

**AGENDA**  
**PLANNING AND ZONING COMMISSION PUBLIC HEARING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**May 14, 2019**  
**6:00 P.M.**

**CALL TO ORDER**

**CONSENT AGENDA**

1. Approval of Minutes for the April 9, 2019 Planning and Zoning Commission meeting.
2. **SP2019-009 (Korey)**  
Discuss and consider a request by Cari Foote of Cari Foote & Associates, PLLC for the approval of a site plan for an office building on a one (1) acre parcel of land identified as Lot 1, Block A, Isaac Pena Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated in the North Goliad Corridor Overlay (NGC OV) District, addressed as 925 N. Goliad Street, and take any action necessary.
3. **SP2019-010 (David)**  
Discuss and consider a request by Jason Lentz of Atticus Rockwall, LLC for the approval of an amended site plan for 42 townhomes on a 4.08-acre tract of land identified as Lot 2, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District No. 32 (PD-32), situated within the *Residential Subdistrict* of the Harbor and within the Scenic Overlay (SOV) District, located north of the intersection of Ridge Road [FM-740] and Glen Hill Way, and take any action necessary.

**PUBLIC HEARING ITEMS**

4. **Z2019-009 (David)**  
Hold a public hearing to discuss and consider a request by Chris Lam, PE of Lam Consulting Engineering on behalf of Price Pointer of TCB Construction Group, LLC for the approval of a Specific Use Permit (SUP) for a *restaurant less than 2,000 SF without a drive-through or drive-in* on a 0.23-acre parcel of land identified as Block 20B of the Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 505 N. Goliad Street, and take any action necessary.
5. **Z2019-010 (Korey)**  
Hold a public hearing to discuss and consider a request by Dwayne Cain of EVSR (D), LLC for the approval of a Specific Use Permit (SUP) for a *guest quarters/secondary living unit and barn or agricultural accessory building* on a 10.61-acre portion of a larger 26.078-acre tract of land identified as Tract 2 & 2-4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 777 & 839 Cornelius Road, and take any action necessary.
6. **Z2019-011 (Korey)**  
Hold a public hearing to discuss and consider a request by Scott Lewis of RRDC, LTD for the approval of an amendment to Planned Development District 47 (PD-47) [*Ordinances 99-17 & 07-04*] being a 14.4715-acre tract of land identified as Tract 104 of the E. Teal Survey, Abstract No. 207 and Lot 1, Block A, First Christian Church, Disciples of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 47 (PD-47) for Single-Family 10 (SF-10) District land uses, situated within the Scenic Overlay (SOV) District, generally located at the northeast corner of the intersection of Ridge Road [FM-740] and White Road, and take any action necessary.

**ACTION ITEMS**

7. **SP2019-012 (David)**  
Discuss and consider a request by Kyle McCullah of Callaway Architecture on behalf of Jason Lee of Lollicup USA, Inc. for the approval of an amended site plan for an existing manufacturing facility on a 34.23-acre tract of land identified as Lot 2, Block A, Rockwall Technology Park, Phase 4 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 3201 Capital Boulevard, and take any action necessary.

## **DISCUSSION ITEMS**

### **8. Director's Report of post Council meeting outcomes of Planning & Zoning cases (Ryan).**

- ✓ P2019-018: Replat for Park Place, Phase III Addition [*Approved*]
- ✓ P2019-019: Final Plat for Lot 11, Block A, SH-205 Business Park Addition [*Approved*]
- ✓ Z2019-006: SUP for a Structure Exceeding 60-Feet in a Light Industrial (LI) District (*2<sup>nd</sup> Reading*) [*Approved*]
- ✓ Z2019-007: SUP for Outdoor Commercial Amusement/Recreation (*2<sup>nd</sup> Reading*) [*Approved*]
- ✓ Z2019-008: Amended PD Development Plan for Planned Development District 32 (PD-32) (*2<sup>nd</sup> Reading*) [*Approved*]

## **ADJOURNMENT**

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

I, Laura Morales, 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 the 10<sup>th</sup> day of May 2019 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.



**MINUTES**  
**PLANNING AND ZONING COMMISSION PUBLIC HEARING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**April 9, 2019**  
**6:00 P.M.**

I. CALL TO ORDER

Chairman Lyons called the meeting to order at 6:01 p.m. The Commissioners present at the meeting were, Jerry Welch, Mark Moeller, Tracey Logan, John Womble, Eric Chodun and Annie Fishman. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Senior Planner Corey Brooks, Planning Coordinator, Laura Morales, City Engineer, Amy Williams, Civil Engineers, Jeremy White and Sarah Hager.

II. CONSENT AGENDA

1. Approval of Minutes for the March 12, 2019 Planning and Zoning Commission meeting.

2. P2019-010

Consider a request by Michael Duval of G&A/McAdams on behalf of John Delin of RW Ladera, LLC for the approval of a final plat for Lot 1, Block A and Lot 1, Block B, Ladera Rockwall Addition being a 47.694-acre tract of land identified as a portion of Tract 4-01 and all of Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85) for General Retail (GR) and Single-Family 7 (SF-7) District land uses, situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District, located at the northeast and northwest corners of the intersection of SH-66 and John King Boulevard, and take any action necessary.

3. P2019-016

Consider a request by Kevin Patel of Triangle Engineering, LLC for the approval of a replat for Lot 2 of the Cain Properties #1 Addition being a 1.233-acre parcel of land identified as a portion of Lot 1 and Lot 1R of the Cain Properties #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, located north of the intersection of S. Goliad Street [SH-205] and Storrs Street, and take any action necessary.

**Commissioner Welch made a motion to approve the consent agenda. Commissioner Moeller seconded the motion which passed by a vote of 7-0.**

III. APPOINTMENTS

4. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

**Architectural Review representative gave a brief explanation concerning agenda items that were discussed at the Architectural Review Board meeting.**

**Chairman Lyons indicated that Items # 6 and # 7 would be moved up on the agenda.**

IV. PUBLIC HEARING ITEMS

5. P2019-013

Hold a public hearing to discuss and consider a request by Dean Cathey of Dean Cathey Custom Homes, Inc. for the approval of a replat for Lots 3, 4 & 5, Block A, Richard Harris Subdivision No. 3 Addition being a 0.57-acre tract of land identified as Lots 1 & 2, Block A, Richard Harris Subdivision No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 705 & 707 Hartman Street, and take any action necessary.

**Senior Planner, Corey Brooks, provided a brief explanation of the request. The applicant is requesting to subdivide two parcels of land into a third parcel. The plat meets the technical requirements of the Unified Development Code and is coming before the Planning and Zoning Commission because Texas Local Government Code requires notifications be sent to property**

owners within 200 feet of the subject property when there is a residential replat that increases the number of lots. On March 25, 2019, staff mailed 29 notices to property owners/residents within 200-feet of the subject property and received one notice in opposition.

Mr. Brooks advised the Commission staff was available for questions. Chairman Lyons asked for questions from the Commission.

Commissioner Logan asked if any of the property was in floodplain. City Engineer, Amy Williams, indicated no part of the property was in the floodplain.

Chairman Lyons opened up the public hearing and asked if anyone wished to speak to come forward and do so; there being no one indicating such Chairman Lyons closed the public hearing and brought the item back to the Commission for discussion or action.

Commissioner Welch made a motion to approve P2019-013 with staff recommendations. Commissioner Logan seconded the motion which passed by a vote of 7-0.

6. Z2019-004

Hold a public hearing to discuss and consider a request by Sandie Wood for the approval of a Specific Use Permit (SUP) for a *guest quarters/secondary living unit* that does not meet the minimum requirements as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code (UDC) on a 3.574-acre parcel of land identified as Lot 1, Block A, Wood Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 207 Nash Street, and take any action necessary.

Senior Planner, Korey Brooks, advised the Commission that the applicant has requested to withdraw the case and action would need to be taken by the Commission.

Commissioner Womble made a motion to withdraw Z2018-004. Commissioner Fishman seconded the motion which passed by a vote of 7-0.

7. Z2019-005

Hold a public hearing to discuss and consider a request by Kent Donahue of Donahue Development Corporation on behalf of the owner Rockwall Highgate LTD for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 7 (SF-7) District land uses on a 264.510-acre tract of land identified as Tracts 17-13 [50.0-acres], 17-14 [26.452-acres], 17-15 [134.33-acres], 17-16 [43.6-acres], & 40-8 [8.79-acres] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of SH-205 (S. Goliad Street) south of the intersection of SH-205 and FM-549, and take any action necessary.

Planning Director, Ryan Miller, advised the Commission that the applicant has requested to postpone the case to the next scheduled meeting. Mr. Miller indicated the Commission would need to take action.

Commissioner Moeller made a motion to approve the postponement of Z2019-005. Chairman Lyons seconded the motion which passed by a vote of 7-0.

8. Z2019-006

Hold a public hearing to discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a Specific Use Permit (SUP) for a structure that exceeds 60-feet in a Light Industrial (LI) District on a 42.61-acre tract of land identified as Tract 7 of the N. Butler Survey, Abstract No. 20 (11.3736-acres); Tract 31 of the R. Ballard Survey, Abstract No. 29 (8.197-acres); and, Lot 1-01, Block 1, Indalloy Addition (14.53-acres), City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Aluminum Plant Road, and take any action necessary.

Planning Manager, David Gonzales, provided a brief explanation and background of the request. The applicant is requesting for the approval of a Specific Use Permit for a structure that exceeds 60-feet in a Light Industrial District. In January 2019, the applicant requested approval of a site plan for the purpose of expanding SPR's existing operations this request was for the first phase of a multi-phase expansion plan. On March 18, 2019, the Planning and Zoning Commission

approved the requested site plan for Phase 1 for the purpose of constructing an approximately 78,615 square foot single-story, warehouse facility on an 11.3736-acre portion of the subject property. Currently, the subject property is vacant, with the exception of the Columbia Extrusion Corporation's existing structures located on the west side of the subject property. The applicant is requesting to allow for a maximum overall height of 100-feet for structures that will be located in the areas identified as Phases 2, 3, 4 and 5 as depicted on the concept plan they have provided. This area will house the high bay extruders necessary for SPR's business operations. The applicant has stated to staff that SPR's business involves the production of flexible packaging products through a process called extrusion. The extrusion of certain plastics require additional height to process, and SPR has set a maximum height of 100-feet from grade for these structures.

Mr. Gonzales further indicated that the construction for all of the buildings will be composed of tilt-up wall construction, matching their existing building located just south of and adjacent to the subject property. The area's extending above the tilt-up wall construction, which enclose the high bay extruders will have pre-finished metal panels. These metal panels will have a height of not more than 100-feet. The applicant has provided conceptual building elevations and a phasing plan indicating uniformity with each phase being planned. These elevations will require a recommendation by the Architectural Review Board prior to being considered by the Planning and Zoning Commission during the site plan review. Due to the height of the structures being requested, the applicant submitted a screening plan with the site plan for Phase 1 showing the incorporation of a thick vegetative screen being incorporated adjacent to the north and west property lines. The applicant has provided staff with this same landscape screening plan, which has been incorporated in the draft SUP ordinance and will be required to be built with Phase 1 of the development per this ordinance. Additionally, the applicant has provided a line of site study that evaluates the visual impacts of the proposed structures from Justin Road, E. Washington Street, and the Park Place neighborhood. Photographs were also included indicating superimposed structures and their visibility based on direction and topography of these areas. A development plan submitted by the applicant indicates an area where the maximum height of structures is limited to 100-feet and that this area is a minimum distance of 500-feet from the west property boundary the Park Place Addition and 132-feet from Industrial Road. It should be known that within a Light Industrial District, the rear yard setback for a structure adjacent to a residential district is a minimum of 20-ft +  $\frac{1}{2}$  of the building height greater than 36-feet [i.e. 20-ft + (60-ft - 36-ft = 24-ft/2)]. This means the minimum rear setback in this case would be 32-feet from the west property line.

The Unified Development Code states that "(a)ll structures shall conform to the height requirements specified for the zoning district of the subject property as stipulated by Section 7.03." Based on this, the maximum height for any structure within a Light Industrial (LI) District is 60-feet; however, a "(b)uildings height may be increased up to 120-feet if approved through a Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council." The applicant is requesting to allow for a maximum overall height of 100-feet for Phases 2, 3, 4 and 5, which will house the high bay extruders processed with this SUP. According to the Unified Development Code, non-residential developments that are adjacent to or directly across the street from a residential development should incorporate a minimum ten foot landscape buffer that incorporates trees on 50-foot centers. In this case, the applicant is providing a 50-foot landscape buffer with the addition of evergreen and Live Oak trees along the western and northern property boundaries. The proposed landscape plan exceeds the minimum requirements of the UDC and has been included as a condition of approval in the draft SUP ordinance.

Additionally when analyzing the applicant's request, and given the need for the additional height required for the high bay extruders, the applicant has provided staff with a landscape screening plan and line of sight study that attempts to mitigate the visual impact of the proposed structures. The applicant has also provided a development plan assuring that the 100-foot tall structures will not be closer than 500-feet from the existing or future home sites within the Park Place Subdivision. Additionally, and with the exception of PD-59 Park Place Addition and a vacant 1.945-acre tract of land zoned Agricultural District located at the intersection of E. Washington Street and Airport Road, the surrounding properties adjacent to the subject property are zoned Light Industrial District. With this being said, a request for a Specific Use Permit is discretionary for the City Council. The Planning and Zoning Commission is tasked with considering if this request will adversely affect the neighboring properties, and provide a recommendation to the City Council.

Mr. Gonzales further noted that on March 29, 2019, staff mailed 99 notices to property owners and residents within 500-feet of the subject property and also emailed a notice to the Park Place Homeowner's Associations, which is the only HOA located within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Staff had received nine notices in favor of the request, four notices in opposition and one notice that was undecided.

Mr. Gonzales advised the Commission that the applicant was present and available for questions as well as staff.

Chairman Lyons opened up the public hearing and asked the applicant to come forward.

Ignacio Echavarri  
1480 Justin Road  
Rockwall, TX

Mr. Echavarri came forward shared his appreciation to all of staff and both Council and the Commission for their feedback through the process which he feels they have listened to and have worked with those recommendations to bring what they feel is a good fit to the community. He indicated he was available for questions.

Chairman Lyons opened up the public hearing and asked if anyone wished to speak to come forward and do so.

Sue Reeves  
402 W. Boydston  
Rockwall, TX

Ms. Reeves came forward and shared she is a member of the Soroptimist Children's House located at 1350 E. Washington. She asked with Washington Street being a two lane road, where the entrance/exit would be for the employees and delivery trucks and would they be passing the Soroptimist House daily because her concern is with traffic.

Bill Bricker  
505 Westway  
Rockwall, TX

Mr. Bricker came forward and indicated he is the developer of the Park Place and is currently starting on Phase II. A year and a half ago when SPR approached them with interest in buying the subject property he did due diligence knowing whatever is built and goes on at SPR will affect the Park Place communities, and feels that knowing the future is better than an unknown future as to what will be built. Within the due diligence they looked at SPR what they did as well as their future plans for expansion. Mr. Bricker shared that the things that affect the quiet enjoyment of one's home are not disrupted by SPR plant nor their plans for future expansion. He expressed being in favor of the request.

David David  
1020 St. Charles Court  
Rockwall, TX

Mr. David came forward and shared that when the initial Specific Use Permit when the applicant was requesting 120 feet variance for the height, the Park Place homeowners were not in support. However since then with the applicants new plan they have done their research and met with SPR and feel that SPR is a good company and are very good stewards of their property. Mr. David generally expressed being in favor of the request.

Phil Wagner  
Rockwall Economic Development Corporation  
2610 Observation Trail  
Rockwall, TX

Mr. Wagner came forward and indicated he is with the Rockwall Economic Corporation and expressed they are in favor of the request.

Chairman Lyons asked if anyone wished to speak to come forward and do so; there being no one indicating such Chairman Lyons closed the public hearing and asked the applicant back for any additional comments. Mr. Echavarri came forward and shared additional comments in regards to their plans for the future expansions.

Chairman Lyons brought the item back to the Commission for discussion or action.

Chairman Lyons generally being in favor of the request. He shared appreciation for the applicant's effort in working with the surrounding neighbors and the concerns they had and he feels SPR will be a good neighbor and asset to the community.

Commissioner Chodun expressed concern with the height and how it impacts the area and generally expressed not being in favor of the request. Commissioner Logan agreed with Commissioner Chodun's concerns with the height and location and generally expressed not being in favor of the request. Commissioner Welch, Moeller and Fishman generally expressed being in favor of the request.

General discussion took place between the Commission in regards to the height being requested.

Commissioner Welch made a motion to approve Z2019-007 with staff recommendations. Commissioner Moeller seconded the motion which passed by a vote of 5-0 with Commissioners Logan and Chodun dissenting.

#### 9. Z2019-007

Hold a public hearing to discuss and consider a request by Ruben Garcia and Brandon Mullins on behalf of Forrest B. Davis Jr. for the approval of a Specific Use Permit (SUP) for *outdoor commercial amusement/recreation* in conjunction with an existing Craft/Micro Brewery on a 1.215-acre parcel of land identified as Lot 1-F, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2015 Kristy Lane, and take any action necessary.

Planning Manager, David Gonzales, provided a brief explanation of the request. The applicants, Ruben Garcia and Brandon Mullins, have submitted a request for a Specific Use Permit to allow a Commercial Amusement/Recreation Outdoor land use in conjunction with an existing craft/microbrewery located within a Light Industrial District. The applicant is requesting to operate an outdoor entertainment area that includes a stage and seating areas and will be located at the rear of the property and will be enclosed by an eight foot wooden fence. The applicants have stated that they would like the opportunity to expand their operations by including an outdoor stage and Biergarten venue for the purpose of incorporating live entertainment, charity events, special events such as corporate events, birthday parties, weddings, and social gatherings into their existing operations. Due to the hours of operation as regulated for a brewery by the Texas Alcoholic Beverage Commission, the applicants would be able to host these events during the hours of 8:00 a.m. 12:00 a.m. Monday through Saturday and 10:00 a.m. – 12:00 a.m. on Sunday. Additionally, the applicants have provided a concept plan for the outdoor venue, which shows that the area will be located at the rear of the facility. The concept plan indicates the location of the outdoor stage area, proposed seating areas, and an eight foot high wood fence that will enclose this area.

Mr. Gonzales went on to note that according to the Unified Development Code, a Commercial Amusement/Recreation (Outdoor) land use requires approval of a Specific Use Permit in a Light Industrial District. Staff has included language providing for the expiration of the SUP should the land use designation change other than a craft brewery and this has been included as a condition of approval. In addition according to the Unified Development Code, an "(o)utdoor commercial recreational and amusement uses shall be no closer than 300 feet to residentially zoned land unless such setback is reduced or waived by the planning and zoning commission and city council." In this case, the subject property is more than 300-feet from a residentially zoned property and is in conformance with the UDC. Based on the applicant's request, it should be noted that the subject property is situated within the Bodin Industrial Addition, which is primarily zoned Light Industrial District. It should also be noted that the hours of operation are limited by the Texas Alcoholic Beverage Commission for a brewery. As a note, the required number of parking spaces for any facility is calculated based on land use and the square footage of the facility and

in this case, the Commercial Amusement/Recreation (Outdoor) use is not considered an indoor use; therefore, no additional parking spaces are required. Based on staff's review, the applicant's request does appear to be in conformance with these requirements; however, the approval of a Specific Use Permit is a discretionary decision for the City Council.

Mr. Gonzales further noted that on March 29, 2019, staff mailed 27 notices to property owners and residents within 500-feet of the subject property and did not send a neighborhood notification as there are no Home Owners Associations or neighborhood groups participating in the Neighborhood Notification Program within 1,500-feet of the subject property. Staff had received two notices in favor of the applicant's request.

Mr. Gonzales advised the Commission that the applicant was present and available for questions as well as staff.

Commissioner Fishman asked if there would be any additional lighting provided. Mr. Gonzales indicated the applicant could better answer that question however if they provided small exterior lights no greater than 15 watts no photometric plan would be required.

Chairman Lyons opened up the public hearing and asked the applicant to come forward.

Ruben Garcia  
2015 Kristi Lane  
Rockwall, TX

Mr. Garcia shared they host numerous charitable events that benefit the community and they are a very community oriented business.

Brandon Mullins  
2015 Kristi Lane  
Rockwall, TX

Mike Richter  
2015 Kristi Lane  
Rockwall, TX

Mr. Richter shared he is with the food truck Mingling Mouth which provides the food to the brewery. In regards to Commissioner Fishman's question to lighting he indicated they would only have accent lighting such as outdoor tea lights. Mr. Garcia added that they do provide safety lighting for walkways and parking. Mr. Richter shared the purpose for the request is to allow them to continue to host events and having a dedicated outdoor stage will be beneficial because there is not much room within the brewery.

Commissioner Chodun asked in regards to the noise and how that will impact the adjacent properties. Mr. Garcia stated that when the brewery is in operation the adjacent businesses are usually closed.

Chairman Lyons opened up the public hearing and asked if anyone wished to speak to come forward and do so; there being no one indicating such Chairman Lyons closed the public hearing and brought the item back to the Commission for discussion or action.

Chairman Logan made a motion to approve Z2019-007 with staff recommendations. Commissioner Fishman seconded the motion which passed by a vote of 7-0.

10. Z2019-008

Hold a public hearing and consider a request by James Ziegler of PegasusAblon on behalf of Rockwall Rental Properties, LP for the approval of a PD Development Plan amending *Ordinance No. 17-64* and in accordance with *Ordinance No. 17-22*, for a 7.344-acre tract of land identified as Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 (IH-30) Overlay District, located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail, and take any action necessary.

Planning Director, Ryan Miller, provided a brief explanation and background of the request. The applicant submitted an application requesting to amend the PD Development Plan approved under Ordinance No. 17-64. The applicant has stated that the purpose of this application is to change the pedestrian access easement that extends from Lakefront Trail to the Harbor Fountain to a one-way private drive and pedestrian access easement, and to change the construction schedule for Harbor Village project. On January 15, 2019, the Planning and Zoning Commission approved a site plan for a 375-unit condominium building on a 6.2-acre tract of land located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail. While going through the site plan approval process, staff explained to the applicant that the proposed IH-30 improvements which are scheduled for 2021 would restrict the properties west of the subject property and the existing office/retail building adjacent to the takeline from having access to Lakefront Trail, and that the only access to these properties would be provided from the eastbound lanes of the IH-30 frontage road drivers in the City of Rockwall would have to take IH-30 west and exit the Bayside exit in Rowlett, and take IH-30 east and exit the Harbor exit prior to crossing into the City's corporate limits to access these properties. Based on this, the applicant has submitted a request to transform the pedestrian access easement providing access to the Harbor Fountain into a new street that would serve as both a pedestrian access easement and a private drive for the properties to the west of the subject property. In accordance with the design guidelines contained in Resolution No. 10-40, staff has requested that the applicant retain the aesthetics of the original pedestrian access easement and use bollards in lieu of a curbed one-way street. Based on this direction the applicant has provided a street cross section showing the proposed new street and a concept plan showing the additional details requested by staff.

Mr. Miller went on to share that the applicant was required to go through a zoning process to change the PD Development Plan, it will be difficult for the project to be completed in accordance with the construction schedule laid out in Ordinance No. 17-64. This requires that a building permit be issued by June 1, 2019. As a result, the applicant has requested to extend this timeline for a period of one year from the approval date of the proposed ordinance. If the ordinance is approved under the current schedule and the case is not tabled or denied the date the applicant would need a building permit by would be May 6, 2020. The applicant has not requested changes to the construction schedule for the building adjacent to the Harbor Fountain, and the date required for the owner of that property to obtain a building remains as June 1, 2020. Staff should note that the applicant was asked to provide letters from the adjacent property owners indicating their consent to change the access to their properties; however, the applicant has failed to provide these letters to staff. With this being said, the proposed changes should be an improvement to the access of these properties, and should not create any development issues for these property owners. In addition the applicant's request does not change the conformance to the City's codes for the site plan approved with Case No. SP2018-043, and should not have an effect on any future projects ability to conform to the City's Municipal Code of Ordinances or the Unified Development Code and does not change the infrastructure requirements that were identified with Case No. SP2018-043, and no new infrastructure would be required with this case.

Mr. Miller further noted that on March 25, 2019, staff mailed 41 notices to property owners and occupants within 500-feet of the Freeway Frontage, Harbor Link Mixed-Use, and Harbor Residential Subdistricts and also notified the Lakeside Village and Lago Vista Homeowner's Associations, which are the only HOA/Neighborhood Organizations that are within 1,500-feet of the subject property. No notices were received concerning the applicant's request.

Mr. Miller advised the Commission that the applicant was present and available for questions.

Chairman Lyons asked for questions from the Commission.

Commissioner Womble expressed concerns with allowing vehicles in such a pedestrian zone and asked if there have been any safety concerns been discussed. Mr. Miller shared that there is a separation between the fountain and the driveway and it was always intended for it to be a fire lane access. Therefore what is being proposed is a very minor change to the original plan however by doing it through bollards that could direct traffic while also allowing for pedestrian access.

Chairman Lyons asked the applicant to come forward and speak.

James Ziegler  
8222 Douglas Avenue

Dallas, TX

Mr. Ziegler came forward and provided additional comments and indicated he was available for questions.

Chairman Lyons opened up the public hearing and asked if anyone wished to speak to come forward and do so; there being no one indicating such Chairman Lyons closed the public hearing and brought the item back to the Commission for discussion or action.

After extensive general discussion between the Commission; Commissioner Welch made a motion to approve Z2019-008 with staff recommendations. Commissioner Chodun seconded the motion which passed by a vote of 5-0 with Commissioners Womble and Logan dissenting.

## V. ACTION ITEMS

### 11. SP2019-006

Discuss and consider a request by Marla Mauricio of Kimley-Horn and Associates, Inc. on behalf of Steve Russell of Excel Rockwall, LLC (ShopCore Properties, LLC) for the approval of a site plan for a commercial retail building on a 0.69-acre portion of a larger 11.125-acre parcel of land being identified as Lot 11, Block A, Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1041 E. IH-30, and take any action necessary.

Senior Planner, Korey Brooks, provided a brief explanation and background of the request. The subject property is occupied with an existing multi-tenant shopping center. On June 8, 2010, the Planning and Zoning Commission approved a site plan for a multi-tenant shopping center that contained several buildings Rockwall Plaza, Phase II). At that time, the developer was seeking several variances. As a compensatory measure to offset the requested variances, the developer proposed providing a large park area between Buildings 16 and 17 (i.e. between the existing adjacent building and the proposed building). Staff should note, Building 16 was 9,600 SF and Building 17 was 8,800 SF. The park area was approximately 6,600 SF at the time of that request. The City Council approved the associated variances and park area on June 21, 2010. In 2013, staff approved an administrative site plan for a commercial retail building (i.e. the adjacent building) on an approximately 1.7095-acre portion of the subject property. As part of that request, the applicant increased Buildings 16 and 17 to be 11,500 square feet each (i.e. Building 16 was 1,900 square feet larger and Building 17 was 2,700 square feet larger than originally requested. As a result, the park area decreased in size to approximately 4,000 square feet. Building 16 was later constructed; however Building 17 was never constructed. The applicant is requesting approval of a site plan for a commercial retail building (i.e. Building 17 on the site plan approved in 2013), which will be approximately 9,835 square feet. As part of this request, the park will be relocated adjacent to the east façade of the proposed commercial retail building (i.e. the park area will no longer be between the two buildings as originally intended). The existing park area has been reduced in size and resembles an alley. The proposed building will utilize the same design scheme, building materials, and colors as the adjacent commercial retail buildings and will have one (1) retail space and two (2) restaurant with outdoor dining areas. In regards to conformance with the Comprehensive Plan, the proposed building will house retail land uses and incorporate a park area with landscaping, benches, trellises, and a water feature and based on the proposed land use and the incorporation of pedestrian elements, the applicant's request appears to conform to the vision of the IH-30 Corridor District and the goals and policies of non-residential development outlined in the Comprehensive Plan. Mr. Brooks then went on to discuss in detail the recommendations the Architectural Review Board made after having reviewed the case in regards to the variances to the building elevations and secondary materials. He noted that the Architectural Review Board made a recommendation of approval.

Mr. Brooks advised the Commission that the applicant was present and available for questions as well as s the applicant.

Chairman Lyons asked the applicant to come forward.

Steve Russell  
233 North Wacker Ste. 3400  
Chicago, Illinois



Mr. Russell came forward and indicated they will adhere to recommendations the Architectural Review Board Provided. .

Chairman Lyons brought the item back to the Commission for discussion or action.

Commissioner Chodun made a motion to approve SP2019-006 with both the recommendations of staff as well as the Architectural Review Board. Commissioner Logan seconded the motion which passed by a vote of 7-0.

VI. DISCUSSION ITEMS

12. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

- ✓ P2019-006: Replat for Lots 6 & 7, Market Center East Addition [Approved]
- ✓ P2019-009: Replat for Lot 4, Block E, Rockwall Technology Park Addition [Approved]
- ✓ P2019-014: Replat for Lots 16 & 17, Alliance Addition [Approved]
- ✓ Z2019-003: SUP for a Private Sports Arena, Stadium or Track (2<sup>nd</sup> Reading) [Approved]

Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced case at the City Council meeting.

VII. ADJOURNMENT

Chairman Lyons adjourned the meeting at 7:51 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Johnny Lyons, Chairman

Attest:

\_\_\_\_\_  
Laura Morales, Planning Coordinator



# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Planning and Zoning Commission  
**DATE:** May 14, 2019  
**APPLICANT:** Cari Foote; *Foote & Associates, PLLC*  
**CASE NUMBER:** SP2019-009; 925 N. Goliad Street

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### **SUMMARY**

Discuss and consider a request by Cari Foote of Cari Foote & Associates, PLLC for the approval of a site plan for an office building on a one (1) acre parcel of land identified as Lot 1, Block A, Isaac Pena Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated in the North Goliad Corridor Overlay (NGC OV) District, addressed as 925 N. Goliad Street, and take any action necessary.

### **BACKGROUND**

The subject property is a one (1) acre parcel of land identified as Lot 1, Block A, Isaac Pena Addition. It is situated within the North Goliad Corridor Overlay (NGC OV) District, zoned Planned Development 50 (PD-50) for Residential-Office (RO) District land uses, and is addressed as 925 N. Goliad Street. Currently situated on the subject property is a 3,970 SF single-family home and two (2) accessory buildings, which according to the Historic Resource Survey -- *performed by the City of Rockwall in 2017--* were constructed in 1913. On September 6, 2005, the City Council approved *Ordinance No. 05-43* designating the property as a *Landmark Property (i.e. properties or structures not contiguous or part of the existing historic district; however, the property is deemed worth preserving due to its historic significance)*. In this case, the home known as the historic "Cade Home" is historically significant due to its previous occupants. James and Dora Cade first lived on the adjacent lot and materials from that house were used to build the two (2) existing accessory buildings on the subject property. Mr. Cade was a cattle buyer and butcher, and also worked at the Rockwall Bank for a period of time before becoming a farmer and raising livestock. He was a partner in a meat market and icehouse called Cade, Bedingfield, and Phillips. Mr. Cade is thought to have brought the first registered longhorn cattle to Rockwall.

### **PURPOSE**

The applicant is requesting approval of a site plan for the purpose of converting a single-family home into a residential-office building.

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

The subject property is located 925 N. Goliad Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are several buildings that are zoned Neighborhood Services (NS) District. Beyond this is a vacant tract of land followed by a financial institution (*i.e. American National Bank*). This area is zoned Planned Development District 56 (PD-56) for General Retail (GR) District land uses.

**South:** Directly south of the subject property are several single-family residential homes that are zoned Single-Family 7 (SF-7) District and Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses. Beyond this there are several office buildings (*e.g. Children's Learning Center, Behavioral Transformations, etc.*) that are zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses.

**East:** Directly east of the subject property is N. Goliad Street [SH-205], which is identified as a M4U-M (*major collector, four [4] lane, undivided roadway, modified*) on the City's Master Thoroughfare Plan. Beyond this is a single-family residential subdivision (*i.e. North Towne Addition*) that is zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is S. Alamo Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. Beyond this there are several single-family residential homes that are zoned Single-Family 10 (SF-10) District followed by a single-family residential subdivision (*i.e. the Preserve, Phase 1 Subdivision*) that is zoned Planned Development District 46 (PD-46).

### CHARACTERISTICS OF THE REQUEST:

Currently, the applicant is in the process of converting the residential structure to a commercial structure. Since the land use is changing from a residential land use to a commercial land use, the applicant is required to construct a parking lot and provide ADA compliant access to the proposed residential-office building. The proposed parking lot will be located behind the main structure and the sidewalk will be located at the south façade of the building (*i.e. the side of the building*). In addition, the applicant will provide railing adjacent to the sidewalk and at the entrances that have stairs. Currently, there is a small parking lot in the front of the main structure that is accessed from S. Goliad Street [SH-205]. The applicant is proposing to remove the existing 2,306 SF parking lot and driveway and replace it with grass. The applicant is proposing to expand the parking area in the rear of the building to approximately 2,333 SF (*i.e. the net addition of pavement will be 27 SF*). Landscaping (*e.g. pampas grass*) in conjunction with an existing fence will be utilized as screening from the adjacent property. Staff should note, the existing fence is not located on the subject property. Should the property owner remove the fence, the adjacent residential property will only have landscape screening. Due to ADA standards, a commercial building must meet the Texas Accessibility Standards. Due to this, the applicant is required to add a metal handrail down the middle of the front, sides, and rear steps. The proposed handrail in the front of the property will be painted white and the other handrails will be painted black. In addition, the applicant is proposing to provide ADA accessible access from the rear parking lot via a ramp. According to the applicant, the existing stairs will be removed; however, the existing architectural features will remain and border the ramp. The required railing along the ramp will be vinyl that simulates wood, while matching the exterior of the building. The only interior modifications will be converting the existing restroom to meet ADA requirements, adding handrails to the stairs, and adding doors to the dining room. The applicant has submitted example photos of the proposed landscaping and railing and a site plan showing the location of the new parking lot and sidewalk. The proposed ramp will be located toward the rear (*i.e. south side*) of the home and will connect to the existing wrap-around porch. The porch will provide access to the side and front doors.

## DENSITY AND DIMENSIONAL REQUIREMENTS

The submitted site plan, landscape plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within Planned Development 50 (PD-50) for Residential-Office (RO) District land uses. 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>	6,000 SF	X=43,378 SF: In Conformance

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Frontage</i>	<i>60-Feet</i>	<i>X=~212-Feet: In Conformance</i>
<i>Minimum Lot Depth</i>	<i>100-Feet</i>	<i>X=~203-Feet: In Conformance</i>
<i>Minimum Front Yard Setback</i>	<i>25-Feet</i>	<i>X=25-Feet: In Conformance</i>
<i>Minimum Rear Yard Setback</i>	<i>30-Feet</i>	<i>X=30-Feet: In Conformance</i>
<i>Minimum Side Yard Setback</i>	<i>10-Feet</i>	<i>X=10-Feet: In Conformance</i>
<i>Maximum Building Height</i>	<i>36-Feet</i>	<i>X=~20-Feet: In Conformance</i>
<i>Max Building/Lot Coverage</i>	<i>40%</i>	<i>X=~5%: In Conformance</i>
<i>Minimum Masonry Requirement</i>	<i>90%</i>	<i>100% Wood Siding: In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	<i>8 Spaces</i>	<i>11 Spaces: In Conformance</i>
<i>Minimum Stone Requirement</i>	<i>0%</i>	<i>0%: In Conformance</i>
<i>Minimum Landscaping Percentage</i>	<i>25%</i>	<i>X=84%: In Conformance</i>
<i>Maximum Impervious Coverage</i>	<i>75-80%</i>	<i>X=16%</i>

### **CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

According to the Future Land Use Plan adopted with the OurHometown Vision 2040 Comprehensive Plan, the subject property is located in the Downtown District and is designated for Live/Work land uses. The Downtown District is considered to be the cultural heart of the community and embodies the small-town atmosphere that is characteristic of the City of Rockwall. Contained in the Downtown District is the North Goliad Corridor, which is a unique live/work corridor that offers residential units, offices, event venues, and boutiques. The intent of the North Goliad Corridor is not only to protect and preserve the historic architecture and significance within the district, but to also ensure that infill development does not negatively impact the surrounding properties or the district. In this case, the applicant's request appears to be in conformance with the Future Land Use Plan. Specifically, the proposed office building is an existing single-family home and the applicant is not proposing to make any structural changes to the exterior of the building when the home is converted to an office building.

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

According to Subsection 6.04.E, *Parking Area Restrictions*, of Section 6, *North Goliad Corridor Overlay (NGC OV) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), "...any surface parking shall be provided in well-screened parking lots at the rear or behind the main façade of the building..." Additionally, new buildings or alterations shall be compatible with the adjoining area. In this case, the relocation of the parking lot and sidewalk from the front of the building to the rear brings the building into conformance with the overlay district standards with regard to location of parking lots. Additionally, since the applicant is utilizing the existing fence and additional landscaping as screening, the request appears to be in conformance with the overlay district with regard to screening of parking lots. Since, the structure is being converted from a residential land use to a commercial land use, it is expected that modifications to the exterior will be required. In this case, the applicant is proposing to utilize railing that appears to match the style of the building. Since the sidewalk will be located toward the side of the structure, it will have limited visibility from the street. Staff should note, although the property is a *Landmarked Property*, the applicant's request does not appear to negatively impact the subject property or the neighboring properties. Should this request be approved, staff has recommended to the applicant that landscape screening be provided adjacent to the ramp.

