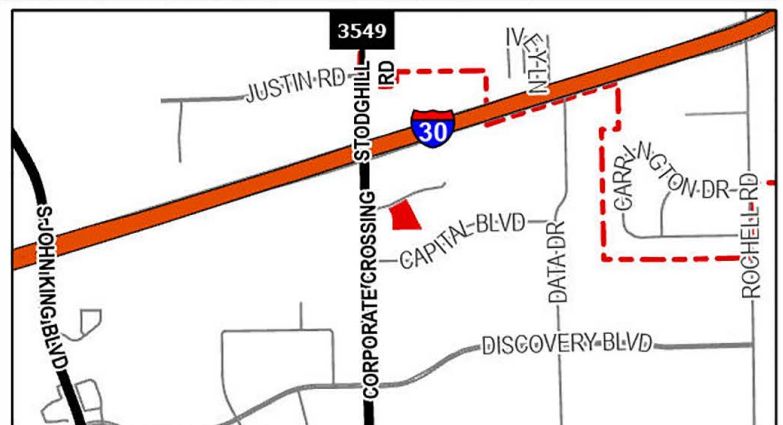
City of Rockwall

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Case Number: Z2024-049
Case Name: SUP for a Residence Hotel
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: East of Intersection of I-30 and Corporate Crossing



Date Saved: 10/18/2024

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



City of Rockwall

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

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Case Number: Z2024-049
Case Name: SUP for Residence Hotel
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: East of Intersection of IH-30 and Corporate Crossing

Date Saved: 10/18/2024

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



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

LOVE'S COUNTRY STORES INC
PO BOX 26210
OKLAHOMA CITY, OK 73126

WESTCORE BRAVO ROCKWALL LLC
4350 LA JOLLA VILLAGE DR STE 900
SAN DIEGO, CA 92122

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

CAPITAL BOULEVARD VENTURE LLC AND
GLOBAL WELLS INVESTMENT GROUP LLC
1225 W IMPERIAL HWY STE B
BREA, CA 92821

STRUCTURED REA FSL ROCKWALL LLC
3104 E CAMELBACK RD
PHOENIX, AZ 85016

RESIDENT
1990 E I30
ROCKWALL, TX 75032

RESIDENT
1515 CORPORATE CROSSING
ROCKWALL, TX 75032

RESIDENT
3201 CAPITAL BLVD
ROCKWALL, TX 75032

RESIDENT
3101 FIT SPORT LIFE BLVD
ROCKWALL, TX 75032

PUBLIC NOTICE



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

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

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

Z2024-049: Specific Use Permit for a Residence Hotel

Hold a public hearing to discuss and consider a request by Renee Ward, PE of Weir & Associates, Inc. on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a Specific Use Permit (SUP) for a Residence Hotel on a 2.819-acre portion of a larger 4.767-acre parcel of land identified as Lot 6, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located east of the intersection of FM-549 and 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, November 12, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, November 18, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, November 18, 2024 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2024-049: Specific Use Permit for a Residence Hotel

Please place a check mark on the appropriate line below:

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

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

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

Name:
Address:

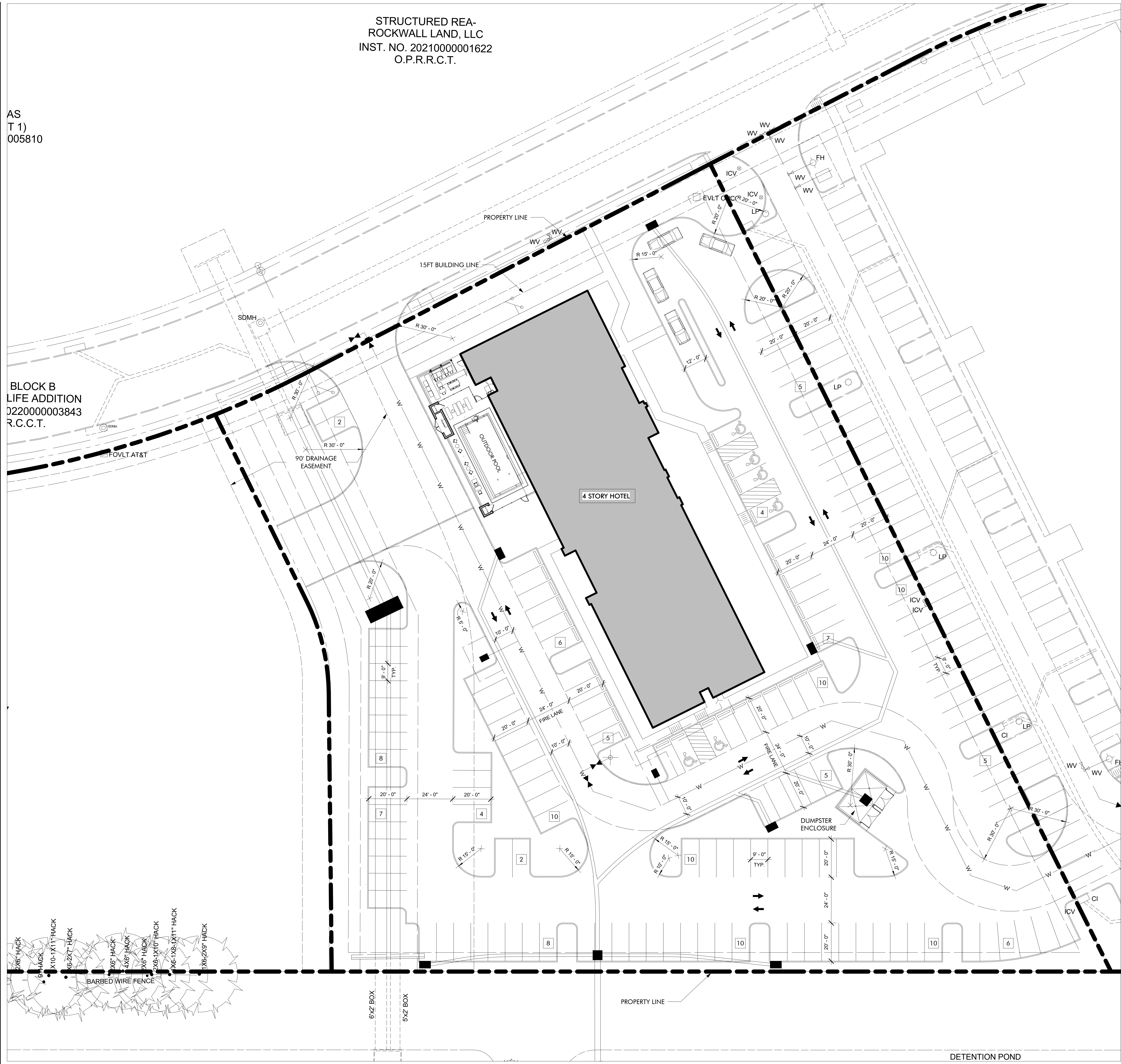
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written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

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

STRUCTURED REA-
ROCKWALL LAND, LLC
INST. NO. 2021000001622
O.P.R.R.C.T.

AS
T 1)
005810

BLOCK B
LIFE ADDITION
0220000003843
R.C.C.T.



PROJECT DATA

PARKING DATA	
GUEST ROOMS 107 (1:1) =	107 PARKING SPACES
STORAGE USES (1/1,000 SF @ 1,499 SF) =	2 PARKING SPACES
OFFICE (1/300 SF @ 1,340 SF) =	5 PARKING SPACES
LIMITED SERVICE RESTAURANT AREA (1/250 SF @ 1,661 SF) = 1/2 (AS ACCESSORY USE) =	4 PARKING SPACES
MARKET (I.E. GENERAL RETAIL) (1/250 SF @ 99 SF) = 1/2 (AS ACCESSORY USE) =	1 PARKING SPACE
FITNESS CENTER AND POOL (1/200 SF @ 2,266 SF) = 1/2 (AS ACCESSORY USE) =	6 PARKING SPACES
TOTAL PARKING FOR HOTEL:	125 SPACES
PARKING REMOVED FROM AMERISPORTS:	12 SPACES
PARKING SPACES REQUIRED:	137 PARKING SPACES
PARKING SPACES PROVIDED:	144 PARKING SPACES

BUILDING DATA	
PROJECT DESCRIPTION	HOME 2 SUITES BY HILTON
BUILDING LOCATION	ROCKWALL, TX
CITY OF ROCKWALL CODES	2021 IBC W/ ROCKWALL AMENDMENTS 2021 IMC W/ ROCKWALL AMENDMENTS 2020 NEC W/ ROCKWALL AMENDMENTS 2021 IPC W/ ROCKWALL AMENDMENTS 2021 IECC W/ ROCKWALL AMENDMENTS 2012 TAS
TOTAL SITE AREA	122,785 SF = 2.82 ACRES
BUILDING AREA	61,496 SF GROSS
BUILDING HEIGHT	60' 0" HIGHEST POINT, 52' 0" MAIN PARAPET
NUMBER OF STORIES	4
CONSTRUCTION TYPE	TYPE VA
OCCUPANCY TYPE	A-2 R-1
SPRINKLED	YES NFPA 13
ORDINANCE NO. ZONING	

BUILDING AREA STATISTICS			
AREA: 107 ROOM PROTOTYPE	UNIT	SF	TOTAL SF
GROSS AREA:			
	GROUND LEVEL	1 16586	16586
	UPPER LEVELS	3 14970	44910
TOTAL GROSS AREA			61496



These documents are issued for interim review only and may not be used for bidding, permit or other construction purposes.

11.04.2024

The drawings and written material herein constitute original work of the architect and as intellectual property and instruments of service, are subject to copyright and may not be reproduced, distributed, published or used in any way without the express written consent of the architect.

SUP Z2024-049

NO.	DATE	DESCRIPTION

title
CONCEPT SITE PLAN

date 05.16.2024
sheet

A1.01

01 CONCEPTUAL SITE PLAN
SCALE: 1" = 20'-0"



BUILDING ELEVATION AREAS										
	TOTAL SURFACE AREA	TOTAL GLAZING AREA	NET SURFACE AREA	STONE	BRICK	EIFS*				
EAST ELEVATION	11791 sq. ft.	3291 sq. ft.	27.9 %	8500 sq. ft.	1717 sq. ft.	20.2 %	5800 sq. ft.	68 %	980 sq. ft.	11 %
WEST ELEVATION	11571 sq. ft.	2574 sq. ft.	22.2 %	8997 sq. ft.	2248 sq. ft.	24.9 %	5900 sq. ft.	65 %	848 sq. ft.	9.4 %
NORTH ELEVATION	4124 sq. ft.	293 sq. ft.	7%	3831 sq. ft.	674 sq. ft.	18 %	2826 sq. ft.	73 %	373 sq. ft.	9 %
SOUTH ELEVATION	4112 sq. ft.	142 sq. ft.	3.4%	3970 sq. ft.	950 sq. ft.	24 %	2612 sq. ft.	66 %	403 sq. ft.	10 %

FINISH KEY :	
BK 1	BRICK - ACME BRICK SNOWDRIFT
BK 2	BRICK - ACME BRICK ONYX
ST 1	STONE - STONE VENEER - AUSTIN 6" LIMESTONE
CS 1	CAST STONE
EF 1	EIFS - BENJAMIN MOORE GRAY 2121
EF 2	EIFS (BEACON REVEAL) COLOR: HOME 2 SUITES SIGNATURE GREEN BENJAMIN MOORE 388 TOWER POWER
MT 1	METALS - CANOPY, ALUMINUM WINDOWS, EXTERIOR LOUVERS AND GRILLES - MATTE BLACK FINISH
GL 1	GLASS - GUARDIAN, SUN GUARD SWS4, CRYSTAL GRAY - CLEAR

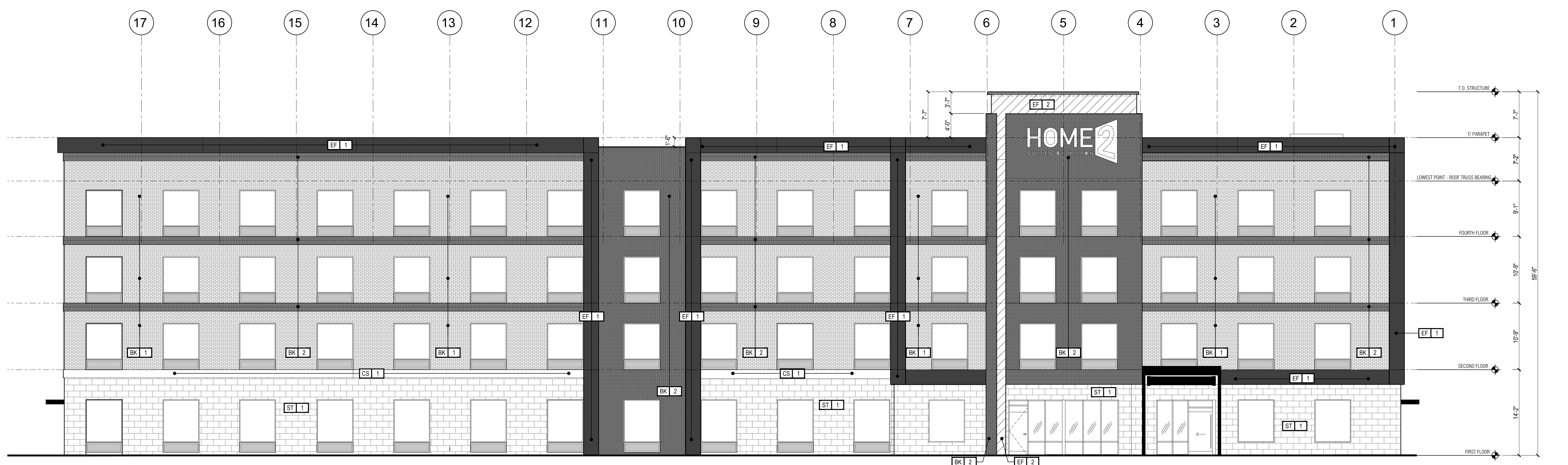
GENERAL NOTES THIS SHEET :

- GROUT/MORTAR COLOR TO MATCH EXTERIOR TILE OR MASONRY.
- BUILDING HEIGHT DIMENSIONS ARE BASED ON WOOD FRAME CONSTRUCTION. THESE DIMENSIONS WILL VARY BASED ON FINAL BUILDING CONSTRUCTION. INTERIOR CEILING HEIGHTS ARE CRITICAL TO MAINTAIN AS MINIMUMS.



ARCHITECTURAL ELEMENTS INCORPORATED INTO THE BUILDING DESIGN FOR EACH FACADE.	
1.	CANOPIES, AWNINGS, OR PORTICOS
2.	RECESSES/ PROJECTIONS
3.	OUTDOOR PATIOS
4.	ARTICULATED GROUND FLOOR LEVELS OR BASES
5.	ARTICULATED CORNICE LINE
6.	VARIED ROOF HEIGHTS

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



1 EXTERIOR ELEVATION - EAST
SCALE: 1/8" = 1'-0"

project
HOME 2 SUITES by Hilton
Rockwall, TX 75032



The drawings and written material herein constitute original work of the architect, and as intellectual property and instruments of service, are subject to copyright and may be reproduced, distributed, published or used in any way without the express written consent of the architect.

SUP Z2024-049

revisions

title
EXTERIOR ELEVATIONS

date 06/14/2024

sheet

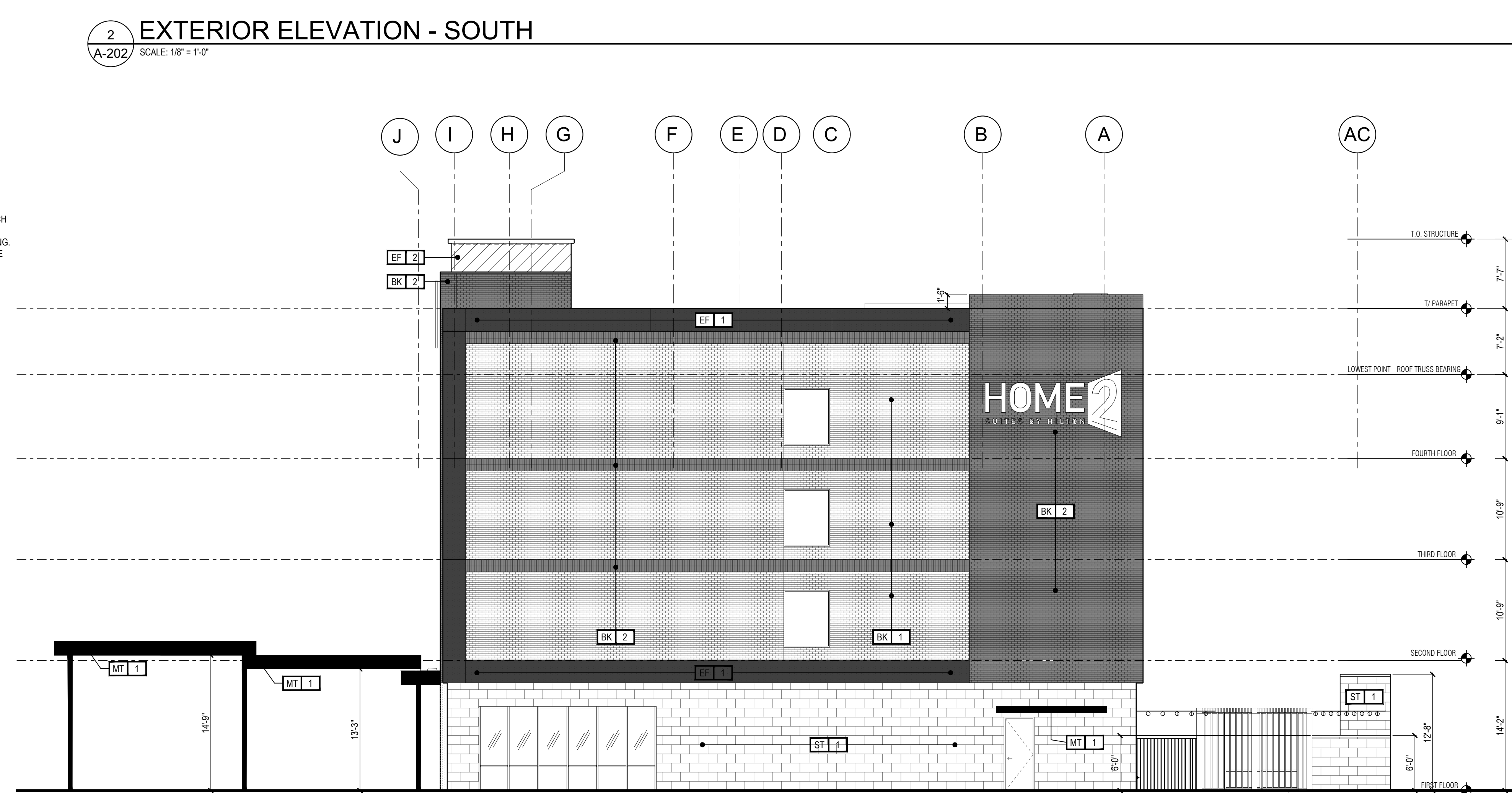
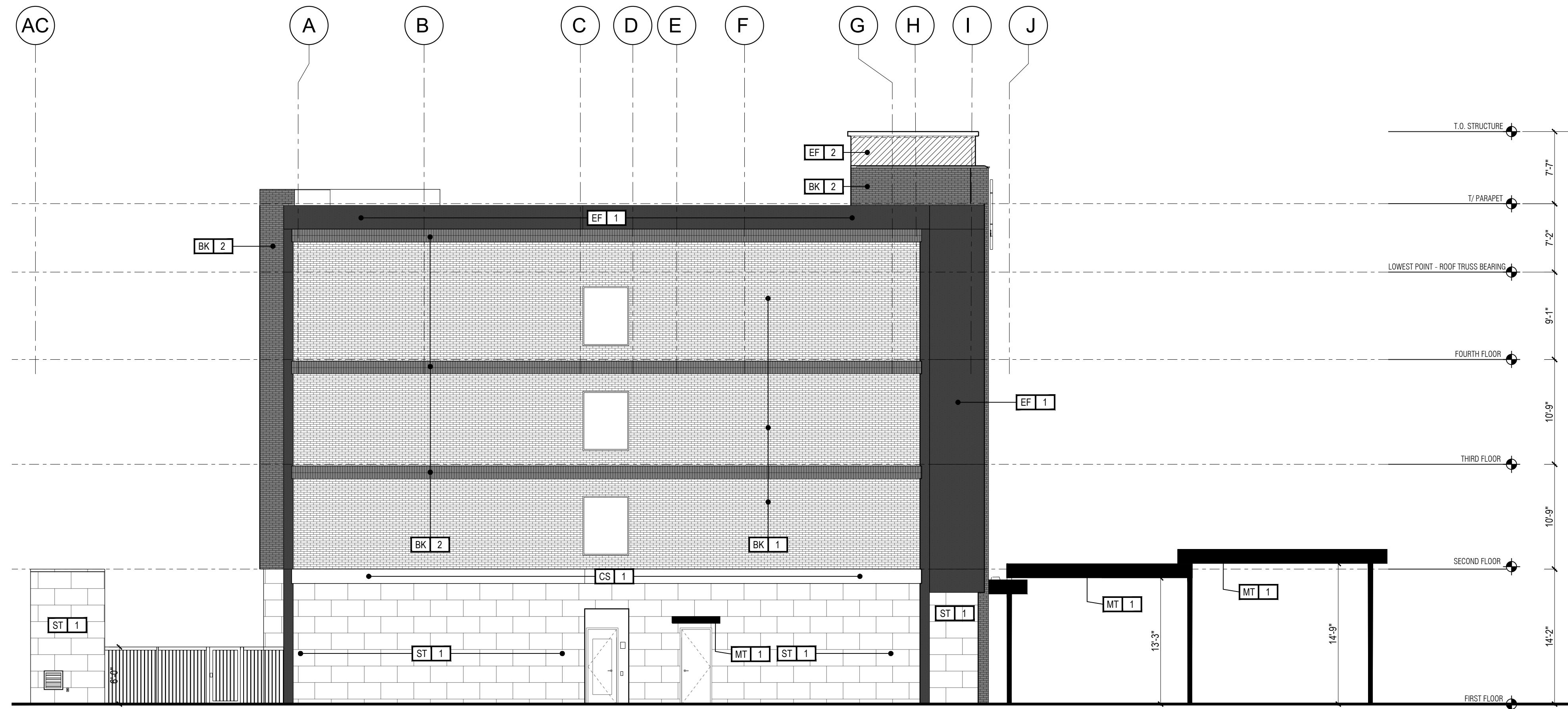
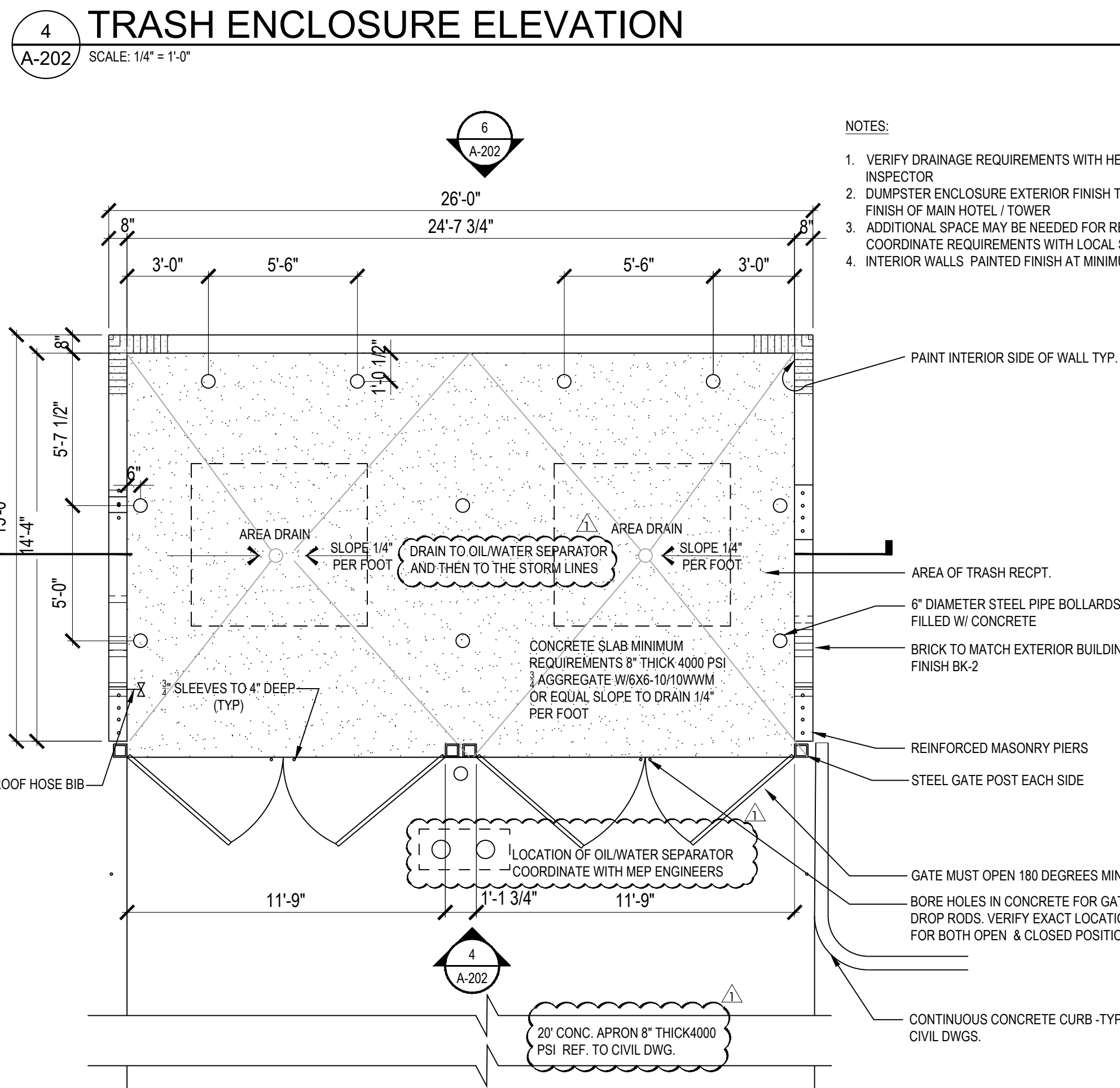
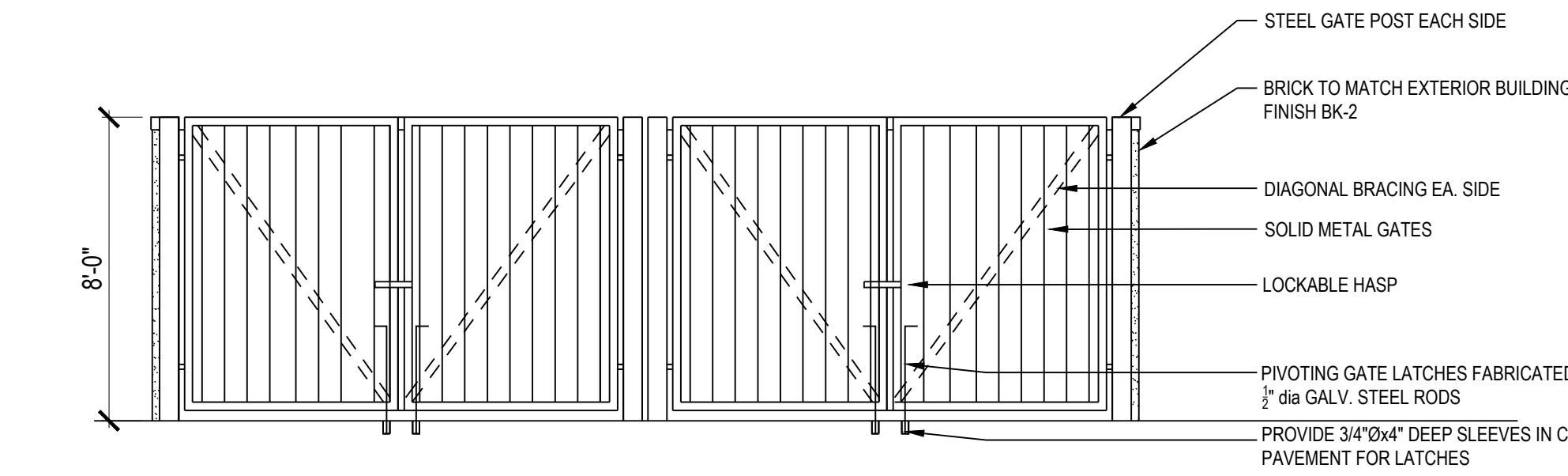
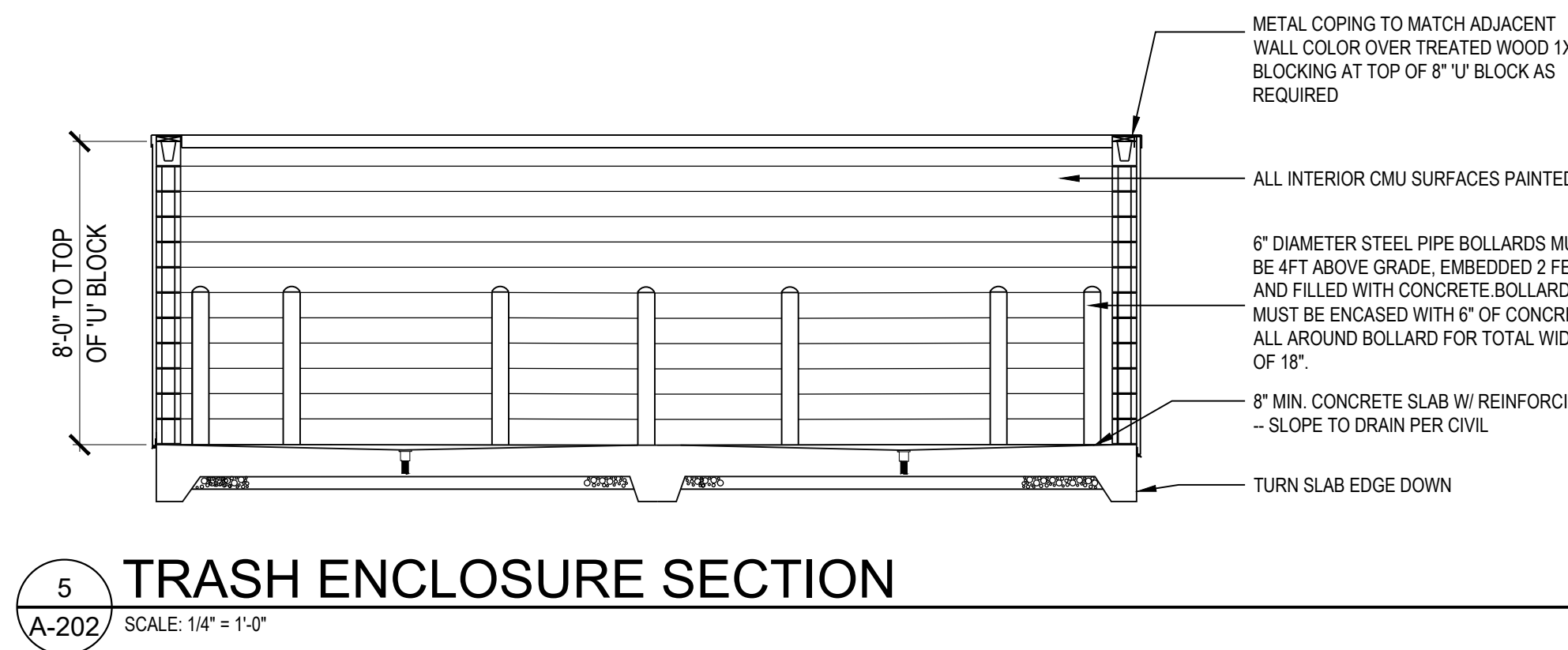
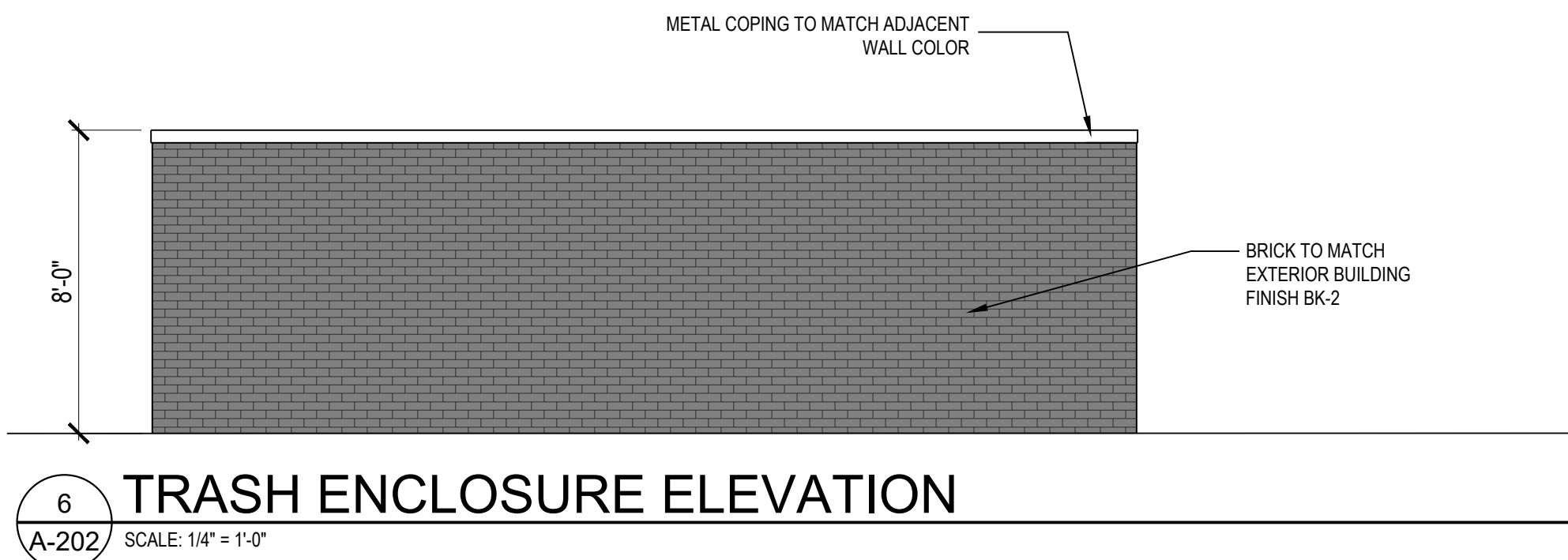
A-201

BUILDING ELEVATION AREAS						
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EAST ELEVATION	11791 sq. ft.	3291 sq. ft. 27.9 %	8500 sq. ft.	1717 sq. ft. 20.2 %	5800 sq. ft. 68 %	960 sq. ft. 11 %
WEST ELEVATION	11571 sq. ft.	2574 sq. ft. 22.2 %	8997 sq. ft.	2248 sq. ft. 24.9 %	5900 sq. ft. 65 %	848 sq. ft. 9.4 %
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SOUTH ELEVATION	4112 sq. ft.	142 sq. ft. 3.4%	3970 sq. ft.	950 sq. ft. 24 %	2812 sq. ft. 66 %	403 sq. ft. 10 %

FINISH KEY :	
BK 1	BRICK - ACME BRICK SNOWDRIFT
BK 2	BRICK - ACME BRICK ONYX
ST 1	STONE - STONE VENEER - AUSTIN 6" LIMESTONE
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- ARCHITECTURAL ELEMENTS INCORPORATED INTO THE BUILDING DESIGN FOR EACH FAÇADE.**
- CANOPIES, AWNINGS, OR PORTICOS
 - RECESSES/ PROJECTIONS
 - OUTDOOR PATIOS
 - ARTICULATED GROUND FLOOR LEVELS OR BASES
 - ARTICULATED CORNICE LINE
 - VARIED ROOF HEIGHTS

WA# 19144.03 PRINTED: 11/5/2024 STB FILE: WIER-SURVEY.STB LAST SAVED: 11/5/2024 9:15 AM SAVED BY: CRISTIAN V. FILE: ZONING-2.819ACRE-M&B-19144.03.DWG

BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

2.819 ACRE TRACT

BEING A TRACT OF LAND LOCATED IN THE ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF LOT 6, BLOCK B, FIT SPORT LIFE ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. 20220000003843, 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 WITH A CAP STAMPED "WIER & ASSOC INC" IN THE SOUTH RIGHT-OF-WAY LINE OF FIT SPORT LIFE BOULEVARD (A 60' RIGHT-OF-WAY), SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID LOT 6 AND THE NORTHWEST CORNER OF LOT 5, BLOCK B OF SAID FIT SPORT LIFE ADDITION;

THENCE S 27°18'10" E, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID FIT SPORT LIFE BOULEVARD, ALONG THE EAST LINE OF SAID LOT 6 AND THE WEST LINE OF SAID LOT 5, A DISTANCE OF 471.23 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC" IN THE NORTH LINE OF LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK PHASE IV, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. 20160000023061, O.P.R.R.C.T., SAID IRON ROD BEING THE SOUTHEAST CORNER OF SAID LOT 6 AND THE SOUTHWEST CORNER OF SAID LOT 5;

THENCE S 89°10'38" W, ALONG THE SOUTH LINE OF SAID LOT 6 AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 410.08 FEET TO A POINT;

THENCE N 00°36'39" W, DEPARTING THE SOUTH LINE OF SAID LOT 6 AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 149.65 FEET TO A POINT, BEING THE BEGINNING OF A CURVE TO THE LEFT;

THENCE NORTHWESTERLY, AN ARC LENGTH OF 48.96 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 110.00 FEET, A DELTA ANGLE OF 25°30'11", AND A CHORD BEARING N 13°21'44" W, A DISTANCE OF 48.56 FEET TO A POINT;

THENCE N 26°06'50" W, A DISTANCE OF 109.76 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 6 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID FIT SPORT LIFE BOULEVARD, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE NORTHEASTERLY, AN ARC LENGTH OF 50.67 FEET ALONG THE NORTH LINE OF SAID LOT 6, THE SOUTH RIGHT-OF-WAY LINE OF SAID FIT SPORT LIFE BOULEVARD, AND SAID CURVE TO THE LEFT, HAVING A RADIUS OF 530.00 FEET, A DELTA ANGLE OF 05°28'40", AND A CHORD BEARING OF N 65°23'25" E, A DISTANCE OF 50.65 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE N 62°39'05" E, CONTINUING ALONG THE NORTH LINE OF SAID LOT 6 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID FIT SPORT LIFE BOULEVARD, A DISTANCE OF 235.27 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.819 ACRES (122,785 SQUARE FEET) OF LAND, MORE OR LESS.

WIA SURVEYOR PREPARING THIS EXHIBIT:
WIER & ASSOCIATES, INC.
 2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006
 5151 HEADQUARTERS DR., SUITE 115 PLANO, TEXAS 75024
 Texas Firm Registration No. F-2776 www.WierAssociates.com (817) 467-7700
 Texas Board of Professional Land Surveying Registration No. 10033900

2.819 ACRE TRACT CITY OF ROCKWALL, COUNTY OF ROCKWALL, TEXAS		REV.
DRAWN BY: CV	SHEET NO. 1 OF 1	
APPROVED: ALS		



Business Transient

Away from home for business meetings, this guest appreciates a home-like design but doesn't necessarily require space to fully settle in and unpack.

Average Length of Stay: 1+ Days

The business traveler demands intuitive design, so they can keep focused, connected, and on pace with their routines.



Sports / Leisure

Whether traveling with a sports team or for special events like family reunions, these guests seek hotels with spacious, comfortable rooms.

Leisure travelers appreciate the fun, eclectic atmosphere and room for the whole family and their sports gear in the guest suite.



Business Extended Stay

Traveling to where their skills are needed, these business professionals require a home base away from their actual homes and families. They require space to unpack and enjoy making their suite their own.

Average Length of Stay: 5+ Days

Extended business travelers want the ability to cook their own meals and appreciate great communal spaces where they can engage with others.



Vacations / Groups

Vacationing for an extended period of time, these guests choose their stay based on the unique attributes of the hotel and nearby attractions.

Vacationers want to explore their local surroundings with a comfortable home-base to return to. They enjoy the added amenities like the pool, grills and fire pits.



- | | | | | |
|------------------|-----------------|---------------------|-------------------------|---------------------------|
| 1 Fire Pits | 6 Home2 MKT | 11 Sales Office | 16 Pool Restroom | 21 Pet Relief Station |
| 2 Outdoor Lounge | 7 Breakfast | 12 TV Lounge | 17 BOH Laundry | 22 Food Delivery Drop |
| 3 Entry | 8 BOH Food Prep | 13 Public Restrooms | 18 BOH Office | 23 Guest Engagement Wall |
| 4 Lobby | 9 Elevators | 14 Grilling Patio | 19 Employee Break Room | 24 Hydration/Caffeination |
| 5 Reception | 10 Spin2 Cycle | 15 Pool | 20 EV Charging Stations | |

Successful Adjacencies



Public Space | Dynamic



Public Space | Dynamic

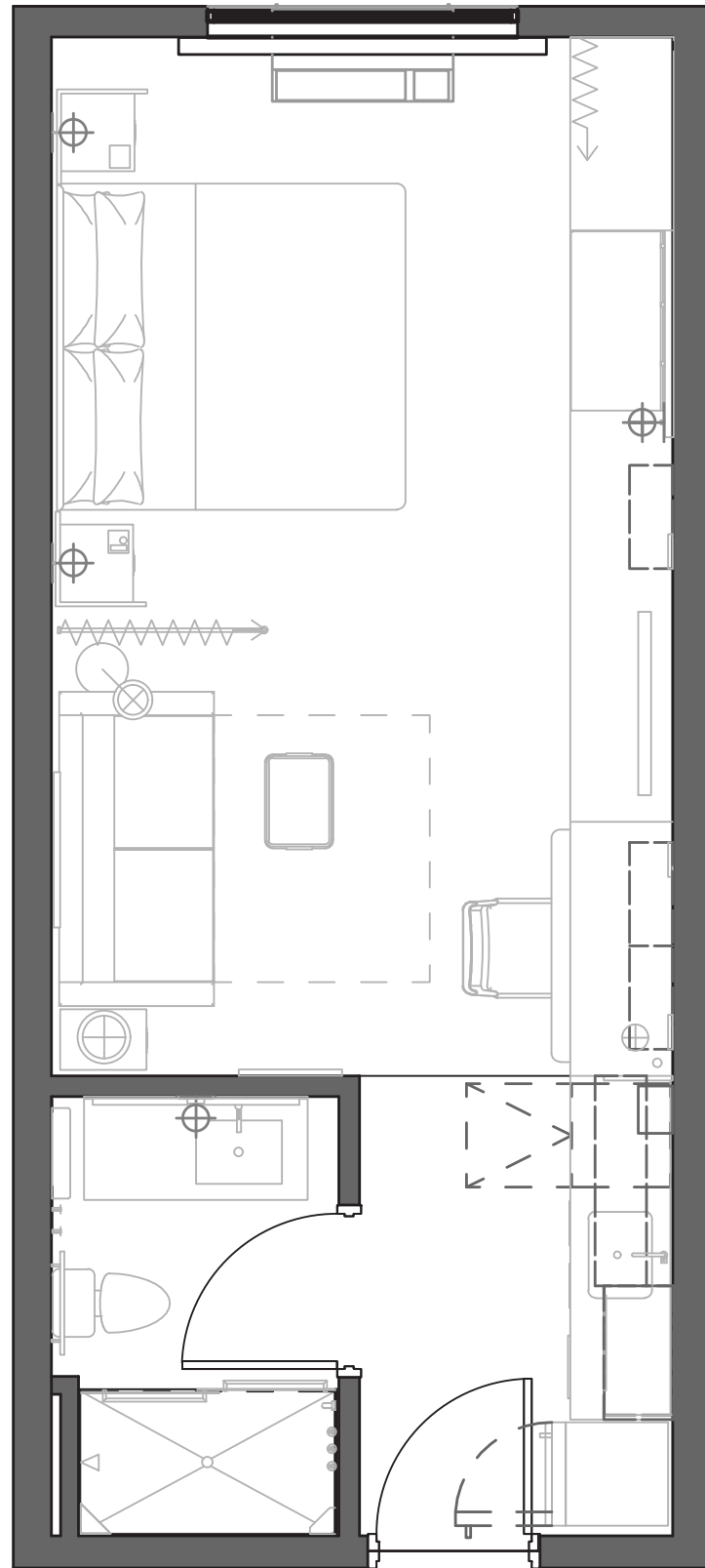


Public Space | Dynamic



Guestrooms | Vibrant

Studio Suite



The Studio Suite Defined

The Studio Suite was designed with the core Extended Stay guest in mind. It purposefully provides ample space for multiple guests and is the most prominent type of suite in the Home2 guest suite room mix. Defined zones of functionality and experience allow guests to spread out and make the space their own.

Ample storage, lighting, and convenient power throughout support the typical activities taking place in most homes. Working, studying, gaming, surfing the internet, watching TV, reading, or gathering as a family, each guest can claim their spot.

The luggage bench and hooks above offer different places for guests to store their belongings.

With the potential for four guests in this room, the required operable drapery panel allows guests to visually separate the room into two sleeping areas. This provides a degree of privacy, as well as the flexibility to begin or end their day at separate times.

The required signature kitchen provides ample storage for guests' items as well as cookware, dishware and cutlery. A portable cooktop allows guests more flexibility for meal preparation.

The furniture is **hyper functional** and **flexible** to accommodate all guest experiences throughout the day.



Guestrooms | Vibrant



Guestrooms | Vibrant



Guestrooms | Vibrant

Mr. Miller,

On behalf of Structured Real Estate and Gatehouse Capital, we are reaching out to discuss our collaborative endeavor—the development of a Home2 Suites by Hilton (classified by the City as a "Residence Hotel") on Fit Sport Life Blvd., Rockwall, Texas. The proposed four-story, 107-room hotel is envisioned as a complementary facility to the Fit Sport Life building and is poised to meet the accommodation needs of families visiting for Amerisports tournaments and other local events. We are submitting this letter as our formal application for a Specific Use Permit (SUP) granting approval for the development of a Residence Hotel, as guided by our pre-development meeting with your office.

The Home2 Suites brand combines elements of traditional hotels with residential-style accommodations. Each studio-style suite features an open-concept design with a defined living and sleeping area, plus a kitchenette equipped with a full-size refrigerator, microwave, sink, and dishwasher for basic meal preparation. This design creates a comfortable environment for our guests while maintaining the safety and service standards expected of the Hilton brand.

Our market research underscores a substantial demand for quality lodging in Rockwall, with Amerisports projecting an annual requirement of 10,000 to 28,000 room nights. The Home2 Suites is strategically positioned to address this need, offering comfortable accommodations for sports teams, families, and business travelers, with an average length of stay of 2.7 nights.

The property will offer comprehensive amenities including:

- A modern fitness center with Peloton bikes
- Common areas for guest interaction
- Daily complimentary breakfast
- Outdoor pool with adjacent grilling patio
- Outdoor lounge areas
- EV charging stations
- Pet relief station

In addition to serving weekend family and sports traffic generated by Amerisports tournaments, Home2 Suites will cater to business travelers from the thriving Rockwall Technology Park and its neighboring companies.

We are committed to providing a safe, welcoming environment for our guests, with 24/7 staffing and internal corridor access to all guestrooms. This commitment extends to the economic well-being of Rockwall, as the hotel is expected to generate jobs and stimulate local spending.

In light of the above, we respectfully request the City of Rockwall's Planning and Zoning Department's favorable consideration of our SUP application. We are enthusiastic about the potential of this project to contribute positively to the Rockwall community and are available to provide any further information or engage in discussions at your convenience.

We appreciate your attention to this matter and look forward to the opportunity to contribute to the city's vibrant future.

Sincerely,

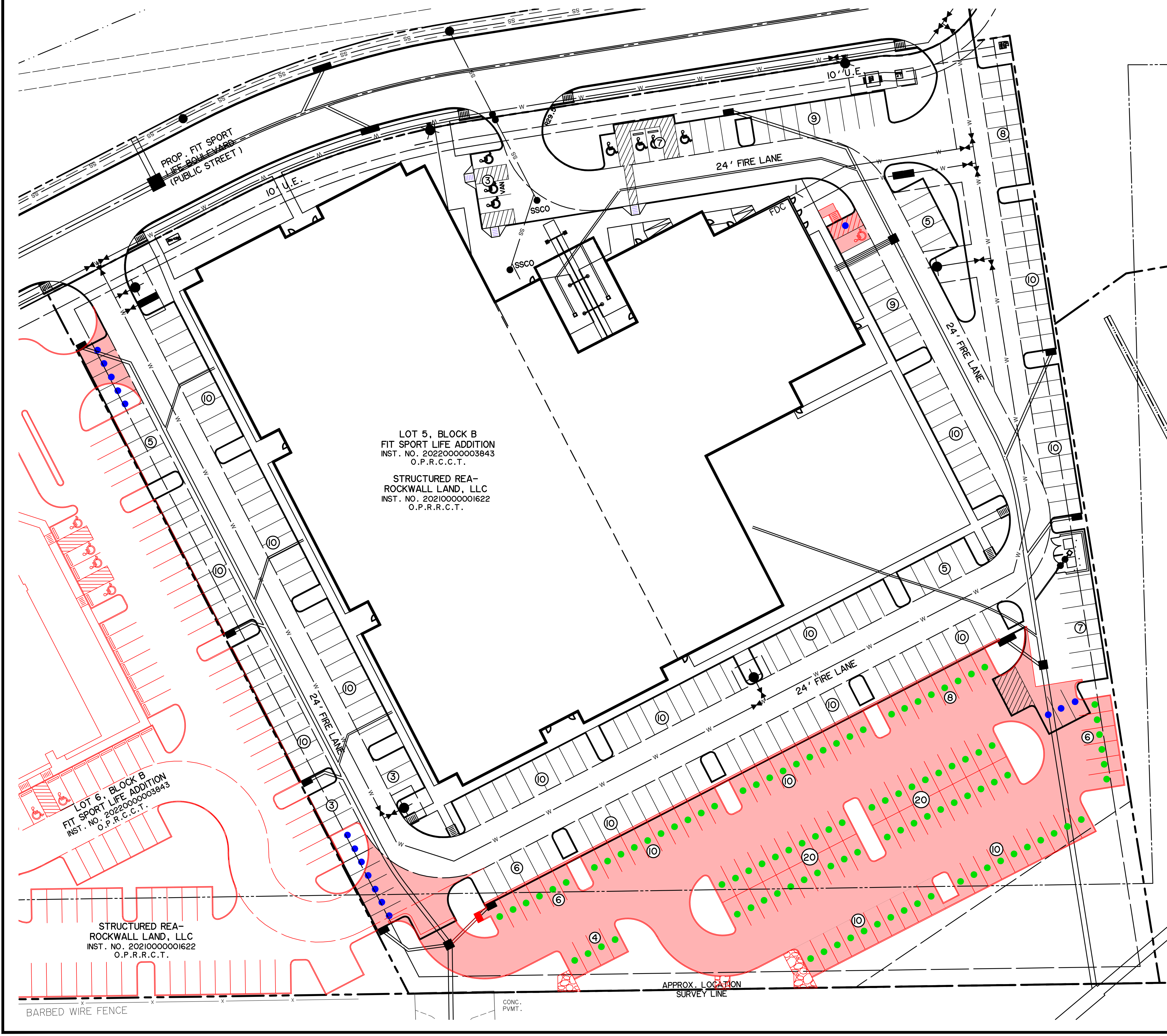


Conor Keilty
Principal
Structured Real Estate



Penn Collins
President and CEO
Gatehouse Capital

PRINTED: 11/5/2024 11:51:24 AM FILE: WIER-PAVING.STB LAST SAVED: 11/5/2024 9:15 AM SAVED BY: CRISTIANV FILE: PARKING COUNT EXHIBIT - 19144_03.DWG BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

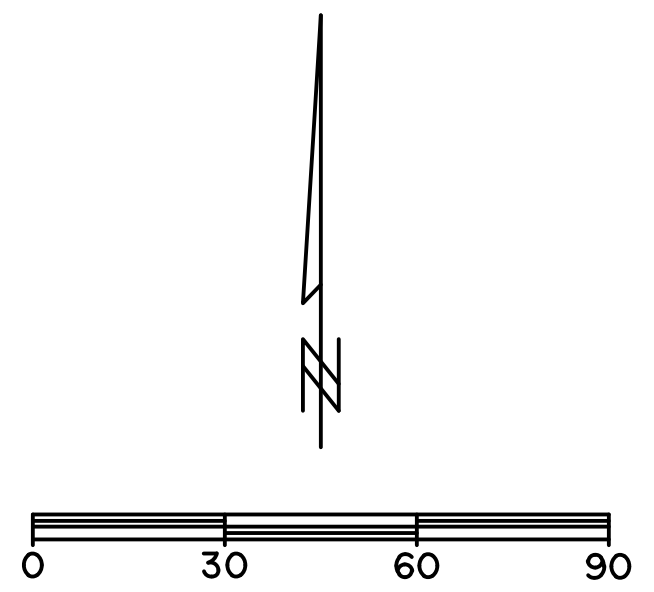


LOT 5, BLOCK B
FIT SPORT LIFE ADDITION
INST. NO. 2022000003843
O.P.R.C.C.T.

STRUCTURED REA-
ROCKWALL LAND, LLC
INST. NO. 2021000001622
O.P.R.R.C.T.

LOT 6, BLOCK B
FIT SPORT LIFE ADDITION
INST. NO. 2022000003843
O.P.R.C.C.T.

STRUCTURED REA-
ROCKWALL LAND, LLC
INST. NO. 2021000001622
O.P.R.R.C.T.



ZONING CASE NO. Z2024-049

- PARKING SPACE TO BE ADDED
- PARKING SPACE TO BE REMOVED

AMERISPORTS PARKING CALCULATIONS											
PROPOSED BUILDING AREA	87,155 SF±										
BUILDING HEIGHT	1 STORY										
MINIMUM REQUIRED PARKING	<table border="0"> <tr> <td>PUBLIC RECREATION CLUB: 1/250 SF (14,000 SF)</td> <td>56</td> </tr> <tr> <td>PUBLIC RECREATION CLUB: 3/GAME COURT</td> <td>42</td> </tr> <tr> <td>GYM: 1/200 SF (7,000 SF)</td> <td>35</td> </tr> <tr> <td>MEDICAL OFFICE: 1/200 SF (10,900 SF)</td> <td>54</td> </tr> <tr> <td></td> <td>187</td> </tr> </table>	PUBLIC RECREATION CLUB: 1/250 SF (14,000 SF)	56	PUBLIC RECREATION CLUB: 3/GAME COURT	42	GYM: 1/200 SF (7,000 SF)	35	MEDICAL OFFICE: 1/200 SF (10,900 SF)	54		187
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GYM: 1/200 SF (7,000 SF)	35										
MEDICAL OFFICE: 1/200 SF (10,900 SF)	54										
	187										
PREVIOUS MINIMUM REQUIRED HANDICAP ACCESSIBLE PARKING	7										
PREVIOUS PROPOSED PARKING	<table border="0"> <tr> <td>TOTAL STANDARD (9'x20')</td> <td>218</td> </tr> <tr> <td>HANDICAP-ACCESSIBLE</td> <td>7</td> </tr> <tr> <td></td> <td>225</td> </tr> </table>	TOTAL STANDARD (9'x20')	218	HANDICAP-ACCESSIBLE	7		225				
TOTAL STANDARD (9'x20')	218										
HANDICAP-ACCESSIBLE	7										
	225										
UPDATED MINIMUM REQUIRED HANDICAP ACCESSIBLE PARKING	8										
UPDATED PARKING PROVIDED	<table border="0"> <tr> <td>TOTAL STANDARD (9'x20')</td> <td>306</td> </tr> <tr> <td>HANDICAP-ACCESSIBLE</td> <td>8</td> </tr> <tr> <td></td> <td>314</td> </tr> </table>	TOTAL STANDARD (9'x20')	306	HANDICAP-ACCESSIBLE	8		314				
TOTAL STANDARD (9'x20')	306										
HANDICAP-ACCESSIBLE	8										
	314										

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76010 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.wierassociates.com

PARKING COUNT EXHIBIT

PRELIMINARY PLANS FOR PROJECT REVIEW. NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. Prepared By/Or Under Direct Supervision Of Randall Cardley, PE Texas Registration No. 104957 On Date Shown Below.

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CITY OF ROCKWALL

ORDINANCE NO. 24-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A *RESIDENCE HOTEL* ON A 2.819-ACRE PORTION OF A LARGER 4.767-ACRE PARCEL OF LAND IDENTIFIED AS LOT 6, BLOCK B, FIT SPORT LIFE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBITS 'A' AND 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Renee Ward, PE of Weir & Associates, Inc. on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a *Specific Use Permit (SUP)* for a *Residence Hotel* on a 2.819-acre portion of a larger 4.767-acre parcel of land identified as Lot 6, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located east of the intersection of FM-549 and Fit Sport Life Boulevard, and being more specifically described and depicted in *Exhibits 'A' and 'B'* 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 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 *Residence Hotel* as stipulated by Subsection 01.02, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 04.01, *General Commercial District Standards*; Subsection 04.05, *Commercial (C) District*; Subsection 06.02, *General Overlay District Standards*; and, Subsection 06.13, *FM-549 Overlay District*, of Article 05, *District Development Standards*, of the Unified Development Code

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

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Residence Hotel* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The development of this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this Specific Use Permit (SUP) ordinance for the development of a *Residence Hotel*.
- (2) The development of the subject property shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance; however, these elevations shall be subject to the *General Overlay District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) and review and recommendation by the Architecture Review Board (ARB) prior to approval by the Planning and Zoning Commission at the time of site plan. In addition, the approval of this Specific Use Permit (SUP) shall not constitute the approval of a variance or exception to any of the standards stipulated by the Unified Development Code (UDC) with regard to the design of the *Residence Hotel*.
- (3) The maximum overall height of the building shall not exceed four (4)-stories or 60-feet.

2.2. COMPLIANCE

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

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

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

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

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

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the

application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 2ND DAY OF DECEMBER, 2024.**

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: November 18, 2024

2nd Reading: December 2, 2024

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 Lot 6, Block B, Fit Sport Life Addition, an addition to the City of Rockwall, Rockwall County, Texas according to the plat recorded in Instrument No. 2022000003843, 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 ½" iron rod with cap stamped "Wier & Assoc Inc", in the south right-of-way line of Fit Sport Life Boulevard (a 60' right-of-way), said iron rod being the northeast corner of said Lot 6 and the northwest corner of Lot 5, Block B of said Fit Sport Life Addition;

THENCE S 27°18'10" E, departing the south right-of-way line of said Fit Sport Life Boulevard, along the east line of said Lot 6 and the west line of said Lot 5, a distance of 471.23 feet to a ½" iron rod found with a cap stamped "Wier & Assoc Inc", in the north line of Lot 1, Block B, Rockwall Technology Park Phase IV, an addition to the City of Rockwall, Rockwall County, Texas according to the plat recorded in Instrument No. 20160000023061, O.P.R.R.C.T., said iron being the southeast corner of said Lot 6 and the southwest corner of said Lot 5.

THENCE S 89°10'38" W, along the south line of said Lot 6 and the north line of said Lot 1, a distance of 424.11 feet to a point;

THENCE N 00°36'39" W, departing the south line of said Lot 6 and the north line of said Lot 1, a distance of 149.65 feet to a point, being the beginning of a curve to the left;

THENCE Northwesterly, an arc length of 48.96 feet along said curve to the left, having a radius of 110.00 feet, a delta angle of 25°30'11", and a chord bearing N 13°21'44" W, a distance of 48.56 feet to a point;

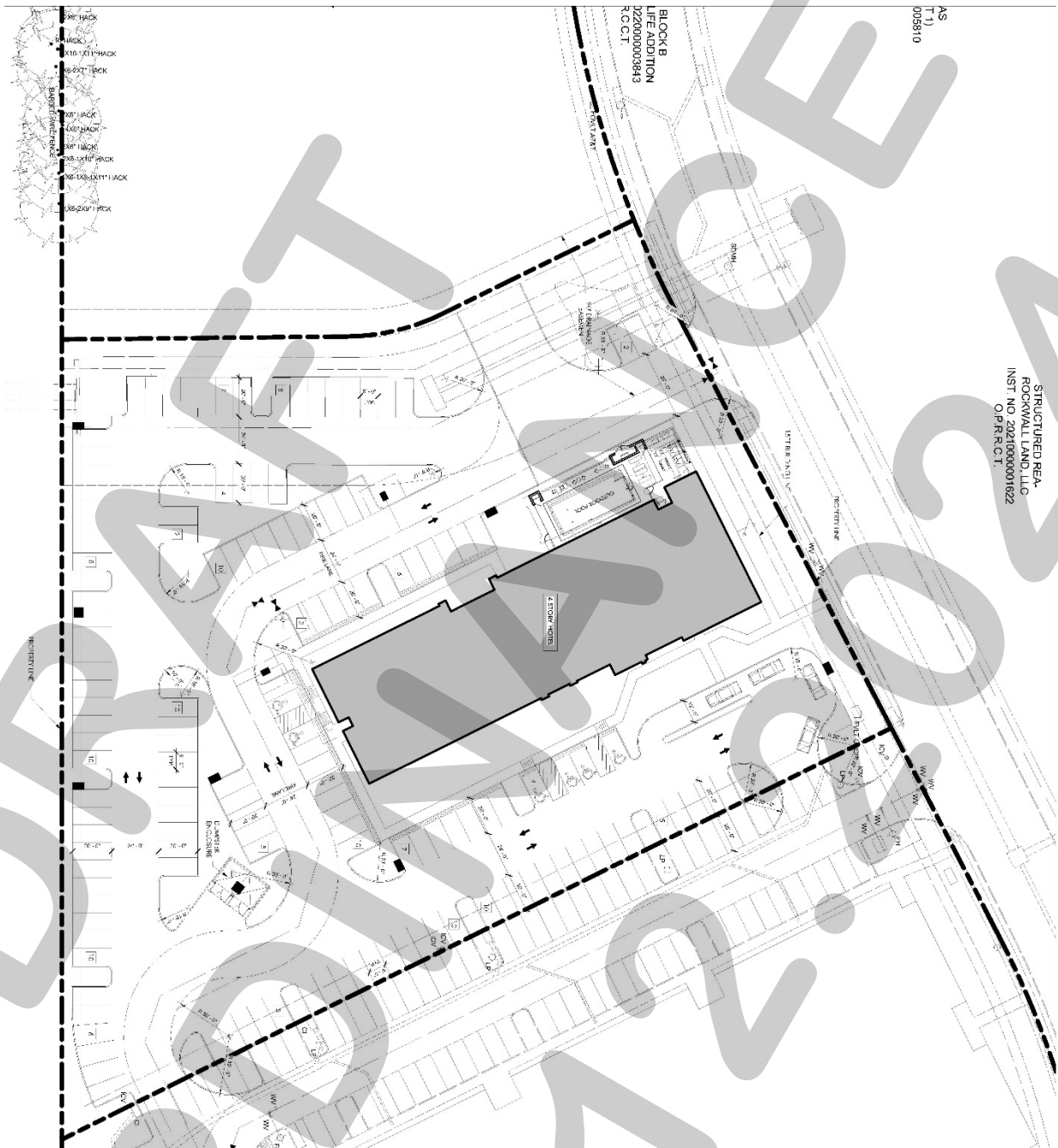
THENCE N 26°06'50" W, a distance of 109.76 feet to a point in the north line of said Lot 6 and in the south right-of-way line of said Fit Sport Life Boulevard, being the beginning of a non-tangent curve to the left;

THENCE Northeasterly, an arc length of 50.67 feet along the north line of said Lot 6, the south right-of-way line of said Fit Sport Life Boulevard, and said curve to the left, having a radius of 530.00 feet, a delta angle of 05°28'40", and a chord bearing of N 65°23'25" E, a distance of 50.65 feet to a ½" iron rod found with a cap stamped "Wier & Assoc Inc";

THENCE N 62°39'05" E, continuing along the north line of said Lot 6 and the south right-of-way line of said Fit Sport Life Boulevard, a distance of 235.27 feet to the place of beginning and containing 2.819 acres (122,785 square feet) of land, more or less.

