



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 2018-038 P&Z DATE 9/11/2018 CC DATE 9/17/2018 APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION

- ☐ SPECIFIC USE PERMIT
- ☒ ZONING CHANGE
- ☐ PD CONCEPT PLAN
- ☐ PD DEVELOPMENT PLAN

SITE PLAN APPLICATION

- ☐ SITE PLAN
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN
- ☐ PHOTOMETRIC PLAN
- ☐ BUILDING ELEVATIONS
- ☐ MATERIAL SAMPLES
- ☐ COLOR RENDERING

PLATTING APPLICATION

- ☐ MASTER PLAT
- ☐ PRELIMINARY PLAT
- ☐ FINAL PLAT
- ☐ REPLAT
- ☐ ADMINISTRATIVE/MINOR PLAT
- ☐ VACATION PLAT
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN

- ☐ COPY OF ORDINANCE (ORD.# _____)
- ☒ APPLICATIONS
- ☒ RECEIPT
- ☒ LOCATION MAP
- ☒ HOA MAP
- ☒ PON MAP
- ☐ FLU MAP
- ☐ NEWSPAPER PUBLIC NOTICE
- ☐ 500-FT. BUFFER PUBLIC NOTICE
- ☐ PROJECT REVIEW
- ☐ STAFF REPORT
- ☐ CORRESPONDENCE
- ☐ COPY-ALL PLANS REQUIRED
- ☐ COPY-MARK-UPS
- ☐ CITY COUNCIL MINUTES-LASERFICHE
- ☐ MINUTES-LASERFICHE
- ☐ PLAT FILED DATE _____
 - ☐ CABINET # _____
 - ☐ SLIDE # _____

NOTES: _____

ZONING MAP UPDATED 10/3/18 PR



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. 22018-038

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

DIRECTOR OF PLANNING: [Signature]

CITY ENGINEER: [Signature]

Please check the appropriate box below to indicate the type of development request (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

Platting Application Fees:

- ☐ Master Plat (\$100.00 + \$15.00 Acre)¹
- ☐ Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- ☐ Final Plat (\$300.00 + \$20.00 Acre)¹
- ☐ Replat (\$300.00 + \$20.00 Acre)¹
- ☐ Amending or Minor Plat (\$150.00)
- ☐ Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- ☐ Site Plan (\$250.00 + \$20.00 Acre)¹
- ☐ Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- ☒ Zoning Change (\$200.00 + \$15.00 Acre)¹
- ☐ Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- ☐ PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- ☐ Tree Removal (\$75.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address 1362 E. F.M 552

Subdivision Skyview Country Estates

Lot 19-22 Block

General Location

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Agriculture

Current Use Church

Proposed Zoning Commercial

Proposed Use Church

Acreage 7.67

Lots [Current]

Lots [Proposed]

- ☐ **Required for Plats:** By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

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

☐ Owner

☒ Applicant

Contact Person

Contact Person

Address

Address

City, State & Zip

City, State & Zip

Phone

Phone

E-Mail

E-Mail

NOTARY VERIFICATION [REQUIRED]

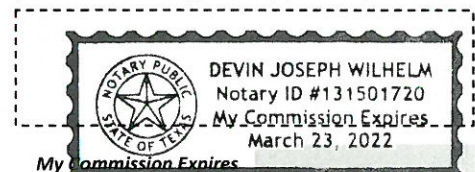
Before me, the undersigned authority, on this day personally appeared Scott A. Simants [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 300.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 16 day of August, 20 18. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 16 day of August, 20 18.

Owner's/Applicant's Signature

Notary Public in and for the State of Texas





DEVELOPMENT REVIEW COMMITTEE (DRC) CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

Phone: (972) 771-7745

Email: Planning@Rockwall.com

External Review: Wayne Carter, Charter Communications
Jim Friske, Charter Communications
Dinah Wood, Atmos
Randy Voight, Oncor
Phillip Dickerson, Oncor
Brian Duncan, AT&T
Javier Fernandez, RISD
Brenda Callaway, TXDOT
Stephen Geiger, Farmer's Electric
Frank Spataro, Farmer's Electric

Internal Review: Amy Williams, Engineering
John Shannon, Building Inspections
Ariana Hargrove, Fire
Andy Hesser, Parks
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 8/16/2018

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 08/24/2018. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 8/28/2018 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 8/28/2018 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number: Z2018-038
Project Name: 1362 E. FM-552 (AG to C)
Project Type: ZONING
Applicant Name: SCOTT A. SIMONTS
Owner Name: RIDGEVIEW, CHURCH
Project Description:



RECEIPT

Project Number: Z2018-038
Job Address: 1362 FM 552
ROCKWALL, TX 75087

Receipt Number: B81599

Printed: 2/28/2019 11:19 am

Fee Description	Account Number	Fee Amount
ZONING	01-4280	\$ 315.00

Total Fees Paid:**\$ 315.00**

Date Paid: 8/20/2018 12:00:00AM

Paid By: RIDGEVIEW CHURCH

Pay Method: CHECK 8719

Received By: LM



City of Rockwall

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

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

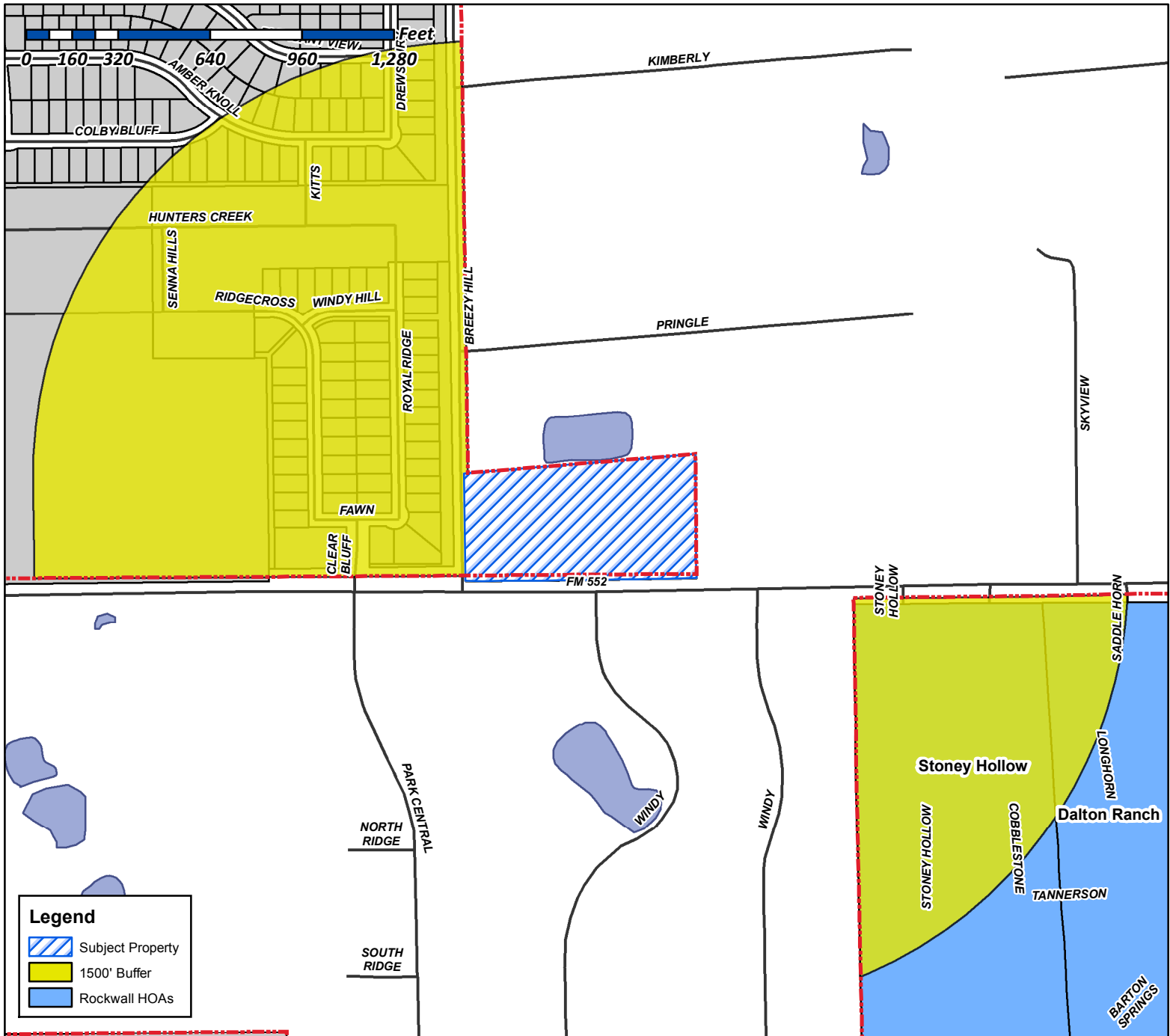




City of Rockwall

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

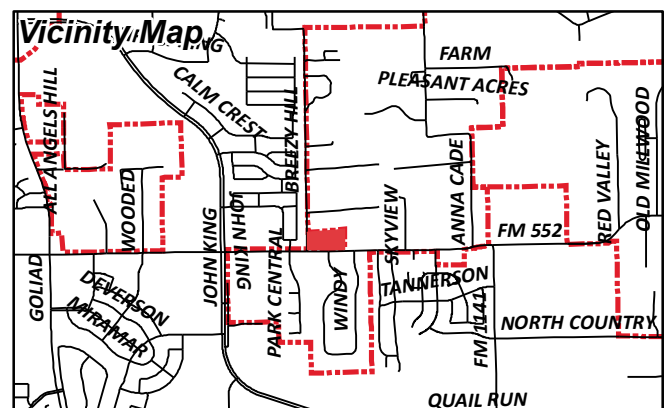
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2018-038
Case Name: Zoning Change (AG to C)
Case Type: Zoning
Zoning: Agriculture (AG) District
Case Address: 1362 E. FM-552