### **HISTORIC PRESERVATION ADVISORY BOARD (HPAB):**

On April 18, 2019, the Historic Preservation Advisory Board (HPAB) reviewed the applicant's request a passed a motion to approve a Certificate of Appropriateness (COA) by a vote of 6-0 with Board Member Bowlin absent.

### **ARCHITECTURAL REVIEW BOARD (ARB):**

On April 30, 2019, the Architectural Review Board's motion to recommend approval of the site plan passed by a vote of 5-0 with Board Members Tovar and Johnson absent.

### **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to, then staff would propose the following conditions of approval:

- (1) The developer shall plant a thick vegetative screening utilizing a combination of accent trees, bushes and/or grasses adjacent to the ramp and the south property line; and
- (2) The developer shall submit a revised landscape plan showing the location and landscape materials proposed for the landscape screening adjacent to the ramp and south property line; and
- (3) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

# City of Rockwall

## Project Plan Review History



<b>Project Number</b>	SP2019-009	<b>Owner</b>	DONAHOE, JOHN M & KATHRINE E	<b>Applied</b>	4/8/2019	LM
<b>Project Name</b>	925 N. Goliad Street	<b>Applicant</b>	CARI FOOTE & ASSOCIATES, PLLC	<b>Approved</b>		
<b>Type</b>	SITE PLAN			<b>Closed</b>		
<b>Subtype</b>	AMENDING			<b>Expired</b>		
<b>Status</b>	Staff Review			<b>Status</b>		

<b>Site Address</b>	<b>City, State Zip</b>	<b>Zoning</b>
925 N GOLIAD	ROCKWALL, TX 75087	

<b>Subdivision</b>	<b>Tract</b>	<b>Block</b>	<b>Lot No</b>	<b>Parcel No</b>	<b>General Plan</b>
GARNER	1	A	1	4048-000A-0001-00-OR	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING (4/10/2019 10:59 AM RMC) All commercial staircase require handrail on both side exteneding 1ft above top step and 1ft below the bottom step.	Russell McDowell	4/8/2019	4/15/2019	4/10/2019	2	APPROVED	
ENGINEERING (4/10/2019 2:29 PM SH) - Widen the driveway to avoid the switchback curve. - Show the hatching darker for the accessible loading space. - TXDOT permit required to remove the existing driveway. - Must show utility connections. - 4% engineering inspection fees. - Impact fees for upsizing the water meter, if needed.	Sarah Hager	4/8/2019	4/15/2019	4/10/2019	2	COMMENTS	
FIRE	Ariana Hargrove	4/8/2019	4/15/2019	4/12/2019	4	APPROVED	
GIS	Lance Singleton	4/8/2019	4/15/2019	4/18/2019	10	APPROVED	
PLANNING	Korey Brooks	4/8/2019	4/15/2019	4/25/2019	17	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
SP2019-009 Site Plan for 925 N. Goliad Street						
Please address the following comments (M= Mandatory Comments; I = Informational Comments).						
I.1 This is a request by Cari Foote of Cari Foote & Associates, PLLC for the approval of a site plan for an office building on a one (1) acre parcel of land identified as Lot 1, Block A, Isaac Pena Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated in the North Goliad Corridor Overlay (NGC OV) District, addressed as 925 N. Goliad Street.						
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.						
M.3 For reference, include the case number (SP2019-009) in the lower right hand corner of all pages on future submittals.						
M.4 Please provide an updated site plan showing the landscaping requested by the Historic Preservation Advisory Board (HPAB). "The developer shall plant a thick vegetative screening utilizing a combination of accent trees, bushes and/or grasses adjacent to the ramp and the south property line; and the developer shall submit a revised landscape plan showing the location and landscape materials proposed for the landscape screening adjacent to the ramp and south property line."						
I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by May 7, 2019. The Planning and Zoning Worksession for this case is April 30, 2019 and the Planning and Zoning Meeting for this case is May 14, 2019.						
M.6 A representative is required to attend all meetings.						

04/03/2019



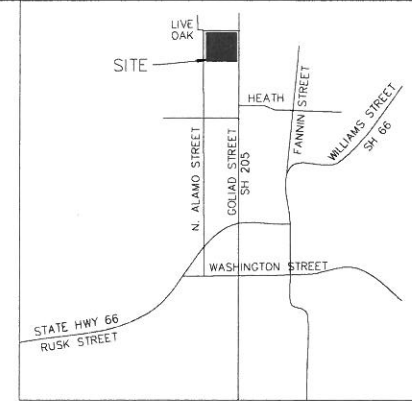
ERIC L. DAVIS ENGINEERING, INC.  
 E-3987  
 120 East Main Street  
 Forney, Texas 75126  
 972/564-0592 Fax 972/564-6523  
 E-Mail: eric@eldavisengineering.com

SITE PLAN  
 DESIGNED FOR  
 CARI FOOTE

PLANNING: SITE PLAN  
 ELD JOB NO.: 2069  
 ADDITION: ISAAC FENA ADDITION  
 ADDRESS: 925 N. GOLIAD ST.  
 LOT: 1 BLOCK: 1  
 FIRM REGISTRATION #: 3987  
 CITY: ROCKWALL, TX

SCALE: 1"=20'

SHEET 01



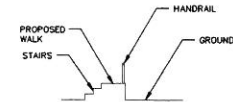
VICINITY MAP  
 N.T.S.



GRAPHIC SCALE 1" = 20'

TxDOT permit required.

- Must show utility connections.
- 4% engineering inspection fees.
- Impact fees for upsizing the water meter, if needed.



SECTION A-A  
 N.T.S.

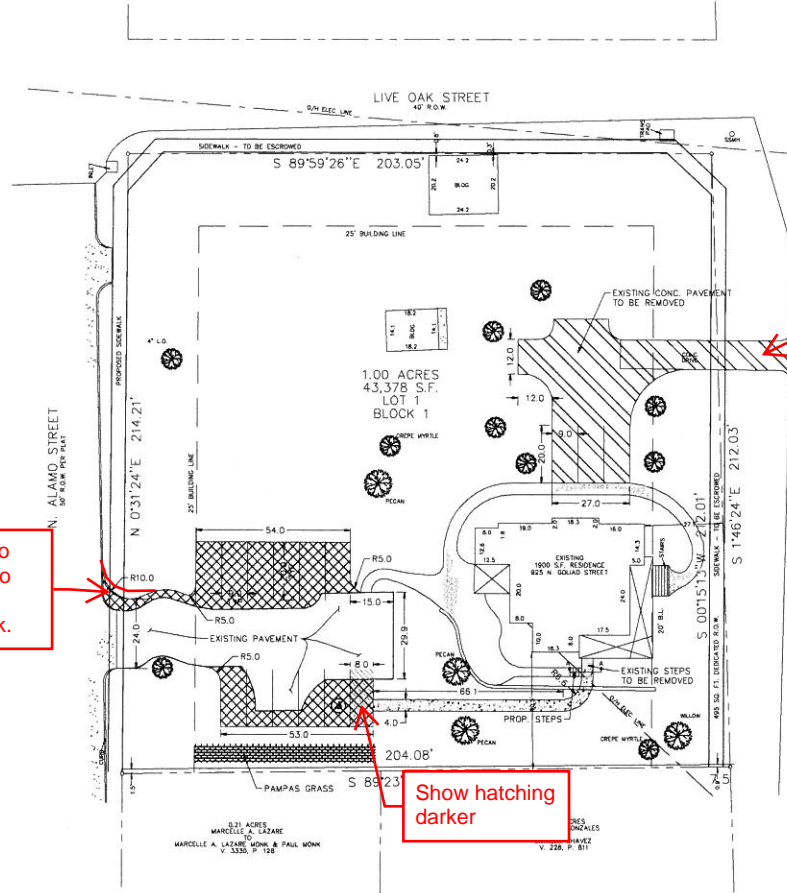
Show hatching darker

Pave out to this point to avoid the switchback.

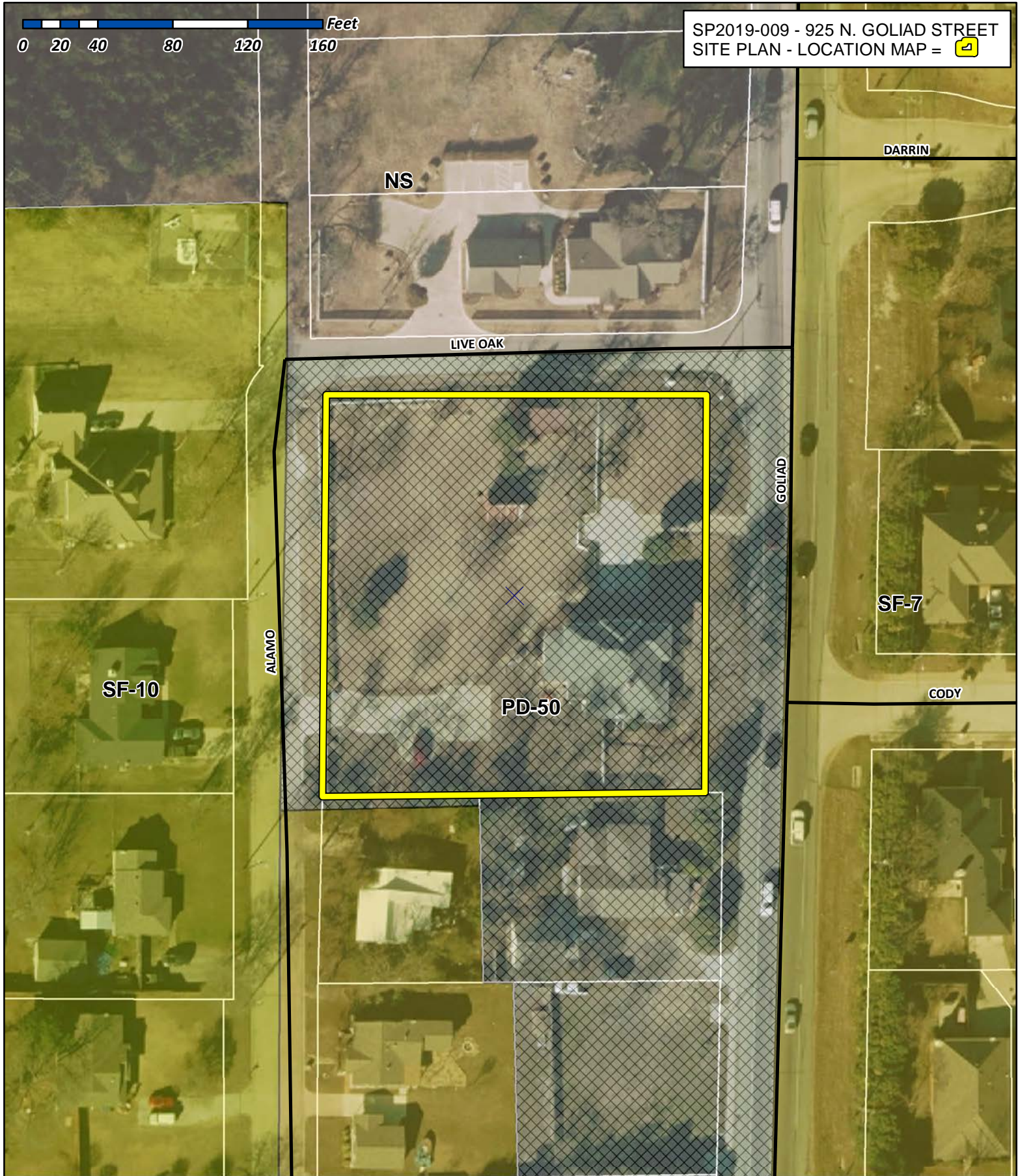
DEVELOPMENT SYNOPSIS

ZONING: PD 50  
 PROPOSED USE: OFFICE  
 PROPERTY AREA: 43,378 SF, 1.00 AC  
 BUILDING AREA: 1,900 SF  
 EX. PAVEMENT AREA: 4935 SF  
 PR. PAVEMENT AREA: 4962 SF  
 PARKING REQUIRED: 4 (1 ADA)  
 PARKING PROVIDED: 11 (1 ADA)

- DRIVE PAVEMENT ADDITION 2000 SF
- SIDEWALK PAVEMENT ADDITION 333 SF
- PAVEMENT REMOVAL 2306 SF







## City of Rockwall

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





**CARI FOOTE, M.A., LPC, LMFT & Associates, PLLC**

PO Box 1731  
Marble Falls, TX 78654  
O: 830-693-0530  
C: 830-798-5884  
F: 830-637-7438

203 S. Fannin Street  
Rockwall, TX 75087  
[cfoote@professionalcounseling.us](mailto:cfoote@professionalcounseling.us)

606 Avenue J  
Marble Falls, TX 78654  
[www.professionalcounseling.us](http://www.professionalcounseling.us)

4-5-19

City of Rockwall  
Historical Preservation Advisory Board &  
Planning & Zoning Board

Re: 925 N. Goliad, Rockwall, TX 75087

To Whom It May Concern:

I am currently under contract to purchase the Landmark Property known as the Cade House at 925 N. Goliad. It is currently used as residential property. The zoning is Commercial – Residential Office. I plan to convert the use to professional office use.

There will be no changes to the exterior other than –

- Adding a white metal handrail down the middle of the front steps
- Adding a black metal handrail down the middle of both sides of the rear steps
- Removing the concrete drive and parking in front and replacing with sod
- Adding parking in back and widening the back drive as indicated in site plan
- Adding Pampas grass along the south fence line to function as photometric screening grass to match the existing pampas grass at the back gate
- Building a handicap access from back parking with a sidewalk and raised sidewalk as needed due to grading. Sidewalk will enter the side of the front porch and the current side stairs. At the entrance to the stairs the existing architectural features the border the existing stairs will border the ramp and any needed rails along the walkway will be white vinyl rails that look like wood and match the exterior of the building.

There will be no interior changes other than to make the down stairs bath accessible and adding handrails to the stairs and doors to the dining room.

The submitted site plan includes photometric requirements, treescape plan (no changes needed to current trees), and elevations and site plan indicates existing landscaping. There will be no change other than adding sod to the area of removed concrete. Sidewalk along Alamo will be completed. Sidewalks along Live Oak and Goliad will be escrowed.

The amount of added paving is:

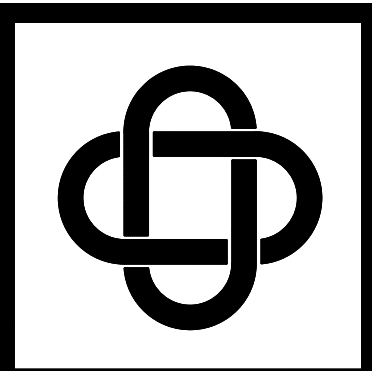
2000 SF of added drive paving  
333 SF of added sidewalk/ramp paving  
2333 SF Total Added

The amount of removed paving is: 2306 SF of removed front paving

Sincerely,

Cari Foote

04/03/2019



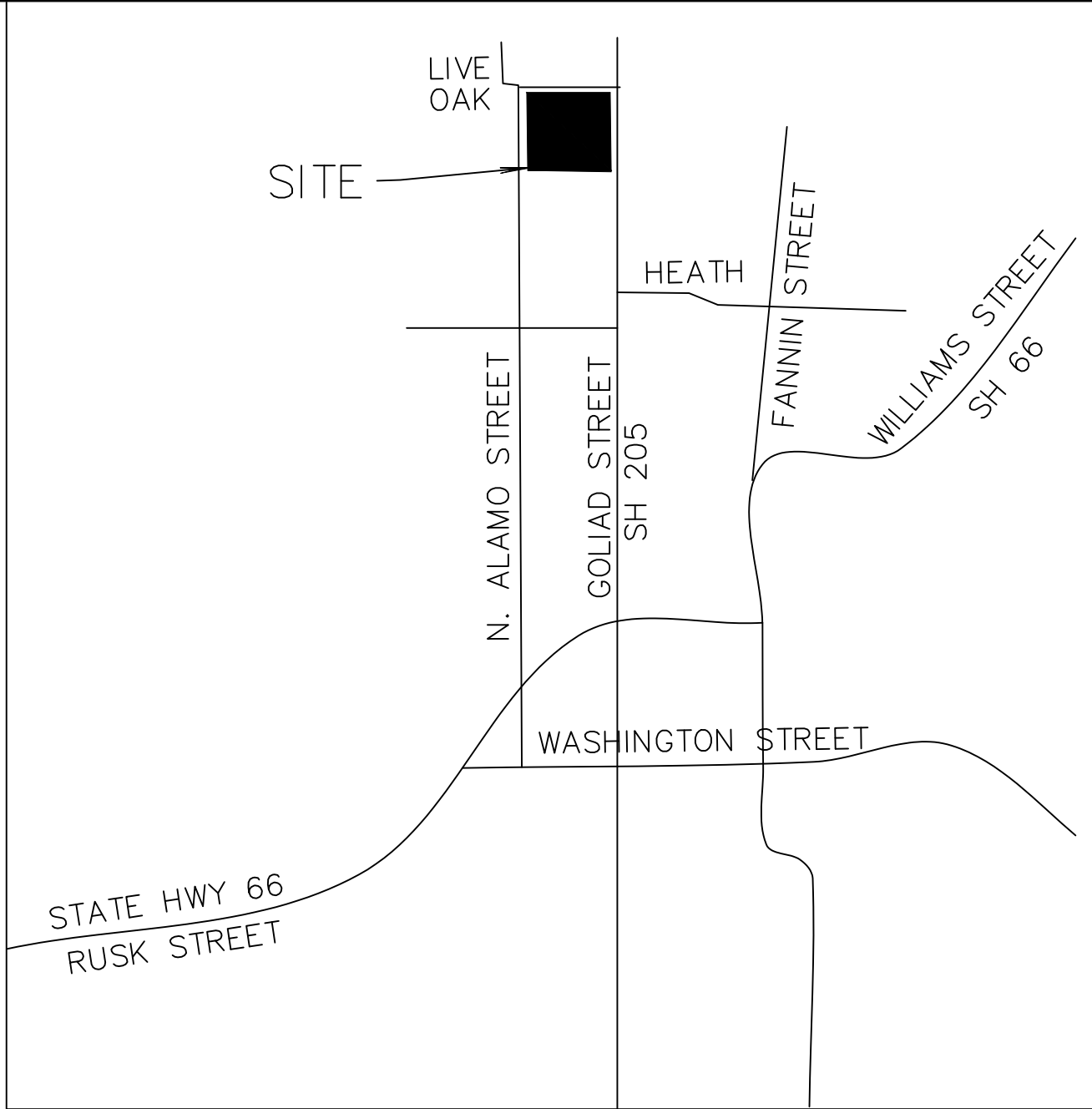
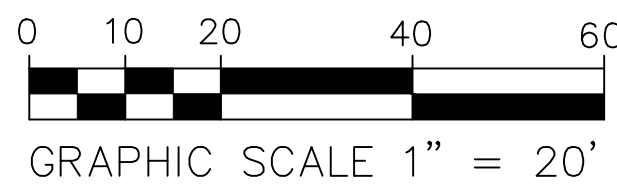
**ERIC L. DAVIS ENGINEERING, INC.**  
F-3987  
120 East Main Street  
Forney, Texas 75126  
972/564-0592 Fax 972/564-6523  
E-Mail [ericdavis@eldengineering.com](mailto:ericdavis@eldengineering.com)

SITE PLAN  
DESIGNED FOR  
CARI FOOTE

BUILDER: CARL FOOTE	PLAN: SITE PLAN
ADDITION: ISAAC PENA ADDITION	ELD JOB NO.: 2069
ADDRESS: 925 N. GOLIAD ST.	DRAWN BY: BW
LOT: 1 BLOCK: 1	FIRM REGISTRATION #: 3987
CITY: ROCKWALL, TX	

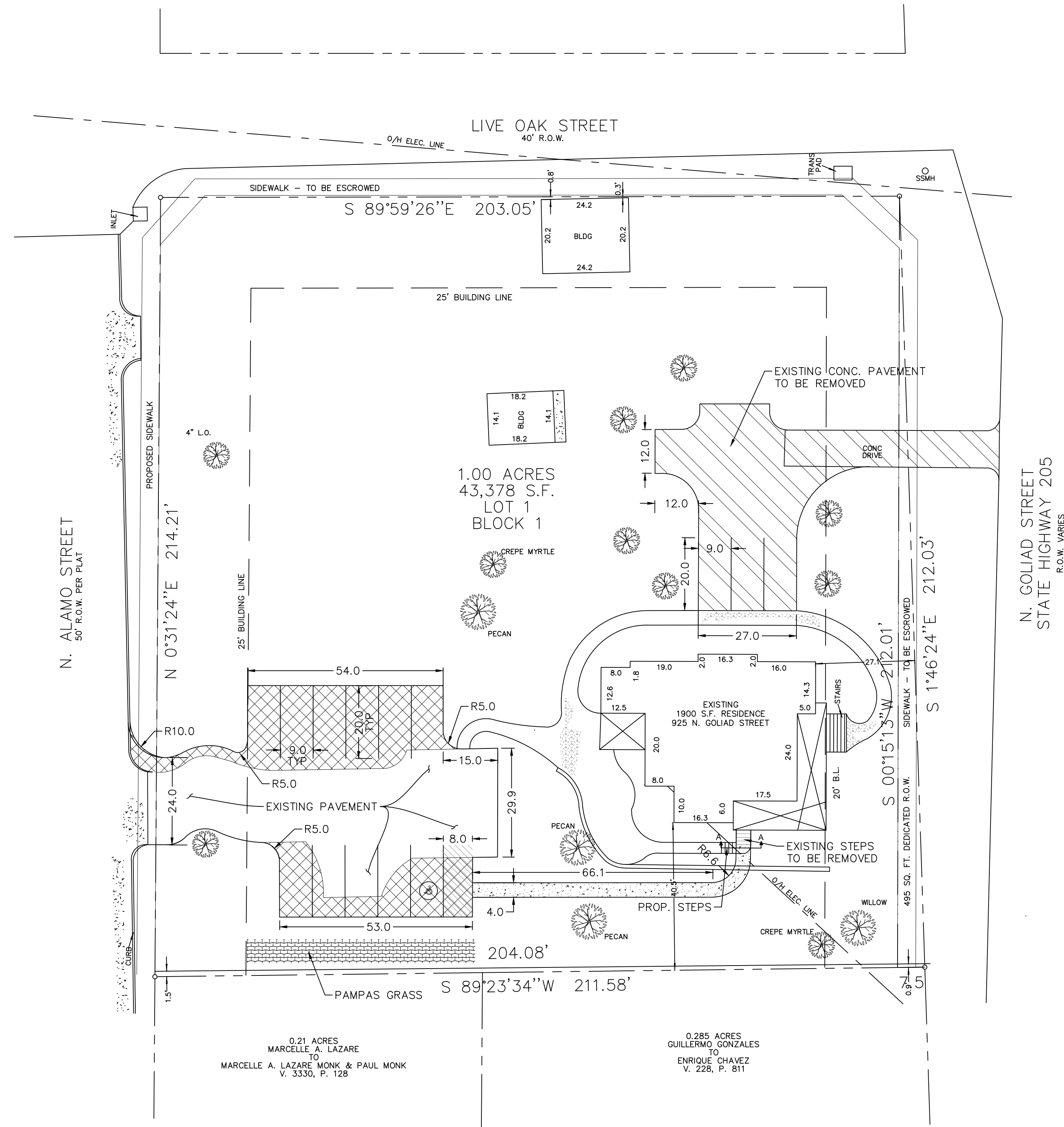
SCALE: 1"=20'

SHEET 01

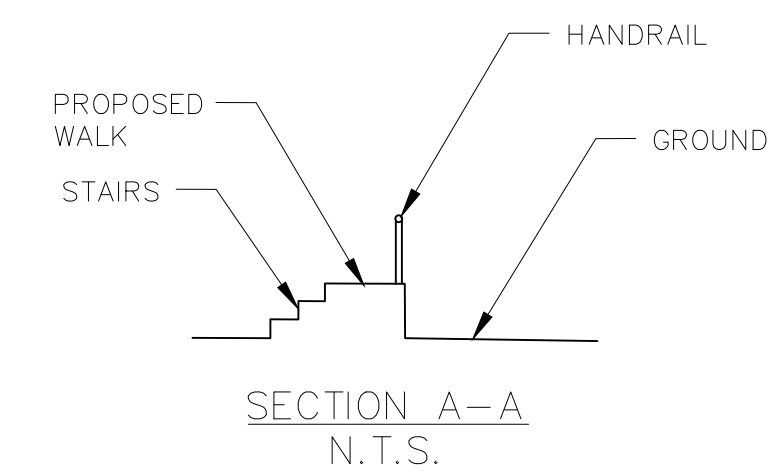
VICINITY MAP  
N.T.S.

## DEVELOPMENT SYNOPSIS

ZONING: PD 50  
PROPOSED USE: OFFICE  
PROPERTY AREA: 43,378 SF, 1.00 AC  
BUILDING AREA: 1,900 SF  
EX. PAVEMENT AREA: 4935 SF  
PR. PAVEMENT AREA: 4962 SF  
PARKING REQUIRED: 4 (1 ADA)  
PARKING PROVIDED: 11 (1 ADA)



N. GOLIAD STREET  
STATE HIGHWAY 205  
R.O.W. VARIES







FRONT ELEVATION  
FACING EAST





**SOUTHEAST ELEVATION**





**SOUTHWEST ELEVATION**





**NORTH ELEVATION**





**NORTHWEST ELEVATION**



# CHR

Continuous Handrail  
ALUMINUM



Railings for exterior front and back stairs - will be white



See Assembly  
1-2-3 Below



1-3/8" Handrail



Internal Connector



Collar Ring  
(to cover splice)



180° Elbow



Wall Return



Adjustable Elbow



Elbows  
(5°, 31°, 34°, and 36°)



90° Elbow



Inside Corner Mount  
(attaches to post)



Internal End Cap



Wall Mount



Extended  
Wall Mount



Wall-End  
Mount



90° Welded Elbow



diggerspecialties.com



## Advantages:

- ADA Complaint
- Easy to install on any surface including existing railing and walls
- A variety of handrail lengths and accessories allow for a customized handrail
- Available in 12 Standard AAMA 2604 Powder Coated Colors
- Custom colors and AAMA 2605 Colors available
- Lifetime Limited Warranty



## Aluminum Continuous Handrail Colors



Satin Black



Black Fine Texture



Ninety Bronze



Bronze Fine Texture



White Fine Texture



Clay



Speckled Walnut



Sandy Shore



Gloss Beige

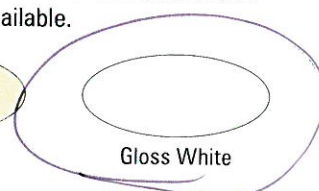


Chocolate



Silver

AAMA 2605 and Custom AAMA 2604 colors are available.



Gloss White


Colors shown are a close representation of the true color. Please consult actual samples for accurate powder coating colors.





RAILING FOR HANDICAP  
RAILING IF NEEDED



A photograph of a clump of Pampas Grass (Cortaderia selloana) with several large, feathery, yellowish-gold flower heads. The grass has long, thin, green blades that are arching outwards. In the background, there is a dense green hedge or shrubbery. The text "Pampas Grass for Photometric Screening Along South Fence at Parking" is overlaid in the upper left quadrant of the image.

**Pampas Grass for Photometric  
Screening Along South Fence  
at Parking**

© American Meadows





# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION MEMORANDUM

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Planning and Zoning Commission

**FROM:** David Gonzales, *Planning and Zoning Manager*

**DATE:** May 14, 2019

**SUBJECT:** SP2019-010; *Harbor Urban Center Townhomes*

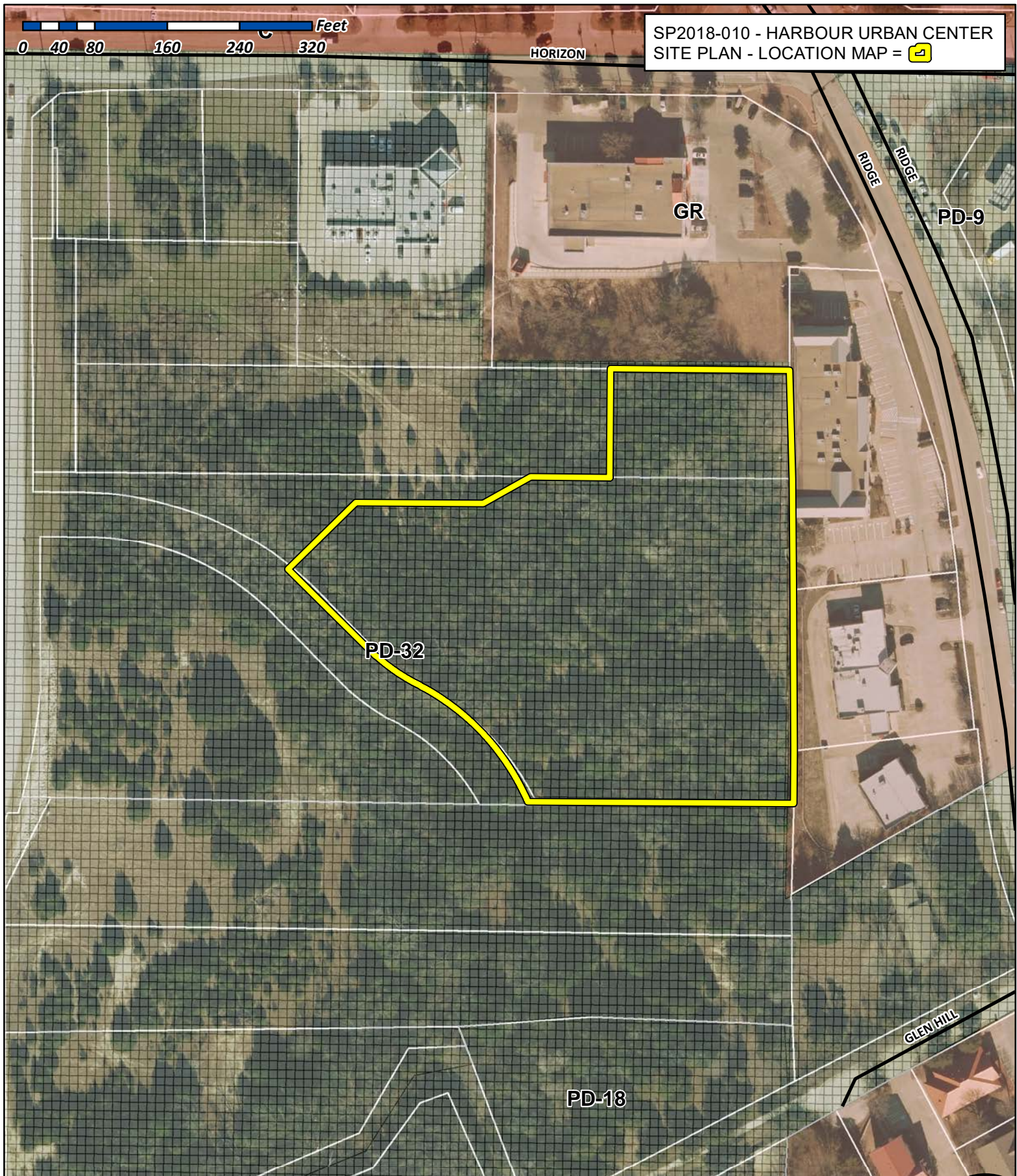
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On September 19, 2016, the City Council approved *Ordinance No. 16-48*, which established a *PD Development Plan* for a 36-unit townhome development situated within the *Residential Subdistrict*. Additionally, the Planning and Zoning Commission approved a site plan [*i.e.* SP2016-031] on December 13, 2016 for the townhomes. After receiving approval of the PD Development Plan and site plan, the property owner to the east (*i.e.* *Tru by Hilton*) negotiated a land swap with the applicant that changed the boundaries of the subject property. Based on these changes, the property owner (*Jason Lentz of Atticus Real Estate Services*) requested to amend the number of townhomes permitted on the property increasing the number from 36 to 42. This was approved with the PD Development Plan [*i.e.* *Ordinance No. 16-48*] that accounted for the land swap. This PD Development Plan was approved by the City Council on March 5, 2018 [*i.e.* *Ordinance No. 18-16*]. The approved PD Development Plan requires the applicant to submit a detailed site plan, building elevations, and an open space master plan prior to submittal and approval of a final plat.

On April 19, 2019, the applicant submitted the required site plan. The submitted site plan could have been approved administratively; however, *Ordinance No. 18-16* requires the building elevations receive a recommendation from the Architectural Review Board (ARB) and be approved by the Planning and Zoning Commission. Given the building elevations were approved in December 2016 and have not changed, staff is placing this item on the consent agenda for the Planning and Zoning Commission. Staff should note that an Open Space Master Plan combining the Harbor Urban Center Condominiums and Townhomes had been approved on December 7, 2016 [*i.e.* *Case No. SP2016-030*] by the Planning and Zoning Commission. However, due to the changes depicted on the concept plan (*i.e.* *additional units, property boundary change, layout, etc.*), an amended Open Space Master Plan requires a recommendation from the Parks and Recreations Board and approval by the Planning and Zoning Commission. This will be a condition of approval of this amended site plan. The Parks and Recreations Board is scheduled to review the Open Space Master Plan on June 4, 2019. This will also be a condition of approval of this amended site plan.

Staff will be available answer any questions the Planning and Zoning Commission may have at the May 14, 2019 meeting.

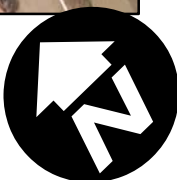




## City of Rockwall

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

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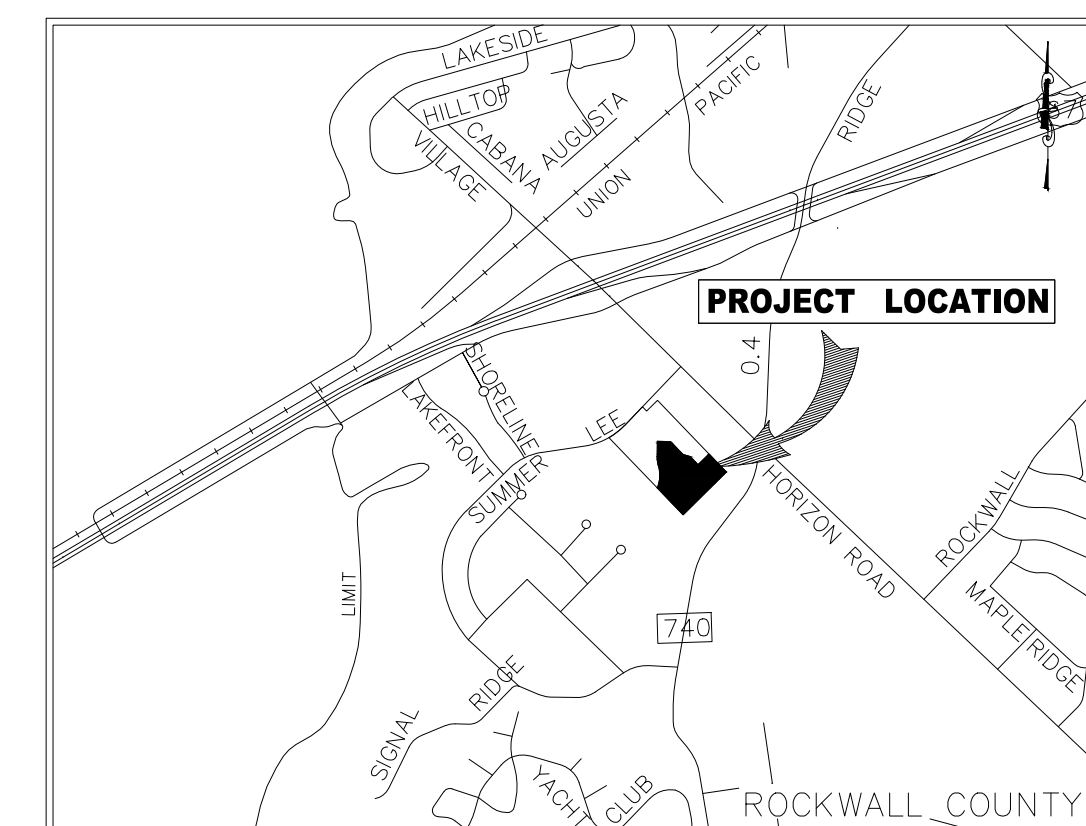




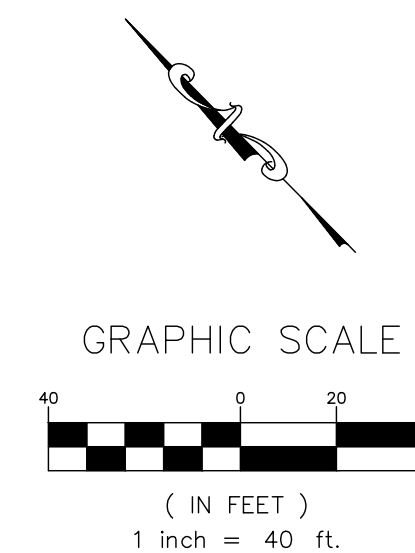
**ARCHITECT :**  
HUMPHREYS & PARTNERS  
ARCHITECTS, LP 5339 ALPHA  
ROAD, SUITE 300  
DALLAS, TEXAS 75240  
972.701.9636 PH  
972.701.9639 FAX

**ENGINEER/APPLICANT:**  
HPcivil Engineering, LLC  
5339 ALPHA ROAD, SUITE 300  
DALLAS, TEXAS 75240  
972.701.9636 PH  
972.701.9639 FAX  
JOSHUA A. LINCOLN, P.E.