Exhibit 'B'

Concept Plan



STRUCTURED REAL
ROCKWALL LAND, LLC
INST. NO. 2022000001622
O.P.R. R.C.C.T.

AS
005810

BLOCK B
LIFE ADDITION
R.C.C.T.
222000003843

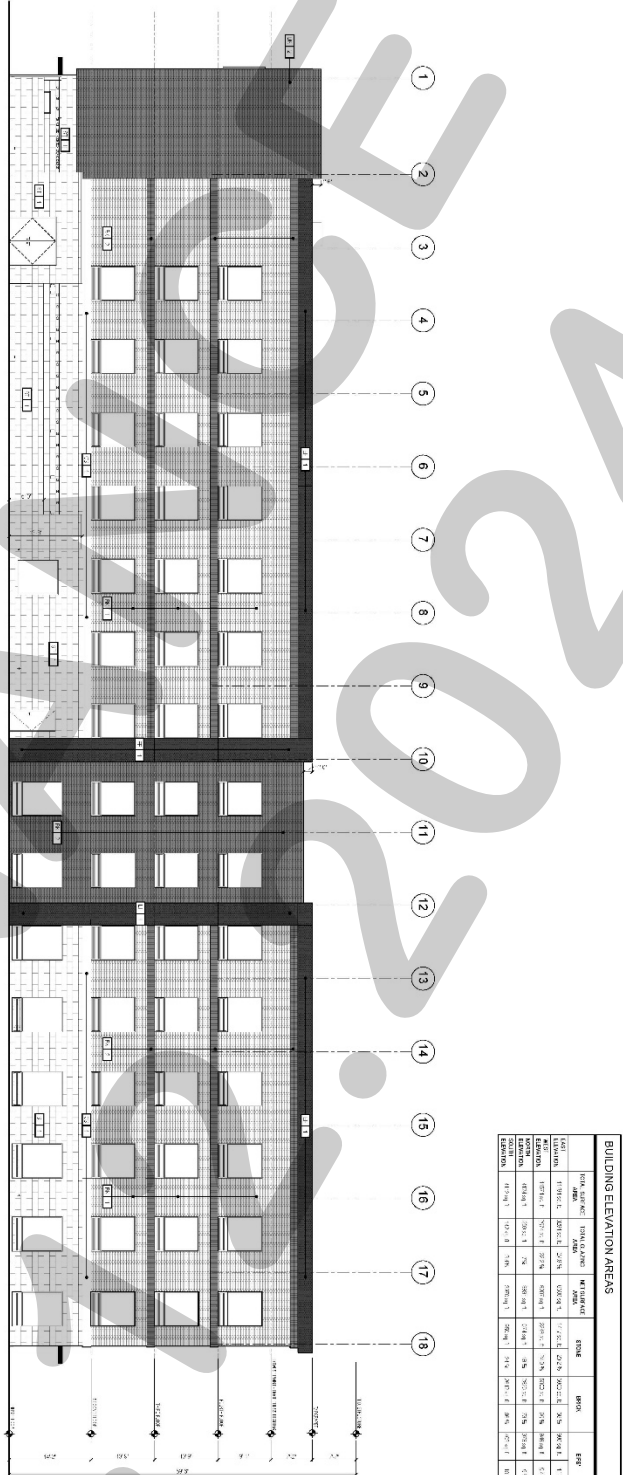
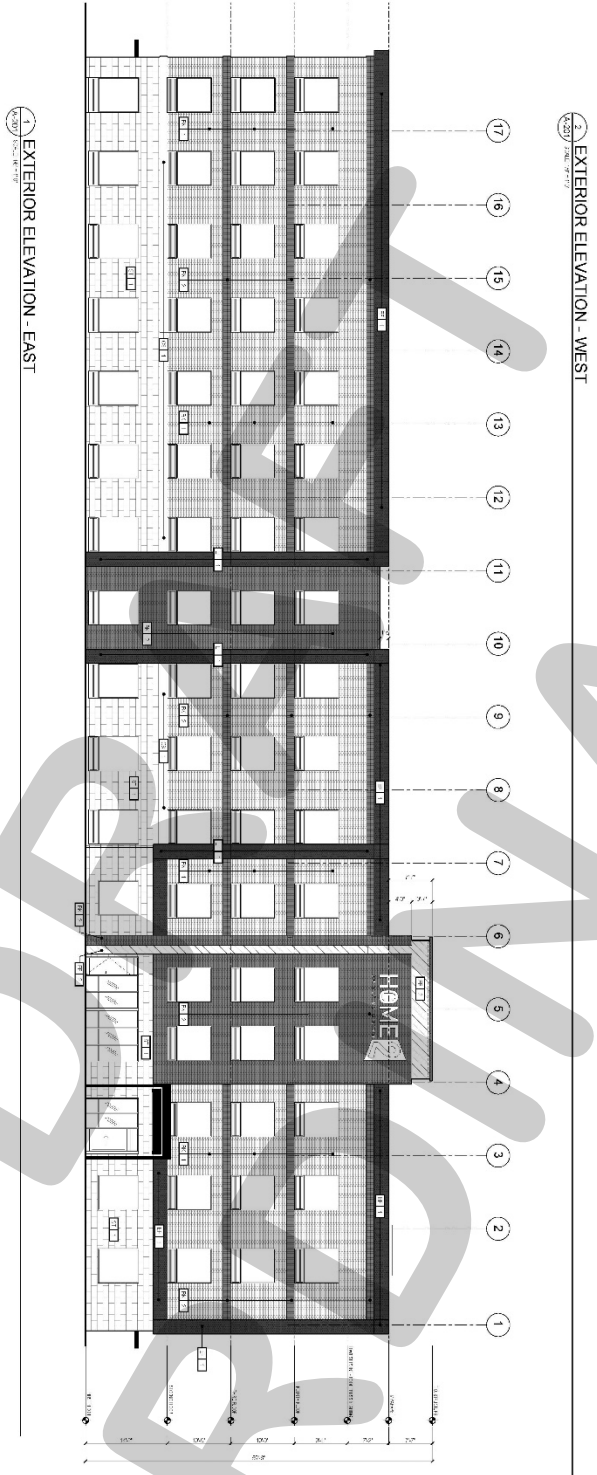
PROJECT DATA

GUEST ROOMS (7/11)	07 TRANSFER SHEDS
STORAGE (10/17) 2000 SF @ 1400 SF = 2.86K SQ FT	3 TAXI HOLDING
STREET FRONTAGE (10/17) 100 FT @ 100 FT = 10.0K SQ FT	4 TAXI HOLDINGS
STREET FRONTAGE (10/17) 100 FT @ 100 FT = 10.0K SQ FT	4 PARKING SPACES
STREET FRONTAGE (10/17) 100 FT @ 100 FT = 10.0K SQ FT	4 PARKING SPACES
STREET FRONTAGE (10/17) 100 FT @ 100 FT = 10.0K SQ FT	4 PARKING SPACES
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STREET FRONTAGE (10/17) 100 FT @ 100 FT = 10.0K SQ FT	4 PARKING SPACES
STREET FRONTAGE (10/17) 100 FT @ 100 FT = 10.0K SQ FT	4 PARKING SPACES

BUILDING DATA	
PROJECT DESCRIPTION	HOTEL 3.5, 1700+11000
BUILD NO. LOCAL ID	802000001.0
DATE OF RECORDATION	2/22/2022
DATE OF RECORDATION	2/22/2022
DATE OF RECORDATION	2/22/2022
DATE OF RECORDATION	2/22/2022
DATE OF RECORDATION	2/22/2022
DATE OF RECORDATION	2/22/2022
DATE OF RECORDATION	2/22/2022
DATE OF RECORDATION	2/22/2022
DATE OF RECORDATION	2/22/2022

BUILDING AREA STATISTICS			
AREA ID	ROOM PROTOTYPE	UNIT	TOTAL SF
GROSS AREA:			
GROUND LEVEL	1	16361	16361
UPPER LEVELS	3	14370	42870
TOTAL GROSS AREA			59231

Exhibit 'C': Building Elevations



BUILDING ELEVATION AREAS											
AREA	FINISH	TEXTURE	COLOR	DETAIL	FINISH	TEXTURE	COLOR	DETAIL	FINISH	TEXTURE	COLOR
1	BRICK	SMOOTH	RED	1/2" x 4" x 8"	BRICK	SMOOTH	RED	1/2" x 4" x 8"	BRICK	SMOOTH	RED
2	CONCRETE	SMOOTH	GRAY	4" x 8" x 16"	CONCRETE	SMOOTH	GRAY	4" x 8" x 16"	CONCRETE	SMOOTH	GRAY
3	GLASS	REFLECTIVE	CLEAR	1/2" x 24" x 48"	GLASS	REFLECTIVE	CLEAR	1/2" x 24" x 48"	GLASS	REFLECTIVE	CLEAR
4	ALUMINUM	SMOOTH	SILVER	1/2" x 24" x 48"	ALUMINUM	SMOOTH	SILVER	1/2" x 24" x 48"	ALUMINUM	SMOOTH	SILVER
5	BRICK	SMOOTH	RED	1/2" x 4" x 8"	BRICK	SMOOTH	RED	1/2" x 4" x 8"	BRICK	SMOOTH	RED
6	CONCRETE	SMOOTH	GRAY	4" x 8" x 16"	CONCRETE	SMOOTH	GRAY	4" x 8" x 16"	CONCRETE	SMOOTH	GRAY
7	GLASS	REFLECTIVE	CLEAR	1/2" x 24" x 48"	GLASS	REFLECTIVE	CLEAR	1/2" x 24" x 48"	GLASS	REFLECTIVE	CLEAR
8	ALUMINUM	SMOOTH	SILVER	1/2" x 24" x 48"	ALUMINUM	SMOOTH	SILVER	1/2" x 24" x 48"	ALUMINUM	SMOOTH	SILVER
9	BRICK	SMOOTH	RED	1/2" x 4" x 8"	BRICK	SMOOTH	RED	1/2" x 4" x 8"	BRICK	SMOOTH	RED
10	CONCRETE	SMOOTH	GRAY	4" x 8" x 16"	CONCRETE	SMOOTH	GRAY	4" x 8" x 16"	CONCRETE	SMOOTH	GRAY
11	GLASS	REFLECTIVE	CLEAR	1/2" x 24" x 48"	GLASS	REFLECTIVE	CLEAR	1/2" x 24" x 48"	GLASS	REFLECTIVE	CLEAR
12	ALUMINUM	SMOOTH	SILVER	1/2" x 24" x 48"	ALUMINUM	SMOOTH	SILVER	1/2" x 24" x 48"	ALUMINUM	SMOOTH	SILVER
13	BRICK	SMOOTH	RED	1/2" x 4" x 8"	BRICK	SMOOTH	RED	1/2" x 4" x 8"	BRICK	SMOOTH	RED
14	CONCRETE	SMOOTH	GRAY	4" x 8" x 16"	CONCRETE	SMOOTH	GRAY	4" x 8" x 16"	CONCRETE	SMOOTH	GRAY
15	GLASS	REFLECTIVE	CLEAR	1/2" x 24" x 48"	GLASS	REFLECTIVE	CLEAR	1/2" x 24" x 48"	GLASS	REFLECTIVE	CLEAR
16	ALUMINUM	SMOOTH	SILVER	1/2" x 24" x 48"	ALUMINUM	SMOOTH	SILVER	1/2" x 24" x 48"	ALUMINUM	SMOOTH	SILVER
17	BRICK	SMOOTH	RED	1/2" x 4" x 8"	BRICK	SMOOTH	RED	1/2" x 4" x 8"	BRICK	SMOOTH	RED
18	CONCRETE	SMOOTH	GRAY	4" x 8" x 16"	CONCRETE	SMOOTH	GRAY	4" x 8" x 16"	CONCRETE	SMOOTH	GRAY

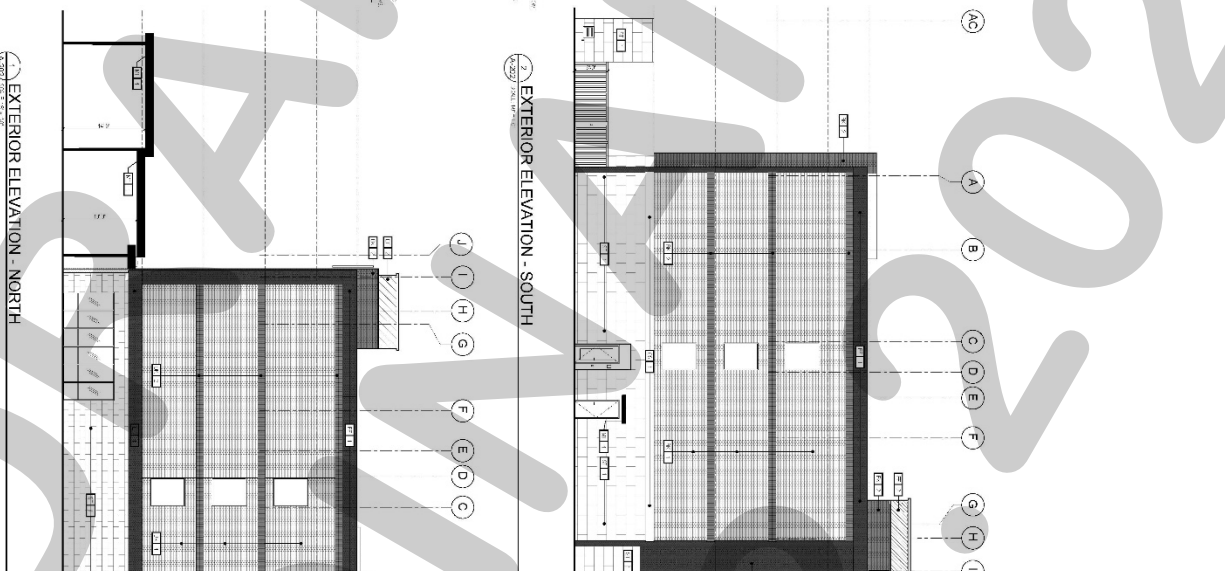
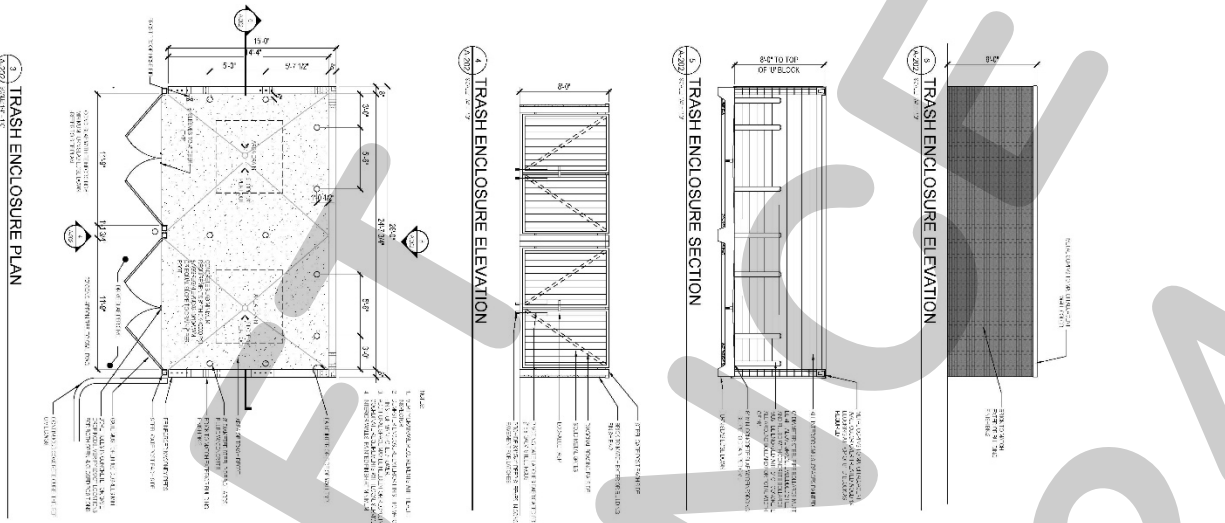
FINISH KEY:

- 1. BRICK
- 2. CONCRETE
- 3. GLASS
- 4. ALUMINUM
- 5. BRICK
- 6. CONCRETE
- 7. GLASS
- 8. ALUMINUM
- 9. BRICK
- 10. CONCRETE
- 11. GLASS
- 12. ALUMINUM
- 13. BRICK
- 14. CONCRETE
- 15. GLASS
- 16. ALUMINUM
- 17. BRICK
- 18. CONCRETE

ARCHITECTURAL ELEMENTS INCORPORATED INTO THE BUILDING DESIGN FOR EACH FACADE:

1. CORNICE AND BALCONY RAILINGS
2. MODULAR SIGNAGE
3. CLIMATE CONTROL
4. INSULATION AND SOUND BARRIER
5. ENERGY EFFICIENT LIGHTING

Exhibit 'C': Building Elevations



BUILDING ELEVATION AREAS									
AREA	FINISH	AREA	FINISH	AREA	FINISH	AREA	FINISH	AREA	FINISH
1	CONCRETE	2	BRICK	3	GLASS	4	WOOD	5	STEEL
6	ALUMINUM	7	PAINT	8	ROOFING	9	LANDSCAPE	10	UTILITY

FINISH KEY

1. CONCRETE
2. BRICK
3. GLASS
4. WOOD
5. STEEL
6. ALUMINUM
7. PAINT
8. ROOFING
9. LANDSCAPE
10. UTILITY

GENERAL NOTES

- SEE ARCHITECTURAL SPECIFICATIONS FOR MATERIALS AND FINISHES.
- ALL DIMENSIONS ARE IN FEET AND INCHES.
- REFER TO OTHER SHEETS FOR DETAILS.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL AND STATE CODES.
- VERIFY ALL CONDITIONS BEFORE CONSTRUCTION.
- PROTECT EXISTING CONDITIONS.
- MAINTAIN ACCESS TO ADJACENT PROPERTIES.
- INSTALL CURBS AND GUTTERS AS SHOWN.
- PROVIDE PROPER DRAINAGE.
- INSTALL AND MAINTAIN PROPER VENTILATION.
- PROTECT ELECTRICAL AND MECHANICAL SYSTEMS.



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

DATE: November 12, 2024

APPLICANT: Jim Joyce; *JFI Series 1, LLC.*

CASE NUMBER: Z2024-050; *Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision*

SUMMARY

Hold a public hearing to discuss and consider a request by Jim Joyce on behalf of JFI Series 1, LLC for the approval of a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* on a 0.1340-acre parcel of land identified as Lot 5A-R of the R. S. Lofland Addition, City of Rockwall, Rockwall County, Texas, zoned Two-Family (2F) District, generally located on the west side of Bost Street north of the intersection of St. Mary's Street and Bost Street, and take any action necessary.

BACKGROUND

The subject property was annexed prior to 1911 based on the April 1911 Sanborn Maps. According to the City's historic zoning maps, the subject property was zoned Two-Family (2F) District as of January 3, 1972. On June 8, 2000, the subject property was platted as Lot 5A-R of the R.S. Lofland Addition. The subject property has remained vacant and zoned Two Family (2F) District.

PURPOSE

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

ADJACENT LAND USES AND ACCESS

The subject property is located on the west side of Bost Street, north of the intersection of St. Mary's and Bost Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is one (1) parcel of land (*i.e. 501 S. Fannin Street*) developed with a parking lot and two (2) parcels of land (*i.e. 505 & 507 S. Fannin Street*) developed with single-family homes. These properties are zoned Two Family (2F) District and are part of the R.S. Lofland Subdivision. Beyond this is Storrs Street, which is identified as a R2 (*i.e. residential, two (2) lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this are two (2) parcels of land (*i.e. 406 Star Street and 411 S. Fannin Street*) developed with single-family homes and zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property is a vacant parcel of land (*i.e. Lot 6A-R of the R.S. Lofland Addition*). Beyond this is a parcel of land (*i.e. 517 S. Fannin Street*) that is developed with a single-family home. Both of these properties are zoned Two Family (2F) District. South of this is St. Mary's Street, which is classified as a R2 (*i.e. residential, two (2) lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Alexander Subdivision, which is situated on 1.22-acres, consists of six (6) homes, and is zoned Single-Family 7 (SF-7) District.

East: Directly east of the subject property is Bost Street, which is classified as a *R2 (i.e. residential, two (2) lane, undivided roadway)* on the City’s Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Bishop Second Addition, which is situated on 2.20-acres and consists of eight (8) properties. East of this is a parcel of land (*i.e. Lot 4, Block A, Mac #1 Addition*). All of these properties are zoned Two Family (2F) District.

West: Directly west of the subject property is one (1) parcel of land (*i.e. 509 S. Fannin Street*) that is zoned Two-Family (2F) District and is developed with a duplex. Beyond this is S. Fannin Street, which is classified as a *Minor Collector* on the City’s Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. West of this is a parcel of land (*i.e. Lot 1, Block A, W.E. Campbell Addition*) developed with a assisted living facility (*i.e. Rockwall Nursing Center*). This property is zoned Multi-Family 14 (MF-14) District.

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

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as “(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out.” An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as “...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years.” In this case, the subject property is situated within 500-feet of the Bishop Second Addition, the Alexander Addition, and the Eppstein Addition, all of which have been in existence for more than ten (10) years, consist of more than five (5) lots, and are considered to be 100.00% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being within 500-feet of an established subdivision and being zoned Two Family (2F) District, requires a Specific Use Permit (SUP).

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

Housing Design and Characteristics	Existing Housing surrounding Bost Street	Proposed Housing
Building Height	One (1) Story	Two (2) Story
Building Orientation	All of the homes are oriented toward the street they are built along.	The front elevation of the home will face Bost Street
Year Built	1965 - 1985	N/A
Building SF on Property	958 SF – 9,804 SF	3,446 SF
Building Architecture	Mostly Single-Family Homes, Three (3) Duplexes, and One (1) Commercial Lot	Comparable Architecture to the Surrounding New Single-Family Homes and Duplexes
Building Setbacks:		
Front	Estimated Between 20-Feet and 35-Feet	20-Feet
Side	Estimated between zero (0) and greater than ten (10) feet.	6-Feet
Rear	The rear yard setbacks appear to be greater than ten (10) feet.	Greater Than Ten (10) Feet
Building Materials	Brick and Siding	Board & Batten Siding and Brick
Paint and Color	Red, White, Tan, Yellow, Green, and Blue	N/A
Roofs	Composite & Asphalt Shingles	Composite Shingle
Driveways/Garages	Driveways all front the same street the single-family home faces. Front-facing and some with no garages.	The proposed garages will be located two (2) feet in front of the front façade of the home.

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

- (1) Anti-Monotony Standards. According to Subsection 03.01(D), *Anti-Monotony*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the front building elevations of a home shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or thoroughfares shall not repeat without at least five (5) intervening homes of differing appearance. Identical building material blends and colors may not occur on adjacent (side by-side) properties. Homes are considered to differ in appearance if any three (3) elements are different:
 - (a) The number of stories of the home.
 - (b) The garage location/orientation on the home.
 - (c) The roof type and layout of the home.
 - (d) The articulation of the front façade of the home.

Although the applicant's request does not fully meet the anti-monotony requirements, staff should point out that it does appear to meet the spirit and intent of the ordinance. Specifically, the applicant has chosen two (2) differentiating elements between the subject property and the adjacent lot, which are the roof layouts and articulation of the front façade of the home; however, this will require discretionary approval from the City Council pending a recommendation from the Planning and Zoning Commission.

- (2) Garage. According to Subsection 04.01(B), *Lots Less Than Five Acres*, of Article 06, *Parking and Loading*, garages located in duplex districts must be located 20-feet behind the front façade of the building. In the current request, the garage is approximately two (2) feet in front of the front façade of the home. While this is not uncharacteristic of the surrounding area, this will be a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

If approved as part of the Specific Use Permit (SUP) request, the Planning and Zoning Commission and City Council will be waiving these requirements. With the exception of these deviations from the *General Residential District Development Standards*, the rest of the request does appear to be in conformance with the density and dimensional requirements stipulated by the Unified Development Code (UDC).

For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the subject property, staff has provided photos of the properties surrounding Bost Street and the proposed building elevations in the attached packet. The approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission and a finding that the proposed house will not have a negative impact on the existing subdivision.

NOTIFICATIONS

On October 22, 2024, staff mailed 120 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Bent Creek Condos and Highridge Estates Homeowner's Associations (HOAs), which were the only HOAs within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was written, staff had not received any notices back regarding the applicant's request.

CONDITIONS OF APPROVAL

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

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) Development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of the draft ordinance.
 - (b) Construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of the draft ordinance; and,
 - (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



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

BOST

SUBDIVISION

LOFLAND SUBDIVISION BF BOYD SR

LOT

5AR

BLOCK

GENERAL LOCATION

SURVY ABSTRACT 14

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

2F

CURRENT USE

PROPOSED ZONING

2F

PROPOSED USE

2F DUALFD

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

JIM JOYCE JFI SERVICES LLC

APPLICANT

JIM JOYCE

CONTACT PERSON

JIM JOYCE

CONTACT PERSON

SAME

ADDRESS

453 CREEK CROSSING LN

ADDRESS

CITY, STATE & ZIP

ROYSE CITY TX 75189

CITY, STATE & ZIP

PHONE

972-849-1034

PHONE

E-MAIL

Jim@JimJoyceHomes.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

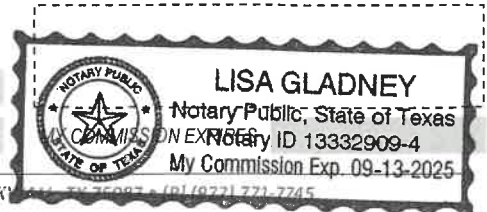
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jim Joyce [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18 DAY OF OCTOBER 2024 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 DAY OF OCTOBER 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



0 5 10 20 30 40 Feet

Z2024-050: Specific Use Permit (SUP) for a Residential Infill Lot 5AR



2F

BOST ST

Case Location Map = 



City of Rockwall

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

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

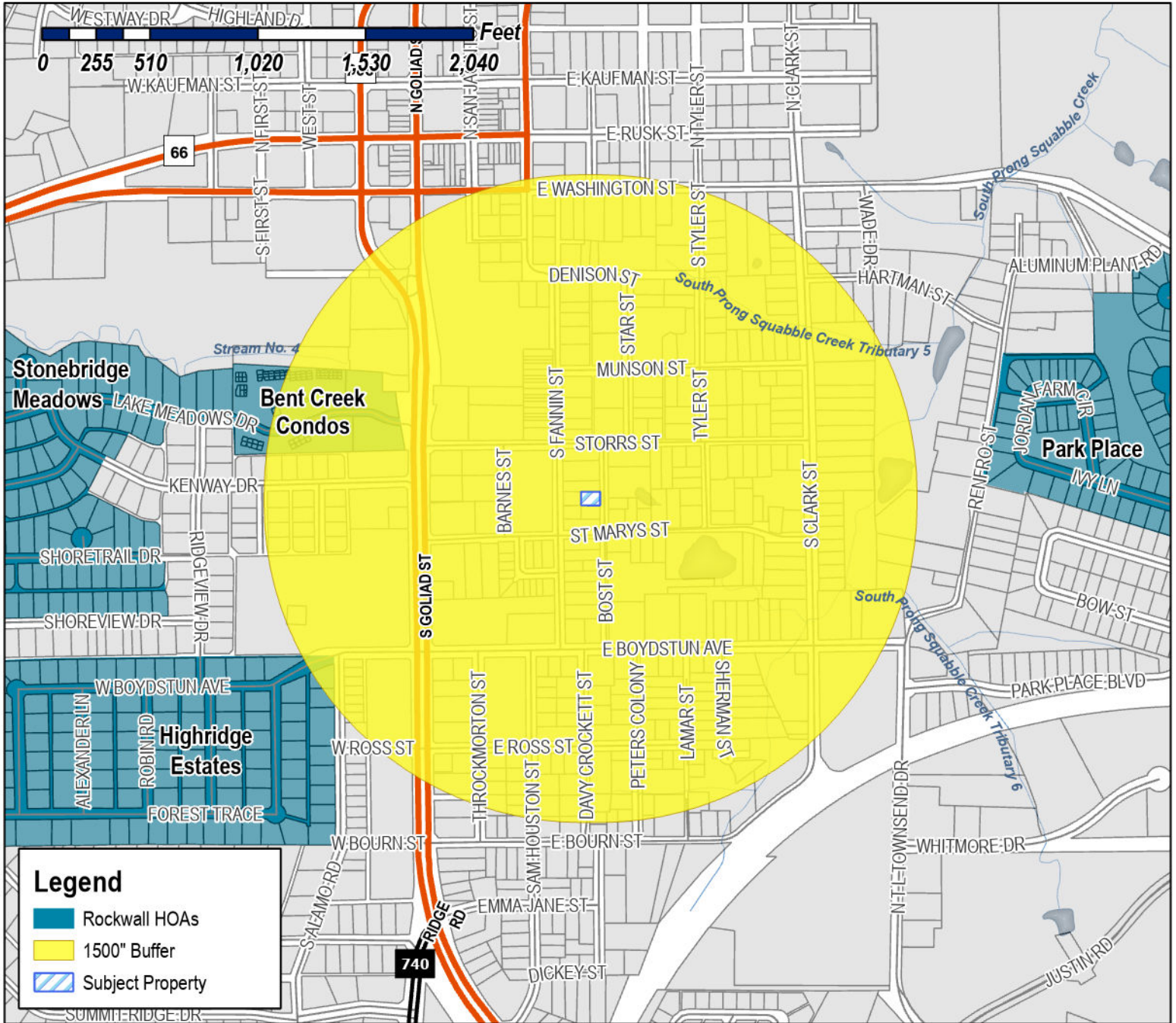




City of Rockwall

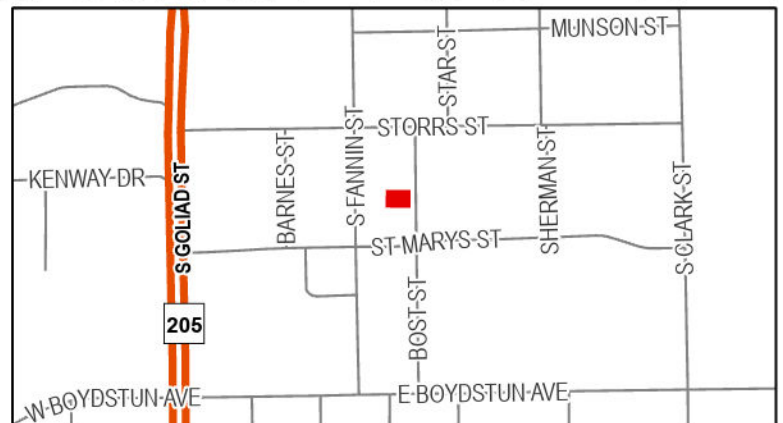
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2024-050
Case Name: Specific Use Permit (SUP) for Residential Infill
Case Type: Zoning
Zoning: Two Family (2F) District
Case Address: Lot 5AR

Date Saved: 10/18/2024
 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 [Z2024-050]
Date: Wednesday, October 23, 2024 2:28:40 PM
Attachments: [Public Notice \(P&Z\) \(10.22.2024\).pdf](#)
[HOA Map \(10.23.2024\).pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [Friday, October 25, 2024](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, November 12, 2024 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, November 18, 2024 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

-
Z2024-050: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Jim Joyce on behalf of JFI Series 1, LLC for the approval of a [Specific Use Permit \(SUP\)](#) for Residential Infill Adjacent to an Established Subdivision on a 0.1340-acre parcel of land identified as Lot 5A-R of the Lofland Addition, City of Rockwall, Rockwall County, Texas, zoned Two-Family (2F) District, generally located on the west side of Bost Street north of the intersection of St. Mary's Street and Bost Street, and take any action necessary.

Thank you,

Melanie Zavala

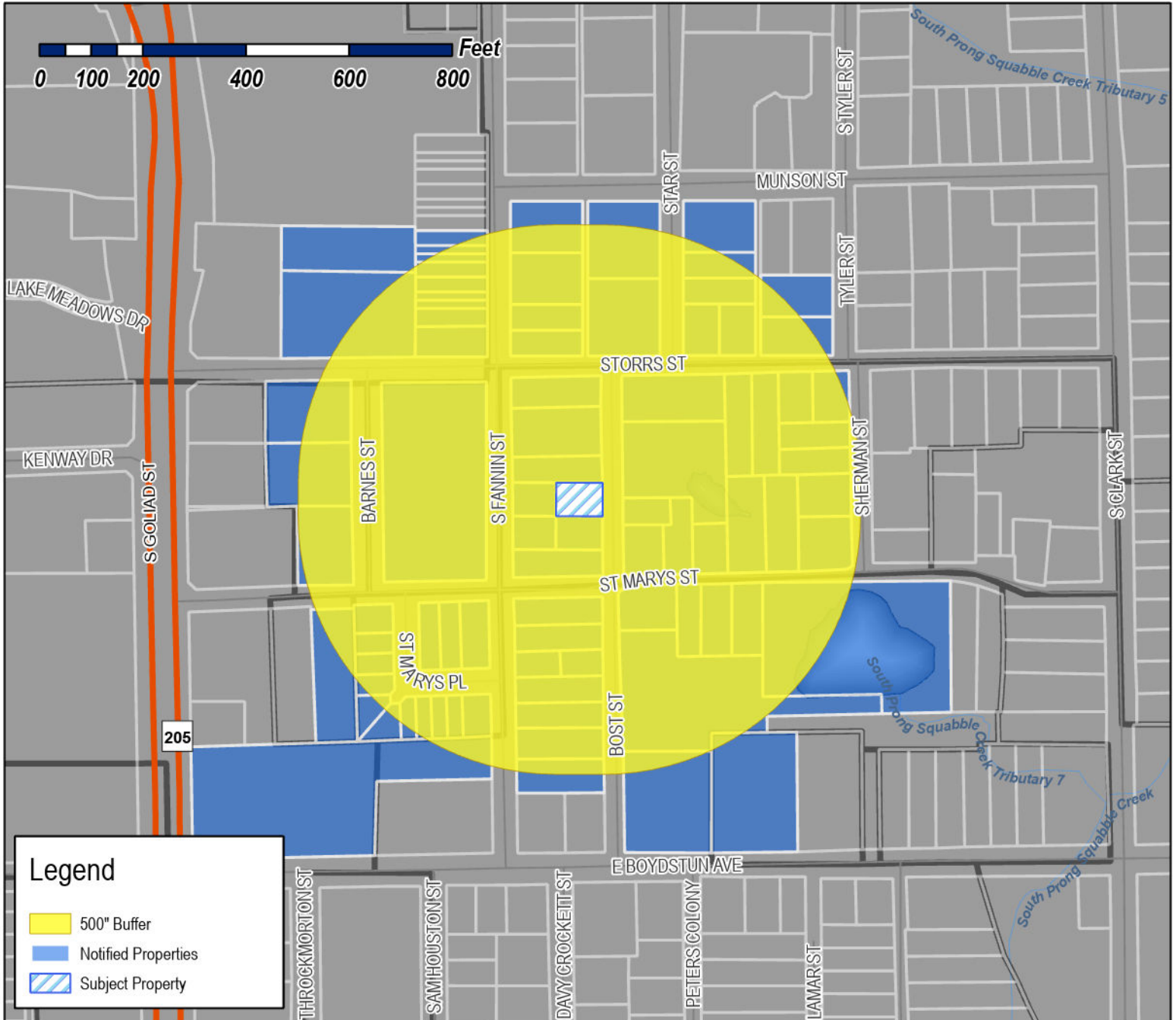
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](#)
972-771-7745 Ext. 6568



City of Rockwall

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

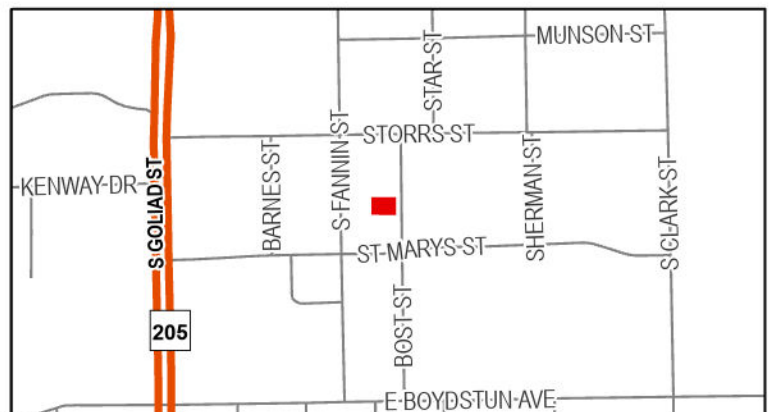
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Case Number: Z2024-050
Case Name: Specific Use Permit (SUP) for Residential Infill
Case Type: Zoning
Zoning: Two Family (2F) District
Case Address: Lot 5AR

Date Saved: 10/18/2024

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



RESIDENT
108 ST MARY
ROCKWALL, TX 75087

EGAN ASHLEY
109 ST MARY ST
ROCKWALL, TX 75087

LINDLEY ROBERT AND SHERRY
109 ST MARYS STREET
ROCKWALL, TX 75087

LAKEPOINTE ENTERPRISES LLC
1309 MORAIN PL
HEATH, TX 75032

LAKEPOINTE ENTERPRISES LLC
1309 MORAIN PL
HEATH, TX 75032

HEATH RENTAL PROPERTIES LLC
1309 MORAIN PLACE
HEATH, TX 75032

HEATH RENTAL PROPERTIES LLC
1309 MORAIN PLACE
HEATH, TX 75032

THURSTON-KAHLE CHERYL
145 WESTWOOD DR
ROCKWALL, TX 75032

THURSTON-KAHLE CHERYL
145 WESTWOOD DR
ROCKWALL, TX 75032

PIERATT ALAN & MELODY
1540 MEADOWS CIR
ROCKWALL, TX 75087

PRITCHARD GARY W & DONNA C
1610 SHORES BLVD
ROCKWALL, TX 75087

PRITCHARD GARY W & DONNA C
1610 SHORES BLVD
ROCKWALL, TX 75087

PRITCHARD GARY W & DONNA C
1610 SHORES BLVD
ROCKWALL, TX 75087

PLISKA KAREN
1685 PLUMMER DR
ROCKWALL, TX 75087

ROGERS JOE FRANK
1829 KELLY LN
ROCKWALL, TX 75087

HEAD TIM
1884 TAHOE DRIVE
ROCKWALL, TX 75087

MORGENSTERN CHRISTIAN
1957 E. FM 550
ROCKWALL, TX 75032

RICKARDS NATALIE
202 ST MARY'S PL
ROCKWALL, TX 75087

MOORE GLEN & JACKIE
2026 SUNNY CIR
ROCKWALL, TX 75032

FALONE MARY ELLEN
204 ST MARYS PL
ROCKWALL, TX 75087

RESIDENT
205 ST MARYS PL
ROCKWALL, TX 75087

MORKEN PETER & GAY ANDERSON
GILMA L MORKEN LIFE ESTATE
206 SAINT MARYS PL
ROCKWALL, TX 75087

RESIDENT
210 ST MARYS PL
ROCKWALL, TX 75087

COLLICHIO KIMBERLY ANN
210 RAINBOW CIR
ROCKWALL, TX 75032

CROSS RICK D & KIMBERLY
210 RAINBOW CIR
ROCKWALL, TX 75032

CROSS RICK D & KIMBERLY
210 RAINBOW CIR
ROCKWALL, TX 75032

RESIDENT
212 ST MARYS PL
ROCKWALL, TX 75087

RESIDENT
214 ST MARYS PL
ROCKWALL, TX 75087

RESIDENT
216 ST MARYS PL
ROCKWALL, TX 75087

CHANNELL ALEXANDER B & LEYLA M BATTISTA-
CHANNELL
218 SAINT MARYS PL
ROCKWALL, TX 75087

RESIDENT
219 ST MARYS PL
ROCKWALL, TX 75087

MCGEE DWONE
220 ST MARYS PL
ROCKWALL, TX 75087

RESIDENT
221 ST MARYS PL
ROCKWALL, TX 75087

THOMPSON MAVIS Y
222 ST MARYS PLACE
ROCKWALL, TX 75087

RESIDENT
223 ST MARYS PL
ROCKWALL, TX 75087

VIZCAINO-LEPE SINUHE
22710 1ST DRIVE SE
BOTHELL, WA 98021

SPAMPINATO MICHELE AND KACI D
300 MUNSON ST
ROCKWALL, TX 75087

ZYLKA JOE AND
RAY SPERRING
3021 RIDGE ROAD A66
ROCKWALL, TX 75032

HORTON DARJUAN CORTEZ AND NATALIE
3042 LONGHORN LN
ROCKWALL, TX 75087

MCKINNEY TERRY WAYNE
308 MUNSON ST
ROCKWALL, TX 75087

MCKINNEY TERRY W & LINDA A
308 MUNSON ST
ROCKWALL, TX 75087

CULLINS JAMES &
SHARON DAY
315 S FANNIN
ROCKWALL, TX 75087

RESIDENT
402 MUNSON ST
ROCKWALL, TX 75087

RESIDENT
402-502 STORRS ST
ROCKWALL, TX 75087

COOK RENE COMPTON
403 STAR ST
ROCKWALL, TX 75087

COOK KASHONDRA RENE
405 STAR ST
ROCKWALL, TX 75087

RESIDENT
406 S FANNIN ST
ROCKWALL, TX 75087

DAFFRON JORDAN RENICK
406 S FANNIN STREET #B
ROCKWALL, TX 75087

BKN REALTY LLC
406 STAR ST
ROCKWALL, TX 75087

LECOUR CARY &
MARISA SCHEXNAYDER
406 TYLER ST
ROCKWALL, TX 75087

RESIDENT
407 S FANNIN ST
ROCKWALL, TX 75087

WANDERER KATHY L
408 S FANNIN ST APT D
ROCKWALL, TX 75087

RESIDENT
408 S FANNIN ST
ROCKWALL, TX 75087

MARLOW SHIRLEY A
409 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
410 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
411 S FANNIN ST
ROCKWALL, TX 75087

JFI SERIES 1 (BOST 5A-R), LLC A SERIES OF JFI JFI
SERIES LLC
453 CREEK CROSSING LN
ROYSE CITY, TX 75189

JFI SERIES 1 (BOST 6A-R), LLC A SERIES OF JFI
SERIES LLC
453 CREEK CROSSING LN
ROYSE CITY, TX 75189

CONFIDENTIAL
4595 E FM 552
ROCKWALL, TX 75087

RESIDENT
500-502 SHERMAN ST
ROCKWALL, TX 75087

GRUBBS JOHN W
501 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
501 S FANNIN ST
ROCKWALL, TX 75087

VANILLA BEAN PROPERTIES SERIES LLC
501 STORRS STREET
ROCKWALL, TX 75087

RESIDENT
504 STORRS ST
ROCKWALL, TX 75087

MERRITT CRAIG
504 BARNES ST
ROCKWALL, TX 75087

RESIDENT
504-506 SHERMAN ST
ROCKWALL, TX 75087

VELEZ HENRRY AND CEDYS
505 S FANNIN ST
ROCKWALL, TX 75087

HARBISON LLOYD
505 SAINT MARY ST
ROCKWALL, TX 75087

MECA PHILIPPE
505 STORRS ST
ROCKWALL, TX 75087

BAXTER C STEPHEN AND SHAWN RENAE
506 BARNES STREET
ROCKWALL, TX 75087

RESIDENT
507 ST MARYS ST
ROCKWALL, TX 75087

MCDONALD MICHAEL & CARA
507 BOST STREET
ROCKWALL, TX 75087

RESIDENT
507 E BOYDSTUN AVE
ROCKWALL, TX 75087

SALINAS ANTONIO & ELISA
507 S FANNIN ST
ROCKWALL, TX 75087

UNRUH JON CLINT AND SHANNON L
508 ST MARY ST
ROCKWALL, TX 75087

RESIDENT
509 ST MARYS ST
ROCKWALL, TX 75087

RESIDENT
509 STORRS ST
ROCKWALL, TX 75087

COLEMAN FREDY ORLANDO & SILVIA A
HERNANDEZ
509 BOST ST
ROCKWALL, TX 75087

RESIDENT
509 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
510 ST MARYS ST
ROCKWALL, TX 75087

RESIDENT
510-512 STORRS ST
ROCKWALL, TX 75087

RESIDENT
511 S FANNIN ST
ROCKWALL, TX 75087

WILLET CAROLINE G
511 SAINT MARY ST
ROCKWALL, TX 75087

RESIDENT
512 ST MARYS ST
ROCKWALL, TX 75087

2022 T A JOHNSON REVOCABLE TRUST
513 SAINT MARY ST
ROCKWALL, TX 75087

2022 T A JOHNSON REVOCABLE TRUST
513 SAINT MARY ST
ROCKWALL, TX 75087

RESIDENT
514-516 STORRS ST
ROCKWALL, TX 75087

RESIDENT
517 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
518-520 STORRS ST
ROCKWALL, TX 75087

WALDON CHRYSSTEEN & DAVID
601 BOST ST
ROCKWALL, TX 75087

RESIDENT
601 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
603 S FANNIN ST
ROCKWALL, TX 75087

GENTRY GENEVA
605 BOST ST
ROCKWALL, TX 75087

RESIDENT
605 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
605 S FANNIN ST
ROCKWALL, TX 75087

WILKERSON CLAUDE JR
606 SAINT MARY ST
ROCKWALL, TX 75087

RESIDENT
607 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
609 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
609 S GOLIAD
ROCKWALL, TX 75087

NONUS SHELLY REYNA AND THOMAS
611 FANNIN STREET
ROCKWALL, TX 75087

TANNER TRUDY LEANN
613 S FANNIN
ROCKWALL, TX 75087

NEXT ROCKWALL REALTY LLC
6444 N RIDGEWAY AVE
LINCOLNWOOD, IL 60712

NEXT ROCKWALL REALTY LLC
6444 N RIDGEWAY AVE
LINCOLNWOOD, IL 60712

NEXT ROCKWALL REALTY LLC
6444 N RIDGEWAY AVE
LINCOLNWOOD, IL 60712

HONEA ADAM AND LAURIE
670 COUNTY ROAD 3417
LEESBURG, TX 75451

HONEA ADAM AND LAURIE
670 COUNTY ROAD 3417
LEESBURG, TX 75451

TOVAR MARIO & HORTENCIA
8861 CR 2474
ROYSE CITY, TX 75189

GREENS CHRYSALIS TRUST
MAUREEN GREEN- TRUSTEE
945 BREEZY HILL LANE
ROCKWALL, TX 75087

GREENS CHRYSALIS TRUST
MAUREEN GREEN- TRUSTEE
945 BREEZY HILL LANE
ROCKWALL, TX 75087

504-506 SHERMAN, A SERIES OF STARK FAMILY
PROPERTIES, LLC
C/O ROBERT STARK 710 AGAPE CIR
ROCKWALL, TX 75087

514-516 STORRS A SERIES OF STARK FAMILY
PROPERTIES, LLC
C/O ROBERT STARK 710 AGAPE CIR
ROCKWALL, TX 75087

500-502 SHERMAN, A SERIES OF STARK FAMILY
PROPERTIES, LLC
C/O ROBERT STARK 710 AGAPE CIR
ROCKWALL, TX 75087

518-520 STORRS, A SERIES OF STARK FAMILY
PROPERTIES, LLC
C/O ROBERT STARK 710 AGAPE CIR
ROCKWALL, TX 75087

504-506 STORRS, A SERIES OF STARK FAMILY
PROPERTIES, LLC
C/O ROBERT STARK 710 AGAPE CIR
ROCKWALL, TX 75087

504-506 SHERMAN, A SERIES OF STARK FAMILY
PROPERTIES, LLC
C/O ROBERT STARK 710 AGAPE CIR
ROCKWALL, TX 75087

510-512 STORRS, A SERIES OF STARK FAMILY
PROPERTIES, LLC
C/O ROBERT STARK 710 AGAPE CIRCLE
ROCKWALL, TX 75087

POPE JOSHUA
P.O. BOX 2107
FORNEY, TX 75126

JUICEBOX HOLDINGS, LLC - SERIES 509A S
FANNIN
PO BOX 1835
ROWLETT, TX 75030

JUICEBOX HOLDINGS LLC- SERIES 511 S FANNIN
PO BOX 1835
ROWLETT, TX 75088

UNITED STATES POSTAL SERVICES
PO BOX 667160
DALLAS, TX 75266

PUBLIC NOTICE



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

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

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

Z2024-050: Specific Use Permit for a Residential Infill

Hold a public hearing to discuss and consider a request by Jim Joyce on behalf of JFI Series 1, LLC for the approval of a *Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision* on a 0.1340-acre parcel of land identified as Lot 5A-R of the Lofland Addition, City of Rockwall, Rockwall County, Texas, zoned Two-Family (2F) District, generally located on the west side of Bost Street north of the intersection of St. Mary's Street and Bost Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, November 12, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, November 18, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, November 18, 2024 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

----- PLEASE RETURN THE BELOW FORM -----

Case No. Z2024-050: Specific Use Permit for a Residential Infill

Please place a check mark on the appropriate line below:

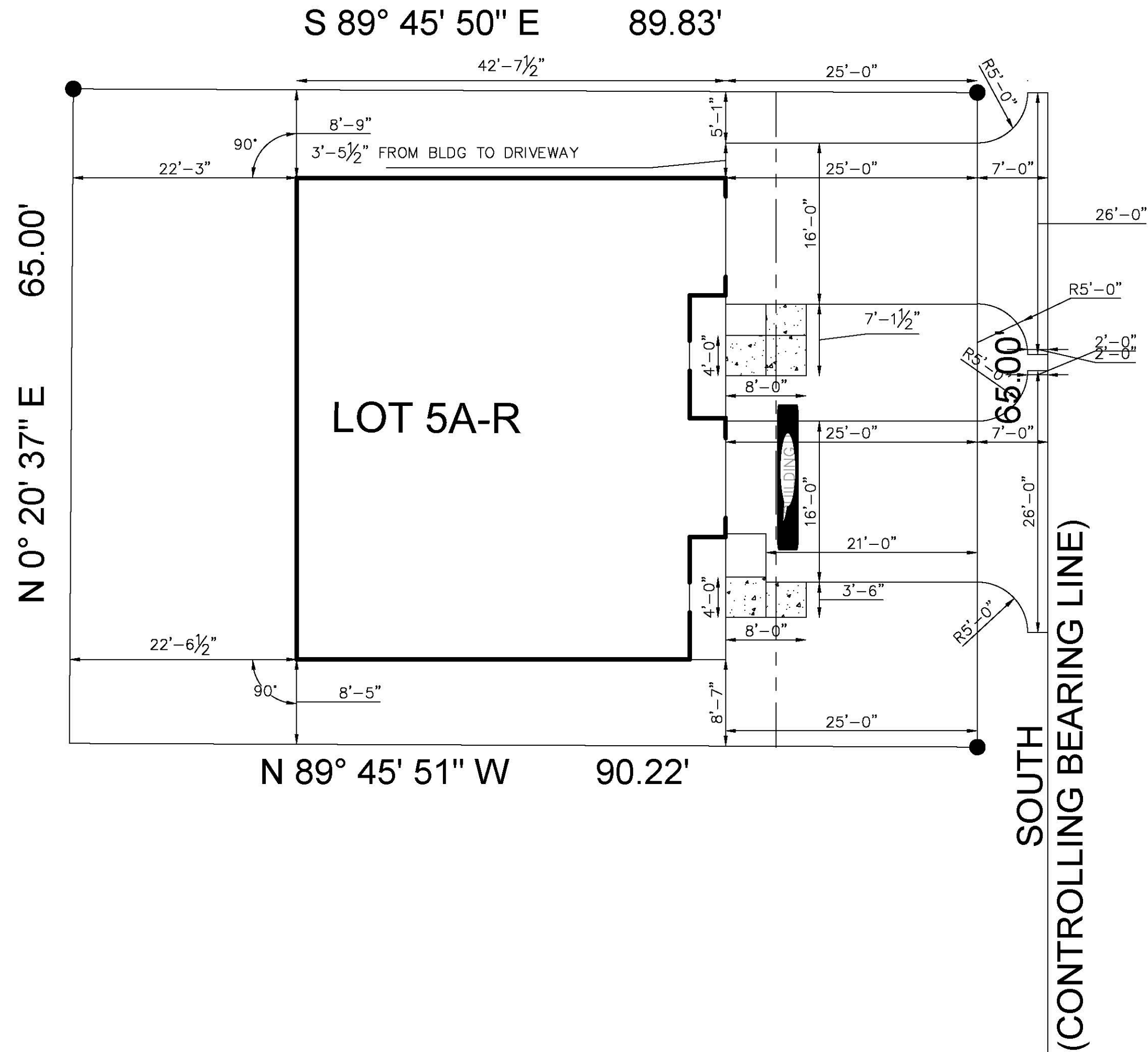
- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

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

Name:
Address:

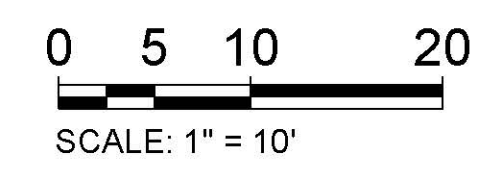
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written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

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



BOST ST.
 40' R.O.W.

FLATWORK AREA CALCULATIONS 5A-R	
DRIVEWAYS	781 SQ FT
APRONS	286 SQ FT
SIDEWALKS	74 SQ FT
TOTAL	1,141 SQ FT



Professional seal and title block area containing the name of the engineer and other project information.



FRONT ELEVATION 5AR

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



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-050

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
402-502 Storrs Street	Housing Authority	N/A	N/A	N/A	Brick and Siding
507 Bost Street	Single-Family Home	1985	1,796	144	Siding
509 Bost Street	Single-Family Home	1980	1,379	589	Siding
505 St. Mary's Street	Single-Family Home	1985	1,275	100	Siding
501 S. Fannin Street	Commercial Lot	1984	9,804	N/A	N/A
505 S. Fannin Street	Single-Family Home	1972	2,105	1032	Brick
507 S. Fannin Street	Single-Family Home	1965	958	N/A	Siding
509 A & B S. Fannin Street	Duplex	1975	2,127	N/A	Siding
511 & 513 S. Fannin Street	Duplex	1975	2,088	N/A	Siding
517 S. Fannin Street	Single-Family Home	1967	2,190	N/A	Siding
AVERAGES:		1976	2,636	466	



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-050

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



402-502 Storrs Street



507 Bost Street



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-050

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



509 Bost Street



505 St. Mary's Street



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-050

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



501 S. Fannin Street



505 S. Fannin Street



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-050

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



507 S. Fannin Street



509 A & B S. Fannin Street



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-050

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



511 & 513 S. Fannin Street



517 S. Fannin Street

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A DUPLEX ON A 0.1340-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 5A-R OF THE LOFLAND 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 Jim Joyce for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a duplex on a 0.1340-acre parcel of land identified as Lot 5A-R of the Lofland Addition, City of Rockwall, Rockwall County, Texas, zoned Two Family (2F) District land uses, generally located on the west side of Bost Street north of the intersection of St. Mary's Street and Bost Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.11, *Two-Family (2F) District*, of Article 05, *District Development Standards*, of the Unified Development Code

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

2.1 OPERATIONAL CONDITIONS

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

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

2.2 COMPLIANCE

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 2ND DAY OF DECEMBER, 2024.