Date Created: 8/16/2018

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

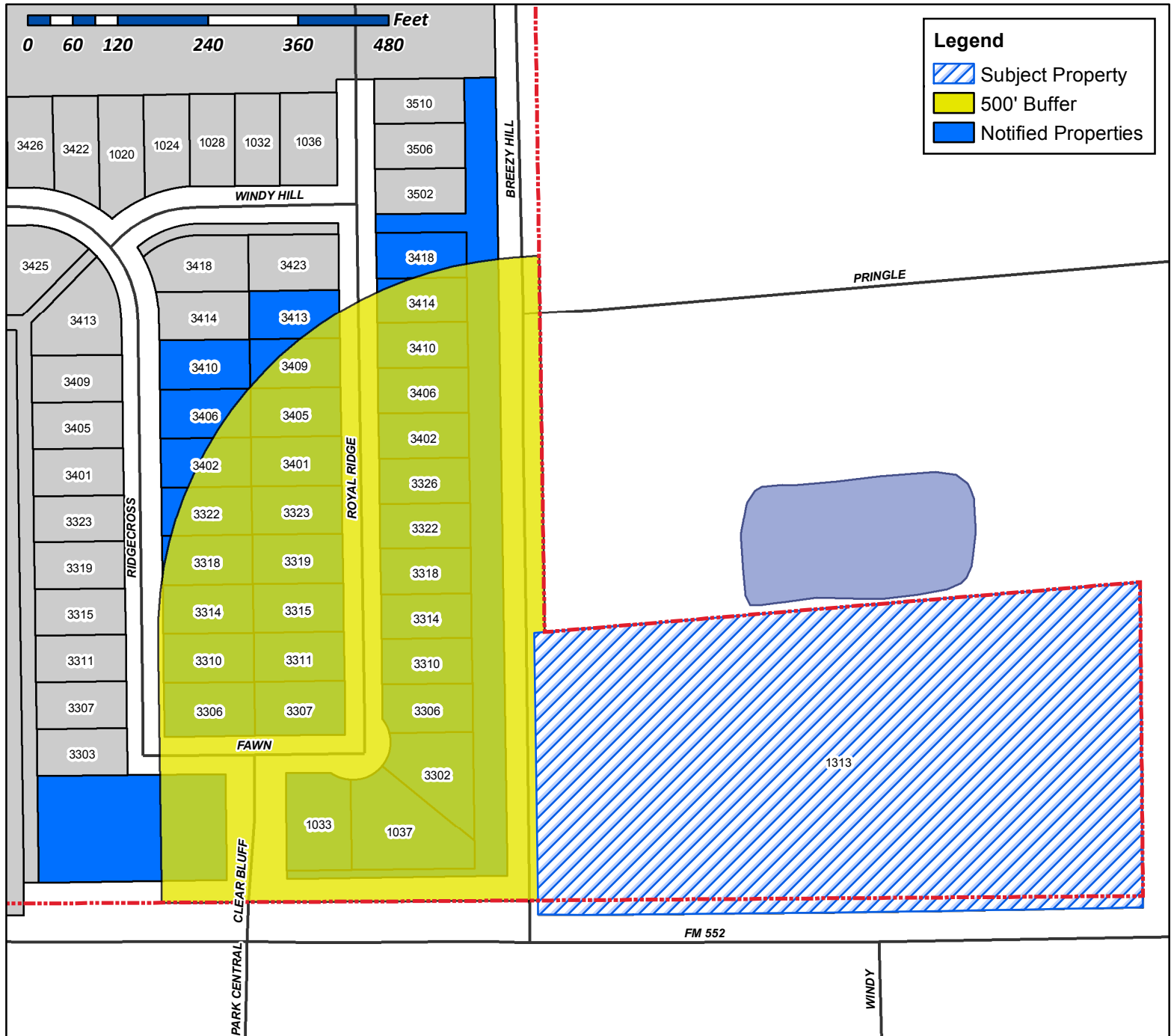




City of Rockwall

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

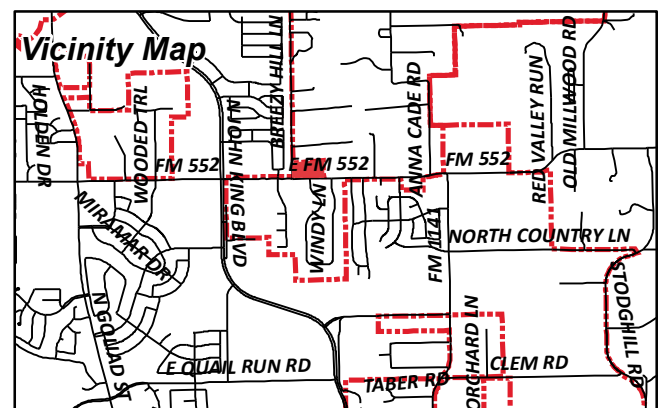
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2018-038
Case Name: Zoning Change (AG to C)
Case Type: Zoning
Zoning: Agriculture (AG) District
Case Address: 1362 E. FM-552

Date Created: 08/16/2018

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



BREEZY HILL ESTATES HOMEOWNERS
ASSOCIATION INC
1024 S GREENVILLE AVE SUITE 230
ALLEN, TX 75002

CURRENT RESIDENT
1033 FAWN TRAIL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1037 FAWN TRAIL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1313 FM552
ROCKWALL, TX 75087

RIDGEVIEW CHURCH
1362 E FM 522
ROCKWALL, TX 75087

MEGATEL HOMES INC
1800 VALLEY VIEW LANE SUITE 400
FARMERS BRANCH, TX 75234

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

CURRENT RESIDENT
3306 RIDGECROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3306 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3307 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3310 RIDGECROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3310 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3311 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3314 RIDGECROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3314 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3315 ROYAL RIDGE DR
ROCKWALL, TX 75087

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

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

CURRENT RESIDENT
3319 ROYAL RIDGE DR
ROCKWALL, TX 75087

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

FLYNN JASON HAROLD & KENNY RAY
WENTWORTH
3322 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
3323 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3326 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3401 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3402 RIDGECROSS DR
ROCKWALL, TX 75087

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

CURRENT RESIDENT
3405 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3406 RIDGECROSS DR
ROCKWALL, TX 75087

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

CURRENT RESIDENT
3409 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3410 RIDGECROSS DR
ROCKWALL, TX 75087

SMITH ELOISE & JAMES
3410 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

DOOLEY MARINA K
3413 ROYAL RIDGE DR
ROCKWALL, TX 75087

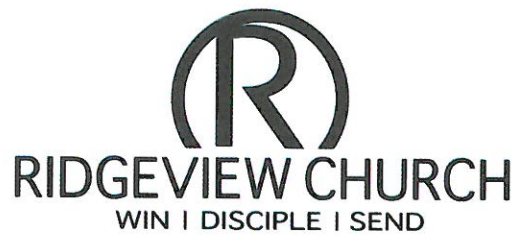
FRIERSON KEVIN & REBECCA
3414 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
3418 ROYAL RIDGE DR
ROCKWALL, TX 75087

DREES CUSTOM HOMES LP
6225 N HWY 161 #150
IRVING, TX 75038

DREES CUSTOM HOMES LP
6225 N STATE HIGHWAY 161 STE 150
IRVING, TX 75038

BH 60'S POD LTD
8214 WESTCHESTER DR SUITE 710
DALLAS, TX 75225



July 13, 2018

City of Rockwall
Planning and Development
385 S. Goliad, Rockwall, Texas 75087

Dear City of Rockwall:

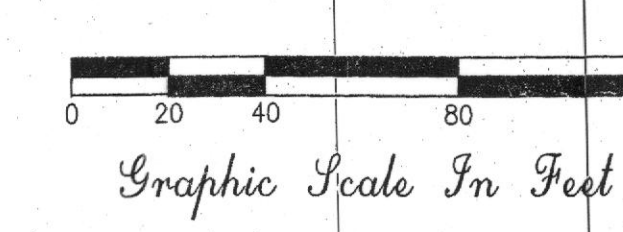
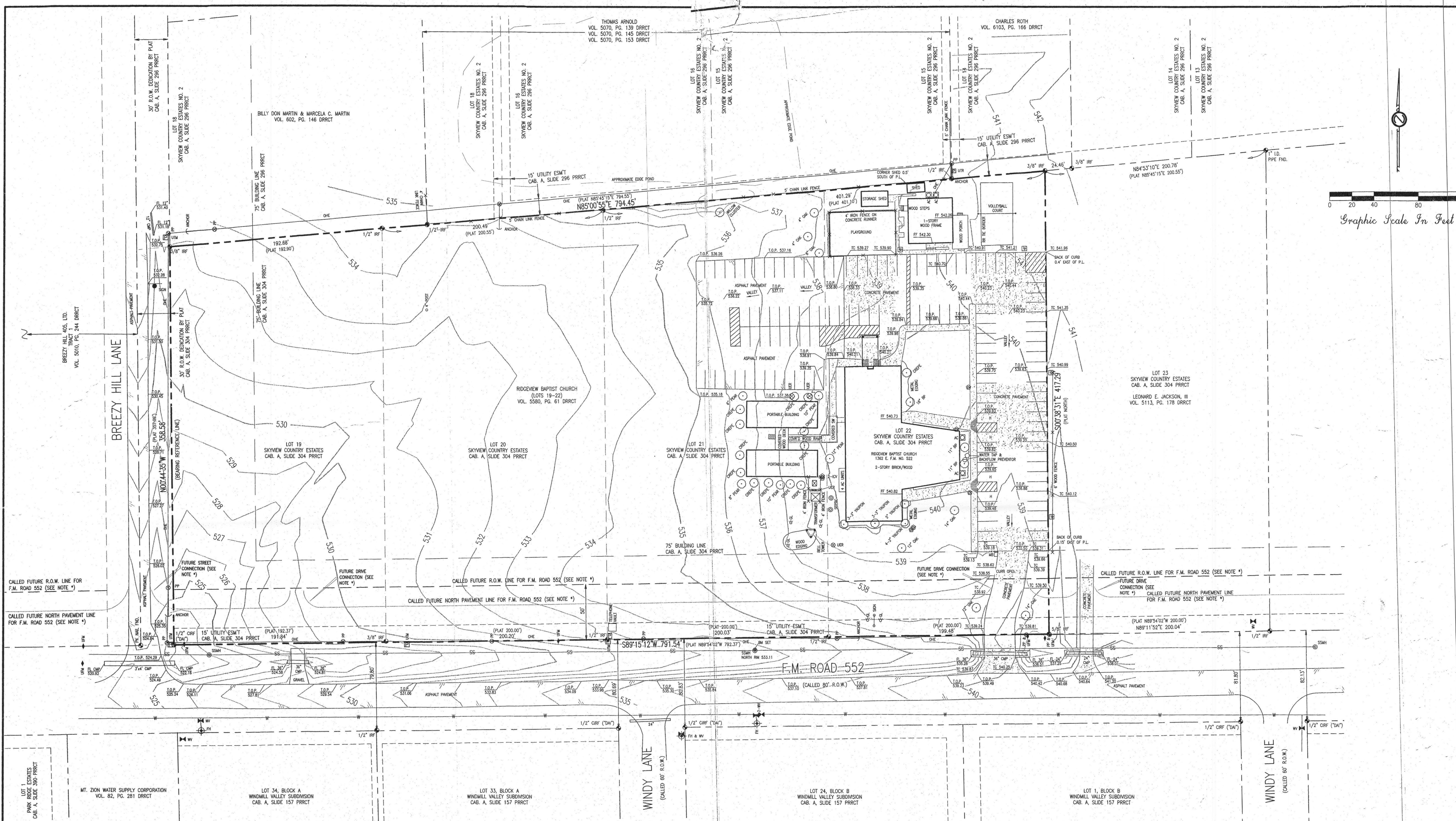
I, Scott A. Simants, on behalf of Ridgeview Church, located at 1362 East F.M 552, Rockwall, Tx 75087, at the intersection of Breezy Hill Lane and F.M. 552, Skyview Country Estates, Lots 19-22. The church sits on 7.67 acres and is currently zoned for Agriculture.