SURVEYOR:  
RESEARCH OF TEXAS, LLC  
P.O. BOX 1006  
817.937.2655 PH  
JEREMY DEAL



VICINITY MAP  
(NOT TO SCALE)

[illegible]

HARBOR URBAN CENTER  
ATTICUS TOWNHOMES  
GLEN HILL WAY

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Accivil engineering, LLC.

5339 ALPHA ROAD, SUITE 300 DALLAS, TEXAS 75240  
972.701.9636 • 972.701.9639 FAX  
TX REGISTERED ENGINEERING FIRM F-12600  
[www.bocivileng.com](http://www.bocivileng.com)

ED ENGINEERING FIR  
www.hpcivileng.com

## PRELIMINARY

THIS DRAWING IS RELEASED  
FOR THE PURPOSE OF  
SCHEMATIC REVIEW ONLY  
AND IS NOT INTENDED FOR  
PERMITTING, BIDDING, OR  
CONSTRUCTION PURPOSES.

THESE PLANS WERE  
PREPARED UNDER THE  
DIRECT SUPERVISION OF  
JOSHUA A. LINCOLN, P.E.,  
TEXAS REG. #108439  
DATE: 02/12/2019

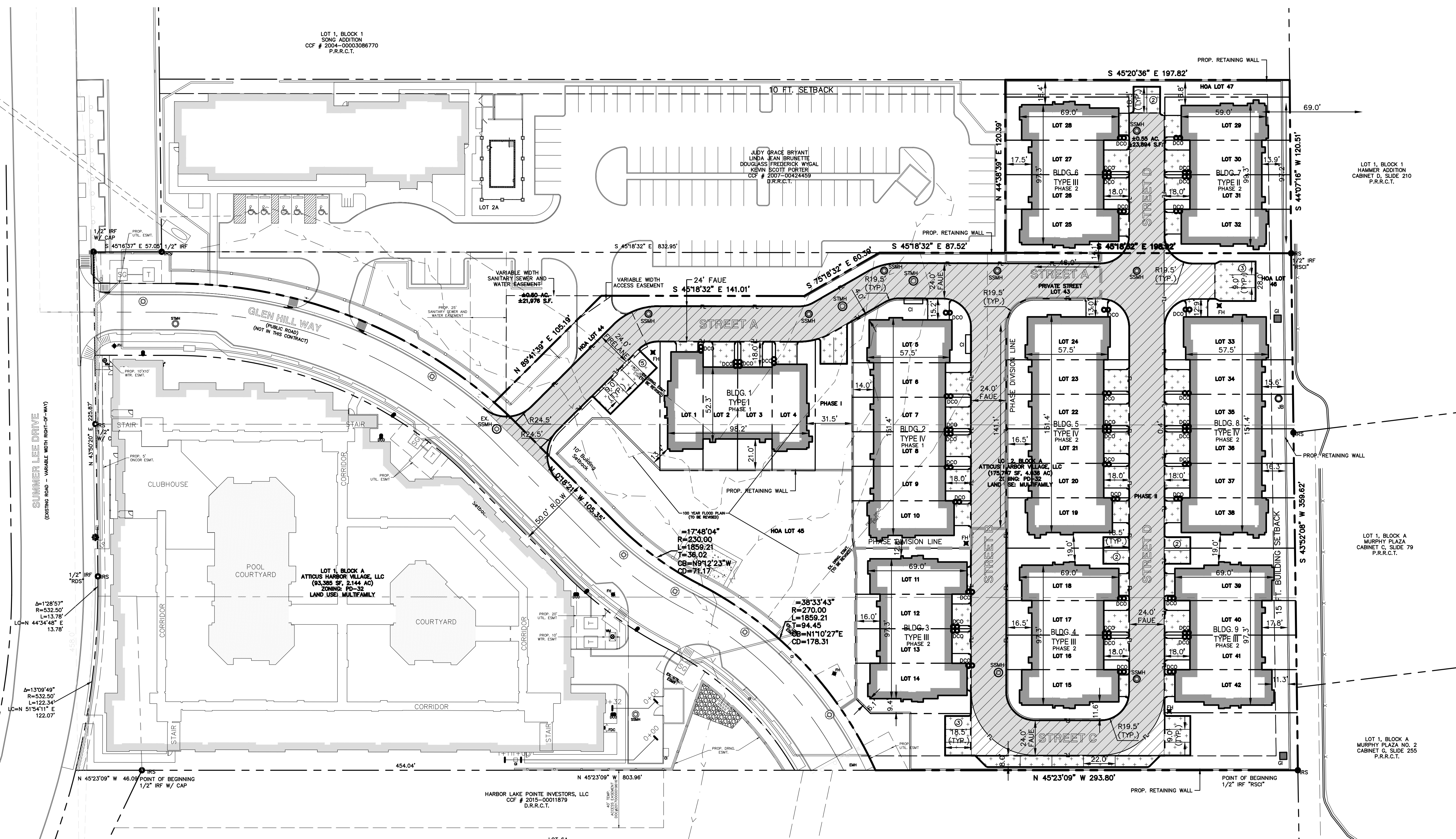
SHEET TITLE

## SITE PLAN

SHEET NO.

SP

HPCE #16-433



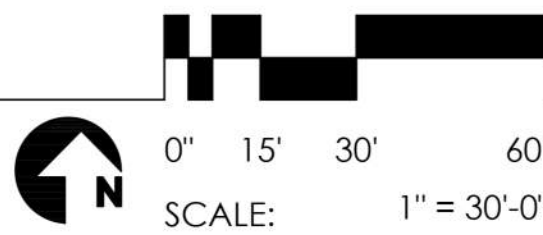








PRELIMINARY LANDSCAPE PLAN



PLANT PALETTE

CANOPY TREES		
NAME	SIZE/QUANTITY	ZONE
<i>Taxodium distichum</i> BALD CYPRESS	4" Cal/Single Trunk Qty: 20	NLZ
<i>Quercus virginiana</i> LIVE OAK	4" Cal./Single Trunk Qty: 4	NLZ
<i>Ulmus crassifolia</i> CEDAR ELM	3" Cal/Single Trunk Qty: 12	NLZ
<i>Acer barbatum</i> 'Caddo' CADD0 MAPLE	3" Cal./Single Trunk Qty: 5	NLZ
<i>Cupressus sempervirens</i> ITALIAN CYPRESS	3" Cal/Single Trunk Qty: 23	NLZ

ORNAMENTAL/UNDERSTORY TREES		
NAME	SIZE/QUANTITY	ZONE
<i>Cercis canadensis</i> EASTERN REDBUD	3" Cal/Single Trunk Qty: 21	NLZ
<i>Lagerstroemia indica</i> 'Natchez' CRAPE MYRTLE (WHITE)	3" Cal/Single Trunk Qty: 16	NLZ
<i>Ilex decidua</i> POSSUMHAW HOLLY	3" Cal/Multi Trunk Qty: 8	NLZ

DESIGNED BY: A.B. & D.E.  
DRAWN BY: A.B. & D.E.  
LAOR: DANIEL R. ERLANDSON  
PLOT DATE: 04/02/2019

ISSUE FOR PRICING/BIDDING:  
ISSUE DATE  
ISSUE FOR PERMIT APPLICATION:  
ISSUE DATE  
ISSUE FOR CONSTRUCTION:  
ISSUE DATE

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

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**HARBOR URBAN  
CENTER  
ATTICUS TOWNHOMES  
GLEN HILL WAY**  
  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

These drawings are for preliminary coordination only and not to be used for regulatory approval or construction.

**hpla studio**  
**HUMPHREYS & PARTNERS**  
**LANDSCAPE ARCHITECTURE, L.L.C.**  
5339 ALPHA ROAD SUITE 300  
DALLAS, TX 75240  
T: (972) 701-9636  
F: (972) 701-9639  
W: www.hplastudio.com

**CLIENT**  
CONTACT NAME  
ADDRESS LINE 1  
ADDRESS LINE 2

SHEET TITLE  
**LANDSCAPE PLAN**

SHEET NUMBER  
**L1.00**

SCALE: AS INDICATED

PRELIMINARY LANDSCAPE PLAN - 2019-APRIL-02 - NOT FOR CONSTRUCTION





# CITY OF ROCKWALL

## PLANNING AND ZONING CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Planning and Zoning Commission  
**DATE:** May 14, 2019  
**APPLICANT:** Chris Lam, PE of Lam Consulting  
**CASE NUMBER:** Z2019-009; *SUP for Restaurant, Less than 2,000 SF, w/out a Drive-Through*

---

### **SUMMARY**

Hold a public hearing to discuss and consider a request by Chris Lam, PE of Lam Consulting Engineering on behalf of Price Pointer of TCB Construction Group, LLC for the approval of a Specific Use Permit (SUP) for a *restaurant less than 2,000 SF without a drive-through or drive-in* on a 0.23-acre parcel of land identified as Block 20B of the Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 505 N. Goliad Street, and take any action necessary.

### **BACKGROUND**

The subject property is a 0.23-acre parcel of land identified as Block 20B of the Amick Addition. It is situated within the North Goliad Corridor Overlay (NGC OV) District, and is addressed as 505 N. Goliad Street. Currently situated on the subject property is a 1,916 SF single family home, which according to the Historic Resource Survey -- *performed by the City of Rockwall in 2017* -- was constructed circa 1915, and is identified as a *Medium Contributing Property (i.e. a property that displays an architectural style, use unusual to construction methods, or for some other reason has a potentially significant historic significance)*. According to the City's historic zoning maps, the subject property has been zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses since August 5, 2002.

### **PURPOSE**

The applicant, Chris Lam, P.E. of Lam Consulting Engineering, has submitted a request for a Specific Use Permit (SUP) to allow a restaurant, without a drive-through or drive-in, that is less than 2,000 SF within Planned Development District 50 (PD-50). More specifically, the applicant is proposing to convert the existing single-family home to a commercial property to accommodate the proposed restaurant land use (*i.e. Bonafide Betties Pie Company*).

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

The subject property is located at 505 N. Goliad Street. The land uses adjacent to the subject property are as follows:

**North:** Directly north of the subject property is a local boutique (*i.e. Hallie B's*), situated on a 0.2296-acre parcel of land. This property is zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses. Beyond this property is a continuation of Planned Development District 50 (PD-50).

South: Directly south of the subject property is a vacant 0.420-acre parcel of land. This property is zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses. Beyond this property is a continuation of Planned Development District 50 (PD-50).

East: Directly east of the subject property are local businesses and residential properties along N. Goliad Street that are zoned Planned Development District 50 (PD-50) for Residential Office District (RO) land uses. Beyond these properties are single-family residential homes zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property are single-family homes zoned Single-Family 7 (SF-7) District.

## **CHARACTERISTICS OF THE REQUEST**

*Bonafide Betties Pie Company* is currently located at 103 S. San Jacinto Street, and is planning to relocate to a larger facility at 505 N. Goliad Street. This location is located with Planned Development District 50 (PD-50). The Residential Office (RO) District, which is the underlying zoning designation for Planned Development District 50 (PD-50), requires a Specific Use Permit (SUP) for a restaurant with additional restrictions that stipulate the restaurant be less than 2,000 SF and not have a drive-through or a drive-in. The proposed restaurant is a limited service restaurant, and parking for the facility will be calculated at one (1) parking space per 250 SF of area. This means the restaurant would require eight (8) parking spaces [*i.e. 1916 SF/250 SF = 8 Parking Spaces*]. Based on size of the site and the area taken up by the existing single-family home, the applicant is only able to incorporate a total of seven (7) parking spaces on-site. Staff has included an operational condition allowing the reduced number of parking spaces. Staff has also included operational conditions requiring the installation of a minimum six (6) foot tall, *board-on-board*, wood fence to be constructed along the western property boundary, and that the second floor be used only for storage purposes. These have been included as conditions of approval in the SUP ordinance.

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

According to Section 1.1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), the *Restaurant, Less Than 2000 SF, without a Drive-Through or Drive-in* land use requires approval of a Specific Use Permit (SUP) in the Residential Office (RO) District. In addition, according to Section 5.6.A, *Screening from Residential Uses*, of Article VIII, *Landscape Standards*, of the Unified Development Code (UDC), "(a)ny...parking lot that has a side or rear [yard] contiguous to any residential district...shall be screened with a masonry fence...six [6] feet in height. As an alternative, berms in conjunction with a minimum of a six [6] foot wrought fence and a combination of trees and shrubs can be utilized to meet the screening requirements if the Planning and Zoning Commission determines that the proposed alternative will provide sufficient screening." In this case, the subject property is located within Planned Development District 50 (PD-50), which has had other non-residential properties be permitted to construct a minimum of a six (6) foot tall wooden fence adjacent to a residentially zoned property. In Planned Development District 50 (PD-50) it has been determined that this provides for a better transition of land uses while providing sufficient screening and maintaining a residential aesthetic. The provision of the wood screening fence has been added as a condition of approval for this case.

## **INFRASTRUCTURE**

Planned Development District 50 (PD-50) requires a cross access easement on all adjoining properties when the use has changed from a residential land use to a non-residential land use. An access plan for PD-50 is also included in the OURHometown Vision 2040 Comprehensive Plan under Appendix 'A', *Small Area Plans*. The subject property will be incorporating a 20-foot wide drive aisle and connecting to the cross access easement on the adjacent property to the north (*i.e. 507 N. Goliad Street*). This will

provide ingress/egress for both properties, while meeting the intent of the access plan contained in the Comprehensive Plan.

## **STAFF ANALYSIS**

The intent of the Residential-Office (RO) District is to allow for the conversion of older residential homes into low-intensity professional office and/or retail businesses. This creates a transition from the adjacent residential neighborhoods to more intense land uses or higher intensity thoroughfares. In addition, conversion of this home would extend the economic life of the structure. The use as a limited service restaurant is consistent with other properties in the district. A limited service restaurant tends to operate in a similar way to a low-intensity retail establishment in that it usually involves customers that are picking up food or baked goods, and does not typically involve a dine-in experience. Included in the attached packet is a concept plan, floor plan, and a draft ordinance containing regulations for the proposed land use. Based on staff's review, the applicant's request does appear to be consistent with the intent of the district; however, the approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council.

## **NOTIFICATIONS**

On May 2, 2019, staff mailed 34 notices to property owners and residents within 500-feet of the subject property. Staff did not send a neighborhood notification as there are no Home Owners Associations (HOA's), or neighborhood groups participating in the Neighborhood Notification Program within 1,500-feet of the subject property. Additionally, staff posted a sign on the subject property as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received one (1) notice and two (2) emails in favor of the applicant's request.

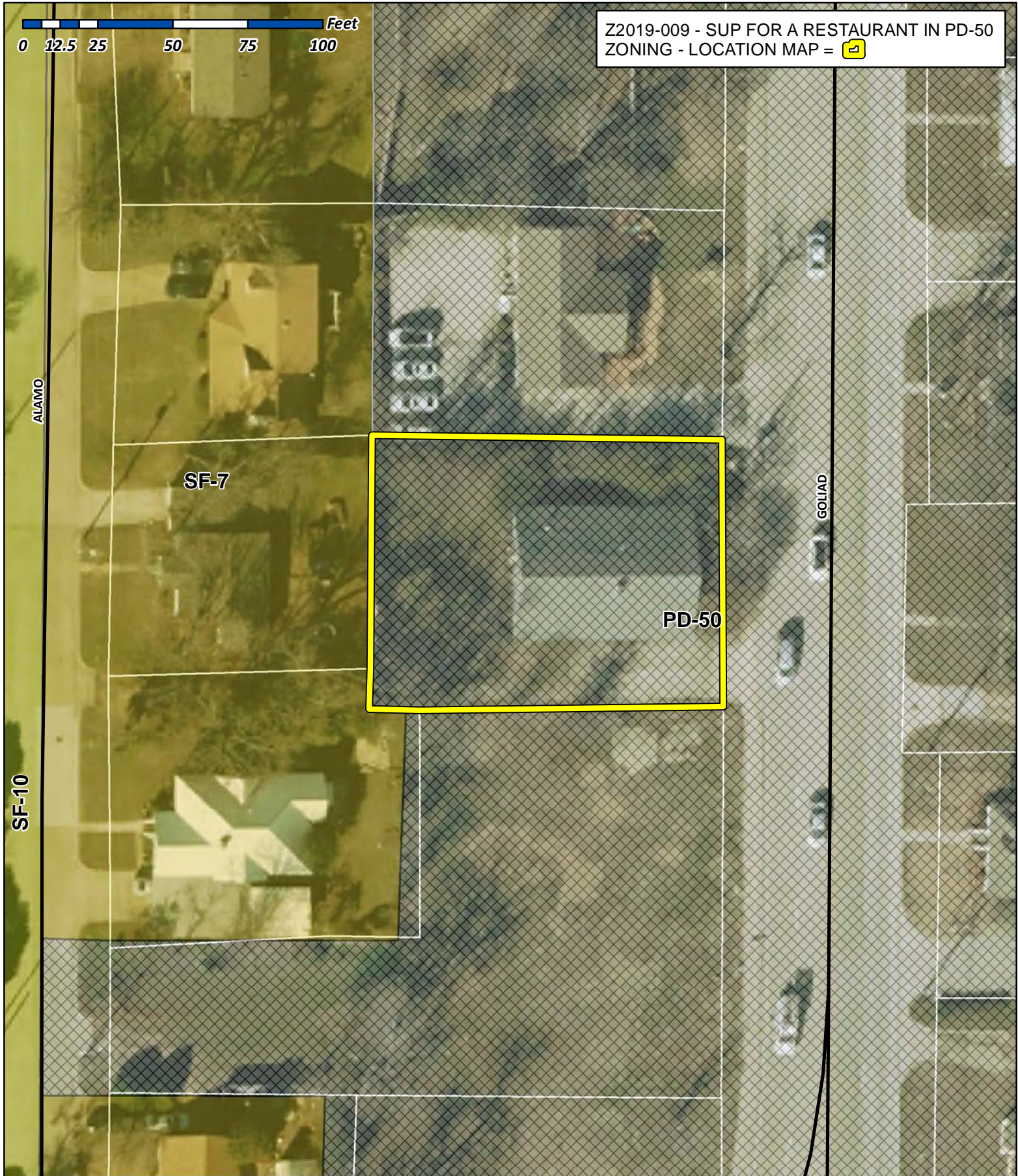
## **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) allowing a *Restaurant, without a Drive-Through or Drive-In, that is Less than 2,000 SF* then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and summarized as follows:
  - a) The development and operation of a *restaurant* shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of the proposed ordinance;
  - b) The operation of the *restaurant* shall be limited to the area on the first floor as depicted in the *Floor Plan* attached in *Exhibit 'C'* of the proposed ordinance;
  - c) The use of the second floor area shall be limited to storage only. Any other use will require additional parking spaces.
  - d) A minimum of a six (6)-foot tall, board-on-board, wood fence shall be constructed along the west property boundary -- *adjacent to the residentially zoned property* -- prior to the issuance of a Certificate of Occupancy (CO).
- (2) The applicant shall submit an application requesting approval of a Certificate of Appropriateness (COA) to the Historic Preservation Advisory Board (HPAB) seeking approval for all work that has been done to the existing structure.
- (3) The applicant shall be required to submit a site plan for review and approval by the Historic Preservation Advisory Board (HPAB) and the Planning and Zoning Commission.

- (4) 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.





## City of Rockwall

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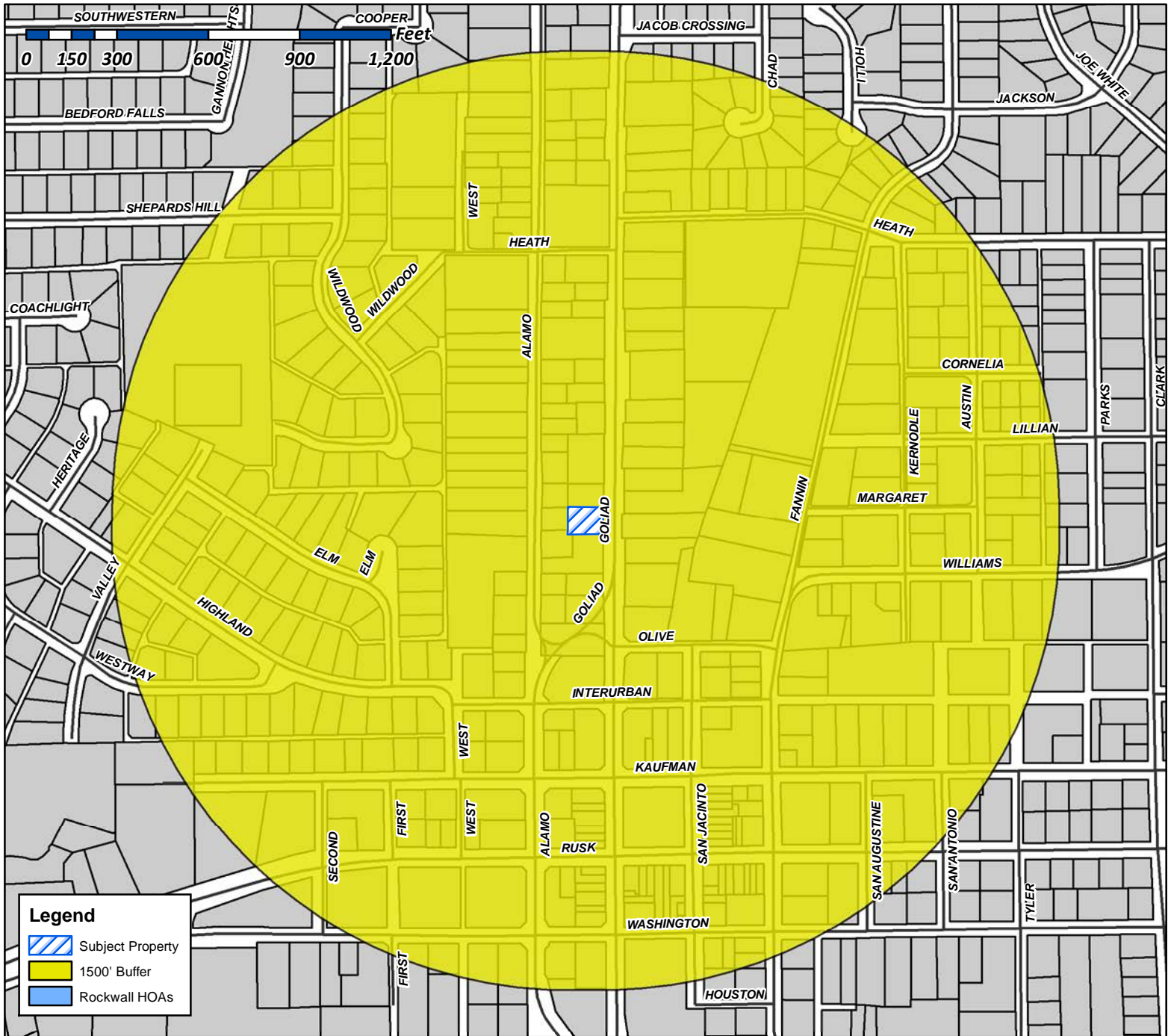







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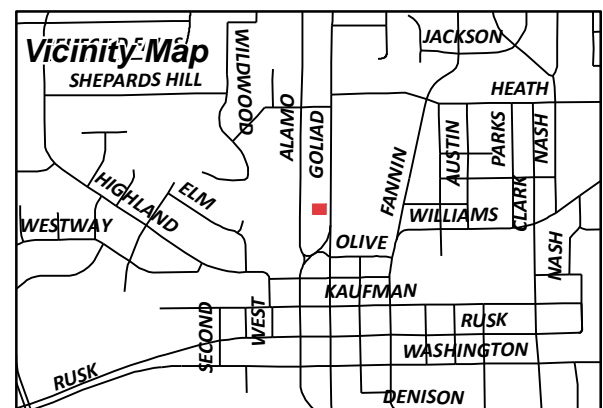


## Legend

-  Subject Property
-  1500' Buffer
-  Rockwall HOAs

**Case Number:** Z2019-009  
**Case Name:** SUP for a Restaurant in PD-50  
**Case Type:** Zoning  
**Zoning:** Planned Development District 50 (PD-50)  
**Case Address:** 505 N. Goliad Street

**Date Created:** 4/17/2019  
**For Questions on this Case Call** (972) 771-7745

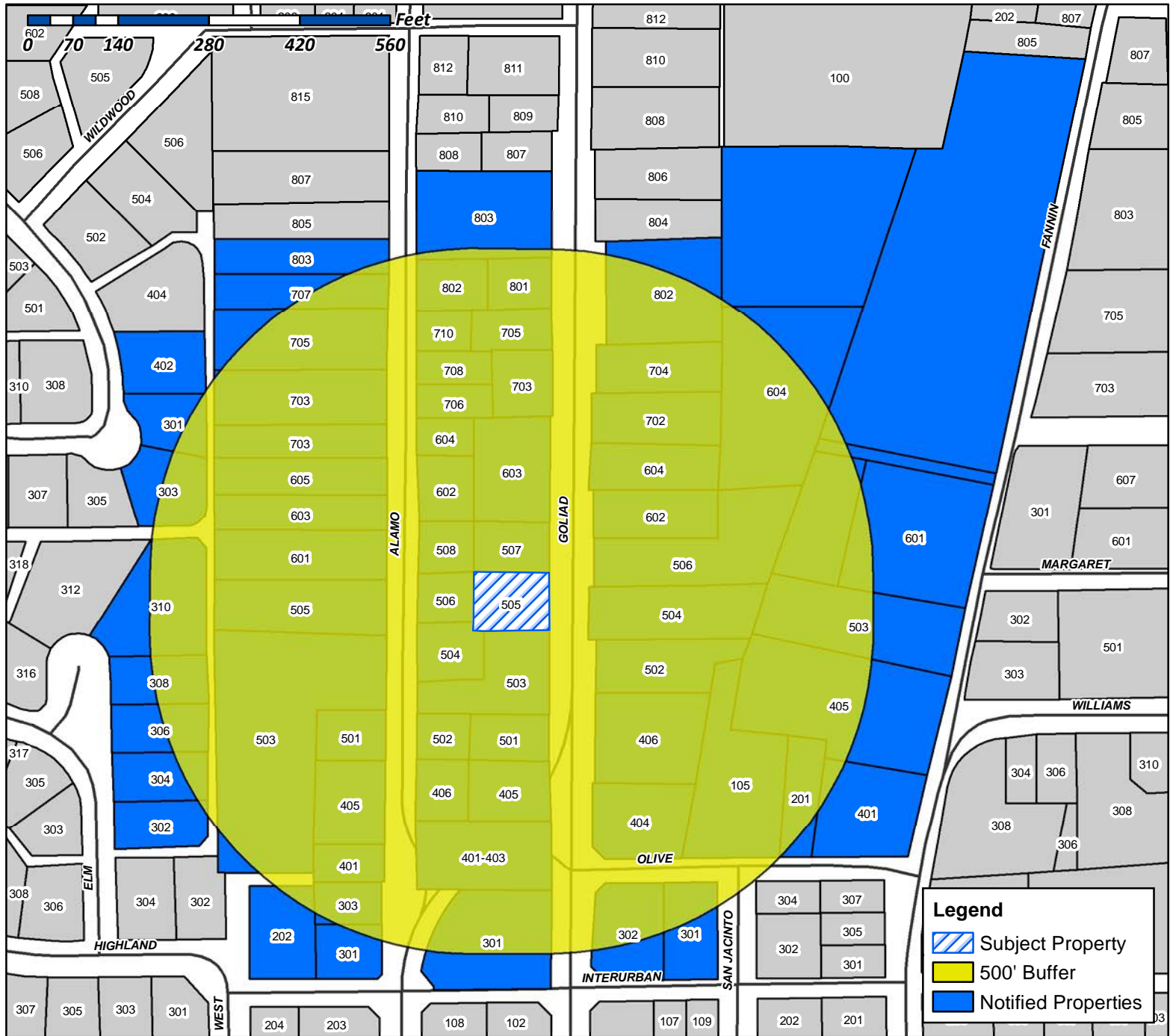




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**Case Number:** Z2019-009  
**Case Name:** SUP for a Restaurant in PD-50  
**Case Type:** Zoning  
**Zoning:** Planned Development District 50 (PD-50)  
**Case Address:** 505 N. Goliad Street

**Date Created:** 4/17/2019  
**For Questions on this Case Call** (972) 771-7745





BARKER PERRY H & ELIZABETH D  
104 SCENIC DR  
HEATH, TX 75032

CURRENT RESIDENT  
105 OLIVE ST  
ROCKWALL, TX 75087

TEEL BRITTON & BARBARA  
10925 ROCKSTONE DR  
BALCH SPRINGS, TX 75180

WAGNER GERALD P  
112 LOS PECES  
GUN BARRELL, TX 75156

R & S OPERATING CO LP  
11508 ROYALSHIRE DR  
DALLAS, TX 75230

WRIGHT JOHN M & SUSAN L  
1605 SEASCAPE CT  
ROCKWALL, TX 75087

MEYERS STUART A & BRENDA S  
1614 S LAKESHORE DR  
ROCKWALL, TX 75087

CRAWFORD STEVE  
1709 GASLIGHT CT  
SEABROOK, TX 77586

ROCKWALL RUSTIC RANCH LLC  
1827 MYSTIC STREET  
ROCKWALL, TX 75032

BLACK SHIRLEY M  
1924 PALMETTO ISLE DR  
MT. PLEASANT, SC 29466

CURRENT RESIDENT  
201 OLIVE ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
202 INTERURBAN ST  
ROCKWALL, TX 75087

PEOPLES DOSVILLE  
208 W HEATH ST  
ROCKWALL, TX 75087

BEDFORD AUSTIN J & TERRI W  
301 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
301 N GOLIAD ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
301 N SAN JACINTO  
ROCKWALL, TX 75087

FERRIS BETH  
301 WILDWOOD LN  
ROCKWALL, TX 75087

REILLY KELSEY AND DAVID  
302 ELM DRIVE  
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH  
302 N GOLIAD ST  
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH  
302 N GOLIAD ST  
ROCKWALL, TX 75087

LEAL CAROL RHEA & ROLAND  
303 N ALAMO RD  
ROCKWALL, TX 75087

ANGLE GLENDA ANNE  
303 WILDWOOD LN  
ROCKWALL, TX 75087

GLASS KATHLEEN J  
304 ELM DR  
ROCKWALL, TX 75087

BELL MARY NELL  
306 ELM DR  
ROCKWALL, TX 75087

WATCHMEN REAL ESTATE LLC  
3077 N GOLIAD  
ROCKWALL, TX 75087

SCHWEIKERT FERN ELLEN  
308 ELM DR  
ROCKWALL, TX 75087

GATES CHARLES H & BRENDA F  
310 ELM DR  
ROCKWALL, TX 75087

SWIERCINSKY JOSHUA L  
3922 MEDITERRANEAN ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
401 N ALAMO  
ROCKWALL, TX 75087

CURRENT RESIDENT  
401 N FANNIN ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
401-403 N GOLIAD  
ROCKWALL, TX 75087

MORENO ANTONIO AND SUZANNE T  
402 WILDWOOD LANE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
404 N GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
405 N ALAMO  
ROCKWALL, TX 75087

ODOM JAY & ALISON  
405 N FANNIN STREET  
ROCKWALL, TX 75087

CURRENT RESIDENT  
405 N GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
406 N ALAMO  
ROCKWALL, TX 75087

CURRENT RESIDENT  
406 N GOLIAD  
ROCKWALL, TX 75087

MORGAN NANCY D  
429 PARK PLACE BLVD  
ROCKWALL, TX 75087

TREVINO BERTHA & LOUIS  
4917 SAINT JAMES CT  
MESQUITE, TX 75150

CURRENT RESIDENT  
501 N ALAMO  
ROCKWALL, TX 75087

CURRENT RESIDENT  
501 N GOLIAD  
ROCKWALL, TX 75087

TAMEZ SILVINO & ARACELIA  
502 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
502 N GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
503 N ALAMO  
ROCKWALL, TX 75087

CURRENT RESIDENT  
503 N FANNIN ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
503 N GOLIAD ST  
ROCKWALL, TX 75087

BYRUM RICKY CONN AND JO ANN  
504 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
504 N GOLIAD  
ROCKWALL, TX 75087

ALSOBROOK DAVID  
505 CARRIAGE TRL  
ROCKWALL, TX 75087

TUCKER PAMELA  
505 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
505 N GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
506 N ALAMO  
ROCKWALL, TX 75087

CURRENT RESIDENT  
506 N GOLIAD  
ROCKWALL, TX 75087

FLEMING HALLIE B  
507 N GOLIAD  
ROCKWALL, TX 75087

MORGAN RHONA L &  
508 N ALAMO RD  
ROCKWALL, TX 75087

CAWTHON RICK  
508 NASH ST  
ROCKWALL, TX 75087

RNDI COMPANIES INC  
519 E INTERSTATE 30 # 157  
ROCKWALL, TX 75087

FANG PROPERTIES LLC  
536 LOMA VISTA  
HEATH, TX 75032

ROMO SEAN R AND STACEY M  
544 LAUREL LN  
FATE, TX 75087

CURRENT RESIDENT  
601 N ALAMO  
ROCKWALL, TX 75087

HALL DOUGLAS A & MARCI  
601 N FANNIN ST  
ROCKWALL, TX 75087

CARDENAS CECILIO & CARMEN  
602 N ALAMO ROAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
602 N GOLIAD  
ROCKWALL, TX 75087

HAMILTON JOANN  
603 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
603 N GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
604 GOLIAD  
ROCKWALL, TX 75087

DOMINGUEZ, JOSE AND JOHANNA  
604 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
604 N GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
605 N ALAMO  
ROCKWALL, TX 75087

SMITH G DAVID  
702 N GOLIAD ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
703 N ALAMO RD  
ROCKWALL, TX 75087

IRBY DENNIS  
703 N GOLIAD ST  
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC  
704 N GOLIAD  
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC  
704 N GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
705 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
705 N GOLIAD ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
706 N ALAMO  
ROCKWALL, TX 75087

CALABRESE CORINNA RAE  
707 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
708 N ALAMO  
ROCKWALL, TX 75087

CURRENT RESIDENT  
710 N ALAMO  
ROCKWALL, TX 75087

CRISWELL BARBARA  
7110 HUNT LANE  
ROCKWALL, TX 75087

CHRISTENSEN VALERIE  
801 N GOLIAD  
ROCKWALL, TX 75087

GUEVARA CARLOS & MONICA A  
802 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
802 N GOLIAD  
ROCKWALL, TX 75087

SEAMANS RANDY KALIN AND RACHEL K  
803 N ALAMO  
ROCKWALL, TX 75087

CURRENT RESIDENT  
803 N GOLIAD ST  
ROCKWALL, TX 75087

MILDER SCOTT & LESLIE  
830 SHORES BLVD  
ROCKWALL, TX 75087

KILLION OLIN R  
8709 DALROCK RD  
ROWLETT, TX 75089

KILLION OLIN R & AGATHA  
8709 DALROCK RD  
ROWLETT, TX 75089

POINTER PRICE AND  
906 N GOLIAD STREET  
ROCKWALL, TX 75087

CONSELMAN EQUITIES LLC  
PO BOX 2284  
ROCKWALL, TX 75087

LAND HEADQUARTERS COMPANY INC  
PO BOX 69  
KEY BISCAYNE, FL 33149

LAYTON ERIC A  
PO BOX 998  
ROCKWALL, TX 75087



# NOTICE OF PUBLIC HEARING

## CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745  
EMAIL: [PLANNING@ROCKWALL.COM](mailto:PLANNING@ROCKWALL.COM)

To Whom It May Concern:

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

**Case No. Z2019-009: SUP for a Restaurant in PD-50**

*Hold a public hearing to discuss and consider a request by Chris Lam, PE of Lam Consulting Engineering on behalf of Price Pointer of TCB Construction Group, LLC for the approval of a Specific Use Permit (SUP) for a restaurant less than 2,000 SF without a drive-through or drive-in on a 0.23-acre parcel of land identified as Block 20B of the Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 505 N. Goliad Street, and take any action necessary.*

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 5/14/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 5/20/2019 at 6:00 p.m.** 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:

**David Gonzales**  
**Rockwall Planning and Zoning Dept.**  
**385 S. Goliad Street**  
**Rockwall, TX 75087**

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

Your comments must be received by **5/20/2019** 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 ON THE CITY'S WEBSITE:  
[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING//DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development-cases)

— . . . PLEASE RETURN THE BELOW FORM — . . .