Trace Johannesen, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: November 18, 2024

2nd Reading: December 2, 2024

**Exhibit 'A':
Location Map**

Address: West side of Bost Street and North of the intersection of St. Mary's Street and Bost Street

Legal Description: Lot 5A-R of the Lofland Addition



Exhibit 'B':
Residential Plot Plan

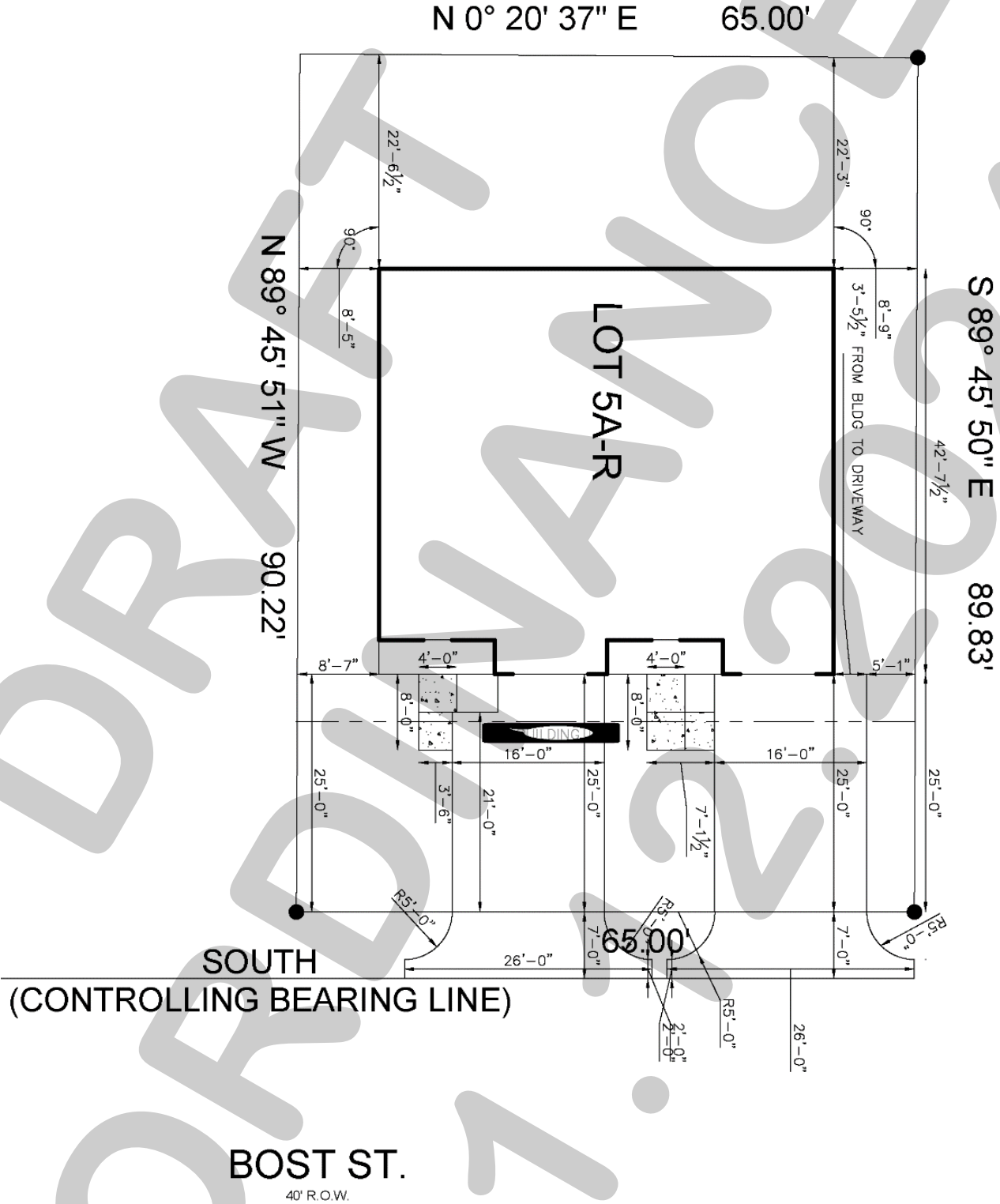
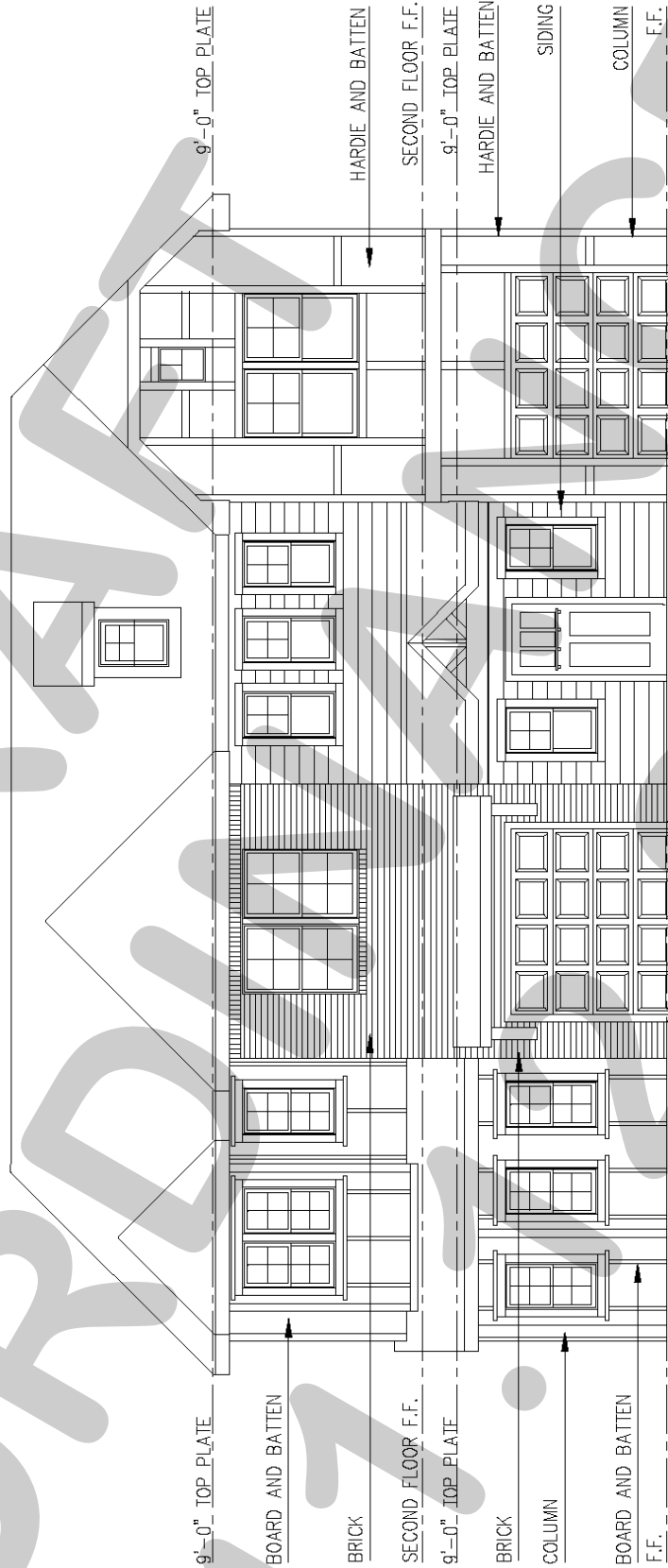


Exhibit 'C':
Building Elevations



FRONT ELEVATION 5AR

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



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

DATE: November 12, 2024

APPLICANT: Jim Joyce; *JFI Series 1, LLC.*

CASE NUMBER: Z2024-051; *Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision*

SUMMARY

Hold a public hearing to discuss and consider a request by Jim Joyce on behalf of JFI Series 1, LLC for the approval of a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* on a 0.1340-acre parcel of land identified as Lot 6A-R of the R. S. Lofland Addition, City of Rockwall, Rockwall County, Texas, zoned Two-Family (2F) District, generally located on the west side of Bost Street north of the intersection of St. Mary's Street and Bost Street, and take any action necessary.

BACKGROUND

The subject property was annexed prior to 1911 based on the April 1911 Sanborn Map. According to the City's historic zoning maps, the subject property was zoned Two-Family (2F) District as of January 3, 1972. On June 8, 2000, the subject property was platted as Lot 6A-R of the R.S. Lofland Addition. The subject property has remained vacant and zoned Two Family (2F) District.

PURPOSE

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

ADJACENT LAND USES AND ACCESS

The subject property is located west of Bost Street north of the intersection of St. Mary's and Bost Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a vacant parcel of land (*i.e. Lot 6A-R of the R.S. Lofland Addition*). Beyond this is one (1) parcel of land (*i.e. 501 S. Fannin Street*) developed with a parking lot and two (2) parcels of land (*i.e. 505 & 507 S. Fannin Street*) developed with single-family homes. These properties are zoned Two Family (2F) District and are part of the R.S. Lofland Subdivision. North of this is Storrs Street, which is identified as a R2 (*i.e. residential, two (2) lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is a parcel of land (*i.e. 517 S. Fannin Street*) which is developed with a single-family home. Both of these properties are zoned Two Family (2F) District. South of this is St. Mary's Street, which is classified as a R2 (*i.e. residential, two (2) lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Alexander Subdivision, which is situated on 1.22-acres, consists of six (6) homes, and is zoned Single-Family 7 (SF-7) District.

East: Directly east of the subject property is Bost Street, which is classified as a *R2 (i.e. residential, two (2) lane, undivided roadway)* on the City’s Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Bishop Second Addition, which is situated on 2.20-acres and consists of eight (8) properties. East of this is Sherman Street, which is classified as a *R2 (i.e. residential, two (2) lane, undivided roadway)* on the City’s Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is one (1) parcel of land (*i.e. 511 S. Fannin Street*) which is zoned Two-Family (2F) District and is developed with a single-family home. Beyond this is S. Fannin Street, which is classified as a *Minor Collector* on the City’s Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. West of this is a parcel of land (*i.e. Lot 1, Block A, W.E. Campbell Addition*) developed with a assisted living facility (*i.e. Rockwall Nursing Center*). This property is zoned Multi-Family 14 (MF-14) District.

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

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as “(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out.” An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as “...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years.” In this case, the subject property is situated within 500-feet of the Bishop Second Addition, the Alexander Addition, and the Eppstein Addition, all of which have been in existence for more than ten (10) years, consist of more than five (5) lots, and are considered to be 100.00% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being within 500-feet of an established subdivision and being zoned Two Family (2F) District, requires a Specific Use Permit (SUP).

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

Housing Design and Characteristics	Existing Housing surrounding Bost Street	Proposed Housing
Building Height	One (1) Story	Two (2) Story
Building Orientation	All of the homes are oriented toward the street they are built along.	The front elevation of the home will face Bost Street
Year Built	1965 - 1985	N/A
Building SF on Property	958 SF – 9,804 SF	3,446 SF
Building Architecture	Mostly Single-Family Homes, Three (3) Duplexes, and One (1) Commercial Lot	Comparable Architecture to the Surrounding New Single-Family Homes and Duplexes
Building Setbacks:		
Front	Estimated Between 20-Feet and 35-Feet	20-Feet
Side	Estimated between zero (0) and greater than ten (10) feet.	6-Feet
Rear	The rear yard setbacks appear to be greater than ten (10) feet.	Greater Than Ten (10) Feet
Building Materials	Brick and Siding	Board & Batten Siding and Brick
Paint and Color	Red, White, Tan, Yellow, Green, and Blue	N/A
Roofs	Composite & Asphalt Shingles	Composite Shingle
Driveways/Garages	Driveways all front the same street the single-family home faces. Front-facing and some with no garages.	The proposed garages will be located two (2) feet in front of the front façade of the home.

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

- (1) Anti-Monotony Standards. According to Subsection 03.01(D), *Anti-Monotony*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the front building elevations of a home shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or thoroughfares shall not repeat without at least five (5) intervening homes of differing appearance. Identical building material blends and colors may not occur on adjacent (side by-side) properties. Homes are considered to differ in appearance if any three (3) elements are different:
 - (a) The number of stories of the home.
 - (b) The garage location/orientation on the home.
 - (c) The roof type and layout of the home.
 - (d) The articulation of the front façade of the home.

Although the applicant's request does not fully meet the anti-monotony requirements, staff should point out that it does appear to meet the spirit and intent of the ordinance. Specifically, the applicant has chosen two (2) differentiating elements between the subject property and the adjacent lot which are the roof layouts and articulation of the front façade of the home; however, this will require discretionary approval from the City Council pending a recommendation from the Planning and Zoning Commission.

- (2) Garage. According to Subsection 04.01(B), *Lots Less Than Five Acres*, of Article 06, *Parking and Loading*, garages located in duplex districts must be located 20-feet behind the front façade of the building. In the current request, the garage is approximately two (2) feet in front of the front façade of the home. While this is not uncharacteristic of the surrounding area, this will be a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

If approved as part of the Specific Use Permit (SUP) request, the Planning and Zoning Commission and City Council will be waiving these requirements. With the exception of these deviations from the *General Residential District Development Standards*, the rest of the request does appear to be in conformance with the density and dimensional requirements stipulated by the Unified Development Code (UDC).

For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the subject property, staff has provided photos of the properties surrounding Bost Street and the proposed building elevations in the attached packet. The approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission and a finding that the proposed house will not have a negative impact on the existing subdivision.

NOTIFICATIONS

On October 22, 2024, staff mailed 124 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Bent Creek Condos and Highridge Estates Homeowner's Associations (HOAs), which were the only HOAs within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was written, staff had not received any notices back regarding the applicant's request.

CONDITIONS OF APPROVAL

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

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) Development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of the draft ordinance.
 - (b) Construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of the draft ordinance; and,
 - (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



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

BOST

SUBDIVISION

LOFLAND SUBDIVISION

LOT

6AR

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

2F

CURRENT USE

PROPOSED ZONING

2F

PROPOSED USE

2F (DUPLX)

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

JFI SERIES 2 LLC

APPLICANT

JTM JOYCE

CONTACT PERSON

Jim JOYCE

CONTACT PERSON

ADDRESS

4 53 CREEK CROSSING LN

ADDRESS

SAME

CITY, STATE & ZIP

ROYSIE CITY TX 75087

CITY, STATE & ZIP

PHONE

972-849-1034

PHONE

E-MAIL

Jim@JimJoyceHomes.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

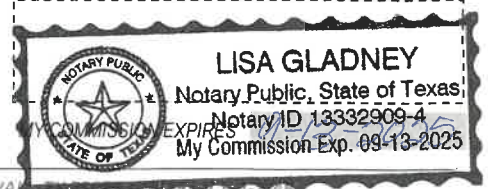
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jim JOYCE [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION, ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18 DAY OF OCTOBER, 2024 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 DAY OF OCTOBER, 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



0 5 10 20 30 40 Feet

Z2024-051: Specific Use Permit (SUP) for Residential Infill Lot 6AR



2F

BOST ST

Case Location Map = 



City of Rockwall

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

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

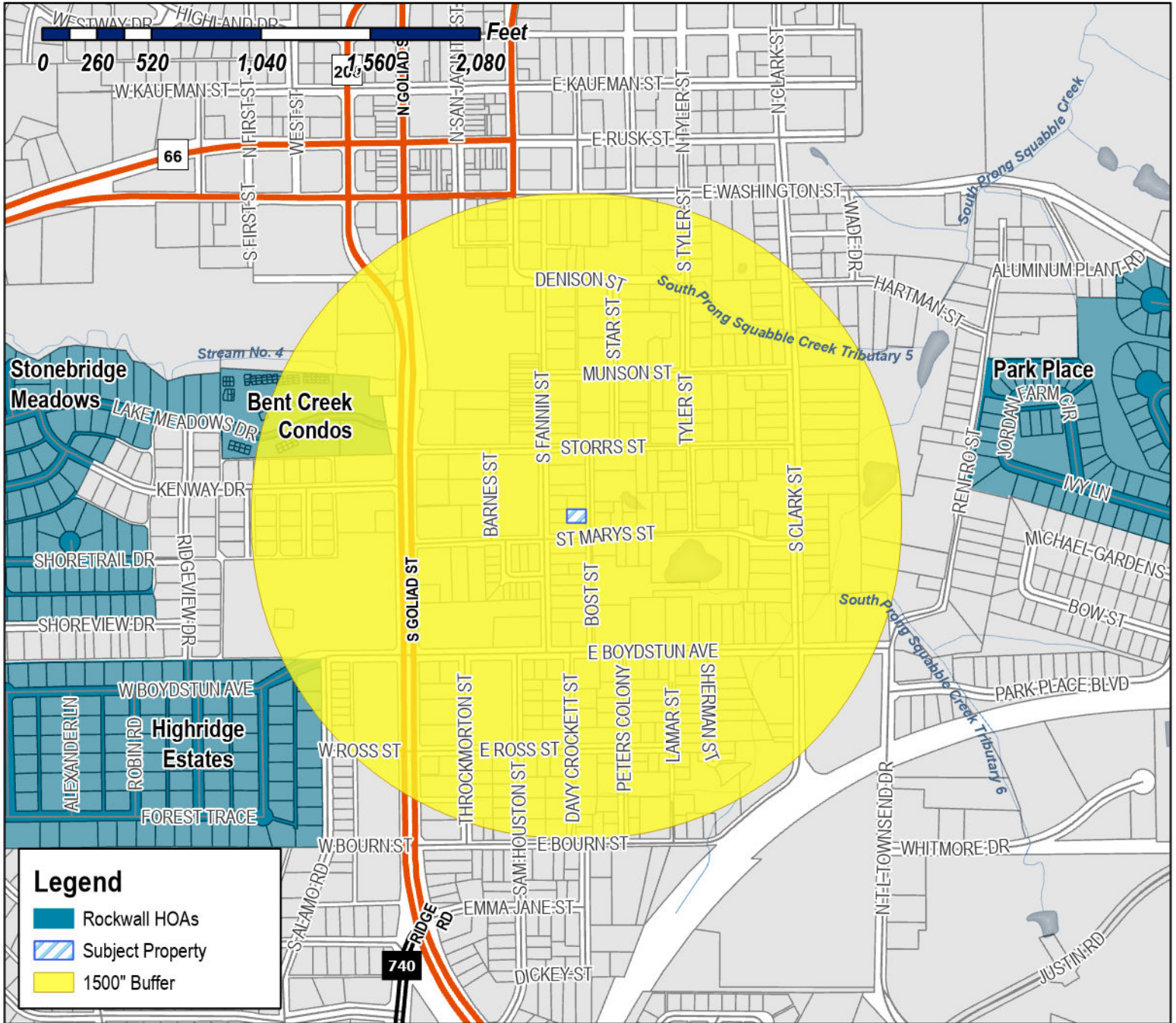




City of Rockwall

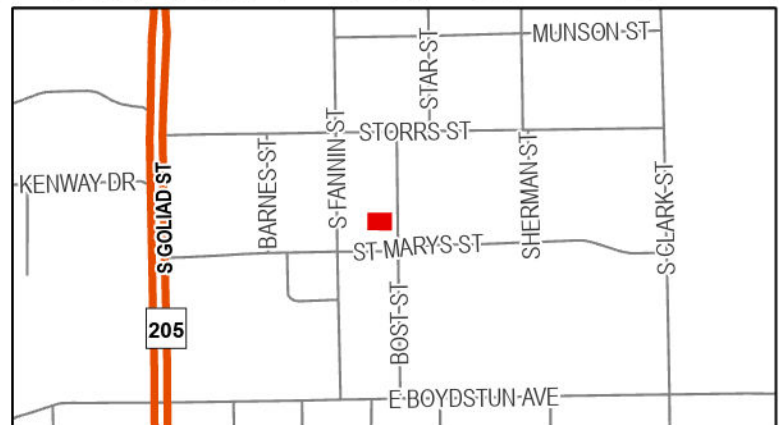
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Case Number: Z2024-051
Case Name: Specific Use Permit (SUP) for Residential Infill
Case Type: Zoning
Zoning: Two Family (2F) District
Case Address: Lot 6AR

Date Saved: 10/18/2024
 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 [Z2024-051]
Date: Wednesday, October 23, 2024 2:27:04 PM
Attachments: [HOA Map \(10.23.2024\).pdf](#)
[Public Notice \(P&Z\) \(10.22.2024\).pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [Friday, October 25, 2024](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, November 12, 2024 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, November 18, 2024 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

-
Z2024-051: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Jim Joyce on behalf of JFI Series 1, LLC for the approval of a [Specific Use Permit \(SUP\)](#) for Residential Infill Adjacent to an Established Subdivision on a 0.1340-acre parcel of land identified as Lot 6A-R of the Lofland Addition, City of Rockwall, Rockwall County, Texas, zoned Two-Family (2F) District, generally located on the west side of Bost Street north of the intersection of St. Mary's Street and Bost Street, and take any action necessary.

Thank you,

Melanie Zavala

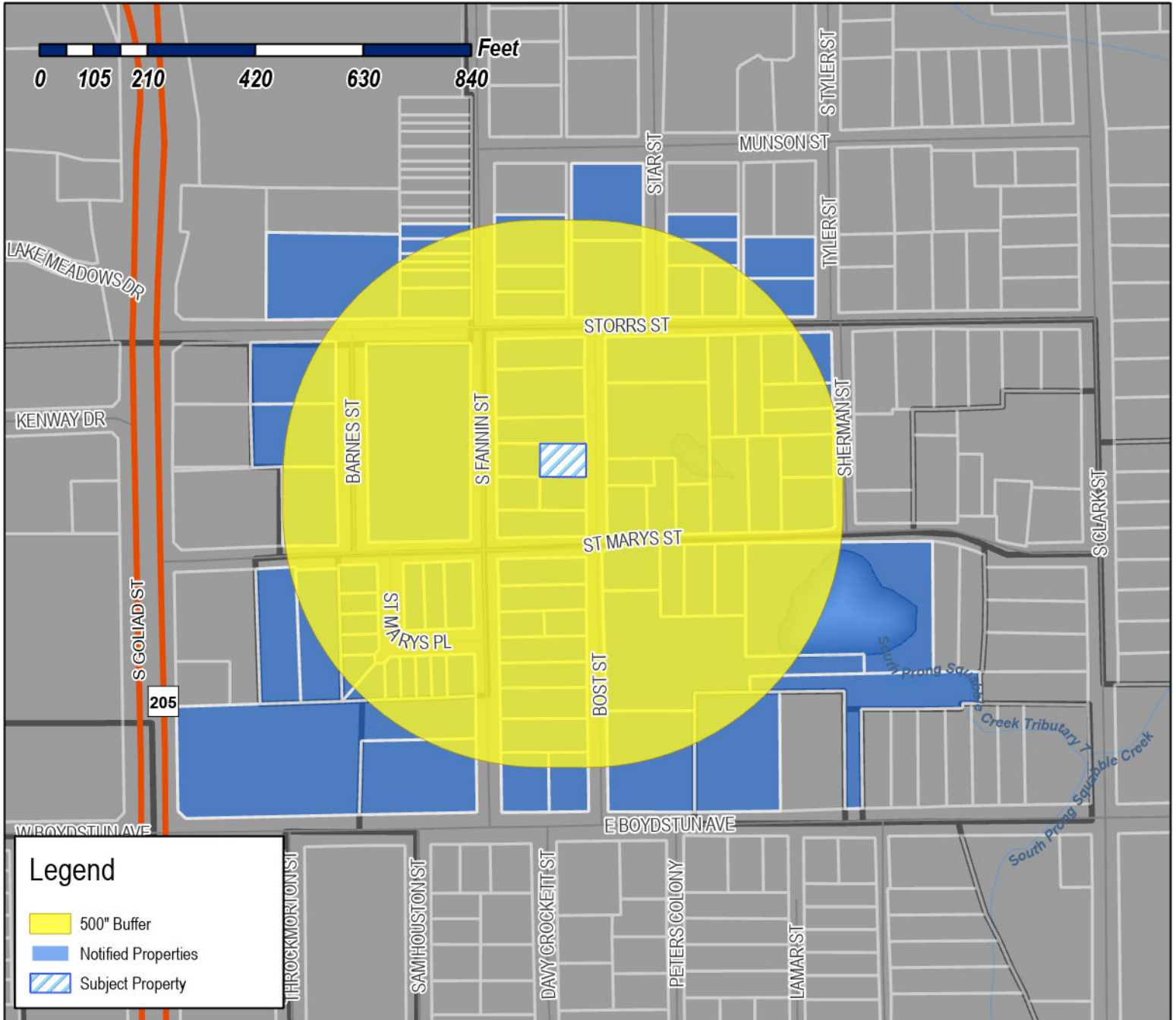
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](#)
972-771-7745 Ext. 6568



City of Rockwall

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

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Case Number: Z2024-051
Case Name: Specific Use Permit (SUP) for Residential Infill
Case Type: Zoning
Zoning: Two Family (2F) District
Case Address: Lot 6AR

Date Saved: 10/18/2024

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



RESIDENT
106 ST MARY
ROCKWALL, TX 75087

EGAN ASHLEY
109 ST MARY ST
ROCKWALL, TX 75087

LINDLEY ROBERT AND SHERRY
109 ST MARYS STREET
ROCKWALL, TX 75087

LAKEPOINTE ENTERPRISES LLC
1309 MORAIN PL
HEATH, TX 75032

LAKEPOINTE ENTERPRISES LLC
1309 MORAIN PL
HEATH, TX 75032

HEATH RENTAL PROPERTIES LLC
1309 MORAIN PLACE
HEATH, TX 75032

HEATH RENTAL PROPERTIES LLC
1309 MORAIN PLACE
HEATH, TX 75032

THURSTON-KAHLE CHERYL
145 WESTWOOD DR
ROCKWALL, TX 75032

THURSTON-KAHLE CHERYL
145 WESTWOOD DR
ROCKWALL, TX 75032

PIERATT ALAN & MELODY
1540 MEADOWS CIR
ROCKWALL, TX 75087

PRITCHARD GARY W & DONNA C
1610 SHORES BLVD
ROCKWALL, TX 75087

PLISKA KAREN
1685 PLUMMER DR
ROCKWALL, TX 75087

ROGERS JOE FRANK
1829 KELLY LN
ROCKWALL, TX 75087

HEAD TIM
1884 TAHOE DRIVE
ROCKWALL, TX 75087

NASUFI ZIKRI
1885 HILLCROFT DR
ROCKWALL, TX 75087

RESIDENT
201 STORRS ST
ROCKWALL, TX 75087

RICKARDS NATALIE
202 ST MARY'S PL
ROCKWALL, TX 75087

MOORE GLEN & JACKIE
2026 SUNNY CIR
ROCKWALL, TX 75032

FALONE MARY ELLEN
204 ST MARYS PL
ROCKWALL, TX 75087

RESIDENT
205 ST MARYS PL
ROCKWALL, TX 75087

MORKEN PETER & GAY ANDERSON
GILMA L MORKEN LIFE ESTATE
206 SAINT MARYS PL
ROCKWALL, TX 75087

RESIDENT
208 ST MARYS PL
ROCKWALL, TX 75087

RESIDENT
210 ST MARYS PL
ROCKWALL, TX 75087

COLLICHIO KIMBERLY ANN
210 RAINBOW CIR
ROCKWALL, TX 75032

CROSS RICK D & KIMBERLY
210 RAINBOW CIR
ROCKWALL, TX 75032

CROSS RICK D & KIMBERLY
210 RAINBOW CIR
ROCKWALL, TX 75032

RESIDENT
212 ST MARYS PL
ROCKWALL, TX 75087

RESIDENT
214 ST MARYS PL
ROCKWALL, TX 75087

RESIDENT
216 ST MARYS PL
ROCKWALL, TX 75087

CHANNELL ALEXANDER B & LEYLA M BATTISTA-
CHANNELL
218 SAINT MARYS PL
ROCKWALL, TX 75087

RESIDENT
219 ST MARYS PL
ROCKWALL, TX 75087

MCGEE DWONE
220 ST MARYS PL
ROCKWALL, TX 75087

RESIDENT
221 ST MARYS PL
ROCKWALL, TX 75087

THOMPSON MAVIS Y
222 ST MARYS PLACE
ROCKWALL, TX 75087

RESIDENT
223 ST MARYS PL
ROCKWALL, TX 75087

VIZCAINO-LEPE SINUHE
22710 1ST DRIVE SE
BOTHELL, WA 98021

ZYLKA JOE AND
RAY SPERRING
3021 RIDGE ROAD A66
ROCKWALL, TX 75032

HORTON DARJUAN CORTEZ AND NATALIE
3042 LONGHORN LN
ROCKWALL, TX 75087

RESIDENT
305 E BOYDSTUN AVE
ROCKWALL, TX 75087

MCKINNEY TERRY WAYNE
308 MUNSON ST
ROCKWALL, TX 75087

MCKINNEY TERRY W & LINDA A
308 MUNSON ST
ROCKWALL, TX 75087

PEOPLES J PHILIP AND
BILLY W PEOPLES JR
311 HIGHLAND DRIVE
ROCKWALL, TX 75087

CULLINS JAMES &
SHARON DAY
315 S FANNIN
ROCKWALL, TX 75087

JORDAN ERICK DEAN AND LAKESHA
401 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
403 E BOYDSTUN AVE
ROCKWALL, TX 75087

COOK RENE COMPTON
403 STAR ST
ROCKWALL, TX 75087

COOK KASHONDRA RENE
405 STAR ST
ROCKWALL, TX 75087

RESIDENT
406 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
406 S TYLER ST
ROCKWALL, TX 75087

BKN REALTY LLC
406 STAR ST
ROCKWALL, TX 75087

LECOUR CARY &
MARISA SCHEXNAYDER
406 TYLER ST
ROCKWALL, TX 75087

RESIDENT
407 S FANNIN ST
ROCKWALL, TX 75087

WANDERER KATHY L
408 S FANNIN ST APT D
ROCKWALL, TX 75087

RESIDENT
408 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
408 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
408 S FANNIN ST
ROCKWALL, TX 75087

MARLOW SHIRLEY A
409 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
410 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
411 S FANNIN ST
ROCKWALL, TX 75087

JFI SERIES 1 (BOST 5A-R), LLC A SERIES OF JFI JFI
SERIES LLC
453 CREEK CROSSING LN
ROYSE CITY, TX 75189

JFI SERIES 1 (BOST 6A-R), LLC A SERIES OF JFI
SERIES LLC
453 CREEK CROSSING LN
ROYSE CITY, TX 75189

CONFIDENTIAL
4595 E FM 552
ROCKWALL, TX 75087

RESIDENT
500-502 SHERMAN ST
ROCKWALL, TX 75087

GRUBBS JOHN W
501 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
501 S FANNIN ST
ROCKWALL, TX 75087

VANILLA BEAN PROPERTIES SERIES LLC
501 STORRS STREET
ROCKWALL, TX 75087

RESIDENT
504 STORRS ST
ROCKWALL, TX 75087

MERRITT CRAIG
504 BARNES ST
ROCKWALL, TX 75087

RESIDENT
504-506 SHERMAN ST
ROCKWALL, TX 75087

VELEZ HENRRY AND CEDYS
505 S FANNIN ST
ROCKWALL, TX 75087

HARBISON LLOYD
505 SAINT MARY ST
ROCKWALL, TX 75087

MECA PHILIPPE
505 STORRS ST
ROCKWALL, TX 75087

BAXTER C STEPHEN AND SHAWN RENAE
506 BARNES STREET
ROCKWALL, TX 75087

RESIDENT
507 ST MARYS ST
ROCKWALL, TX 75087

MCDONALD MICHAEL & CARA
507 BOST STREET
ROCKWALL, TX 75087

RESIDENT
507 E BOYDSTUN AVE
ROCKWALL, TX 75087

SALINAS ANTONIO & ELISA
507 S FANNIN ST
ROCKWALL, TX 75087

UNRUH JON CLINT AND SHANNON L
508 ST MARY ST
ROCKWALL, TX 75087

RESIDENT
509 ST MARYS ST
ROCKWALL, TX 75087

RESIDENT
509 STORRS ST
ROCKWALL, TX 75087

COLEMAN FREDY ORLANDO & SILVIA A
HERNANDEZ
509 BOST ST
ROCKWALL, TX 75087

RESIDENT
509 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
510 ST MARYS ST
ROCKWALL, TX 75087

RESIDENT
510-512 STORRS ST
ROCKWALL, TX 75087

RESIDENT
511 S FANNIN ST
ROCKWALL, TX 75087

WILLET CAROLINE G
511 SAINT MARY ST
ROCKWALL, TX 75087

RESIDENT
512 ST MARYS ST
ROCKWALL, TX 75087

2022 T A JOHNSON REVOCABLE TRUST
513 SAINT MARY ST
ROCKWALL, TX 75087

2022 T A JOHNSON REVOCABLE TRUST
513 SAINT MARY ST
ROCKWALL, TX 75087

RESIDENT
514-516 STORRS ST
ROCKWALL, TX 75087

RESIDENT
517 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
518-520 STORRS ST
ROCKWALL, TX 75087

WALDON CHRYSTEEN & DAVID
601 BOST ST
ROCKWALL, TX 75087

RESIDENT
601 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
603 S FANNIN ST
ROCKWALL, TX 75087

GENTRY GENEVA
605 BOST ST
ROCKWALL, TX 75087

RESIDENT
605 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
605 S FANNIN ST
ROCKWALL, TX 75087

WILKERSON CLAUDE JR
606 SAINT MARY ST
ROCKWALL, TX 75087

RESIDENT
607 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
609 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
609 S GOLIAD
ROCKWALL, TX 75087

SMITH CHARLES
611 E BOYDSTUN
ROCKWALL, TX 75087

NONUS SHELLY REYNA AND THOMAS
611 FANNIN STREET
ROCKWALL, TX 75087

TANNER TRUDY LEANN
613 S FANNIN
ROCKWALL, TX 75087

NEXT ROCKWALL REALTY LLC
6444 N RIDGEWAY AVE
LINCOLNWOOD, IL 60712

NEXT ROCKWALL REALTY LLC
6444 N RIDGEWAY AVE
LINCOLNWOOD, IL 60712

NEXT ROCKWALL REALTY LLC
6444 N RIDGEWAY AVE
LINCOLNWOOD, IL 60712

HONEA ADAM AND LAURIE
670 COUNTY ROAD 3417
LEESBURG, TX 75451

HONEA ADAM AND LAURIE
670 COUNTY ROAD 3417
LEESBURG, TX 75451

TOVAR MARIO & HORTENCIA
8861 CR 2474
ROYSE CITY, TX 75189

GREENS CHRYSALIS TRUST
MAUREEN GREEN- TRUSTEE
945 BREEZY HILL LANE
ROCKWALL, TX 75087

GREENS CHRYSALIS TRUST
MAUREEN GREEN- TRUSTEE
945 BREEZY HILL LANE
ROCKWALL, TX 75087

504-506 SHERMAN, A SERIES OF STARK FAMILLY
PROPERTIES, LLC
C/O ROBERT STARK 710 AGAPE CIR
ROCKWALL, TX 75087

514-516 STORRS A SERIES OF STARK FAMILY
PROPERTIES, LLC
C/O ROBERT STARK 710 AGAPE CIR
ROCKWALL, TX 75087

500-502 SHERMAN, A SERIES OF STARK FAMILY
PROPERTIES, LLC
C/O ROBERT STARK 710 AGAPE CIR
ROCKWALL, TX 75087

518-520 STORRS, A SERIES OF STARK FAMILY
PROPERTIES, LLC
C/O ROBERT STARK 710 AGAPE CIR
ROCKWALL, TX 75087

504-506 STORRS, A SERIES OF STARK FAMILY
PROPERTIES, LLC
C/O ROBERT STARK 710 AGAPE CIR
ROCKWALL, TX 75087

504-506 SHERMAN, A SERIES OF STARK FAMILLY
PROPERTIES, LLC
C/O ROBERT STARK 710 AGAPE CIR
ROCKWALL, TX 75087

510-512 STORRS, A SERIES OF STARK FAMILY
PROPERTIES, LLC
C/O ROBERT STARK 710 AGAPE CIRCLE
ROCKWALL, TX 75087

POPE JOSHUA
P.O. BOX 2107
FORNEY, TX 75126

JUICEBOX HOLDINGS, LLC - SERIES 509A S
FANNIN
PO BOX 1835
ROWLETT, TX 75030

JUICEBOX HOLDINGS LLC- SERIES 511 S FANNIN
PO BOX 1835
ROWLETT, TX 75088

UNITED STATES POSTAL SERVICES
PO BOX 667160
DALLAS, TX 75266

PUBLIC NOTICE



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

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

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

Z2024-051: Specific Use Permit for a Residential Infill

Hold a public hearing to discuss and consider a request by Jim Joyce on behalf of JFI Series 1, LLC for the approval of a *Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision* on a 0.1340-acre parcel of land identified as Lot 6A-R of the Lofland Addition, City of Rockwall, Rockwall County, Texas, zoned Two-Family (2F) District, generally located on the west side of Bost Street north of the intersection of St. Mary's Street and Bost Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, November 12, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, November 18, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, November 18, 2024 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2024-051: Specific Use Permit for a Residential Infill

Please place a check mark on the appropriate line below:

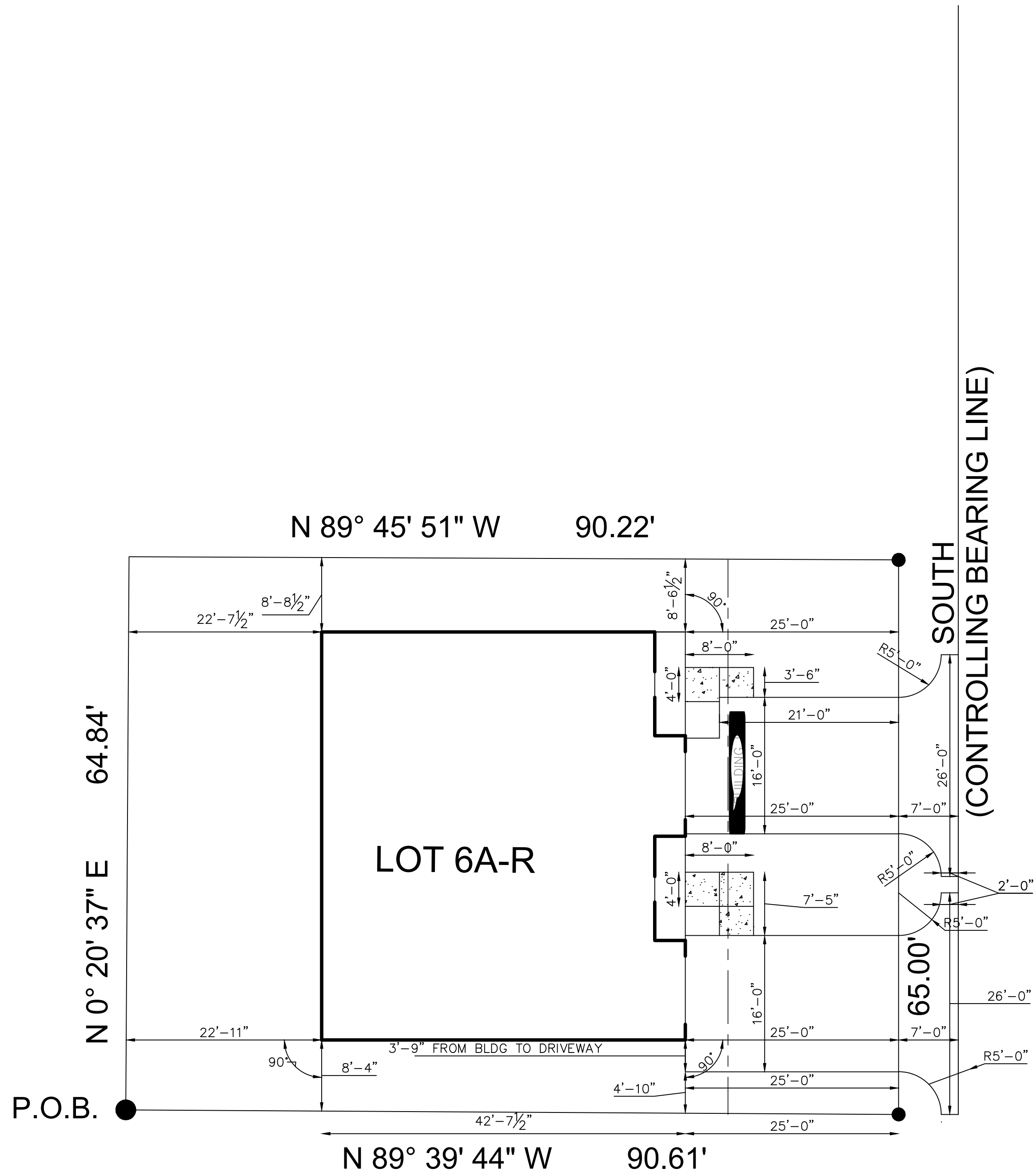
- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Four horizontal grey bars for providing reasons for the response.

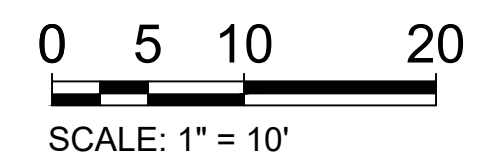
Name:
Address:

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



FLATWORK AREA CALCULATIONS 6A-R	
DRIVEWAYS	780 SQ FT
APRONS	286 SQ FT
SIDEWALKS	76 SQ FT
TOTAL	1,142SQ FT



Professional Engineer
 State of New York
 License No. 12345
 Date of Expiration: 12/31/2024

ST. DUPL
 copied
 BOYCE HOMES

DATE: 12/31/2024
 TIME: 10:00 AM
 USER: ADMIN



FRONT ELEVATION 6AR

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



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-051

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
402-502 Storrs Street	Housing Authority	N/A	N/A	N/A	Brick and Siding
507 Bost Street	Single-Family Home	1985	1,796	144	Siding
509 Bost Street	Single-Family Home	1980	1,379	589	Siding
505 St. Mary's Street	Single-Family Home	1985	1,275	100	Siding
501 S. Fannin Street	Commercial Lot	1984	9,804	N/A	N/A
505 S. Fannin Street	Single-Family Home	1972	2,105	1032	Brick
507 S. Fannin Street	Single-Family Home	1965	958	N/A	Siding
509 A & B S. Fannin Street	Duplex	1975	2,127	N/A	Siding
511 & 513 S. Fannin Street	Duplex	1975	2,088	N/A	Siding
517 S. Fannin Street	Single-Family Home	1967	2,190	N/A	Siding
AVERAGES:		1976	2,636	466	



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-051

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



402-502 Storrs Street



507 Bost Street



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-051

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



509 Bost Street



505 St. Mary's Street



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-051

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



501 S. Fannin Street



505 S. Fannin Street



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-051

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



507 S. Fannin Street



509 A & B S. Fannin Street



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-051

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



511 & 513 S. Fannin Street



517 S. Fannin Street

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A DUPLEX ON A 0.1340-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 6A-R OF THE LOFLAND 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 Jim Joyce for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a duplex on a 0.1340-acre parcel of land identified as Lot 6A-R of the Lofland Addition, City of Rockwall, Rockwall County, Texas, zoned Two Family (2F) District land uses, generally located on the west side of Bost Street north of the intersection of St. Mary's Street and Bost Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.11, *Two-Family (2F) District*, of Article 05, *District Development Standards*, of the Unified Development Code

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

2.1 OPERATIONAL CONDITIONS

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

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

2.2 COMPLIANCE

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 2ND DAY OF DECEMBER, 2024.

Trace Johannesen, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: November 18, 2024

2nd Reading: December 2, 2024

**Exhibit 'A':
Location Map**

Address: West side of Bost Street and North of the intersection of St. Mary's Street and Bost Street

Legal Description: Lot 6A-R of the Lofland Addition



Exhibit 'B':
Residential Plot Plan

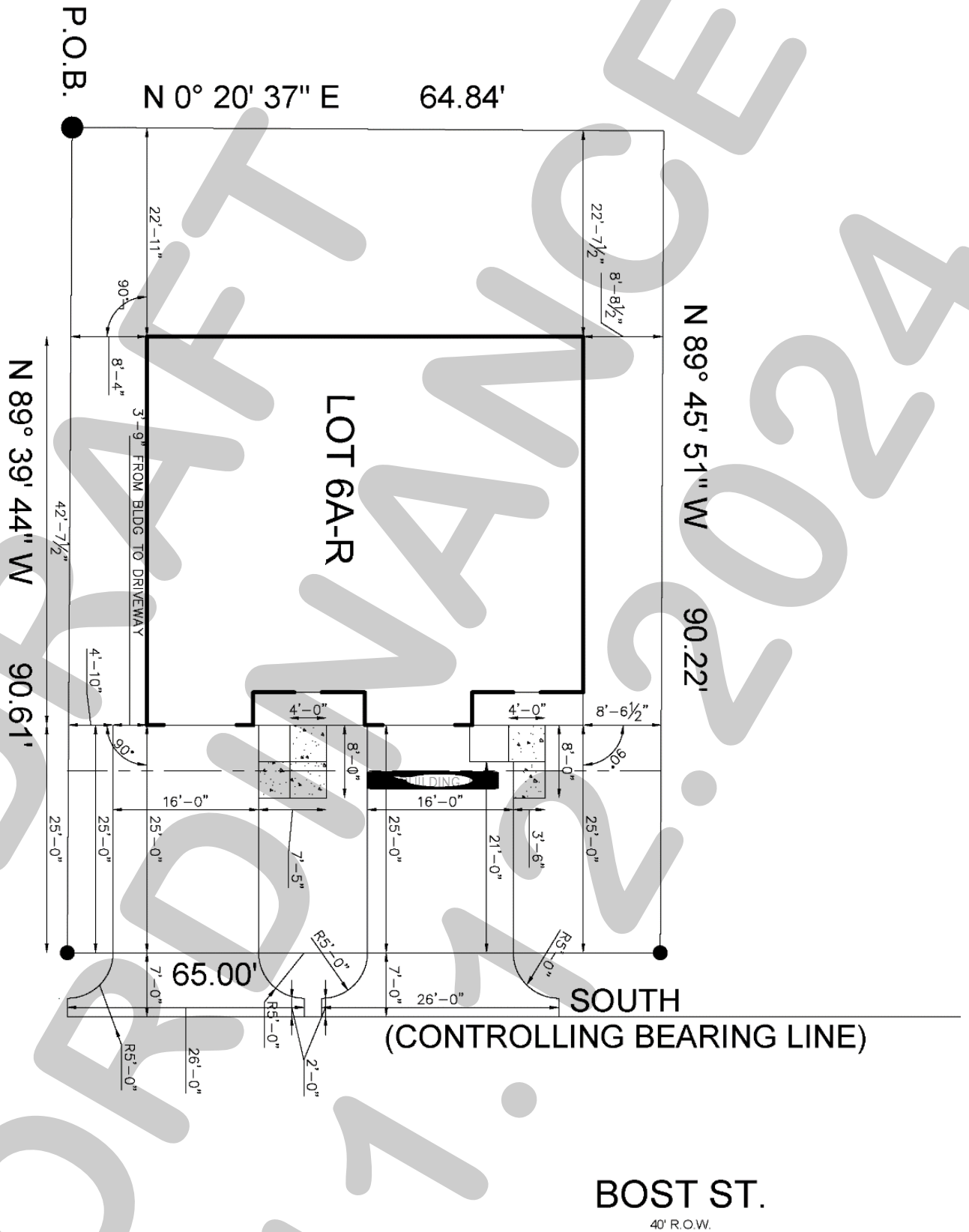
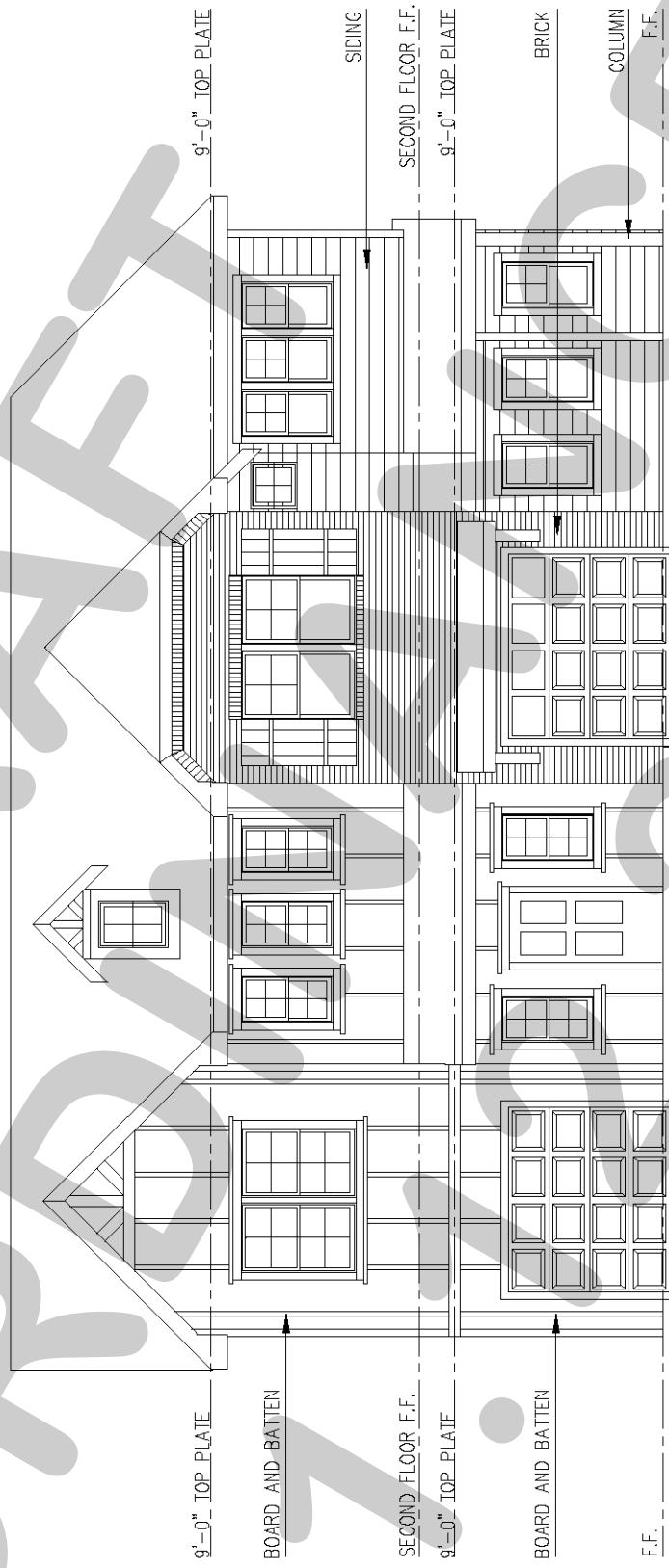


Exhibit 'C':
Building Elevations



FRONT ELEVATION 6AR

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



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

DATE: November 12, 2024

APPLICANT: Chad and Cindy Shirley

CASE NUMBER: Z2024-052; *Specific Use Permit (SUP) for a Private Sports Court with Standalone or Dedicated Lighting*

SUMMARY

Hold a public hearing to discuss and consider a request by Chad and Cindy Shirley for the approval of a Specific Use Permit (SUP) for a *Private Sports Court with Standalone or Dedicated Lighting* on a 0.3444-acre parcel of land identified as Lot 6, Block 2, Gideon Grove Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses, addressed as 1313 Gideon Way, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on March 16, 1998 by *Ordinance No. 73-43 [Case No. A1973-005]*. At the time of annexation, the property was zoned Agricultural (AG) District. On July 6, 2015, the City Council approved a zoning change [*Case No. Z2015-014*] from Agricultural (AG) District to Planned Development District 77 (PD-77) [*Ordinance No. 15-20*]. On July 17, 2017 the City Council approved a preliminary plat [*Case No. P2017-032*] and a site plan [*Case No. SP2017-020*] for Gideon Grove North Subdivision. On July 16, 2018, the City Council approved a final plat [*Case No. P2018-021*] establishing the subject property as Lot 6, Block 2, Gideon Grove Addition. On March 2, 2020, the City Council approved an amending plat [*Case No. P2020-008*] for Gideon Grove North Subdivision for the purpose of correcting a scrivener error on the original final plat. According to the Rockwall Central Appraisal District (RCAD), there is a 4,248 SF single-family home situated on the subject property that was constructed in 2021.

PURPOSE

The applicant -- *Chad and Cindy Shirley* -- are requesting the approval of a Specific Use Permit (SUP) to allow the construction of a *Private Sports Court with Standalone or Dedicated Lighting*.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1313 Gideon Way. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Gideon Way, which is identified as a R2 (*i.e. residential, two (2) lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.344-acre parcel of land (*i.e. 1312 Gideon Way*), which is zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses and is developed with a 3,699 SF residential home. Beyond this is the corporate limits of the City of Rockwall. Following this are several unincorporated lots developed with single-family homes.

South: Directly south of the subject property are four (4) parcels of land (*i.e. 1311 & 1314 Middleton Drive, 1309 & 1312 Kirkwood Drive*) that make up the remainder of the Gideon Grove North Addition. All of these properties are developed with single-family homes and zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses. Beyond this is a 2.5411-acre parcel of open space (*i.e. Lot 12X, Block 3, Gideon Grove North*), which is zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses. South of this parcel is E Quail Run Road, which is identified as a A4D (*i.e. principal arterial, four [4] lane, divided*

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

East: Directly east of the subject property are four (4) parcels of land (i.e. 1317, 1321, 1325 Gideon Way and 2112 Bailey Drive) that make up the remainder of the Gideon Grove North Addition. All of these properties are developed with single-family homes and zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses. Beyond this is a 3.87-acre tract of land (i.e. Tract 14-5, Abstract No. 88, of the J.M. Glass Survey) that is zoned Agricultural (AG) District and developed with a single-family home. Following this is a 4.085-acre tract of land (i.e. Tract 14-2, Abstract No. 88, of the J.M. Glass Survey) that is zoned Agricultural (AG) District and developed with a single-family home. East of this is a 2.247-acre tract of land (i.e. Tract 14-4, Abstract No. 88, of the J.M. Glass Survey) that is zoned Agricultural (AG) District and developed with a single-family home. Beyond this is a 76.5770-acre tract of land (i.e. Lots 1 & 2, Block A, Rockwall ISD Addition) that is zoned Planned Development District 94 (PD-94) for limited Neighborhood Services (NS) District land uses, and developed with a 150,170 SF Public School (i.e. the 9th Grade Center North).

West: Directly west of the subject property are six (6) parcels of land (i.e. 1207, 1211, 1215, 1305, 1309 Gideon Way and 2109 Grove Lane), with single-family homes situated on them. These properties make up the remainder of the Gideon Grove North Addition. Beyond this is Saddle Star Estates, Phase 1 Addition, which is zoned Planned Development 79 District (PD-79), and consists of 66 residential lots.

CHARACTERISTICS OF THE REQUEST

The applicant is requesting the approval of a Specific Use Permit (SUP) to allow the construction of a *Private Sports Court with Dedicated or Standalone Lighting*. The applicant has submitted an application, concept plan, and photometric plan proposing to construct a 45' 2" X 28' 6" (or 1287.25 SF) *Private Sports Court with Standalone or Dedicated Lighting* on the subject property. The proposed structure will be situated on a concrete pad. The applicant has also indicated that there will be four (4), 14-foot light poles with a *LED Shoebox Area Light* mounted to each pole. Each of the light standards will be directed downward toward the middle of the *Sports Court*; however, the applicant's submitted materials do not show that the lights will be shielded. Staff has included a *Condition of Approval* that the light standards incorporate shields to prevent a glare issue with adjacent properties.

CONFORMANCE WITH THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines a *Private Sports Court with Standalone or Dedicated Lighting* as "(a) designated area within a residential or commercial property, that is independent of the primary structure, and is intended for sports and recreational activities. These courts are typically owned and maintained by individual homeowners, residential communities, or commercial establishments. They provide space for activities such as basketball, tennis, volleyball, or other sports, offering residents, guests, members, or patrons a convenient and private location to engage in physical exercise and leisure pursuits." According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Private Sports Court with Standalone or Dedicated Lighting* requires a Specific Use Permit (SUP) in a Single-Family 10 (SF-10) District.

According to the *Conditional Use Standards* contained in Article 04, *Permissible Uses* of the Unified Development Code (UDC), a *Private Sports Court with Standalone or Dedicated Lighting* "...shall be situated behind the primary structure, not be situated within any easements, and be setback a minimum of ten (10) feet from all property lines." In this case, the applicant has submitted a site plan showing that the *Private Sports Court* will be situated in the rear property, behind the existing six (6) foot wood privacy fence, and be setback more than ten (10) feet from the side and rear property lines.

According to Section 10-491, *Exterior Grounds*, Article XII, *Property Maintenance Code*, of the Municipal Code of Ordinances, "(e)xterior lights placed or erected on private property shall be directed down and shall be of an indirect, diffused, or shielded type luminaries and so installed as not to produce harsh, bright light or direct illumination across the property line from a visible source of illumination so as not to create a traffic hazard or a public nuisance." The applicant has indicated that there will be lighting installed with the proposed *Private Sports Court with Standalone or Dedicated Lighting* and has provided a photometric plan that shows general conformance to the *Property Maintenance Code* contained in the Municipal Code of Ordinances.

STAFF ANALYSIS

In this case, the applicant has stated that the proposed *Private Sports Court with Standalone or Dedicated Lighting* is primarily intended to be used as a basketball court; however, since this structure will incorporate lighting, the SUP for a *Private Sports Court with Standalone or Dedicated Lighting* is required. Additionally, the SUP for a *Private Sports Court with Standalone or Dedicated Lighting* allows for operational conditions including lighting standards. The applicant has indicated that there will be lighting installed with the proposed *Private Sports Court with Standalone or Dedicated Lighting* and has provided a photometric plan that shows conformance to the property maintenance code, as mentioned earlier. Staff has provided an operational condition that requires the exterior lights to not exceed a maximum height of 14-feet and be placed or erected in a manner that is directed down and incorporate a shielded type of luminaire. In addition, the light shall be installed so as to not produce harsh, bright light or direct illumination across the property line from a visible source of illumination so as not to create a traffic hazard or public nuisance. With this being said, the Specific Use Permit (SUP) allows the Planning and Zoning Commission and City Council the ability review the full context of a request and grants them the discretion to approve or deny the request on a *case-by-case* basis.

When reviewing the location of the proposed structure, it does not appear to have a negative effect on the adjacent properties; however, when reviewing a *Private Sports Court with Standalone or Dedicated Lighting*, other aspects of the request need to be reviewed such as nuisances like noise and lighting. Staff should note that two (2) other *Private Sports Courts* do already exist in the subdivision (*i.e. at 1215 & 1325 Gideon Way*), one (1) without lighting and one (1) with lighting that was not approved with a Specific Use Permit (SUP) (*staff is currently working to address the lighting issue with the property owner of 1325 Gideon Way*). Both of these *Sports Courts* appear to incorporate pickleball/tennis courts and basketball courts, and are built closer than ten (10) feet to the property lines. With 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 October 19, 2024, staff mailed 64 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Stoney Hollow Homeowner's Association (HOA), which is the only HOA's or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. 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 back in opposition of the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP), 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 Private Sports Court with Standalone or Dedicated Lighting shall maintain conformance to the approved site plan depicted in *Exhibits 'B'* of the Specific Use Permit (SUP) ordinance.
 - b) Exterior lights placed or erected on the *Private Sports Court with Standalone or Dedicated Lighting* shall not exceed a maximum height of 14-feet, the lights shall be directed downward, and shall not exceed a measured light intensity of 0.2 of one foot-candle at any property line. In addition, the lights shall be of the shielded type luminaries and installed so as to not produce harsh, bright light or direct illumination across the property line from a visible source of illumination so as not to create a traffic hazard or public nuisance.
 - c) The light standards shall be directed downward, and shall be partially or fully cut-off at the light source with a shield.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of

Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
 - SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
 - PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹
- OTHER APPLICATION FEES:**
- TREE REMOVAL (\$75.00)
 - VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **1313 Gideon Way Rockwall, Texas 75087**

SUBDIVISION **Gideon Grove - North** LOT **6** BLOCK **2**

GENERAL LOCATION **N. John King Blvd & E. Quail Run rd.**

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 **Chad & Cindy Shirley**

APPLICANT

CONTACT PERSON **Chad Shirley**

CONTACT PERSON

ADDRESS **1313 Gideon Way**

ADDRESS

CITY, STATE & ZIP **Rockwall, Texas 75087**

CITY, STATE & ZIP

PHONE **469-215-6171**

PHONE

E-MAIL **chad@shirleymasonry.com**

E-MAIL

NOTARY VERIFICATION [REQUIRED]

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

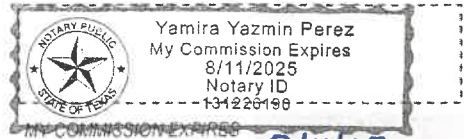
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18 DAY OF October, 2024 BY SIGNING THIS APPLICATION. I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 DAY OF October, 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Yamira Perez



8/11/25




Z2024-052: Specific Use Permit (SUP) for a Basketball Court at 1313 Gideon Way

GIDEON WAY



PD-77

Case Location Map = 



City of Rockwall

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

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

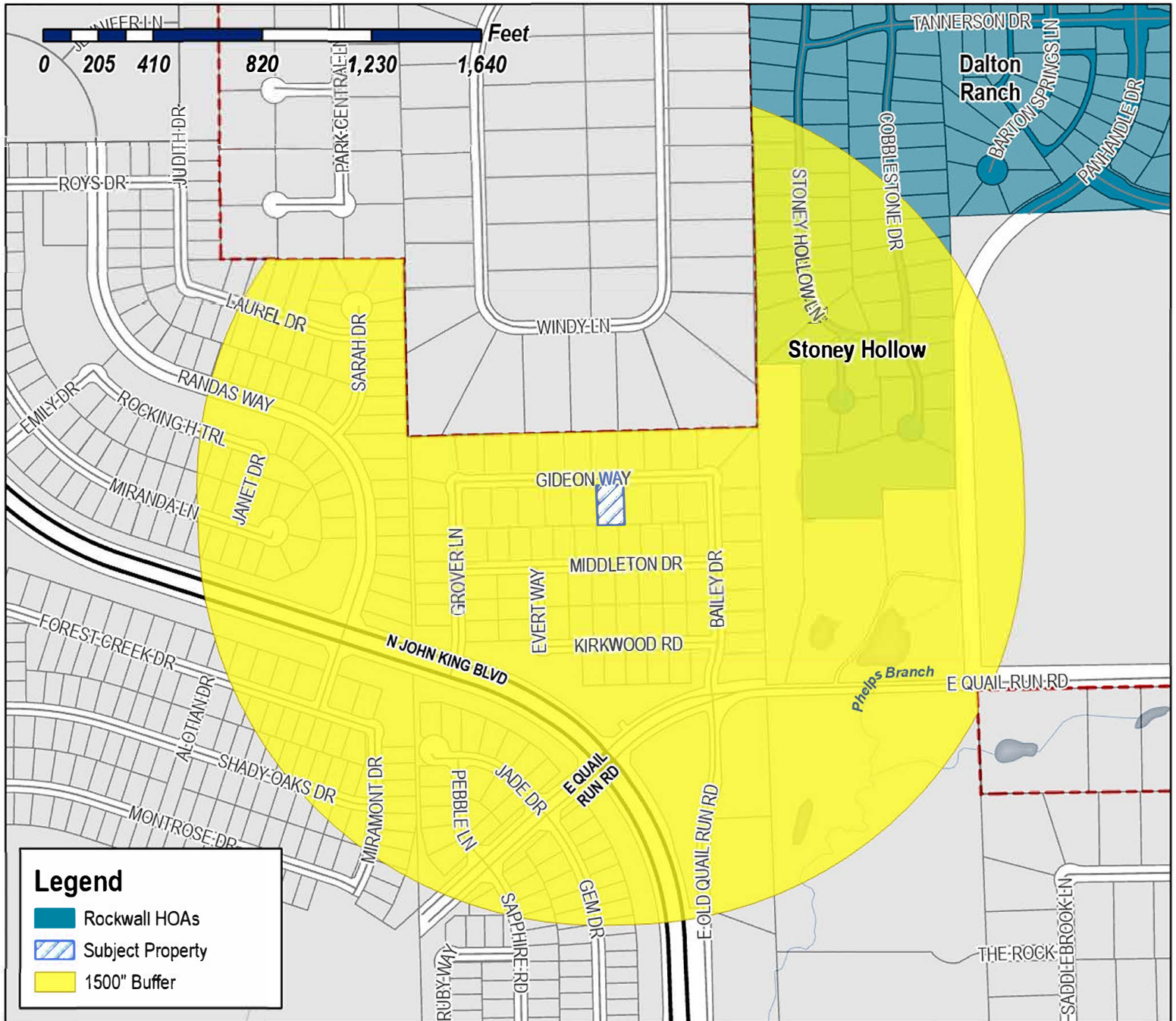
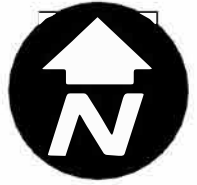




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Case Number: Z2024-052
Case Name: Specific Use Permit (SUP) for a Private Sports Court
Case Type: Zoning
Zoning: Planned Development District 77 (PD-77)
Case Address: 1313 Gideon Way

Date Saved: 10/21/2024
 For Questions on this Case Call (972) 771-7745



Ross, Bethany

From: Zavala, Melanie
Sent: Wednesday, October 23, 2024 2:26 PM
Cc: Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2024-052]
Attachments: Public Notice (P&Z) (10.22.2024).pdf; HOA Map (10.23.2024).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *Friday, October 25, 2024*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, November 12, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, November 18, 2024 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2024-052: SUP for Private Sports Court

Hold a public hearing to discuss and consider a request by Chad and Cindy Shirley for the approval of a *Specific Use Permit (SUP)* for a *Private Sports Court with Standalone or Dedicated Lighting* on a 0.3444-acre parcel of land identified as Lot 6, Block 2, Gideon Grove Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses, addressed as 1313 Gideon Way, and take any action necessary.