We are requesting that the property be re-zoned to Commercial for future addition to the existing building and/or new storage facilities.

Sincerely,

Scott A. Simants
214) 538-0314

Sasimants@msn.com



- LEGEND**
- | | | | | | |
|--------|---|------|--|-----|-----------------|
| IRF | IRON ROD FOUND | RCP | REINFORCED CONCRETE PIPE | SH | SPRINKLER HEAD |
| CIRF | CAPPED IRON ROD FOUND | CMP | CORRUGATED METAL PIPE | SM | SIGN |
| IPF | IRON PIPE FOUND | FL | FLOWLINE | MB | MAIL BOX |
| IRS | 1/2" IRON ROD SET WITH "DISCULLO & TERRY" PLASTIC CAP | P.L. | PROPERTY LINE | AC | AIR CONDITIONER |
| PRCT | PLAT RECORDS OF ROCKWALL COUNTY, TEXAS | + | GAS MANHOLE | CP | CREPE |
| DRCT | DEED RECORDS OF ROCKWALL COUNTY, TEXAS | + | GAS METER (GM) | PF | BRADFORD PEAR |
| OHE | OVERHEAD ELECTRIC LINE | + | WATER METER (WM) | PMT | PAVEMENT |
| OHT | OVERHEAD TELEPHONE LINE | + | TELEPHONE TERMINAL BOX | | |
| OHTV | OVERHEAD CABLE TELEVISION LINE | + | LIGHT POLE (LP) | | |
| UGE | UNDERGROUND ELECTRIC LINE | + | GROUND LIGHT (GL) | | |
| BC | BACK OF CURB | + | POWER POLE (PP) / ELECTRIC RISER (UER) | | |
| TC | TOP OF CURB | + | UNDERGROUND TELEPHONE MARKER (UTM) | | |
| T.O.P. | TOP OF PAVEMENT | + | UNDERGROUND FIBER OPTIC CABLE MARKER (UFM) | | |
| C&G | CURB & GUTTER | + | UNDERGROUND GAS MARKER (UGM) | | |
| ASPH | ASPHALT | + | SANITARY SEWER MANHOLE (SSMH) | | |
| CONC | CONCRETE | + | CLEANOUT (SSCO) | | |
| W | WATER LINE | + | WATER VALVE (WV) | | |
| SS | SANITARY SEWER MAIN | + | FIRE HYDRANT (FH) | | |
| | | + | IRRIGATION CONTROL VALVE (ICV) | | |

NOTES:

Coordinates and bearings recited hereon are referenced to the NAD83 State Plane Coordinate System, Texas North Central Zone 4202 (reference line ~ monumented east right-of-way line of Breezy Hill Lane along subject property N00°44'35"W).

Location of underground utilities is approximate. Locations and sizes shown are taken from plans and are adjusted to fit visible objects shown. All underground utilities must be exposed prior to construction to verify location and size.

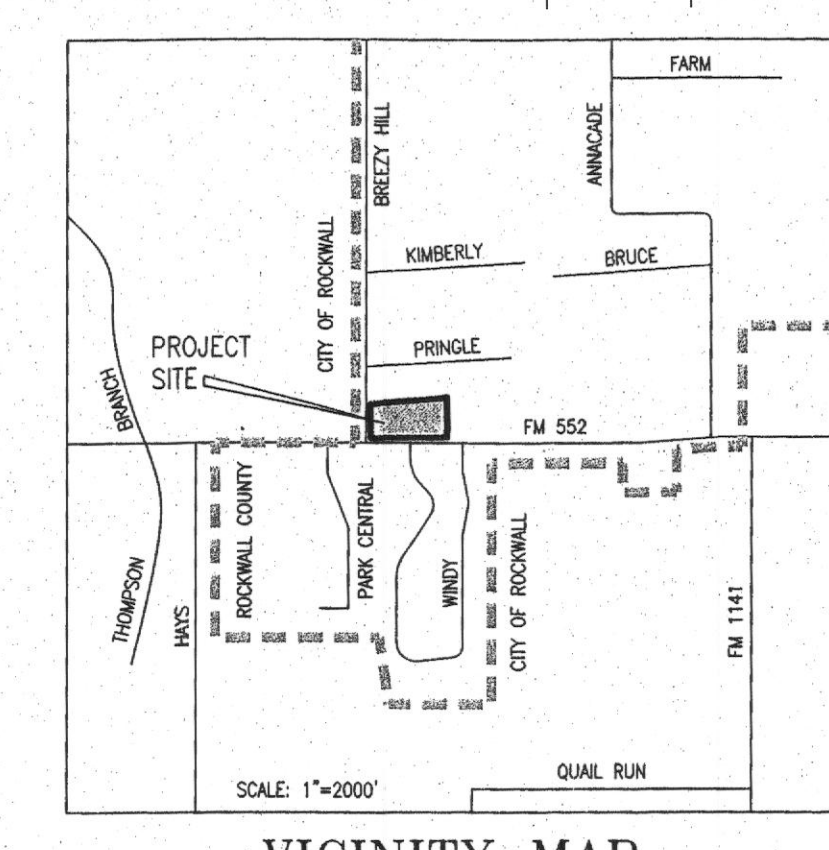
Only trees 4" in trunk diameter and larger are shown.

* Future right-of-way & pavement lines shown plotted hereon are according to TXDOT Draft Preferred Alignment & Access Plan for FM 552 (CSJ: 1017-01-015 ~ From SH 205 to FM 1141) dated June 2011.

Easements shown plotted hereon are according to plats for subject & adjoining properties. No additional easement research was performed.

BENCH MARK:

BM No. 1 (Set): North rim of sanitary sewer manhole located on north side of FM Road 552, approximately 220 feet west of drive entrance to Ridgeview Church and approximately 95 feet north of west intersection of Windy Lane.



TOPOGRAPHIC SURVEY

RIDGEVIEW BAPTIST CHURCH

1362 E. F.M. NO. 522

ROCKWALL COUNTY, TEXAS

JOHN SIMMONS SURVEY ~ ABSTRACT NO. 190

DATE: JULY 2011 SCALE: 1"=40' FILE: P:\GHLA\RIDGEVIEW CHURCH-ROCKWALL TOP

DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC.

ENGINEERING AND SURVEYING

FIRM #615 ESTABLISHED, 1953

401-A WEST ABRAM STREET * P.O. BOX 506

ARLINGTON, TEXAS 76010 * 817-275-3361

©DISCIULLO-TERRY, STANTON & ASSOCIATES, INC. 2011

ELEVATION: 533.11

City of Rockwall

Project Plan Review History



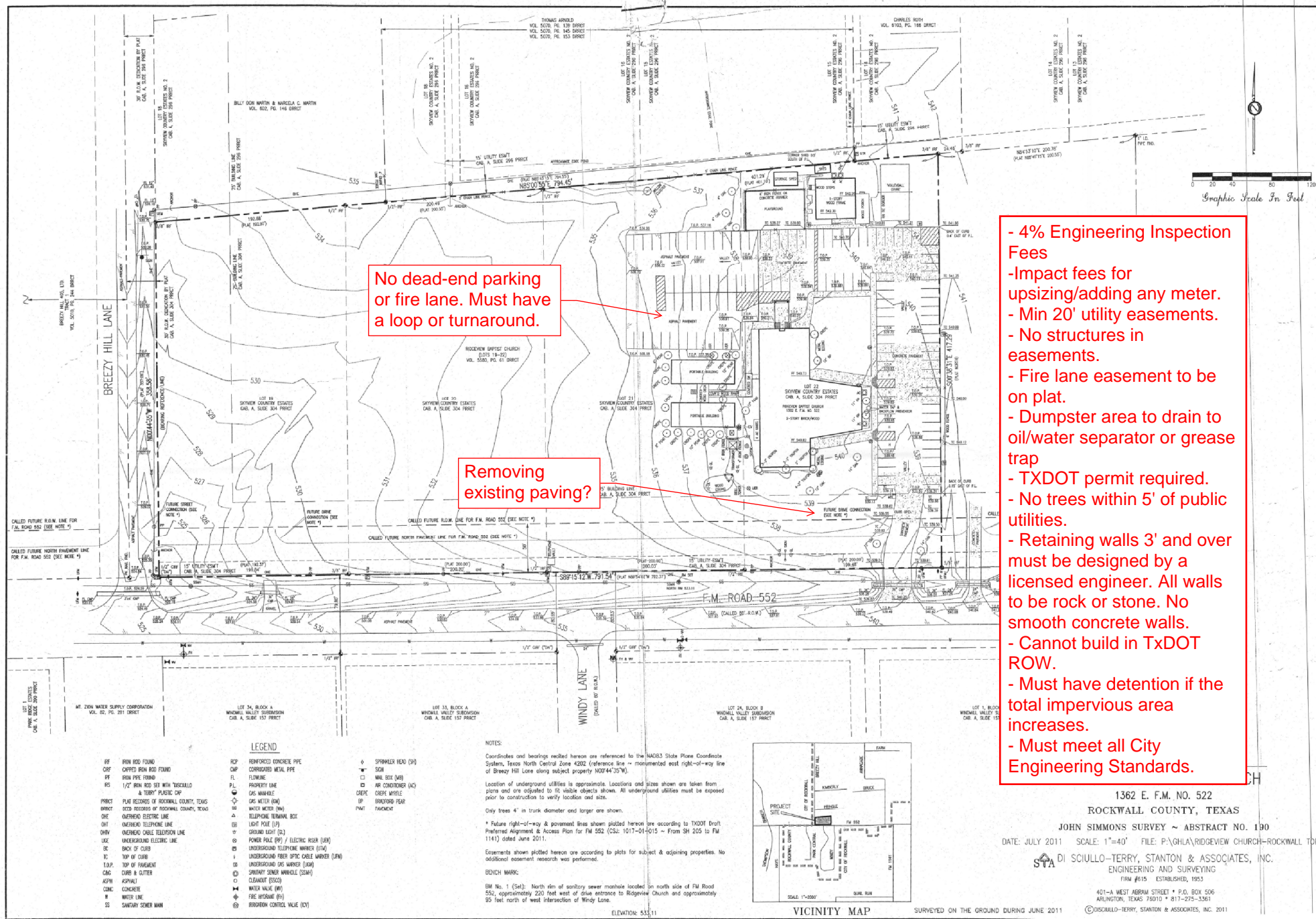
Project Number	Z2018-038	Owner	RIDGEVIEW, CHURCH	Applied	8/16/2018	LM
Project Name	1362 E. FM-552 (AG to C)	Applicant	SCOTT A. SIMONTS	Approved		
Type	ZONING			Closed		
Subtype	REZONE			Expired		
Status	Staff Review			Status		