**Case No. Z2019-009: SUP for a Restaurant in PD-50**

**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

## Gonzales, David

---

**From:** Planning  
**Sent:** Tuesday, May 7, 2019 9:29 AM  
**To:** Gonzales, David  
**Subject:** FW: Case # Z2019-009 SUP restaurant in PD-50

**From:** Caprice Michelle [REDACTED]  
**Sent:** Tuesday, May 7, 2019 9:24 AM  
**To:** Planning <planning@rockwall.com>  
**Subject:** Case # Z2019-009 SUP restaurant in PD-50

In favor 👍



**Caprice Michelle, Broker**  
**Brokered by, Caprice Michelle, LLC.**  
**Broker Lic # 9004701**  
**[214-789-7364](tel:214-789-7364)**  
Residential and Commercial Real Estate

**[Click to Search Properties at CapriceMichelle.com](#)**  
**[Click here for Commercial Listings](#)**

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Texas Real Est ----- Message truncated -----



Caprice Michelle, Broker #0602530  
Brokered by, Caprice Michelle, LLC. #9004701  
**[214-789-7364](tel:214-789-7364)**  
Residential and Commercial Real Estate

**[Click to Search Properties at CapriceMichelle.com](#)**

Texas Law requires all real estate licensees to provide the following;  
[Texas Real Estate Commission Consumer Protection Notice](#)  
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[https://www.crexi.com/properties/Caprice Michelle](https://www.crexi.com/properties/Caprice%20Michelle)

<http://www.loopnet.com/profile/4277472420/Caprice-Michelle/listings>

## Gonzales, David

---

**From:** Planning  
**Sent:** Tuesday, May 7, 2019 8:06 AM  
**To:** Gonzales, David  
**Subject:** FW: Z2019-009

---

**From:** G. David Smith [REDACTED]  
**Sent:** Monday, May 6, 2019 5:37 PM  
**To:** Planning <planning@rockwall.com>  
**Subject:** Z2019-009

I am in favor of the request for the reason that it will be a positive add to the neighborhood. We need some variety. Now get some sidewalks on our side so I can walk to the crosswalk and get to their side of the road.

G. David Smith  
702 N. Goliad  
Rockwall, Texas 75087  
p. 972.771.2579  
f. 972.771.0513

---

**SMITH & LEE, LAWYERS**

---

Board Certified in Personal Injury Trial Law  
Texas Board of Legal Specialization

The information contained in this communication is a transmission from Smith & Lee, Lawyers, P.C., and may be information protected by the attorney/client and/or attorney/work product privilege. It and any attachments hereto are also covered by the Electronic Communications Privacy Act, 18 U.S.C. Sections 2510-2512, and are intended only for the personal and confidential use of the recipient(s) named in the communication, and the privileges are not waived by virtue of this having been sent by electronic mail. If the person actually receiving this communication or any other reader of the communication is not the named recipient, any use, dissemination, distribution or copying of the communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone and delete the original message from your system. Thank you.





**NOTICE OF PUBLIC HEARING**  
**CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**  
 PHONE: (972) 771-7745  
 EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

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

**Case No. Z2019-009: SUP for a Restaurant in PD-50**

Hold a public hearing to discuss and consider a request by Chris Lam, PE of Lam Consulting Engineering on behalf of Price Pointer of TCB Construction Group, LLC for the approval of a Specific Use Permit (SUP) for a restaurant less than 2,000 SF without a drive-through or drive-in on a 0.23-acre parcel of land identified as Block 20B of the Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 505 N. Goliad Street, and take any action necessary.

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David Gonzales  
 Rockwall Planning and Zoning Dept.  
 385 S. Goliad Street  
 Rockwall, TX 75087

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

Your comments must be received by 5/20/2019 to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP  
 Director of Planning & Zoning

USE THIS QR CODE  
 TO GO DIRECTLY  
 TO THE WEBSITE



MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:  
[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development-cases)

PLEASE RETURN THE BELOW FORM

**Case No. Z2019-009: SUP for a Restaurant in PD-50**

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.

The further development of the Goliad Corridor to the downtown is good for local residents as well as increasing traffic to all the other businesses in the area & expanding the tax revenue. This is a good thing for Rockwall.

Name:

Dr. St. Meyer

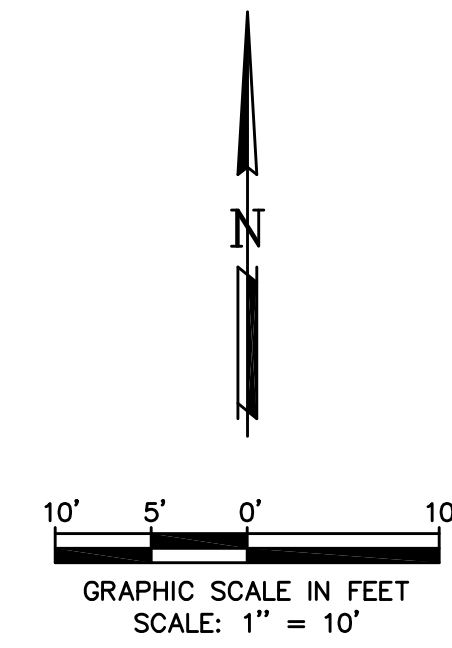
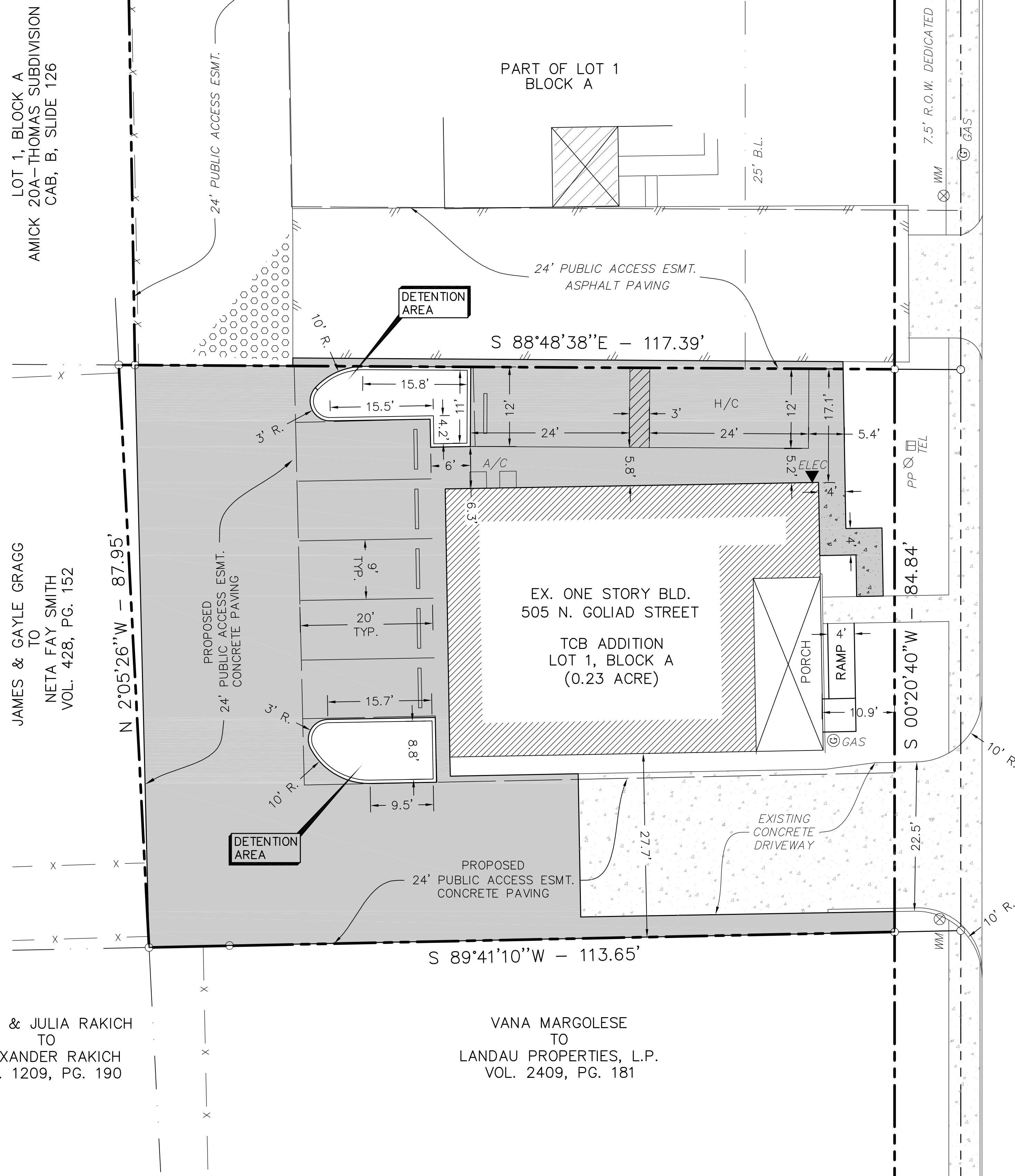
Address:

505 N. Goliad Rockwall, TX 75087

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

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

Notice of Public Hearing • City of Rockwall • 385 South Goliad Street • Rockwall, TX 75087 • [P] (972) 771-7745 • [F] (972) 771-7748



VICINITY MAP  
N.T.S.

OWNER:  
TCB CONSTRUCTION GROUP, LLC.  
906 N. GOLIAD STREET  
ROCKWALL, TEXAS 75087

SITE DATA

LOT AREA	10,019 SF ~ 0.23 AC
ZONING	PD-50 NORTH GOLIAD OVERLAY DISTRICT
INSIDE BUILDING AREA	1916 SF
FRONT PORCH	264 SF
PARKING REQUIRED	8 SPACES
PARKING PROVIDED	7 SPACES

CEDO & JULIA RAKICH  
TO  
ALEXANDER RAKICH  
VOL. 1209, PG. 190

VANA MARGOLESE  
TO  
LANDAU PROPERTIES, L.P.  
VOL. 2409, PG. 181

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN  
REMAINS WITH THE DESIGN ENGINEER. THE CITY OF  
ROCKWALL, IN REVIEWING AND RELEASING PLANS  
FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY  
FOR ADEQUACY OR ACCURACY OF DESIGN.

SURVEY INFORMATION ON THIS DRAWING WAS  
PROVIDED BY OTHERS. LAM CONSULTING ENGINEERING  
IS NOT RESPONSIBLE FOR THE ACCURACY OF THE  
TOPOGRAPHIC MAPPING NOR BENCHMARK DATUM.

THE INFORMATION SHOWN ON THIS PLAN IS FROM  
RECORD DRAWINGS. THE ENGINEER IS NOT  
RESPONSIBLE FOR THE ACCURACY OF THE  
INFORMATION SHOWN ON THIS DRAWING.  
CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES  
AND CONTACT ALL UTILITY COMPANIES 48 HRS  
PRIOR TO ANY EXCAVATION. 1-800-DIG TESS

PRELIMINARY  
FOR REVIEW  
ONLY

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED  
BY TUAN P. LAM, P.E. 86968 ON 4/3/19. ALTERATION OF A  
SEALED DOCUMENT WITHOUT THE PROPER NOTIFICATION TO  
THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE  
TEXAS ENGINEERING PRACTICE ACT.

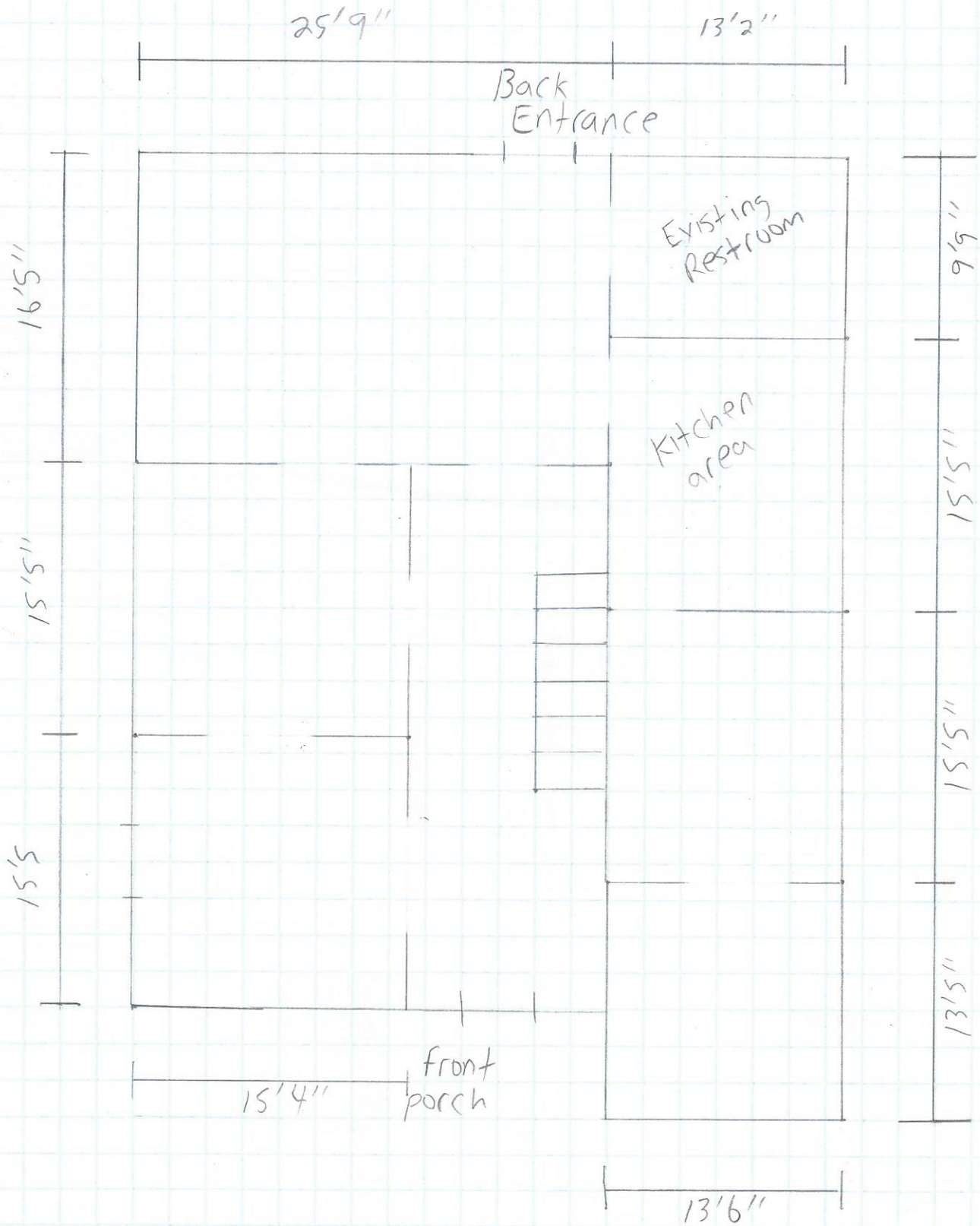
CONCEPT PLAN

TCB ADDITION - LOT 1, BLOCK A  
BONAFIDE BETTIES PIES CO.  
505 N. GOLIAD STREET  
ROCKWALL, TEXAS 75087

**LAM CONSULTING ENGINEERING**  
6804 WILHELMINA DRIVE  
SACHSE, TEXAS 75048  
Phone (214) 766-1011  
www.lamcivil.com  
Firm #F-9763

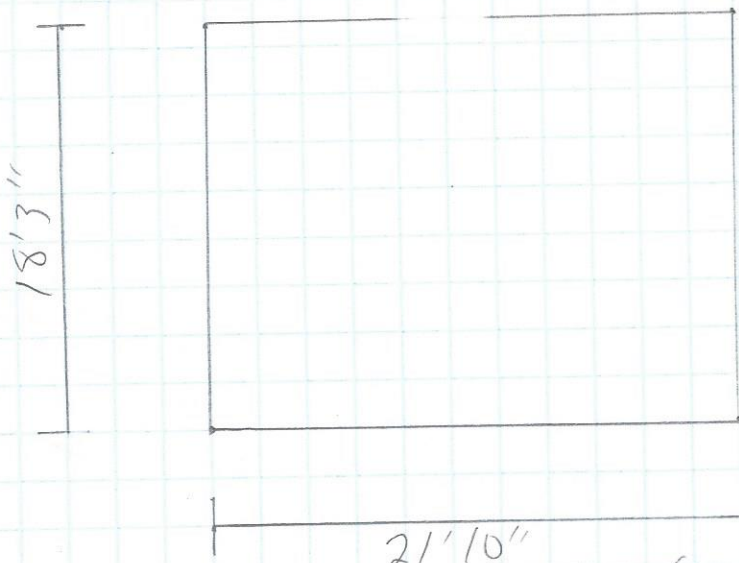
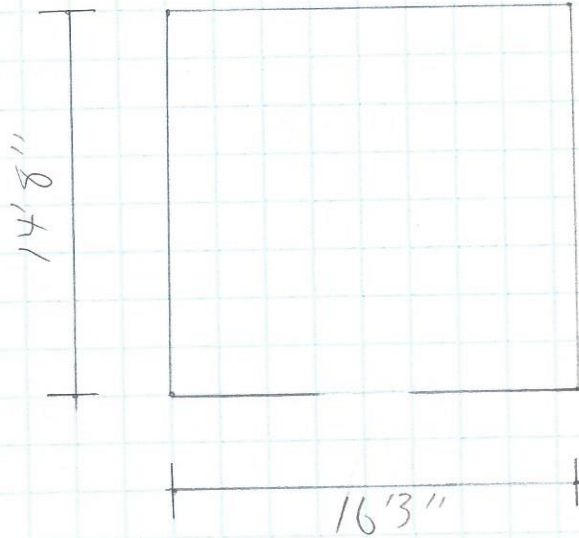
DESIGN:	LCE	CHECK:	LCE	SCALE:	AS NOTED	2 of 6
DRAWN:	CTL	DATE:	APRIL 2019	PROJECT:	632-19	

Bona fide Betties Pie Company  
505 N Goliad





upstairs area

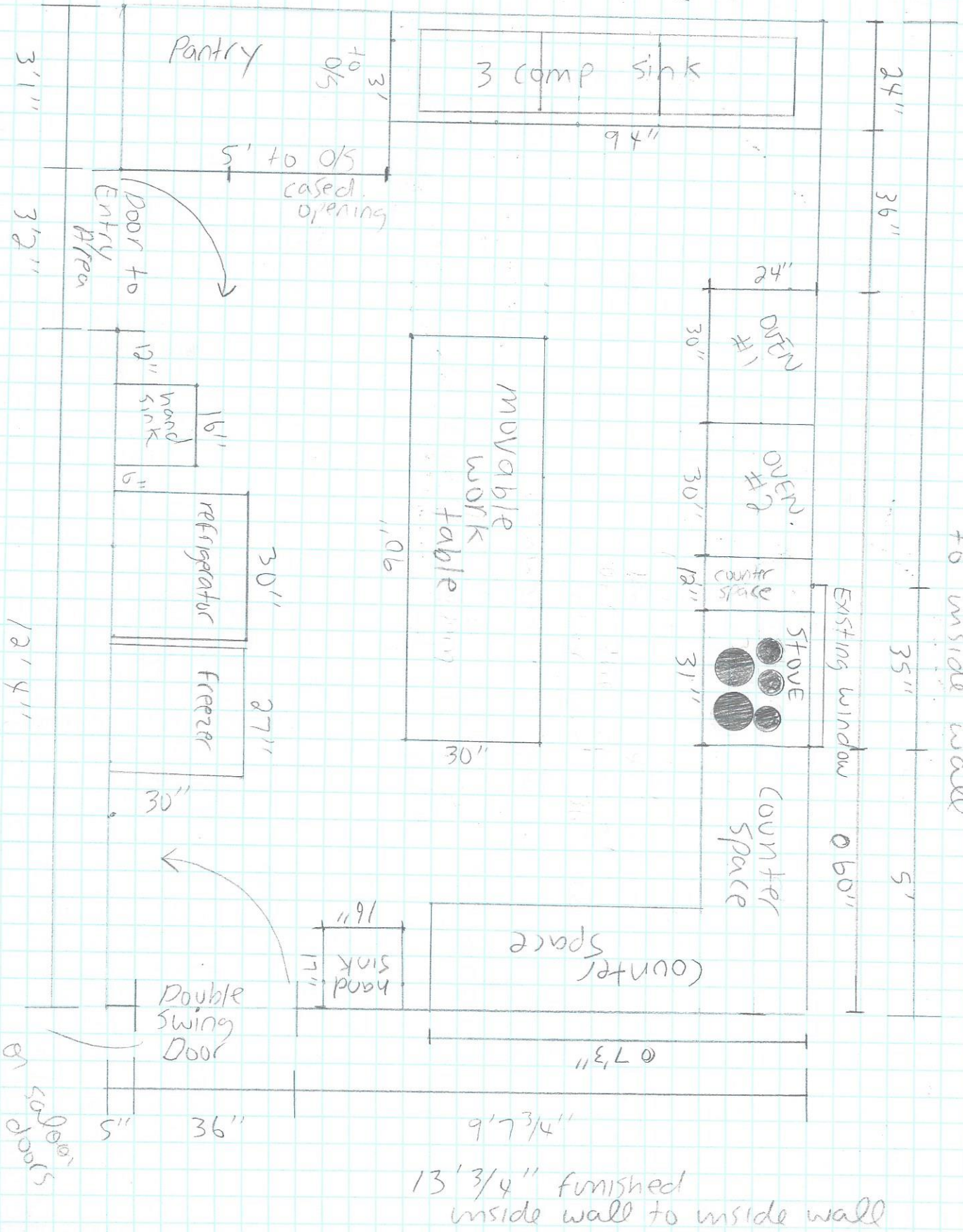


front of the building

# Kitchen layout

18" furnished inside wall  
to inside wall

The existing  
window ledge  
is 43" off  
the unfinished  
floor and is  
36" tall





**CITY OF ROCKWALL**

**ORDINANCE NO. 19-XX**

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

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) [ORDINANCE NO. 17-19] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A RESTAURANT LESS THAN 2,000 SF WITHOUT A DRIVE-THROUGH OR DRIVE-IN FACILITY ON A 0.23-ACRE PARCEL OF LAND, ZONED PLANNED DEVELOPMENT DISTRICT 50 (PD-50) FOR RESIDENTIAL OFFICE (RO) DISTRICT LAND USES, AND BEING IDENTIFIED AS BLOCK 20B OF THE AMICK ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, a request has been made by Chris Lam, P.E. of Lam Consulting for the approval of a Specific Use Permit (SUP) for a *Restaurant Less Than 2,000 SF without a Drive-Through or Drive-In* on a 0.23-acre parcel of land, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, and being identified as Block 20B of the Amick Addition, City of Rockwall, Rockwall County, Texas, addressed as 505 N. Goliad Street, and being more specifically 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 Planned Development District 50 (PD-50) [Ordinance No. 17-19] and the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall should be amended as follows:

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

**SECTION 1.** That Planned Development District 50 (PD-50) [Ordinance No. 17-19] and the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *Restaurant Less than 2,000 SF without a Drive-Through or Drive-In* as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [Ordinance No. 04-38] on the *Subject Property*; and

**SECTION 2.** That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in *Planned Development District 50 (PD-50)*, and *Section 1.1, Land Use Schedule*, of *Article IV, Permissible Uses*, and *Subsection 4.02, Residential Office (RO) District*, of *Section 4, Commercial (C) Districts*, of *Article V, District Development Standards*, and *Subsection 6.04, North Goliad Corridor Overlay (NGC OV) District*, of *Section 6, Overlay Districts*, of *Article V*, of the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as may be amended in the future, and shall be subject to the following additional conditions:

## **2.1 OPERATIONAL CONDITIONS**

The following conditions pertain to the operation of a *Restaurant Less Than 2,000 SF without a Drive-Through or Drive-in (restaurant)* land use on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The development and operation of a *restaurant* land use shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance;
- 2) The operation of the *restaurant* land use shall be limited to the area on the first floor as depicted in the *Floor Plan* attached in *Exhibit 'C'* of this ordinance;
- 3) The use of the second floor area shall be limited to storage only. Any other use will require additional parking spaces.
- 4) A minimum of six (6)-foot tall board on board wood fence shall be constructed along the west property boundary -- *adjacent to the residentially zoned property* -- prior to the issuance of a Certificate of Occupancy (CO).

## **2.2 COMPLIANCE**

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- 1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment 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 Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

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

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

**SECTION 5.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offense 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 3<sup>RD</sup> DAY OF MAY, 2019.**

\_\_\_\_\_  
Jim Pruitt, *Mayor*

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: May 20, 2019

2<sup>nd</sup> Reading: June 3, 2019



**Exhibit 'A':**

*Legal Description: Block 20B, Amick Addition  
Address: 505 N. Goliad Street*



**Exhibit 'B':**  
*Concept Plan*

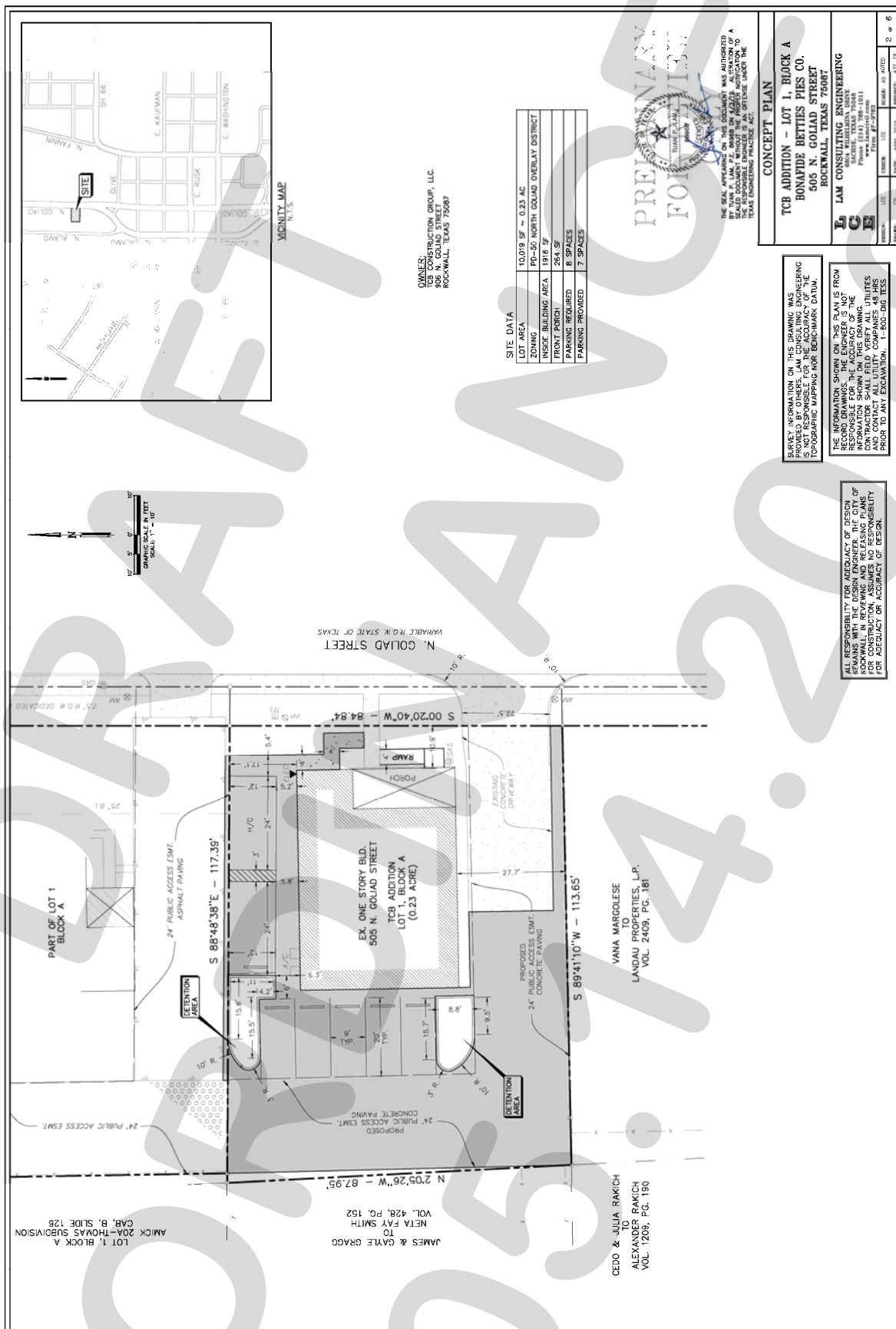
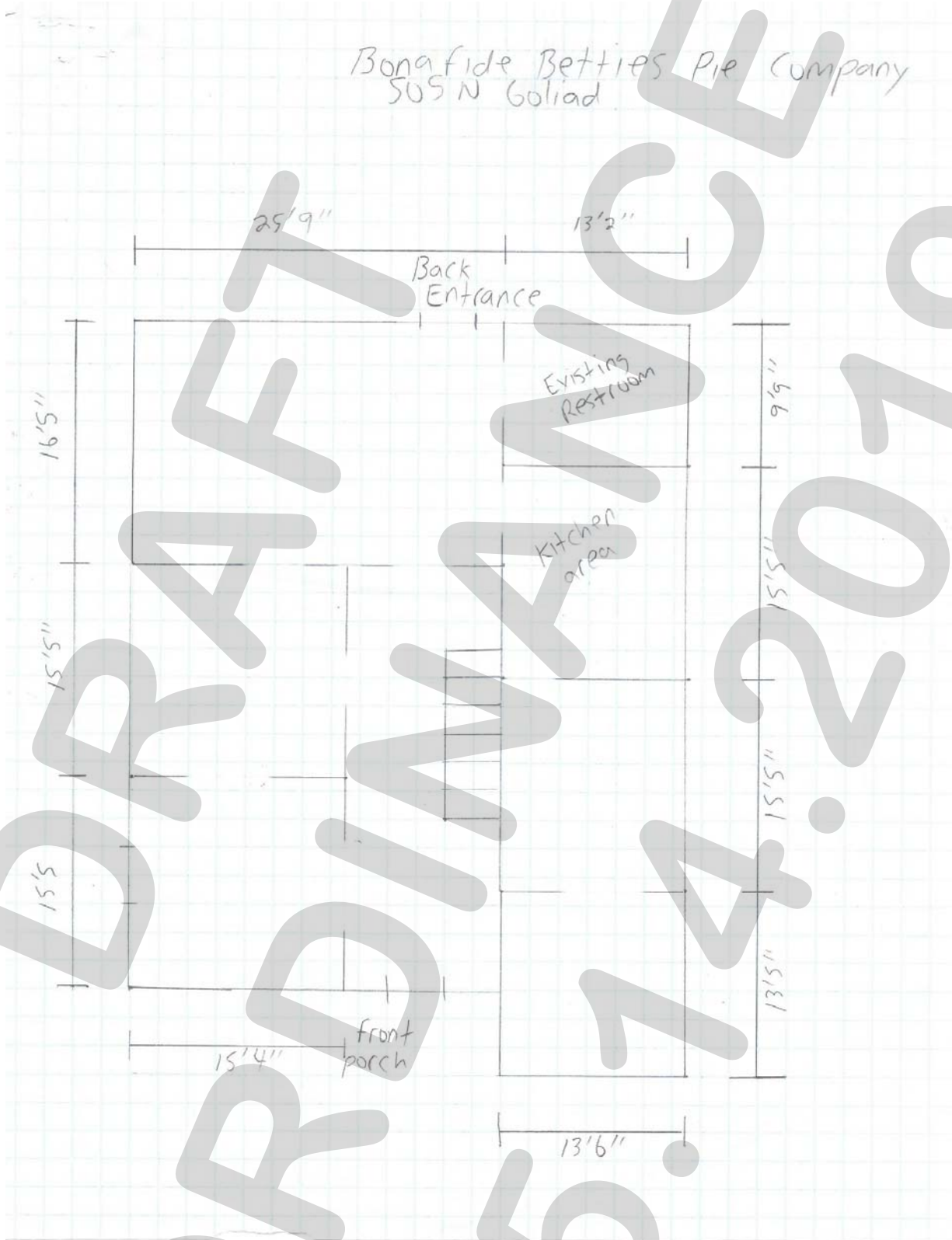


Exhibit 'C':  
Floor Plan





# 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:** May 14, 2019  
**APPLICANT:** Dwayne Cain; *EVSR (D), LLC*  
**CASE NUMBER:** Z2019-010; *SUP for Guest Quarters and Agricultural Building*

---

### **SUMMARY**

Hold a public hearing to discuss and consider a request by Dwayne Cain of EVSR (D), LLC for the approval of a Specific Use Permit (SUP) for a guest quarters/secondary living unit and barn or agricultural accessory building on a 10.61-acre portion of a larger 26.078-acre tract of land identified as Tract 2 & 2-4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 777 & 839 Cornelius Road, and take any action necessary.

### **BACKGROUND/PURPOSE**

The subject property is addressed as 777 & 839 Cornelius Road and is zoned Agricultural (AG) District. It was annexed on January 4, 2010 by *Ordinance No. 10-01*. On January 7, 2019, the City Council directed staff to amend the *Land Use Standards* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) to incorporate the ability to request a Specific Use Permit (SUP) for *guest quarters/secondary living units* not meeting the requirements stipulated in the Unified Development Code (UDC). In conjunction with this direction, the City Council also directed staff to create a new land use for *barns and/or agricultural accessory buildings*. This text amendment was approved on March 4, 2019 by *Ordinance No. 19-12*. Based on the approval of the text amendment, the applicant submitted a request for a Specific Use Permit (SUP) for a *guest quarters/secondary living unit and barn or agricultural accessory building*.

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

The subject property is located at 777 & 839 Cornelius Road. The land uses adjacent to the subject property are as follows:

**North:** Directly north of the subject property is Cornelius Road, which is identified as a M4U (*major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan. This roadway delineates the city limits of the City of Rockwall.

**South:** Directly south of the subject property is a cemetery (*i.e. Rest Haven Cemetery*) followed by SH-66, which is identified as a *TXDOT4D (i.e. Texas Department of Transportation, principle four [4] lane, divided arterial roadway)* on the City's Master Thoroughfare Plan. Beyond this is a large tract of land that is currently vacant. These areas are zoned Agricultural (AG) District.

**East:** Directly east of the subject property are several single-family homes that are zoned Agricultural (AG) and Single-Family Estate 4.0 (SFE-4.0) Districts. Beyond this is FM-3549, which is identified as a *TXDOT4D (i.e. Texas Department of Transportation, principle four [4] lane, divided arterial roadway)* on the City's Master Thoroughfare Plan. This roadway delineates the city limits of the City of Rockwall.



West: Directly west of the subject property there are several vacant tracts of land and several single-family homes that are zoned Agricultural (AG) District. Beyond this is John King Boulevard, which is identified as a P6D (*principle arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this is a single-family residential subdivision (*i.e. Carruth Lakes Subdivision*) that is zoned Planned Development District 5 (PD-5) for Single-Family 8.4 (SF-8.4) and General Retail (GR) District land uses.

### **CHARACTERISTICS OF THE REQUEST**

Currently, there is a single-family home on the subject property and the applicant is requesting approval of a Specific Use Permit (SUP) to allow a *guest quarters/secondary living unit* and *barn or agricultural building* in conjunction with this structure. The structure will be ~4,950 SF in total size, with ~576 SF being dedicated to the *guest quarters/secondary living unit*. The proposed building will be situated behind the main structure, have four (4) roll-up garage doors, and be clad with metal on the exterior. The proposed building will primarily serve as storage for vehicles/equipment and contain a small bathroom with a shower.

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

According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), a *guest quarters/secondary living unit* is allowed as an accessory use in an Agricultural (AG) District. The Unified Development Code (UDC) also stipulates that such a structure shall not exceed 30% of the main structure and shall not be sold or conveyed separately without meeting the requirements of the zoning district and subdivision ordinance. The Unified Development Code (UDC) also provides the ability for a *guest quarters/secondary living unit* not meeting those requirements to request a Specific Use Permit (SUP). In this case, the proposed guest quarters is ancillary to the primary structure; however, since the proposed *guest quarters/secondary living unit* will be approximately 576 SF, it will exceed 30% of the main structure (*i.e. approximately 107 SF larger than permitted by ordinance*) and require a Specific Use Permit (SUP).

According to the UDC a *barn or agricultural accessory building* is permitted by Specific Use Permit in an Agricultural (AG) District. The UDC requires that the structure be between 2,000 and 4,999 SF in total size, and be located behind the front façade of the primary structure. In addition, the code allows the structure to be constructed utilizing metal and or other materials, and specifically exempts these structures from the masonry requirements. In this case, the proposed *barn or agricultural accessory building* will be approximately 4,950 SF, located behind the front façade of the main structure, and will be clad with metal.

### **INFRASTRUCTURE**

No public infrastructure will be required or effected by the applicant's request.