Thank you,

Melanie Zavala

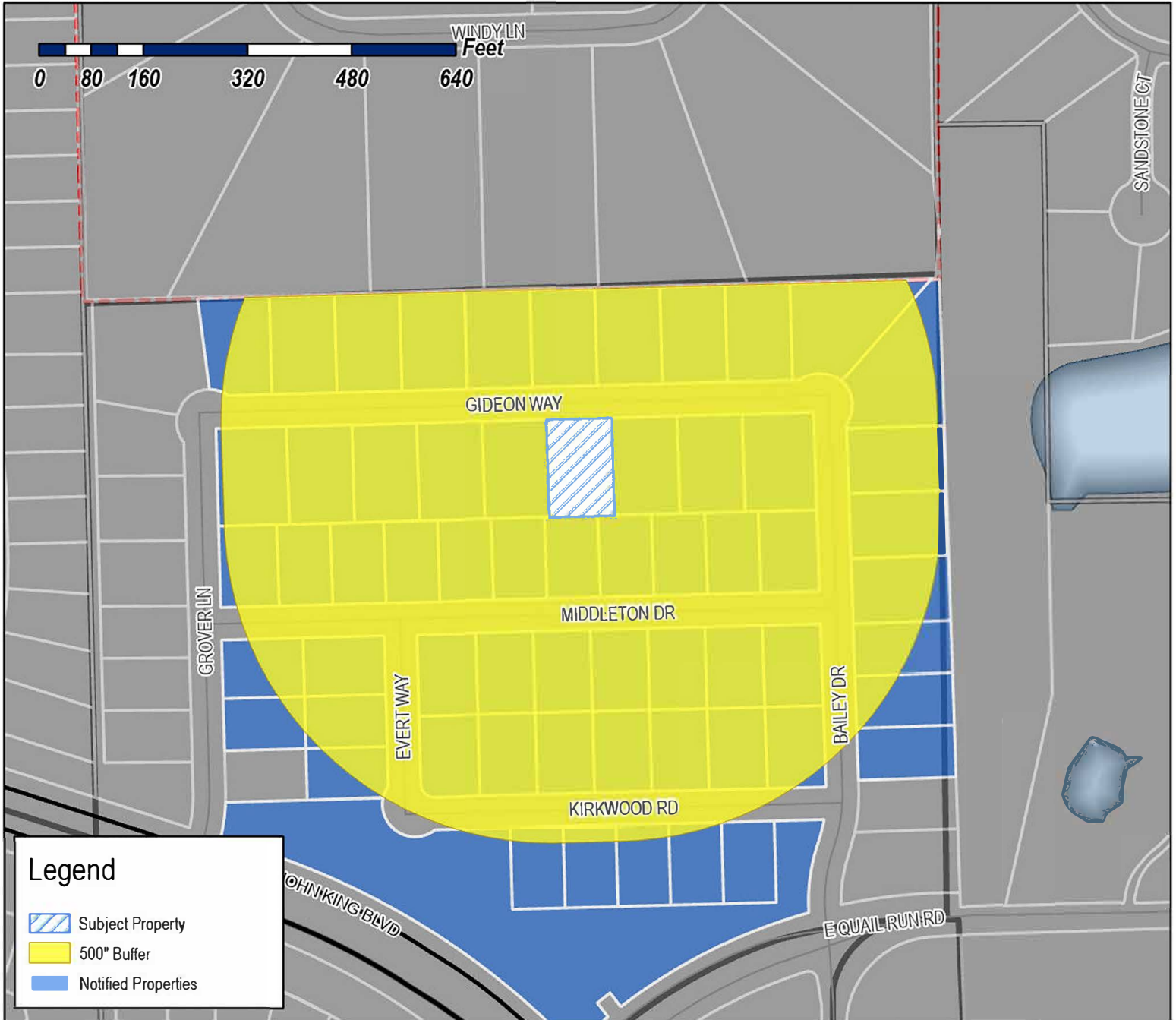
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](#)
972-771-7745 Ext. 6568



City of Rockwall

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

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Case Number: Z2024-052
Case Name: Specific Use Permit (SUP) for a Private Sports Court
Case Type: Zoning
Zoning: Planned Development District 77 (PD-77)
Case Address: 1313 Gideon Way

Date Saved: 10/21/2024

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



GIDEON GROVE HOMEOWNERS ASSOCIATION
INC
1024 S GREENVILLE AVE #230
ALLEN, TX 75002

HOPKINS RICHARD L III
10330 COUNTRY CLUB DR
DALLAS, TX 75218

HUSAIN SYED SAMAR AND SURAYA SAMAR
1204 MIDDLETON DRIVE
ROCKWALL, TX 75087

BOBBITT CARL E AND PRUDENCE D
1206 GIDEON WAY
ROCKWALL, TX 75087

2021 R S HERRERA REVOCABLE TRUST
RICKY DON HERRERA AND STEPHANIE MICHELLE
HERRERA- TRUSTEES
1207 GIDEON WAY
ROCKWALL, TX 75087

EDDINGS JACKIE AND CAROLYN
1208 MIDDLETON DRIVE
ROCKWALL, TX 75087

HOOKS JARRED AND BETHANY
1210 GIDEON WAY
ROCKWALL, TX 75087

PAGE JACOB STEWART AND JESSIE ANN
1211 GIDEON WAY
ROCKWALL, TX 75087

THOMAS BARBARA AND ISAAC
1212 MIDDLETON DRIVE
ROCKWALL, TX 75087

CONWAY DENNETT EUGENE AND MARY
1214 GIDEON WAY
ROCKWALL, TX 75087

DRAPER CASEY & LINDSAY JUNE
1215 GIDEON WAY
ROCKWALL, TX 75087

CURTIS JEREL & NATALIE LANEER
1302 MIDDLETON DRIVE
ROCKWALL, TX 75087

GAGA TEFAYE &
ZEWDNESH SINKE
1303 MIDDLETON DR
ROCKWALL, TX 75087

GUMM BRIAN KEVIN AND PENNY DIANE
1304 GIDEON WAY
ROCKWALL, TX 75087

HUNTER MICHELLE ZERBE AND
TRACY GIL HUNTER
1304 KIRKWOOD ROAD
ROCKWALL, TX 75087

SAFAR JOHN A
1305 GIDEON WAY
ROCKWALL, TX 75087

MERZ ANDREW ALBERT AND AMANDA JAYNE
1306 MIDDLETON DRIVE
ROCKWALL, TX 75087

VIER DAVID
1307 MIDDLETON DRIVE
ROCKWALL, TX 75087

PONCE EDUARDO AND ODETT A
1308 GIDEON WAY
ROCKWALL, TX 75087

VALENCIA BRANDON AND AMANDA
1308 KIRKWOOD ROAD
ROCKWALL, TX 75087

MOSCHELLA ANTHONY CHARLES AND ASHLEY
EASLEY
1309 GIDEON WAY
ROCKWALL, TX 75087

SMITH SAMUEL CURTIS & CHRISTEN
SWEARENGIN
1309 KIRKWOOD RD
ROCKWALL, TX 75087

GOOCH GARY QUINN AND DANIELLE M
1310 MIDDLETON DRIVE
ROCKWALL, TX 75087

ABU BAKR BILAL & NADIA BILAL
1311 MIDDLETON DRIVE
ROCKWALL, TX 75087

ADAMSON KEVIN E AND BECKY B
1312 GIDEON WAY
ROCKWALL, TX 75087

DURAN KATIE LANE & MARCO ANTONIO
1312 KIRKWOOD RD
ROCKWALL, TX 75087

SHIRLEY CHAD & CINDY
1313 GIDEON WAY
ROCKWALL, TX 75087

WOLFGRAM FAMILY LIVING TRUST
MARK WOLFGRAM AND TIFFANY WOLFGRAM -
TRUSTEES
1313 KIRKWOOD ROAD
ROCKWALL, TX 75087

ROBERTS MICAH D
1314 MIDDLETON DR
ROCKWALL, TX 75087

STOCK EDWARD J AND KAREN G
1315 MIDDLETON DRIVE
ROCKWALL, TX 75087

IBRAHIM SUHA AND
BRANDON PHILLIP ALBUS
1316 GIDEON WAY
ROCKWALL, TX 75087

CLEMENT MICHAEL BRENT AND ANDREA
KRISTINA
1316 KIRKWOOD RD
ROCKWALL, TX 75087

UZAMERE IJEOMA AND EFOSA
1317 GIDEON WAY
ROCKWALL, TX 75087

PETTY STEPHEN E AND SHIRLENE L
1317 KIRKWOOD ROAD
ROCKWALL, TX 75087

RYAN RICKIE B II AND TAMARA D
1318 MIDDLETON DRIVE
ROCKWALL, TX 75087

FARRELL SALLY A AND JOHN T
1319 MIDDLETON DRIVE
ROCKWALL, TX 75087

GROVE JOSEPH ROBERT & SUSAN
1320 GIDEON WAY
ROCKWALL, TX 75087

FARRELL ERIN ELIZABETH AND TIMOTHY DANIEL
1320 KIRKWOOD ROAD
ROCKWALL, TX 75087

STAGGERS ENID AND ALVIN
1321 GIDEON WAY
ROCKWALL, TX 75087

RUTTER KENT DOUGLAS AND MARIA ELENA
1321 KIRKWOOD ROAD
ROCKWALL, TX 75087

ANDERSON DAVID WILLIAM AND NANETTE
LOUISE
1322 MIDDLETON DRIVE
ROCKWALL, TX 75087

JORDAN RAYSHAWN AND LANDRIA
1323 MIDDLETON DRIVE
ROCKWALL, TX 75087

ARMSTRONG JAMES BRYAN & LAUREN MYKEL
1324 GIDEON WAY
ROCKWALL, TX 75087

BOLES GEORGE AND JANET
1324 KIRKWOOD ROAD
ROCKWALL, TX 75087

CLINGER KEVIN AND CRYSTAL
1325 GIDEON WAY
ROCKWALL, TX 75087

KANDIMALLA RAHUL
1325 KIRKWOOD
ROCKWALL, TX 75087

KURIAN PAMELA AND CHERIAN
1326 MIDDLETON DRIVE
ROCKWALL, TX 75087

SMALLWOOD GENE R AND SHIRLEY J
1327 MIDDLETON DR
ROCKWALL, TX 75087

COMER DAVID W AND GWENDOLYN L
1328 GIDEON WAY
ROCKWALL, TX 75087

LAMPI MATTHEW OLAVI AND LISA CHARMAGNE
1328 KIRKWOOD RD
ROCKWALL, TX 75087

SCHULTZ THOMAS & LORI
1330 MIDDLETON DRIVE
ROCKWALL, TX 75087

APPIAH-OWUSA NANA AND
BERNICE KUSI
14400 THE LAKES BLVD BUILDING C SUITE 200
PFLUGERVILLE, TX 78660

PATEL ANAM & AANCHAL MALHOTRA
2005 EVERT WAY
ROCKWALL, TX 75087

SCHAR ROY
2008 GROVER LANE
ROCKWALL, TX 75087

FLORES ADRIAN JR AND GABRIELA S
2009 EVERT WAY
ROCKWALL, TX 75087

DEAPEN RICHARD AND ALICIA
2010 BAILEY DRIVE
ROCKWALL, TX 75087

APPIAH-OWUSA NANA AND
2012 GROVER LANE
ROCKWALL, TX 75087

MORICO JOSEPH EMILIO JR AND JENNIFER M
2013 EVERT WAY
ROCKWALL, TX 75087

HARRIS ALBERT G AND JENNIFER O
2014 BAILEY DRIVE
ROCKWALL, TX 75087

WIMPEE JAKE M AND REBECCA K
2018 BAILEY DRIVE
ROCKWALL, TX 75087

DONHAM SCOTT C & KRISTEN
2104 BAILEY DRIVE
ROCKWALL, TX 75087

SUNANTA BURKE REVOCABLE TRUST
2108 BAILEY DR
ROCKWALL, TX 75087

MURPHY MICHAEL AND JENNISE
2112 BAILEY DRIVE
ROCKWALL, TX 75087

HANSEN MILES & REBECCA
2116 BAILEY DRIVE
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Z2024-052: Specific Use Permit for a Private Sports Court

Hold a public hearing to discuss and consider a request by Chad and Cindy Shirley for the approval of a *Specific Use Permit (SUP)* for a *Private Sports Court with Standalone or Dedicated Lighting* on a 0.3444-acre parcel of land identified as Lot 6, Block 2, Gideon Grove Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses, addressed as 1313 Gideon Way, 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, November 12, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, November 18, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, November 18, 2024 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

Case No. Z2024-052: Specific Use Permit for a Private Sports Court

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

Ross, Bethany

From: Dave Comer <twocomers69@gmail.com>
Sent: Monday, October 28, 2024 5:39 PM
To: Planning
Subject: case no. Z2024-052

Dear Bethany Ross,

In reference to the case number Z2024-052 for a private sports court. I am opposed to the request as there is congestion at that location due to cars on the street. I believe this will add more cars and create a hazard for emergency vehicles trying to enter the neighborhood.

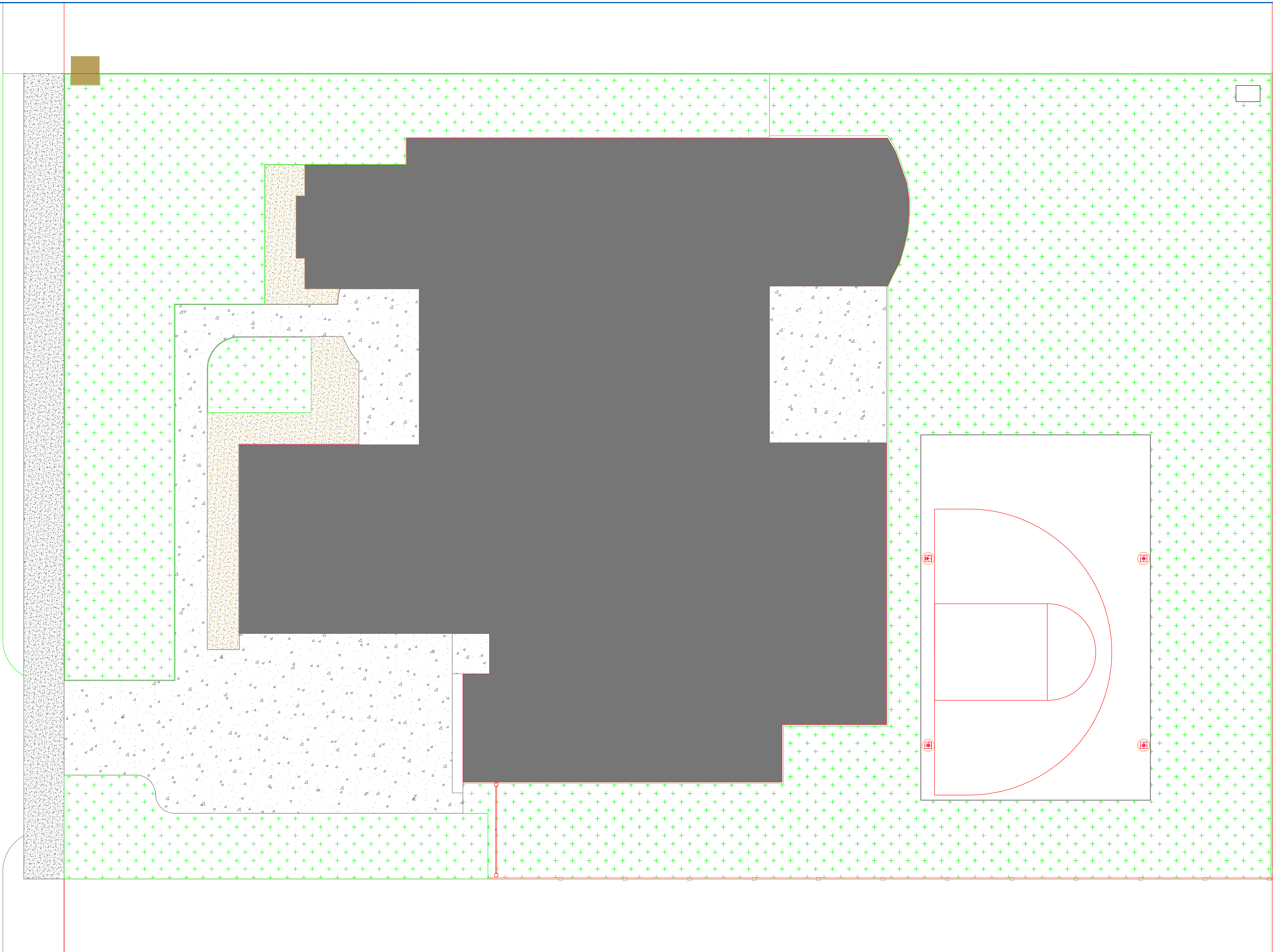
Thank you.

Gwen Comer
1328 Gideon Way
Rockwall Texas 75087

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

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

Notes:



REV.	DESCRIPTION:	BY:	DATE:

STATUS:

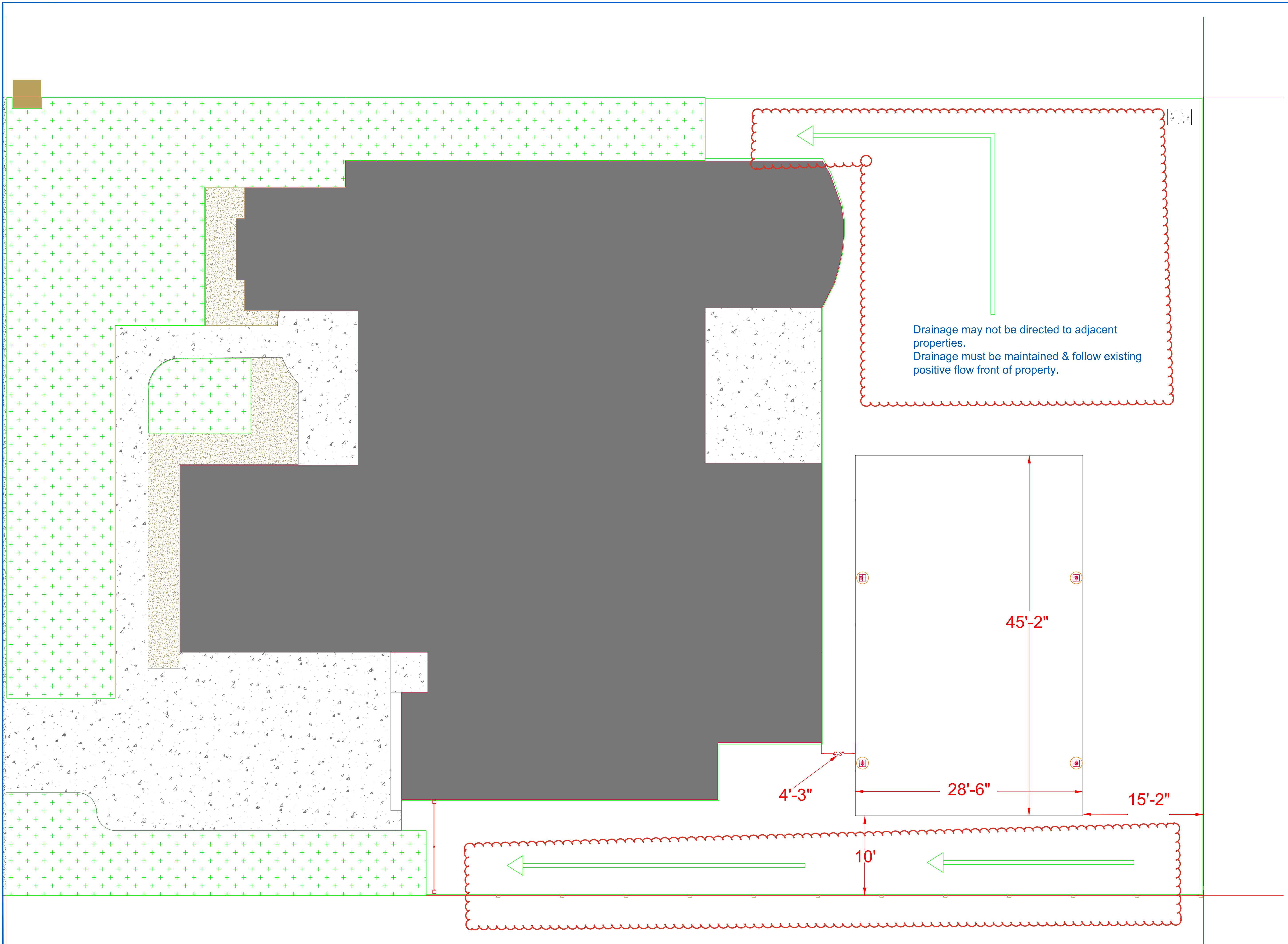
CLIENT: Owner Builder
Chad & Cindy Shirley

SITE: Chad & Cindy Shirley Residence
1313 Gideon Way Rockwall, TX 75087
Subdivision: Gideon Grove North - Block 2 - Lot 6

TITLE: Overall Site Plan

SCALE AT A1:	DATE:	DRAWN:	CHECKED:
$\frac{3}{16}'' = 1'$	10/18/2024		
PROJECT NO:	DRAWING NO:	REVISION:	
Z2024-052	A-0.01		

Notes:



Drainage may not be directed to adjacent properties.
Drainage must be maintained & follow existing positive flow front of property.

45'-2"

28'-6"

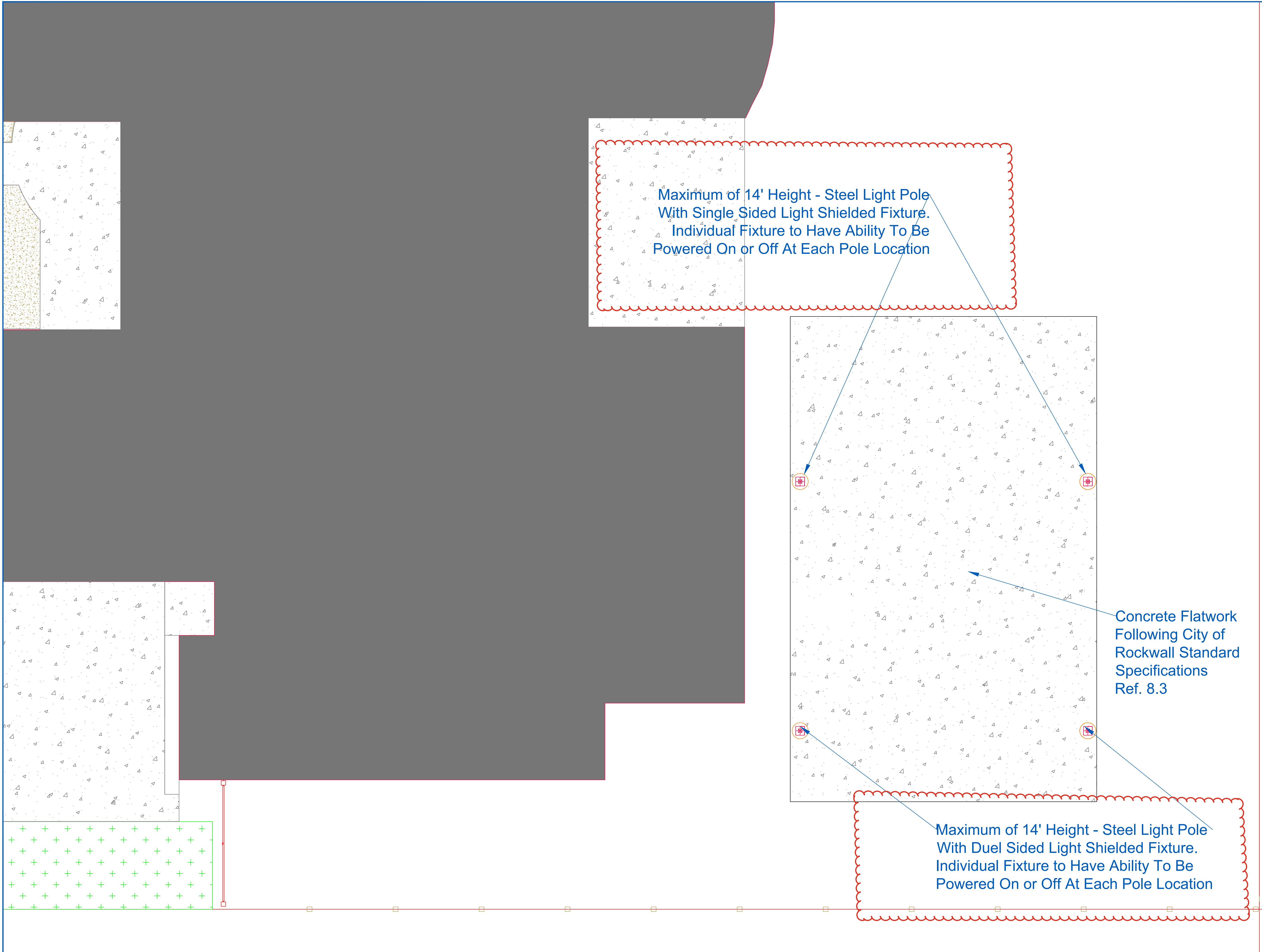
15'-2"

4'-3"

10'

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			
CLIENT: Owner Builder Chad & Cindy Shirley			
SITE: Chad & Cindy Shirley Residence 1313 Gideon Way Rockwall, TX 75087 Subdivision: Gideon Grove North - Bock 2 - Lot 6			
TITLE: Dimension Plan			
SCALE AT A1: 3/16" = 1'	DATE: 10/18/2024	DRAWN:	CHECKED:
PROJECT NO: Z2024-052	DRAWING NO: A-0.02	REVISION:	

Notes:



REV.	DESCRIPTION:	BY:	DATE:

STATUS:

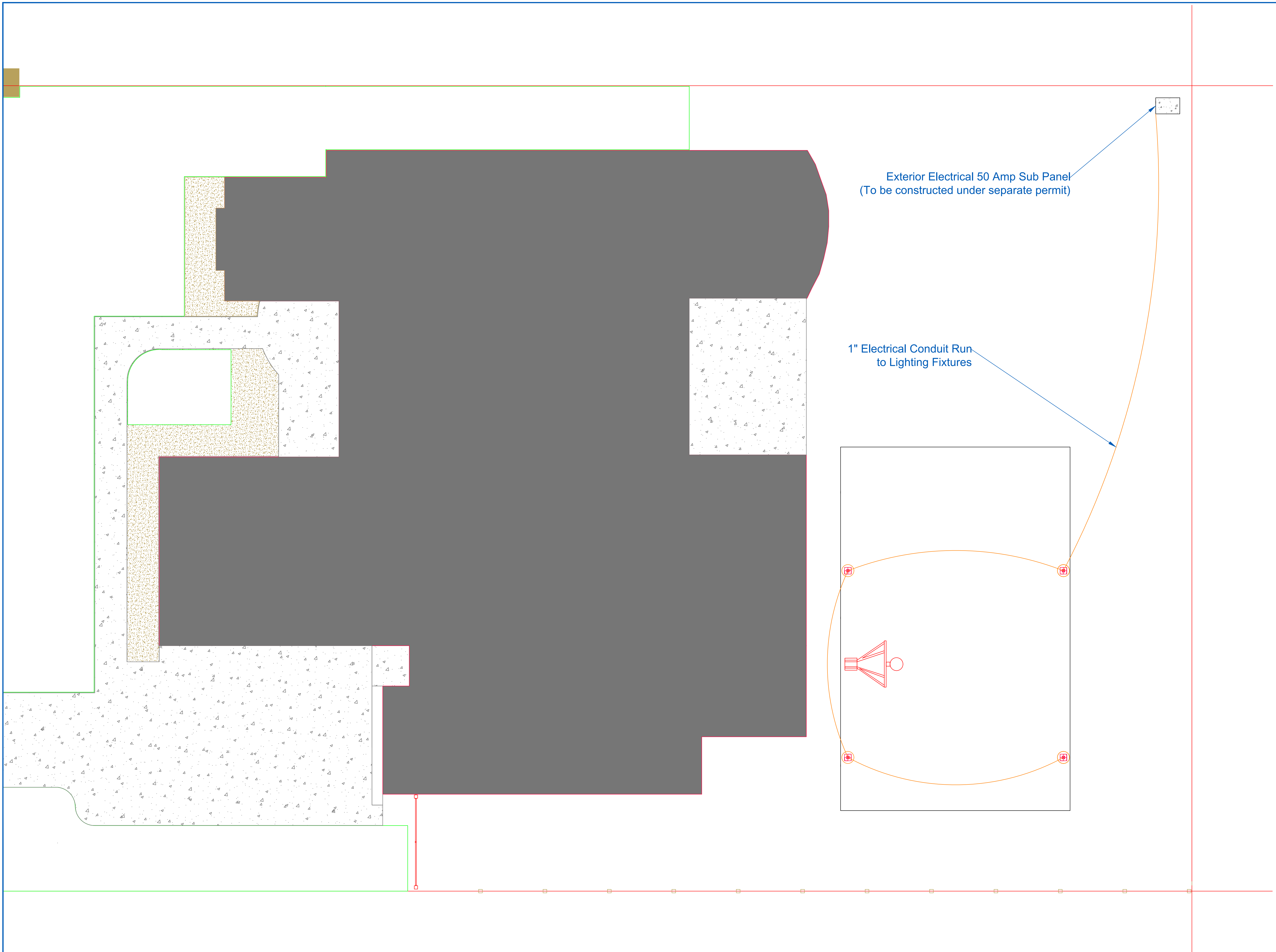
CLIENT: Owner Builder
Chad & Cindy Shirley

SITE: Chad & Cindy Shirley Residence
1313 Gideon Way Rockwall, TX 75087
Subdivision: Gideon Grove North - Bock 2 - Lot 6

TITLE: Material Location Plan

SCALE AT A1:	DATE:	DRAWN:	CHECKED:
1/4" = 1'	10/18/2024		
PROJECT NO:	DRAWING NO:	REVISION:	
Z2024-052	A-0.03		

Notes:



Exterior Electrical 50 Amp Sub Panel
(To be constructed under separate permit)

1" Electrical Conduit Run
to Lighting Fixtures

REV:	DESCRIPTION:	BY:	DATE:

STATUS:

CLIENT: Owner Builder
Chad & Cindy Shirley

SITE: Chad & Cindy Shirley Residence
1313 Gideon Way Rockwall, TX 75087
Subdivision: Gideon Grove North - Bock 2 - Lot 6

TITLE: Electrical Location Plan

SCALE AT A1:	DATE:	DRAWN:	CHECKED:
$\frac{3}{16}'' = 1'$	10/18/2024		
PROJECT NO:	DRAWING NO:	REVISION:	
Z2024-052	A-0.03		



Product Details

SKU: MLLG-LED-SBHO2-150-50 **Web ID:** 1762

150 Watt shoebox - parking lot fixture produces 24000 lumens at 160 lumens/watt and has durable die-cast aluminum housing that is powder coated with strong anti-corrosion performance for years of maintenance-free lighting.

Available in both Type 3 and Type 5 these are perfect for use in a parking lot. Our 150w LED parking lot light has an optional photocell sensor that allows for further energy savings. It comes with a No dimmable driver at 100V-277V or 277V-480V Optional Voltage LED Driver Color Temperature is: 4000K or 5000K. The fixture comes equipped with built-in 10 kVa surge protection for the power supply. The fixture comes in a dark bronze finish.

This shoebox fixture can be pole post or wall mounted using the following brackets: Wall or Yoke or Arm or Slip Fitter. All brackets are sold separately. It is also IP65 Wet location rated high impact rating of IK08 and can operate in temperatures ranging from -22 F to 113 F.

Options

4000K Color Temperature (Special Order)

277-480V Driver (Special Order)

Product Specifications

Watts:	150	Beam Angle:	Type 5 Standard, Type 3 Optional
Lumens:	24000	Optics:	Polycarbonate Lens
Lumens/Watt:	160	Frequency:	50-60Hz
Replaces:	400 Watt Metal Halide	Power Factor:	> .92
Color Temp:	4000K 5000K	THD:	< 15%
CRI:	70+	Housing:	Die-Cast Aluminum
IP Rating:	IP65	Fixture Color:	Bronze
IK Rating:	IK08	Mount:	Wall Yoke Arm Slip Fitter
Voltage:	100V-277V 277V-480V Optional	EPA Rating:	1.52
Surge Protection:	6kV line-line, 10kV line-earth	Dimensions:	15.63 in L X 11.25 in W X 3.22 in H
Operating Temp:	-22 degF to +113 degF	Cord Length:	5 Feet
Rated Life:	244,000 (L70) hours	Weight:	9.48 lbs
Dimmable:	No	Warranty:	10 years (100-277V) - 5 years (277-480V)

Product Options

Mounting Select an Option Straight Arm Slip Fitter Yoke-Wall	Photocell Photocell Kit	Motion Sensor Motion Sensor (dims to 10%)	Controller Remote Control
---	-----------------------------------	---	-------------------------------------



Product enhancements may result in specification changes without notice. Contact us for the latest information

547092

18 Foot Square Steel Light Pole,
4 Inch Wide, 11 Gauge



Job: _____
 Job Site: _____ State: _____ Client Name: _____
 Notes: _____ Approvals: _____ Date: _____

Pole Top Options: A removable pole cap is provided if the pole is drilled for attaching light fixtures. The drill pattern and drill orientation needs to be provided by the customer unless Energy Light fixtures are used for the project. If tenon option is selected, a steel tenon will be provided.

A 2 3/8 inch diameter tenon with 4 inch length is standard; however, the customer needs to confirm the appropriate tenon size required for the project.

Pole Shaft: 4 inch square 11 gauge commercial grade steel with minimum yield strength of 50,000 psi.

Handhole: 3" X 5" size reinforced handhole is located at 18 inches from the base. A ground lug with set screw is located near the handhole opening for proper grounding of the pole.

Finish: Commercial grade, super durable powder coat finish. Dark Bronze is standard color. Black, White, Gray colors are available with additional surcharge.

Anchor Bolts: A set of 4 galvanized steel anchor bolts is provided with each pole assembly. Each anchor bolt includes 2 nuts and 2 washers. Top portion of the anchor bolt is threaded for securing and leveling the pole with the provided nuts and washers. An actual size paper anchor bolt template is provided.

Bolt Circle: 8-1/2" (Bolt Circle Range 8"-11")

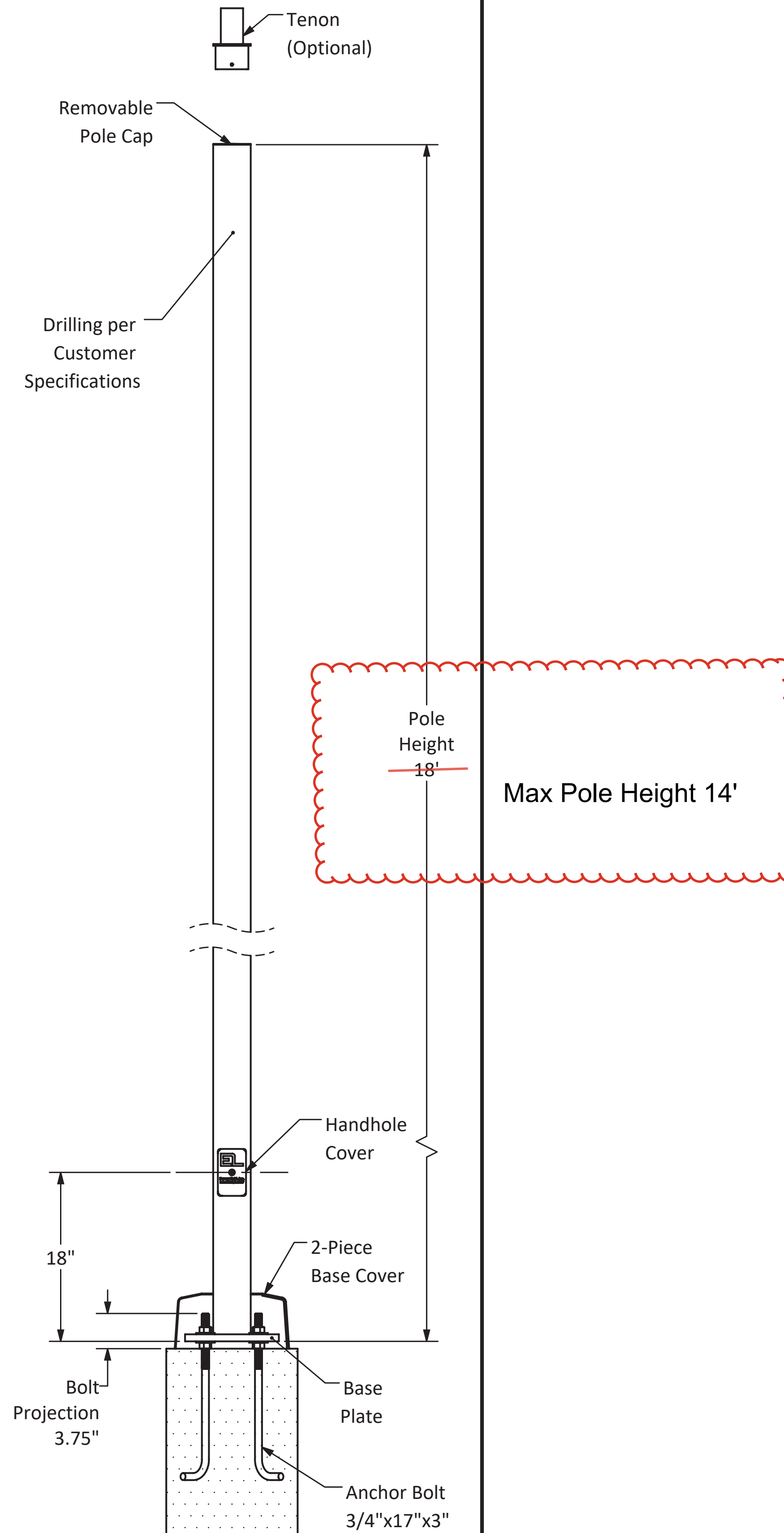
Base Cover: Two-piece ABS plastic base cover is provided.

Other Options: The following options are available:

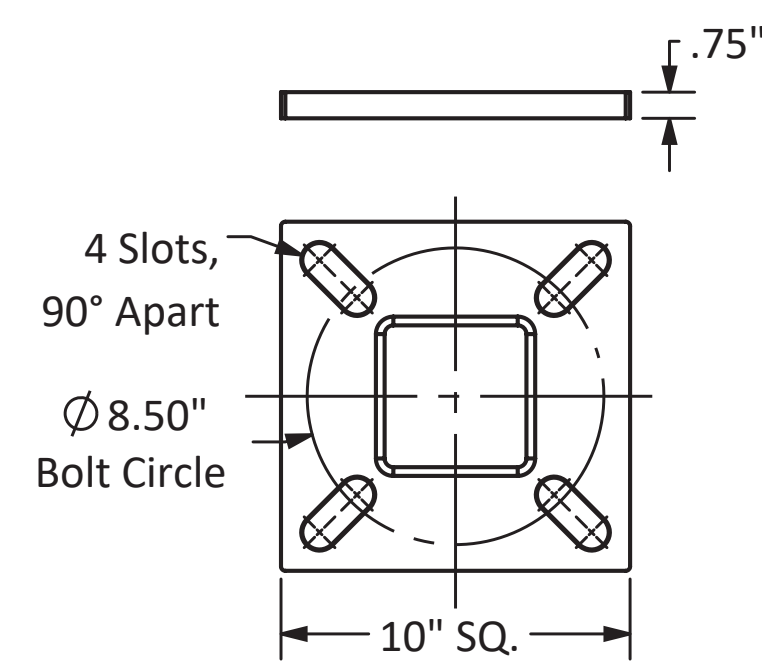
Vibration dampener, custom tenon sizes, custom colors, custom pole heights, additional handholes.

Warranty: 1 Year.

Foundation design: Foundation should be designed by an engineer familiar with local soil and wind conditions as well as local code where the pole(s) will be installed.



Maximum EPA with 1.3 Gust Factor (ft ²)					Pole Weight (lbs)
110 mph	120 mph	130 mph	140 mph	150 mph	
7.9	5.7	4.0	2.4	1.3	125



Disclaimer: All dimensions and specifications are subject to change without any notice. Energy Light, Inc. is not responsible for any claims arising from improper loading (what is attached to the light pole), improper use, incorrect foundation design and/or installation.

Shirley Residence | Outdoor: Basketball

1313 Gideon Way Rockwall, TX 75087

Date: 11/05/2024



DRK Enterprises LLC / LED Lighting Supply
1 Chestnut Street, 4M
Nashua, NH 03060
(888) 423-3191
www.ledlightingsupply.com

This Lighting Plan Analysis ("Lighting Design") provided by the DRK Enterprises LLC / LED Lighting Supply ("DRK") represent an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been field verified by DRK and therefore actual measured results may vary from the actual field conditions. DRK recommends that design parameters and other information be field verified to reduce variation. DRK neither warranties, either implied or stated with regard to actual measured light levels as compared to those illustrated by the Lighting Design. DRK neither warranties, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design intent as compliant with any applicable regulatory code requirements with the exception of those specifically stated on drawings created and submitted by DRK. The Lighting design is issued, in whole or in part, as advisory documents for informational purposes and is not intended for construction nor as being part of a project's construction documentation package. Replacing fixtures in this lighting design with other fixtures voids the results provided within the lighting plan. This lighting plan represents the photometric output of the fixtures specified within this plan.

The bottom left of the lighting plan is position (x,y) of 0,0

For each fixture:

x represents the distance on the horizontal axis from this bottom left corner. The more right you go, the higher the number.

y represents the distance on the vertical axis from the bottom left corner. The higher you go, the larger the number. z represents mounting height, or the distance above the ground.

Tilt represents the angle down, towards the surface. Orientation is the angle relative to the mounting position.

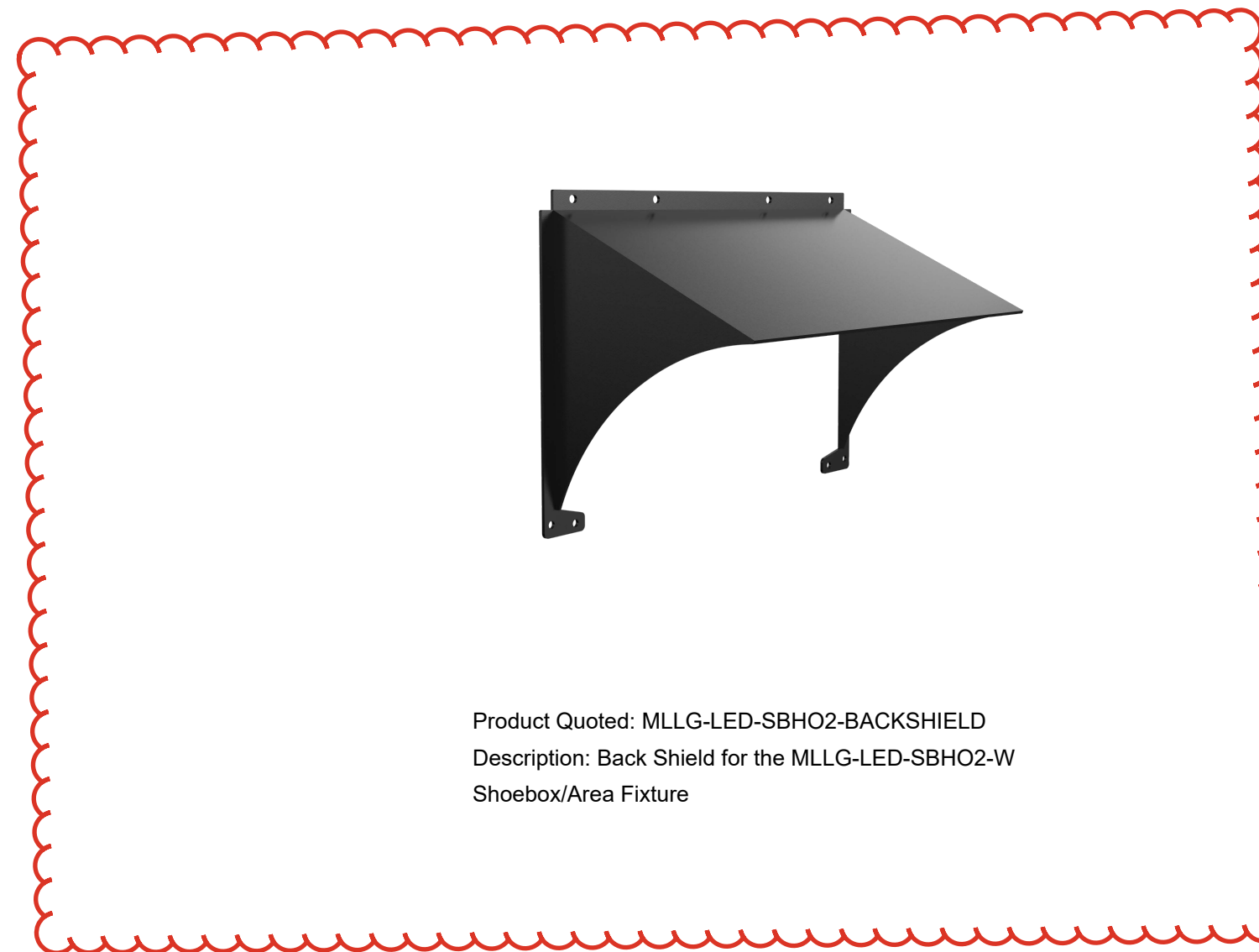
Once a fixture is mounted on the pole at height z, the installer will rotate the fixture to a location on the field (orientation) and then tilt the fixture so the beam of light lights up a specific location on that field.

Ref No: Z2024-052

Luminaire Schedule					
Symbol	Qty	Label	Arrangement	LLF	Total Lamp Lumens
□	4	MLLG-LED-SBHO2-150-5-T3-BS	Single	1.000	14763

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Court_Planar	Fc	22.00	26.2	14.3	1.54	1.83

Luminaire Location Summary		
Label	Z	Tilt
MLLG-LED-SBHO2-150-5-T3-BS	18'	0
MLLG-LED-SBHO2-150-5-T3-BS	18'	0
MLLG-LED-SBHO2-150-5-T3-BS	18'	0
MLLG-LED-SBHO2-150-5-T3-BS	18'	0



Product Quoted: MLLG-LED-SBHO2-BACKSHIELD
Description: Back Shield for the MLLG-LED-SBHO2-W Shoebox/Area Fixture

LED LIGHTING SUPPLY

150 Watt LED Shoebox Area Light | 24000 Lumens | 10 Year Warranty | 5000K

[View Product Page](#)



Product Details

SKU: MLLG-LED-SBHO2-150-50 Web ID: 1762

150 Watt shoebox - parking lot fixture produces 24000 lumens at 160 lumens/watt and has durable die-cast aluminum housing that is powder coated with strong anti-corrosion performance for years of maintenance-free lighting.

Available in both Type 3 and Type 5 these are perfect for use in a parking lot. Our 150w LED parking lot light has an optional photocell sensor that allows for further energy savings. It comes with a No dimmable driver at 100V-277V or 277V-480V Optional Voltage LED Driver Color Temperature is: 4000K or 5000K. The fixture comes equipped with built-in 10 kVa surge protection for the power supply. The fixture comes in a dark bronze finish.

This shoebox fixture can be pole post or wall mounted using the following brackets: Wall or Yoke or Arm or Slip Fitter. All brackets are sold separately. It is also IP65 Wet location rated high impact rating of IK08 and can operate in temperatures ranging from -22 F to 113 F.

Options

4000K Color Temperature (Special Order)

277-480V Driver (Special Order)

Product Specifications

Watts:	150	Beam Angle:	Type 5 Standard, Type 3 Optional
Lumens:	24000	Optics:	Polycarbonate Lens
Lumens/Watt:	160	Frequency:	50-60Hz
Replaces:	400 Watt Metal Halide	Power Factor:	> .92
Color Temp:	4000K 5000K	THD:	< 15%
CRi:	70+	Housing:	Die-Cast Aluminum
IP Rating:	IP65	Fixture Color:	Bronze
IK Rating:	IK08	Mount:	Wall Yoke Arm Slip Fitter
Voltage:	100V-277V 277V-480V Optional	EPA Rating:	1.52
Surge Protection:	6kV line-line, 10kV line-earth	Dimensions:	15.63 in L X 11.25 in W X 3.22 in H
Operating Temp:	-22°F to +113°F	Cord Length:	5 Feet
Rated Life:	244,000 (L70) hours	Weight:	9.48 lbs
Dimmable:	No	Warranty:	10 years (100-277V) - 5 years (277-480V)



Aram Maranian
Lighting Specialist

978-788-8073

amaranian@ledlightingsupply.com

ledlightingsupply.com

[Get A Lighting Plan Or Quote](#)

Mega Slam XL – Basketball Hoop

DIMENSIONS

Maximum System Height (top of backboard):
12.8 ft
Adjustable Rim Height: 5.5 ft - 10 ft
Total System Weight: 875 lbs
Total Width: 72"
Depth (overhang) at 10 ft: 60"
Depth (overhang) at 7.5 ft: 71"
Depth (overhang) at 5 ft: 70"

Anchor Kit and Padding are Included

PLAYABILITY

BackBoard

72" x 42"
72"-wide regulation pro-style backboard
½-inch regulation pro-style tempered glass
Clear-view backboard design (clearer than competition H-frame style)

180° PRO RIM™

Directional Flex® Technology in full 180° (comes standard)
18" Diameter
25.3" Depth (from backboard)
1100 lbs of Torque

ADJUSTABILITY

Adjustable Height

Adjusts to any height between 5.5 ft -10 ft

Overhang Distance

At 10 ft = 60"
At 7.5ft = 71"
At 5 ft = 70"

Lift Assist

2 double spring loaded cylinders

Adjustable Crank

Easy-turn handle is removable

RIGIDITY

5-Gauge Steel

Thickest in industry

12" X 8" main pole

Monster-sized for every game

Direct-connect rim

Attaches directly to lower extension arm

Total Weight

875 lbs

Support gussets

14

DURABILITY

Duplex Coating System

Hot dip zinc galvanization + powder coated steel.

Stainless Steel Hardware

Rust protection on nuts and bolts (anchor bolts are galvanized).

Advanced Arm Assembly

Support bolt fits in reinforced main pole.

Perimeter Backboard Support

2" steel perimeter frame

Glass Protection Frame

2" diecast aluminum backboard frame

SAFETY

180 Pro Rim™

Directional Flex® Technology flexes any direction 180° with player

HideAway Net®

Recessed net attachment system to rim

Stop Pin

Insert stop pin to limit height to 7.5 feet

2" Thick Padding

Custom-fitted for pole and base

1" Backboard Pad

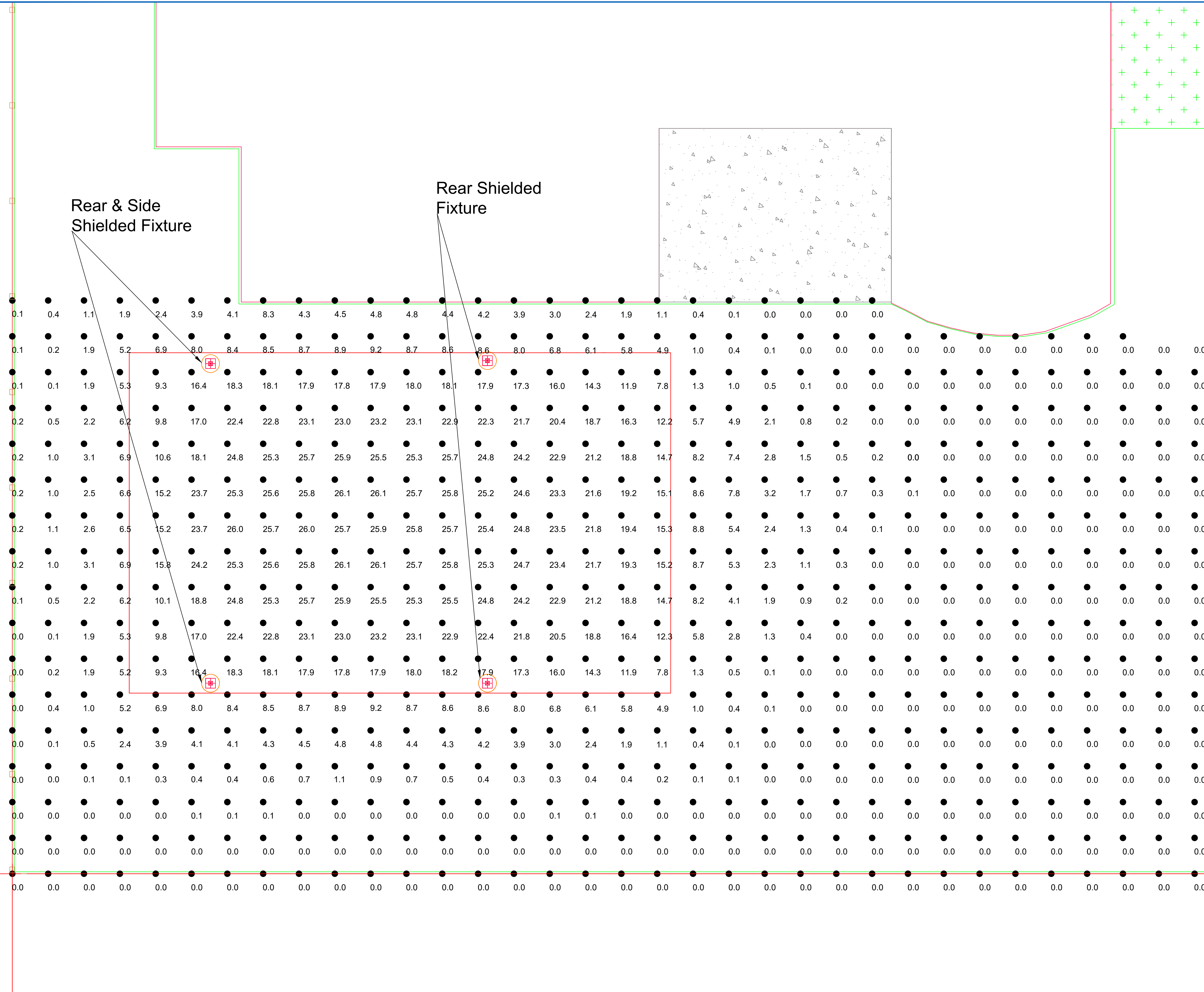
Protects heads for play underneath



Notes:

Rear & Side
Shielded Fixture

Rear Shielded
Fixture



REV:	DESCRIPTION:	BY:	DATE:
STATUS:			

CLIENT: Owner Builder
Chad & Cindy Shirley

SITE: Chad & Cindy Shirley Residence
1313 Gideon Way Rockwall, TX 75087
Subdivision: Gideon Grove North - Block 2 - Lot 6

TITLE: Photometric Plan

SCALE AT A1: $\frac{3}{16}'' = 1'$	DATE: 11/05/2024	DRAWN:	CHECKED:
PROJECT NO: Z2024-052	DRAWING NO: A-0.5	REVISION: R-1	

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 77 (PD-77) [ORDINANCE NO. 15-20] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A PRIVATE SPORTS COURT WITH STANDALONE OR DEDICATED LIGHTING ON A 0.3444-ACRE PARCEL OF LAND IDENTIFIED AS LOT 6, BLOCK 2, GIDEON GROVE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Chad and Cindy Shirley for the approval of a Specific Use Permit (SUP) for a Private Sports Court with Standalone or Dedicated Lighting on a 0.3444-acre parcel of land identified as Lot 6, Block 2, Gideon Grove Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses, addressed as 1313 Gideon Way, and 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 77 (PD-77) [Ordinance No. 15-20] and the Unified Development Code (UDC) [Ordinance No. 20-02] should be amended as follows:

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

SECTION 1. That Planned Development District 77 (PD-77) [Ordinance No. 15-20] and the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended so as to grant a Specific Use Permit allowing for the establishment of a Private Sports Court with Standalone or Dedicated Lighting in a Single Family 10 (SF-10) 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

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Private Sports Court with Standalone or Dedicated Lighting* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- (1) The *Private Sports Court with Standalone or Dedicated Lighting* shall maintain conformance to the approved site plan depicted in *Exhibits 'B'* of this ordinance.
- (2) Exterior lights placed or erected on the *Private Sports Court with Standalone or Dedicated Lighting* shall not exceed a maximum height of 14-feet, the lights shall be directed downward, and shall not exceed a measured light intensity of 0.2 of one foot-candle at any property line. In addition, the lights shall be of the shielded type luminaries and installed so as to not produce harsh, bright light or direct illumination across the property line from a visible source of illumination so as not to create a traffic hazard or public nuisance.
- (3) The light standards shall be directed downward, and shall be partially or fully cut-off at the light source.

2.2. COMPLIANCE

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

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

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

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

SECTION 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of

the Unified Development Code (UDC) of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable; and

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 2ND DAY OF DECEMBER, 2024.**

Trace Johannessen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: November 18, 2024

2nd Reading: December 2, 2024

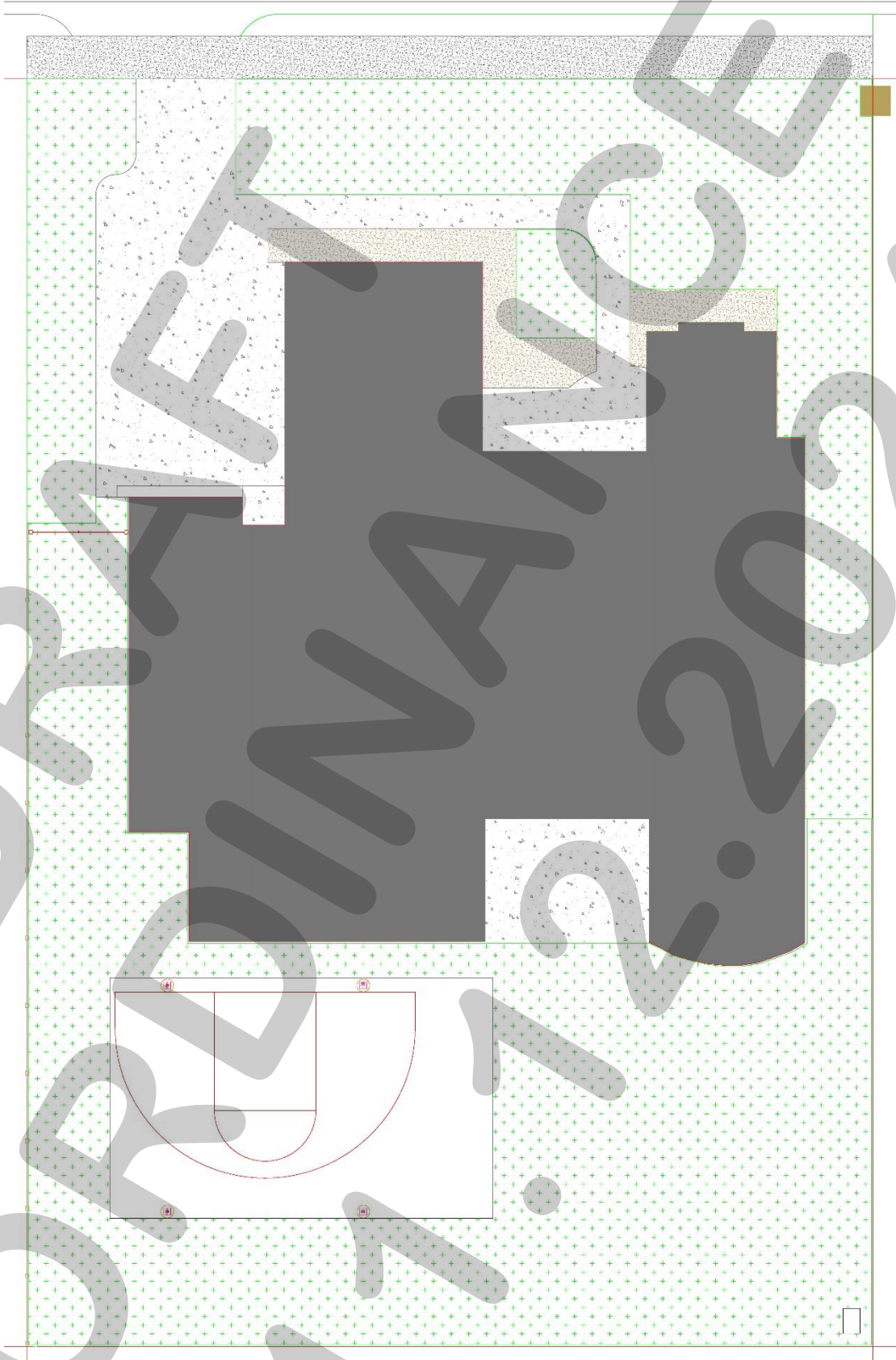
Exhibit 'A'
Location Map

Address: 1313 Gideon Way

Legal Description: Lot 6, Block 2, Gideon Grove Addition



Exhibit 'B'
Site Plan





CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: November 12, 2024
APPLICANT: Joanne Vuckovic; *Pregnancy Resource Center*
CASE NUMBER: SP2024-042; *Site Plan for 1010 Ridge Road (Pregnancy Resource Center)*

SUMMARY

Consider a request by Joanne Vuckovic on behalf of the Pregnancy Resource Center of Lake Ray Hubbard for the approval of an Site Plan for an existing *Medical Office Building* on a 0.32-acre parcel of land identified as Lot 1, Block A, Pregnancy Resource Center Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 53 (PD-53) for Residential-Office (RO) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1010 Ridge Road, and take any action necessary.