Site Address	City, State Zip	
1362 FM 552	ROCKWALL, TX 75087	Zoning

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
	22		22	4990-0000-0022-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	8/23/2018	8/30/2018	8/23/2018		APPROVED	
ENGINEERING (8/22/2018 11:31 AM SH) The following items are for your information for the engineering design process.	Sarah Hager	8/16/2018	8/23/2018	8/22/2018	6	APPROVED	
<ul style="list-style-type: none"> - Do you plan to remove a building and a lot of paving? - 4% Engineering Inspection Fees - Impact fees for upsizing/adding any meter. - Min 20' utility easements. - No structures in easements. - Fire lane easement to be on plat. - No dead-end parking or fire lane. - Dumpster area to drain to oil/water separator or grease trap - TXDOT permit required. - No trees within 5' of public utilities. - Retaining walls 3' and over must be designed by a licensed engineer. All walls to be rock or stone. No smooth concrete walls. - Cannot build in TxDOT ROW. - Must have detention if the total impervious area increases. - Must meet all City Engineering Standards. 							
FIRE	Ariana Hargrove	8/16/2018	8/23/2018	8/23/2018	7	APPROVED	
PLANNING	David Gonzales	8/16/2018	8/23/2018	8/21/2018	5	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>Hold a public hearing to discuss and consider a request by Scott A. Simonts on behalf of Ridgeview Church for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 7.67-acre parcel of land identified as Lot 28 of the Skyview Country Estates #3 Addition, City of Rockwall, Rockwall, Texas, zoned Agricultural (AG) District, addressed as 1362 E. FM-552, and take any action necessary.</p> <p>PLANNING COMMENTS - DAVID GONZALES - 08.21.2018</p> <p>All staff comments are to be addressed and resubmitted by Tuesday September 4, 2018. Please provide two (2) large copies [FOLDED] and one PDF version for a subsequent review by staff:</p> <ul style="list-style-type: none"> • On all future submittals please include the Case Number (Z2018-038) on the lower right hand corner. • When provided, please review the Draft Ordinance prior to the Planning & Zoning public hearing scheduled for September 17, 2018 and return with red lined corrections and/or additions you feel may be necessary for staff review. • The Future Land Use Map contained within the City's Comprehensive Plan designates the subject property as Quasi-Public Uses and Low Density Residential land uses. <p>The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the zoning change request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.</p> <p>Meeting Dates to Attend</p> <p>Planning - Work Session: August 28, 2018 (6:00 p.m.) [applicant to present case to P&Z for discussion]</p> <p>Planning - Public Hearing: September 11, 2018 (6:00 p.m.) [P&Z to take action (i.e. approve, approve with conditions, or deny, etc.)]</p> <p>City Council - Public Hearing: September 17, 2018 (6:00 p.m.) [1st Reading of SUP Ordinance]</p> <p>City Council - Consent/Action Item: October 1, 2018 (6:00 p.m.) [2nd Reading of PD Ordinance (if approved at 1st reading)]</p>						



No dead-end parking or fire lane. Must have a loop or turnaround.

Removing existing paving?

- 4% Engineering Inspection Fees
- Impact fees for upsizing/adding any meter.
- Min 20' utility easements.
- No structures in easements.
- Fire lane easement to be on plat.
- Dumpster area to drain to oil/water separator or grease trap
- TXDOT permit required.
- No trees within 5' of public utilities.
- Retaining walls 3' and over must be designed by a licensed engineer. All walls to be rock or stone. No smooth concrete walls.
- Cannot build in TXDOT ROW.
- Must have detention if the total impervious area increases.
- Must meet all City Engineering Standards.

1362 E. F.M. NO. 522
ROCKWALL COUNTY, TEXAS

JOHN SIMMONS SURVEY ~ ABSTRACT NO. 190

DATE: JULY 2011 SCALE: 1"=40' FILE: P:\GHA\RIDGEVIEW CHURCH-ROCKWALL TOP

STA DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC.
ENGINEERING AND SURVEYING
FIRM #615 ESTABLISHED, 1993

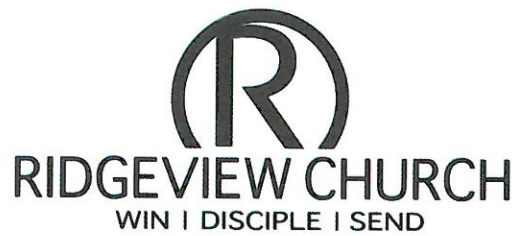
401-A WEST MEADOW STREET • P.O. BOX 506
ARLINGTON, TEXAS 76010 • 817-275-3361

©DISCIBELLO-TERRY, STANTON & ASSOCIATES, INC. 2011



VICINITY MAP

SURVEYED ON THE GROUND DURING JUNE 2011



July 13, 2018

City of Rockwall
Planning and Development
385 S. Goliad, Rockwall, Texas 75087

Dear City of Rockwall:

I, Scott A. Simants, on behalf of Ridgeview Church, located at 1362 East F.M 552, Rockwall, Tx 75087, at the intersection of Breezy Hill Lane and F.M. 552, Skyview Country Estates, Lots 19-22. The church sits on 7.67 acres and is currently zoned for Agriculture.

We are requesting that the property be re-zoned to Commercial for future addition to the existing building and/or new storage facilities.

Sincerely,

Scott A. Simants
214) 538-0314

Sasimants@msn.com



City of Rockwall

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

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

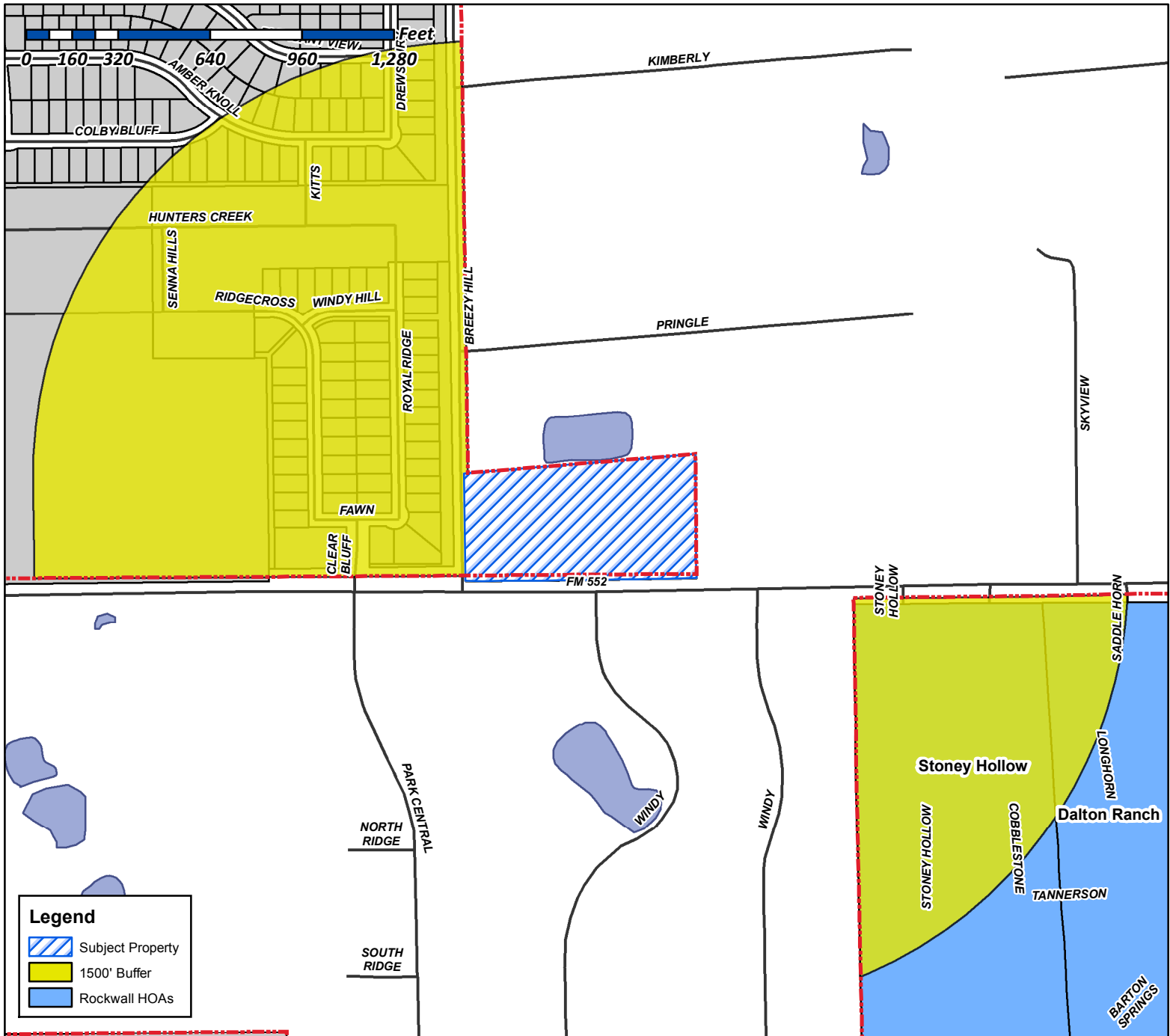




City of Rockwall

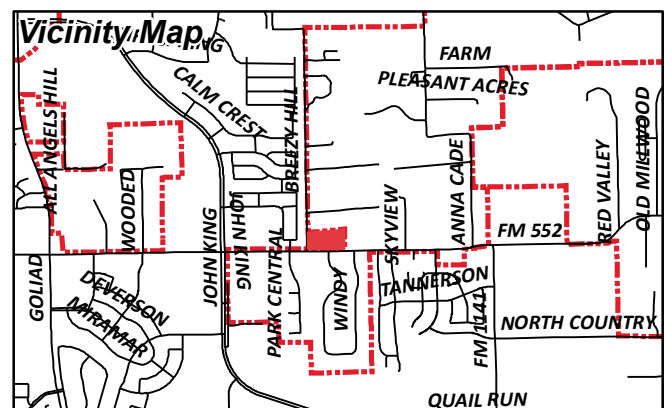
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.