### **STAFF ANALYSIS**

When analyzing the applicant's request -- *and with the exception of the guest quarters exceeding the maximum allowable size (i.e. 30% of the primary structure)* --, the proposed accessory building is generally in conformance with the requirements of the Unified Development Code (UDC). In addition, approval of this proposal does not appear to negatively impact the subject property and/or the surrounding and adjacent properties. Staff should also note that the subject property is larger than ten (10) acres (*i.e. the minimum requirement for a barn or agricultural accessory building*) and the barn will be smaller than the maximum allowable size. Should this request be approved, this will be the first *barn or agricultural building* to be approved in an Agricultural (AG) District under the new ordinance. With that being said, the approval of this request is a discretionary decision for the City Council, pending a recommendation by the Planning and Zoning Commission.

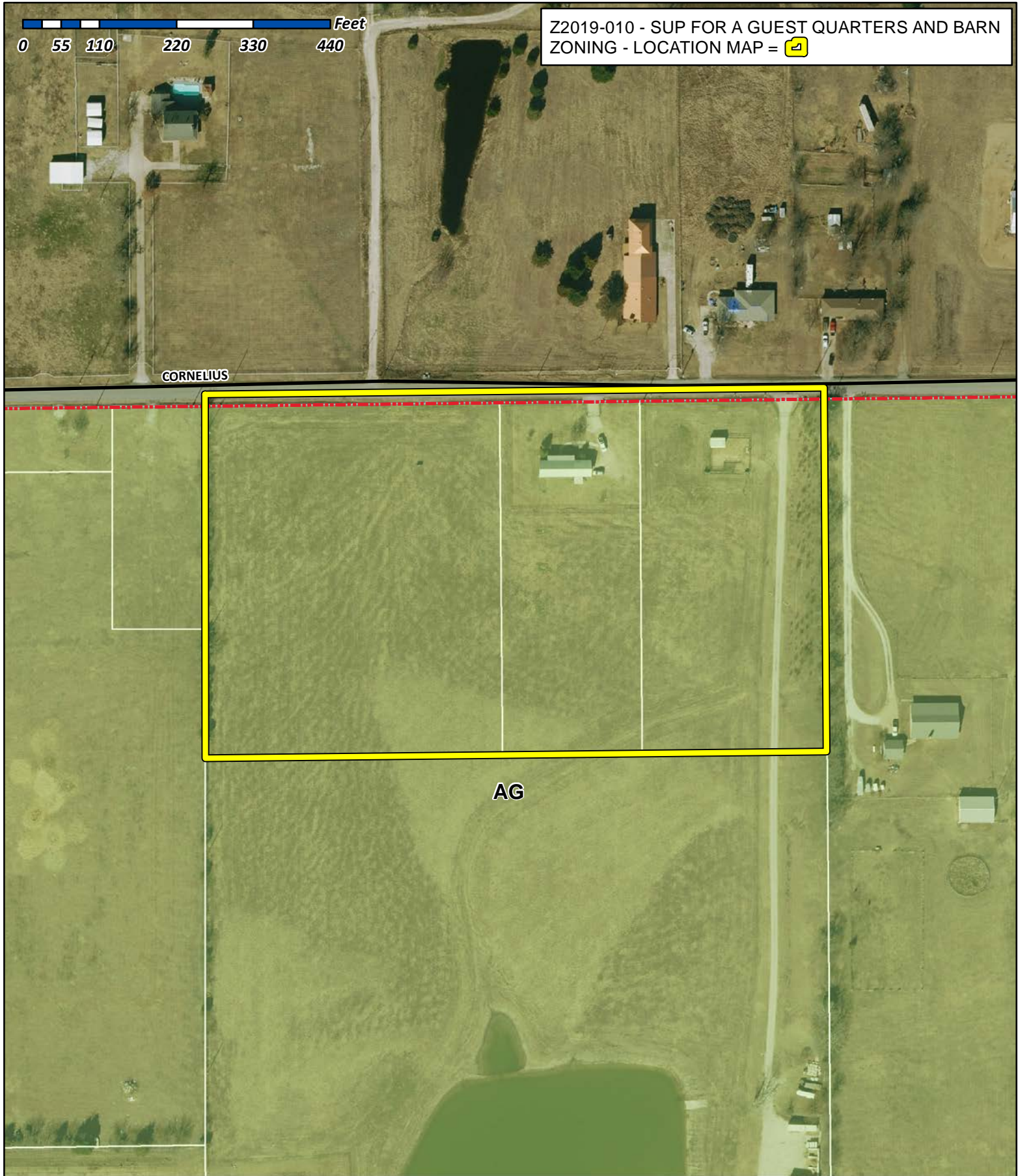
## **NOTIFICATIONS**

On May 1, 2019, staff mailed 16 notices to property owners and residents 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. At the time this report was written, staff had not received any notices concerning this case.

## **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request, then staff would propose the following conditions of approval:

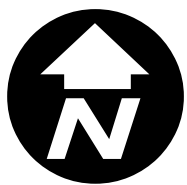
- (1) The applicant shall be responsible for maintaining compliance with the following operational conditions contained in the Specific Use Permit (SUP) ordinance and which are summarized as follows:
  - a) The *guest quarters/secondary living unit* and *barn or agricultural accessory building* shall generally conform to the concept plan and building elevations depicted in *Exhibits 'B' & 'C'* of the attached ordinance;
  - b) The *guest quarters/secondary living unit* and *barn or agricultural accessory building* shall not be utilized for a non-residential and/or non-agricultural land uses;
  - c) The *guest quarters/secondary living unit* and *barn or agricultural accessory building* shall be ancillary to the existing single-family home;
  - d) The applicant shall provide an exhibit showing how the property can be subdivided;
  - e) The *guest quarters/secondary living unit* and *barn or agricultural accessory building* shall not be altered so that the structure is less than 2,000 SF or greater than 4,050 SF;
  - f) The subject property shall not be subdivided in such a way that the property does not meet the minimum requirement of ten (10) acres in size for a *barn or agricultural accessory building*;
  - g) The *guest quarters/secondary living unit* and *barn or agricultural accessory building* shall be located behind the front façade of the primary structure and be subject to the same building setbacks as the primary structure;
  - h) The *guest quarters/secondary living unit* and *barn or agricultural accessory building* shall not be sold or conveyed separately without meeting the requirements of the Unified Development Code (UDC); and
- (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.



## City of Rockwall

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

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



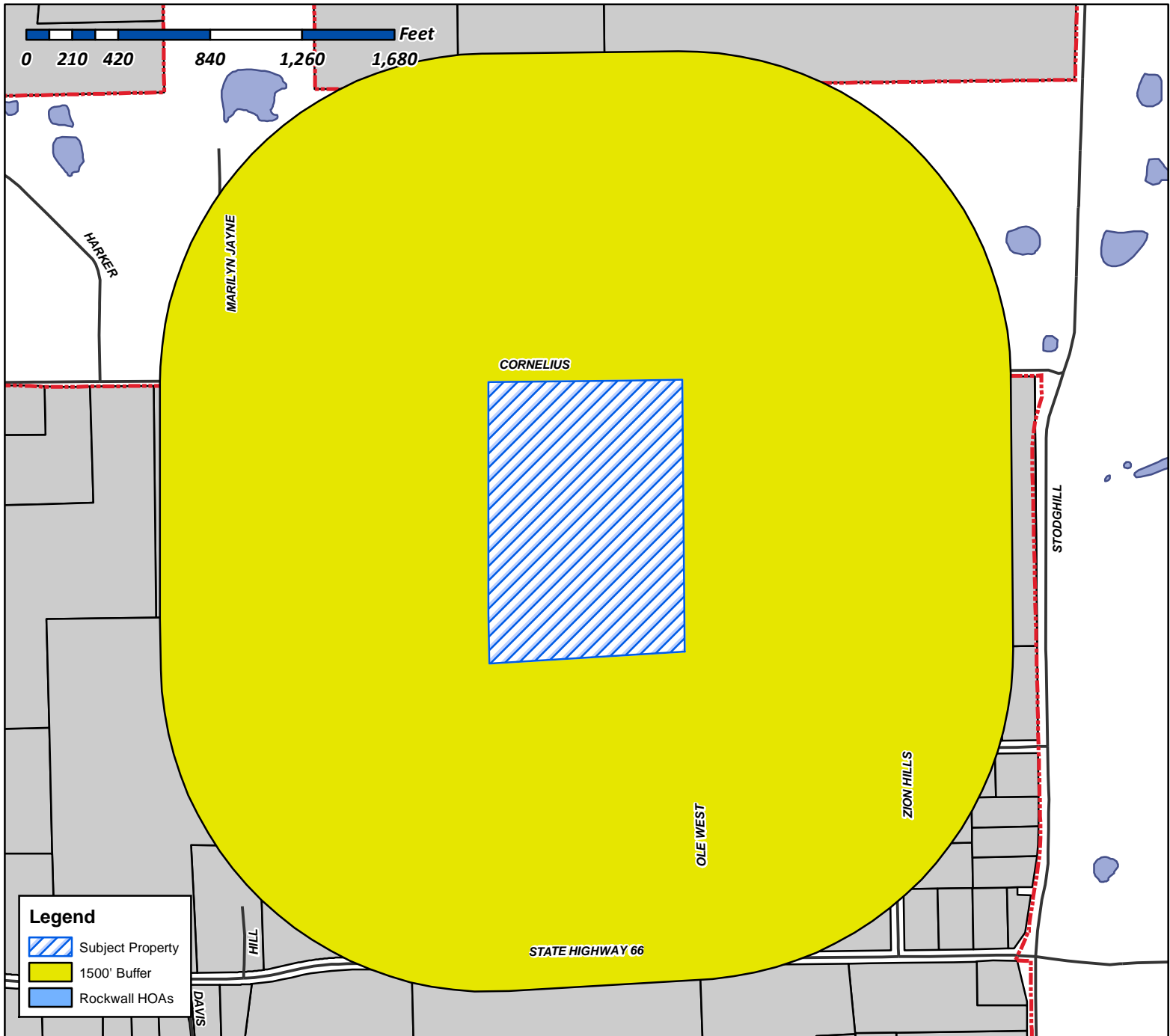




# City of Rockwall

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

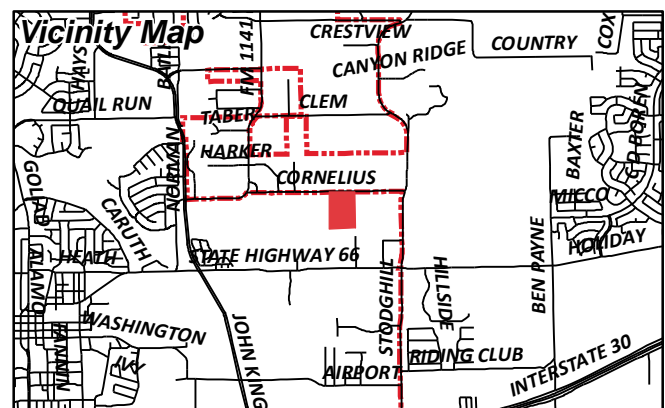
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**Case Number:** Z2019-010  
**Case Name:** SUP for Guest Quarters and Barn  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** 777 & 839 Cornellius Street

**Date Created:** 5/1/2019

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

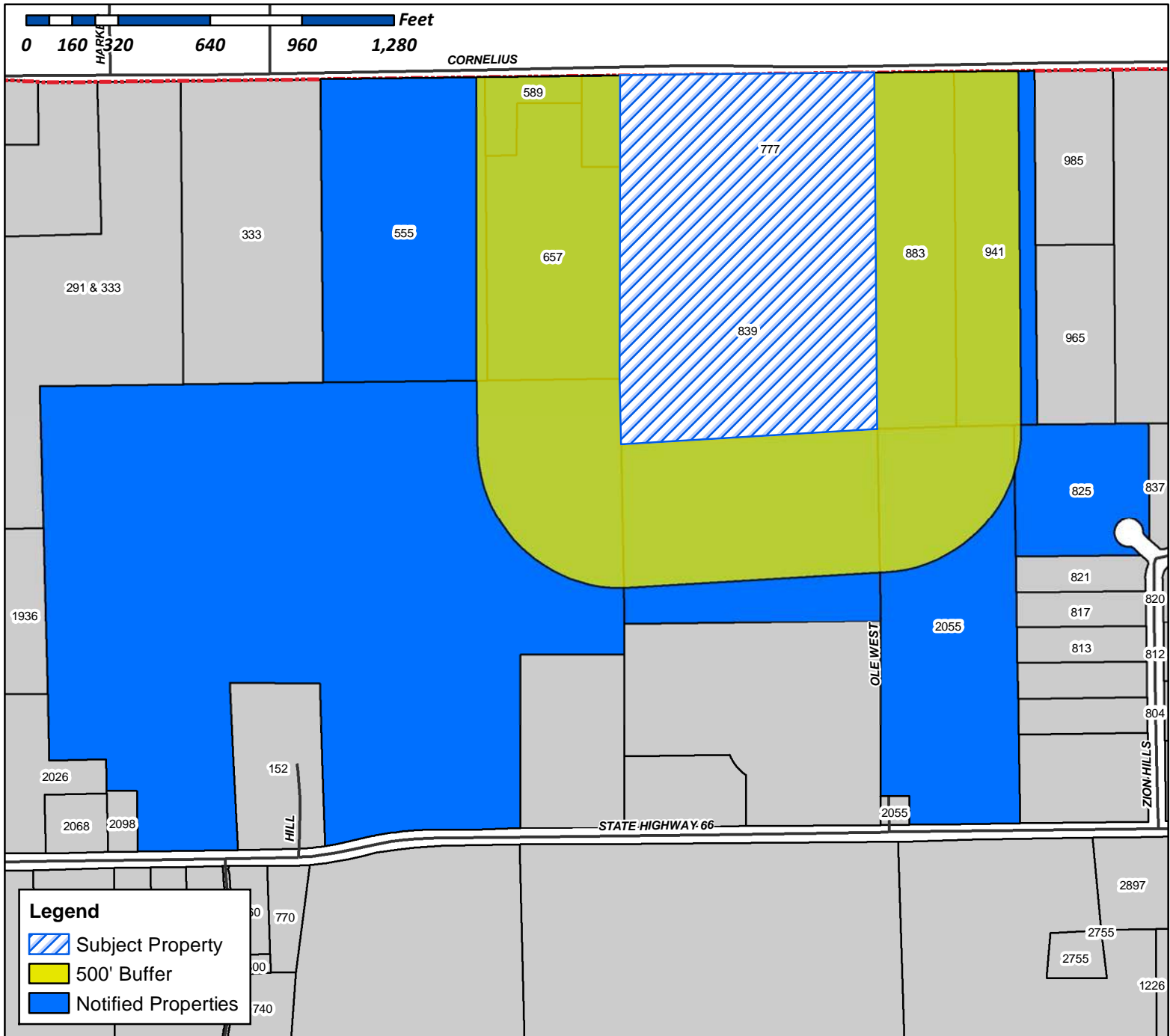




# City of Rockwall

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385 S. Goliad Street  
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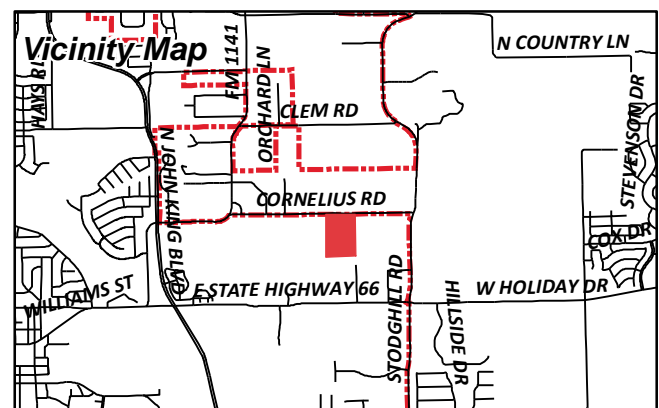
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**Case Number:** Z2019-010  
**Case Name:** SUP for a Guest Quarters and Barn  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** 777 & 839 Cornelius Street

**Date Created:** 5/1/2019

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



BRIMELOW TIM  
2055 WILLIAMS ST  
ROCKWALL, TX 75087

CAIN CEMETERY CORP  
305 STONEBRIDGE DR  
ROCKWALL, TX 75087

CAIN DEWAYNE  
305 STONEBRIDGE DR  
ROCKWALL, TX 75087

E V S R (D) LLC  
305 STONEBRIDGE DR  
ROCKWALL, TX 75087

CAIN FAMILY PARTNERSHIP LTD  
305 STONEBRIDGE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
555 CORNELIUS RD  
ROCKWALL, TX 75087

PEOPLES DONNIE  
589 CORNELIUS RD  
ROCKWALL, TX 75087

PEOPLES DONNIE  
589 CORNELIUS RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
657 CORNELIUS RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
777 CORNELIUS RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
825 ZION HILL CIR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
839 CORNELIUS RD  
ROCKWALL, TX 75087

HAMMOND SCOTT H SR & DEBORAH  
883 CORNELIUS RD  
ROCKWALL, TX 75087

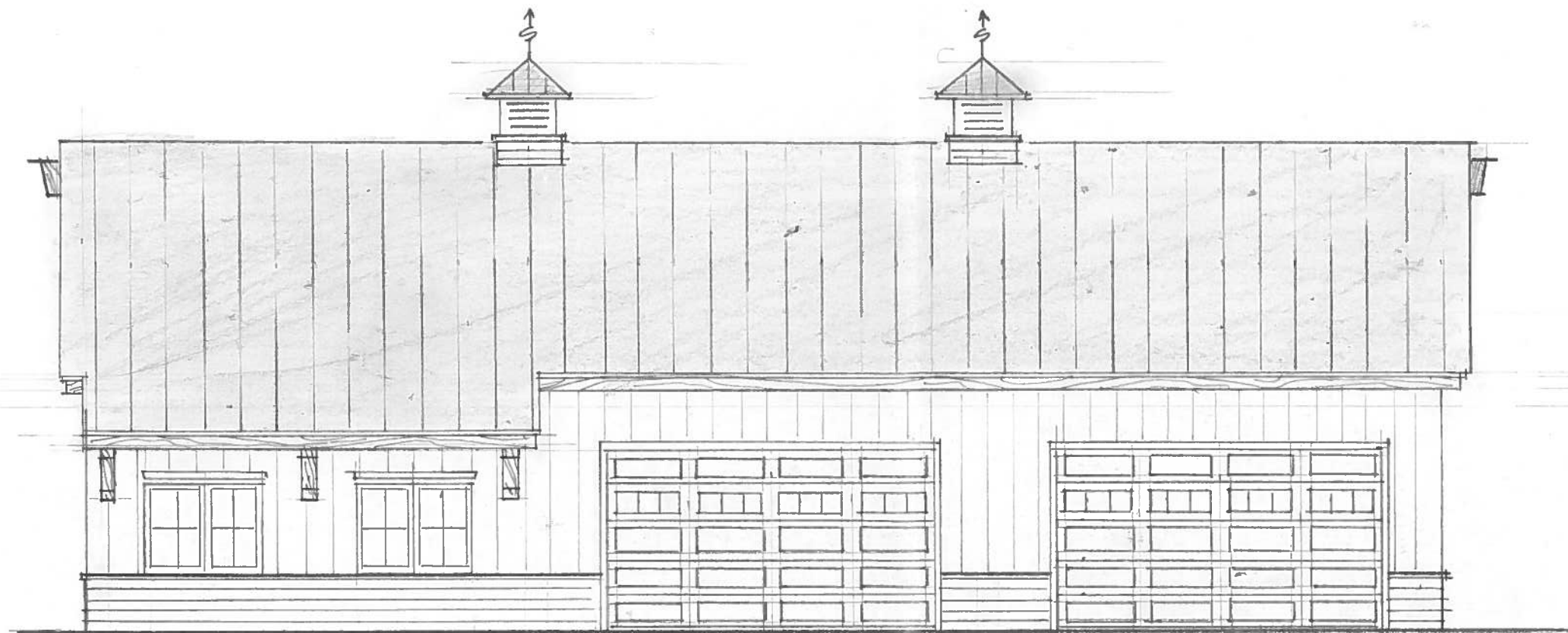
OLLOM GREGORY D  
941 CORNELIUS RD  
ROCKWALL, TX 75087

PEOPLES MIKE  
PO BOX 41  
ROCKWALL, TX 75087

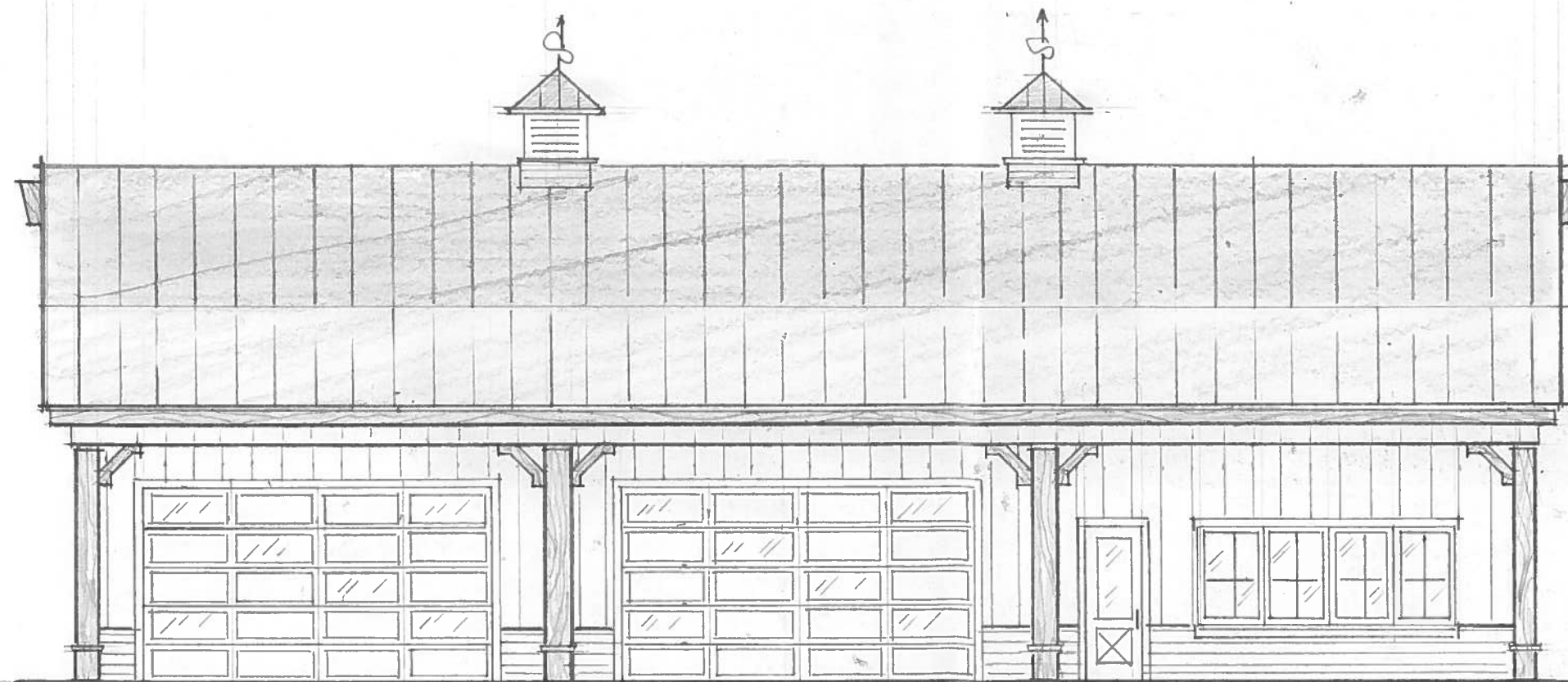
HARLE REUBIN E  
PO BOX 912  
ROCKWALL, TX 75087



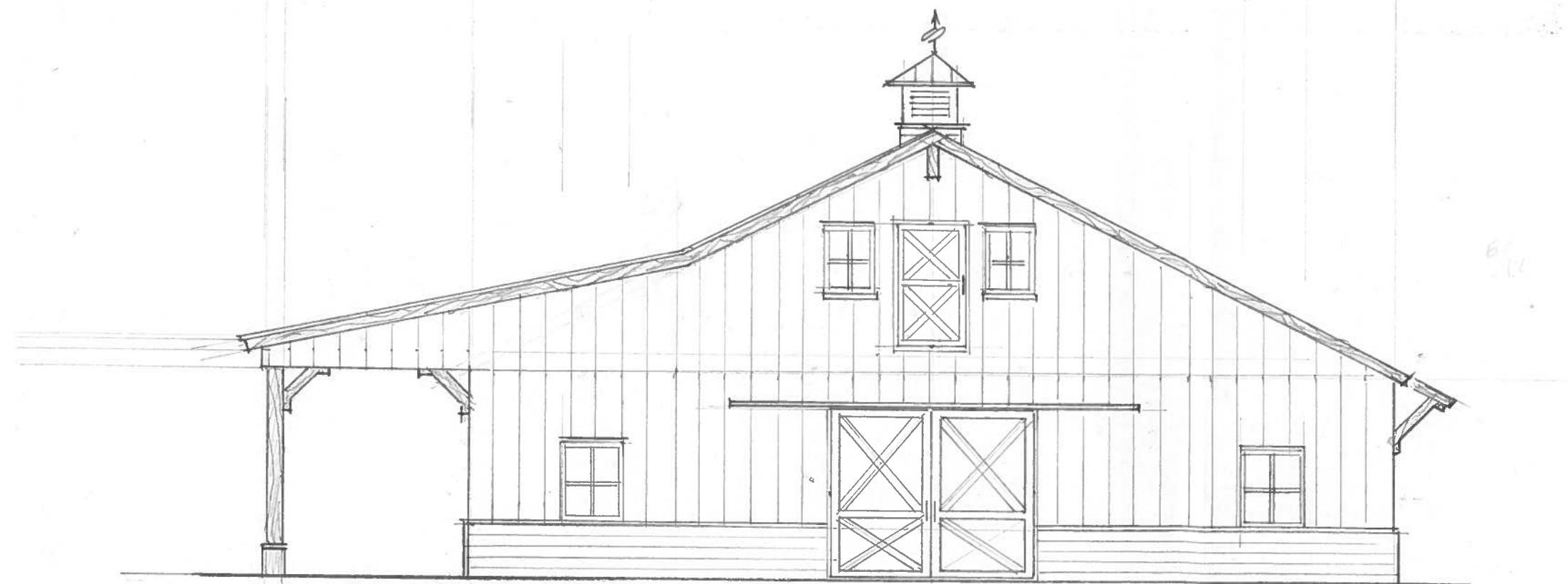




NORTH ELEVATION  
SCALE  $\frac{1}{8}'' = 1'-0''$



SOUTH ELEVATION  
SCALE  $\frac{1}{8}'' = 1'-0''$



EAST ELEVATION (WEST ELEVATION - MIRROR IMAGE)  
SCALE  $\frac{1}{8}" = 1'-0"$





CITY OF ROCKWALL

ORDINANCE NO. 19-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A *GUEST QUARTERS/SECONDARY LIVING UNIT AND BARN OR AGRICULTURAL ACCESSORY BUILDING* IN AN AGRICULTURAL (AG) DISTRICT, SITUATED ON A 10.61-ACRE PORTION OF A LARGER 26.078-ACRE TRACT OF LAND, IDENTIFIED AS TRACT 2 & 2-4 OF THE W. M. DALTON SURVEY, ABSTRACT NO. 72, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; 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 Dwayne Cain of ECSR (D), LLC for the approval of a Specific Use Permit (SUP) to allow a *guest quarters/secondary living unit and barn or agricultural accessory building* in an Agricultural (AG) District on a 10.61-acre portion of a larger 26.078-acre parcel of land described as Tract 2 & 2-4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 777 & 839 Cornelius Road, and being more specifically 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. 04-38] 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. 04-38] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *guest quarters/secondary living unit and barn or agricultural accessory building*, as stipulated by Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 04-38], on the *Subject Property*; and,



**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 2.01, *Agricultural (AG) District*, of Section 2, *Agricultural Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 04-38] as heretofore amended and as may be amended in the future, and shall be subject to the following:

## **2.1 OPERATIONAL CONDITIONS**

The following conditions pertain to the operation of a *guest quarters/secondary living unit and barn or agricultural accessory building* on the *Subject Property* and conformance to these conditions is required for continued operations:

- 1) The *guest quarters/secondary living unit and barn or agricultural accessory building* shall generally conform to the concept plan and building elevations depicted in *Exhibits 'B' & 'C'* of this ordinance;
- 2) The *guest quarters/secondary living unit and barn or agricultural accessory building* shall not be utilized for a non-residential and/or non-agricultural land use.
- 3) The *guest quarters/secondary living unit and barn or agricultural accessory building* shall be ancillary to the existing single-family home.
- 4) The *guest quarters/secondary living unit and barn or agricultural accessory building* shall not be altered so that the structure is less than 2,000 SF or greater than 4,050 SF.
- 5) The *guest quarters/secondary living unit and barn or agricultural accessory building* shall be exempt from the masonry requirements stipulated by Section 7.01, *Residential Development Standards*, of Article V, *District Development Standards*, of the Unified Development Code (UDC).
- 6) The subject property shall not be subdivided in such a way that the property does not meet the minimum requirement of ten (10) acres in size for a *barn or agricultural accessory building*.
- 7) The *guest quarters/secondary living unit and barn or agricultural accessory building* shall be located behind the front façade of the primary structure and be subject to the same building setbacks as the primary structure.
- 8) The *guest quarters/secondary living unit and barn or agricultural accessory building* shall not be sold or conveyed separately without meeting the requirements of the Unified Development Code (UDC).

## **2.2 COMPLIANCE**

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- 1) Upon obtaining a Building Permit, should the subject property--which is subject to the guidelines of this ordinance--fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance

with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

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

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 3<sup>RD</sup> DAY OF JUNE, 2019.**

\_\_\_\_\_  
Jim Pruitt, *Mayor*

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: May 20, 2019

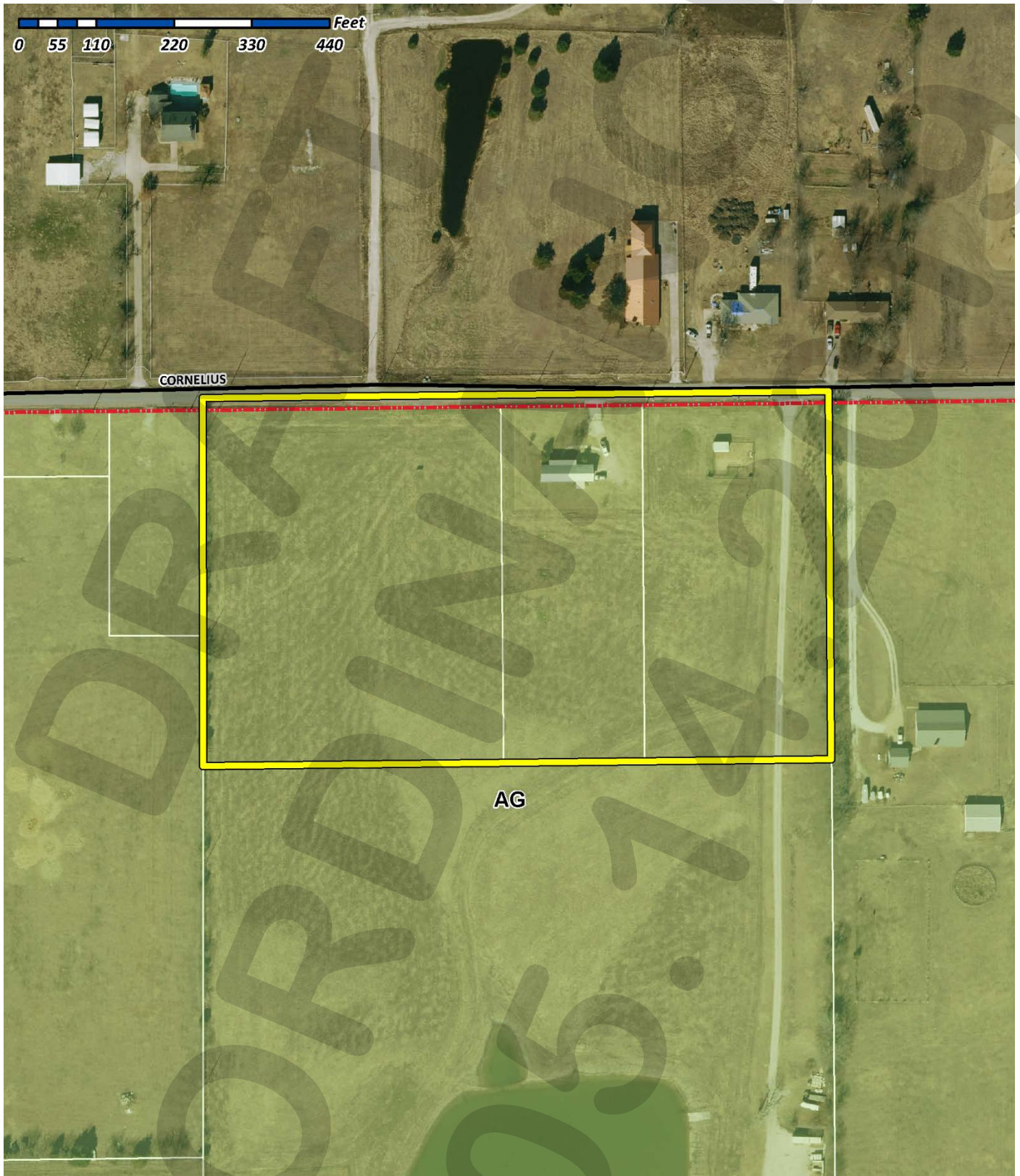
2<sup>nd</sup> Reading: June 3, 2019



**Exhibit 'A'**  
**Zoning Exhibit**

Address: 777 & 839 Cornelius Road

Legal Description: Tract 2 & 2-4 of the W. M. Dalton Survey, Abstract No. 72



**Exhibit 'B'**  
*Site Plan*

DRAFT  
ORDINANCE  
05.14.2019



**Exhibit 'C'**  
*Concept Elevations*

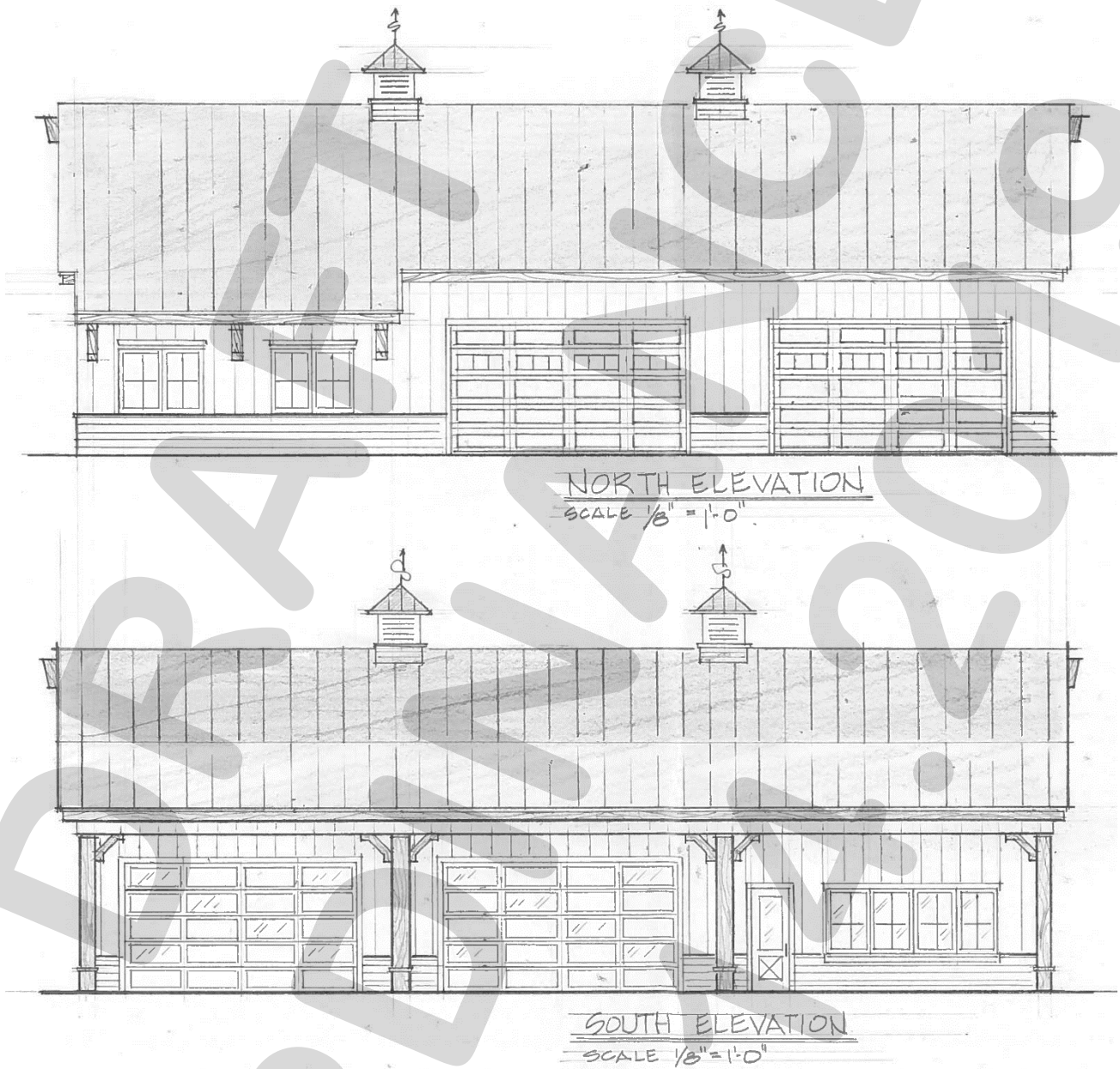
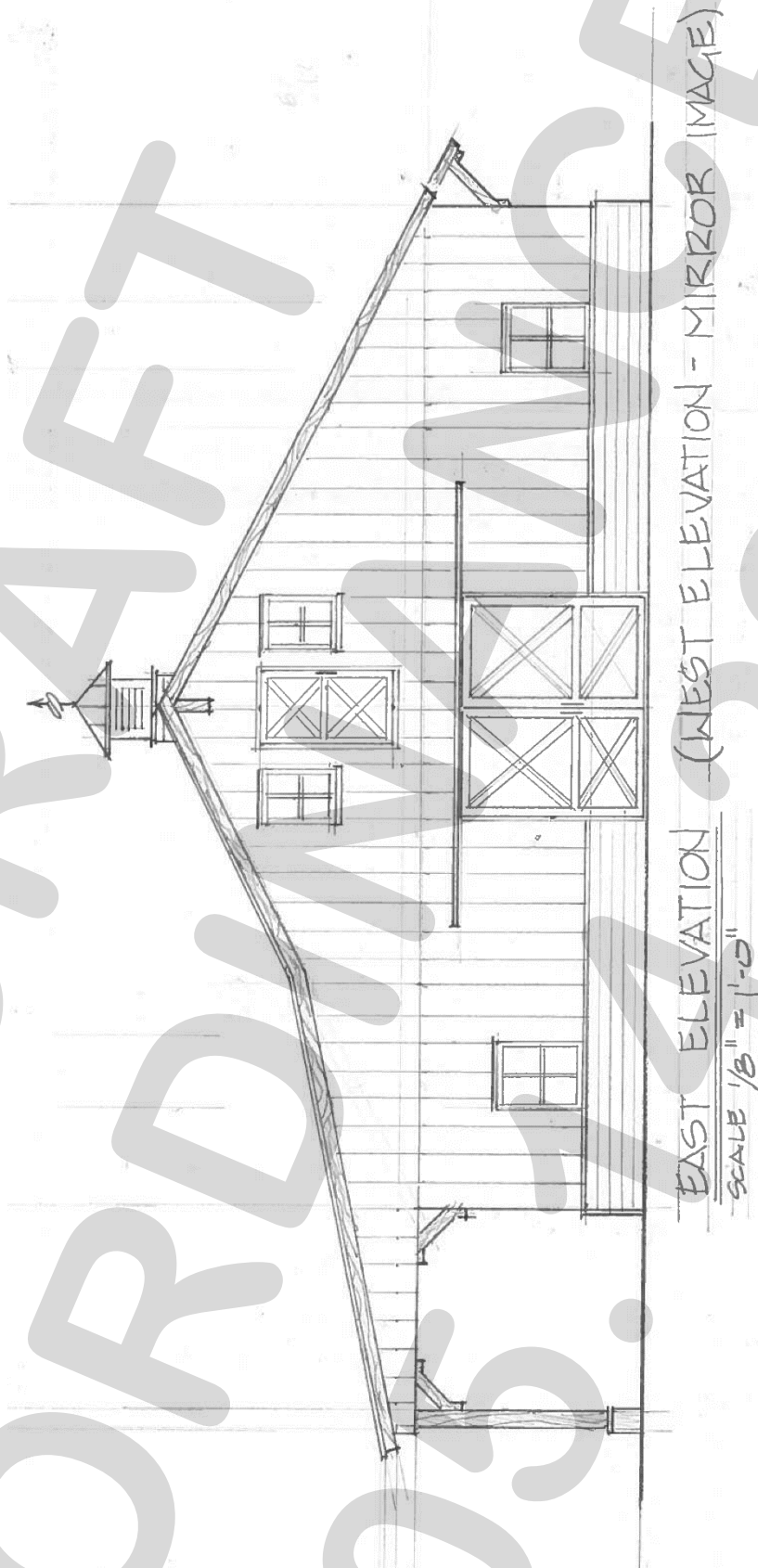


Exhibit 'C'  
Concept Elevations







# 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:** May 14, 2019  
**APPLICANT:** Scott Lewis; *RRDC, LTD*  
**CASE NUMBER:** Z2019-011; *Amendment to Planned Development District 47 (PD-47)*

---

### **SUMMARY**

Hold a public hearing to discuss and consider a request by Scott Lewis of RRDC, LTD for the approval of an amendment to Planned Development District 47 (PD-47) [*Ordinances 99-17 & 07-04*] being a 14.4715-acre tract of land identified as Tract 104 of the E. Teal Survey, Abstract No. 207 and Lot 1, Block A, First Christian Church, Disciples of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 47 (PD-47) for Single-Family 10 (SF-10) District land uses, situated within the Scenic Overlay (SOV) District, generally located at the northeast corner of the intersection of Ridge Road [FM-740] and White Road, and take any action necessary.