BACKGROUND

On July 28, 1952, a final plat was recorded with Rockwall County establishing the subject property as Lot 3 of the R. S. Lofland Subdivision. The subject property was annexed into the City of Rockwall on June 20, 1959 by *Ordinance No. 59-02* [i.e. *Case No. A1959-002*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the January 3, 1972 historic zoning map, at some point after annexation the subject property was rezoned from Agricultural (AG) District to Single Family 2 (SF-2) District. According to the May 16, 1983 historic zoning map, at some point between January 3, 1972 and May 16, 1983 the subject property was rezoned from Single Family 2 (SF-2) District to Single Family 10 (SF-10) District. On July 1, 2003, the City Council approved to rezone the subject property from Single Family 10 (SF-10) District to Planned Development District 53 (PD-53) for Residential Office (RO) District land uses. On June 9, 2015, the Planning and Zoning Commission approved a site plan case [i.e. *Case No. SP2015-014*] to allow the conversion of the single-family home into a commercial property. On August 17, 2015, the City Council approved a replat [*Case No. P2015-034*] that establish the subject property as Lot 1, Block A, Pregnancy Resource Center Addition. On March 14, 2023, the Planning and Zoning Commission approved an amended site plan [i.e. *Case No. SP2023-005*] to allow a 1,070 SF addition to the 1,200 SF existing *Medical Office Building*. Staff was informed by the Building Inspections Department that the building plans submitted by the applicant for this addition [i.e. *COM2023-5480*] did not align with the approved site plan. The applicant was subsequently notified that revised plans would need to be submitted to the Planning and Zoning Commission for approval.

PURPOSE

On October 18, 2024, the applicant -- *Joanne Vuckovic* -- requested the approval of a Site Plan for the purpose of constructing a new *Medical Office Building* utilizing portions of the existing structure to accommodate extra offices, an expanded reception area, a larger waiting room, a break room, and additional storage space.

ADJACENT LAND USES AND ACCESS

The subject property is located at 1010 Ridge Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 0.31-acre parcel of land (i.e. *Lot 1, Block A, Goodman Addition*) developed with an *office building*. Beyond this is a 0.304-acre parcel of land (i.e. *Lot 1, Block A, R. S. Lofland Addition*) developed with an *office building*. Both properties are zoned Planned Development District 53 (PD-53) for Residential Office (RO) District land uses. Following this is Summit Ridge Drive, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive

Plan. Beyond this is a vacant 0.651-acre parcel of land (i.e. Lots 3, Block A, Lee Rhodes Subdivision) zoned Planned Development District 53 (PD-53) for Residential Office (RO) District land uses.

South: Directly south of the subject property are six (6) parcels of land (i.e. Lot 1, Block 1, Gussio Addition; Lots 2 & 3, Block A, Rock Ridge Office Plaza Addition; Lots 2 & 3, Block A, Walker Addition; Lot 1, Block A, Gamez Addition) developed with commercial land uses that make up the remainder of Planned Development District 53 (PD-53).

East: Directly east of the subject property is Ridge Road, which is classified as a M4D (i.e. major collector, four [4] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 2.00-acre parcel of land (i.e. Eastridge Center Addition) developed with an office building zoned Planned Development District 1 (PD-1) for General Retail (GR) District land uses. Following this is S. Goliad Street, which is classified as a P6D (i.e. principal arterial, six [6] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is Ridge Road Village residential subdivision, which consists of 185 single-family homes and is zoned Single Family 16 (SF-16) District.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Medical Office Building* is a permitted *by-right* land use in a Residential Office (RO) District. The submitted site plan and building elevations conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Residential Office (RO) District. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	10,000 SF	13,939.20 SF; <i>In Conformance</i>
<i>Minimum Lot Frontage</i>	60-Feet	69.77-Feet; <i>In Conformance</i>
<i>Minimum Lot Depth</i>	100-Feet	197.14-Feet; <i>In Conformance</i>
<i>Minimum Front Yard Setback</i>	25-Feet	>25-Feet; <i>In Conformance</i>
<i>Minimum Rear Yard Setback</i>	10-Feet	>10-Feet; <i>In Conformance</i>
<i>Minimum Side Yard Setback</i>	10-Feet	>10-Feet; <i>In Conformance</i>
<i>Maximum Building Height</i>	60-Feet	18-Feet; <i>In Conformance</i>
<i>Max Building/Lot Coverage</i>	60%	16.44%; <i>In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	8 (1 Space per 300 SF)	13; <i>In Conformance</i>
<i>Minimum Landscaping Percentage</i>	20%	X=33.18%; <i>In Conformance</i>
<i>Maximum Impervious Coverage</i>	85-90%	66.82%; <i>In Conformance</i>

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 02.02(D)(2), *Office Building*, of Article 13, *Definitions*, of the Unified Development Code (UDC) a *Medical Office Building* is defined as "(a) facility designed to support a range of healthcare services, including diagnostics, treatments, and administrative functions. These services encompass procedures requiring medical devices or the expertise of a qualified medical professional. Examples include but are not limited to medical doctor offices, physical therapy, massage therapy, chiropractic care, Botox treatments, and sonograms." In this case, the applicant is requesting to reconstruct and expand an existing *Medical Office Building*, which is permitted *by-right* according to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC). The proposed site plan also generally conforms to the requirements of the *General Commercial District Standards* and *General Overlay District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) with the exception of the items listed in the *Variances and Exceptions Requested by the Applicant* section of this case memo.

VARIANCES AND EXCEPTIONS REQUESTED BY THE APPLICANT

As stated above, the applicant's request generally conforms to the majority of the City's codes; however, staff has identified the following variances:

(1) Architectural Standards.

- (a) Primary and Secondary Materials. According to Subsection 06.02(C)(1), *Materials and Masonry Composition*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "...each exterior wall of a building's façade shall consist of a minimum of 90% Primary Materials and/or a maximum of 10% Secondary Materials..." In this case, the applicant is proposing to primarily use Hardie Board lap siding in excess of the amount permitted by the *General Overlay District Standards*, and -- while the building does incorporate masonry materials (i.e. stone and Hardi Board Lap Siding) -- the applicant's request does not meet the material requirements. This will require a variance from the Planning and Zoning Commission.
- (b) Cementitious Materials. According to Subsection 06.02(C)(2), *Cementitious Materials*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he use of cementitious materials (i.e. stucco, cementitious lap siding, or similar materials approved by the Director of Planning and Zoning or his/her designee) shall be limited to 50.00% of the building's exterior façade..." In this case, the applicant has not provided masonry percentages for each façade; however, two (2) of the facades utilize 100.00% Hardie Board lap siding and the overall structure does not appear to meet this requirement. Based on this, this aspect of the applicant's request will require a variance from the Planning and Zoning Commission.
- (c) Stone. A minimum of 20.00% natural or quarried stone is required on all building facades; however, the Planning and Zoning Commission, upon recommendation from the Architectural Review Board (ARB), may grant the use of a high quality manufactured or cultured stone in lieu of natural or quarried stone if it is determined that the application of the manufactured or cultured stone will be complimentary and integral to the design of the building. In this case, the applicant does not meet the requirement for 20.00% natural or quarried stone on two (2) facades of the proposed building and is proposing a manufactured or cultured stone product for the remaining two (2) sides of the building. This will require a Variance from the Planning and Zoning Commission.

According to Subsection 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "...an applicant may request the Planning and Zoning Commission grant variances and exceptions to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship." In addition, the code requires that the applicant provide two (2) compensatory measures that directly offset each requested variance and/or exception, and based on the submitted materials, the applicant's request would require six (6) compensatory measures; however, staff should note that the applicant intends to demolish and reconstruct the same building as was previously on the subject property. In addition, the proposed building elevations indicate that the new structure will maintain continuity with the existing homes and office buildings along Ridge Road, and maintain conformance with the spirit and intent of Planned Development District 53 (PD-53). Based on this, the Director of Planning and Zoning is recommending approval of these three (3) variances.

With this being said, requests for variances to the Unified Development Code (UDC) are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (e.g. six [6] out of the seven [7] commissioners) -- with a minimum of four (4) votes in the affirmative -- is required for the approval of a variance.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The OURHometown Vision 2040 Comprehensive Plan indicates the subject property is designated for Live/Work land uses and is located within the Scenic District which "...is significantly developed and has residential land uses that range from medium to high density." The area adjacent to Ridge Road represents mixed-use district and includes one of the City's larger mixed residential/office developments..." The primary land uses in the Live/Work designated areas include professional offices, boutiques, art/music studios, and antique and collectable shops. In this case, the applicant is requesting approval of an amended site plan for an existing *Medical Office Building* that already conforms with the Live/Work land use designation. Based on this, the applicant's request appears to conform to the goals and policies of the OURHometown Vision 2040 Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB):

On October 29, 2024, the Architecture Review Board (ARB) reviewed the proposed building elevations and recommended that the applicant provide a material sample board, a colored rendering of the proposed building, and add a double window in the front of the building to create symmetry. The Architectural Review Board will review the updated building elevations and material sample board and provide a recommendation before action is taken by the Planning and Zoning Commission at the November 12, 2024 meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's request for an amended site plan for an existing *office building*, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;
- (2) Landscaping will have to meet the approved Landscape Plan provided with Case SP2023-005;
- (3) Wall signage shall not exceed ten (10) percent of the front face area of the building or storefront, or 60 SF, whichever is greater and;
- (4) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 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 1010 Ridge Rd.

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

Pregnancy Resource Center of Lake Ray Hubbard

APPLICANT

CONTACT PERSON

Joanne Vuckovic

CONTACT PERSON

ADDRESS

1010 Ridge Rd.

ADDRESS

CITY, STATE & ZIP

Rockwall Tx 75087

CITY, STATE & ZIP

PHONE

972-772-8292

PHONE

E-MAIL

joanne@yourpre.org

E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Joanne Vuckovic [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 \$ 100 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF October, 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

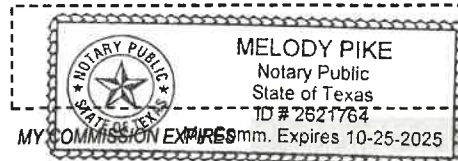
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17th DAY OF October, 2024.

OWNER'S SIGNATURE

Joanne Vuckovic

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Melody Pike



0 15 30 60 90 120 Feet

SP2024-042: Amended Site Plan for Pregnancy Resource Center at 1010 Ridge Road



SF-10

PD-53

RIDGE RD

740

PD-1

Case Location Map = 



City of Rockwall

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

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



ISSUES

14 ISSUES - ISSUE FOR PERMIT

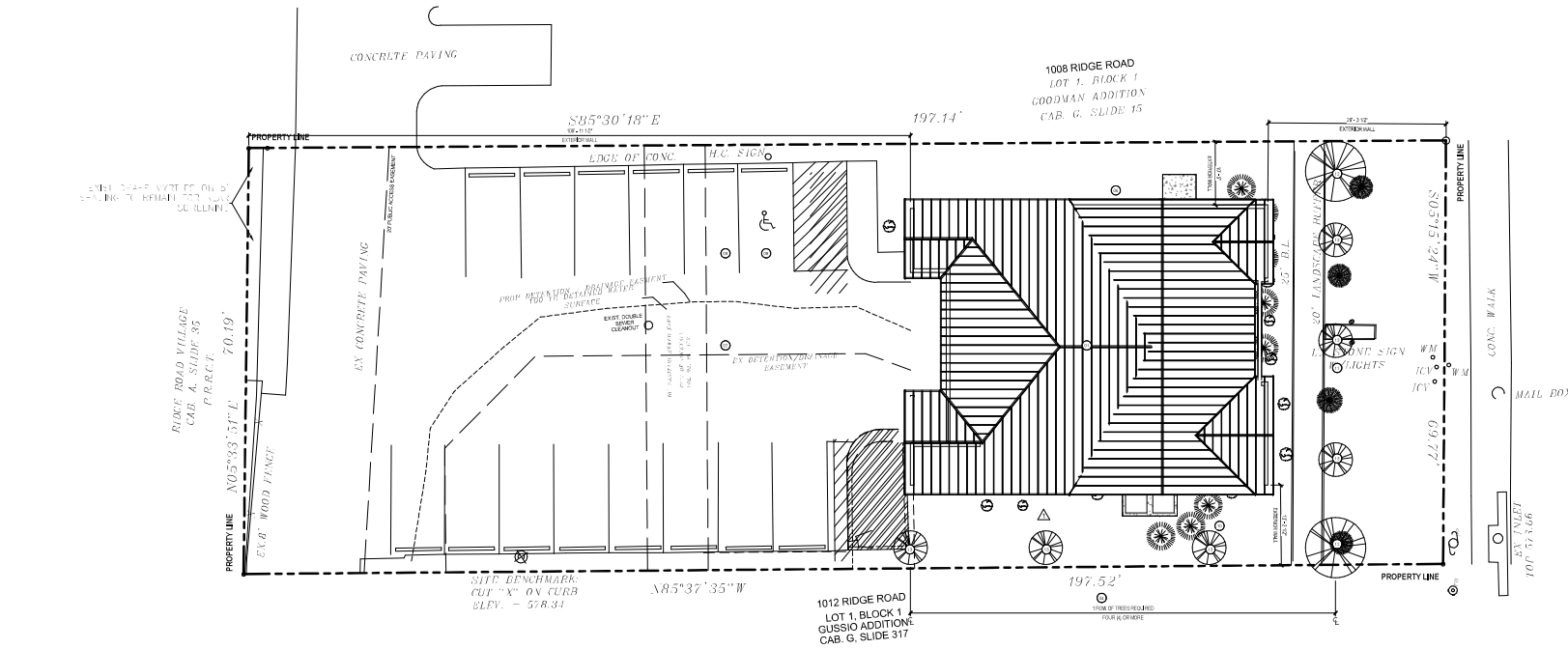
REVISION

1 06/04/24 ADDENDUM 01

This Document was produced by or under the direct supervision of Registered Architect **BLAKE AARON**. This document is incomplete and may not be used for regulatory approval, permit or construction. Date of issue: 06/04/2024

RPRC ADDITION

1010 RIDGE ROAD
ROCKWALL, TEXAS 75087



Ⓢ SITE PLAN - PROPOSED
1/8" = 1'-0"

GENERAL NOTES

- A. REF. G0-SERIES FOR LEGENDS, SYMBOLS AND ABBREVIATIONS
- B. REF. A0-SERIES FOR TYPICAL DEVICE MOUNTING LOCATIONS AND TYPICAL ACCESSIBILITY DIAGRAM
- C. REF. A6-SERIES FOR DOOR, WINDOW FINISH, FIXTURE AND EQUIPMENT SCHEDULES
- D. REF. G SERIES FOR PROJECT RELATED GENERAL NOTES

SHEET NOTES

- 01 EXISTING BUILDING TO BE RENOVATED; REFER TO ARCHITECTURAL DRAWINGS FOR SCOPE OF WORK
- 02 EXISTING PARKING AREA, REFER TO CIVIL DRAWINGS FOR SCOPE OF WORK
- 04 REQUIRED LANDSCAPE PER THE CITY OF ROCKWALL SCENIC OVERLAY DISTRICT; REFER ARTICLE
- 06 PROPOSED OUTDOOR PAVERS, REFER ARCHITECTURAL DRAWINGS
- 08 PROPOSED ADA PARKING LOCATION; REFER CIVIL DRAWINGS
- 09 PROPOSED TYPICAL PARKING STALL; REFER CIVIL DRAWINGS

- 10 PROPOSED LANDSCAPE SCREEN PER ADA REQUIREMENTS; EQUIPMENT TO BE SCREENED WITH 5-GALLON EVERGREEN SHRUBS; LANDSCAPE BY OWNER
- 11 REQUIRED LANDSCAPE BUFFER PER CITY OF ROCKWALL; REFER TO APPENDIX C
- 12 REQUIRED CANOPY TREE PER CITY OF ROCKWALL; REFER TO SUBSECTION 05.01 OF ARTICLE 08
- 13 REQUIRED ACCENT TREE PER CITY OF ROCKWALL; REFER TO SUBSECTION 05.01 OF ARTICLE 08

APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, 2024.

WITNESS OUR HANDS, this ____ day of _____,

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

LEGEND

SITE PLAN

JOB 23.014

DATE 06/04/2024

G1.000

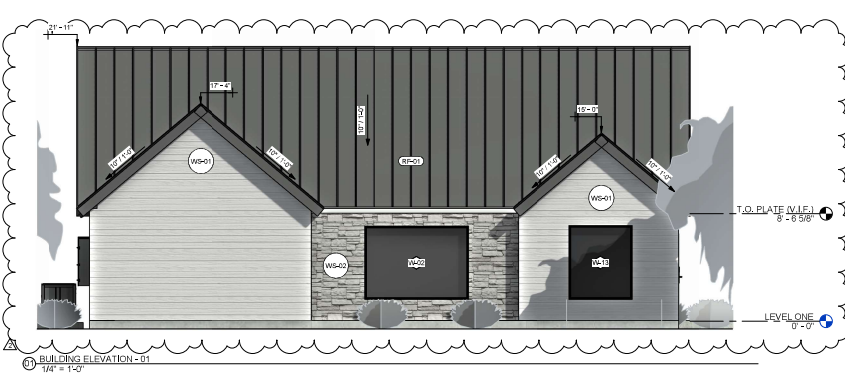
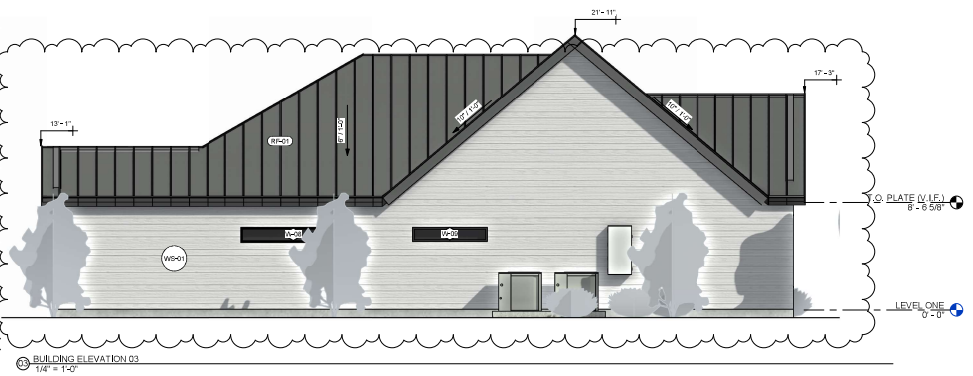
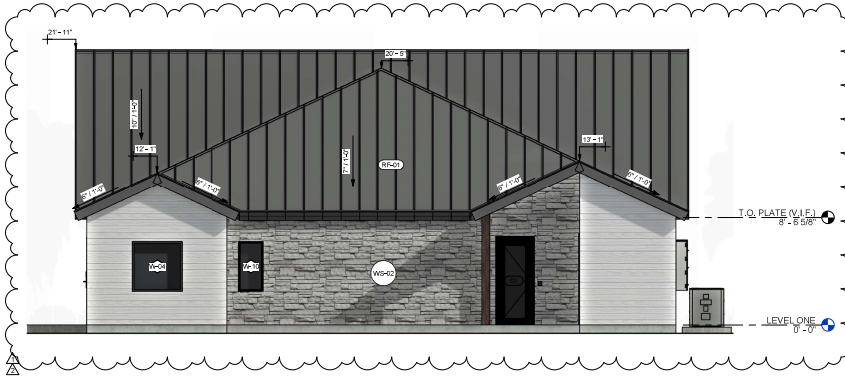
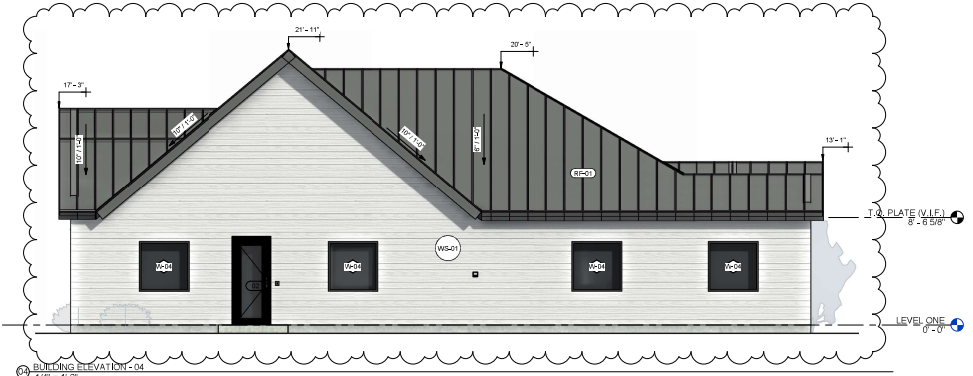
ISSUES

NO.	ISSUE	DATE	STATUS
1	ISSUE FOR PERMIT		
2			
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REVISION

NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMIT	
2	ISSUE FOR CONSTRUCTION	
3		
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GENERAL NOTES

- A. REF. GC-SERIES FOR LEGENDS, SYMBOLS AND ABBREVIATIONS
- B. REF. AC-SERIES FOR TYPICAL DEVICE MOUNTING LOCATIONS AND TYPICAL ACCESSIBILITY DIAGRAM
- C. REF. AG-SERIES FOR DOOR, WINDOW, FINISH, FIXTURE AND EQUIPMENT SCHEDULES
- D. REF. G SERIES FOR PROJECT RELATED GENERAL NOTES

SHEET NOTES

LEGEND

- EXISTING
- NEW CONSTRUCTION

BUILDING ELEVATIONS

JOB 23.014
DATE 06/04/2024
A2.101

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2024.
WITNESS OUR HANDS, this _____ day of _____, 2024.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

RPRC ADDITION
1010 RIDGE ROAD
ROCKWALL, TEXAS 75087

21' - 11"



T.O. PLATE (V.I.F.)
8' - 6 5/8"

LEVEL ONE
0' - 0"

01 BUILDING ELEVATION - 01
1/4" = 1'-0"



WS-01 HARDIE PLANK SIDING - ARTIC WHITE



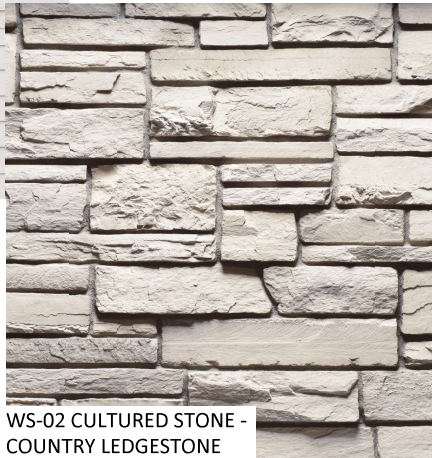
MBCI HIGH BATTEN ROOF PANEL AND COLOR



JELD-WEN SIMPLY MODERN WINDOWS



JELD-WEN SIMPLY MODERN DOORS



WS-02 CULTURED STONE - COUNTRY LEDGESTONE

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____.

WITNESS OUR HANDS, this ____ day of _____.

Planning & Zoning Commission, Chairman

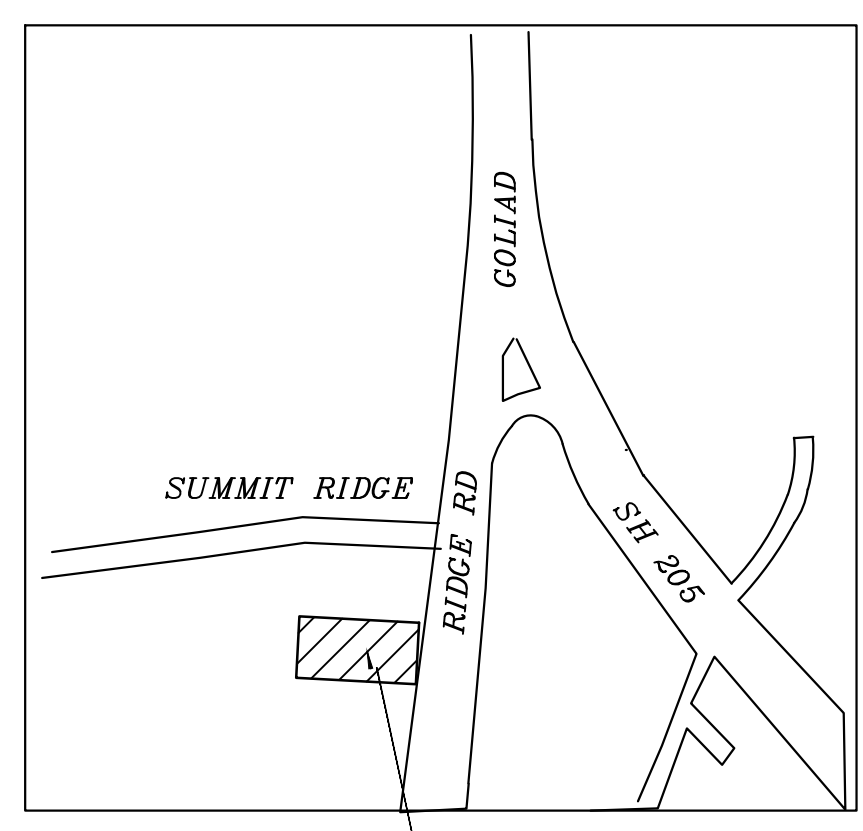
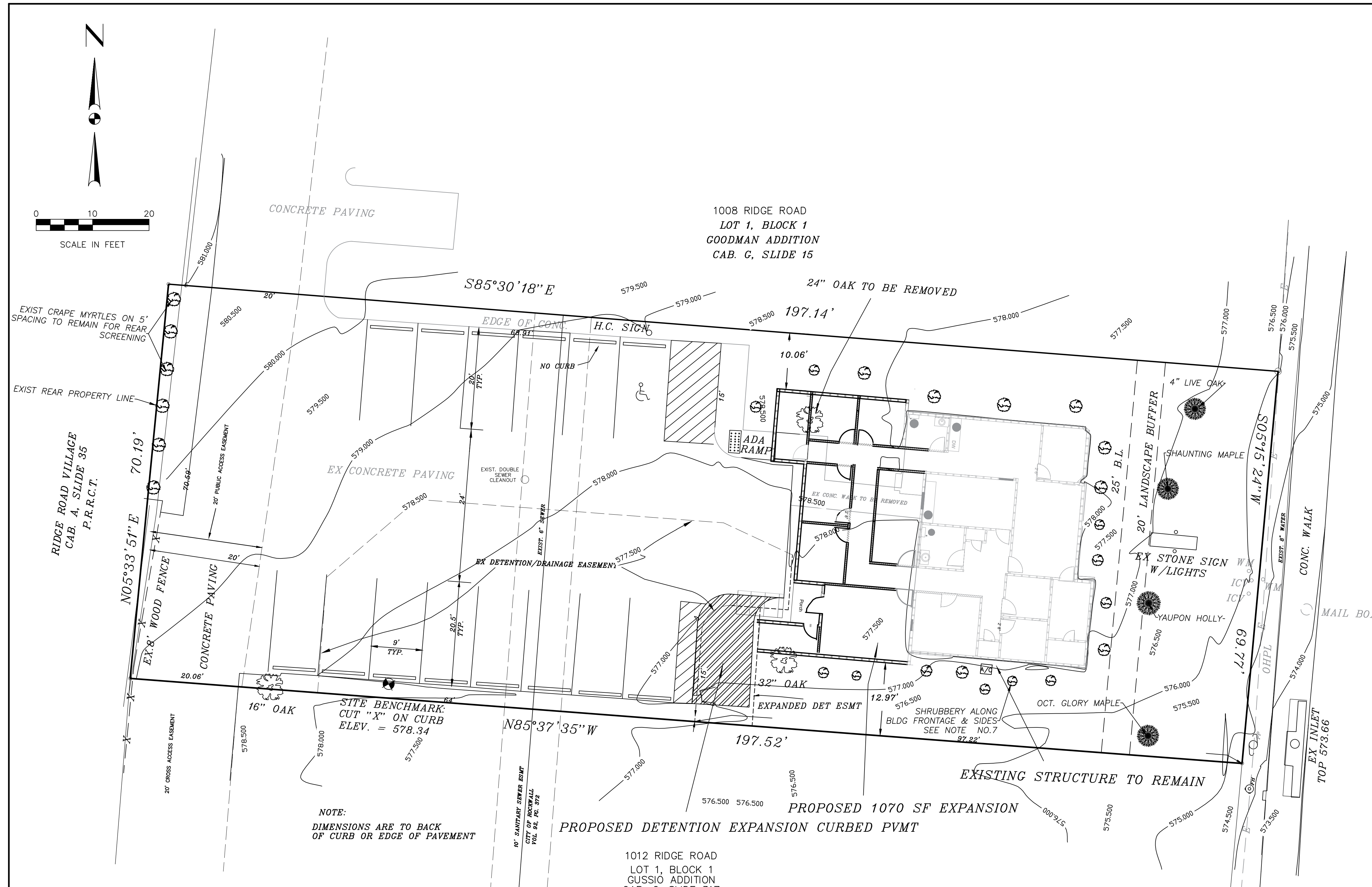
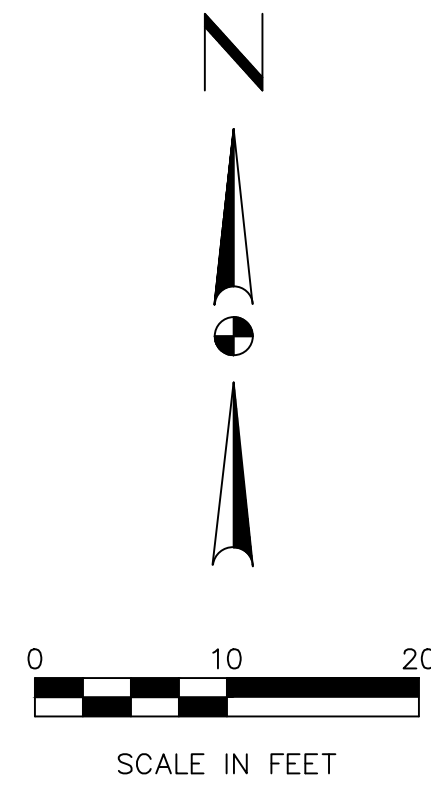
Director of Planning and Zoning

MATERIAL PALETTE

DISCLAIMER:
THESE DOCUMENTS ARE INCOMPLETE, AND ARE RELEASED FOR INFORMAL REVIEW ONLY. NOT INTENDED FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION PURPOSES.

ROCKWALL PREGNANCY RESOURCE CENTER

1010 RIDGE ROAD
ROCKWALL, TX



PROJECT LOCATION
LOCATION MAP
NTS

RIDGE ROAD
F.M. HWY. 740
VARIABLE WIDTH R.O.W.

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN
FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED
BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL
ON THE _____ DAY OF _____
WITNESS OUR HANDS, THIS _____ DAY OF _____

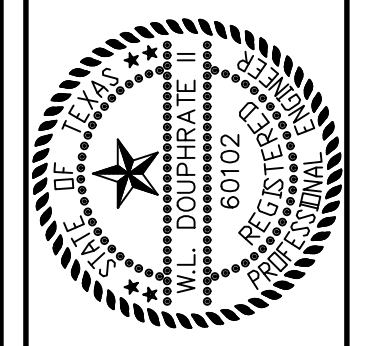
PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING
CASE NO. SP2020-009

- NOTES:
1. PARKING SPACES ARE 9'X20'
 2. ALL GROUND MOUNTED HVAC TO BE SCREENED WITH 3-5 GAL TEXAS SAGE BUSHES
 3. THE EXISTING CRAPE MYRTLES LOCATED ALONG THE WEST PROPERTY LINE ARE TO BE PRESERVED FOR RESIDENT SCREENING
 4. SCREEN PARKING FRONTAGE WITH A MIXTURE OF 3-7 GAL TEXAS SAGE DESPERADO & 3-5 GAL WAX LEAF LICUSTRUM BUSHES
 5. LANDSCAPE BLDG FRONTAGE & SIDES WITH 16-5 GAL TEXAS RED YUCCA PLANTS
 6. ALL MUTUAL ACCESS EASEMENTS TO BE PAVED PER CITY OF ROCKWALL STANDARDS OF DESIGN
 7. ALL SHRUBS SHALL BE A 5 GAL MINIMUM IN SIZE.
 8. 2 CANOPY TREES TO BE PLANTED WITHIN THE 20' LANDSCAPE BUFFER
1-4" LIVE OAK, 1-4" OCTOBER GLORY MAPLE
 9. 2 ACCENT TREES TO BE PLANTD WITHIN THE 20' LANDSCAPE BUFFER
1-SHAUNTING MAPLE & 1- YAUPON HOLLY

SITE DATA SUMMARY:
NAME OF FINAL PLAT: PREGNANCY RESOURCE CENTER LOT 1 BLOCK A BEING A REPLAT OF LOT 3 R.S. LOFLAND SUBD
ZONING: RO (RESIDENTIAL OFFICE DISTRICT) PD-53
PROPOSED USE: BUSINESS OFFICE
EXIST BUILDING SQUARE FOOTAGE: 1200 SF
PROPOSED BUILDING EXPANSION SQUARE FOOTAGE 1070 SF
TOTAL BUILDING FOOTPRINT: 2270 SF
BUILDING HEIGHT: 28 FT
LOT COVERAGE: 16.44%
PARKING SPACES REQUIRED: 1 SPACE/300 SF= 8
HANDICAP PARKING REQUIRED: 1
TOTAL PARKING SPACES PROVIDED: 14
HANDICAP PARKING PROVIDED: 1
INTERIOR LANDSCAPING REQUIRED: 30%
INTERIOR LANDSCAPING PROVIDED: 30% 4150 SF
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE=9314 SF

1012 RIDGE ROAD
LOT 1, BLOCK 1
GUSSIO ADDITION
CAB. G, SLIDE 317

1008 RIDGE ROAD
LOT 1, BLOCK 1
GOODMAN ADDITION
CAB. G, SLIDE 15



THE SEAL APPEARING ON THIS DOCUMENT IS AUTHORIZED BY THE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS OF THE STATE OF TEXAS, LICENSE NO. 60102, F-886, ON DATE: FEBRUARY 15, 2023

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

SITE PLAN BUILDING EXPANSION & LANDSCAPING
PREGNANCY RESOURCE CENTER
1010 RIDGE ROAD
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	WLD.
CHECKED	
DRAWN	GCW.
SCALE	1"=10' H 1"=10' V
DATE	JUNE 16, 2015
PROJECT	22029
	1









CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: November 12, 2024
APPLICANT: Jake Hodges; Kimley-Horn
CASE NUMBER: SP2024-043; *Site Plan for Rockwall Medical Building*

SUMMARY

Discuss and consider a request by Jake Hodges of Kimley-Horn on behalf of Jeff Brochette of Vue Real Estate for the approval of a Site Plan for a *Medical Office Building* on a 8.4841-acre tract of land identified as Tract 2-2 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, located at the southeast corner of the intersection of S. Goliad Street [SH-205] and SH-276, and take any action necessary.

BACKGROUND

The subject property was annexed on September 16, 1974 by *Ordinance No. 74-23 [Case No. A1974-003]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On November 4, 1974, the City Council approved a zoning change from an Agricultural (AG) District to Planned Development District 10 (PD-10) [*Ordinance No. 74-32*] for allowing *Townhouse* and *Cluster Homes* on the subject property. On February 19, 1996, the City Council approved an amendment to Planned Development District 10 [*Ordinance No. 96-03*], which superseded the previous ordinance (*i.e. Ordinance No. 74-32*) and re-designated the subject property for Commercial (C) District land uses. On April 3, 2000, the City Council approved an additional amendment to the Planned Development District 10 (PD-10) [*Ordinance No. 00-08*], which superseded the previous ordinance (*i.e. Ordinance No. 96-3*) and amended the concept plan for the Planned Development District. On August 3, 2020, the City Council approved an amendment to Planned Development District 10 (PD-10), which consolidated all of the regulating ordinances into one (1) regulating ordinance [*Ordinance No. 20-30*]. The subject property has remained vacant since annexation.

PURPOSE

On March 15, 2024, the applicant -- *Jake Hodges with Kimley-Horn* -- submitted an application requesting the approval of a site plan for a 44,692 SF *Medical Office Building* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located at the southeast corner of the intersection of S. Goliad Street [SH-205] and SH-276. The land uses adjacent to the subject property are as follows:

North: Directly north of the property is SH-276, which is designated as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this roadway, is a 5.354-acre tract of land (*i.e. Tract 1-3, of the J Cadle Survey, Abstract No. 65*), zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses. Beyond this is Phase 1 of the Meadow Creek Estates Subdivision, which is zoned Planned Development District 10 (PD-10) for Single Family 6 (SF-6) District land uses. Phase 1 of the Meadow Creek Estates Subdivision consists of 157 residential lots that were established on June 8, 1999.

South: Directly south of the subject property is a 12.3909-acre parcel of dedicated open space (*i.e. Lot 1, Block X, Meadowcreek Estates, Phase III*) owned by the City of Rockwall and zoned Planned Development 10 (PD-10)

District. Beyond this is a 4.75-acre parcel of dedicated open space (i.e. Lot 5, Block X, Hickory Ridge, Phase I) owned by the City of Rockwall and zoned Planned Development 10 (PD-10) District. Beyond this is S. Goliad Street [SH-205], which is identified as a P6D (i.e. principal arterial, six (6) lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is Phase 3 of the Meadowcreek Estates Subdivision, which is zoned Planned Development 10 (PD-10) District for Single Family 6 (SF-6) District land uses. This subdivision consists of 132 residential lots and was established on February 27, 2001. Beyond this is Faircrest Drive, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phase 4 of the Meadowcreek Estates Subdivision, which is zoned Planned Development 10 (PD-10) District for Single Family 6 (SF-6) District land uses. This subdivision consists of 192 residential lots and was established on August 16, 2001.

West: Directly west of the subject property is S. Goliad Street [SH-205], which is identified as a P6D (i.e. principal arterial, six (6) lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is an 8.868-acre parcel of land (i.e. Lot 1, Block 1, Helwig Addition), which is zoned Planned Development 44 District (PD-44) for Heavy Commercial (HC) District land uses.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Medical Office Building* is a permitted *by-right* land use in a Commercial (C) District. The submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within Planned Development District 10 (PD-10) and the Unified Development Code (UDC) for a property located within a Commercial (C) District. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	10,000 SF	X=3.6285-acres; <i>In Conformance</i>
<i>Minimum Lot frontage</i>	60-Feet	X~518-feet; <i>In Conformance</i>
<i>Minimum Lot Depth</i>	100-Feet	X~345-feet; <i>In Conformance</i>
<i>Minimum Front Yard Setback</i>	50-Feet	X>50-feet; <i>In Conformance</i>
<i>Minimum Rear Yard Setback</i>	10-Feet	X>10-feet; <i>In Conformance</i>
<i>Minimum Side Yard Setback</i>	10-Feet	X>10-feet; <i>In Conformance</i>
<i>Maximum Building Height</i>	60-Feet	X~44-feet; <i>In Conformance</i>
<i>Max Building/Lot Coverage</i>	60%	X<60%; <i>In Conformance</i>
<i>Minimum Masonry Requirement</i>	90%	X >90%; <i>In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	1/200 SF = 224 spaces	X=231; <i>In Conformance</i>
<i>Minimum Stone Requirement</i>	20%	X=0%; Not in Conformance
<i>Minimum Landscaping Percentage</i>	20%	X=27%; <i>In Conformance</i>
<i>Maximum Impervious Coverage</i>	85-90%	X=74%; <i>In Conformance</i>

TREESCAPE PLAN

The *Treescape Plan* provided by the applicant indicates that 37 protected Eastern Red Cedar trees -- totaling 148-inches -- are to be removed from the site. To satisfy this mitigation balance, the applicant is proposing to plant 108, four (4) inch caliper trees totaling 432 caliper inches on site.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 02.02(D)(2), *Office or Medical Office Building*, of Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Office or Medical Office Building* as "...(a) facility designed to support a range of healthcare services, including diagnostics, treatments, and administrative functions. These services encompass procedures requiring medical devices or the expertise of a qualified medical professional. Examples include but are not limited to medical doctor offices, physical therapy, massage therapy, chiropractic care, Botox treatments, and sonograms". In this case, the applicant is

requesting a *Medical Office Building*, which conforms to the land use listed in Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC). In addition, the proposed site plan generally conforms to the standards of the *General Overlay District Standards* and the *General Commercial District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), with the exception of the variances being requested as outlined in the *Variances and Exceptions Requested by the Applicant* section of this case memo.

According to Subsection 05.02, *Landscape Screening*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(a)ny non-residential or multi-family land use or parking area that has a side or rear contiguous to any residentially zoned or used property shall be screened with a masonry fence a minimum of six (6) feet in height with canopy trees planted on 20-foot centers." As an alternative, the code allows the Planning and Zoning Commission to consider the use of three (3) tiered landscaping and a berm along the entire residential adjacency. In this case, the applicant has provided a landscape plan that shows use of three (3) tiered landscaping and a berm along the adjacency. The Planning and Zoning Commission has granted this alternative to the requirement in the past, and it appears to meet the intent of the residential adjacency standards.

VARIANCES AND EXCEPTIONS BY THE APPLICANT

As previously stated, the applicant's request appears to generally conform to the requirements of Planned Development District 10 (PD-10) and the Unified Development Code (UDC); however, staff has identified the following variance and exception associated with the applicant's request:

(1) Architectural Standards.

- (a) Stone. According to Subsection 05.01(A), *Materials and Masonry Composition*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a) minimum of 20% natural or quarried stone is required on all building façades..." In this case, the material sample board provided by the applicant shows the use of burnished block on 100.00% of the exterior of the building. Based on this, the applicant will require a variance from the Planning and Zoning Commission.
- (b) Primary Articulation. According to Subsection 05.01(C)(1), *Primary Building Articulation*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a) primary building façade is any building façade that has a primary entryway for a business or that has an adjacency to a public right-of-way, open space/green space, public/private park, and/or a residential zoning district or residential used property." This section of the code goes on to state that these facades "...shall meet the standards for articulation on primary building facades as depicted in Figure 13." In this case, the northern and southern building façades do not meet the articulation requirements for a *Primary Building Façade*, and will require an exception from the Planning and Zoning Commission.

According to Subsection 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "...an applicant may request the Planning and Zoning Commission grant variances and exceptions to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship." In addition, the code requires that the applicant to provide compensatory measures that directly offset the requested variances and exceptions. The applicant has provided the following compensatory measures in their variance letter: [1] increased landscaping, [2] addition of architectural and shading elements over the main façade, [3] provided pedestrian areas, and [4] incorporated additional architectural design features; however, requests for exceptions and variances to the Unified Development Code (UDC) are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (e.g. six [6] out of the seven [7] commissioners) -- with a minimum of four (4) votes in the affirmative -- is required for the approval of a variance or exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan indicates that the subject property is located in the South Central Residential District which "...contains a mixture of established medium and low density residential subdivisions along with several large tracts of land designated for low density residential land uses." The *South*

Central Residential District is "...anticipated to add additional suburban developments in the western and southern areas of the district." The applicant's site plan appears to meet the intent of Comprehensive Plan for a supportive retail/office land use within the South Central Residential District.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On October 29, 2024, the Architecture Review Board (ARB) reviewed the proposed building elevations provided by the applicant and recommended that the applicant provide a rendering of the building with a solid color theme. The applicant has provided updated elevations that will be reviewed by the Architectural Review Board (ARB) prior to the November 12, 2024 Planning and Zoning Commission meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's Site Plan for a medical office building on the subject property, then staff would propose the following conditions of approval:

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



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 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 **E Corner of the intersection of S Goliad St and SH 276**

SUBDIVISION **Unplatted - W.H. Barnes Survey, Abstract No. 26** LOT **N/A** BLOCK **N/A**

GENERAL LOCATION **E Corner of the intersection of S Goliad St and SH 276**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **PD-10**

CURRENT USE **Undeveloped**

PROPOSED ZONING **PD-10**

PROPOSED USE **Medical Office**

ACREAGE **8.4841**

LOTS [CURRENT] **N/A**

LOTS [PROPOSED] **2**

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 **Vue Real Estate**

APPLICANT **Kimley-Horn**

CONTACT PERSON **Jeff Brockett**

CONTACT PERSON **Jake Hodges**

ADDRESS **9600 N Central Expressway
Suite 100**

ADDRESS **203 W Nash St, Suite 100**

CITY, STATE & ZIP **Dallas, Texas 75231**

CITY, STATE & ZIP **Terrell, Texas 75160**

PHONE **Address**

PHONE **972-588-4263**

E-MAIL **Dani.carr@vuerealestate.com**

E-MAIL **Jake.Hodges@kimley-horn.com**

NOTARY VERIFICATION [REQUIRED]

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

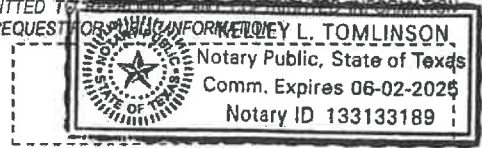
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, 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 OR REPRODUCE INFORMATION CONTAINED HEREIN FOR THE CITY OF ROCKWALL. IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF October, 2024

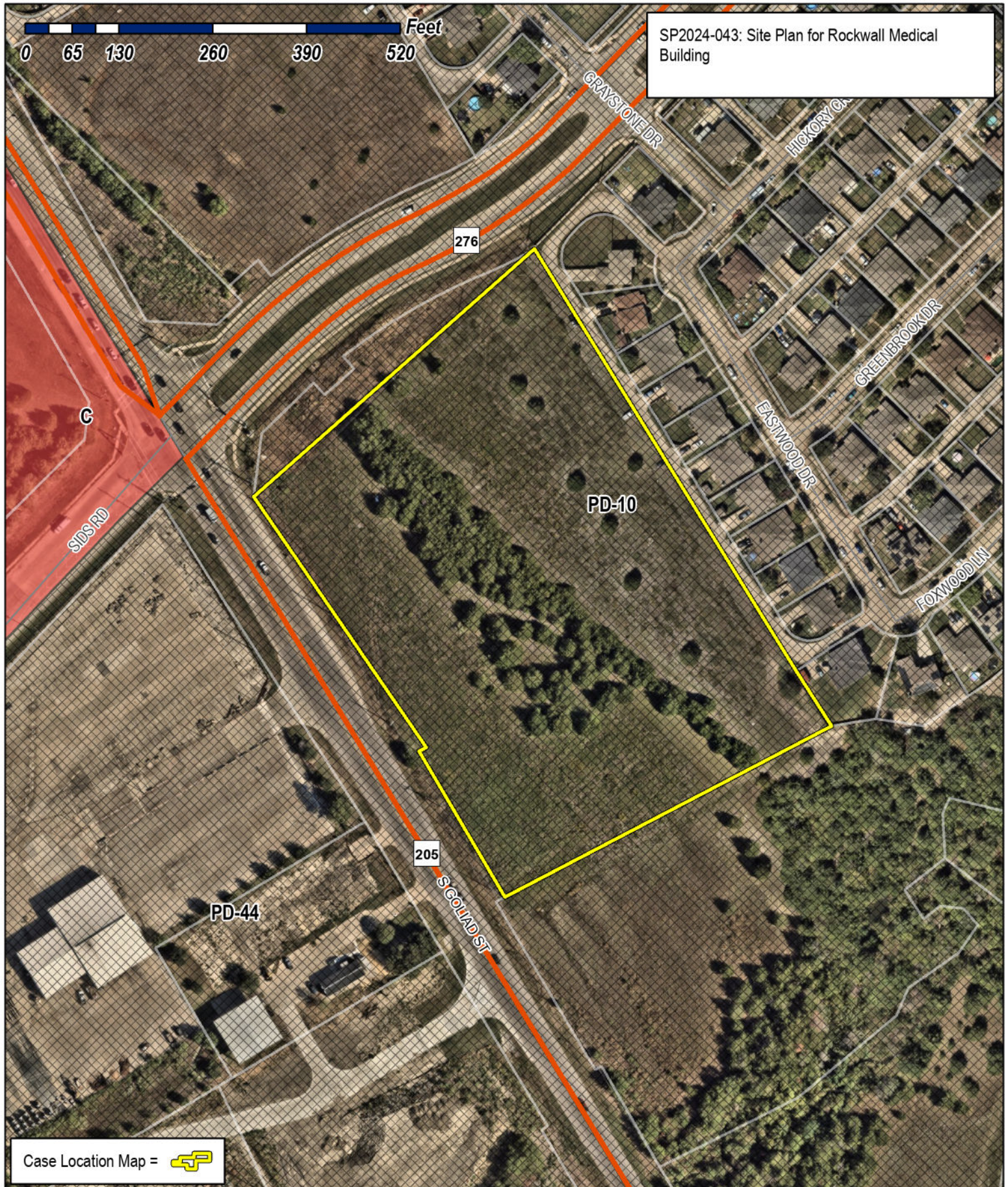
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Jeffrey Brockett
Kelly K. Taylor




MY COMMISSION EXPIRES 6/2/2025



SP2024-043: Site Plan for Rockwall Medical Building

0 65 130 260 390 520 Feet

Case Location Map = 



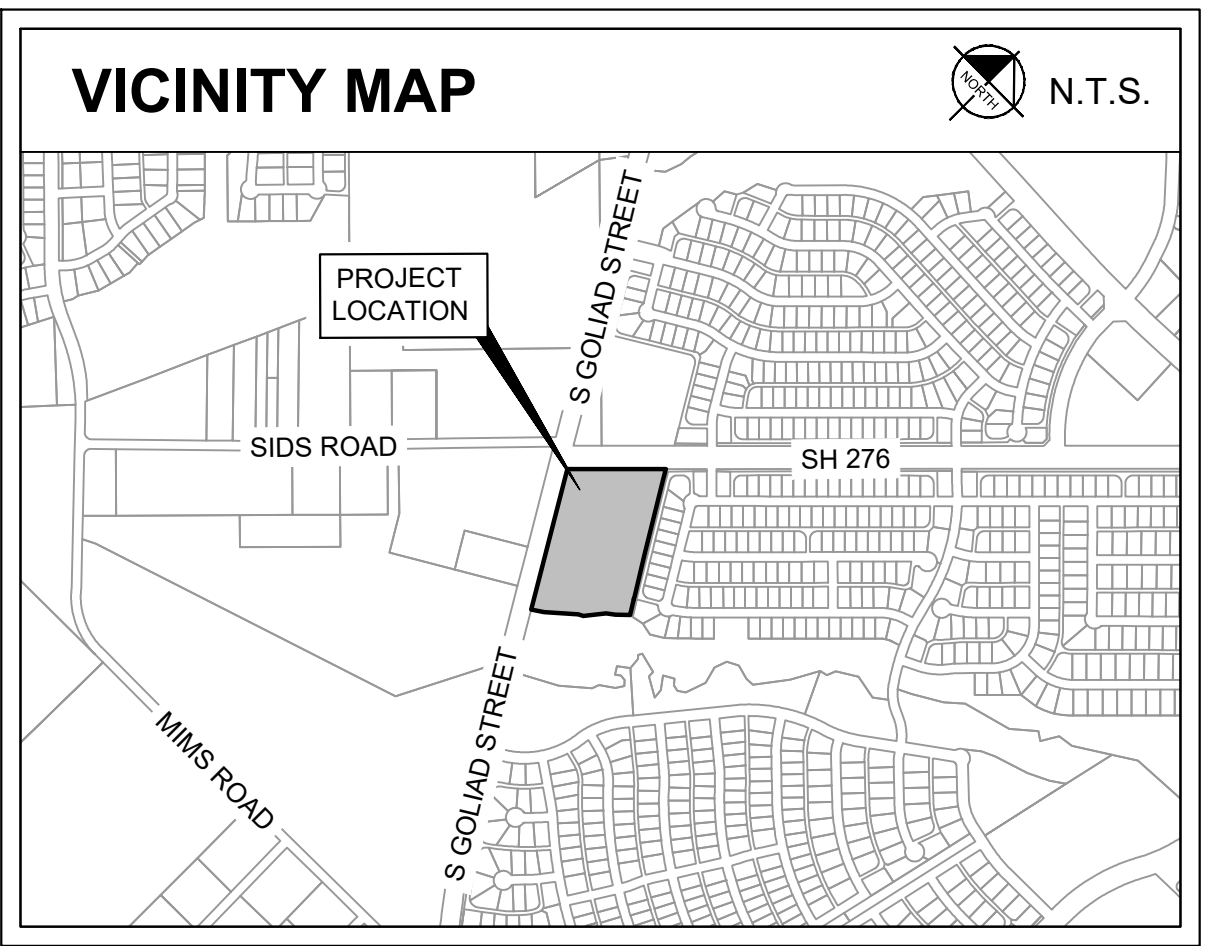
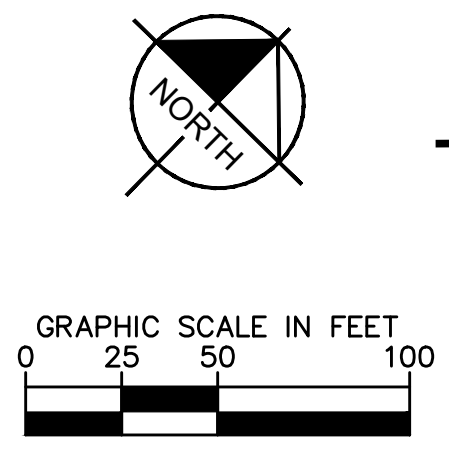
City of Rockwall

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

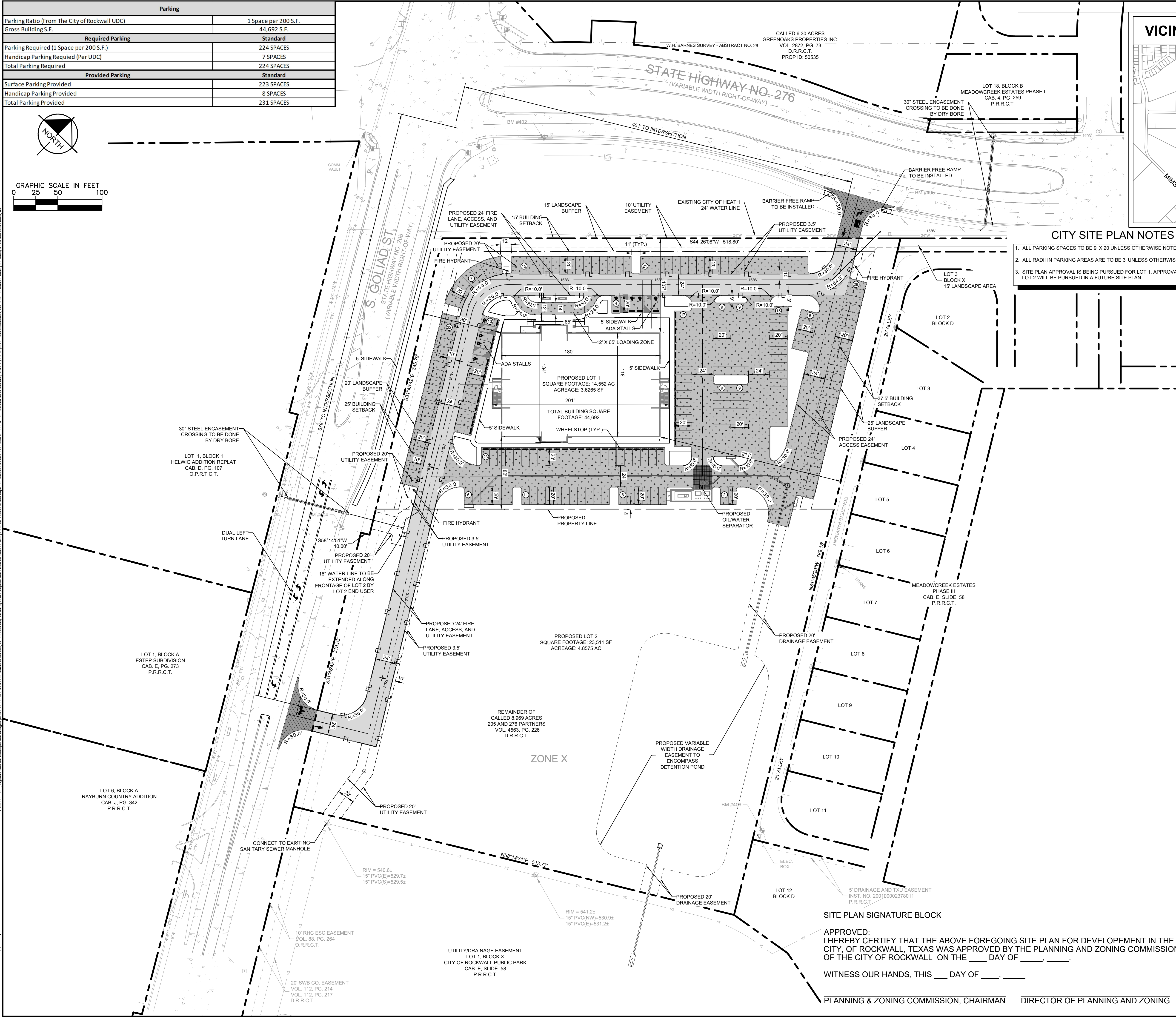
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Parking	
Parking Ratio (From The City of Rockwall UDC)	1 Space per 200 S.F.
Gross Building S.F.	44,692 S.F.
Required Parking	
Parking Required (1 Space per 200 S.F.)	224 SPACES
Handicap Parking Required (Per UDC)	7 SPACES
Total Parking Required	224 SPACES
Provided Parking	
Surface Parking Provided	223 SPACES
Handicap Parking Provided	8 SPACES
Total Parking Provided	231 SPACES



This document, together with the concept and design presented herein, is an instrument of service, as an instrument of service, as intended only for the specific purpose and client to whom it was prepared. Reuse of any information herein, in whole or in part, without the written consent of Kimley-Horn and Associates, Inc. is strictly prohibited.



CITY SITE PLAN NOTES

1. ALL PARKING SPACES TO BE 9' X 20' UNLESS OTHERWISE NOTED.
2. ALL RADII IN PARKING AREAS ARE TO BE 3' UNLESS OTHERWISE NOTED.
3. SITE PLAN APPROVAL IS BEING PURSUED FOR LOT 1. APPROVAL FOR LOT 2 WILL BE PURSUED IN A FUTURE SITE PLAN.

LEGEND

	PROPERTY LINE
	LIGHT DUTY PAVEMENT (5' - 3600 PSI, SHALL BE A MIN OF #3 BARS @ 18" O.C.E.W.)
	MEDIUM DUTY FIRE LANE PAVEMENT (7' - 3600 PSI, SHALL BE A MIN OF #3 BARS @ 18" O.C.E.W.)
	HEAVY DUTY PAVEMENT (7' - 3600 PSI, SHALL BE A MIN OF #3 BARS @ 18" O.C.E.W.)
	SH 276 & SH 205 PAVEMENT (10' - 3600 PSI, SHALL BE A MIN OF #4 BARS @ 18" O.C.E.W.)
	EXISTING PAVEMENT
	PROPOSED STORM LINE
	PROPOSED 6" SANITARY SEWER LINE
	PROPOSED 8" SANITARY SEWER LINE
	PROPOSED 12" WATER LINE
	PROPOSED 16" WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING 8" WATER LINE
	EXISTING 12" WATER LINE
	EXISTING 16" WATER LINE
	EXISTING 24" WATER LINE
	PROPOSED DITCH FLOW
	PROPOSED FIRE HYDRANT
	PROPOSED CURB INLET
	PROPOSED WATER METER
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED STORM MANHOLE
	PROPOSED JUNCTION BOX
	PROPOSED RETAINING WALL
	ACCESSIBLE PARKING SYMBOL
	NUMBER OF PARKING SPACES
	TYPICAL
	EXISTING
	PROPOSED
	TUCK UNDER PARKING
	CARPORT PARKING
	TANDEM PARKING
	ELECTRIC VEHICLE PARKING

PROJECT NUMBER: SP2024-043

SITE PLAN FOR ROCKWALL MEDICAL BUILDING

8.4841 ACRES (369,567 SF) IN THE W.H. BARNES SURVEY, ABST. NO. 26 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 CURRENT ZONING: PD-10
 PROPOSED LAND USE: MEDICAL BUILDING

NOVEMBER 13, 2024

ENGINEER / SURVEYOR
 KIMLEY-HORN AND ASSOCIATES, INC.
 ADDRESS: 203 WEST NASH ST, SUITE 100
 TERRELL, TX 75160
 PHONE: (972) 568-4263
 CONTACT: MATT LUCAS, P.E.

OWNER
 VUE REAL ESTATE
 ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100
 DALLAS, TX 75231
 PHONE: (972) 556-1700
 CONTACT: JEFF BROCKETTE

APPLICANT
 VUE REAL ESTATE
 ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100
 DALLAS, TX 75231
 PHONE: (972) 556-1700
 CONTACT: JEFF BROCKETTE

ARCHITECT
 BLUE FIN DESIGN
 ADDRESS: 14205 NORTH MOPAC EXPRESSWAY, SUITE 100B
 AUSTIN, TX 78728
 PHONE: (855) 228-7440
 CONTACT: WARREN L. INCE

SITE PLAN SIGNATURE BLOCK

APPROVED: I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF ___, ___.