Case Number: Z2018-038
Case Name: Zoning Change (AG to C)
Case Type: Zoning
Zoning: Agriculture (AG) District
Case Address: 1362 E. FM-552

Date Created: 8/16/2018
For Questions on this Case Call (972) 771-7745

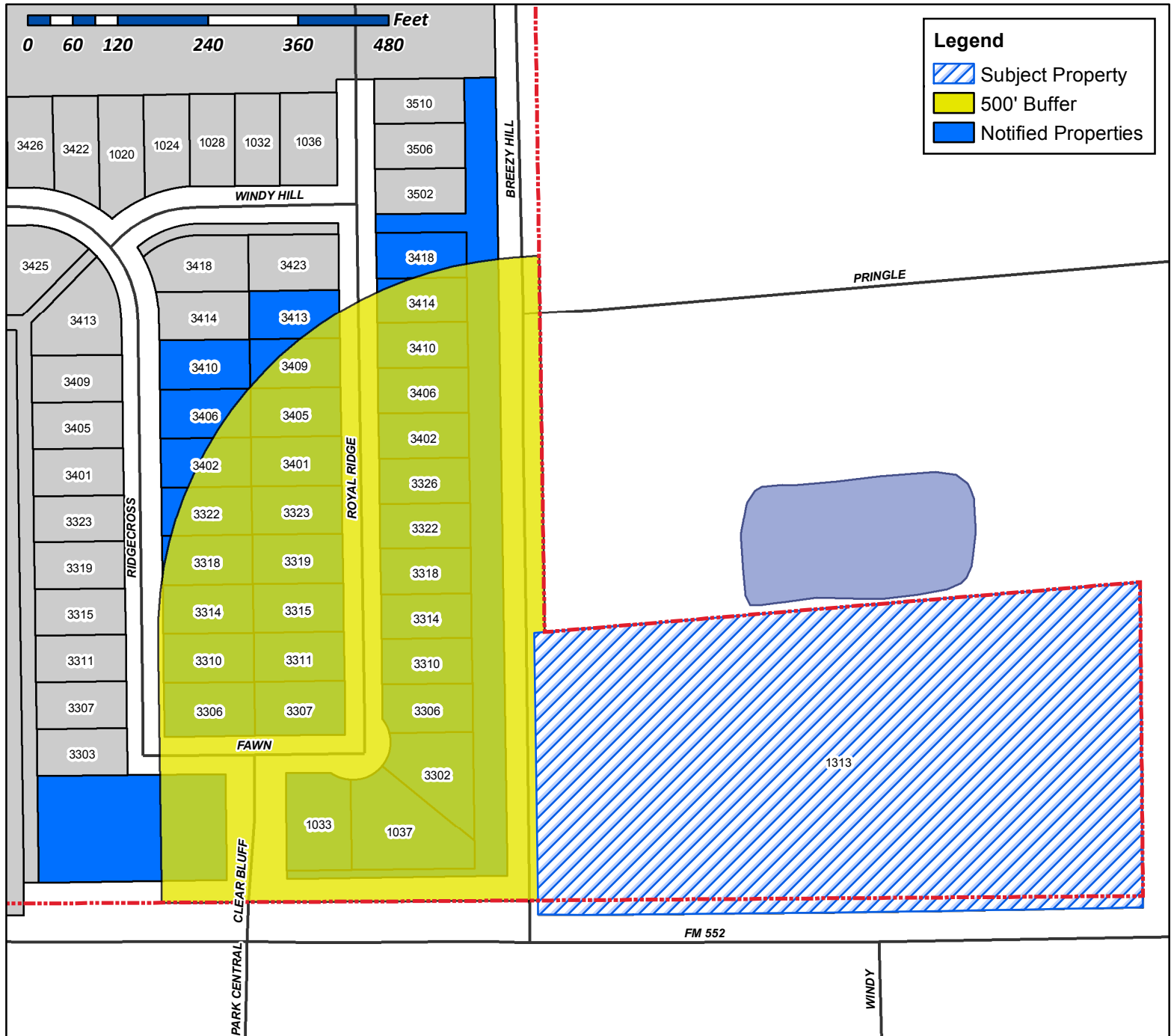




City of Rockwall

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

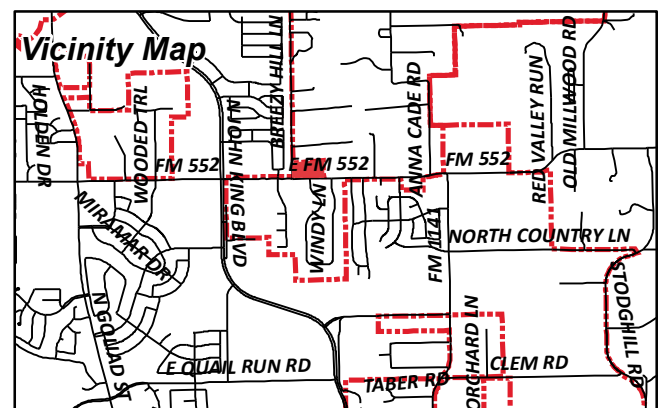
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2018-038
Case Name: Zoning Change (AG to C)
Case Type: Zoning
Zoning: Agriculture (AG) District
Case Address: 1362 E. FM-552

Date Created: 08/16/2018

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



BREEZY HILL ESTATES HOMEOWNERS
ASSOCIATION INC
1024 S GREENVILLE AVE SUITE 230
ALLEN, TX 75002

CURRENT RESIDENT
1033 FAWN TRAIL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1037 FAWN TRAIL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1313 FM552
ROCKWALL, TX 75087

RIDGEVIEW CHURCH
1362 E FM 522
ROCKWALL, TX 75087

MEGATEL HOMES INC
1800 VALLEY VIEW LANE SUITE 400
FARMERS BRANCH, TX 75234

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

CURRENT RESIDENT
3306 RIDGECROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3306 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3307 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3310 RIDGECROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3310 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3311 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3314 RIDGECROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3314 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3315 ROYAL RIDGE DR
ROCKWALL, TX 75087

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

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

CURRENT RESIDENT
3319 ROYAL RIDGE DR
ROCKWALL, TX 75087

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

FLYNN JASON HAROLD & KENNY RAY
WENTWORTH
3322 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
3323 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3326 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3401 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3402 RIDGECROSS DR
ROCKWALL, TX 75087

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

CURRENT RESIDENT
3405 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3406 RIDGECROSS DR
ROCKWALL, TX 75087

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

CURRENT RESIDENT
3409 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3410 RIDGECROSS DR
ROCKWALL, TX 75087

SMITH ELOISE & JAMES
3410 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

DOOLEY MARINA K
3413 ROYAL RIDGE DR
ROCKWALL, TX 75087

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

CURRENT RESIDENT
3418 ROYAL RIDGE DR
ROCKWALL, TX 75087

DREES CUSTOM HOMES LP
6225 N HWY 161 #150
IRVING, TX 75038

DREES CUSTOM HOMES LP
6225 N STATE HIGHWAY 161 STE 150
IRVING, TX 75038

BH 60'S POD LTD
8214 WESTCHESTER DR SUITE 710
DALLAS, TX 75225

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A COMMERCIAL (C) DISTRICT FOR A 7.67-ACRE PARCEL OF LAND IDENTIFIED AS LOT 28, SKYVIEW COUNTRY ESTATES NO.3 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE SPECIFICALLY DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Scott A. Simonts of Ridgeview Church for the approval of a change in zoning from an Agricultural (AG) District to a Commercial (C) District for a 7.67-acre parcel of land identified as Lot 28, Skyview Country Estates No. 3 Addition, City of Rockwall, Rockwall County, Texas, and more specifically depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that 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 Unified Development Code [Ordinance No. 04-38] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Commercial (C) District; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes provided for a *Commercial (C) District* as stipulated by Subsection 4.5, *Commercial (C) District*, of Section 4, *Commercial Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 04-38] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future;

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ON THIS THE 1st DAY OF OCTOBER, 2018.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

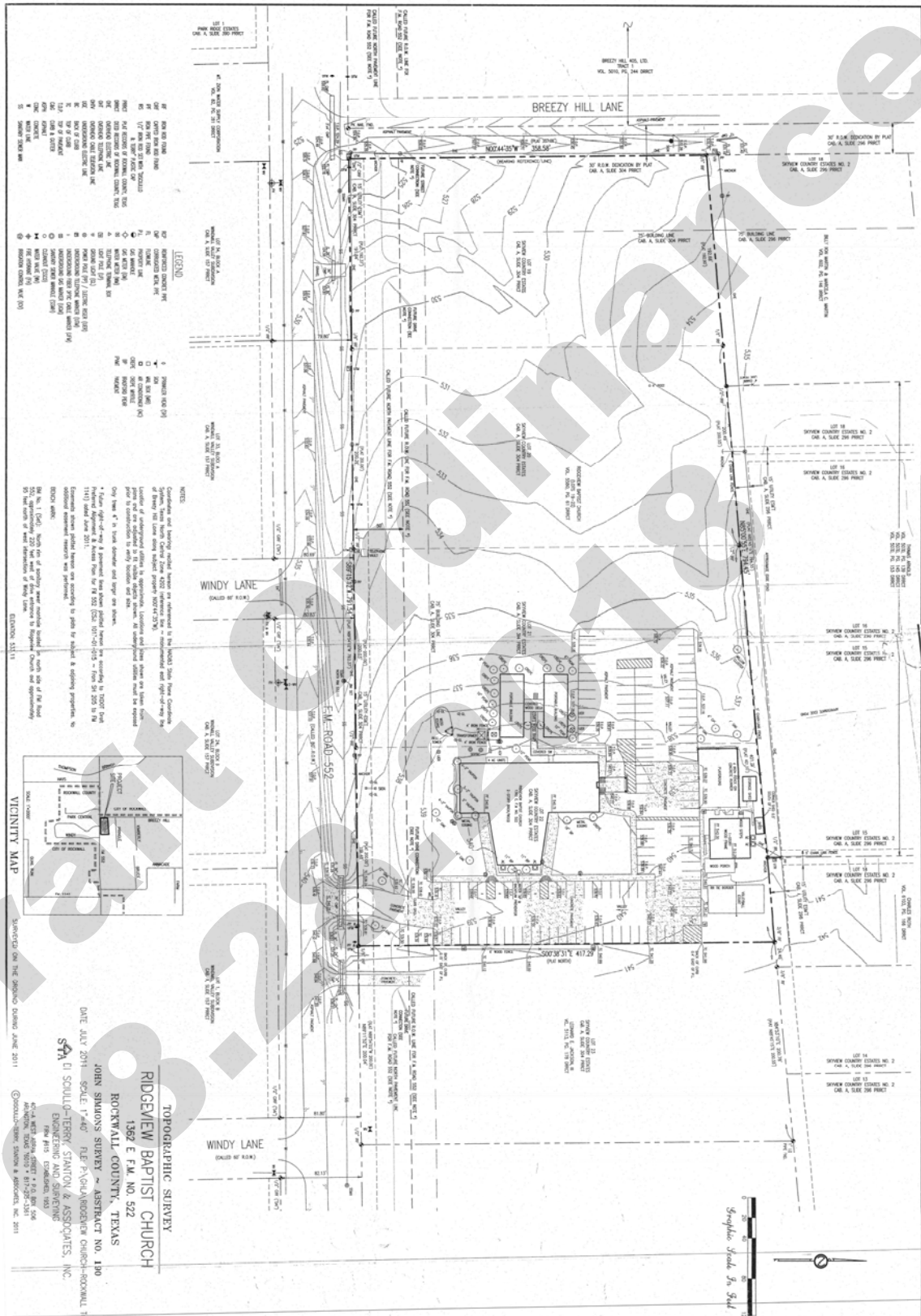
APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: September 17, 2018

2nd Reading: October 1, 2018

Exhibit 'A'
Zoning Exhibit



**CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO**

AGENDA DATE: 09/11/2018

APPLICANT: Scott A. Simonts; *Ridgeview Church*

AGENDA ITEM: **Z2018-038**; Zoning Change (AG to C)

SUMMARY:

Hold a public hearing to discuss and consider a request by Scott A. Simonts on behalf of Ridgeview Church for the approval of a zoning change from an Agricultural (AG) District to a General Retail (GR) District for a 7.67-acre parcel of land identified as Lot 28 of the Skyview Country Estates #3 Addition, City of Rockwall, Rockwall, Texas, zoned Agricultural (AG) District, addressed as 1362 E. FM-552, and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The applicant is requesting to rezone the property from an Agricultural (AG) District to a General Retail (GR) District for the purpose of expanding the church facility [*i.e. Ridgeview Church*]. The expansion will generally consist of an addition to the existing building and/or the addition of an accessory structure for storage. The original request was to rezone to a Commercial (C) District; however, after the work session with the Planning and Zoning Commission the applicant has decided to request a General Retail (GR) District, which is considered to be less intense and would create a transition to the adjacent residential properties.