### **BACKGROUND**

The subject property is located at the northeast corner of the intersection of Ridge Road [FM-740] and White Road. On June 7, 1999, the City Council approved *Ordinance No. 99-17* [Case No. *PZ1999-023*], which zoned the subject property to Planned Development District 47 (PD-47) for Single Family 10 (SF-10) District land uses. Since a portion of the subject property was outside of the City's corporate limits (*i.e. situated within Rockwall County*) and another portion was situated within the City of Heath, the case memo required a boundary adjustment agreement be entered into with the City of Heath. The full subject property was annexed into the City of Rockwall on December 20, 1999 by *Resolution No. 99-44* and zoned Planned Development District 47 (PD-47). On January 16, 2007, the City Council approved *Ordinance No. 07-04* [Case No. *Z2006-025*], which amended a portion of *Ordinance No. 99-17* allowing a five (5) acre part of Planned Development District 47 (PD-47) to allow for a commercial antenna in conjunction with a house of worship. On January 16, 2016, the City Council approved a preliminary plat for the Whisper Rock subdivision [Case No. *Z2017-066*], which contained 28 single-family lots on 9.477-acres. On December 11, 2018, the Planning and Zoning Commission approved a site plan [Case No. *SP2018-041*] and recommended approval of a final plat [Case No. *P2018-043*] for the Whisper Rock subdivision. The City Council approved the final plat on December 17, 2018.

### **PURPOSE**

The applicant is requesting to amend the development standards contained in Planned Development District 47 (PD-47) [*Ordinance No. 99-17*]. Specifically, the applicant is requesting three (3) changes to the ordinance. These changes are as follows:

- 1) The minimum masonry requirement be 60% with all lap-siding being a cementitious fiber material (*e.g. HardiBoard or HardiPlank*);
- 2) The maximum lot coverage be 55%, and
- 3) Front-facing garages be allowed provided they are set back a minimum of 20-feet from the front façade of the structure.

## **ADJACENT LAND USES AND ACCESS**

The subject property is located at the northeast corner of the intersection of Ridge Road [FM-740] and White Road. The land uses adjacent to the subject property are as follows:

- North:** Directly north of the subject property is a single-family residential subdivision (*i.e. Benton Court Subdivision*), which is zoned Planned Development District 40 (PD-40) for Single-Family 10 (SF-10) District land uses. Beyond this there are several single-family homes that are zoned Single-Family 16 (SF-16) District.
- South:** Directly south of the subject property is a house of worship (*i.e. First Christian Church*) followed by White Road, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. This roadway delineates the city limits of the City of Rockwall.
- East:** Directly east of the subject property is a vacant tract of land and a single-family home that are zoned Agricultural (AG) and Single-Family Estate 4.0 (SFE-4.0) Districts. Beyond this is a single-family residential subdivision (*i.e. Phase 4 of the Foxchase Subdivision*) that is zoned Planned Development District 9 (PD-9) for General Retail (GR), Single-Family 10 (SF-10), Single-Family 12.5 (SF-12.5), and Light Industrial (LI) District land uses.
- West:** Directly west of the subject property is Ridge Road [FM-740], which is identified as a M4D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this is a residential subdivision (*i.e. Chandler's Landing*), which is zoned Planned Development District 8 (PD-8) for single-family and multi-family land uses.

## **CHARACTERISTICS OF THE REQUEST**

Currently, Planned Development District 47 (PD-47) is comprised of two (2) areas. *Area 1 (i.e. Whisper Rock Subdivision)* is undeveloped and contains 28 single-family residential lots on a 9.477-acre tract of land. *Area 2* is currently occupied by a house of worship (*i.e. First Christian Church*). The applicant is requesting changes to the development standards for *Area 1*. Specifically, the applicant would like to reduce the minimum masonry requirement to 60% from 80%, change the maximum lot coverage from 45% to 55%, and change the garage standards to allow front facing garages provided the garages are setback a minimum of 20-feet from the front of the structure. Currently, the development standards for Planned Development District 47 (PD-47) require all garages to be in a *J-Swing* or *Traditional Swing* format with no garage doors facing the street.

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

According to Section 4, *Residential Parking*, of Article VI, *Parking and Loading*, of the Unified Development Code (UDC), "...in single-family districts, garages must be located at least 20-feet behind the front building façade for front-entry garages..." In this case, the applicant's request conforms to the requirements of the Unified Development Code (UDC) for garages, and changing the Planned Development District ordinance does not appear to negatively impact the subject property or surrounding properties. With regard to the masonry and lot coverage requirements, the applicant is requesting to minimally reduce these standards; however, the Planning and Zoning Commission have approved similar requests in previous cases, and if approved it would not negatively impact surrounding or adjacent properties.

## **CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

According to the OURHometown Vision 2040 Comprehensive Plan, the subject property is located in the *Marina District*, which is characterized as a residential district that is significantly developed with medium-density housing. The *Marina District* is not anticipated to change its land use pattern, and is expected to continue to have residential infill development that compliments the existing surrounding



properties. This infill development is expected to generally follow the guidelines for medium-density residential development. In this case, the applicant's request does not appear to be contrary to the district strategies for the *Marina District*. Specifically, the proposed residential subdivision is considered to be a medium-density development and the applicant is not proposing to alter the density of the development.

## **STAFF ANALYSIS**

With regard to the applicant's request to increase the maximum lot coverage, staff should note that the only zoning district that allows a similar lot coverage (*i.e. allows 50% lot coverage*) is the Zero Lot Line (ZL-5) District. Although the applicant's request to raise the maximum lot coverage from 45% to 55% does not change the density of the development, the Planning and Zoning Commission should examine the possible visual effects/perception of allowing larger homes on the existing lot size and consider whether or not approval of this request will negatively impact the development and/or neighboring developments. Staff should point out that the side yard setback in the Single Family 10 (SF-10) District is six (6) feet, which means that the minimum distance between homes will be 12-feet. This is consistent with the policies for residential development contain in the OURHometown Vision 2040 Comprehensive Plan. With that being said, approval of this request is a discretionary decision for the City Council, pending a recommendation from the Planning and Zoning Commission.

As has been done in past amendments to planned development districts that consist of several regulating ordinances, staff has taken this opportunity to consolidate the regulating ordinances for Planned Development District 47 (PD-47) into one (1) ordinance; however, while staff has clarified several sections of these ordinances in the new regulating ordinance, no changes with regard to the requirements, intent or permitted land uses have been made to any portion of the planned development district that relates to *Ordinance No. 07-04*, which is identified as the regulating ordinance for *Area 2 (i.e. First Christian Church)* in the attached draft ordinance.

## **NOTIFICATIONS**

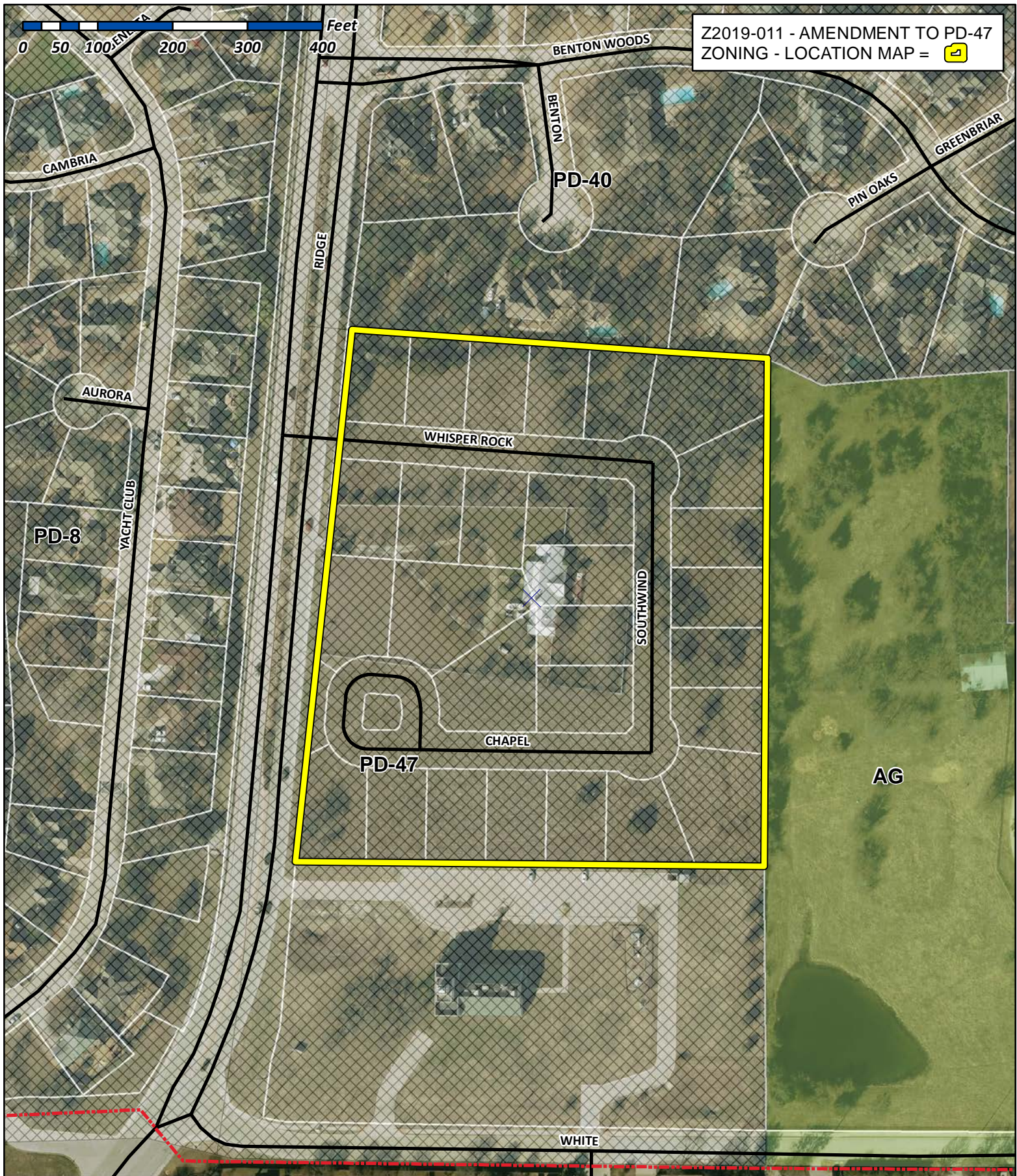
On May 1, 2019, staff mailed 123 notices to property owners and residents within 500-feet of the subject property. Additionally, staff notified Spyglass Phases 2 & 3, the Rainbow Lakes, Chandler's Landing, and Foxchase Homeowner's Associations (HOA's), which are the only HOA's/Neighborhood Associations within 1,500-feet of the subject property and participating in the Neighborhood Notification Program. At the time this report was written, staff had not received any notices concerning this case.

## **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request then staff would propose the following conditions of approval:

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

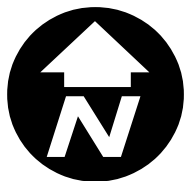




## City of Rockwall

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

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



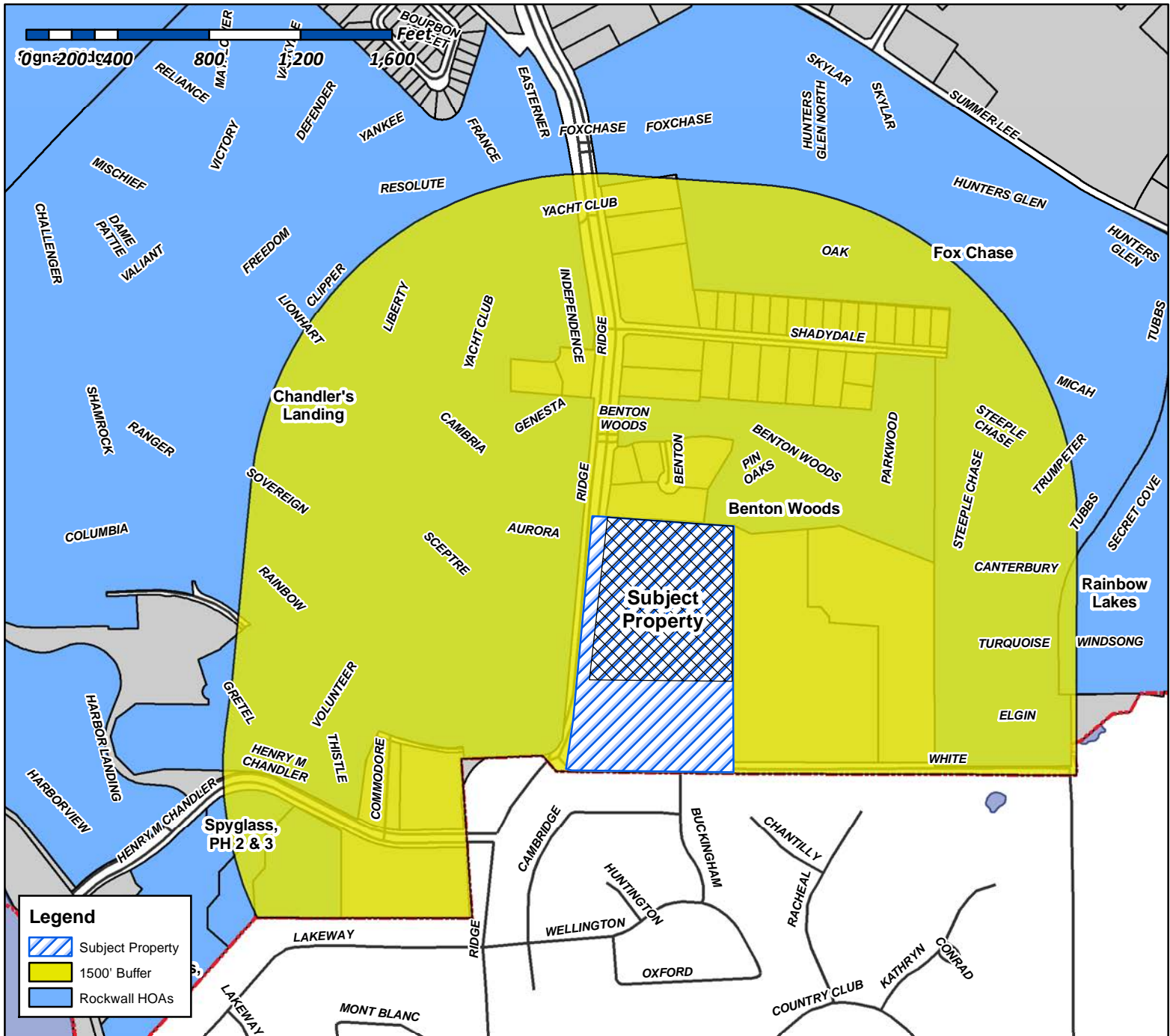




# City of Rockwall

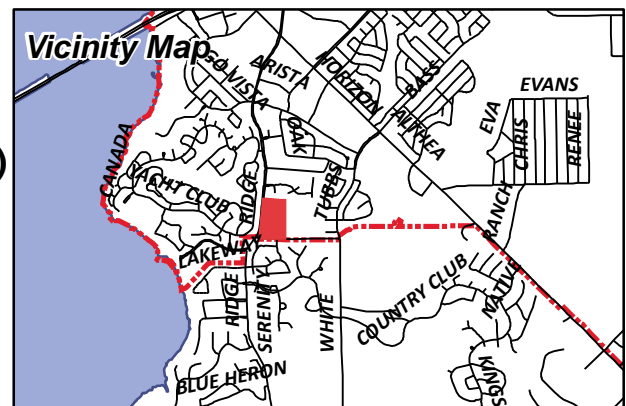
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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**Case Number:** Z2019-011  
**Case Name:** Amendment to PD-47  
**Case Type:** Zoning  
**Zoning:** Planned Development District 47 (PD-47)  
**Case Address:** 3231 Ridge Road

**Date Created:** 4/17/2019  
**For Questions on this Case Call** (972) 771-7745



**From:** [Morales, Laura](#)  
**To:** [REDACTED]  
**Cc:** [Miller, Ryan](#); [Gonzales, David](#); [Brooks, Korey](#)  
**Subject:** Neighborhood Notification Program: Notice of zoning request  
**Date:** Wednesday, May 01, 2019 1:36:23 PM

---

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will be published in the Rockwall Herald Banner **May 3, 2019**. The Planning and Zoning Commission will hold a public hearing on **Tuesday 5/14/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday 5/20/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at

<https://sites.google.com/site/rockwallplanning/development/development-cases>

**Z2019-011- Hold a public hearing to discuss and consider a request by Scott Lewis of RRDC, LTD for the approval of an amendment to Planned Development District 47 (PD-47) [Ordinances 99-17 & 07-04] being a 14.4715-acre tract of land identified as Tract 104 of the E. Teal Survey, Abstract No. 207 and Lot 1, Block A, First Christian Church, Disciples of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 47 (PD-47) for Single-Family 10 (SF-10) District land uses, situated within the Scenic Overlay (SOV) District, generally located at the northeast corner of the intersection of Ridge Road [FM-740] and White Road, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at <http://www.rockwall.com/planning/hoa.asp>.

Sincerely,

*Laura Morales*

Planning & Zoning Coordinator  
City of Rockwall Planning & Zoning Department  
972-771-7745 | 972-772-6438  
[Lmorales@rockwall.com](mailto:Lmorales@rockwall.com) | <http://www.rockwall.com/planning/>

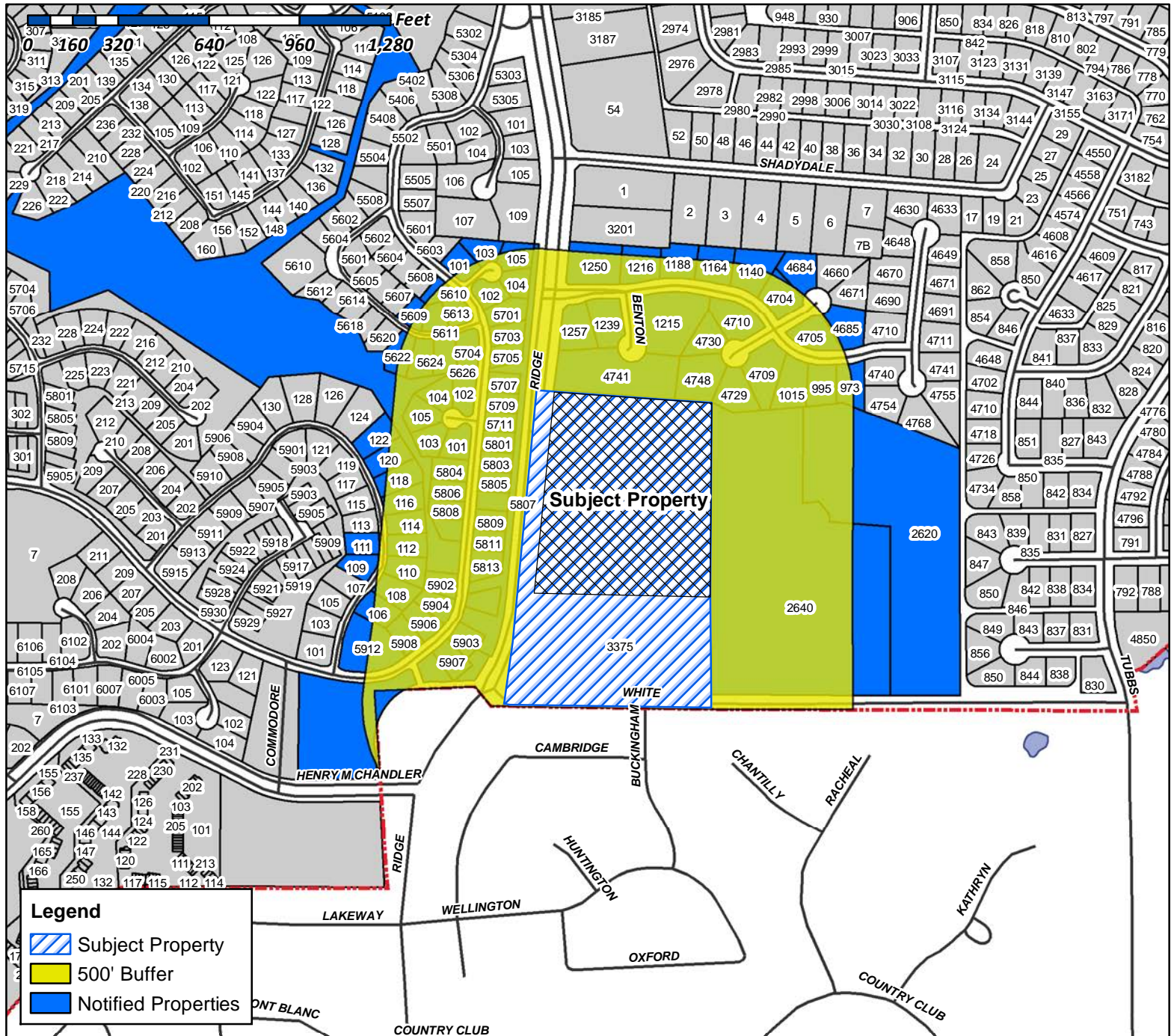




# City of Rockwall

Planning & Zoning Department  
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**Case Number:** Z2019-011  
**Case Name:** Amendment to PD-47  
**Case Type:** Zoning  
**Zoning:** Planned Development District (PD-47)  
**Case Address:** 3231 Ridge Road

**Date Created:** 4/17/2019

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



CORDILLERA INTERNATIONAL LLC  
1 EASTSHORE ROAD  
HEATH, TX 75032

CURRENT RESIDENT  
101 GENESTA PL  
ROCKWALL, TX 75032

SEELEY LISA JONI  
101 AURORA CIR  
ROCKWALL, TX 75032

MCKINNEY KENT L & NARSHA  
1015 BENTON WOODS DR  
ROCKWALL, TX 75032

NORTHCUTT LEIGH  
102 AURORA CIR  
ROCKWALL, TX 75032

WARREN JEFFREY DWAYNE ETUX  
102 GENESTA PL  
ROCKWALL, TX 75032

CURRENT RESIDENT  
103 AURORA CIR  
ROCKWALL, TX 75032

WEEKS MARY  
103 GENESTA PL  
ROCKWALL, TX 75032

O'BRIEN PATRICIA C  
104 AURORA CIRCLE  
ROCKWALL, TX 75032

GARZA ROY A & DULCE R  
104 GENESTA PLACE  
ROCKWALL, TX 75032

LANCASTER RONALD R & BRENDA R  
105 AURORA CIR  
ROCKWALL, TX 75032

TURNER CATHERINE  
105 GENESTA PL  
ROCKWALL, TX 75032

HATFIELD GAROLD SCOTT  
106 SCEPTRE DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
108 SCEPTRE DR  
ROCKWALL, TX 75032

REED ANGEL  
109 SCEPTRE DRIVE  
ROCKWALL, TX 75032

HOWES JAN  
110 SCEPTRE DR  
ROCKWALL, TX 75032

JOHNSTON MICHAEL & ANN  
111 SCEPTRE DR  
ROCKWALL, TX 75032

PRITCHETT THOMAS AARON  
112 SCEPTRE DR  
ROCKWALL, TX 75032

RIERA CRISTINA  
114 SCEPTRE DR  
ROCKWALL, TX 75032

EDWARDS RICHARD J  
1140 BENTON WOODS DR  
ROCKWALL, TX 75032

BRELAND JULIA AND  
116 SCEPTRE DR  
ROCKWALL, TX 75032

TIMBES GARY R & ELIZABETH S  
1164 BENTON WOODS DR  
ROCKWALL, TX 75032

JASIN PAUL A  
118 SCEPTRE DR  
ROCKWALL, TX 75032

MARSHALL GREGORY S & JOANNA  
1188 BENTON WOODS DRIVE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
120 SCEPTRE DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1202 WHISPER ROCK DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1203 CHAPEL DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1206 WHISPER ROCK DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1207 CHAPEL DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1210 WHISPER ROCK DR  
ROCKWALL, TX 75032



CURRENT RESIDENT  
1211 CHAPEL DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1213 WHISPER ROCK DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1214 WHISPER ROCK DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1215 BENTON WOODS  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1215 CHAPEL DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1216 CHAPEL DR  
ROCKWALL, TX 75032

HAMILTON LARRY WAYNE & REBA DIANE  
1216 BENTON WOODS DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1217 WHISPER ROCK DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1218 CHAPEL DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1218 WHISPER ROCK DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1219 CHAPEL DR  
ROCKWALL, TX 75032

CAMIEL JEFFREY M  
122 SCEPTRE DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1221 WHISPER ROCK DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1222 WHISPER ROCK DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1223 CHAPEL DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1224 CHAPEL DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1239 BENTON WOODS DR  
ROCKWALL, TX 75032

PATEL VIBHA & SATISH  
1250 BENTON WOODS DR  
ROCKWALL, TX 75032

HARRISON DOUGLAS C  
1257 BENTON WOODS DRIVE  
ROCKWALL, TX 75032

CONFIDENTIAL  
152 SHEPHERDS GLEN RD  
ROCKWALL, TX 75032

ENGINEERING CONCEPTS  
201 WINDCO CIRCLE O  
WYLIE, TX 75098

COGBURN DEWAYNE AND GLENNA  
2400 TRINITY COURT  
HEATH, TX 75032

HIMMELREICH STEVEN D & NANCY L  
2620 WHITE RD  
ROCKWALL, TX 75032

DUHON CRAIG R & DONNA L  
2640 WHITE RD  
ROCKWALL, TX 75032

VANHORN WILLIAM & PENNI AND  
3021 RIDGE RD SUITE A-66  
ROCKWALL, TX 75032

SCHUMANN SHERRY  
306 COUNTY ROAD 1581  
ALBA, TX 75410

FIRST CHRISTIAN CHURCH  
3375 RIDGE ROAD  
ROCKWALL, TX 75032

STARRLO ENTERPRISES LLC SERIES C  
4604 MCWILLIAMS COURT  
PLANO, TX 75093

AUSBURN CHARLES NEAL  
4614 GILBERT AVE  
DALLAS, TX 75219

ANSARI CYRUS  
4684 GREENBRIAR CT  
ROCKWALL, TX 75032

HAIN MARGARET GUNTHER AND  
4685 GREENBRIAR CT  
HEATH, TX 75032

PARKS TODD L AND RHONDA DENISE  
4704 GREENBRIAR CT  
ROCKWALL, TX 75032

UNDERWOOD KEVIN W & KRISTINA K  
4705 GREENBRIAR CT  
ROCKWALL, TX 75032

MCKINNEY TERRY L SR AND DEBORAH A  
4709 PIN OAKS CIRCLE  
ROCKWALL, TX 75032

WOLOV MATTHEW & KRISTINA  
4710 PIN OAKS CIR  
ROCKWALL, TX 75032

BURGE RICK W & KATHRYN S  
4729 PIN OAKS CIR  
ROCKWALL, TX 75032

DENNARD RICHARD C  
4730 PIN OAKS CIRCLE  
ROCKWALL, TX 75032

GRAND-LIENARD ROBERT J III AND DIANA L  
4741 BENTON CT  
ROCKWALL, TX 75032

BAILEY KENNETH AND MEREDITH  
4748 PIN OAKS CIR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
4801 SOUTHWIND DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
4804 SOUTHWIND DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
4805 SOUTHWIND DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
4808 SOUTHWIND DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
4809 SOUTHWIND DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
4812 SOUTHWIND DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
4813 SOUTHWIND DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
4816 SOUTHWIND DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
4817 SOUTHWIND DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
4821 SOUTHWIND DR  
ROCKWALL, TX 75032

BROWN IAN AND JESSICA  
5609 CAMBRIA DR  
ROCKWALL, TX 75032

RANDOLPH JILL F  
5610 YACHT CLUB DRIVE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
5611 CAMBRIA DR  
ROCKWALL, TX 75032

GARDNER MICHAEL J  
5613 CAMBRIA DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
5622 CAMBRIA DR  
ROCKWALL, TX 75032

COOPER NEAL B  
5624 CAMBRIA DR  
ROCKWALL, TX 75032

GREEN KRIS & CORI  
5626 CAMBRIA DR  
ROCKWALL, TX 75032

WEST RACHEL  
5701 YACHT CLUB  
ROCKWALL, TX 75032

LANG JOSEPH W III &  
5703 YACHT CLUB DR  
ROCKWALL, TX 75032

RICHARD J MALAK AND BARBARA E MALAK  
REVOCABLE LIVING TRUST  
5704 YACHT CLUB DRIVE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
5705 YACHT CLUB DR  
ROCKWALL, TX 75032



CARDOZO DORENE  
5707 YACHT CLUB DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
5709 YACHT CLUB DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
5711 YACHT CLUB DR  
ROCKWALL, TX 75032

BIXLER JOY S  
5801 YACHT CLUB DR  
ROCKWALL, TX 75032

WRIGHTSON DAVID J SR  
5803 YACHT CLUB DR  
ROCKWALL, TX 75032

WRIGHTSON DAVID J & LUCY S  
5803 YACHT CLUB DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
5804 YACHT CLUB DR  
ROCKWALL, TX 75032

MINCKLER JOSEPH M & INGRID E  
5805 YACHT CLUB DR  
ROCKWALL, TX 75032

HUMES JENNIFER  
5806 YACHT CLUB DRIVE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
5807 YACHT CLUB DR  
ROCKWALL, TX 75032

LANG NICOLE  
5808 YACHT CLUB DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
5809 YACHT CLUB DR  
ROCKWALL, TX 75032

CATANIA ANTHONY J  
5811 YACHT CLUB  
ROCKWALL, TX 75032

CURRENT RESIDENT  
5813 YACHT CLUB DR  
ROCKWALL, TX 75032

EAGAN LOIS MAUREEN  
5902 YACHT CLUB DR  
ROCKWALL, TX 75032

MANN ERIK  
5903 YACHT CLUB DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
5904 YACHT CLUB DR  
ROCKWALL, TX 75032

JONES BRADLEY  
5906 YACHT CLUB DR  
ROCKWALL, TX 75032

CONFIDENTIAL  
5907 YACHT CLUB DR  
ROCKWALL, TX 75032

TURNER LESLIE D  
5908 YACHT CLUB DR  
ROCKWALL, TX 75032

RABAH MUSTAFA HASAN  
5912 YACHT CLUB DRIVE  
ROCKWALL, TX 75032

CASSAR JEFFREY  
6007 VOLUNTEER PLACE  
ROCKWALL, TX 75032

UTHLAUT WILLIAM S  
6540 BROADWAY BLVD  
GARLAND, TX 75043

RAMSEY TERESA GALE AND  
7047 LAVISTA DRIVE  
DALLAS, TX 75214

BROWN NIGEL M.H.O.  
8039 WESTOVER DR  
DALLAS, TX 75231

STARNES KIMBERLY DAWN  
8545 MIDWAY RD  
DALLAS, TX 75209

CSH 2016-2 BORROWER LLC  
8665 EAST HARTFORD DR O  
SCOTTSDALE, AZ 85255

BUTTERMORE BRADLEY  
973 BENTON WOODS DR  
ROCKWALL, TX 75032

HERRIAGE JENNIFER RANEY & TIMOTHY  
995 BENTON WOOD DRIVE  
ROCKWALL, TX 75032

KJT FLYING PROPERTIES LLC  
PO BOX 1476  
ROCKWALL, TX 75087

CHANDLERS LANDING COMMUNITY  
ASSOCIATION INC  
PO BOX 638  
ROCKWALL, TX 75087

WALTERS PATRICIA ANN AND JEFFERY MICHAEL  
LYAN  
PO BOX 833073  
RICHARDSON, TX 75083

RAND PARTNERS LP  
PO BOX B  
TERRELL, TX 75160





April 12, 2019

Mr. Ryan Miller, AICP  
385 S Goliad  
Rockwall, Texas 75032

**RE: Whisper Rock  
Zoning Amendment**

Dear Mr. Miller:

We are formally requesting to amend the PD-47 with the following changes:

**SECTION 5**

Item 2. Any structure constructed on lots in the tract shall have a minimum of 60% masonry exclusive of any windows. Any siding shall be cementous fiber material, with strict HOA over sight.

Item 5. 55% maximum lot coverage of main house only, exclusive of driveway, pools & sidewalks.