WITNESS OUR HANDS, THIS ___ DAY OF ___, ___.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

NO.	REVISIONS	DATE	BY

Kimley-Horn

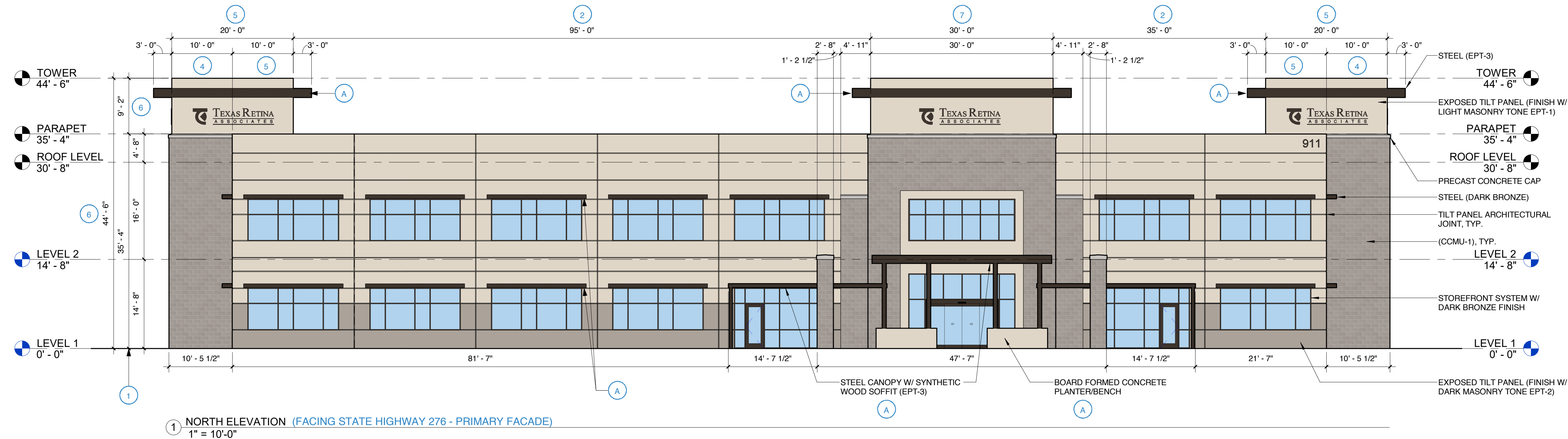
13455 NOEL RD. TWO GALLERIA OFFICE TOWER
 SUITE 700 DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-238-3820
 WWW.KIMLEY-HORN.COM TX F-928
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.

KHA PROJECT	060016800
DATE	11/6/2024
SCALE	AS SHOWN
DESIGNED BY	CJH
DRAWN BY	CJH
CHECKED BY	MAL

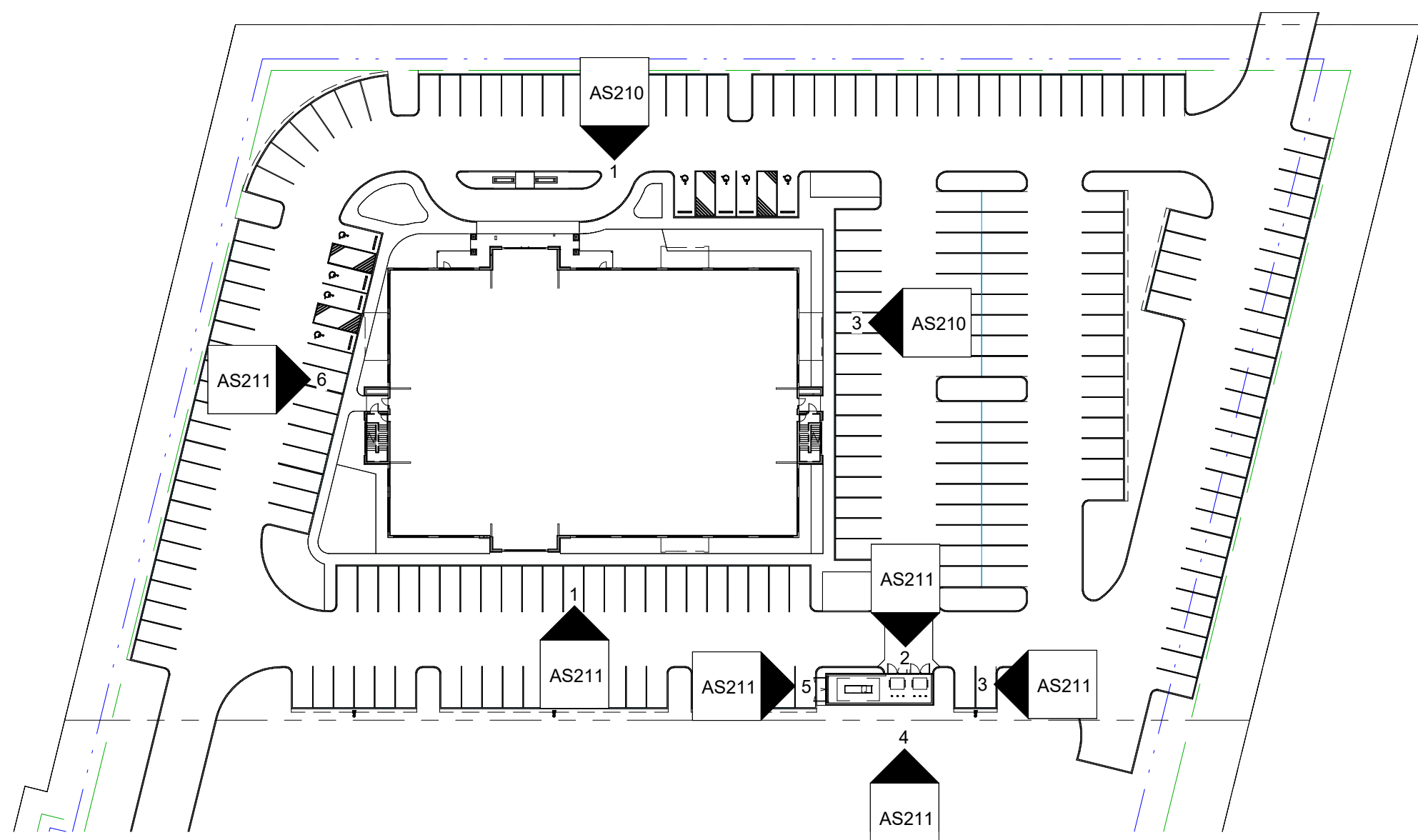
ROCKWALL MEDICAL BUILDING
 PREPARED FOR
VUE REAL ESTATE
 CITY OF ROCKWALL, TX

SITE PLAN

SHEET NUMBER
C-100



1 NORTH ELEVATION (FACING STATE HIGHWAY 276 - PRIMARY FACADE)
1" = 10'-0"



2 ARCHITECTURAL ELEVATION LEGEND
1" = 60'-0"

	TOTAL FACADE AREA (S.F.)	TOTAL GLAZING AREA (S.F.)	TOTAL AREA MINUS GLAZING (S.F.)	TOTAL TILT PANEL AREA (S.F.)	TOTAL BURNISHED BLOCK AREA (S.F.)	TOTAL GLAZING PERCENTAGE (S.F.)	TOTAL EXPOSED TILT PANEL PERCENTAGE	TOTAL BURNISHED PERCENTAGE
NORTH ELEVATION	7,741	1,900	5,841	4,228	1,613	24.5%	72%	28%
EAST ELEVATION	5,367	1,210	4,157	2,906	1,249	22.5%	70%	30%
SOUTH ELEVATION	7,741	1,900	5,841	4,228	1,613	24.5%	72%	28%
WEST ELEVATION	5,367	1,210	4,157	2,906	1,249	22.5%	70%	30%

PRIMARY FACADE ARTICULATION COMPLIANCE KEY NOTES:

- 1 WALL HEIGHT. THE WALL HEIGHT SHALL BE MEASURED FROM GRADE TO THE TOP OF THE WALL.
PROPOSED WALL HEIGHT IS AT 35'-4" (REFER TO ELEVATIONS)
- 2 WALL LENGTH. THE MAXIMUM WALL LENGTH SHALL NOT EXCEED THREE (3) TIMES THE WALL HEIGHT (I.E. 3 X 1 ≥ 2).
35'-4"(3) = 106'-0" (COMPLIES) MAX LENGTH PROPOSED IS 105'-0".
- 3 SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT LENGTH. THE MINIMUM LENGTH OF THE SECONDARY ENTRYWAY OR PROJECTING ARCHITECTURAL ELEMENT SHALL BE 25% OF THE WALL LENGTH (I.E. 25% X 2 ≤ 3).
NORTH/SOUTH: 105'-0"(25%) = 26'-3" (NO SECONDARY FEATURE SHOWN - NEED TO REQUEST VARIANCE)
WEST/EAST: 52'-6"(25%) = 13'-1 1/2" (NO SECONDARY FEATURE SHOWN - NEED TO REQUEST VARIANCE)
- 4 WALL PROJECTION. THE MINIMUM WALL PROJECTION FOR A PRIMARY AND/OR SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT SHALL BE 25% OF THE WALL HEIGHT (I.E. 25% X 1 ≤ 4).
35'-4"(25%) = 8'-10" (COMPLIES)
NORTH AND SOUTH ARE PROPOSED AT 9'-0".
EAST AND WEST ARE PROPOSED AT 10'-0".
- 5 PRIMARY AND/OR SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT WIDTH. THE MINIMUM WALL WIDTH OF THE PRIMARY AND/OR SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT SHALL EXTEND TWICE THE REQUIRED WALL PROJECTION (I.E. 2 X 4 ≥ 5).
2(8'-10") = 17'-8" (COMPLIES) PROPOSED AT 18'-0".
- 6 PROJECTION HEIGHT. THE PRIMARY AND SECONDARY ENTRYWAYS/ARCHITECTURAL ELEMENT SHALL EXTEND A MINIMUM OF 25% OF THE WALL HEIGHT ABOVE THE TOP OF THE WALL (I.E. 25% X 1 ≤ 6).
35'-4"(25%) = 8'-10" OR 44'-2" TOTAL (COMPLIES) PROPOSED AT 9'-2" OR 44'-6" TOTAL.
- 7 PRIMARY ENTRYWAY/ARCHITECTURAL ELEMENT LENGTH. THE PRIMARY ENTRYWAY/ARCHITECTURAL ELEMENT SHALL MEET ALL OF THE SAME PROJECTIONS AS THE SECONDARY ENTRYWAYS/ARCHITECTURAL ELEMENT, BUT SHALL EXTEND A MINIMUM OF TWICE THE LENGTH OF THE SECONDARY ELEMENT (I.E. 2 X 3 ≥ 7).
NORTH/SOUTH ELEVATION: (NEED TO REQUEST VARIANCE)
(2)26'-3" = 52'-6" (DOES NOT COMPLY) SHOWN AT 30'-0".
EAST/WEST ELEVATION: (NEED TO REQUEST VARIANCE)
(2)13'-1 1/2" = 26'-3" (COMPLIES) SHOWN AT 33'-1".

ADDITIONAL ARCHITECTURAL ELEMENT

ADDITIONAL NOTES:
SEEKING VARIANCE/ALTERNATIVE COMPLIANCE FOR EXPOSED CONCRETE TILT PANEL VS. MASONRY
SEEKING VARIANCE/ALTERNATIVE COMPLIANCE FOR CUSTOM CONCRETE MASONRY UNITS FOR 20% STONE.

NOTE:
MECHANICAL EQUIPMENT WILL BE FULLY SCREENED. INITIAL DESIGN INTENT IS TO HIDE THE MECHANICAL EQUIPMENT WITHIN THE TOWER ELEMENTS. IF PLACEMENT OF THOSE ZONES IS DEEMED NECESSARY, WE WILL SCREEN WITH METAL PANEL STRUCTURE TO COMPLEMENT THE FACADE.



3 EAST ELEVATION (FACING RESIDENTIAL - PRIMARY FACADE)
1" = 10'-0"

VUE REALTY GROUP, LLC.
ROCKWALL MOB

STATE HIGHWAY 205 AND STATE HIGHWAY 276
BYPASS
ROCKWALL, TEXAS

SEAL:



11/04/2024

BLUE FIN DESIGN, LLC

Do NOT scale drawings. Use given dimensions only. If not shown, verify correct dimension with ARCHITECT. Contractor shall check and verify all dimensions and conditions of job site.

REVISIONS		
DATE	#	DESCRIPTION

DATE: 2024.11.04

DRAWN BY: WLI

EXTERIOR
ELEVATIONS -
COLOR

DRAWING NUMBER:

AS210

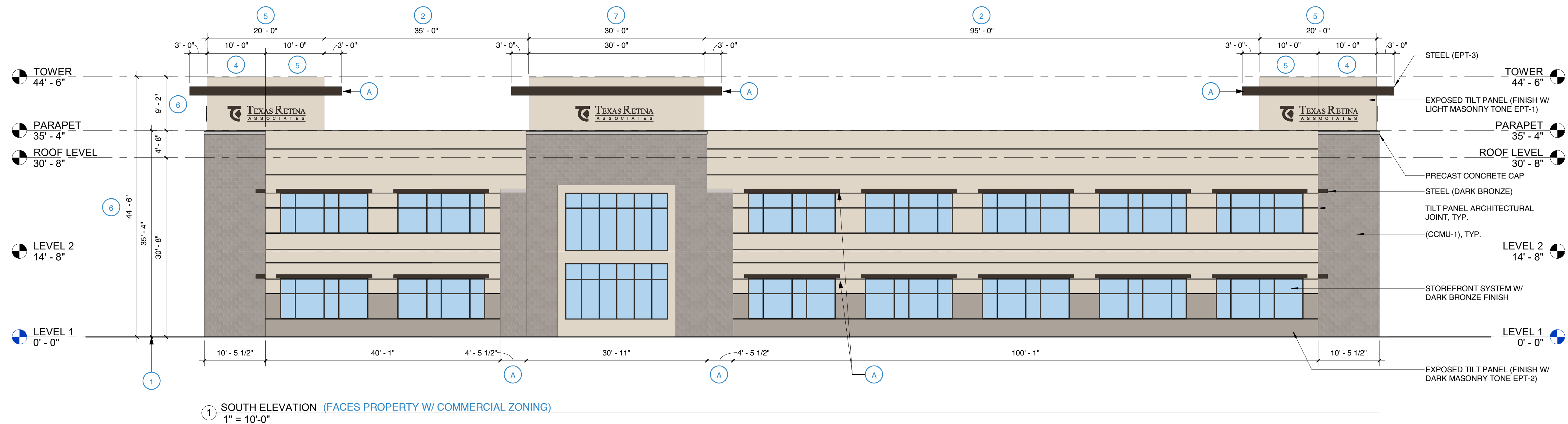
SCALE: AS INDICATED

SITE PLAN SIGNATURE BLOCK

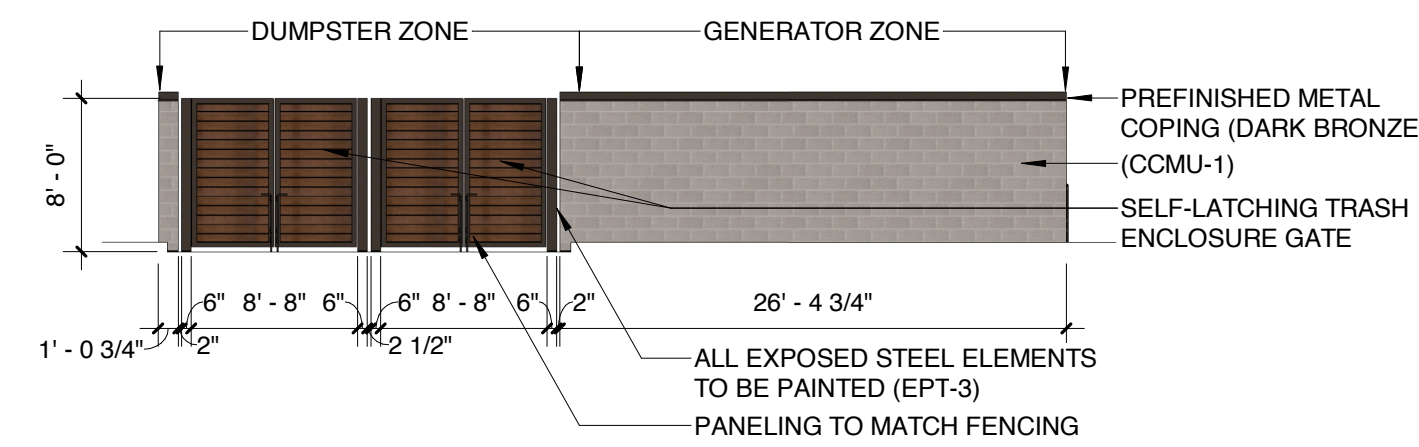
APPROVED:
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF _____

WITNESSED OUR HANDS, THIS ___ DAY OF _____, _____

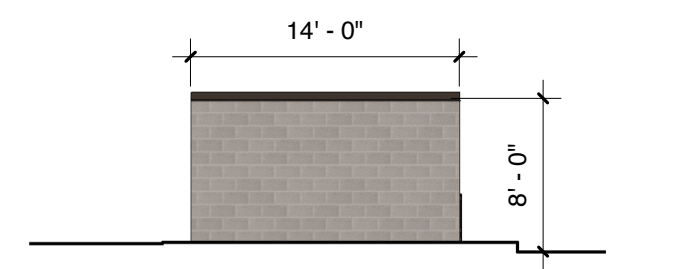
PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING



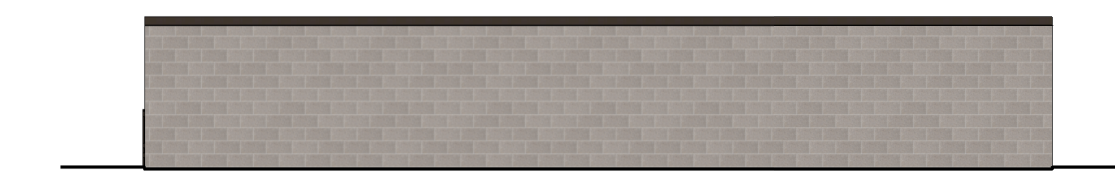
1 SOUTH ELEVATION (FACES PROPERTY W/ COMMERCIAL ZONING)
1" = 10'-0"



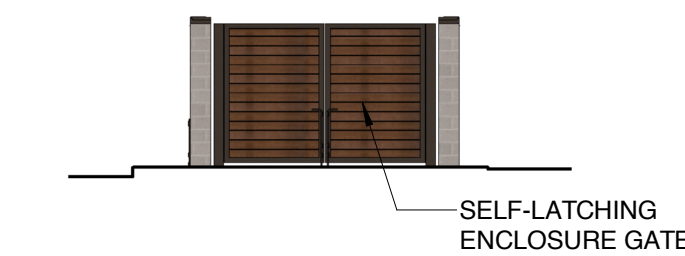
2 ENCLOSURE - NORTH ELEVATION
1" = 10'-0"



3 ENCLOSURE - EAST ELEVATION
1" = 10'-0"



4 ENCLOSURE - SOUTH ELEVATION
1" = 10'-0"



5 ENCLOSURE - WEST ELEVATION
1" = 10'-0"

	TOTAL FACADE AREA (S.F.)	TOTAL GLAZING AREA (S.F.)	TOTAL AREA MINUS GLAZING (S.F.)	TOTAL TILT PANEL AREA (S.F.)	TOTAL BURNISHED BLOCK AREA (S.F.)	TOTAL GLAZING PERCENTAGE (S.F.)	TOTAL EXPOSED TILT PANEL PERCENTAGE	TOTAL BURNISHED PERCENTAGE
NORTH ELEVATION	7,741	1,900	5,841	4,228	1,613	24.5%	72%	28%
EAST ELEVATION	5,367	1,210	4,157	2,906	1,249	22.5%	70%	30%
SOUTH ELEVATION	7,741	1,900	5,841	4,228	1,613	24.5%	72%	28%
WEST ELEVATION	5,367	1,210	4,157	2,906	1,249	22.5%	70%	30%

PRIMARY FACADE ARTICULATION COMPLIANCE KEY NOTES:

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35'-4"(3) = 106'-0" (COMPLIES) MAX LENGTH PROPOSED IS 105'-0".
- SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT LENGTH. THE MINIMUM LENGTH OF THE SECONDARY ENTRYWAY OR PROJECTING ARCHITECTURAL ELEMENT SHALL BE 25% OF THE WALL LENGTH (I.E. 25% X 2 ≤ 3).
NORTH/SOUTH: 105'-0"(25%) = 26'-3" (NO SECONDARY FEATURE SHOWN - NEED TO REQUEST VARIANCE)
(2)26'-3" = 52'-6" (DOES NOT COMPLY) SHOWN AT 30'-0".
WEST/EAST: 52'-6"(25%) = 13'-1 1/2" (NO SECONDARY FEATURE SHOWN - NEED TO REQUEST VARIANCE)
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NORTH AND SOUTH ARE PROPOSED AT 9'-0".
EAST AND WEST ARE PROPOSED AT 10'-0".
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2(8'-10") = 17'-8" (COMPLIES) PROPOSED AT 18'-0".
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35'-4"(125%) = 8'-10" OR 44'-2" TOTAL (COMPLIES) PROPOSED AT 9'-2" OR 44'-6" TOTAL.
- PRIMARY ENTRYWAY/ARCHITECTURAL ELEMENT LENGTH. THE PRIMARY ENTRYWAY/ARCHITECTURAL ELEMENT SHALL MEET ALL OF THE SAME PROJECTIONS AS THE SECONDARY ENTRYWAYS/ARCHITECTURAL ELEMENT, BUT SHALL EXTEND A MINIMUM OF TWICE THE LENGTH OF THE SECONDARY ELEMENT (I.E. 2 X 3 ≥ 7)
NORTH/SOUTH ELEVATION: (NEED TO REQUEST VARIANCE)
(2)13'-1 1/2" = 26'-3" (COMPLIES) SHOWN AT 33'-1".
EAST/WEST ELEVATION: (NEED TO REQUEST VARIANCE)
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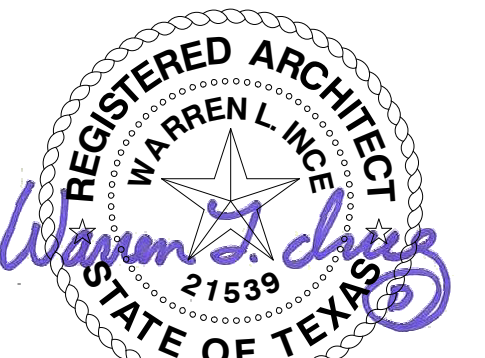
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6 WEST ELEVATION (FACING STATE HIGHWAY 205 - PRIMARY FACADE)
1" = 10'-0"

SITE PLAN SIGNATURE BLOCK
APPROVED: I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF _____, _____.
WITNESSED OUR HANDS, THIS ____ DAY OF _____, _____.
PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

SEAL:



11/04/2024

BLUE FIN DESIGN, LLC
Do NOT scale drawings. Use given dimensions only. If not shown, verify correct dimension with ARCHITECT. Contractor shall check and verify all dimensions and conditions of job site.

REVISIONS		
DATE	#	DESCRIPTION

DATE: 2024.11.04
DRAWN BY: WLI

EXTERIOR ELEVATIONS - COLOR

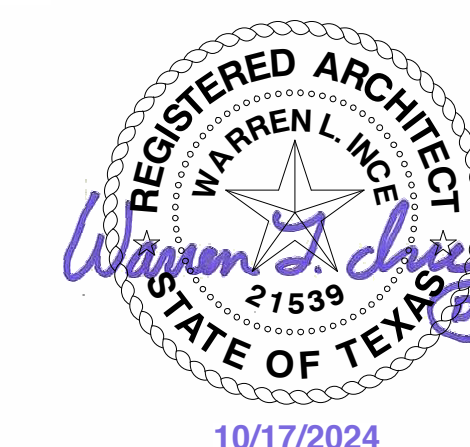
DRAWING NUMBER:
AS211
SCALE: AS INDICATED

VUE REALTY GROUP, LLC.

ROCKWALL MOB

STATE HIGHWAY 205 AND STATE HIGHWAY 276
BYPASS
ROCKWALL, TEXAS

SEAL:



BLUE FIN DESIGN, LLC

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REVISIONS		
DATE	#	DESCRIPTION

DATE: 2024.10.17

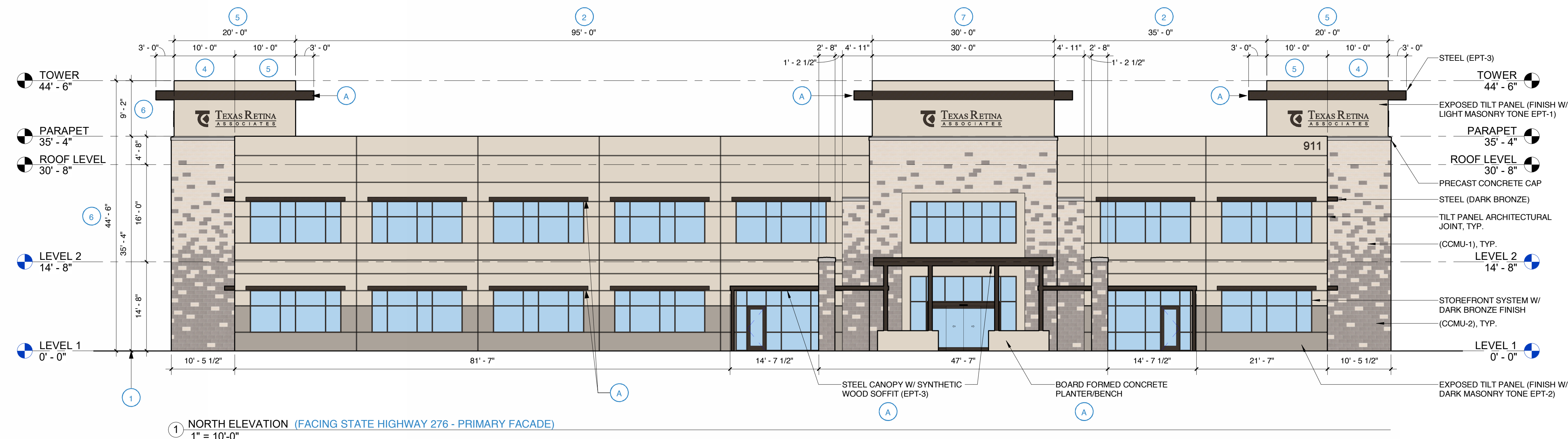
DRAWN BY: WLI

EXTERIOR
ELEVATIONS -
COLOR

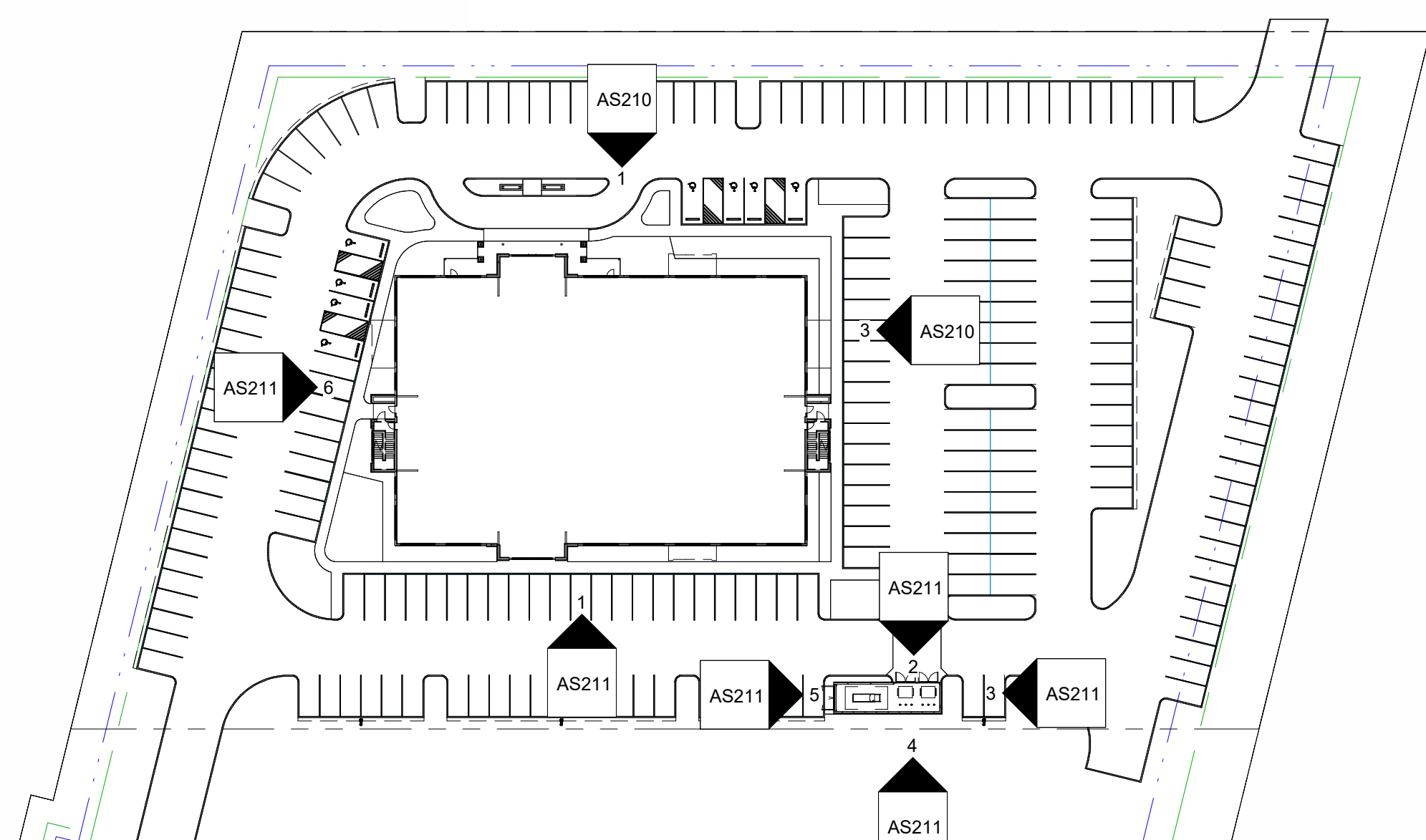
DRAWING NUMBER:

AS210

SCALE: AS INDICATED



1 NORTH ELEVATION (FACING STATE HIGHWAY 276 - PRIMARY FACADE)
1" = 10'-0"



2 ARCHITECTURAL ELEVATION LEGEND
1" = 60'-0"

	TOTAL FACADE AREA (S.F.)	TOTAL GLAZING AREA (S.F.)	TOTAL AREA MINUS GLAZING (S.F.)	TOTAL TILT PANEL AREA (S.F.)	TOTAL BURNISHED BLOCK AREA (S.F.)	TOTAL GLAZING PERCENTAGE (S.F.)	TOTAL EXPOSED TILT PANEL PERCENTAGE	TOTAL BURNISHED BLOCK PERCENTAGE
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- ADDITIONAL NOTES:
SEEKING VARIANCE/ALTERNATIVE COMPLIANCE FOR EXPOSED CONCRETE TILT PANEL VS. MASONRY
SEEKING VARIANCE/ALTERNATIVE COMPLIANCE FOR CUSTOM CONCRETE MASONRY UNITS FOR 20% STONE.



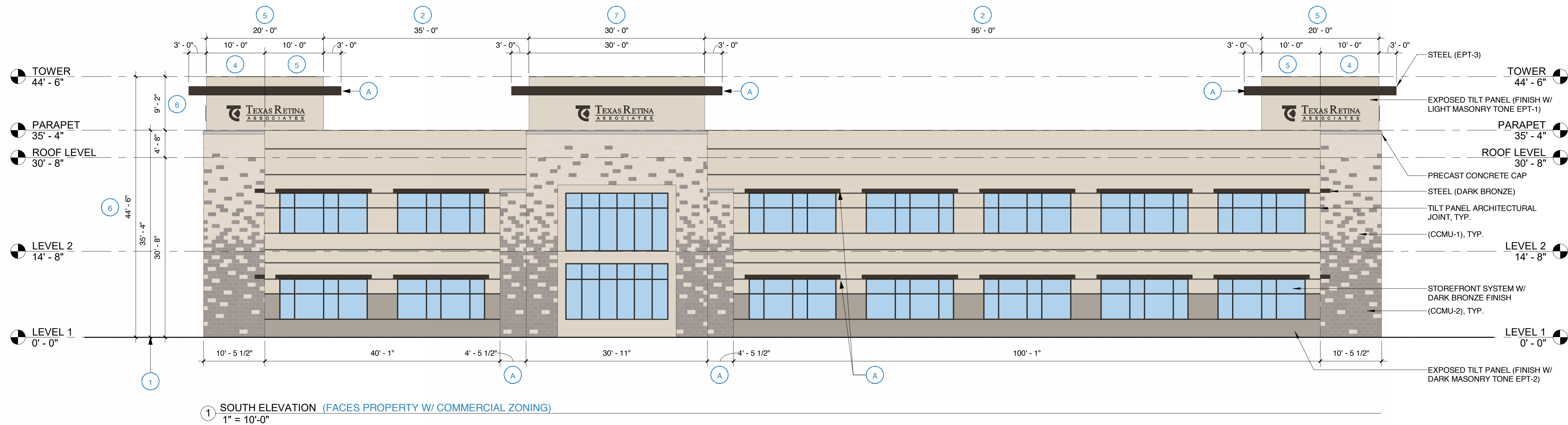
3 EAST ELEVATION (FACING RESIDENTIAL - PRIMARY FACADE)
1" = 10'-0"

SITE PLAN SIGNATURE BLOCK

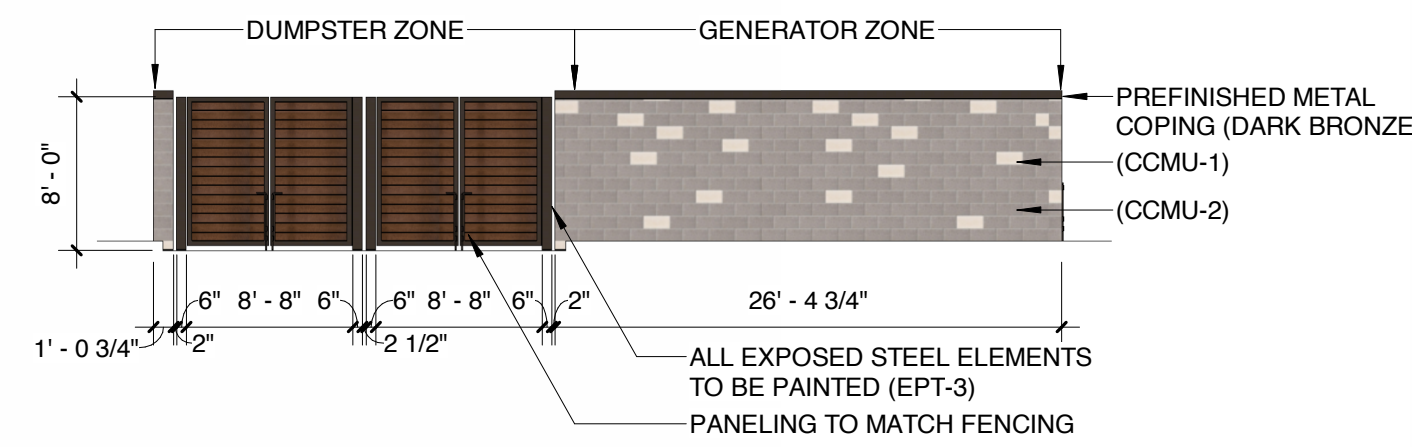
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WITNESSED OUR HANDS, THIS ___ DAY OF _____, _____

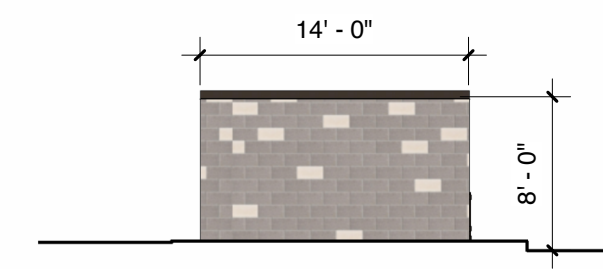
PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING



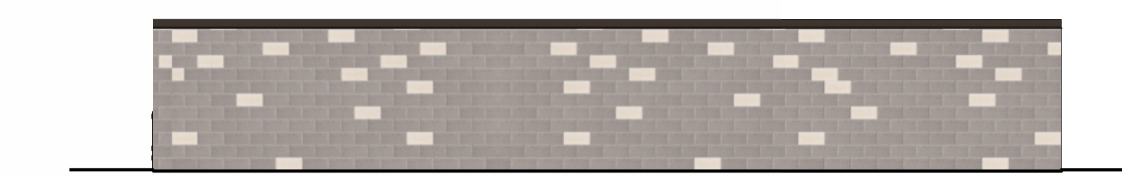
1 SOUTH ELEVATION (FACES PROPERTY W/ COMMERCIAL ZONING)
1" = 10'-0"



2 ENCLOSURE - NORTH ELEVATION
1" = 10'-0"



3 ENCLOSURE - EAST ELEVATION
1" = 10'-0"



4 ENCLOSURE - SOUTH ELEVATION
1" = 10'-0"

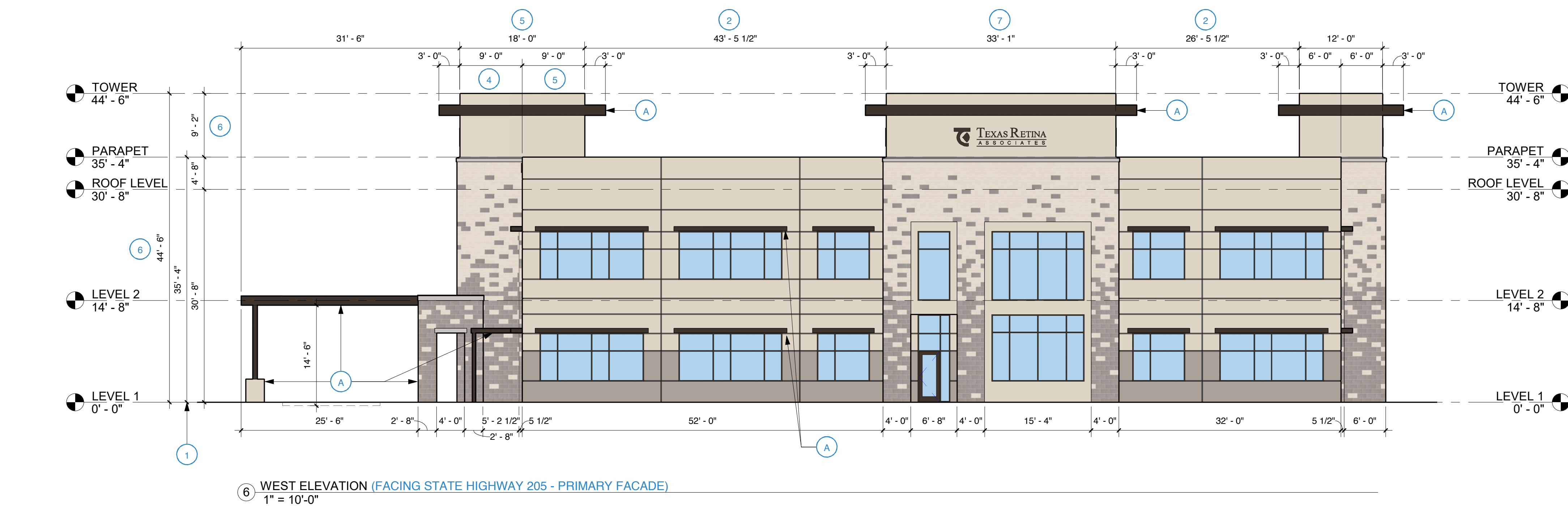


5 ENCLOSURE - WEST ELEVATION
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SEEKING VARIANCE/ALTERNATIVE COMPLIANCE FOR CUSTOM CONCRETE MASONRY UNITS FOR 20% STONE.



6 WEST ELEVATION (FACING STATE HIGHWAY 205 - PRIMARY FACADE)
1" = 10'-0"

SITE PLAN SIGNATURE BLOCK

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF _____, _____.
WITNESSED OUR HANDS, THIS ___ DAY OF _____, _____.
PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

SEAL:



10/17/2024

BLUE FIN DESIGN, LLC

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REVISIONS		
DATE	#	DESCRIPTION

DATE: 2024.10.17

DRAWN BY: WLI

EXTERIOR ELEVATIONS - COLOR

DRAWING NUMBER:

AS211

SCALE: AS INDICATED



NORTHWEST PERSPECTIVE/RENDERING - VIEW FROM STATE HIGHWAY 276

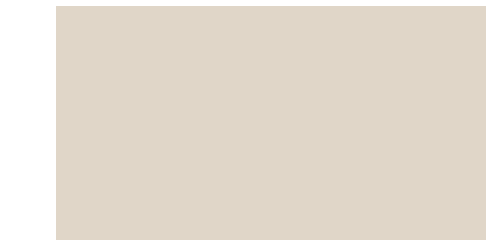


SOUTHWEST PERSPECTIVE/RENDERING - VIEW FROM STATE HIGHWAY 205

FINISH LEGEND - MATERIAL BOARD:



(CCMU-1):
CUSTOM CONCRETE MASONRY UNIT
MFR: FEATHERLITE
FINISH: LIMESTONE
MORTAR: TBD



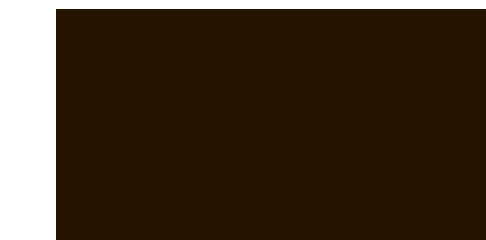
(EPT-1):
EXTERIOR PAINT
MFR: SHERWIN WILLIAMS
FINISH: SW7516 KESTREL WHITE



(CCMU-2):
CUSTOM CONCRETE MASONRY UNIT
MFR: FEATHERLITE
FINISH: GRAY
MORTAR: TBD



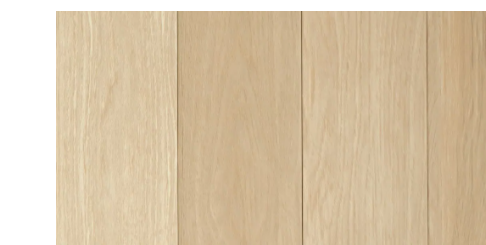
(EPT-2):
EXTERIOR PAINT
MFR: SHERWIN WILLIAMS
FINISH: SW7024 FUNCTIONAL GRAY



STOREFRONT SYSTEM:
MFR: KAWNEER OR EQUAL
FINISH: DARK BRONZE ANODIZED



(EPT-3):
EXTERIOR PAINT
MFR: SHERWIN WILLIAMS
FINISH: SW7048 - URBANE BRONZE



(SOFFIT):
SOFFIT MATERIAL
MFR: MAC METAL
COLLECTION: HARRYWOOD
FINISH: CORK

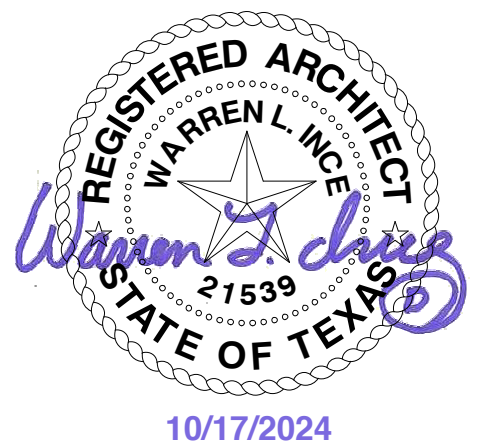


BFD #: 24115

VUE REALTY GROUP, LLC.
ROCKWALL MOB

STATE HIGHWAY 205 AND STATE HIGHWAY 276
BYPASS
ROCKWALL, TEXAS

SEAL:



BLUE FIN DESIGN, LLC

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REVISIONS		
DATE	#	DESCRIPTION

DATE: 2024.10.17

DRAWN BY: WLI

**BUILDING MATERIAL
SAMPLE BOARD &
COLOR RENDERINGS**

DRAWING NUMBER:

AS220

SCALE: AS INDICATED

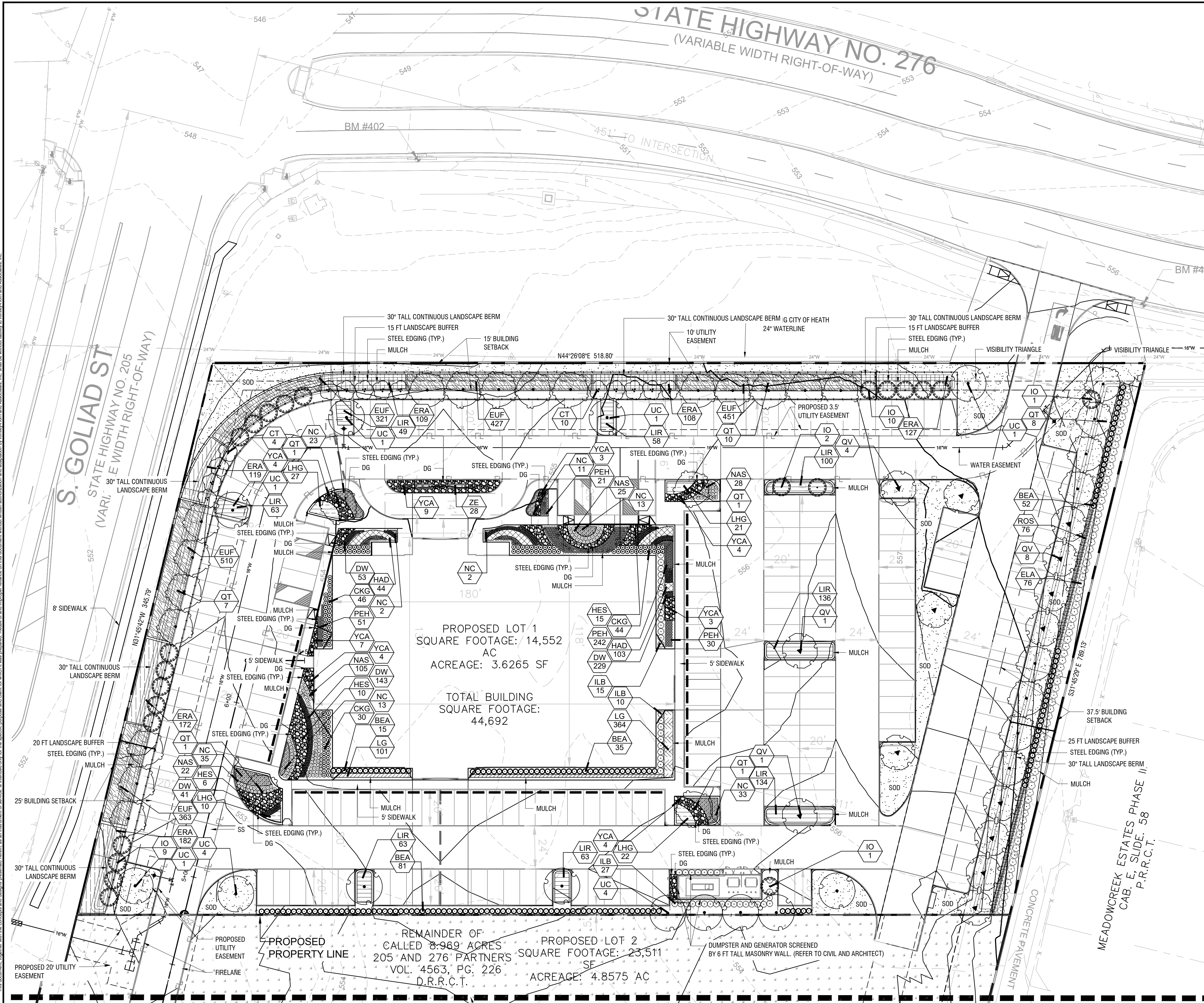
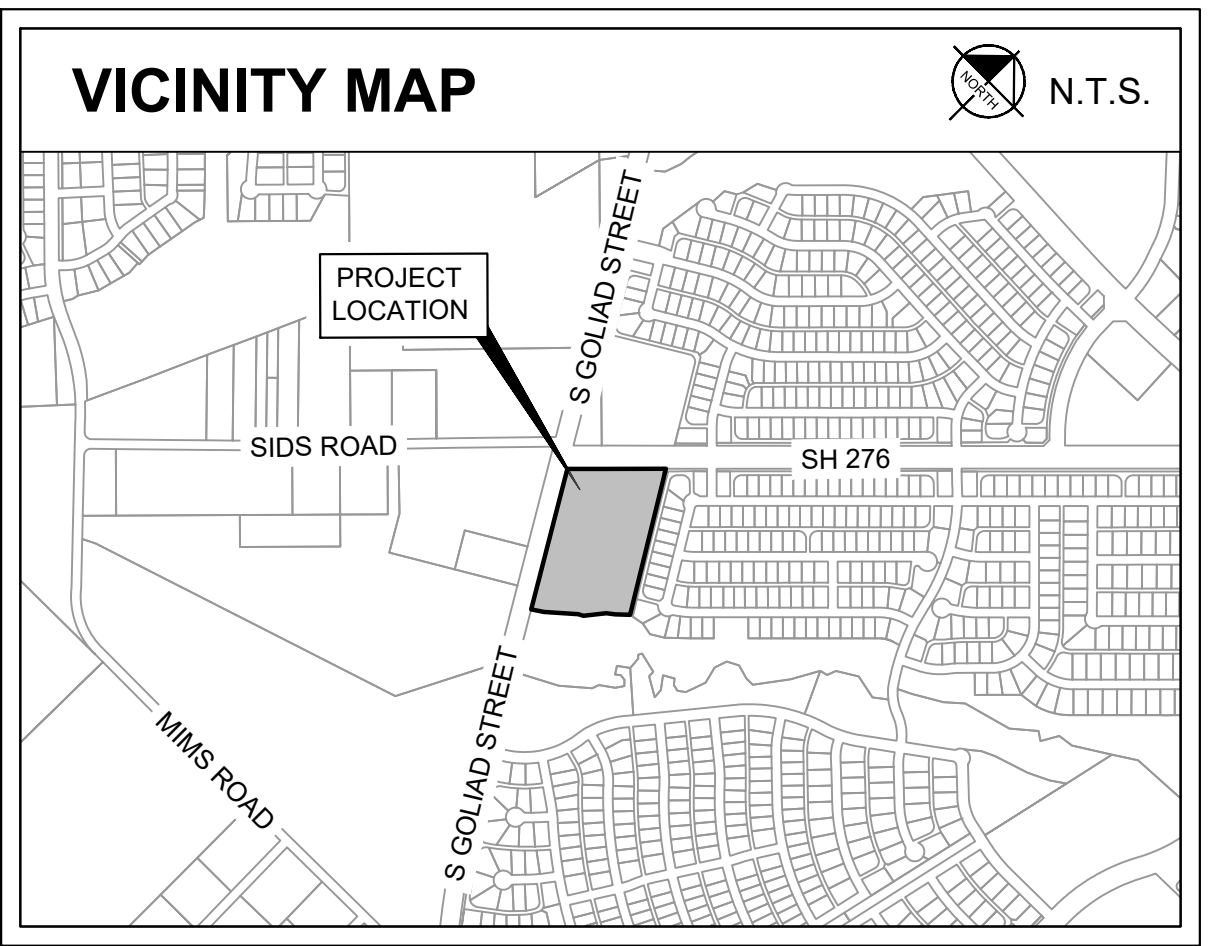
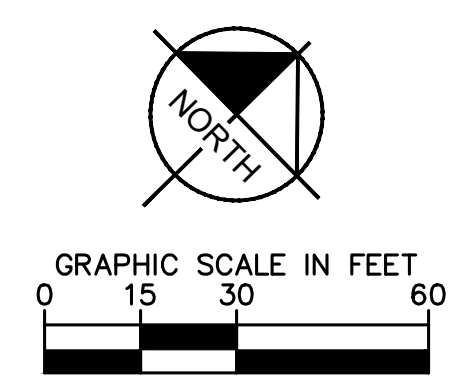
SITE PLAN SIGNATURE BLOCK

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WITNESSED OUR HANDS, THIS ___ DAY OF _____, _____

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

STATE HIGHWAY NO. 276
(VARIABLE WIDTH RIGHT-OF-WAY)



CITY OF ROCKWALL LANDSCAPE REQUIREMENTS		
LANDSCAPE MATERIAL (SECTION 4.A)	REQUIRED	PROVIDED
Canopy Trees shall be a minimum of 4" caliper	Yes	Yes
Accent Trees shall be a minimum of 4 ft in total height	Yes	Yes
Shrubs shall be a minimum of 3 gallons in size	Yes	Yes
RESIDENTIAL ZONE - LANDSCAPE BUFFERS		
A minimum of a 25-foot wide landscaped buffer must be installed for buildings with a building footprint of 25,000 SF to 49,999 SF (Subsection 04.01.E.4), Article 05, UDC)	25 ft	25 ft
Berms shall have a minimum height of 30-inches and a maximum height of 48-inches. (Subsection 06.02.E, Article 05, UDC)	30 in	30 in
1 Canopy Trees / 20 lf and three tiered screening (Subsection 05.02.B, Article 08, UDC)	32 Canopy Trees	32 Canopy Trees
624 lf / 20 lf = 32 Canopy Trees		
STATE HIGHWAY NO. 276 - LANDSCAPE BUFFERS		
Retail/Commercial Land Uses: 15-foot (Subsection 06.02.E, Article 05, UDC)	15 ft	15 ft
Berms and shrubbery shall each have a minimum height of 30-inches and a maximum height of 48-inches. (Subsection 06.02.E, Article 05, UDC)	30 in	30 in
2 Canopy Trees / 100 lf (Subsection 06.02.E, Article 05, UDC)	11 Canopy Trees	11 Canopy Trees
519 lf / 100 lf * 2 = 11 Canopy Trees		
4 Accent Trees / 100 lf (Subsection 06.02.E, Article 05, UDC)	21 Accent Trees	21 Accent Trees
519 lf / 100 lf * 4 = 21 Accent Trees		
S GOLIAD ST. (SH-205) - LANDSCAPE BUFFERS		
SH-205 Overlay District: 20 ft (Subsection 06.02.E, Article 05, UDC)	20 ft	20 ft
Berms and shrubbery shall each have a minimum height of 30-inches and a maximum height of 48-inches. (Subsection 06.02.E, Article 05, UDC)	30 in	30 in
2 Canopy Trees / 100 lf (Subsection 06.02.E, Article 05, UDC)	7 Canopy Trees	7 Canopy Trees
314 lf / 100 lf * 2 = 7 Canopy Trees		
4 Accent Trees / 100 lf (Subsection 06.02.E, Article 05, UDC)	13 Accent Trees	13 Accent Trees
314 lf / 100 lf * 4 = 13 Accent Trees		
PARKING LOT LANDSCAPING		
Parking lots with more than two rows of parking spaces shall have a minimum of 200 sf of landscaping. (Subsection 05.03.E, Article 08, UDC)	200 sf	200 sf
No parking spaces may be located more than 80-feet from the trunk of a canopy tree. (Subsection 05.03.E, Article 08, UDC)	80 ft	80 ft
LANDSCAPE REQUIREMENTS		
Zoning District: Commercial (C) District 20% required landscaping areas. (Subsection 05.03.A, Article 08, UDC)	31,595 sf (20%)	43,923 sf (27.8%)
20% x 157,972 sf = 31,595 sf		
A minimum of 50% of the required landscaping shall be located in the front of and along the side of buildings with street frontage. (Subsection 05.03.A, Article 08, UDC)	15,797 sf (50%)	* 15,797 sf (50%)
50% x 31,595 sf = 15,797 sf		
DETENTION BASIN REQUIREMENTS		
1 Canopy Tree / 750 sf (Subsection 05.03.D, Article 08, UDC)	51 Canopy Trees	51 Canopy Trees
38,223 sf / 750 sf = 51 Canopy Trees		
1 Accent Tree / 1500 sf (Subsection 05.03.D, Article 08, UDC)	26 Accent Trees	26 Accent Trees
38,223 sf / 1500 sf = 26 Accent Trees		
SCREENING REQUIREMENTS		
Trash/Recycling enclosures shall be four sided. These receptacles shall be screened by a minimum six foot, solid masonry dumpster enclosure.	6 ft Wall	6 ft Wall
1 Canopy Tree / 20 lf (Subsection 01.05.E, Article 05, UDC)	4 Canopy Trees	4 Canopy Trees
62 lf / 20 lf = 4 Canopy Trees		
Screened with evergreen shrubs (Subsection 01.05.B, Article 05, UDC)	Yes	Yes

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
QT	37	37	Quercus texana / Texas Red Oak
QV	21	21	Quercus virginiana / Southern Live Oak
TD	46	46	Taxodium distichum / Bald Cypress
UC	13	13	Ulmus crassifolia / Cedar Elm

ORNAMENTAL TREE

AT	32	Acer truncatum / Shantung Maple
CT	14	Cercis canadensis / Eastern Redbud
IO	23	Ilex decidua / Possumhaw Holly

SHRUBS

BEA	235	Berberis atropurpurea 'Rose Glow' / Red Leaf Japanese Barberry
ELA	153	Elaeagnus pungens / Eleagnus
HES	31	Hesperaloe parviflora / Red Yucca
ILB	52	Ilex cornuta 'Burfordii' / Burford Holly
ROS	154	Rosmarinus officinalis / Rosemary
YCA	38	Yucca filamentosa 'Color Guard' / Adam's Needle

MATCHLINE SEE PAGE LT 1.02

GRASSES

CKG	120	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass
NAS	180	Nassella tenuissima / Mexican Feather Grass
PEH	344	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass

GROUNDCOVERS

DW	466	Dianthus gratianopolitanus 'Firewitch' / Firewitch Cheddar Pink
ERA	817	Eragrostis curvula / Weeping Lovegrass
EUF	2,072	Euonymus fortunei 'Coloratus' / Purple-leaf Winter Creeper
HAD	147	Hemerocallis fulva 'Aztec Gold' / Aztec Gold Daylily
LHG	80	Lantana x 'New Gold' / New Gold Lantana
LG	465	Liriope gigantea / Giant Liriope
LIR	666	Liriope muscari / Liriope
NC	132	Nepeta mussini / Catnip

MISC

ZE	28	Zinnia elegans / Zinnia
SOD	TBD	Cynodon dactylon / Common Bermuda
HYDRO SEED	TBD	Cynodon dactylon / Common Bermuda
SEED MIX	TBD	Detention Pond and Slope Mix
DG	TBD	Decomposed Granite

SITE PLAN SIGNATURE BLOCK

APPROVED: I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF ___, ___.