On July 16, 2012, the *subject property* was annexed into the corporate limits of the City by Ordinance No. 12-17 [Case No. A2012-001]. On October 15, 2012, the City Council approved a replat [Case No. P2012-031] of four (4) parcels of land into one (1) parcel of land [*i.e. Lot 28, Skyview Country Estates No. 3 Addition*]. According to Subsection 4.4, *General Retail (GR) District*, of Section 4, *Commercial Districts*, of Article V, *District Development Standards*, a *Church or House of Worship* is a by-right land use that is permitted within the General Retail (GR) District.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are all follows:

- North:* Directly north of the subject property is a residential development [*i.e. Skyview Country Estates #2 Addition*] that is within the City's extraterritorial jurisdiction (ETJ).
- South:* Directly south of the subject property is FM-552, which is designated on the City's Master Thoroughfare Plan as an M4U [*i.e. major collector, four (4) lane, undivided roadway*]. Beyond FM-552 is a residential development [*i.e. Windmill Valley Addition*] that is within the City's extraterritorial jurisdiction (ETJ).
- East:* Directly east of the subject property is a residential development [*i.e. Skyview Country Estates #3 Addition*] that is within the City's extraterritorial jurisdiction (ETJ).

West: Directly west of the subject property is the Breezy Hill Subdivision, which is zoned Planned Development District 74 (PD-74) for Single-Family Residential (SF-10) District land uses.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The *subject property* is zoned for Agricultural (AG) District. The Future Land Use Map, adopted with the Comprehensive Plan, designates the *subject property* for Quasi-Public Uses (*i.e. eastern portion of property*) and Low Density Residential land uses (*i.e. western portion of property*). The proposed zoning change would necessitate that the designation of western portion of the property be changed from Low Density Residential to a Quasi-Public Uses designation. The eastern portion of the property currently has this designation. It should be noted that the *Quasi-Public Use* means a use operated by a private non-profit, educational, religious, recreational, charitable, or medical institutions having the purpose primarily of serving the general public, and includes uses such as churches; therefore, the Quasi-Public Uses designation would be considered appropriate for the subject property.

With this being said, the approval of any changes to the Future Land Use Map by allowing the zoning change would be a discretionary decision for the City Council. Should the City Council choose to approve the applicant's request staff has included a condition of approval that would amend the Future Land Use Map to reflect the requested designation.

NOTIFICATION:

On August 30, 2018, staff sent 38 notices to property owners and residents within 500-feet of the subject property. Staff also notified the Stoney Hollow and Breezy Hill Homeowner's Associations (HOA's) which are the only HOA's/Neighborhood Associations within 1,500 feet. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had not received any notices concerning this case.

RECOMMENDATIONS:

Should the Planning and Zoning Commission choose to recommend approval of the applicant's request to change the zoning of the subject property from an Agricultural (AG) District to a General Retail (GR) District then staff would propose the following conditions of approval:

- 1) An approved site plan shall be required for an expansion of the existing facility.
- 2) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the western portion of the property from a Low Density Residential designation to a Quasi-Public Uses designation.
- 3) Any construction resulting from the approval of this *zoning change* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History



Project Number	Z2018-038	Owner	RIDGEVIEW, CHURCH	Applied	8/16/2018	LM
Project Name	1362 E. FM-552 (AG to C)	Applicant	SCOTT A. SIMONTS	Approved		
Type	ZONING			Closed		
Subtype	REZONE			Expired		
Status	P&Z HEARING			Status	9/6/2018	DG

Site Address	City, State Zip	Zoning
1362 FM 552	ROCKWALL, TX 75087	

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
	22		22	4990-0000-0022-00-OR	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	8/23/2018	8/30/2018	8/23/2018		APPROVED	
ENGINEERING (8/22/2018 11:31 AM SH) The following items are for your information for the engineering design process.	Sarah Hager	8/16/2018	8/23/2018	8/22/2018	6	APPROVED	
<ul style="list-style-type: none"> - Do you plan to remove a building and a lot of paving? - 4% Engineering Inspection Fees - Impact fees for upsizing/adding any meter. - Min 20' utility easements. - No structures in easements. - Fire lane easement to be on plat. - No dead-end parking or fire lane. - Dumpster area to drain to oil/water separator or grease trap - TXDOT permit required. - No trees within 5' of public utilities. - Retaining walls 3' and over must be designed by a licensed engineer. All walls to be rock or stone. No smooth concrete walls. - Cannot build in TxDOT ROW. - Must have detention if the total impervious area increases. - Must meet all City Engineering Standards. 							
FIRE	Ariana Hargrove	8/16/2018	8/23/2018	8/23/2018	7	APPROVED	
PLANNING	David Gonzales	8/16/2018	8/23/2018	8/21/2018	5	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>Hold a public hearing to discuss and consider a request by Scott A. Simonts on behalf of Ridgeview Church for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 7.67-acre parcel of land identified as Lot 28 of the Skyview Country Estates #3 Addition, City of Rockwall, Rockwall, Texas, zoned Agricultural (AG) District, addressed as 1362 E. FM-552, and take any action necessary.</p> <p>PLANNING COMMENTS - DAVID GONZALES - 08.21.2018</p> <p>All staff comments are to be addressed and resubmitted by Tuesday September 4, 2018. Please provide two (2) large copies [FOLDED] and one PDF version for a subsequent review by staff:</p> <ul style="list-style-type: none"> • On all future submittals please include the Case Number (Z2018-038) on the lower right hand corner. • When provided, please review the Draft Ordinance prior to the Planning & Zoning public hearing scheduled for September 17, 2018 and return with red lined corrections and/or additions you feel may be necessary for staff review. • The Future Land Use Map contained within the City's Comprehensive Plan designates the subject property as Quasi-Public Uses and Low Density Residential land uses. <p>The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the zoning change request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.</p> <p>Meeting Dates to Attend</p> <p>Planning - Work Session: August 28, 2018 (6:00 p.m.) [applicant to present case to P&Z for discussion]</p> <p>Planning - Public Hearing: September 11, 2018 (6:00 p.m.) [P&Z to take action (i.e. approve, approve with conditions, or deny, etc.)]</p> <p>City Council - Public Hearing: September 17, 2018 (6:00 p.m.) [1st Reading of SUP Ordinance]</p> <p>City Council - Consent/Action Item: October 1, 2018 (6:00 p.m.) [2nd Reading of PD Ordinance (if approved at 1st reading)]</p>						
PLANNING	David Gonzales	9/6/2018	9/13/2018	9/6/2018	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
PLANNING STAFF GENERAL COMMENTS- DAVID GONZALES - 09.06.2018						
<ul style="list-style-type: none"> When provided, please review the Draft Ordinance prior to the Planning & Zoning public hearing scheduled for September 17, 2018 and return with red lined corrections and/or additions you feel may be necessary for staff review. The Future Land Use Map contained within the City's Comprehensive Plan designates the subject property as Quasi-Public Uses and Low Density Residential land uses. 						
The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the zoning change request. If you have any questions regarding this case, please feel free to contact David Gonzalez, AICP with the Planning Department at 972-771-7745.						
Meeting Dates to Attend						
Planning - Public Hearing: September 11, 2018 (6:00 p.m.) [P&Z to take action (i.e. approve, approve with conditions, or deny, etc.)]						
City Council - Public Hearing: September 17, 2018 (6:00 p.m.) [1st Reading of SUP Ordinance]						
City Council - Consent/Action Item: October 1, 2018 (6:00 p.m.) [2nd Reading of PD Ordinance (if approved at 1st reading)]						