Item 9. No garages shall face street unless 20' back from front of structure. J swings allowed.

If you have any questions or have additional comments, please do not hesitate to contact me at 972-941-8410 or by email at [matt@ecdip.com](mailto:matt@ecdip.com)

Thank you,

A handwritten signature in blue ink, reading "Todd Wintters", is written over a faint, light blue circular background.

Todd Wintters, P.E.  
Engineering Concepts & Design, L.P.

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 47 (PD-47) [*ORDINANCES 99-17 AND 07-04*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING THE DEVELOPMENT STANDARDS APPROVED WITH *ORDINANCE NO. 99-17*, BEING A 14.4712-ACRE TRACT OF LAND IDENTIFIED TRACT 104 OF THE E. TEAL SURVEY, ABSTRACT NO. 207 AND LOT 1, BLOCK A, FIRST CHRISTIAN CHURCH DISCIPLES OF CHRIST ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ZONED PLANNED DEVELOPMENT DISTRICT 47 (PD-47) AND MORE FULLY DEPICTED HEREIN BY *EXHIBIT 'A'* AND DESCRIBED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by the applicant Scott Lewis of RRDC, LTD for the approval of an amendment to Planned Development District 47 (PD-47) for the purpose of amending the development standards approved with *Ordinance 99-17*, being a 14.4712-acre tract of land identified as Tract 104 of the E. Teal Survey, Abstract No. 207 and Lot 1, Block A, First Christian Church Disciples of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 47 (PD-47) [*Ordinances 99-17 and 07-04*], generally located at the northeast corner of the intersection of Ridge Road [*FM-740*] and White Road and more fully depicted in *Exhibit 'A'* and described in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 47 (PD-47) [*Ordinance No.'s 99-17 & 07-04*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

**SECTION 1.** That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No.'s 99-17 & 07-04*;

**SECTION 2.** That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District ordinance and the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future;

**SECTION 3.** That development of the *Subject Property* shall be in accordance with the



*Planned Development Concept Plan*, contained in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 4.** That development of the *Subject Property* shall be in accordance with the *Planned Development Standards*, described in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

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

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

**SECTION 7.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

**SECTION 8.** That this ordinance shall take effect immediately from and after its passage;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 3<sup>RD</sup> DAY OF JUNE, 2019.**

\_\_\_\_\_  
Jim Pruitt, *Mayor*

**ATTEST:**

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

**APPROVED AS TO FORM:**

---

Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: May 20, 2019

2<sup>nd</sup> Reading: June 3, 2019



# Exhibit 'A'

## Zoning Exhibit

Legal Description: Tract 104 of the E. Teal Survey, Abstract No. 201 and Lot 1, Block A, First Christian Church Disciples of Christ Addition



**Exhibit 'B':**  
*Legal Description*

Area 1

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS RRDC, LTD., BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

**BEING** a 9.477 acre tract of land situated in the Edward Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and being all of a called 9.4769 acre tract of land described in a deed to RRDC, LTD., recorded as instrument No. 20170000023557, Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

**BEGINNING** at a 5/8" iron rod with a yellow plastic cap stamped "RPLS 3963" set for corner in the iron rod with a yellow plastic cap stamped "RPLS 3963" set for corner in the RPLS 3963" set for corner in the set for corner in the east right-of-way line of Ridge Road (FM 740) at the northwest corner of said 9.4769 acre tract;

**THENCE** South 85 degrees 43 minutes 42 seconds East along the north line thereof and partly with the south lines of the original Benton Court Addition, an Addition to the City of Rockwall recorded in Cabinet D, Slide 69, and Benton Woods, an Addition to the City of Rockwall recorded in Cabinet C, Slide 254, all recorded in the Plat Records of Rockwall County, Texas (PRRCT), for a total distance of 559.60 feet to a point for corner near the base of a steel fence post at the northeast corner of said 9.4769 acre tract, common to the southwest corner of a called 12.000 acre tract described in a deed to Craig Duhon et ux, recorded in Volume 693, Page 228, (DRRCT), from which a 5/8" iron rod with a yellow plastic cap stamped "RPLS 3963" set for iron rod with a yellow plastic cap stamped "RPLS 3963" set for RPLS 3963" set for set for reference bears South 65 degrees 09 minutes 20 seconds West, a distance of 39.51 feet;

**THENCE** South 00 degrees 10 minutes 53 seconds West, along the common line of last mentioned tracts, a distance of 679.81 feet to a point for corner near the base of a plastic fence post at the southeast corner of said 9.4769 acre tract, common to the northeast corner of Lot 1, Block A, First Christian Church, Disciples of Christ, an Addition to the City of Rockwall recorded in Cabinet E, Slide 361 (PRRCT), from which a 5/8" iron rod with a yellow plastic cap iron rod with a yellow plastic cap stamped "RPLS 3963" set for reference bears South 61 degrees 43 minutes 15 seconds West, a RPLS 3963" set for reference bears South 61 degrees 43 minutes 15 seconds West, a set for reference bears South 61 degrees 43 minutes 15 seconds West, a distance of 37.49 feet;

**THENCE** North 89 degrees 09 minutes 00 seconds West with the common line of said 9.4769 acre tract and said Lot 1, a distance of 625.70 feet to a point for corner at the common west corner thereof, and also being in the east line of said Ridge Road, from which a 3 1/4" TXDOT TXDOT Aluminum Disk found for reference bears South 49 degrees 53 minutes 40 seconds West, a distance of 0.50 feet;

**THENCE** North 05 degrees 42 minutes 52 seconds East with the East Right-of-Way line of said Ridge Road, a distance of 14.11 feet to a 3 1/4" TXDOT Aluminum Disk found at an angle point TXDOT Aluminum Disk found at an angle point thereof;

**THENCE** North 05 degrees 35 minutes 24 seconds East continuing with the East Right -of-way line of said Ridge Road, a distance of 701.50 feet to the POINT OF BEGINNING and containing 412,830 square feet or 9.477 acres of land.



**Exhibit 'B':**  
*Legal Description*

Area 2

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS FIRST CHRISTIAN CHURCH OF ROCKWALL, TEXAS, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

**BEING** a 5.231 acre tract of land situated in the Edward Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and being all of Lot 1, Block A, First Christian Church, Disciples of Christ, Rockwall, Texas Addition, recorded in Cabinet E, Slide 361, Plat Records of Rockwall County, Texas (PRRCT), said 5.231 acre tract being more particularly described as follows:

**BEGINNING** at a point for corner near the base of a plastic fence post at the southeast corner of a called 9.4769 acre tract of land described in deed to RRDC, Ltd., recorded in Instrument 20170000023557, Deed Records, Rockwall, County, Texas (DRRCT), common to the northeast corner of said Lot 1, said corner being in the west boundary line of a called 12 acre tract of land described in a deed to Craig R. Duhon and Donna L. Duhon, recorded in Volume 693, Page 228, (DRRCT), from which a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 found for reference bears South 61 degrees 46 minutes 53 seconds West, a distance of 37.56 feet;

**THENCE** South 00 degrees 07 minutes 41 seconds West, along the common line of said Lot 1 and said 12 acre tract, a distance of 353.00 feet to a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 set for the southeast corner of said Lot 1, said corner being in the north right-of-way line of White Road, a variable width right-of-way;

**THENCE** North 89 degrees 08 minutes 58 seconds West, along the common line of said Lot 1 and said White Road, a distance of 671.35 feet to a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 set for the southwest corner of said Lot 1, said corner being at the Ridge Road and said Lot 1, a distance of 50.66 feet to a TxDOT monument found for corner;

**THENCE** North 05 degrees 45 minutes 12 seconds East, continuing along the common line of said Ridge Road and said Lot 1, a distance of 237.59 feet to the northwest corner of said Lot 1 and the southwest corner of said 9.4769 acre tract, from which a TxDOT monument bears South 58 degrees 52 minutes 38 seconds West, a distance of 0.41 feet;

**THENCE** South 89 degrees 09 minutes 00 seconds East, along the common line of said Lot 1 and said 9.4769 acre tract, a distance of 625.79 feet to the POINT OF BEGINNING and containing 227,854 square feet or 5.231 acres of land.

**Exhibit 'C':**  
**Location Map/Area Concept Plan**





**Exhibit 'D':**  
**PD Development Standards**

Area 1: Single-Family 10 (SF-10) District [9.477-Acres]

- (1) **Permitted Uses.** Unless specifically provided by this Planned Development ordinance, *Area 1* as depicted in *Exhibit 'C'* of this ordinance shall be subject to the land uses permitted for the Single-Family 10 (SF-10) District as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 04-38] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.
- (2) **Density and Dimensional Requirements.** Unless specifically provided by this Planned Development ordinance, *Area 1* as depicted in *Exhibit 'C'* of this ordinance shall be subject to the development standards for the Single-Family 10 (SF-10) District as stipulated in Article V, *District Development Standards*, of the Unified Development Code [Ordinance No. 04-38] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future. All lots shall conform to the standards depicted in *Table 1*, which are as follows:

*Table 1: Density and Dimensional Requirements*

Minimum Lot Width <sup>(1)</sup>	80'
Minimum Lot Depth	100'
Minimum Lot Area	10,000 SF
Minimum Front Yard Setback <sup>(2)</sup>	25'
Minimum Side Yard Setback	6'
Minimum Distance Between Buildings	10'
Maximum Height	36'
Minimum Rear Yard Setback	10'
Maximum Lot Coverage	55%
Minimum Dwelling Size	3,000 SF

General Notes:

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

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

- (3) **Building Standards.** Housing type and construction shall adhere to the following building standards:
  - (a) **Masonry Requirements.** The minimum masonry requirement for the exterior façades of all buildings shall be 60% primary materials and/or a maximum of 20% secondary materials, excluding windows and doors. For the purpose of this ordinance, primary materials shall consist of stone, brick, and cementitious materials. The use of cementitious materials (e.g. stucco, cementitious lap siding, or similar materials) shall be limited to 40% of the building's exterior façade.
  - (b) **Anti-Monotony.** An anti-monotony standard shall not allow the same structure—in terms of materials and elevation--any closer than four (4) houses apart on either side of the street.
  - (c) **Common Areas and Open Space.** All common areas, dedicated landscape easements, and open space areas shall be maintained by a Homeowner's Association, which shall be created subject to the requirements of the City's Subdivision Ordinance.
  - (d) **Garage Orientation.** Garages shall be oriented in a traditional swing (or j-swing). Garages configured in a flat, front entry configuration shall be setback a minimum of 20 feet from the front façade of the primary structure. All garage doors shall be required to have upgraded finishes (e.g. *divided garage bay doors, carriage style hardware and lighting elements, cedar clad garage doors, or a similar alternative -- to be approved by staff*)]. All garage configurations not conforming to this section shall meet the

**Exhibit 'D':**  
**PD Development Standards**

requirements of Article VI, Parking and Loading, of the Unified Development Code (UDC).

Area 2: Single-Family 10 (SF-10) District [4.9995-Acres]

- (1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, Area 2 as depicted in *Exhibit 'C'* of this ordinance shall be subject to the land uses permitted for the Single-Family 10 (SF-10) District as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 04-38] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future however, the following conditions shall apply:

The following land use shall be permitted in Area 2:

- ☒ Antenna, Commercial\*

*NOTES:* 1) All equipment shall be contained interior to the building 2) The height of the structure shall remain as depicted in *Exhibit 'E'* of this ordinance.

- (2) *Density and Dimensional Requirements.* Any development in Area 2 as depicted in *Exhibit 'C'* of this ordinance shall be subject to the development standards required for properties in a Single-Family 10 (SF-10) District as stipulated by Article V, *District Development Standards*, of the Unified Development Code [Ordinance No. 04-38] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.
- (3) *Building Standards.* Housing type and construction shall adhere to the following building standards:
- (a) *Masonry Requirements.* The minimum masonry requirement for the exterior façades of all buildings shall be 60% primary materials and/or a maximum of 20% secondary materials, excluding windows and doors. For the purpose of this ordinance, primary materials shall consist of stone, brick, and cementitious materials. The use of cementitious materials (e.g. stucco, cementitious lap siding, or similar materials) shall be limited to 40% of the building's exterior façade.
  - (b) *Anti-Monotony.* An anti-monotony standard shall not allow the same structure--in terms of materials and elevation--any closer than four (4) houses apart on either side of the street.
  - (c) *Common Areas and Open Space.* All common areas, dedicated landscape easements, and open space areas shall be maintained by a Homeowner's Association, which shall be created subject to the requirements of the City's Subdivision Ordinance.
- (4) *Garage Orientation.* Garages shall be oriented in a traditional swing (or j-swing). Garages configured in a front entry configuration shall be setback a minimum of 20 feet from the front façade of the primary structure. All garage doors shall be required to have upgraded finishes (e.g. *divided garage bay doors, carriage style hardware and lighting elements, cedar clad garage doors, or a similar alternative -- to be approved by staff*). All garage configurations not conforming to this section shall meet the requirements of Article VI, Parking and Loading, of the Unified Development Code (UDC).



[illegible]



# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION MEMORANDUM

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Planning and Zoning Commission

**FROM:** David Gonzales, *Planning and Zoning Manager*

**DATE:** May 14, 2019

**SUBJECT:** SP2019-012; *Amended Site Plan for Existing Manufacturing Facility (Lollicup)*

---

On January 9, 2018, the Planning and Zoning Commission approved a site plan [i.e. SP2017-042] for a ~650,000 SF warehouse/manufacturing facility [i.e. *Lollicup USA*]. On January 16, 2018, the City Council approved the following six (6) variances and exceptions for this development:

1. *A variance to the minimum stone requirements for not incorporating a minimum of 20% natural stone on all facades;*
2. *A variance for not incorporating a minimum of seven (7) architectural elements on the building elevations;*
3. *A variance to the screening requirements to allow the use of landscaping to screen the loading docks in lieu of a minimum ten (10) foot screening wall;*
4. *A variance to the minimum parking requirements;*
5. *An exception for the use of tilt-up wall construction; and,*
6. *An exception to the vertical and horizontal articulation standards.*

On June 4, 2018 -- *after receiving a recommendation of denial from the Planning and Zoning Commission* --, the City Council denied (i.e. *no action taken*) a request by the applicant to revise the building elevation for the purpose allowing a form-liner that would replicate the use of split face stone in lieu of using natural stone.

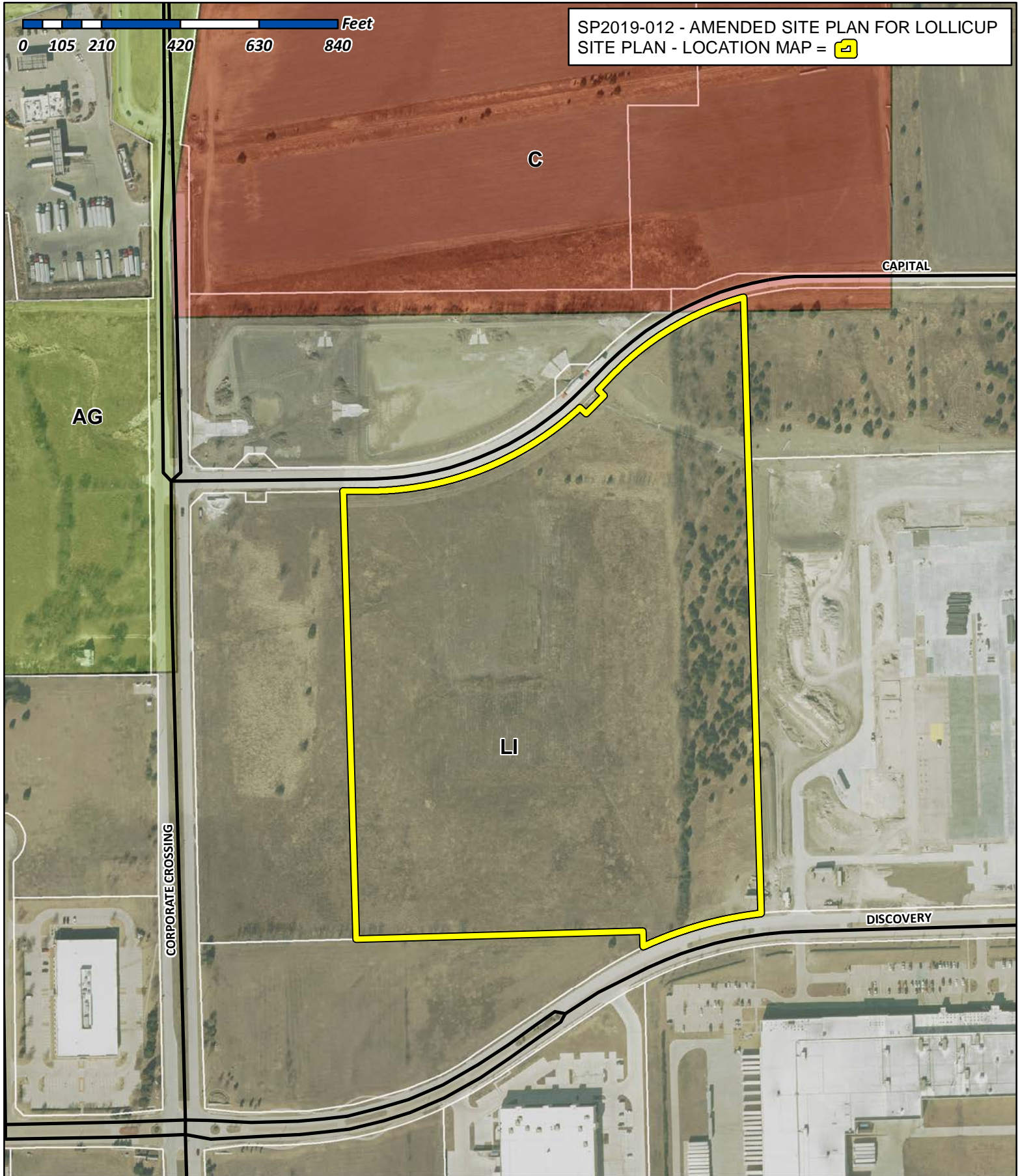
On April 11, 2019, the applicant -- *Kyle McCullah of Callaway Architecture* -- submitted an application requesting the approval of an amended site plan for the purpose of constructing 22, 60-foot tall storage silos that will be located adjacent to the rear façade (i.e. *south elevation*). The silos will be visible from Discovery Boulevard, Corporate Crossing [i.e. *FM-549*], and IH-30. According to Section 6.13, *FM-549 Overlay (FM-549 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), the proposed silos are considered ground mounted appurtenances (i.e. *mechanical equipment*), which require screening. The UDC goes on to say that "...loading and service areas shall be located on the rear and side of buildings where possible. In the event that a loading or service area faces towards the *Primary Roadway*, additional screening of the loading and service area may be required by the Architectural Review Board (ARB) and Planning and Zoning Commission." The applicant has submitted a landscaping plan showing an additional row of mature evergreen trees that planted along the southern property boundaries. Staff should point out that as compensatory measure of the original site plan case, the applicant agreed to planting a single row of mature evergreen trees along this boundary to help mitigate for the lack of vertical and horizontal articulation on the southern and western building façade, which faces onto Discovery Boulevard. The additional row of evergreen trees will not create a complete screening of the silos; however, there are intervening properties to the south and west of the subject property that could potentially be developed in the future that could provide additional screening of the silos. The variance to the screening requirements for the use of landscape screening for the silos remains a discretionary decision for the Planning and Zoning Commission.

On April 30, 2019, the Architectural Review Board (ARB) reviewed the amended building elevations and sightline studies provided by the applicant. After general discussion with the applicant regarding

the appearance, color, and proposed screening of the silos, the ARB made a motion to recommend approval of the amended building elevations. The motion passed by a vote of 4-1, with Board Member Miller dissenting and Board Members Tovar and Johnson absent.

Should the Planning and Zoning Commission have any questions, staff will also be available at this meeting.





## City of Rockwall

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

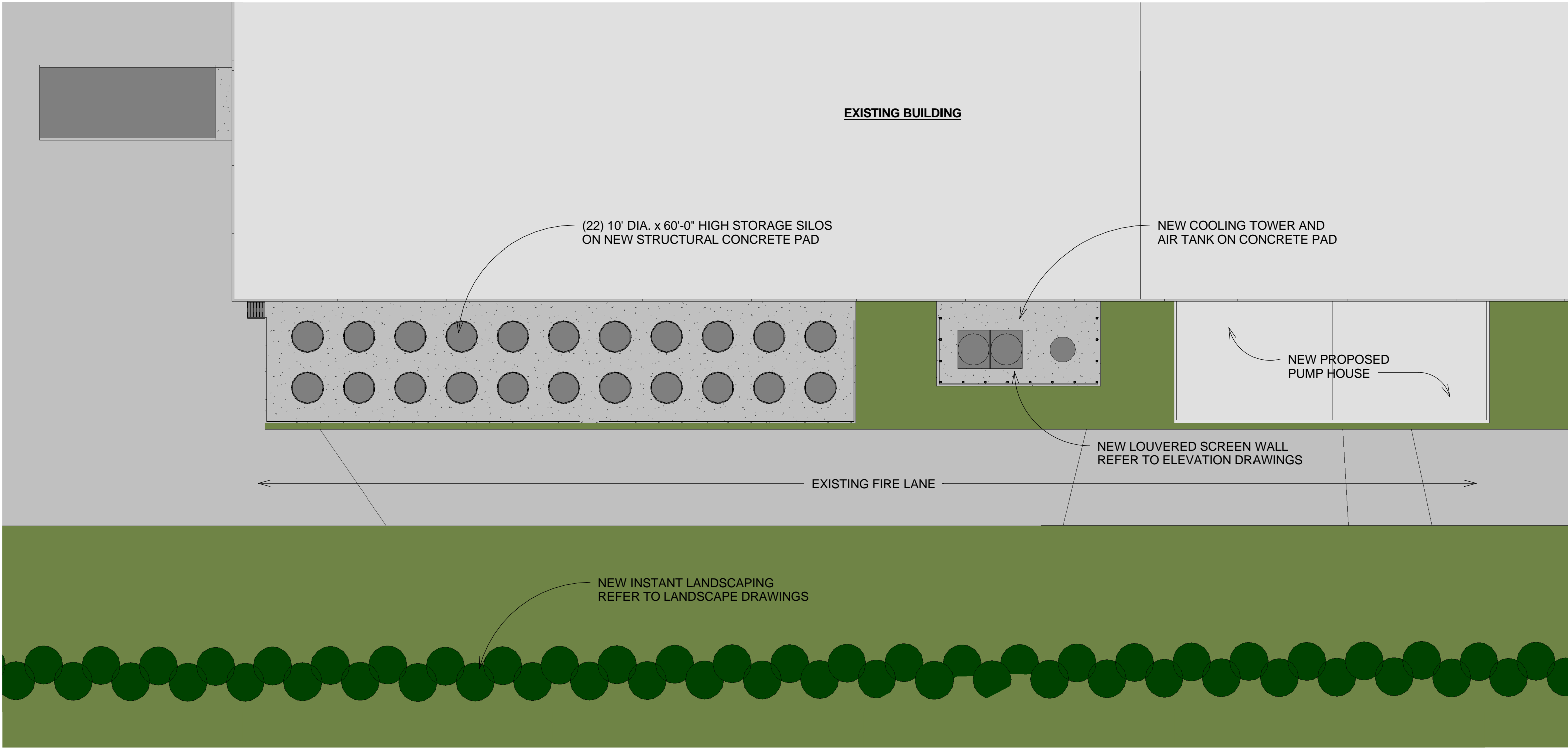
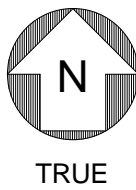




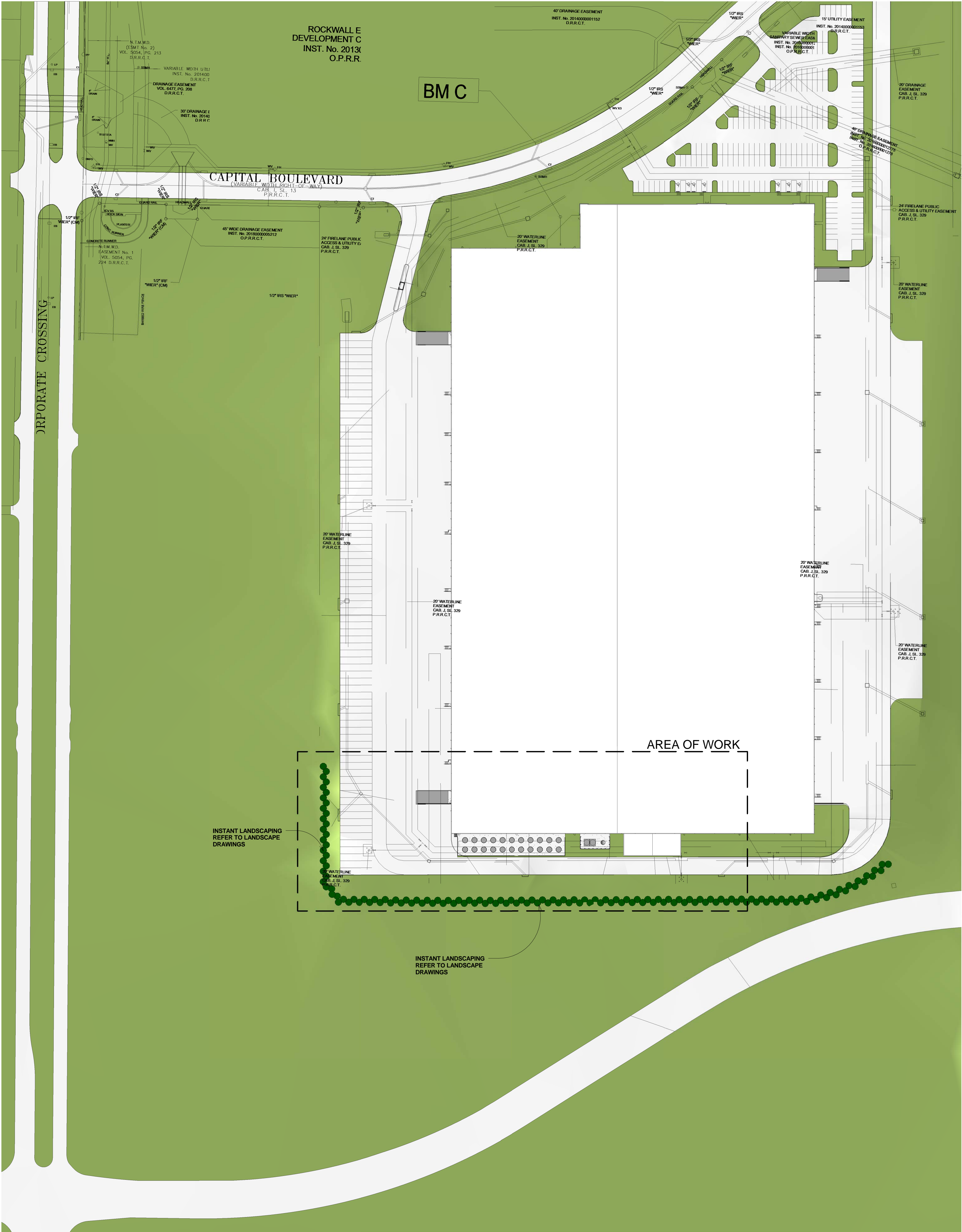
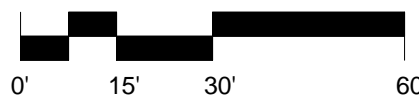
AREA OF WORK



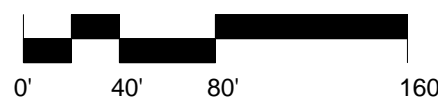
2 Vicinity map



3 ENLARGED SITE PLAN  
1" = 30'-0"



1 ARCHITECTURAL SITE PLAN - 60' SILOS  
1" = 80'-0"



APPLICANT INFORMATION	OWNER INFORMATION
KYLE McCULLAH CALLAWAY ARCHITECTURE 1207 HAMPSHIRE LANE RICHARDSON, TX 75080 214.368.2525 OFFICE 214.957.7327 MOBILE KMcCullah@Callawayarchitecture.com	ALLAN YU LOLLICUP USA 6185 KIMBALL AVE CHINO, CA 91708 626.865.8882 OFFICE 214.957.7327 MOBILE Jason.Lee@Lollicup.com
LOLLICUP, USA CASE NUMBER:SP2019-XXX	

REVISIONS:

JOB NO:18087

ARCHITECTURAL SITE  
PLAN

SD 1  
Date:04/12/2019

A NEW PROJECT FOR:  
LOLLICUP, USA  
LOLLICUP

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official purposes.  
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only.

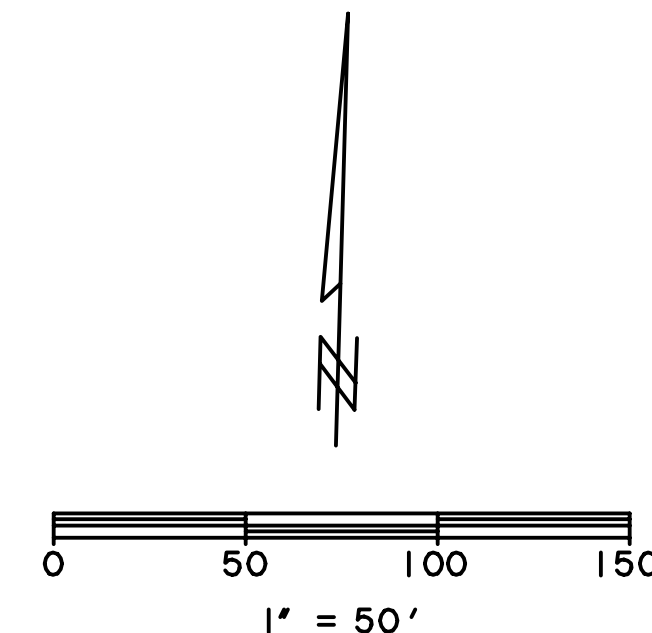
callaway  
architecture

1207 HAMPSHIRE LN. ST#105, RICHARDSON, TX 75080  
PHONE: 214.368.2525 PROJECT # 18087

3201 Capital Blvd.

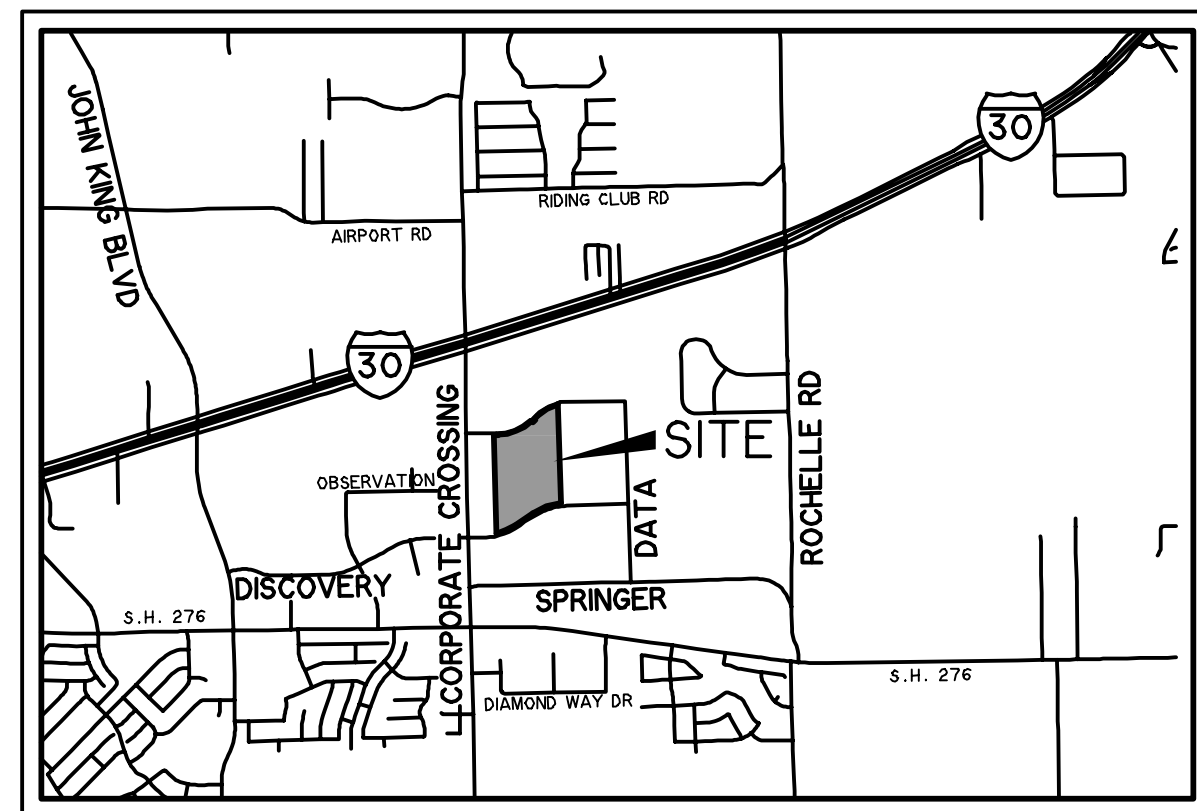
Rockwall, Texas 75082





SITE DATA CHART	
EXISTING USE	INDUSTRIAL
PROPOSED USE	INDUSTRIAL
BUILDING AREA	650,000 SF
LOT AREA	34.23 AC (1,491,028 SF)
PARKING REQ'D.	(VARIANCE)
ACCESSIBLE PARKING PROVIDED	7
TOTAL PARKING PROVIDED	199
BUILDING/LOT COVERAGE	43.6%
LANDSCAPE AREA	XX,XXX SF
LANDSCAPE COVERAGE	XX.XXX

- GENERAL NOTES:**
1. ALL COORDINATES ARE TO THE BACK OF CURB, UNLESS NOTED OTHERWISE.
  2. DIMENSIONS SHOWN ARE TO THE BACK OF CURB, UNLESS NOTED OTHERWISE.
  3. ALL PROPOSED CURB RADIUS ARE 2.5' B/C, WITHIN PARKING LOT, UNLESS NOTED OTHERWISE.
  4. SEE ARCHITECTURAL PLANS FOR BLDG. DIMENSIONS.
  5. ALL CONCRETE PAVEMENT SHALL HAVE 6" CURBS UNLESS OTHERWISE NOTED.



**VICINITY MAP**  
NOT TO SCALE

EXISTING UTILITIES ARE INDICATED ON THE PLANS FROM AVAILABLE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES, TO NOTIFY ALL UTILITY COMPANIES OF THE CONTRACTORS OPERATIONS, TO PROTECT ALL UTILITIES FROM DAMAGE, TO REPAIR ALL UTILITIES DAMAGED DUE TO THE CONTRACTORS OPERATIONS, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING UTILITIES.

* BENCHMARKS *	
BM A - X CUT AT THE END OF AN ADA RAMP AT THE SOUTHEAST CORNER OF DISCOVERY BLVD AND DATA DR.	ELEVATION = 600.44 FT.
BM B - X CUT ON TOP OF CURB NEAR A FIRE HYDRANT ON THE NORTH SIDE OF DISCOVERY BLVD 600 FEET EAST OF CORPORATE CROSSING.	ELEVATION = 599.47 FT.
BM C - X CUT ON THE WEST SIDE OF A CURB INLET ON THE NORTH SIDE OF CAPITAL BLVD 820 FEET EAST OF CORPORATE CROSSING.	ELEVATION = 585.90 FT.

**OWNER/DEVELOPER:**

CONTACT: ALAN YU  
COMPANY: LOLLICUP USA  
ADDRESS: 6185 KIMBALL AVE  
CHINO, CA 91708

OFFICE: 626-965-8882 (EXT. 110)  
MOBILE: 626-226-8556  
EMAIL: [alan.yu@lollipup.com](mailto:alan.yu@lollipup.com)

**WIA WIER & ASSOCIATES, INC.**  
ENGINEERS SURVEYORS LAND PLANNERS

PREPARED BY:

2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 467-7700  
Texas Firm Registration No. F-2776 [www.wierassociates.com](http://www.wierassociates.com)

**LOLLICUP SILO ADDITION  
3201 CAPITAL BLVD  
ROCKWALL, TEXAS 75032**

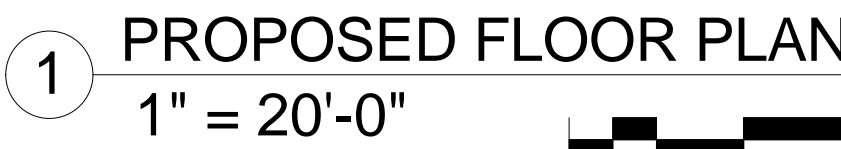
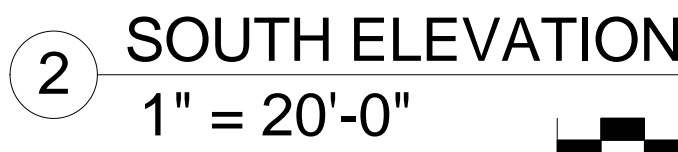
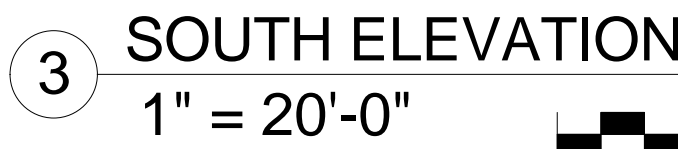
## SITE PLAN

**PRELIMINARY PLANS  
FOR PROJECT REVIEW  
NOT FOR  
CONSTRUCTION,  
BIDDING OR PERMIT  
PURPOSES.**  
Prepared By/Or Under  
Direct Supervision Of  
Jacob H. Fears, PE  
Texas Registration  
No. 99376  
On Date Shown Below.