WITNESS OUR HANDS, THIS ___ DAY OF ___, ___

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

PROJECT NUMBER: SP2024-043

LANDSCAPE PLAN FOR ROCKWALL MEDICAL BUILDING
8.4841 ACRES (369,567 SF) IN THE W.H. BARNES SURVEY, ABST. NO. 26 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CURRENT ZONING: PD-10
PROPOSED LAND USE: MEDICAL BUILDING

DATE: _____
ENGINEER / SURVEYOR: KIMLEY-HORN AND ASSOCIATES, INC.
OWNER: VUE REAL ESTATE
APPLICANT: VUE REAL ESTATE
ARCHITECT: BLUE FIN DESIGN

Kimley-Horn
13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley-Horn
P.L.A. NICHOLAS B. ADAMS
L.A. No. 3454 Date: 11/07/2024

KHA PROJECT	PROJ #	DATE	SCALE	AS SHOWN	DESIGNED BY	DRAWN BY	CHECKED BY
		11/7/2024			KAE	KAE	NBA

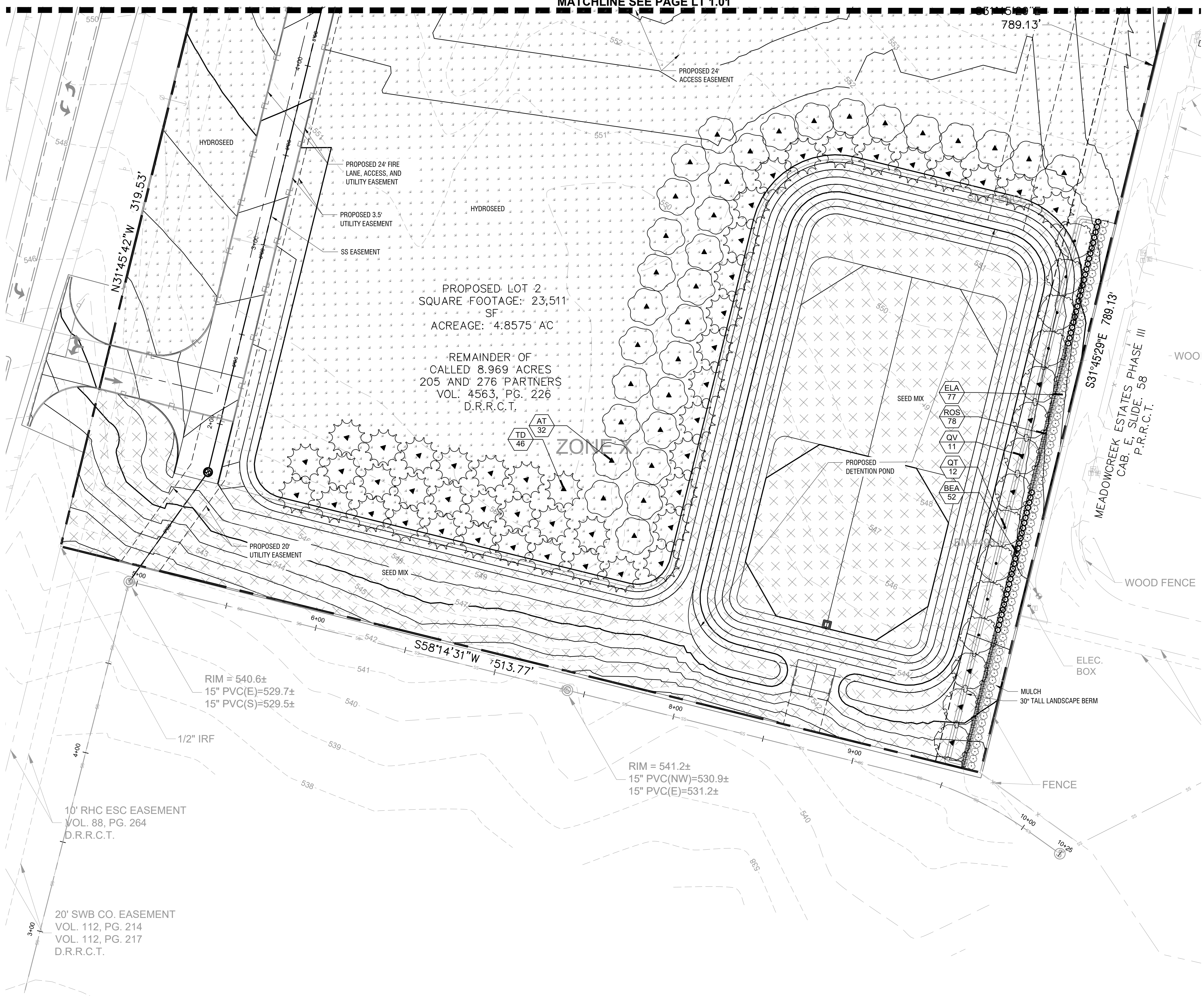
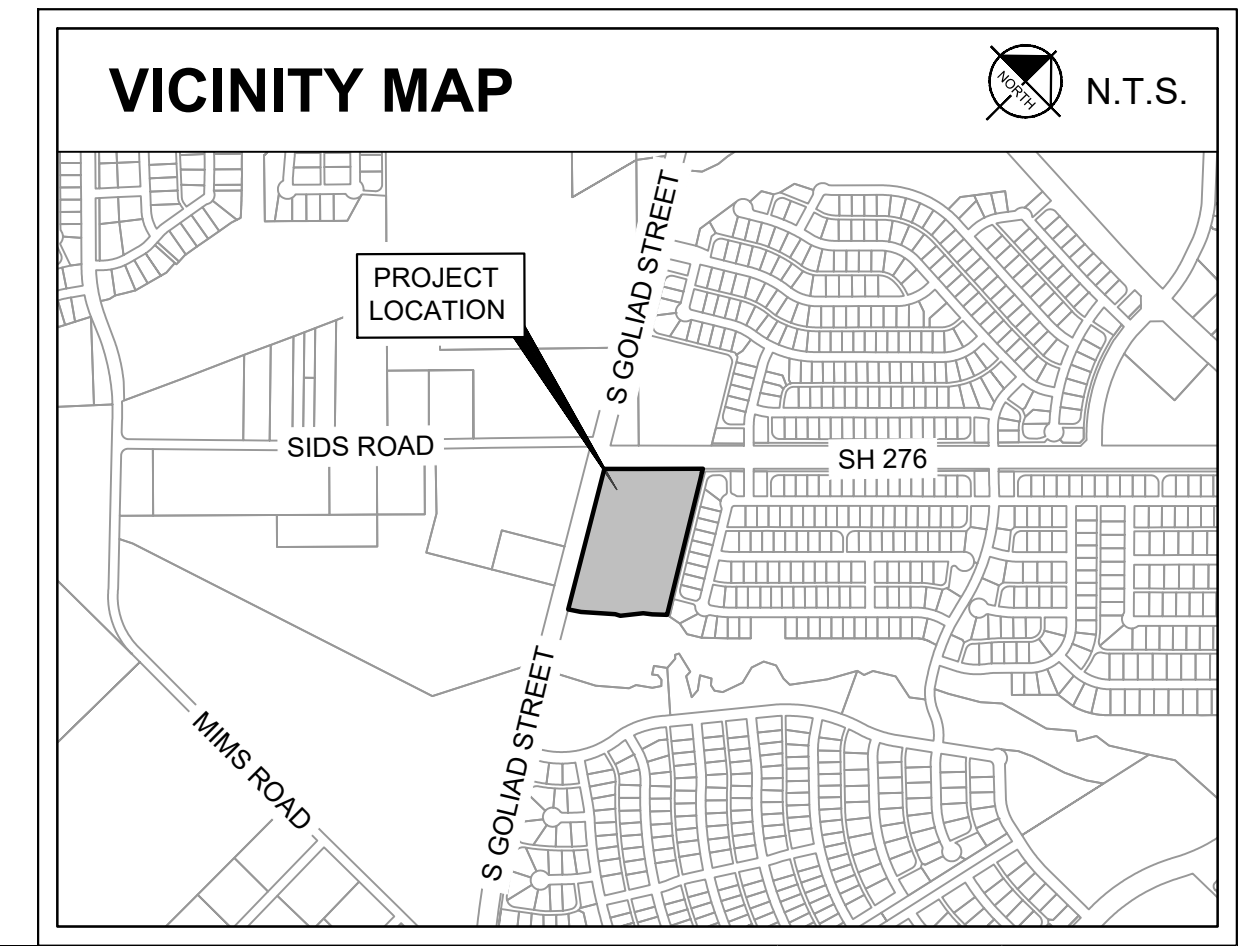
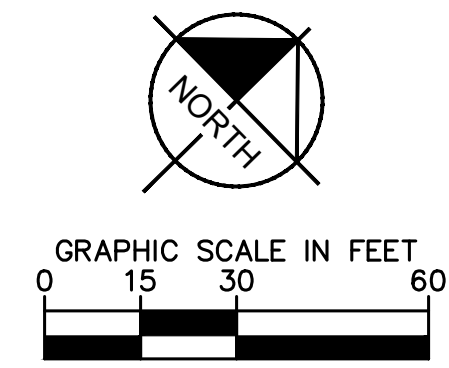
PROJECT NAME: VUE REAL ESTATE
CITY OF ROCKWALL, TX

LANDSCAPE PLAN

SHEET NUMBER LP 1.01

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 PLOTTED BY: J. BAYNE
 DATE: 11/07/2024
 DWG NAME: LP 1.01.DWG

MATCHLINE SEE PAGE LT 1.01



CITY OF ROCKWALL LANDSCAPE REQUIREMENTS

LANDSCAPE MATERIAL (SECTION 4.A)	REQUIRED	PROVIDED
Canopy Trees shall be a minimum of 4" caliper		
Accent Trees shall be a minimum of 4 ft in total height	Yes	Yes
Shrubs shall be a minimum of 3 gallons in size		
RESIDENTIAL ZONE - LANDSCAPE BUFFERS	REQUIRED	PROVIDED
Minimum of a 25-foot wide landscaped buffer must be installed for buildings with a building footprint of 25,000 SF to 49,999 SF (Subsection 04.01.E(4), Article 05, UDC)	25 ft	25 ft
Berms shall have a minimum height of 30-inches and a maximum height of 48-inches. (Subsection 06.02.E, Article 05, UDC)	30 in	30 in
1 Canopy Trees / 20 If and three tiered screening (Subsection 05.02.B, Article 08, UDC)	32 Canopy Trees	32 Canopy Trees
624 If / 20 If = 32 Canopy Trees		
STATE HIGHWAY NO. 276 - LANDSCAPE BUFFERS	REQUIRED	PROVIDED
Retail/Commercial Land Uses: 15-foot (Subsection 06.02.E, Article 05, UDC)	15 ft	15 ft
Berms and shrubbery shall each have a minimum height of 30-inches and a maximum height of 48-inches. (Subsection 06.02.E, Article 05, UDC)	30 in	30 in
2 Canopy Trees / 100 If (Subsection 05.02.E, Article 05, UDC)	11 Canopy Trees	11 Canopy Trees
519 If / 100 If * 2 = 11 Canopy Trees		
4 Accent Trees / 100 If (Subsection 06.02.E, Article 05, UDC)	21 Accent Trees	21 Accent Trees
519 If / 100 If * 4 = 21 Accent Trees		
S GOLIAD ST. (SH-205) - LANDSCAPE BUFFERS	REQUIRED	PROVIDED
SH-205 Overlay District: 20 ft (Subsection 06.02.E, Article 05, UDC)	20 ft	20 ft
Berms and shrubbery shall each have a minimum height of 30-inches and a maximum height of 48-inches. (Subsection 06.02.E, Article 05, UDC)	30 in	30 in
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314 If / 100 If * 2 = 7 Canopy Trees		
4 Accent Trees / 100 If (Subsection 06.02.E, Article 05, UDC)	13 Accent Trees	13 Accent Trees
314 If / 100 If * 4 = 13 Accent Trees		
PARKING LOT LANDSCAPING	REQUIRED	PROVIDED
Parking lots with more than two rows of parking spaces shall have a minimum of 200 sf of landscaping. (Subsection 05.03.E, Article 08, UDC)	200 sf	200 sf
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LANDSCAPE REQUIREMENTS	REQUIRED	PROVIDED
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1 Canopy Tree / 750 sf (Subsection 05.03.D, Article 08, UDC)	51 Canopy Trees	51 Canopy Trees
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38,223 sf / 1500 sf = 26 Accent Trees		
SCREENING REQUIREMENTS	REQUIRED	PROVIDED
Trash/Recycling enclosures shall be four sided. These receptacles shall be screened by a minimum six foot, solid masonry dumpster enclosure.	6 ft Wall	6 ft Wall
1 Canopy Tree / 20 If (Subsection 01.05.E, Article 05, UDC)	4 Canopy Trees	4 Canopy Trees
62 If / 20 If = 4 Canopy Trees		
Screened with evergreen shrubs (Subsection 01.05.B, Article 05, UDC)	Yes	Yes

* Landscape square footage accounts for all planting on building pad, internal islands on the west side of the building and landscape on the southern portion of the commercial site.

Pervious	Impervious
26%	74%
(41,805 sf)	(117,463 sf)

PROJECT NUMBER: SP2024-043

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
QT	37	37	Quercus texana / Texas Red Oak
QV	21	21	Quercus virginiana / Southern Live Oak
TD	46	46	Taxodium distichum / Bald Cypress
UC	13	13	Ulmus crassifolia / Cedar Elm

ORNAMENTAL TREE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
AT	32	32	Acer truncatum / Shantung Maple
CT	14	14	Cercis canadensis / Eastern Redbud
IO	23	23	Ilex decidua / Possumhaw Holly

GRASSES

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
CKG	120	120	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass
NAS	180	180	Nassella tenuissima / Mexican Feather Grass
PEH	344	344	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass

MISC

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
ZE	28	28	Zinnia elegans / Zinnia
SOD	TBD	TBD	Cynodon dactylon / Common Bermuda
HYDRO SEED	TBD	TBD	Cynodon dactylon / Common Bermuda
SEED MIX	TBD	TBD	Detention Pond and Slope Mix
OG	TBD	TBD	Decomposed Granite

GROUND COVERS

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
DW	466	466	Dianthus gratianopolitanus 'Firewitch' / Firewitch Cheddar Pink
ERA	817	817	Eragrostis curvula / Weeping Lovegrass
EUF	2,072	2,072	Euonymus fortunei 'Coloratus' / Purple-leaf Winter Creeper
HAD	147	147	Hemerocallis fulva 'Aztec Gold' / Aztec Gold Daylily
LHG	80	80	Lantana x 'New Gold' / New Gold Lantana
LG	465	465	Liriope gigantea / Giant Liriope
LIR	666	666	Liriope muscari / Liriope
NC	132	132	Nepeta mussini / Catnip

TREES

SHRUBS

NOTE: IRRIGATION WILL MEET REQUIREMENTS OF UDC.
 NOTE: REFER TO SHEET LP 3.03 TO SEE FULL LANDSCAPE TABLE.
 NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.
 NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

SITE PLAN SIGNATURE BLOCK

APPROVED: I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF ___, ___.

WITNESS OUR HANDS, THIS ___ DAY OF ___, ___.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

LANDSCAPE PLAN FOR ROCKWALL MEDICAL BUILDING

8.4841 ACRES (369,567 SF) IN THE W.H. BARNES SURVEY, ABST. NO. 26 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 CURRENT ZONING: PD-10
 PROPOSED LAND USE: MEDICAL BUILDING

DATE
 ENGINEER / SURVEYOR: KIMLEY-HORN AND ASSOCIATES, INC. ADDRESS: 203 WEST NASH ST, SUITE 100, TERRELL, TX 75160, DALLAS, TX 75201, PHONE: (972) 598-4263, CONTACT: MATT LUCAS, P.E.
 OWNER: VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100, DALLAS, TX 75231, PHONE: (972) 596-1700, CONTACT: JEFF BROCKETTE
 ARCHITECT: BLUE FIN DESIGN ADDRESS: 14205 NORTH MOPAC EXPRESSWAY, SUITE 100B, AUSTIN, TX 78728, PHONE: (855) 228-7440, CONTACT: WARREN L. INCE

Kimley»Horn
 13455 NOEL RD. TWO GALLERIA OFFICE TOWER, SUITE 700 DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-239-3820
 WWW.KIMLEY-HORN.COM TX F-928
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Kimley»Horn
 FOR REVIEW ONLY
 Not for construction or permit purposes.
 P.L.A. NICHOLAS B. ADAMS
 L.A. No. 3454 Date: 11/07/2024

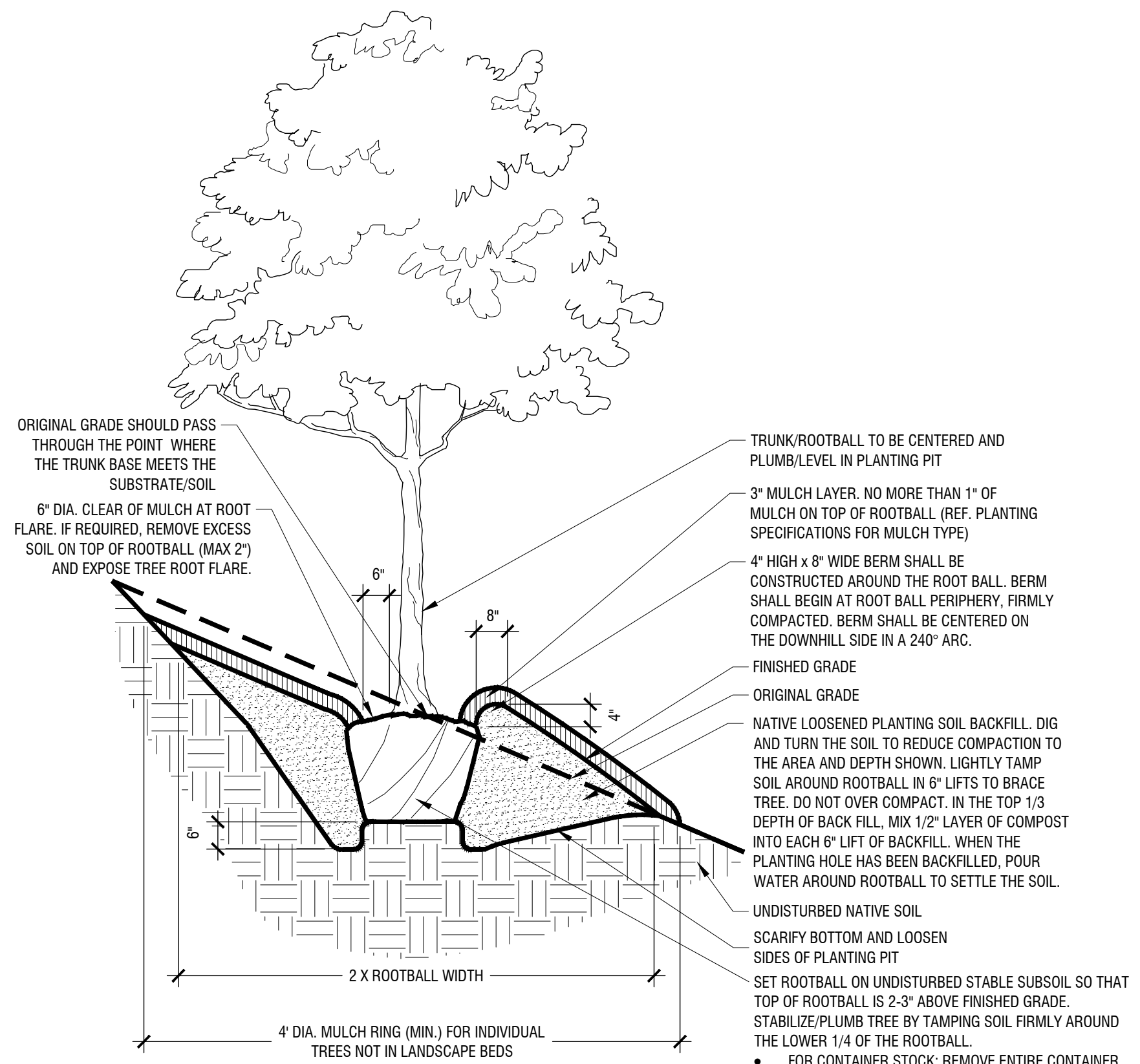
KHA PROJECT	PROJ #	DATE	SCALE	AS SHOWN	DESIGNED BY	DRAWN BY	CHECKED BY
		11/7/2024			KAE	KAE	NBA

PROJECT NAME
 PREPARED FOR
VUE REAL ESTATE
 CITY OF ROCKWALL, TX

LANDSCAPE PLAN

IMAGES: © Kimley-Horn and Associates, Inc. © 2023. All rights reserved. No part of this document may be reproduced without the written permission of Kimley-Horn and Associates, Inc.
 PLOT TITLE: 11/07/2024
 PLOT BY: J. ADAMS
 PLOT DATE: 11/07/2024
 DWG NAME: LP 1.02.DWG
 DWG DATE: 11/07/2024

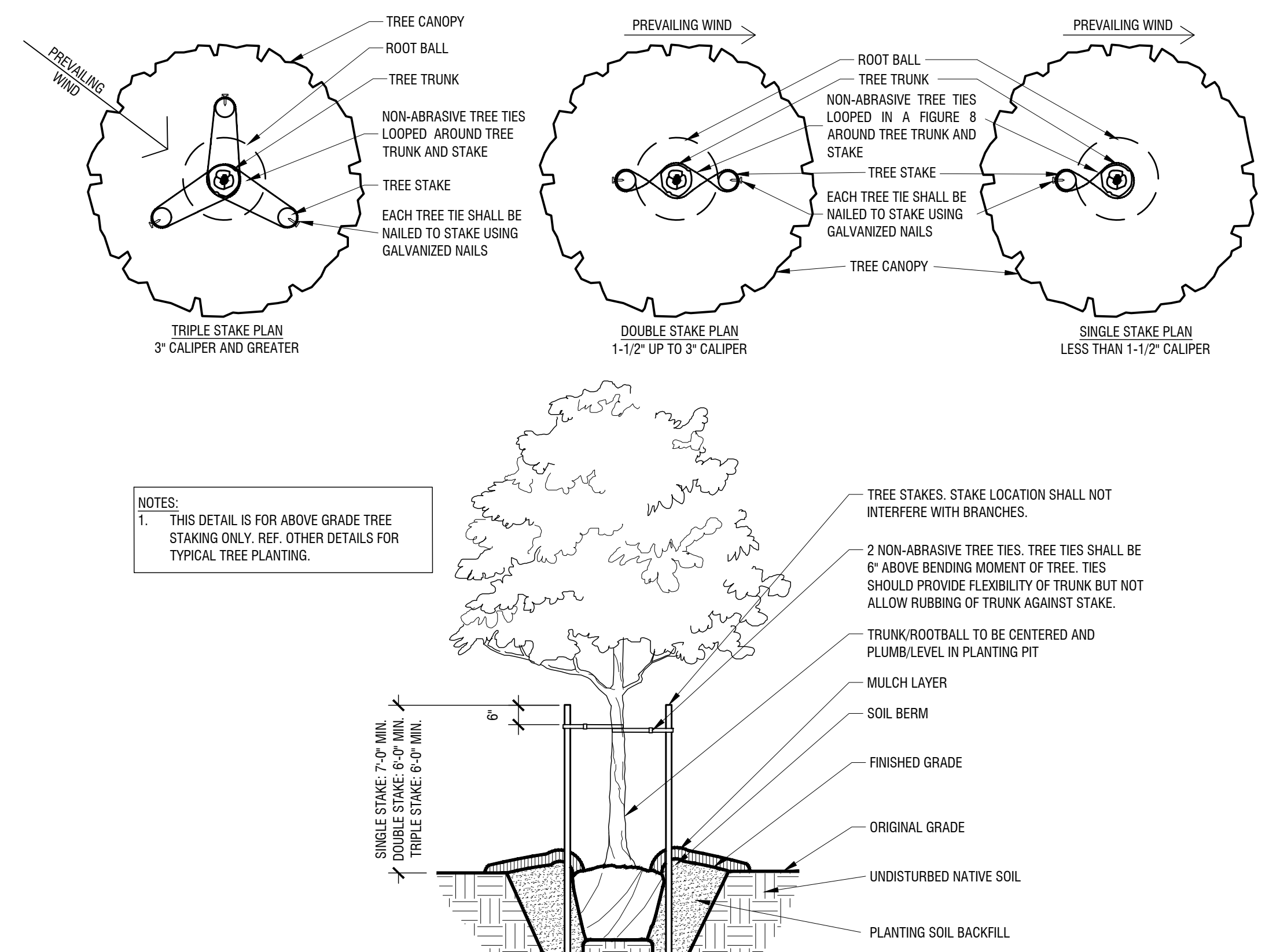
NOTES:
 1. REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 2. REF. TREE STAKING DETAIL THIS SHEET.



Tree Planting On 5-25% Slopes (20:1 to 4:1 Slopes)

Scale: NTS

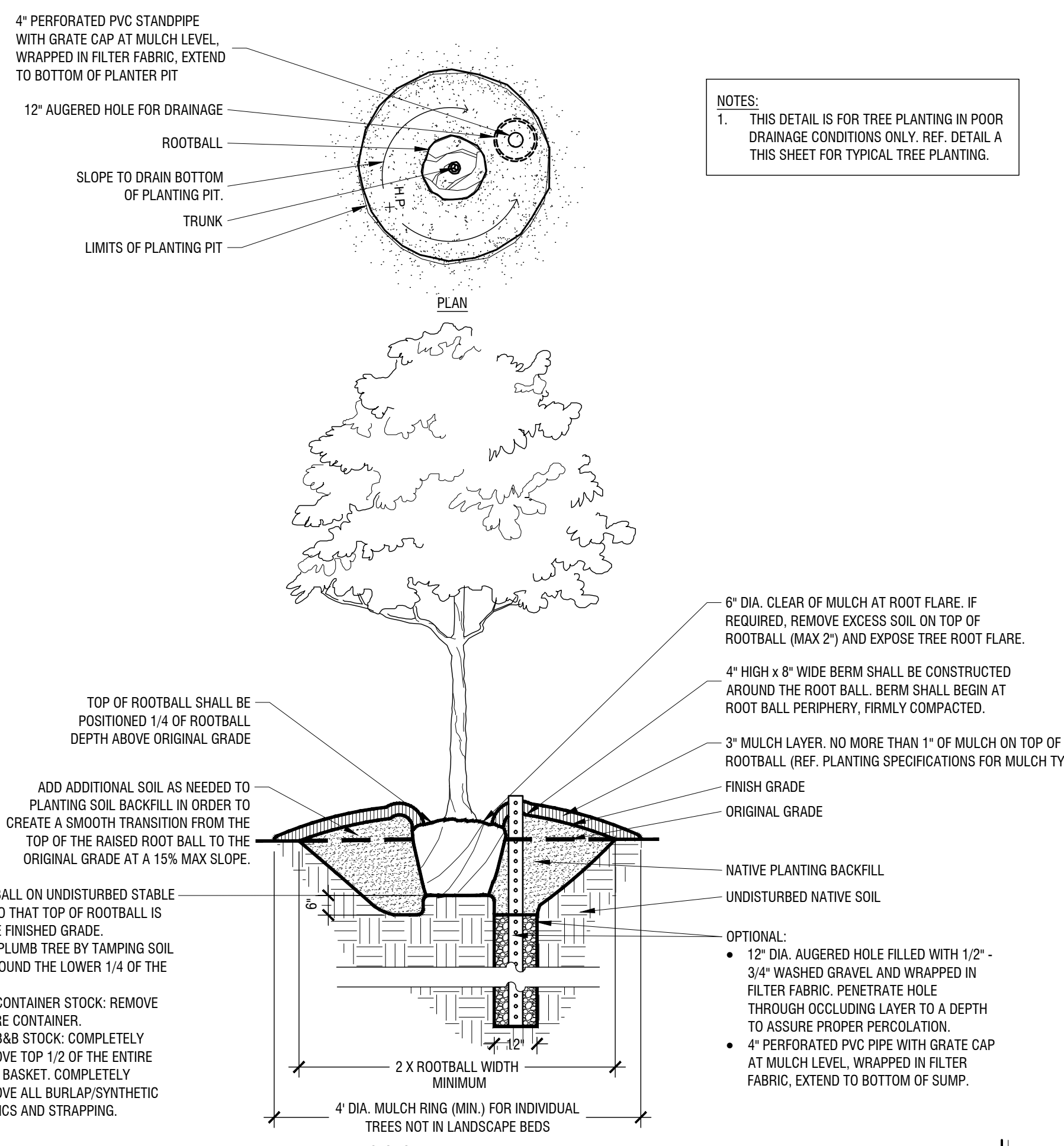
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Typical Tree Staking

Scale: NTS

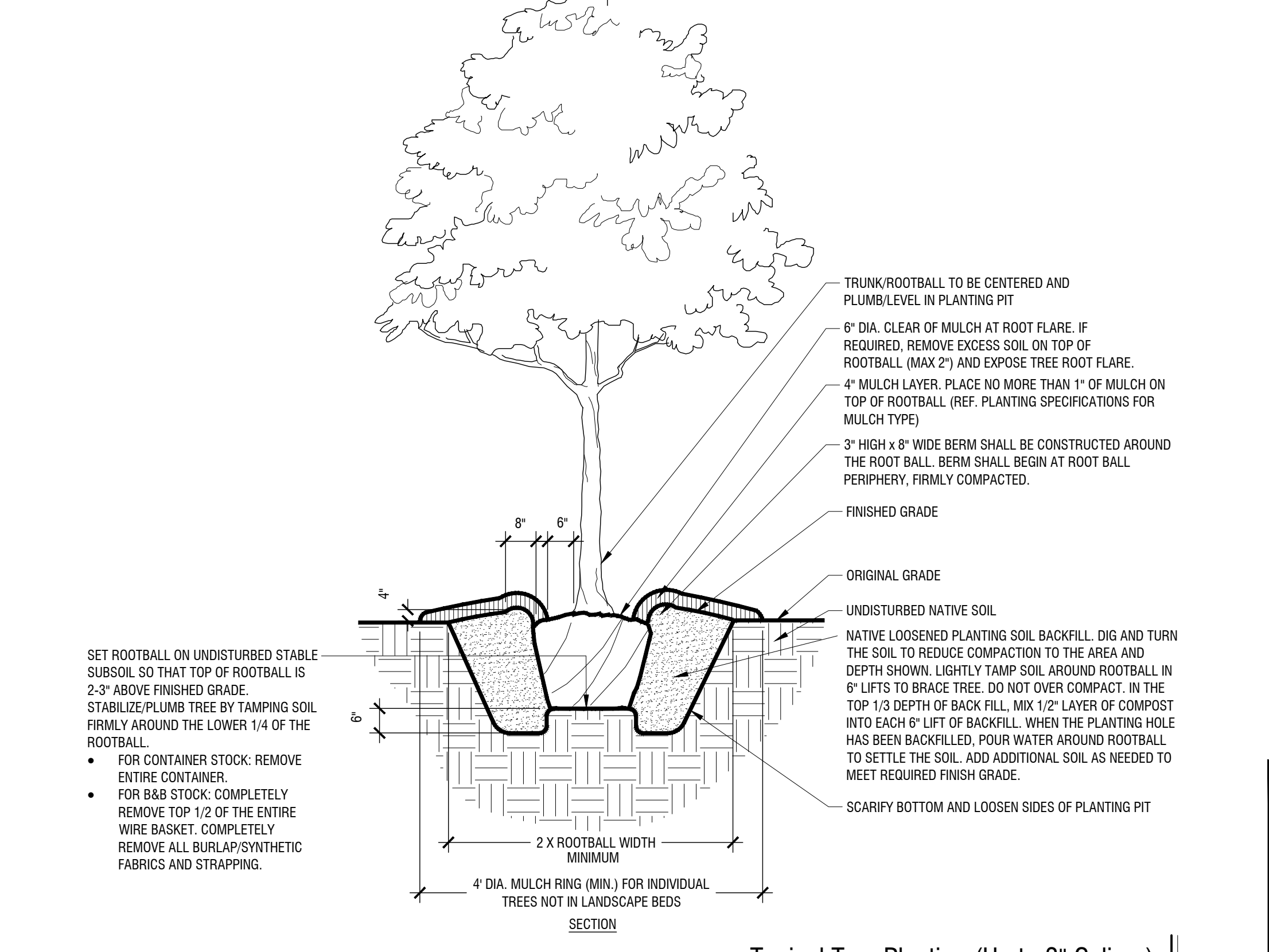
B



Tree Planting (Poor Drainage Condition)

Scale: NTS

C



Typical Tree Planting (Up to 3" Caliper)

Scale: NTS

A

SITE PLAN SIGNATURE BLOCK

APPROVED:
 I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF ___, ___.

WITNESS OUR HANDS, THIS ___ DAY OF ___, ___

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

PROJECT NUMBER: SP2024-043

LANDSCAPE DETAILS FOR ROCKWALL MEDICAL BUILDING

8.4841 ACRES (369,567 SF) IN THE W.H. BARNES SURVEY, ABST. NO. 26 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 CURRENT ZONING: PD-10
 PROPOSED LAND USE: MEDICAL BUILDING

DATE

ENGINEER / SURVEYOR
 KIMLEY-HORN AND ASSOCIATES, INC.
 ADDRESS: 203 WEST NASH ST, SUITE 100
 TERRELL, TX 75160
 DALLAS, TX 75231
 PHONE: (972) 586-0263
 CONTACT: MATT LUCAS, P.E.

OWNER
 VUE REAL ESTATE
 ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100
 DALLAS, TX 75231
 PHONE: (972) 556-1700
 CONTACT: JEFF BROCKETTE

APPLICANT
 VUE REAL ESTATE
 ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100
 DALLAS, TX 75231
 PHONE: (972) 556-1700
 CONTACT: JEFF BROCKETTE

ARCHITECT
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Kimley»Horn
 P.L.A. NICHOLAS B. ADAMS
 L.A. No. 3454 Date: 11/07/2024

KHA PROJECT	PROJ #	DATE	SCALE	AS SHOWN	DESIGNED BY	DRAWN BY	CHECKED BY
		11/7/2024			KAE	KAE	NBA

PROJECT NAME
 PREPARED FOR
 VUE REAL ESTATE
 CITY OF ROCKWALL, TX

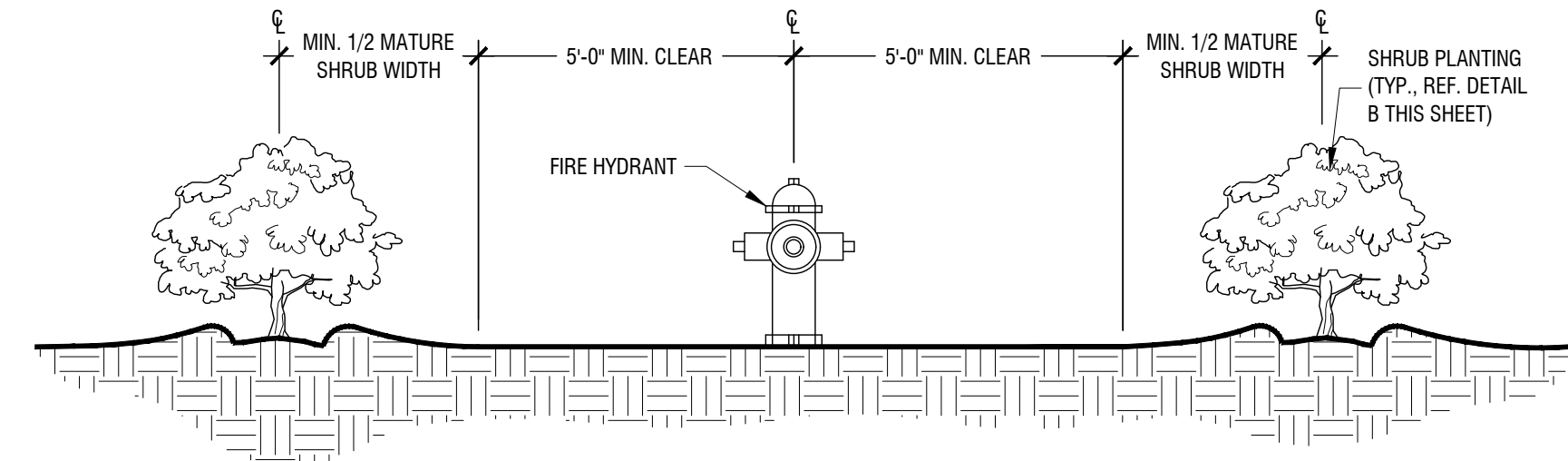
LANDSCAPE DETAILS

SHEET NUMBER
 LP 3.01

IMAGES COURTESY OF: PHOTOS BY: JEFFREY W. HARRIS
 PLOTTED BY: ELIZABETH KYLE 11/07/2024 8:00 AM
 LAST DATE: 11/07/2024 8:00 AM
 DRAWN BY: JEFFREY W. HARRIS
 DWG NAME: LP3.01

No.	REVISIONS	DATE	BY

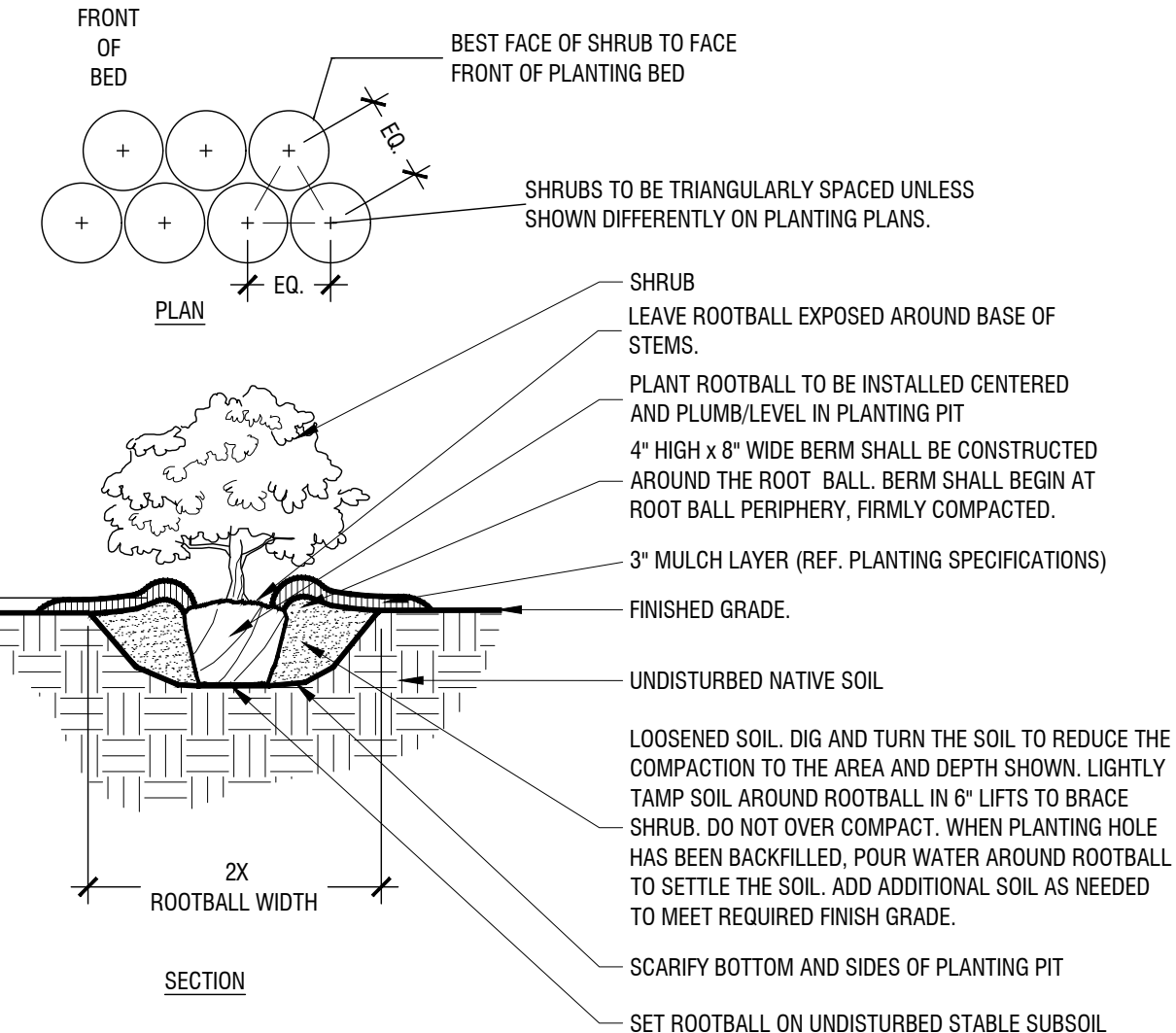
NOTES:
 1. REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 2. REF. PLANTING SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT.
 3. WHEN SHRUBS ARE MASSED TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)



Shrub Planting at Fire Hydrant

Scale: NTS

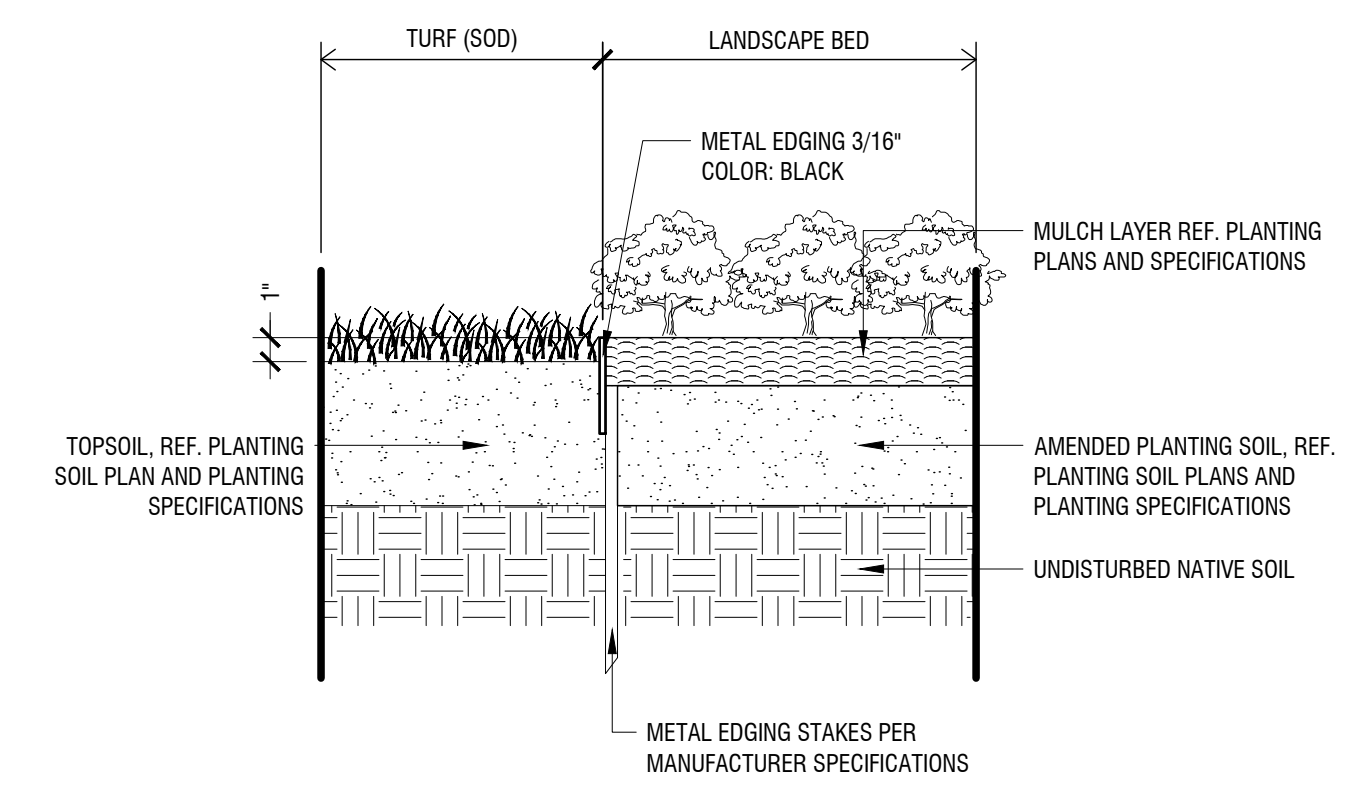
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Typical Shrub Planting

Scale: NTS

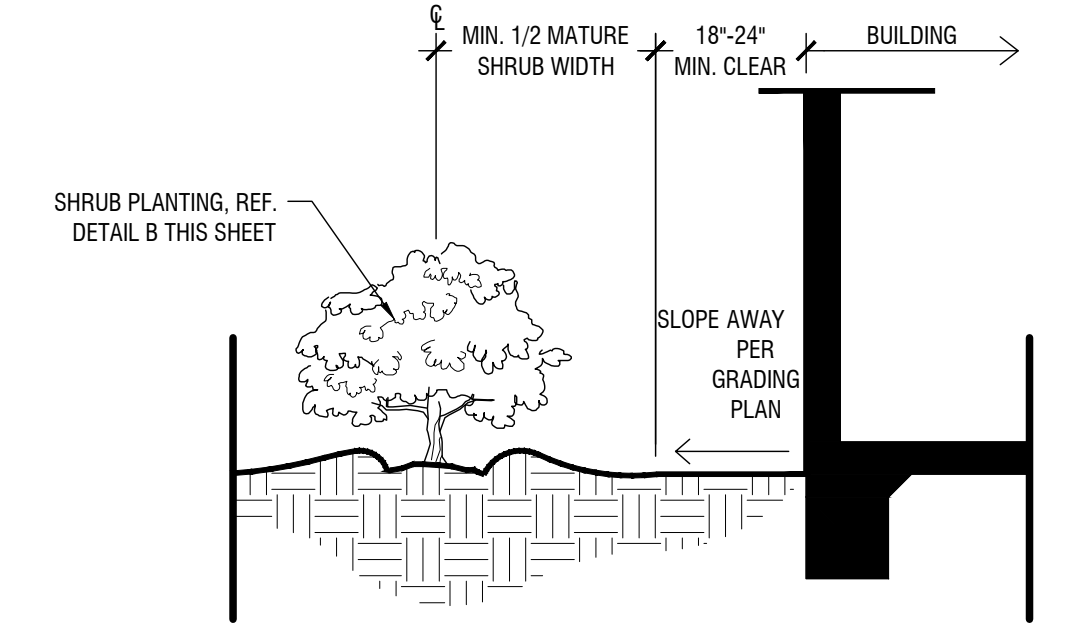
B



METAL EDGING (AT TURF & LANDSCAPE BED)

Scale: 1 1/2" = 1'-0"

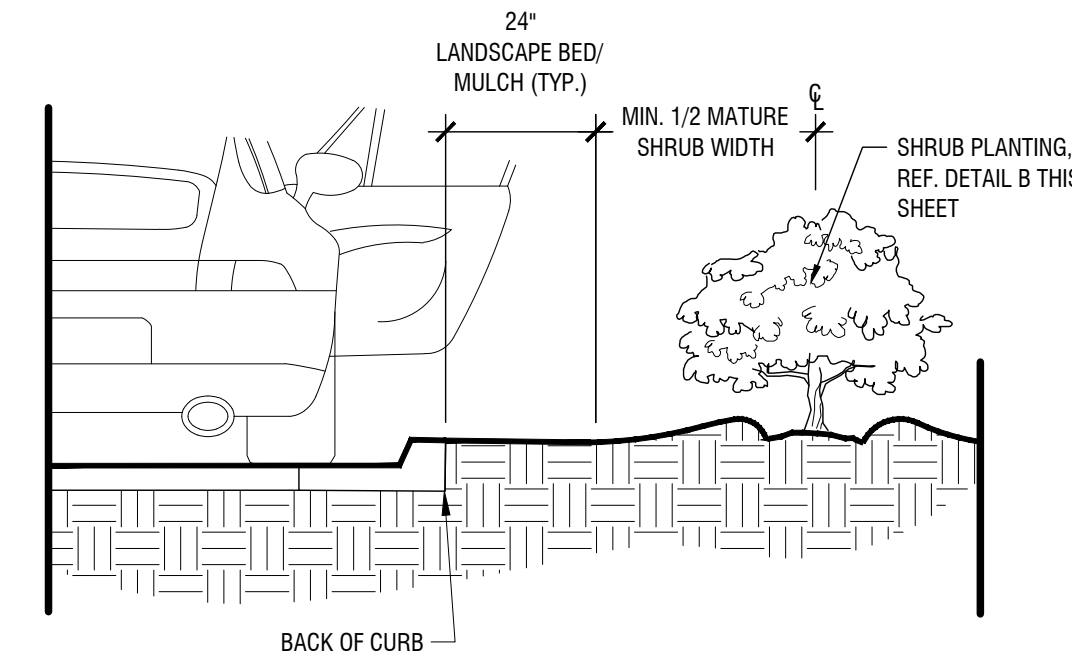
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Shrub Planting at Building Edge

Scale: NTS

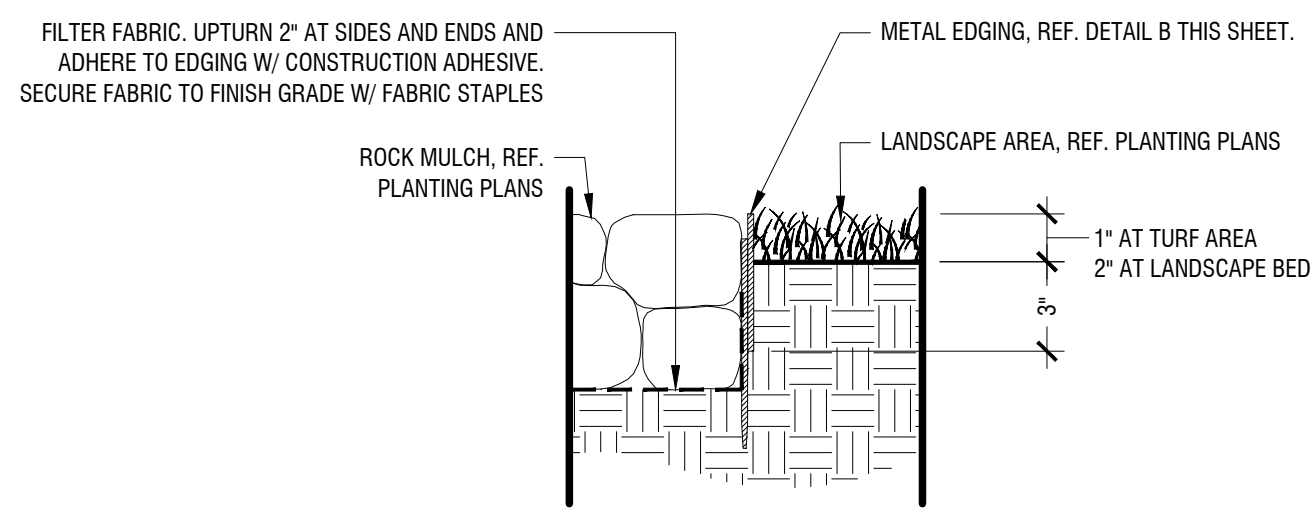
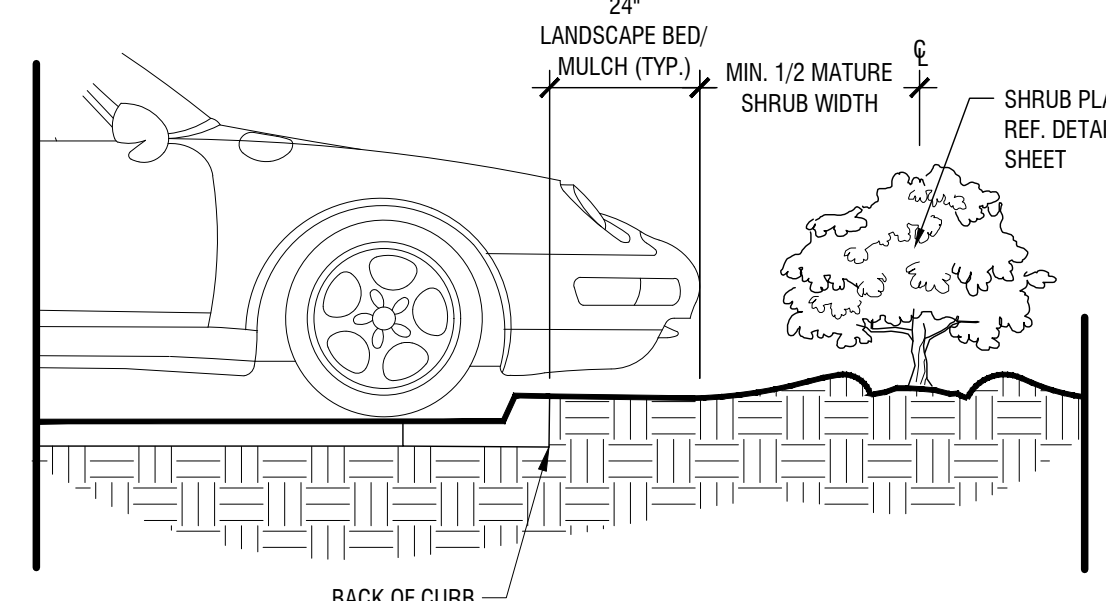
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Shrub Planting at Curb

Scale: NTS

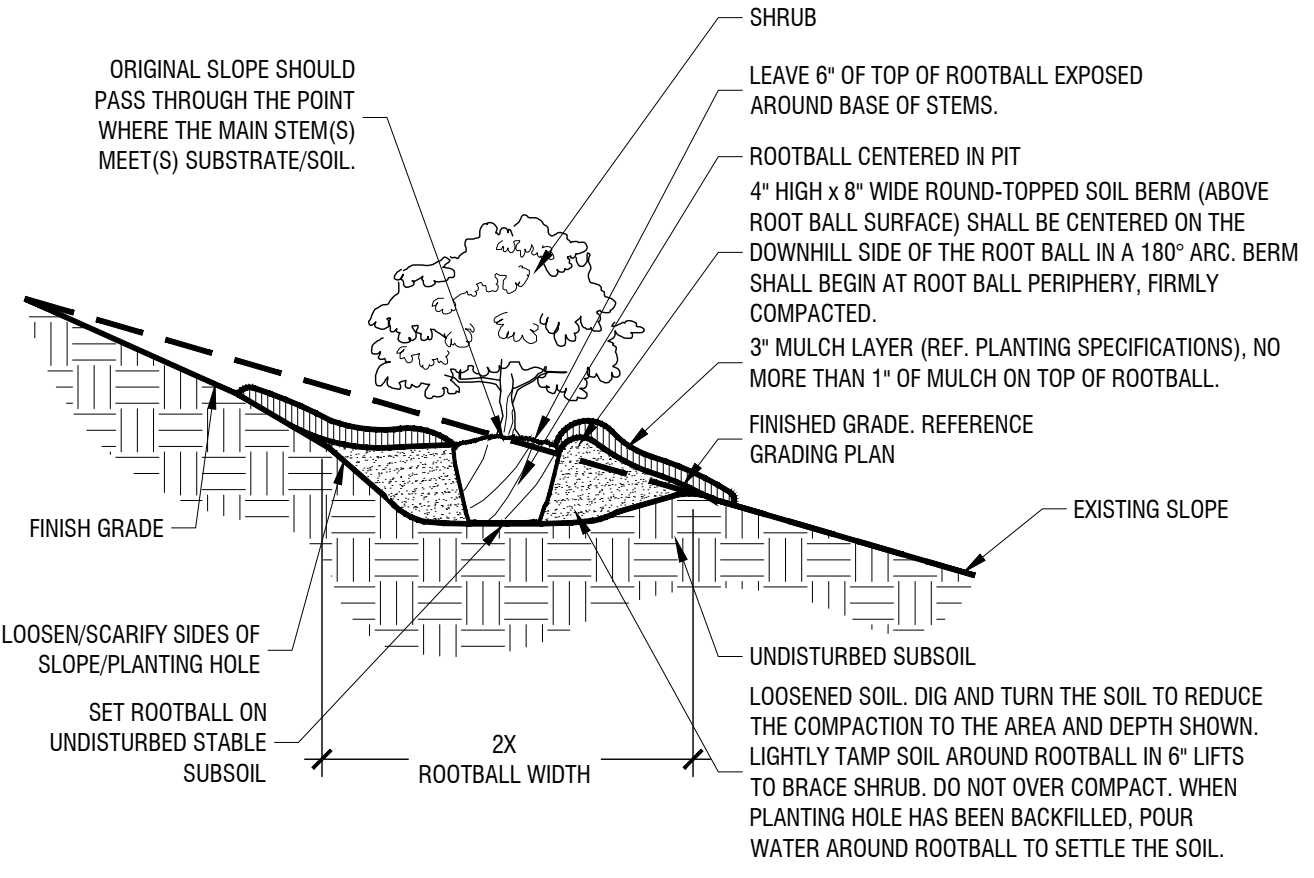
J



METAL EDGING (AT ROCK COBBLE BED)

Scale: 1 1/2" = 1'-0"

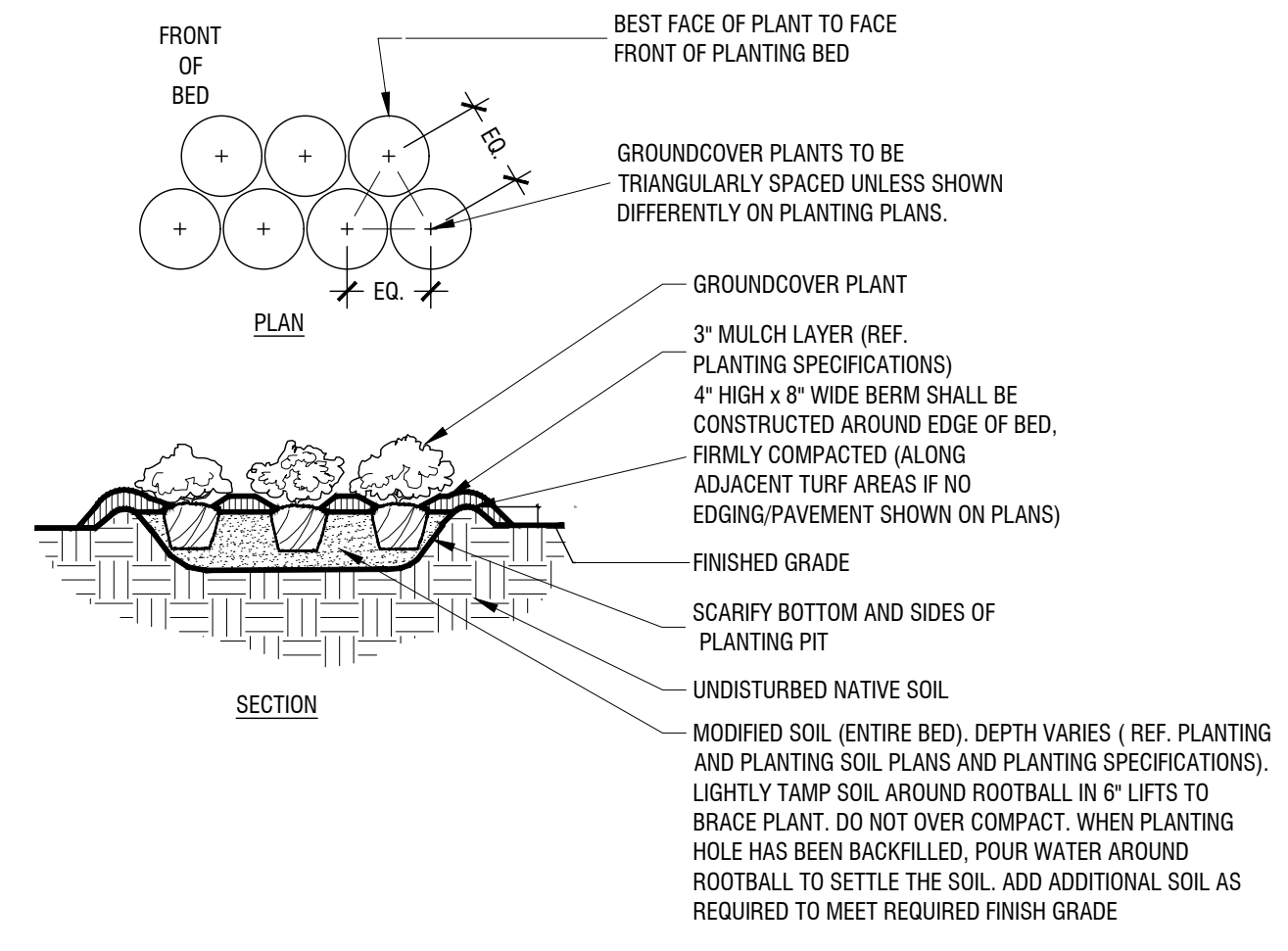
G



Shrub Planting On 5-50% (20:1 TO 2:1) Slope

Scale: NTS

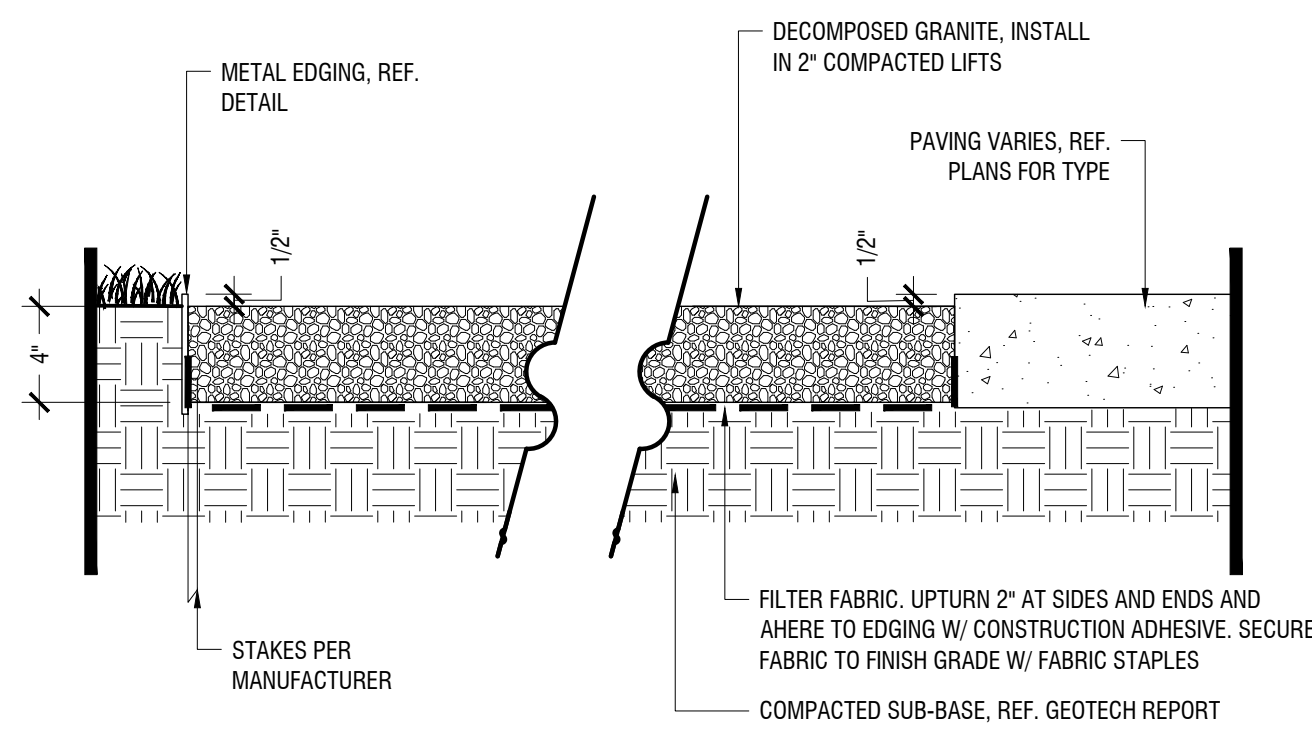
C



Typical Groundcover Planting

Scale: NTS

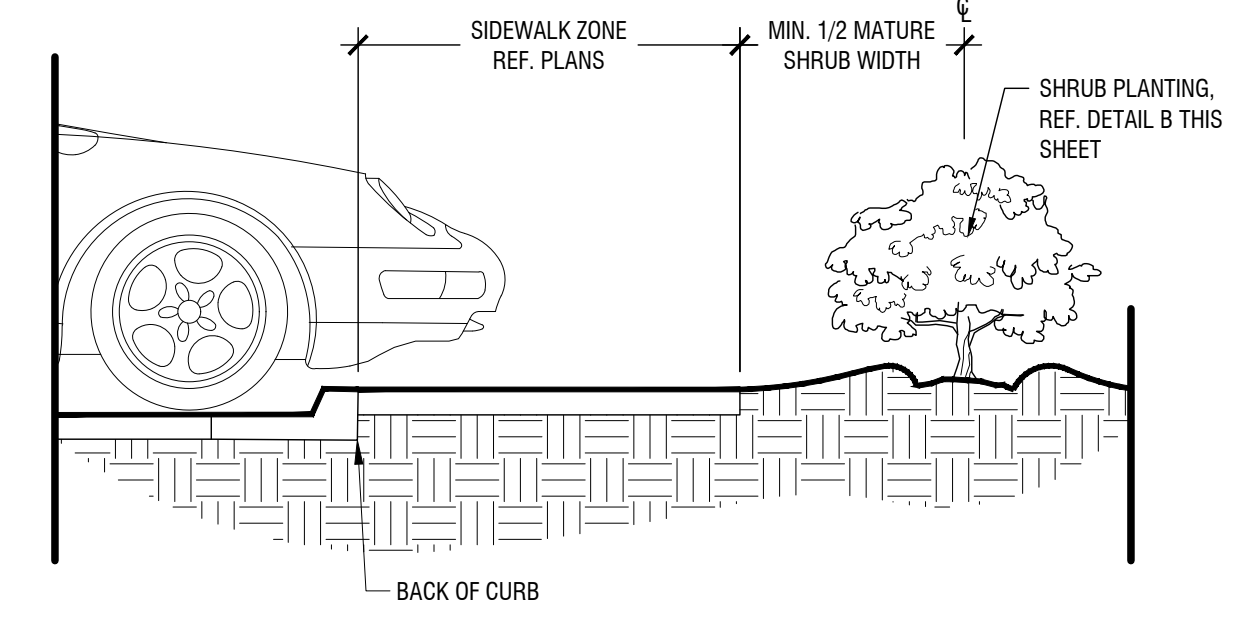
A



Decomposed Granite

Scale: 1 1/2" = 1'-0"

I



Shrub Planting at Sidewalk

Scale: NTS

F

SITE PLAN SIGNATURE BLOCK

APPROVED:
 I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF ___, ___.