City of Rockwall

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

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

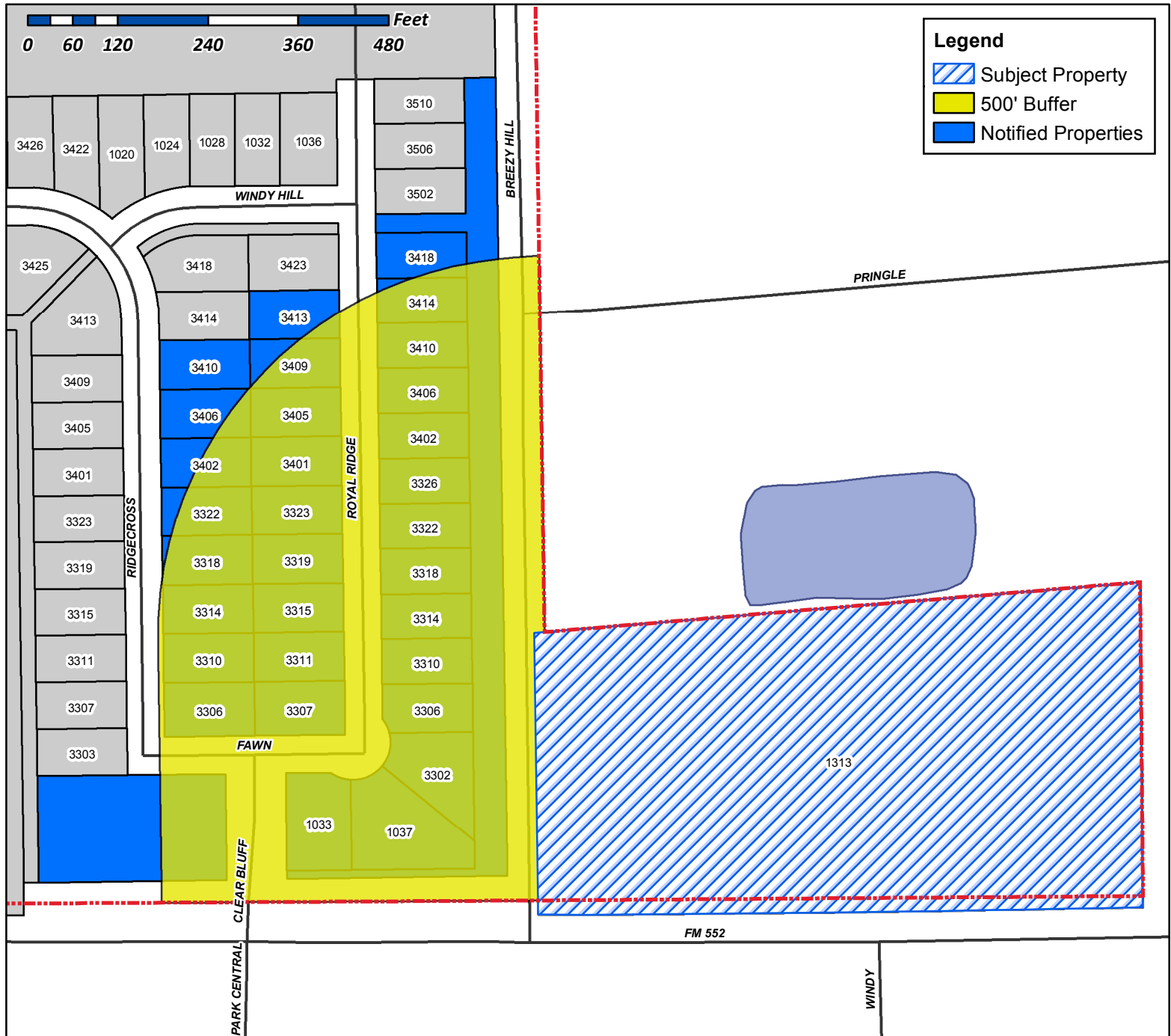




City of Rockwall

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

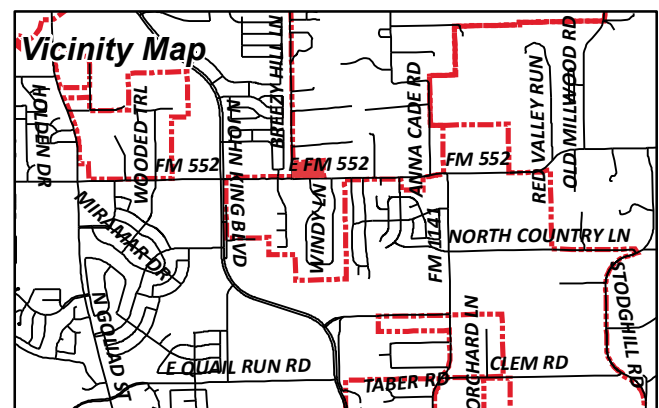
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2018-038
Case Name: Zoning Change (AG to C)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 1362 E. FM-552

Date Created: 08/16/2018

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





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. Z2018-038: 1362 E. FM-552 (AG to C)

Hold a public hearing to discuss and consider a request by Scott A. Simants on behalf of Ridgeview Church for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 7.67-acre parcel of land identified as Lot 28 of the Skyview Country Estates #3 Addition, City of Rockwall, Rockwall, Texas, zoned Agricultural (AG) District, addressed as 1362 E. FM-552, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 9/11/2018 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 9/17/2018 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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **9/17/2018** 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. Z2018-038: 1362 E. FM-552 (AG to C)

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

BREEZY HILL ESTATES HOMEOWNERS
ASSOCIATION INC
1024 S GREENVILLE AVE SUITE 230
ALLEN, TX 75002

CURRENT RESIDENT
1033 FAWN TRAIL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1037 FAWN TRAIL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1313 FM552
ROCKWALL, TX 75087

RIDGEVIEW CHURCH
1362 E FM 522
ROCKWALL, TX 75087

MEGATEL HOMES INC
1800 VALLEY VIEW LANE SUITE 400
FARMERS BRANCH, TX 75234

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

CURRENT RESIDENT
3306 RIDGECROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3306 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3307 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3310 RIDGECROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3310 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3311 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3314 RIDGECROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3314 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3315 ROYAL RIDGE DR
ROCKWALL, TX 75087

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

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

CURRENT RESIDENT
3319 ROYAL RIDGE DR
ROCKWALL, TX 75087

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

FLYNN JASON HAROLD & KENNY RAY
WENTWORTH
3322 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
3323 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3326 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3401 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3402 RIDGECROSS DR
ROCKWALL, TX 75087

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

CURRENT RESIDENT
3405 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3406 RIDGECROSS DR
ROCKWALL, TX 75087

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

CURRENT RESIDENT
3409 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3410 RIDGECROSS DR
ROCKWALL, TX 75087

SMITH ELOISE & JAMES
3410 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

DOOLEY MARINA K
3413 ROYAL RIDGE DR
ROCKWALL, TX 75087

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

CURRENT RESIDENT
3418 ROYAL RIDGE DR
ROCKWALL, TX 75087

DREES CUSTOM HOMES LP
6225 N HWY 161 #150
IRVING, TX 75038

DREES CUSTOM HOMES LP
6225 N STATE HIGHWAY 161 STE 150
IRVING, TX 75038

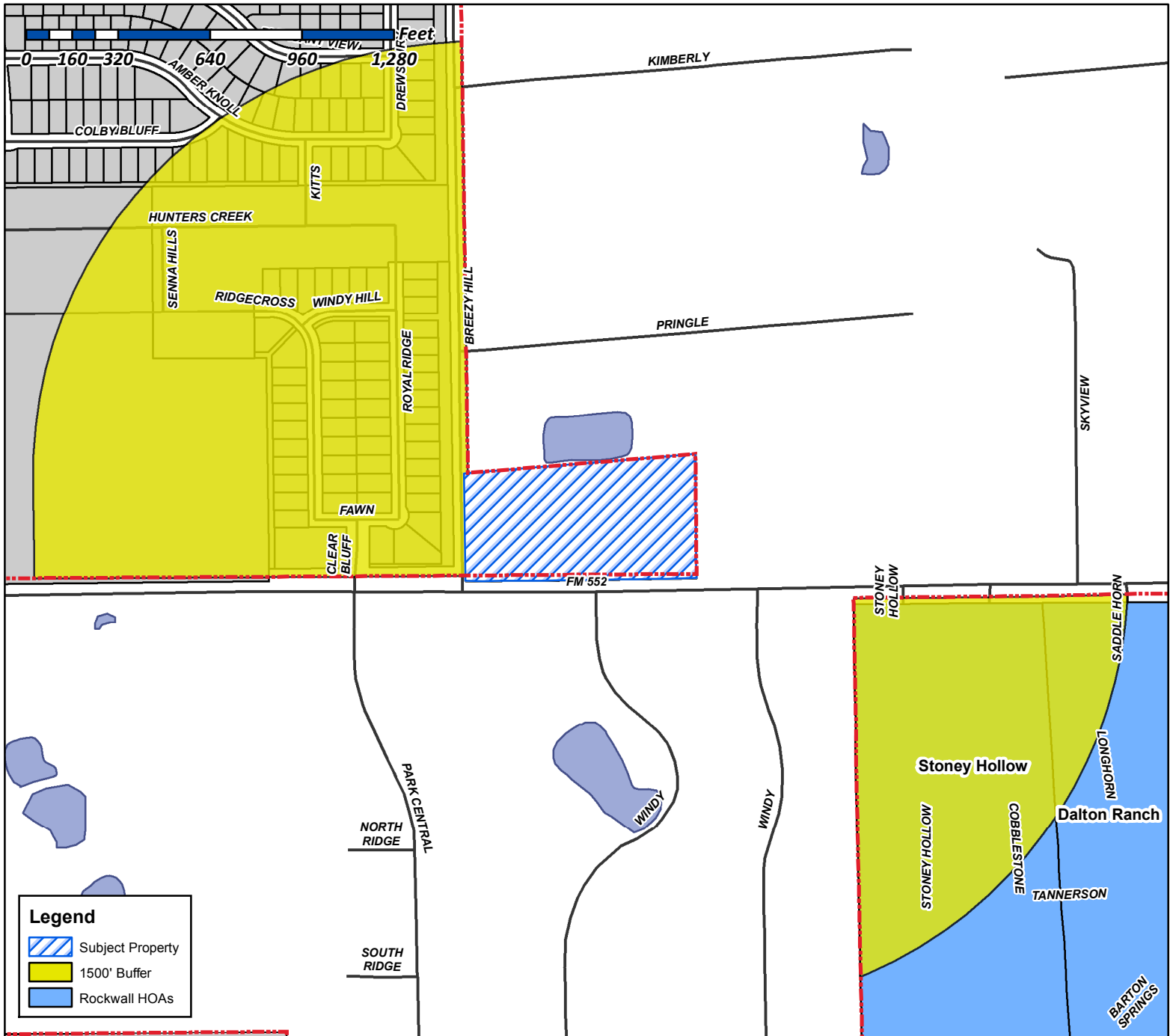
BH 60'S POD LTD
8214 WESTCHESTER DR SUITE 710
DALLAS, TX 75225



City of Rockwall

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

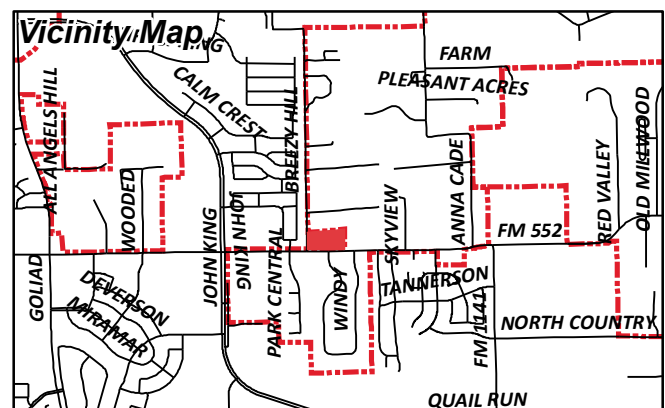
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2018-038
Case Name: Zoning Change (AG to C)
Case Type: Zoning
Zoning: Agriculture (AG) District
Case Address: 1362 E. FM-552

Date Created: 8/16/2018

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



Gonzales, David

From: Morales, Laura
Sent: Friday, September 7, 2018 2:25 PM
To: Gonzales, David
Subject: FW: Neighborhood Notification Program: Notice of zoning request
Attachments: Z2018-038 HOA Map.pdf

From: Morales, Laura
Sent: Tuesday, September 04, 2018 1:18 PM
To: [REDACTED]; [REDACTED]
Subject: Neighborhood Notification Program: Notice of zoning request