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WIER & ASSOCIATES, INC.  
LAST SHEET EDIT  
DATE 4/23/2019  
WA# 17136.02

**SHEET NO.**  
**S101**





APPLICANT INFORMATION	OWNER INFORMATION
<p>KYLE MCCULLAH  CALLAWAY ARCHITECTURE  1207 HAMPSHIRE LANE  RICHARDSON, TX 75080  214.968.2525 OFFICE  214.957.7327 MOBILE</p> <p>KMcCullah@Callawayarchitecture.com</p>	<p>ALLAN YU  LOLICUP-USA  6185 KIMBALL AVE  CHINO, CA 91708  626.965.8850 OFFICE  214.957.7327 MOBILE</p> <p>Jason.Lee@Lollicup.com</p>
<p>LOLICUP, USA  CASE NUMBER:SP219-XXX</p>	

1207 HAMPSHIRE LN, ST#105, RICHARDSON, TX 75080  
PHONE: 214.368.2525 PROJECT # 18087

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only.

A NEW PROJECT FOR:  
LOLLICUP, USA  
**LOLLICUP**

3201 Capital Blvd.

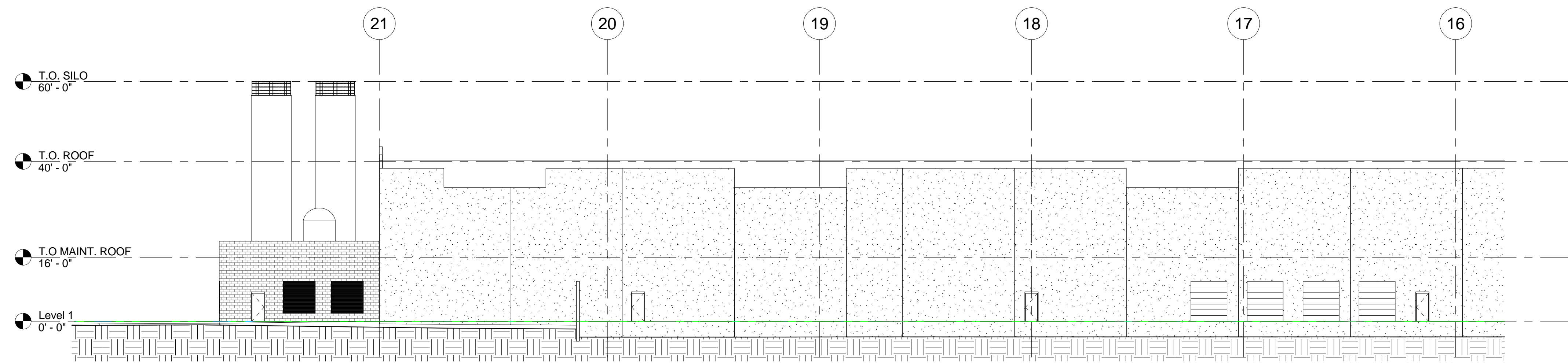
## REVISIONS

JOB NO:18087

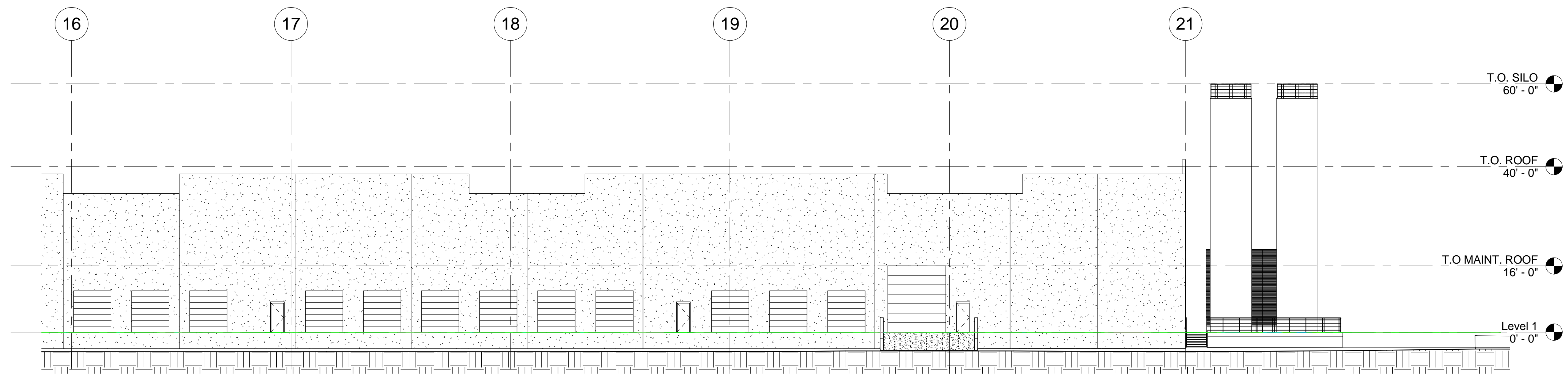
### PROPOSED ELEVATION AND FLOOR PLAN

**A1.1**  
Date:04/11/2019

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This document has not been  
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2 PARTIAL EAST ELEVATION  
1/16" = 1'-0"



1 PARTIAL WEST ELEVATION  
1/16" = 1'-0"

APPLICANT INFORMATION	OWNER INFORMATION
KYLE McCULLAH CALLAWAY ARCHITECTURE 1207 HAMPSHIRE LANE RICHARDSON, TX 75080 214.368.2525 OFFICE 214.957.7327 MOBILE KMcCullah@Callawayarchitecture.com	ALLAN YU LOLLICUP USA 6185 KIMBALL AVE CHINO, CA 91708 626.965.8862 OFFICE 214.957.7327 MOBILE Jason.Lee@Lollicup.com
LOLLICUP, USA CASE NUMBER-SP2019-XXX	

A NEW PROJECT FOR  
LOLLICUP, USA  
**LOLLICUP**

3201 Capital Blvd.

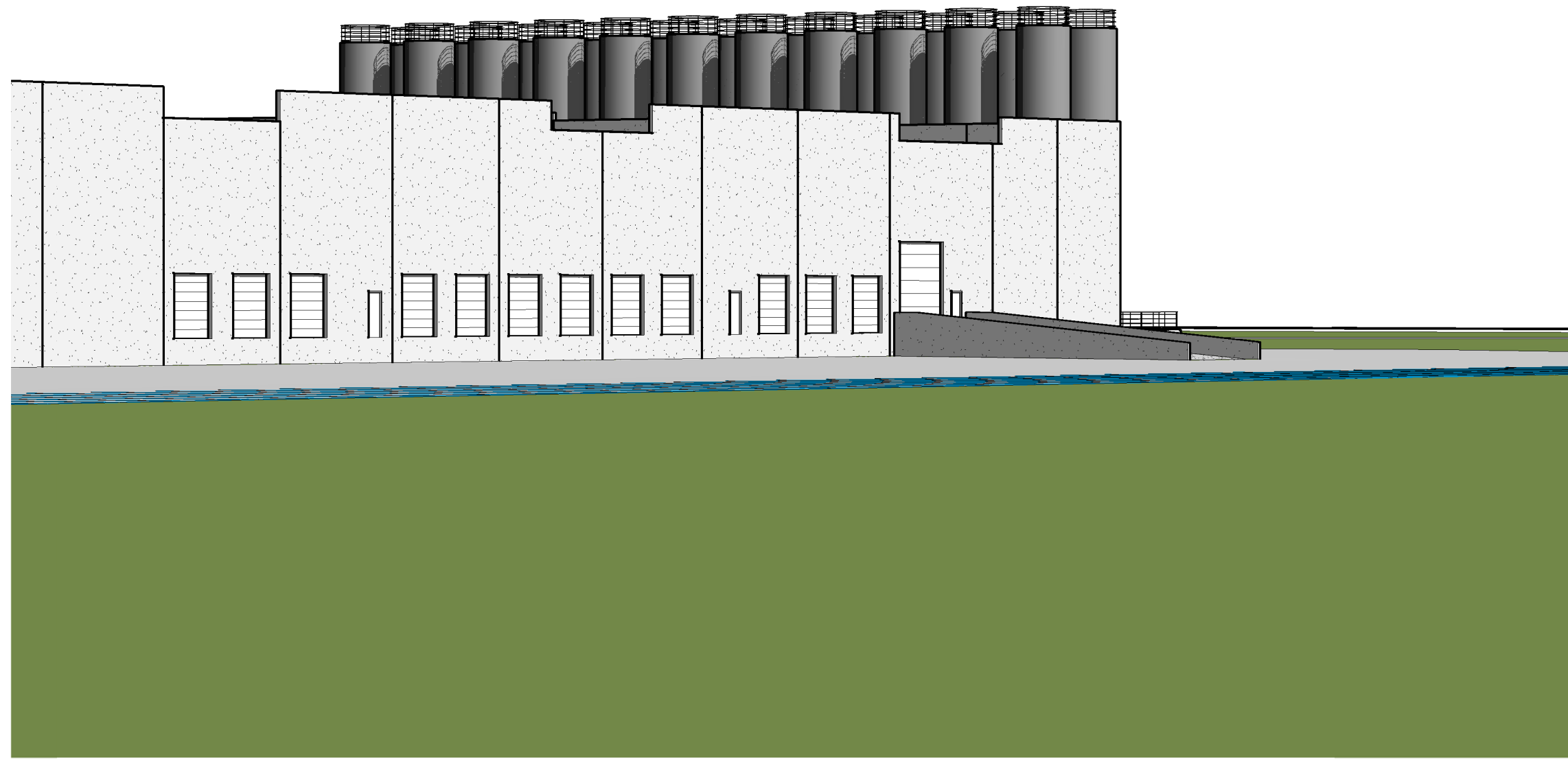
REVISIONS:

JOB NO:18087

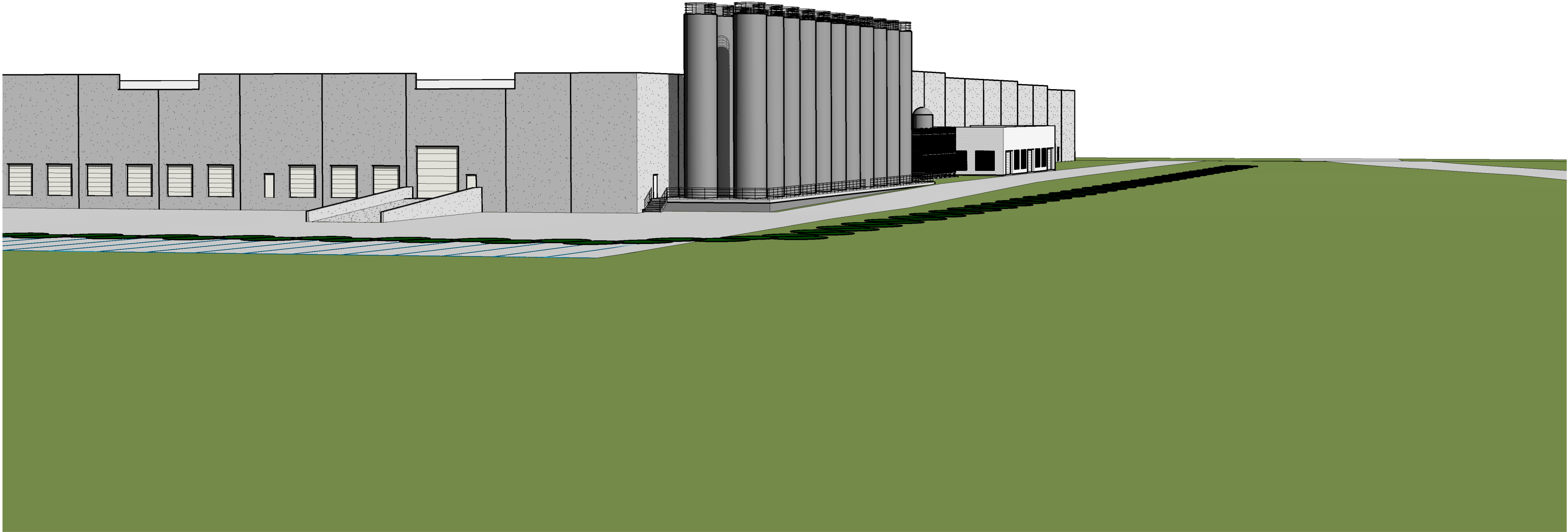
PARTIAL EAST AND WEST  
ELEVATIONS

**A1.2**  
Date:04/11/2019





3 VIEW - CORPORATE CROSSING NORTH



2 VIEW FROM CORPORATE CROSSING



1 VIEW FROM DISCOVERY BOULEVARD

APPLICANT INFORMATION	OWNER INFORMATION
KYLE McCULLAH CALLAWAY ARCHITECTURE 1207 HAMPSHIRE LANE RICHARDSON, TX 75080 214.368.2525 OFFICE 214.957.7327 MOBILE KMcCullah@Callawayarchitecture.com	ALLAN YU LOLLICUP USA 6185 KIMBALL AVE CHINO, CA 91708 626.965.8862 OFFICE 214.957.7327 MOBILE Jason.Lee@Lollicup.com
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A NEW PROJECT FOR  
LOLLICUP, USA  
**LOLLICUP**

3201 Capital Blvd.

REVISIONS:

JOB NO:18087

PERSPECTIVE VIEWS

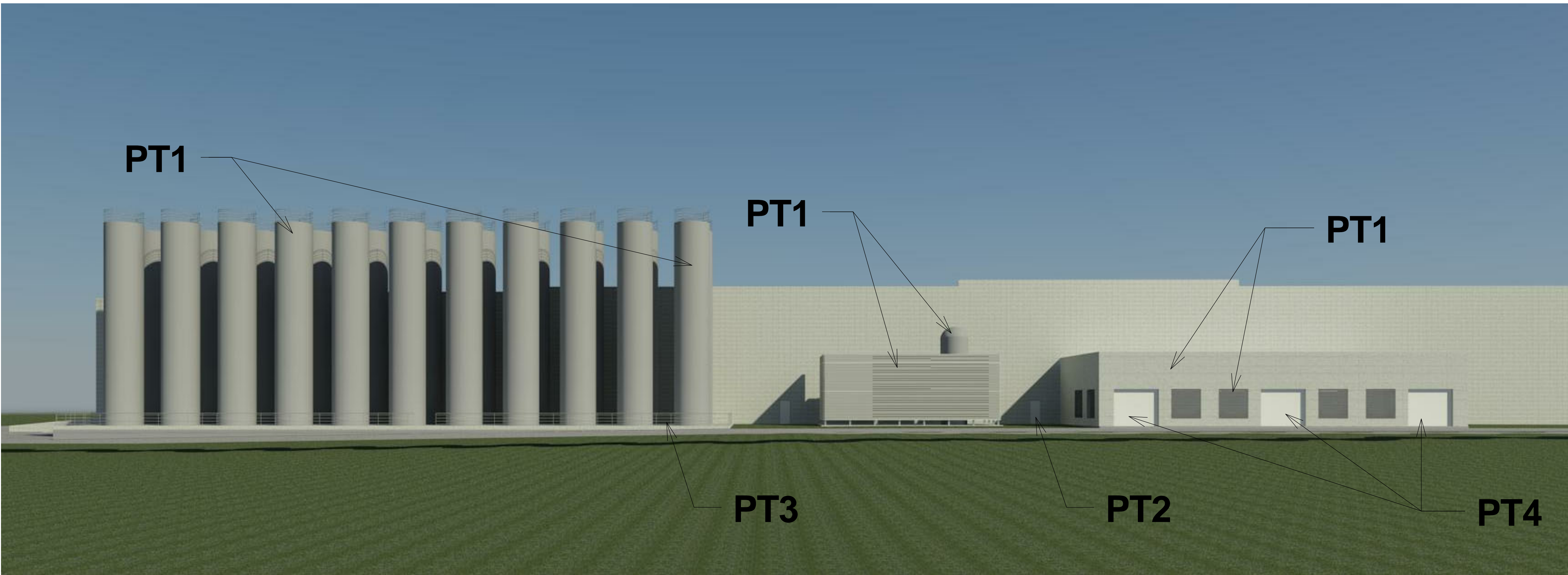
**A1.3**  
Date:04/12/2019



SW 7648  
Big Chill

Interior / Exterior  
Locator Number: 256-C7

**PT1**  
SMOOTH TEXTURE 2 COAT ELASTOMERIC SYSTEM  
CMU BLOCK WALLS, LOUVERS, SCREENWALL AND SILOS



SW 7037  
Balanced Beige

Interior / Exterior  
Locator Number: 249-C2

**PT2**  
EXTERIOR HM DOORS (EXCLUDES OVERHEAD DOOR)

SW 7673  
Pewter Cast

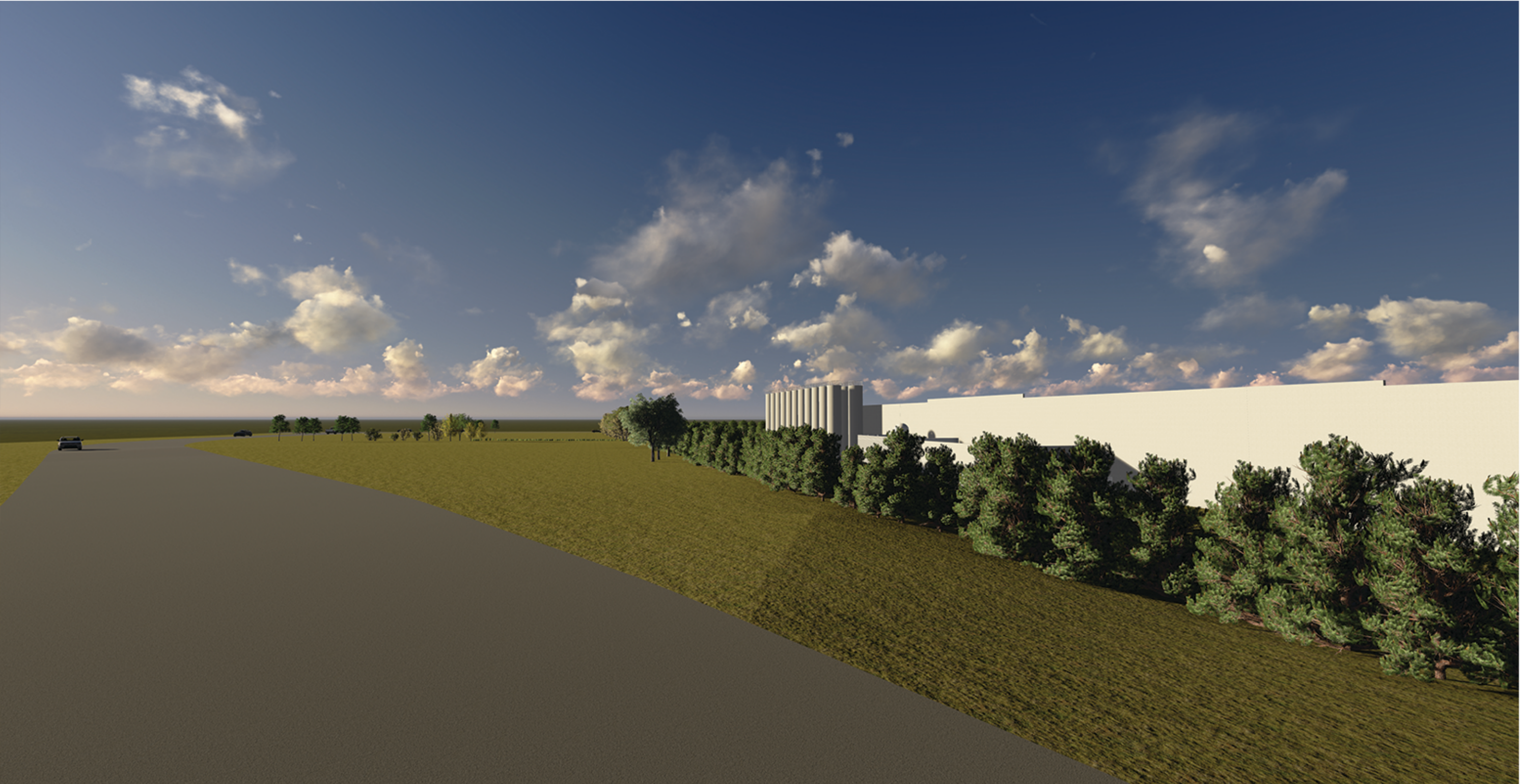
Interior / Exterior  
Locator Number: 282-C4

**PT3**  
HANDRAIL

**PT4**  
WHITE - OVERHEAD ROLLING DOORS

APPLICANT INFORMATION	OWNER INFORMATION
KYLE McCULLAH CALLAWAY ARCHITECTURE 1207 HAMPSHIRE LANE RICHARDSON, TX 75080 214.368.2525 OFFICE 214.957.7327 MOBILE  KMcCullah@Callawayarchitecture.com	ALLAN YU LOLLICUP USA 6185 KIMBALL AVE CHINO, CA 91708 626.965.8882 OFFICE 214.957.7327 MOBILE  Jason.Lee@Lollicup.com
LOLLICUP, USA CASE NUMBER:SP2019-XXX	





# LOLLICUP, USA

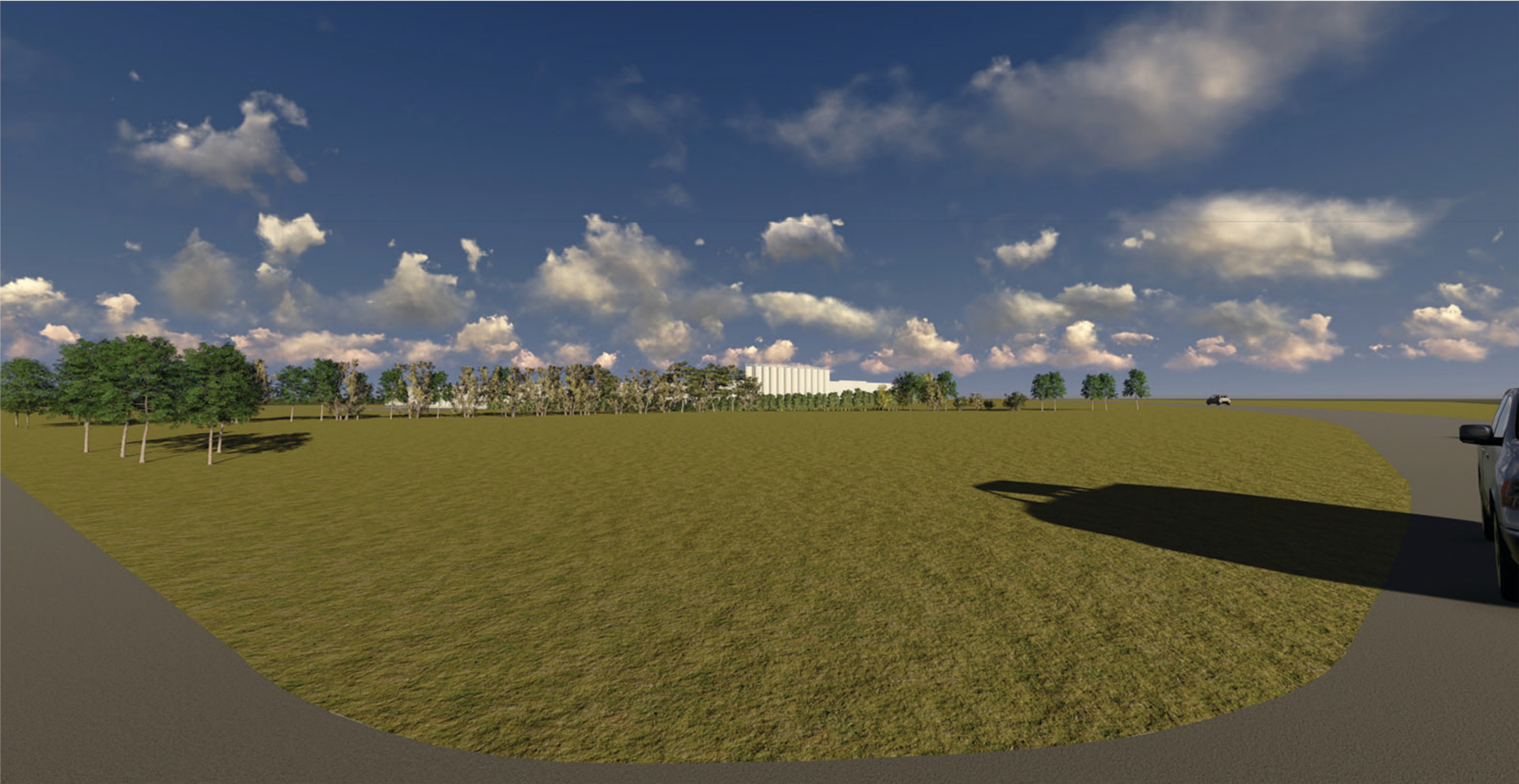
SITE VIEW STUDY:  
WESTBOUND ON DISCOVERY BLVD  
ROCKWALL, TX



\*NOTE- EXTENDED EASTERN RED CEDARS TOWARDS EAST PROPERTY LINE

APPLICANT INFORMATION	OWNER INFORMATION
KYLE McCULLAH CALLAWAY ARCHITECTURE 1207 HAMPSHIRE LANE RICHARDSON, TX 75080 214.368.2525 OFFICE 214.957.7327 MOBILE  KMcCullah@Callawayarchitecture.com	ALLAN YU LOLLICUP USA 6185 KIMBALL AVE CHINO, CA 91708 626.965.8882 OFFICE 214.957.7327 MOBILE  Jason.Lee@Lollicup.com
LOLLICUP, USA CASE NUMBER:SP2019-XXX	





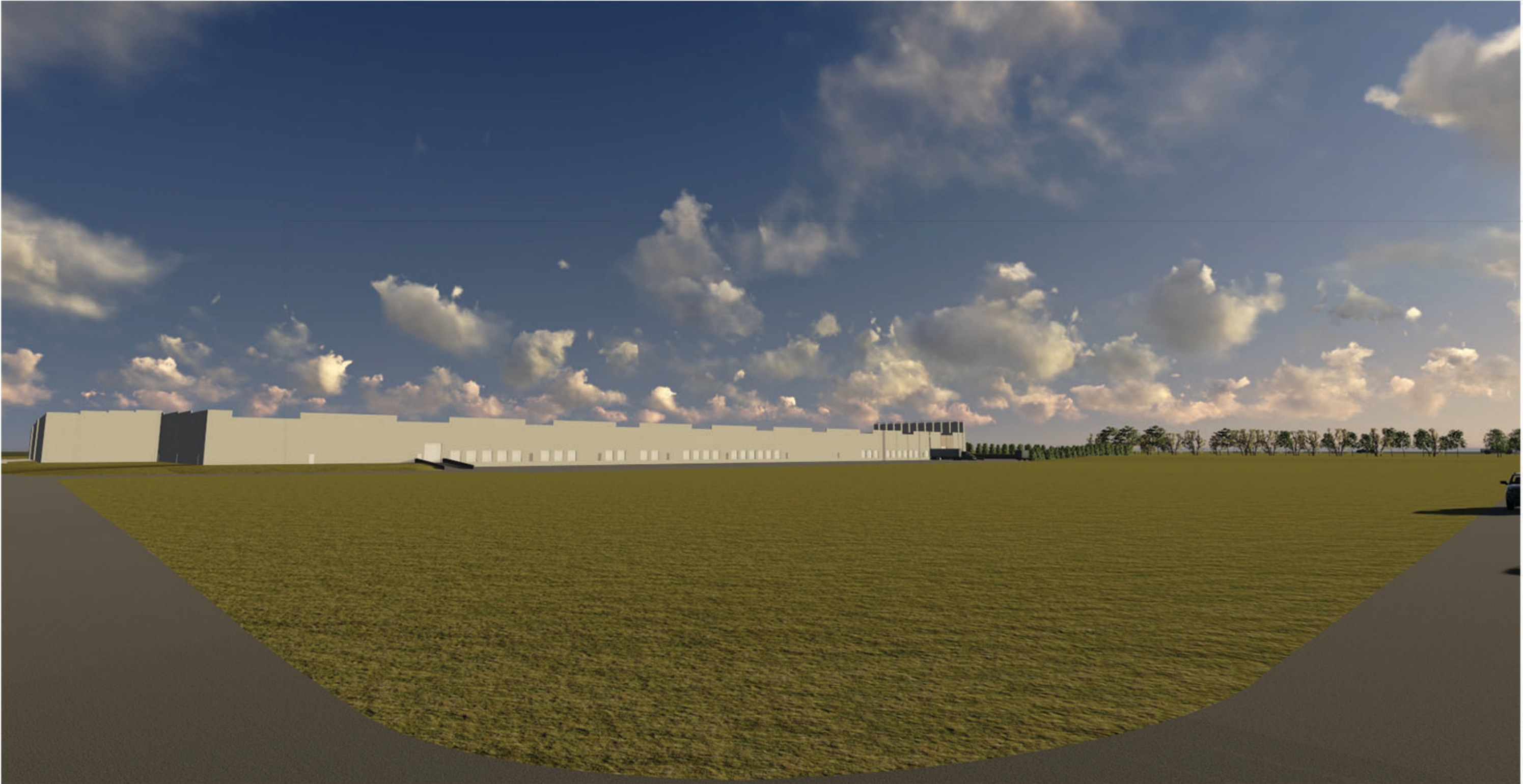
**LOLLICUP, USA**

SITE VIEW STUDY:  
CORNER OF CORPORATE CROSSING & DISCOVERY BLVD.  
**ROCKWALL, TX**



APPLICANT INFORMATION	OWNER INFORMATION
KYLE McCULLAH CALLAWAY ARCHITECTURE 1207 HAMPSHIRE LANE RICHARDSON, TX 75080 214.388.2525 OFFICE 214.957.7327 MOBILE  KMcCullah@Callawayarchitecture.com	ALLAN YU LOLLICUP USA 8185 KIMBALL AVE CHINO, CA 91708 626.965.8882 OFFICE 214.957.7327 MOBILE  Jason.Lee@Lollicup.com
LOLLICUP, USA CASE NUMBER:SP2019-XXX	





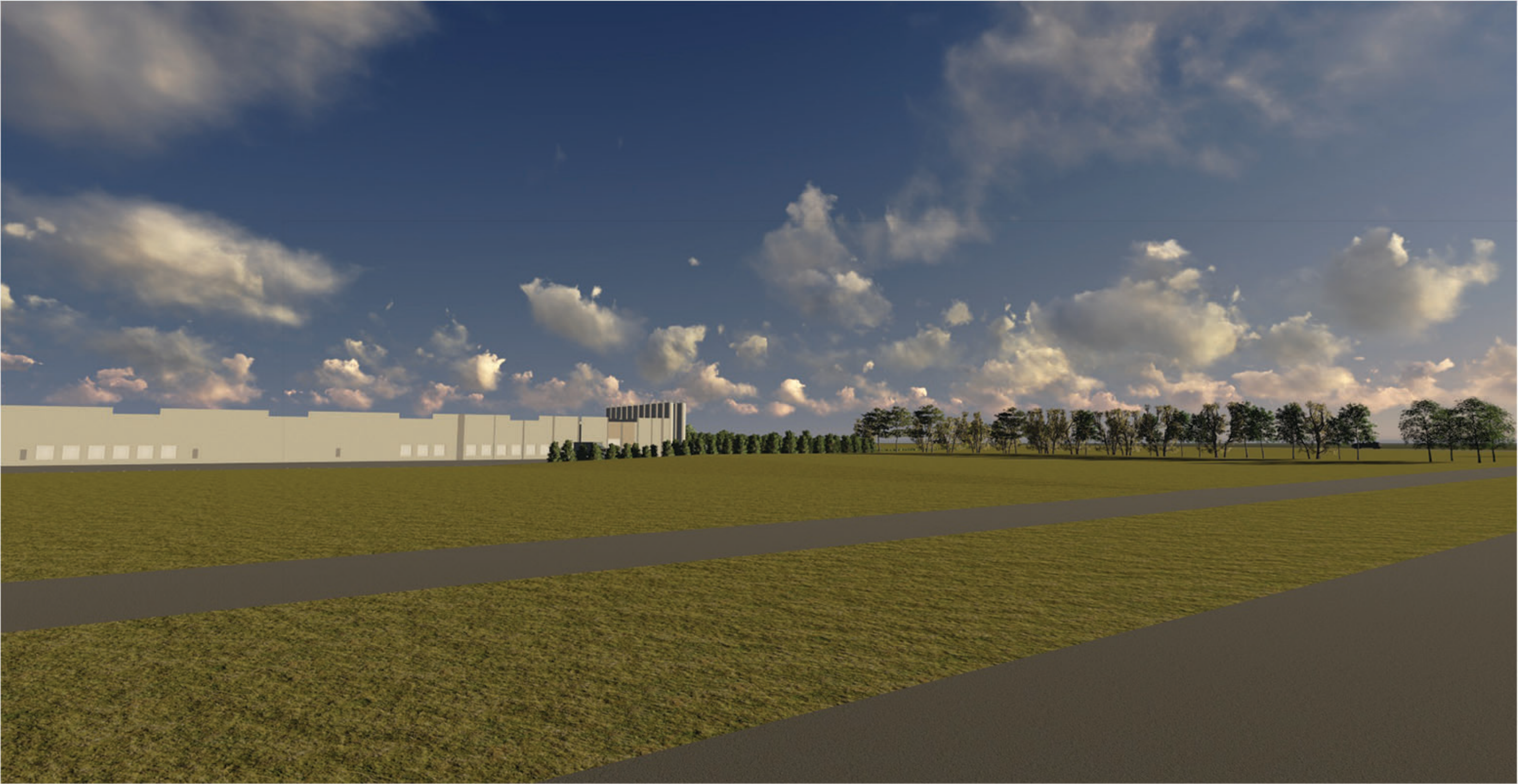
**LOLLICUP, USA**

SITE VIEW STUDY:  
NORTH CORNER OF CORPORATE CROSSING  
ROCKWALL, TX



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KYLE McCULLAH CALLAWAY ARCHITECTURE 1207 HAMPSHIRE LANE RICHARDSON, TX 75080 214.388.2525 OFFICE 214.957.7327 MOBILE  KMcCullah@Callawayarchitecture.com	ALLAN YU LOLLICUP USA 8185 KIMBALL AVE CHINO, CA 91708 626.965.8882 OFFICE 214.957.7327 MOBILE  Jason.Lee@Lollicup.com
LOLLICUP, USA CASE NUMBER:SP2019-XXX	





# LOLLICUP, USA

SITE VIEW STUDY:  
SOUTHBOUND ON CORPORATE CROSSING  
ROCKWALL, TX



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KYLE McCULLAH CALLAWAY ARCHITECTURE 1207 HAMPSHIRE LANE RICHARDSON, TX 75080 214.388.2525 OFFICE 214.957.7327 MOBILE  KMcCullah@Callawayarchitecture.com	ALLAN YU LOLLICUP USA 8185 KIMBALL AVE CHINO, CA 91708 626.965.8882 OFFICE 214.957.7327 MOBILE  Jason.Lee@Lollicup.com
LOLLICUP, USA CASE NUMBER:SP2019-XXX	





**LOLLICUP, USA**  
SITE VIEW STUDY:  
REAR VIEW OF BUILDING  
**ROCKWALL, TX**



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KYLE McCULLAH CALLAWAY ARCHITECTURE 1207 HAMPSHIRE LANE RICHARDSON, TX 75080 214.388.2525 OFFICE 214.957.7327 MOBILE  KMcCullah@Callawayarchitecture.com	ALLAN YU LOLLICUP USA 8185 KIMBALL AVE CHINO, CA 91708 626.965.8882 OFFICE 214.957.7327 MOBILE  Jason.Lee@Lollicup.com
LOLLICUP, USA CASE NUMBER:SP2019-XXX	





**LOLLICUP, USA**

SITE VIEW STUDY:  
REAR CORNER OF BUILDING  
ROCKWALL, TX



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LOLLICUP, USA CASE NUMBER:SP2019-XXX	





# LOLLICUP, USA

SITE VIEW STUDY:  
VIEW FROM ADJACENT OPEN FIELD  
ROCKWALL, TX



APPLICANT INFORMATION	OWNER INFORMATION
<div>KYLE McCULLAH CALLAWAY ARCHITECTURE 1207 HAMPSHIRE LANE RICHARDSON, TX 75080 214.388.2525 OFFICE 214.957.7327 MOBILE  KMcCullah@Callawayarchitecture.com</div>	<div>ALLAN YU LOLLICUP USA 8185 KIMBALL AVE CHINO, CA 91708 626.965.8882 OFFICE 214.957.7327 MOBILE  Jason.Lee@Lollicup.com</div>
<div>LOLLICUP, USA CASE NUMBER:SP2019-XXX</div>	