WITNESS OUR HANDS, THIS ___ DAY OF ___, ___

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

PROJECT NUMBER: SP2024-043

LANDSCAPE DETAILS FOR ROCKWALL MEDICAL BUILDING

8.4841 ACRES (369,567 SF) IN THE W.H. BARNES SURVEY, ABST. NO. 26 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
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 PROPOSED LAND USE: MEDICAL BUILDING

DATE

ENGINEER / SURVEYOR KIMLEY-HORN AND ASSOCIATES, INC. ADDRESS: 203 WEST NASH ST, SUITE 100 TERRELL, TX 75160 DALLAS, TX 75201 PHONE: (972) 568-4263 CONTACT: MATT LUCAS, P.E.	OWNER VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TX 75231 PHONE: (972) 556-1700 CONTACT: JEFF BROCKETTE
APPLICANT VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TX 75231 PHONE: (972) 556-1700 CONTACT: JEFF BROCKETTE	ARCHITECT BLUE FIN DESIGN ADDRESS: 14205 NORTH MOPAC EXPRESSWAY, SUITE 100B AUSTIN, TX 78728 PHONE: (855) 228-7440 CONTACT: WARREN L. INCE

Kimley»Horn
 13455 NOEL RD. TWO GALLERIA OFFICE TOWER
 SUITE 700 DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-239-3820
 WWW.KIMLEY-HORN.COM TX F-928
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.

FOR REVIEW ONLY
 Not for construction or permit purposes.
Kimley»Horn
 P.L.A. NICHOLAS B. ADAMS
 L.A. No. 3454 Date: 11/7/2024

KHA PROJECT	PROJ #	DATE	SCALE	AS SHOWN	DESIGNED BY	DRAWN BY	CHECKED BY
	11/7/2024	11/7/2024	AS SHOWN	KAE	KAE	NBA	

PROJECT NAME
 PREPARED FOR
 VUE REAL ESTATE
 CITY OF ROCKWALL, TX

LANDSCAPE DETAILS

SHEET NUMBER
 LP 3.02

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PLANT SCHEDULE

Table with columns: SYMBOL, CODE, QTY, BOTANICAL / COMMON NAME, SPECIFICATIONS, REMARKS. Includes sections for TREES, ORNAMENTAL TREE, SHRUBS, GRASSES, GROUND COVERS, and MISC.

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

PLANTING NOTES

- 1. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK' BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

- A. SCOPE OF WORK
1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

Project information including PROJECT NUMBER: SP2024-043, PROJECT NAME: VUE REAL ESTATE, and LANDSCAPE SPECIFICATIONS AND NOTES. Includes a signature block for the Planning and Zoning Commission and Kimley-Horn & Associates, Inc.

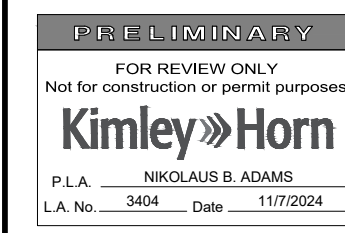


Table with columns: KHA PROJECT, PROJECT NAME, DATE, SCALE, AS SHOWN, DESIGNED BY, DRAWN BY, CHECKED BY.

PROJECT NUMBER: SP2024-043
PROJECT NAME: VUE REAL ESTATE
CITY OF ROCKWALL, TX

PROJECT NUMBER: SP2024-043

LANDSCAPE SPECIFICATIONS AND NOTES FOR ROCKWALL MEDICAL BUILDING

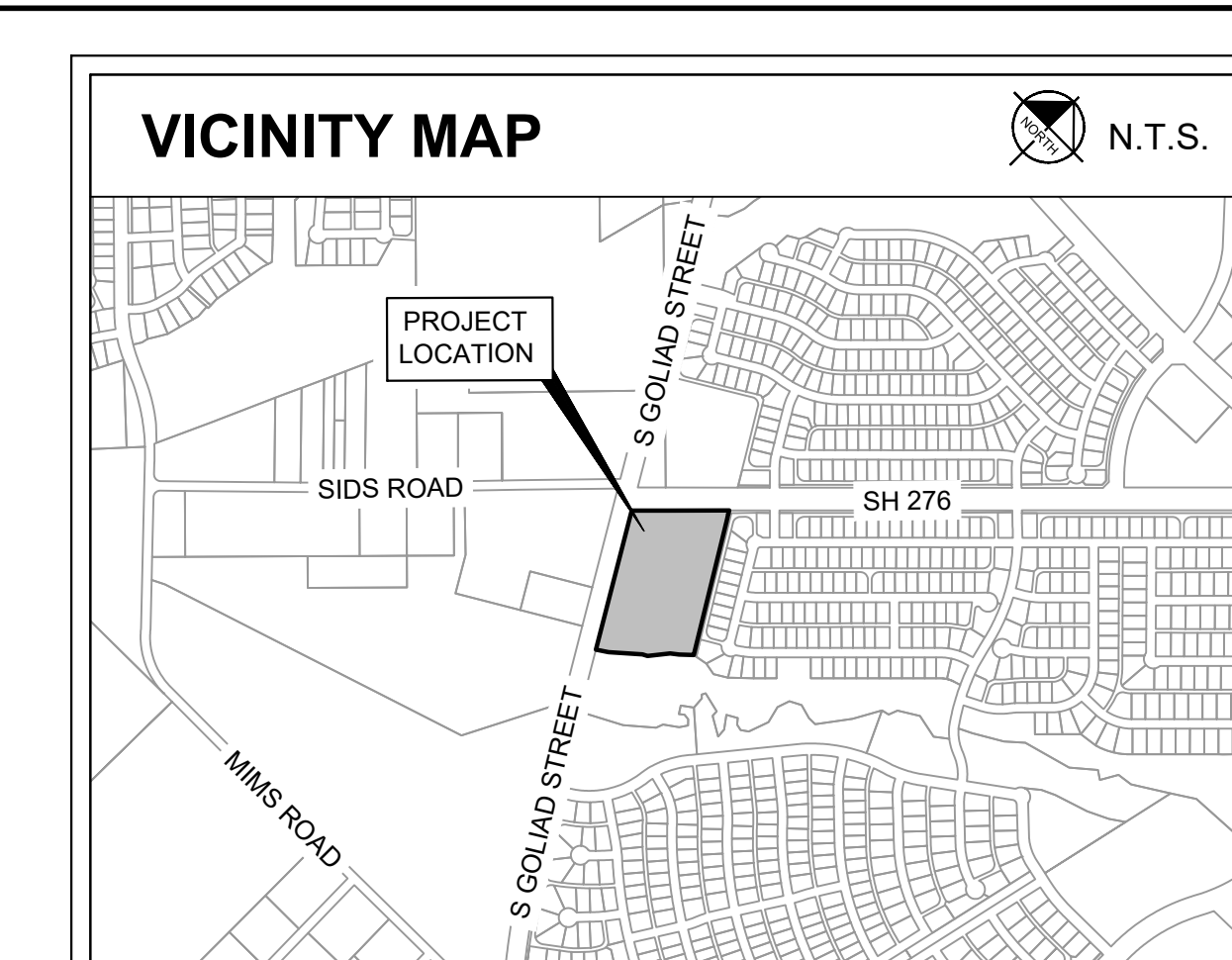
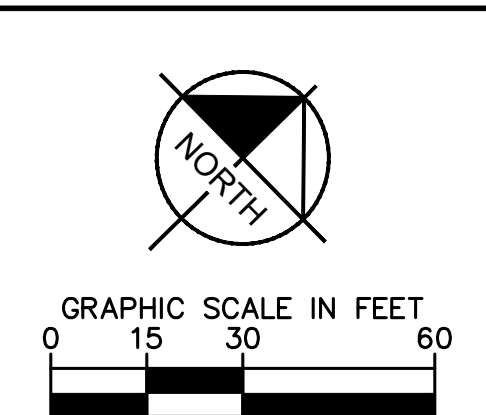
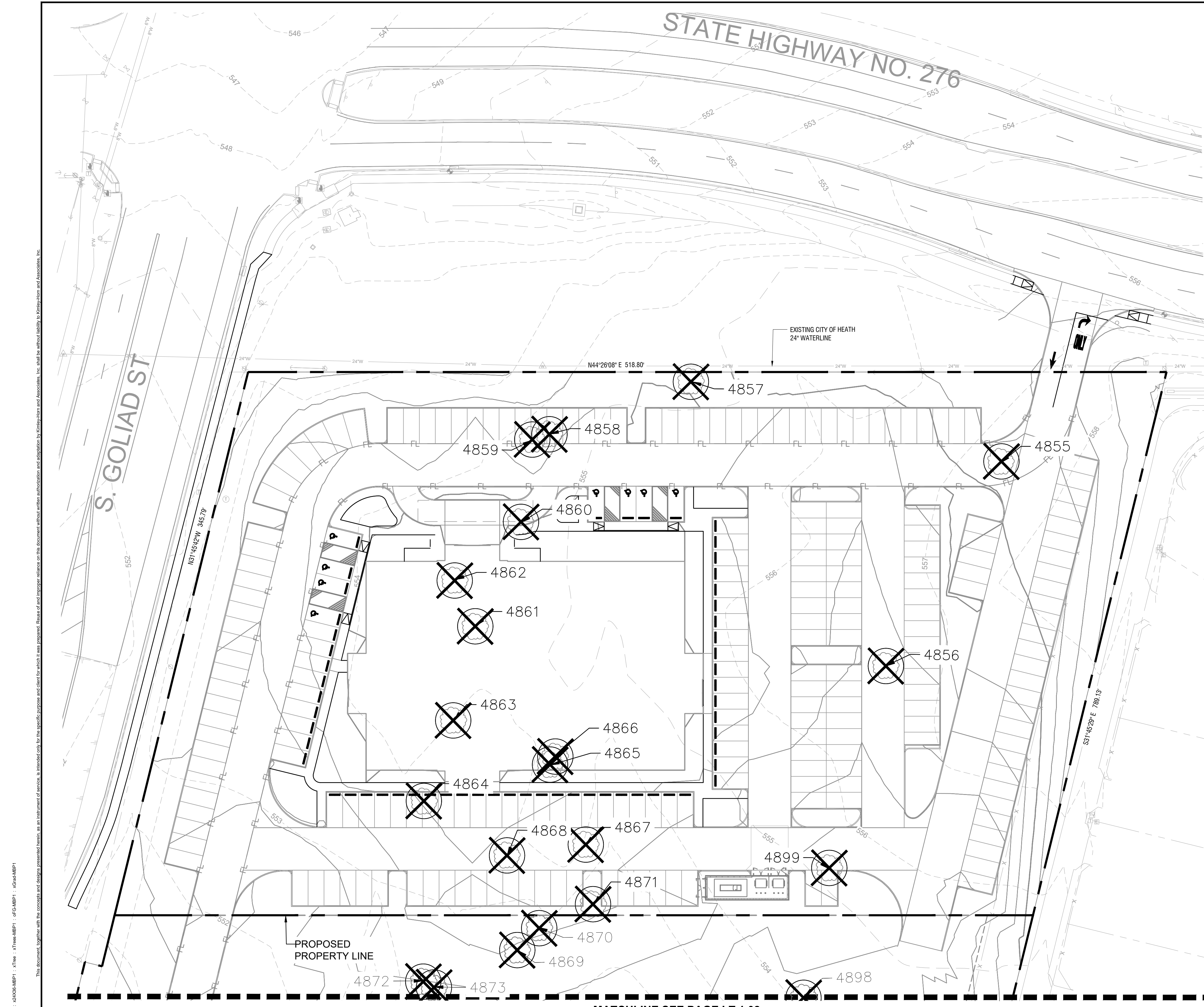
8.4841 ACRES (369,567 SF) IN THE W.H. BARNES SURVEY, ABST. NO. 26 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PROPOSED LAND USE: MEDICAL BUILDING
DATE

ENGINEER / SURVEYOR: KIMLEY-HORN AND ASSOCIATES, INC.
OWNER: VUE REAL ESTATE

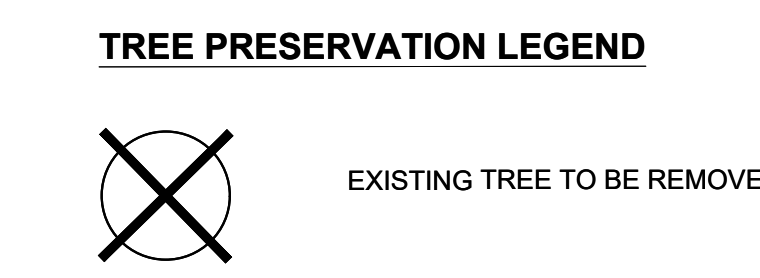
APPLICANT: VUE REAL ESTATE
ARCHITECT: BLUE FIN DESIGN

SHEET NUMBER LP 3.03



Inside Proposed Property Line					
#	SPECIES	CALIPER (IN)	PROTECT OR REMOVE	TREE HEALTH (1-5)	MITIGATION REQUIRED (IN)
4855	Eastern Redcedar / Juniperus virginiana	13.9 (15 ft tall)	Remove	Healthy (5)	4
4856	Eastern Redcedar / Juniperus virginiana	17.3 (20 ft tall)	Remove	Healthy (5)	4
4857	Eastern Redcedar / Juniperus virginiana	13.7 (15 ft tall)	Remove	Healthy (5)	4
4858	Eastern Redcedar / Juniperus virginiana	11.1 (10 ft tall)	Remove	Healthy (5)	4
4859	Eastern Redcedar / Juniperus virginiana	11.4 (10 ft tall)	Remove	Healthy (5)	4
4860	Eastern Redcedar / Juniperus virginiana	11.1 (10 ft tall)	Remove	Healthy (5)	4
4861	Eastern Redcedar / Juniperus virginiana	18.8 (20 ft tall)	Remove	Healthy (5)	4
4862	Eastern Redcedar / Juniperus virginiana	12.2 (12 ft tall)	Remove	Healthy (5)	4
4863	Eastern Redcedar / Juniperus virginiana	12.3 (12 ft tall)	Remove	Healthy (5)	4
4864	Eastern Redcedar / Juniperus virginiana	11 (10 ft tall)	Remove	Healthy (5)	4
4865	Eastern Redcedar / Juniperus virginiana	14.7 (15 ft tall)	Remove	Healthy (5)	4
4866	Eastern Redcedar / Juniperus virginiana	12.6 (12 ft tall)	Remove	Healthy (5)	4
4867	Chittamwood / Sideroxylon lanuginosum	9.1 (10 ft tall)	Remove	Declining (1)	0
4868	Eastern Redcedar / Juniperus virginiana	15.4 (15 ft tall)	Remove	Healthy (5)	4
4871	Eastern Redcedar / Juniperus virginiana	11 (10 ft tall)	Remove	Healthy (5)	4
4899	Eastern Redcedar / Juniperus virginiana	18.5 (20 ft tall)	Remove	Healthy (5)	4
Total Mitigation Required:					60

Outside Proposed Property Line					
#	SPECIES	CALIPER (IN)	PROTECT OR REMOVE	TREE HEALTH (1-5)	MITIGATION REQUIRED (IN)
4869	Eastern Redcedar / Juniperus virginiana	14.2 (15 ft tall)	Remove	Healthy (5)	4
4870	Eastern Redcedar / Juniperus virginiana	19.1 (20 ft tall)	Remove	Healthy (5)	4
4872	Eastern Redcedar / Juniperus virginiana	18.2 (20 ft tall)	Remove	Healthy (5)	4
4873	Eastern Redcedar / Juniperus virginiana	11.1 (10 ft tall)	Remove	Healthy (5)	4
4874	Eastern Redcedar / Juniperus virginiana	14.3 (15 ft tall)	Remove	Healthy (5)	4
4875	Eastern Redcedar / Juniperus virginiana	11.4 (10 ft tall)	Remove	Healthy (5)	4
4876	Eastern Redcedar / Juniperus virginiana	14.3 (15 ft tall)	Remove	Healthy (5)	4
4877	Eastern Redcedar / Juniperus virginiana	11.2 (10 ft tall)	Remove	Healthy (5)	4
4878	Eastern Redcedar / Juniperus virginiana	12.4 (12 ft tall)	Remove	Healthy (5)	4
4879	Eastern Redcedar / Juniperus virginiana	14 (15 ft tall)	Remove	Healthy (5)	4
4880	Eastern Redcedar / Juniperus virginiana	15.3 (15 ft tall)	Remove	Healthy (5)	4
4881	Eastern Redcedar / Juniperus virginiana	15.6 (15 ft tall)	Remove	Healthy (5)	4
4882	Eastern Redcedar / Juniperus virginiana	13.1 (15 ft tall)	Remove	Healthy (5)	4
4883	Eastern Redcedar / Juniperus virginiana	14.4 (15 ft tall)	Remove	Healthy (5)	4
4884	Eastern Redcedar / Juniperus virginiana	13.2 (15 ft tall)	Remove	Healthy (5)	4
4885	Eastern Redcedar / Juniperus virginiana	12.3 (10 ft tall)	Remove	Healthy (5)	4
4886	Eastern Redcedar / Juniperus virginiana	15.7 (15 ft tall)	Remove	Healthy (5)	4
4887	Eastern Redcedar / Juniperus virginiana	11.5 (10 ft tall)	Remove	Healthy (5)	4
4895	Cedar Elm / Ulmus crassifolia	15.5 (15 ft tall)	Remove	Healthy (5)	4
4896	Eastern Redcedar / Juniperus virginiana	18.2 (20 ft tall)	Remove	Healthy (5)	4
4897	Eastern Redcedar / Juniperus virginiana	14.9 (15 ft tall)	Remove	Healthy (5)	4
4898	Eastern Redcedar / Juniperus virginiana	14.8 (15 ft tall)	Remove	Healthy (5)	4
Total Mitigation Required:					88
Grand Total Mitigation Required:					148 in



TREE PRESERVATION AND REMOVAL NOTES

- CONTRACTOR SHALL COORDINATE WITH ISA CERTIFIED ARBORIST AND PROPERTY OWNERS TO VERIFY OBJECTIVES PRIOR TO COMMENCING ANY PRUNING OR TREE REMOVAL ACTIVITIES.
- ALL CREW MEMBERS SHOULD BE WEARING THE APPROPRIATE SAFETY GEAR: HARD HATS, EYE PROTECTION, APPROVED BOOTS, HEARING PROTECTION, CHAIN SAW CHAPS FOR GROUNDWORK.
- ANY TREES REMOVED, AND ALL TREE MATERIALS REMOVED SHALL BE REMOVED FROM THE PROPERTY AT THE CONTRACTOR'S EXPENSE.
- ALL TRASH AND DEBRIS FROM ANY CONSTRUCTION RELATED ACTIVITIES SHALL BE REMOVED FROM THE SITE AT THE CONTRACTOR'S EXPENSE, FOLLOWING COMPLETION OF THE PROJECT.
- ANY DAMAGE TO THE EXISTING LANDSCAPE, PAVEMENT, BUILDING, OR ANY OTHER SITE FEATURES SHALL BE REPLACED BY THE CONTRACTOR AND/OR RESTORED TO PRE-CONSTRUCTION CONDITION.
- CONTRACTOR SHALL PROVIDE REMOVAL, STORAGE, AND TRANSPLANTING OF EXISTING TREES ON SITE. THE CONTRACTOR SHALL REMOVE EACH EXISTING TREE THROUGH THE USE OF HAND DIGGING, OR WITH THE USE OF AN APPROVED MECHANICAL DEVICE. TREES SHALL BE HARVESTED AS BALLED & BURLAPPED TREE SPECIMENS, PER ANSI Z30 STANDARDS, AND TRANSPORTED TO NEW LOCATION ON SITE, OR AT ALTERNATE SITE AS DIRECTED OR APPROVED BY THE OWNER. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS NECESSARY TO PROVIDE FOR REMOVAL, PLACEMENT OF BURLAP, PLACEMENT OF WIRE BASKET OR OTHER APPROVED BALL-SUPPORTING DEVICE, TRANSPORT TO TEMPORARY STORAGE AREA, ONGOING MAINTENANCE AND WATERING DURING CONSTRUCTION, AND RE-PLANTING TO BE PERFORMED UPON COMPLETION OF MAJOR SITE WORK. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GUIDELINES AND RECOMMENDATIONS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK.

SITE PLAN SIGNATURE BLOCK

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____, ____.

WITNESS OUR HANDS, THIS ____ DAY OF ____, ____

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

PROJECT NUMBER: SP2024-043

TREE PRESERVATION PLAN FOR ROCKWALL MEDICAL BUILDING

8.4841 ACRES (369,567 SF) IN THE W.H. BARNES SURVEY, ABST. NO. 26 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CURRENT ZONING: PD-10
PROPOSED LAND USE: MEDICAL BUILDING

DATE

ENGINEER / SURVEYOR KIMLEY-HORN AND ASSOCIATES, INC. ADDRESS: 203 WEST NASH ST, SUITE 100 TERRELL, TX 75160 (972) 568-4263 CONTACT: MATT LUCAS, P.E.	OWNER VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TX 75241 (972) 556-1700 CONTACT: JEFF BROCKETTE
APPLICANT VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TX 75231 (972) 556-1700 CONTACT: JEFF BROCKETTE	ARCHITECT BLUE FIN DESIGN ADDRESS: 14205 NORTH MOPAC EXPRESSWAY, SUITE 100B AUSTIN, TX 78728 (855) 228-7440 CONTACT: WARREN L. INCE

NO.
REVISIONS
DATE

Kimley-Horn

13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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FOR REVIEW ONLY
Not for construction or permit purposes.

Kimley-Horn

P.L.A. NICHOLAS B. ADAMS
L.A. No. 3454 Date: 11/07/2024

KHA PROJECT

PROJ. #

DATE

SCALE

DESIGNED BY

DRAWN BY

CHECKED BY

PROJECT NAME

PREPARED FOR

VUE REAL ESTATE

CITY OF ROCKWALL, TX

TREE PRESERVATION PLAN

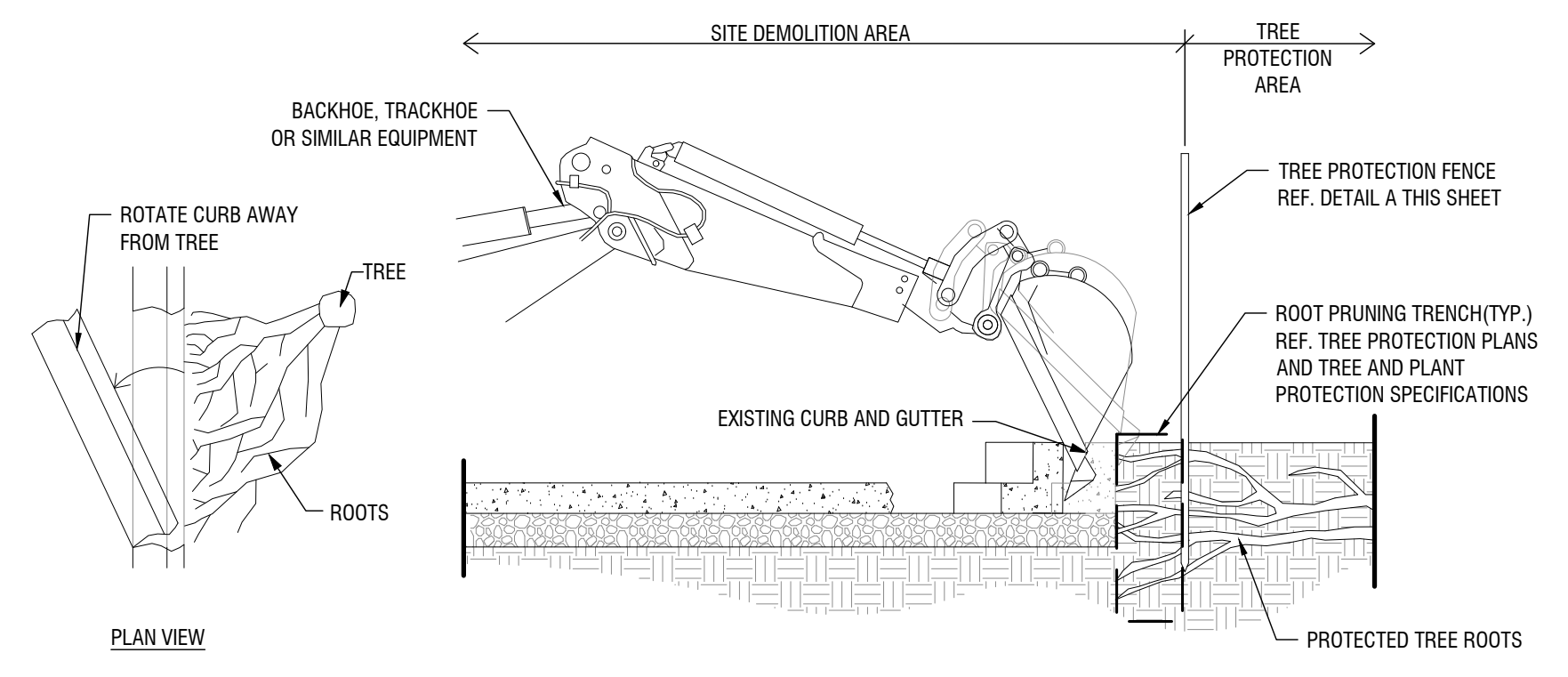
SHEET NUMBER

LT 1.01

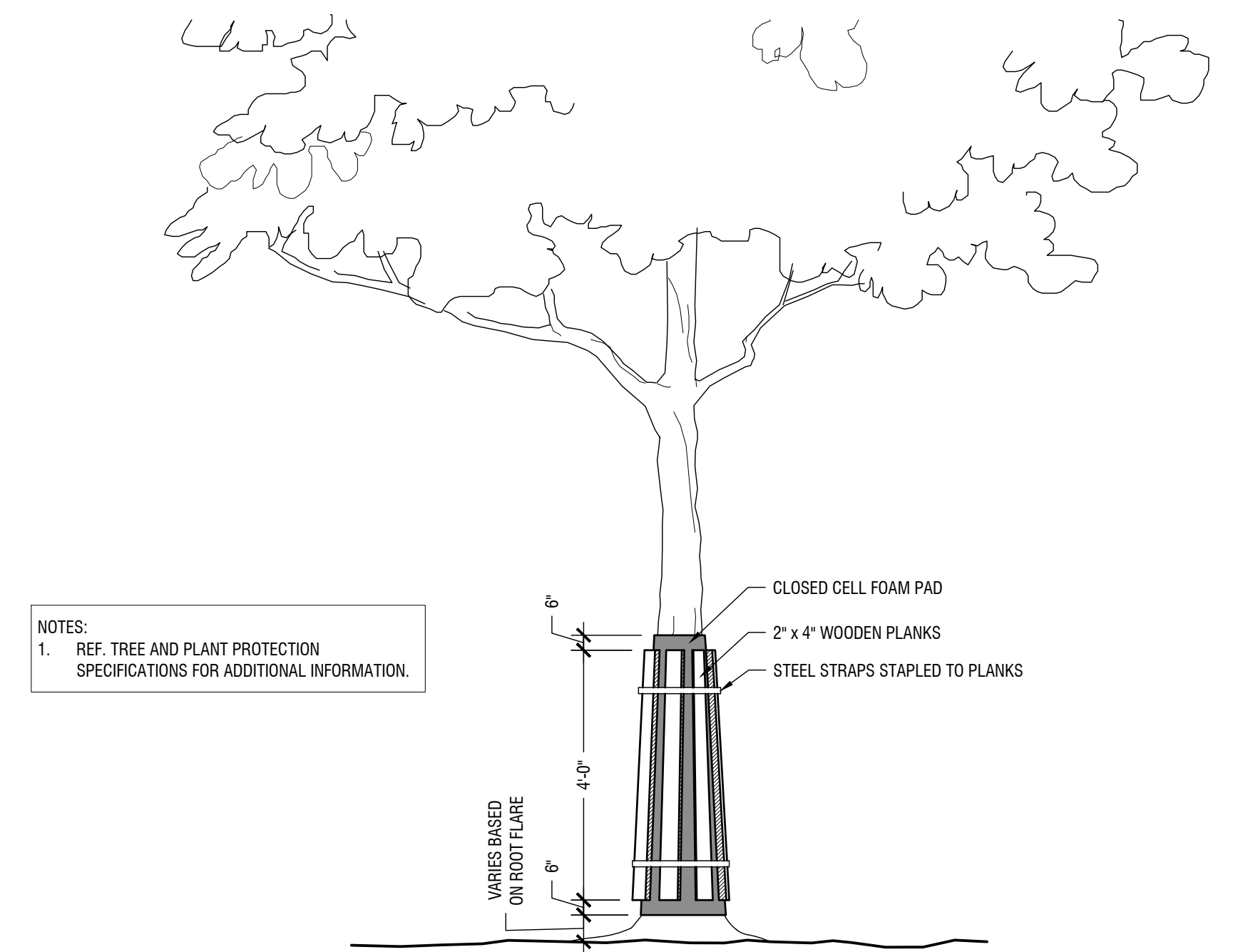
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 PLOTTED BY: ELMORE, KYLEE 11/07/2024 8:40 AM
 LAST SAVED: 01/20/24 11:28 AM
 DWG NAME: LT 301.DWG [1:3.48]
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- DEMOLITION SEQUENCE:**
1. PERFORM ANY ROOT PRUNING.
 2. INSTALL TREE PROTECTION FENCING.
 3. BREAK OR CUT 6" SECTIONS OF CURB.
 4. CAREFULLY ROTATE CURB SECTIONS AWAY FROM ROOTS.
 5. COORDINATE ALL DEMOLITION OPERATIONS AROUND PROTECTED TREES WITH ENGINEER AND PROJECT ARBORIST.

- NOTES:**
1. PRIOR TO DEMOLITION ACTIVITIES, COORDINATE WITH OWNER'S REPRESENTATIVE.
 2. ALL TREE PROTECTION MEASURES MUST BE IN PLACE AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO DEMOLITION ACTIVITIES.
 3. OWNER'S REPRESENTATIVE TO APPROVE ANY CANOPY THINNING AND/OR CANOPY RAISING PRUNING TO ALLOW FOR DEMOLITION ACTIVITIES PRIOR TO CONSTRUCTION.

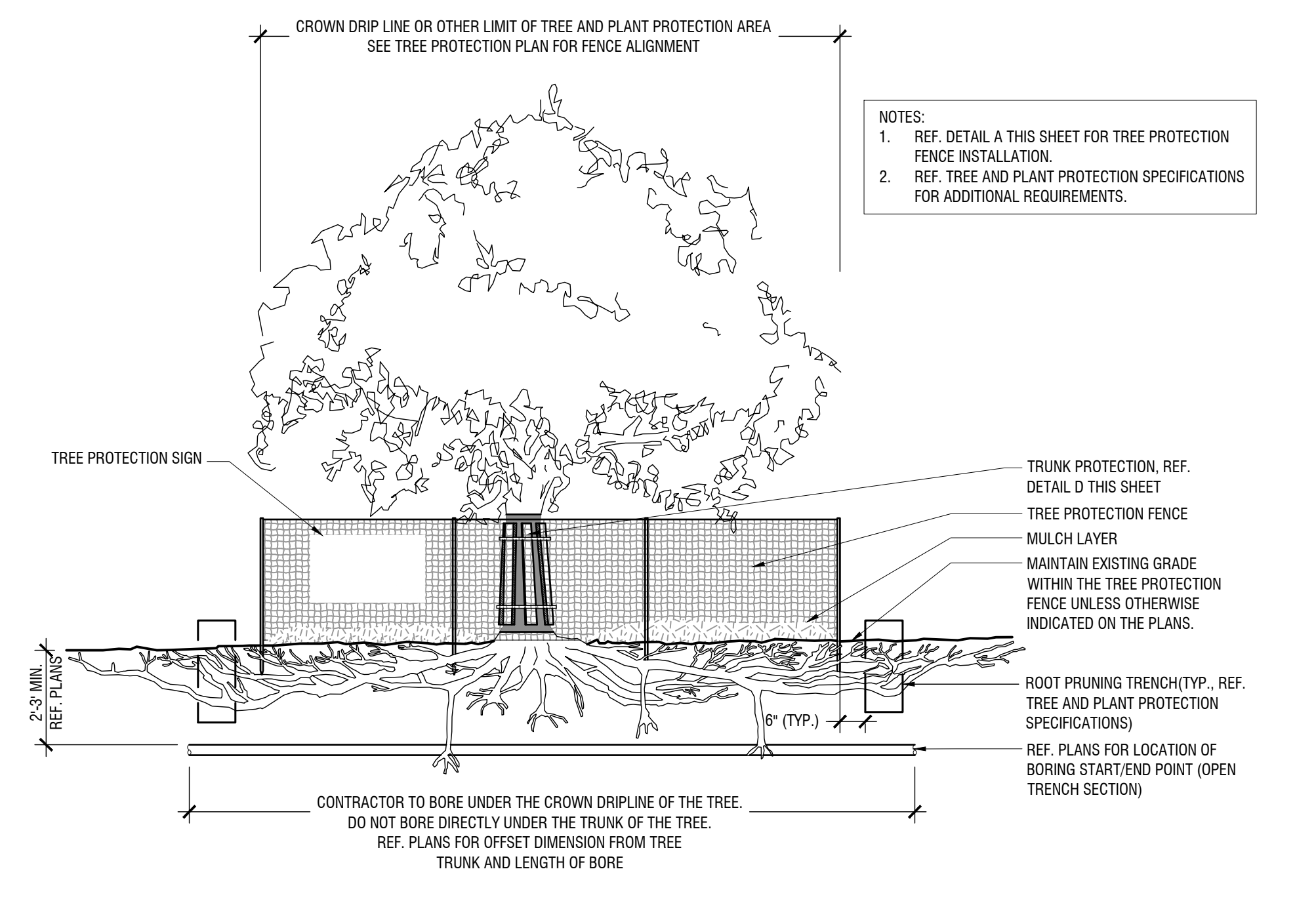


CURB DEMOLITION AROUND EXISTING TREE ROOTS
Scale: NTS



- NOTES:**
1. REF. TREE AND PLANT PROTECTION SPECIFICATIONS FOR ADDITIONAL INFORMATION.

TRUNK PROTECTION
Scale: NTS

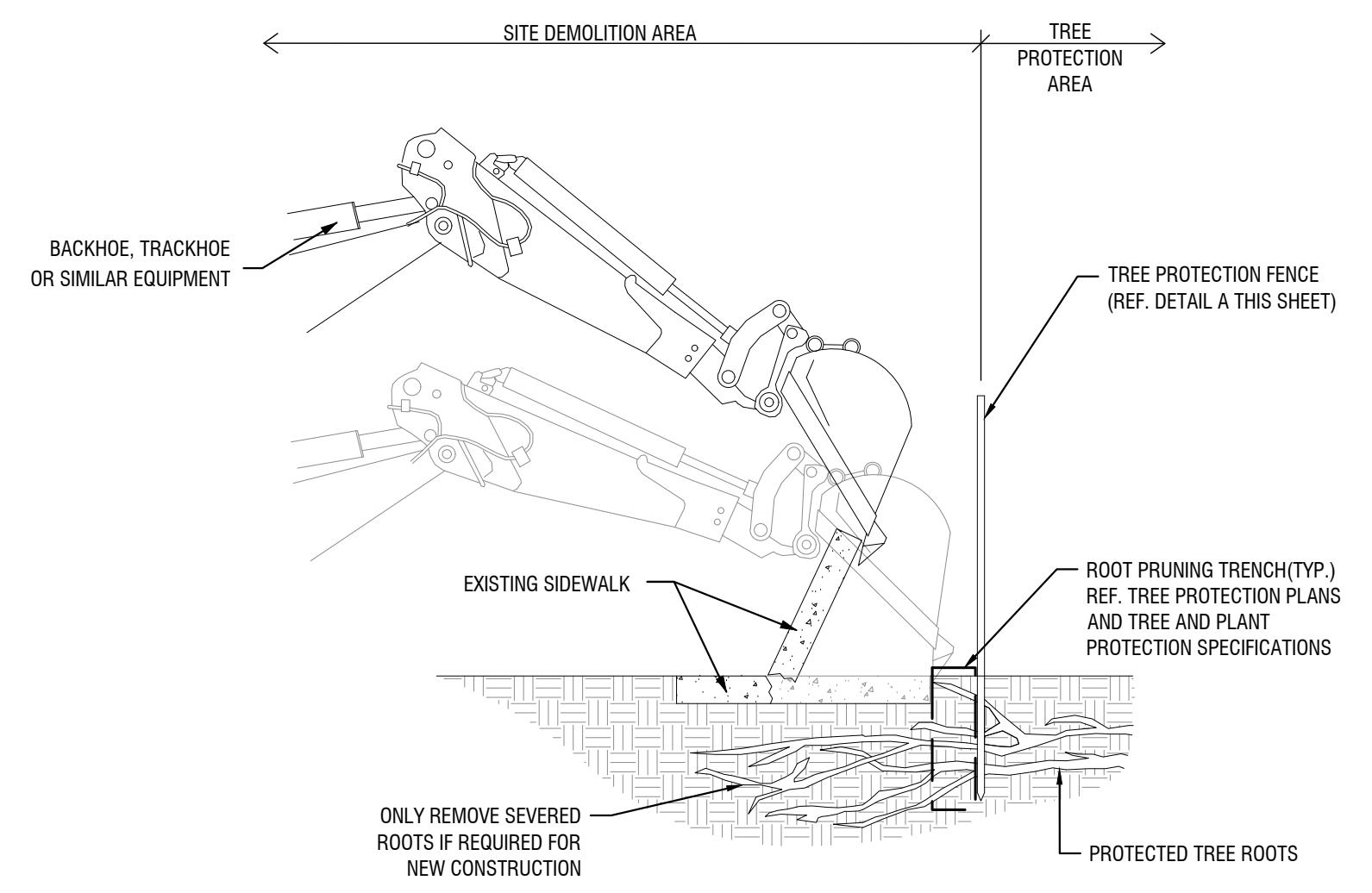


- NOTES:**
1. REF. DETAIL A THIS SHEET FOR TREE PROTECTION FENCE INSTALLATION.
 2. REF. TREE AND PLANT PROTECTION SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

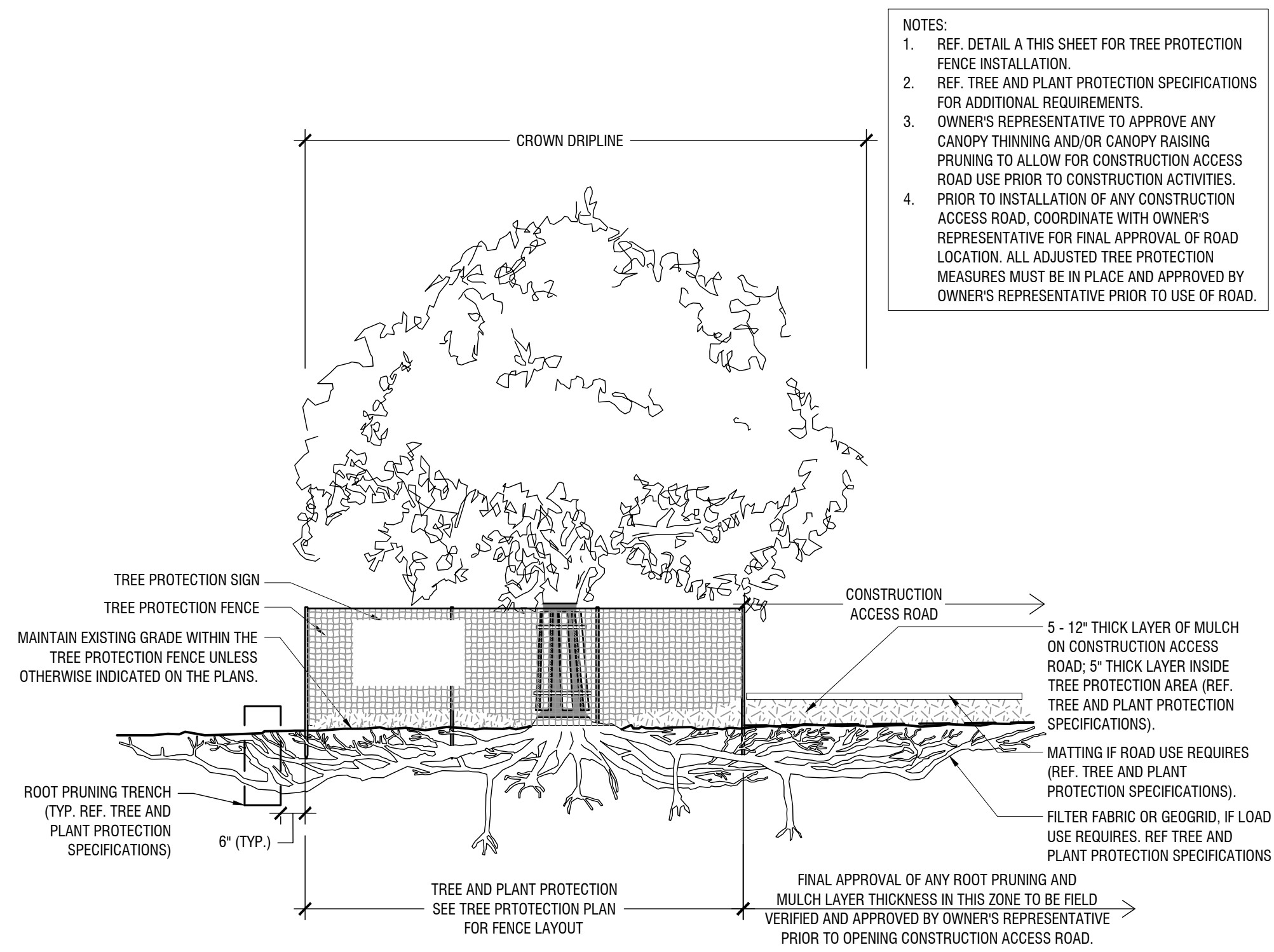
TREE PROTECTION - UTILITY BORING UNDER CROWN DRIP LINE
Scale: NTS

- DEMOLITION SEQUENCE**
1. PERFORM ANY ROOT PRUNING.
 2. INSTALL TREE PROTECTION FENCING.
 3. CAREFULLY REMOVE SIDEWALK AND BASE MATERIAL, COORDINATE ALL DEMOLITION OPERATIONS AROUND PROTECTED TREES WITH ENGINEER AND PROJECT ARBORIST.

- NOTES:**
1. PRIOR TO DEMOLITION ACTIVITIES, COORDINATE WITH OWNER'S REPRESENTATIVE.
 2. ALL TREE PROTECTION MEASURES MUST BE IN PLACE AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO DEMOLITION ACTIVITIES.
 3. OWNER'S REPRESENTATIVE TO APPROVE ANY CANOPY THINNING AND/OR CANOPY RAISING PRUNING TO ALLOW FOR DEMOLITION ACTIVITIES PRIOR TO CONSTRUCTION.

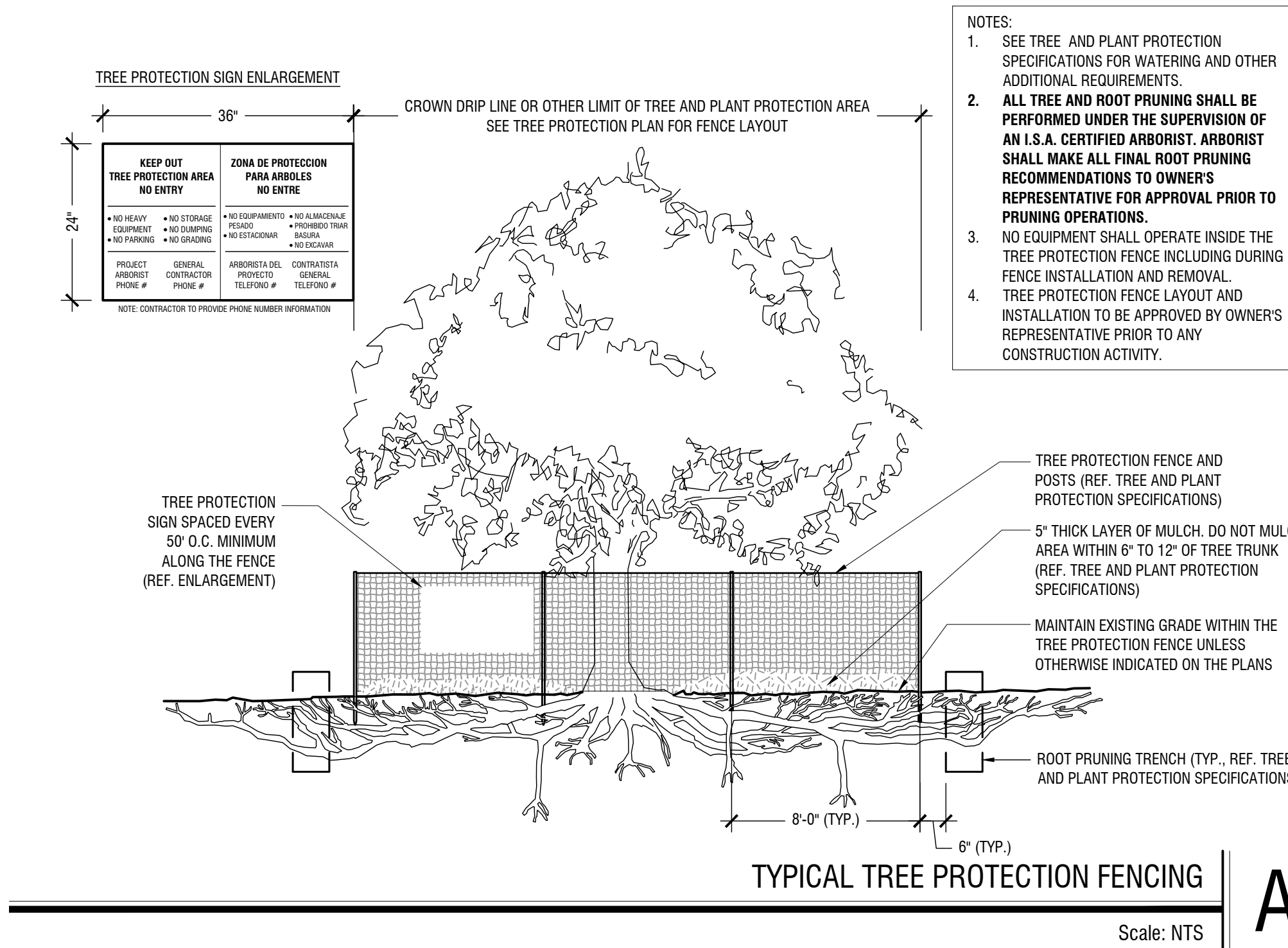


SIDEWALK DEMOLITION AROUND EXISTING TREE ROOTS
Scale: NTS



- NOTES:**
1. REF. DETAIL A THIS SHEET FOR TREE PROTECTION FENCE INSTALLATION.
 2. REF. TREE AND PLANT PROTECTION SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
 3. OWNER'S REPRESENTATIVE TO APPROVE ANY CANOPY THINNING AND/OR CANOPY RAISING PRUNING TO ALLOW FOR CONSTRUCTION ACCESS ROAD USE PRIOR TO CONSTRUCTION ACTIVITIES.
 4. PRIOR TO INSTALLATION OF ANY CONSTRUCTION ACCESS ROAD, COORDINATE WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL OF ROAD LOCATION. ALL ADJUSTED TREE PROTECTION MEASURES MUST BE IN PLACE AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO USE OF ROAD.

TREE PROTECTION - CONSTRUCTION ACCESS ROAD
Scale: NTS



- NOTES:**
1. SEE TREE AND PLANT PROTECTION SPECIFICATIONS FOR WATERING AND OTHER ADDITIONAL REQUIREMENTS.
 2. ALL TREE AND ROOT PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF ALL U.S.A. CERTIFIED ARBORIST. ARBORIST SHALL MAKE ALL FINAL ROOT PRUNING RECOMMENDATIONS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO PRUNING OPERATIONS.
 3. NO EQUIPMENT SHALL OPERATE INSIDE THE TREE PROTECTION FENCE INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
 4. TREE PROTECTION FENCE LAYOUT AND INSTALLATION TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION ACTIVITY.

TYPICAL TREE PROTECTION FENCING
Scale: NTS

PROJECT NUMBER: SP2024-043

TREE DEMOLITION AND PROTECTION DETAILS FOR ROCKWALL MEDICAL BUILDING

8.4841 ACRES (369,567 SF) IN THE W.H. BARNES SURVEY, ABST. NO. 26 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 CURRENT ZONING: PD-10
 PROPOSED LAND USE: MEDICAL BUILDING

DATE

ENGINEER / SURVEYOR KIMLEY-HORN AND ASSOCIATES, INC. ADDRESS: 203 WEST NASH ST, SUITE 100 TERRELL, TX 75160 (972) 556-1700 CONTACT: MATT LUCAS, P.E.	OWNER VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TX 75231 PHONE: (972) 556-1700 CONTACT: JEFF BROCKETTE
APPLICANT VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TX 75231 (972) 556-1700 PHONE: (855) 228-7440 CONTACT: JEFF BROCKETTE	ARCHITECT BLUE FIN DESIGN ADDRESS: 14205 NORTH MOPAC EXPRESSWAY, SUITE 100B AUSTIN, TX 78728 PHONE: (855) 228-7440 CONTACT: WARREN L. INCE

SITE PLAN SIGNATURE BLOCK

APPROVED: I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF ___, ___.

WITNESS OUR HANDS, THIS ___ DAY OF ___, ___

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

NO.	REVISIONS	DATE	BY

Kimley-Horn
 13455 NOEL RD. TWO GALLERIA OFFICE TOWER
 SUITE 700 DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-239-3820
 WWW.KIMLEY-HORN.COM TX F-928
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.

PROJECT	KHA PROJECT
PROJ. #	11/7/2024
DATE	11/7/2024
SCALE	AS SHOWN
DESIGNED BY	KAE
DRAWN BY	KAE
CHECKED BY	NBA

PROJECT NAME
 PREPARED FOR
VUE REAL ESTATE
 CITY OF ROCKWALL, TX

TREE DEMOLITION AND PROTECTION DETAILS
 SHEET NUMBER
LT 3.01

GENERAL NOTES

1. THE SITE LIGHTING LAYOUT AND PHOTOMETRICS ARE FOR SITE DEVELOPMENT REVIEW ONLY AND NOT FOR BIDDING OR CONSTRUCTION.
2. PHOTOMETRICS AND SITE LIGHTING LAYOUT ARE SUBJECT TO CHANGE. FINAL BIDS HAVE NOT BEEN RECEIVED. LIGHTING MANUFACTURERS ARE SUBJECT TO CHANGE BASED ON THE BIDS RECEIVED. THE LIGHTING FIXTURES SPECIFIED ARE USED AS A BASIS OF DESIGN AND ARE SUBJECT TO CHANGE.
3. LIGHT SOURCES SHALL BE COMPLETELY CONCEALED WITHIN OPAQUE HOUSINGS AND SHALL NOT BE VISIBLE FROM ADJACENT STREETS OR PROPERTIES.
4. ALL EXTERIOR LIGHTING FIXTURES SHALL BE FULL CUT OFF.
5. LIGHTING FIXTURES SHALL BE MOUNTED IN SUCH A MANNER THAT THE CONE OF LIGHT IS CONTAINED ON SITE AND DOES NOT CROSS ANY PROPERTY LINE OF THE SITE.

**STATE HIGHWAY 276 BYPASS
(PRIMARY BUILDING FACADE ZONE)**



BFD # 24115

VUE REALTY GROUP, LLC.

ROCKWALL MOB

STATE HIGHWAY 205 AND STATE
HIGHWAY 276 BYPASS
ROCKWALL, TEXAS

SEAL:

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF E.G. LOPEZ DEL CASTILLO, P.E., REG. #58483 ON 10/17/24. IT IS NOT TO BE USED FOR BIDDING, PERMIT OR CONSTRUCTION.

BLUE FIN DESIGN, LLC

Do NOT scale drawings. Use given dimensions only. If shown, verify correct dimension with ARCHITECT. Contractor shall check and verify all dimensions conditions of job site.

REVISIONS		
DATE	#	DESCRIPTION

DATE: 2024.10.17

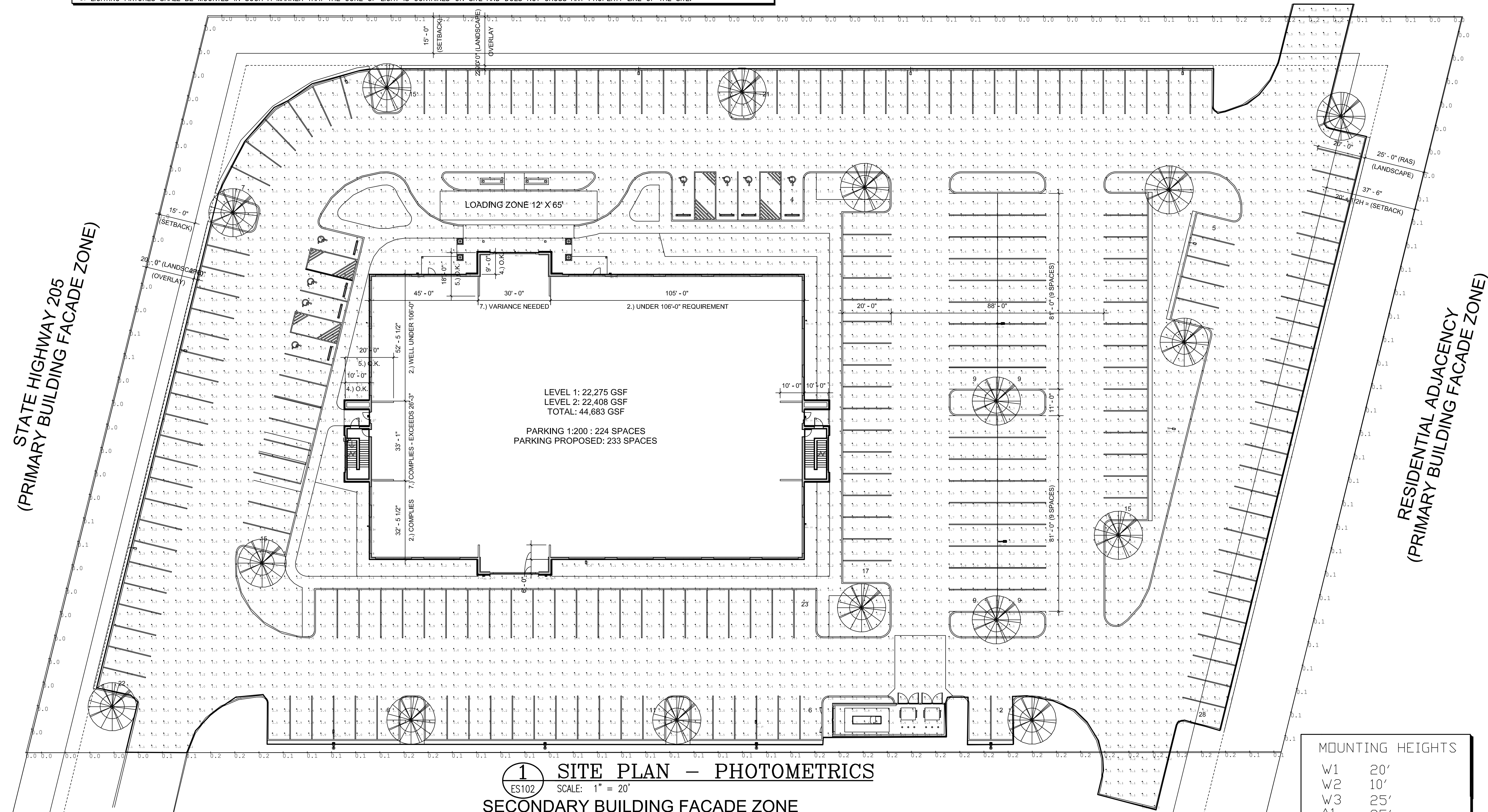
DRAWN BY: Author

**SITE PLAN -
PHOTOMETRICS**

DRAWING NUMBER:

ES102

SCALE: AS INDICATED



MOUNTING HEIGHTS

W1	20'
W2	10'
W3	25'
A1	25'
A2	25'
A3	25'
A4	25'

Luminaire Schedule

Symbol	Tag	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
[Symbol]	W2	6	7075-08-C13-35K	Single	7075-08-TW-C13-35K	0.950	1161	12.35	74.1
[Symbol]	A3	6	OPF-M-A11-830-BLC	Single	OPF-M-A11-830-BLC	0.950	13798	131	786
[Symbol]	W1	5	WFA-3 38W 4000K	Single		0.950	6030	36.68	183.4
[Symbol]	A2	2	OPF-M-A08-830-BLC	Single	OPF-M-A08-830-BLC	0.950	8023	74.41	148.82
[Symbol]	A1	2	OPF-M-A11-830-T2M	Single	OPF-M-A11-830-T2M	0.950	19790	131	262
[Symbol]	A4	2	OPF-M-A11-830-T5W	Single	OPF-M-A11-830-T5W	0.950	19606	131	262
[Symbol]	W3	1	OPF-M-A11-830-T2M 1	Single	OPF-M-A11-830-T2M	0.950	19790	131	131

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
LIGHT TRESPASS	Illuminance	Fc	0.08	0.2	0.0	N.A.	N.A.
PARKING Planar	Illuminance	Fc	1.75	7.2	0.1	17.50	72.00

SITE PLAN SIGNATURE BLOCK

APPROVED: I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPEMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF ___, ___.

WITNESS OUR HANDS, THIS ___ DAY OF ___, ___

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING



November 6, 2024

City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

To Whom it May Concern:

Please accept this letter as compliance to comments M.10 and M.11 concerning Project Number SP2024-043 for project "Site Plan for Rockwall Medical Building" located at 2651 S. Goliad Street, Rockwall, Texas 75032.

We are requesting variance exception to the following areas:

(1) Four (4)-sided Architecture:

We are requesting a variance/exception based on the size and scale of the proposed facility. Additional articulation elements do not complement the architecture for this specific property/building.

(2) Primary Articulation:

We are requesting a variance/exception based on the size and scale of the proposed facility. Additional articulation elements do not complement the architecture for this specific property/building.

We believe the architecture as proposed has a great balance of articulation. Our primary facade facing State Highway 276 elongates it's primary articulation form with covered user drop off and pedestrian walking zones accented with additional masonry pillars, plantings and seating opportunities.

The architecture also incorporates decorative metal accents, shading bands above all windows and articulated facade elements.

(3) 20% Stone:

We are requesting a variance/exception with proposed 28-30% custom concrete masonry units in burnished form in lieu of natural stone.



(4) 90% masonry:

We are requesting a variance/exception with the balance of the facility facades not glass or custom concrete masonry units being comprised of comparable finished concrete tilt panel.

(5) excess of 10% secondary materials:

See prior variance/exception request line item 4 preceding this which would alleviate this requirement.

(6) natural stone:

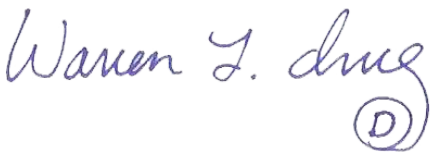
See prior variance/exception request line item 3 preceding this which would alleviate this requirement.

Compensatory Items:

- 1.) We have proposed additional landscaping area over the minimum.
- 2.) We have incorporated architectural/shading elements over main facade windows to add visual interest and solar shading to the windows.
- 3.) We have incorporated complementary design features for the tower/articulation elements similar to the window shading structures.
- 4.) We have incorporated a covered portico for user drop off adding further articulation from the main facade and visual interest from the intersection.
- 5.) We have incorporated pedestrian porticos on each side of the main entry adding visual interest.
- 6.) We have incorporated masonry passageways flanking the main entry architecture for visual interest.
- 7.) We have incorporated additional masonry minor articulating facades flanking the main entry for additional visual interest.
- 8.) We have incorporated masonry planters to the drive thru portico design for visual interest.

We have also included with the submittal the requested alternative design changing two tone custom concrete masonry unit design with the single brown/gray tone unit in lieu of combination gradient finish using brown/gray tone and limestone finish units.

Sincerely,



Warren L. Ince, R.A.
Principal