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 was published in the Rockwall Herald Banner **August 24, 2018**. The Planning and Zoning Commission will hold a public hearing on **Tuesday 9/11/2018 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 9/17/2018 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>

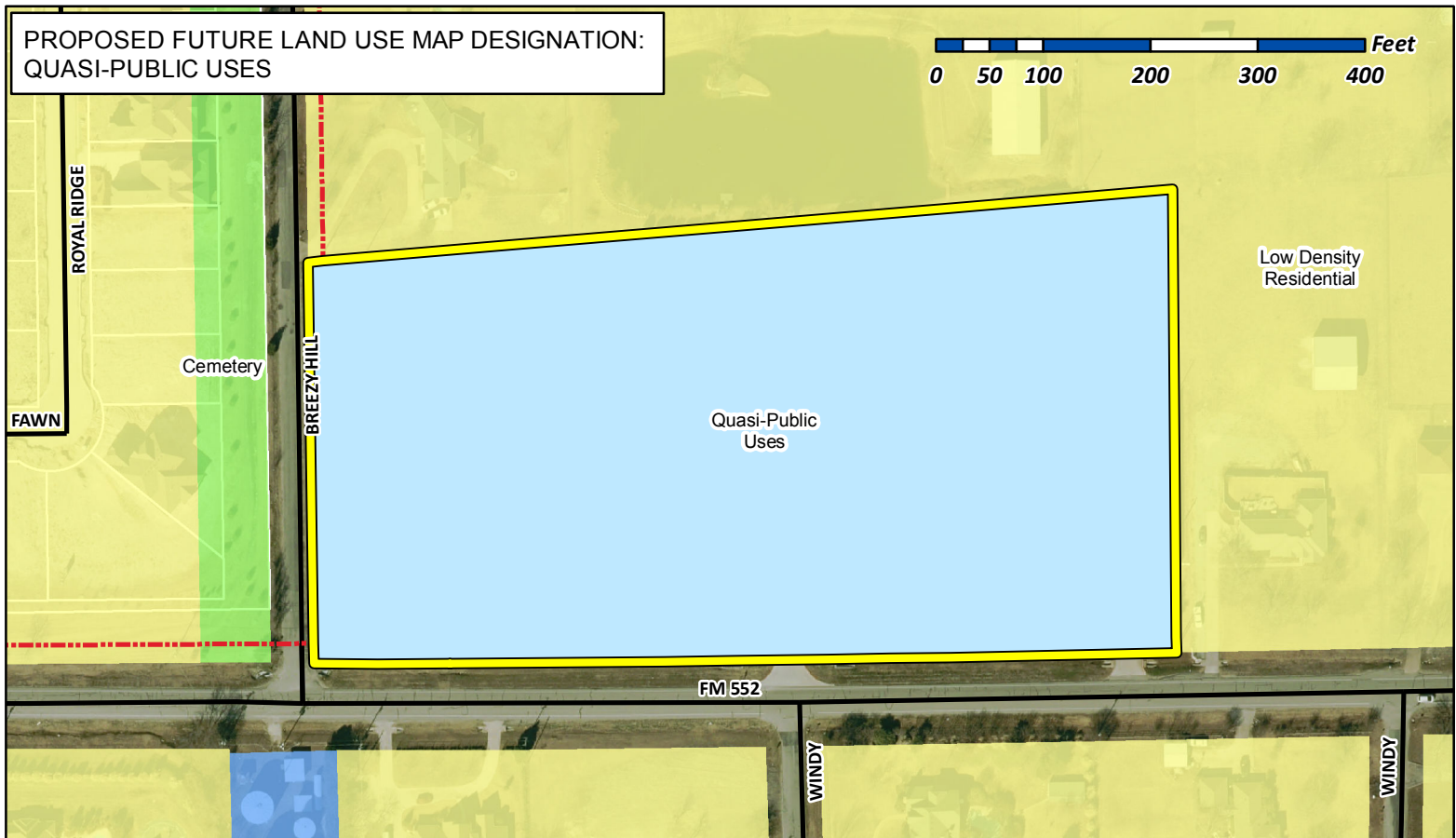
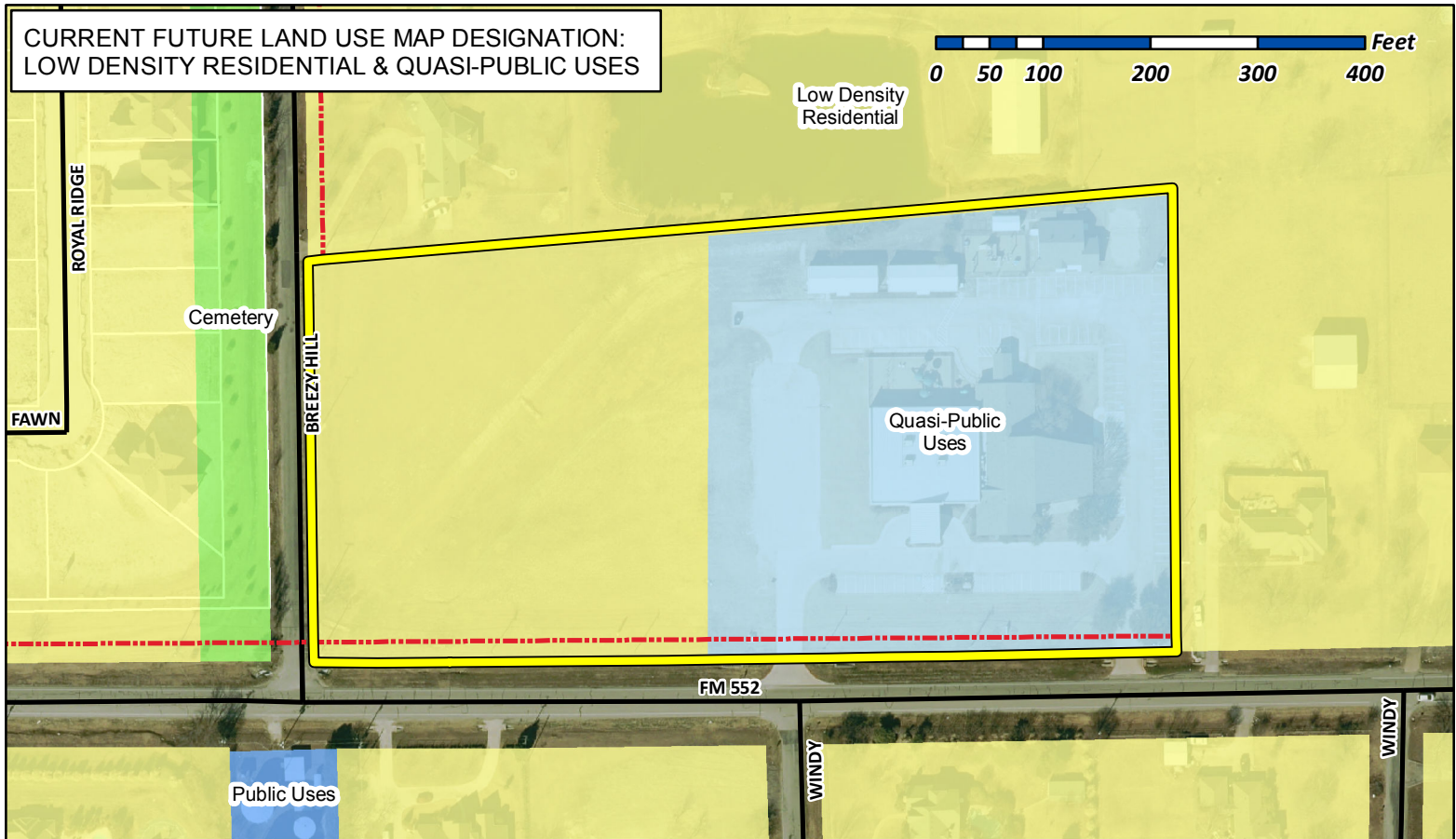
Z2018-038-Hold a public hearing to discuss and consider a request by Scott A. Simonts on behalf of Ridgeview Church for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 7.67-acre parcel of land identified as Lot 28 of the Skyview Country Estates #3 Addition, City of Rockwall, Rockwall, Texas, zoned Agricultural (AG) District, addressed as 1362 E. FM-552, 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

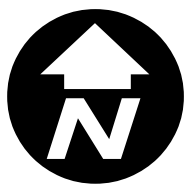
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | <http://www.rockwall.com/planning/>

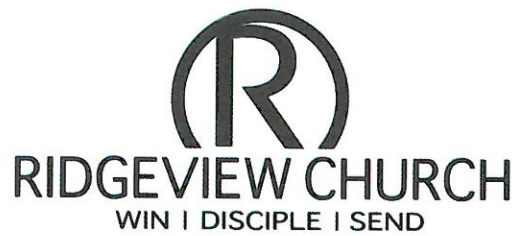


City of Rockwall

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

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





July 13, 2018

City of Rockwall
Planning and Development
385 S. Goliad, Rockwall, Texas 75087

Dear City of Rockwall:

I, Scott A. Simants, on behalf of Ridgeview Church, located at 1362 East F.M 552, Rockwall, Tx 75087, at the intersection of Breezy Hill Lane and F.M. 552, Skyview Country Estates, Lots 19-22. The church sits on 7.67 acres and is currently zoned for Agriculture.

We are requesting that the property be re-zoned to Commercial for future addition to the existing building and/or new storage facilities.

Sincerely,

Scott A. Simants
214) 538-0314

Sasimants@msn.com

Gonzales, David

From: Scott Simants <[REDACTED]>
Sent: Tuesday, September 4, 2018 4:09 PM
To: Gonzales, David
Subject: Re: Ridgeview Church - Zoning Change Request

Thanks David,
We would like to go with General Retail.

From: Gonzales, David <DGonzales@rockwall.com>
Sent: Tuesday, September 4, 2018 8:55 PM
To: [REDACTED]
Subject: Ridgeview Church - Zoning Change Request

Good afternoon Scott,

I was following up regarding our conversation last week concerning the zoning request for the church. As you know, currently the request is for Commercial; however, after our discussion, you thought that it may be best to go to a General Retail district, which is a less intense use. Have you had an opportunity to consider this or are you continuing to move forward with the Commercial District classification.

The reason I'm asking is I am currently working on staff's report and wanted to be sure that this would reflect the zoning you've chosen.

Let me know if you have any questions.

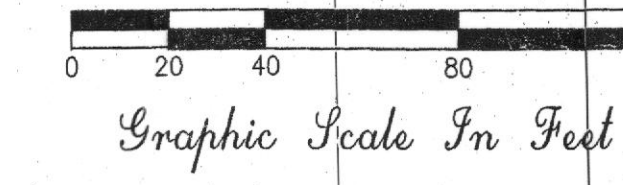
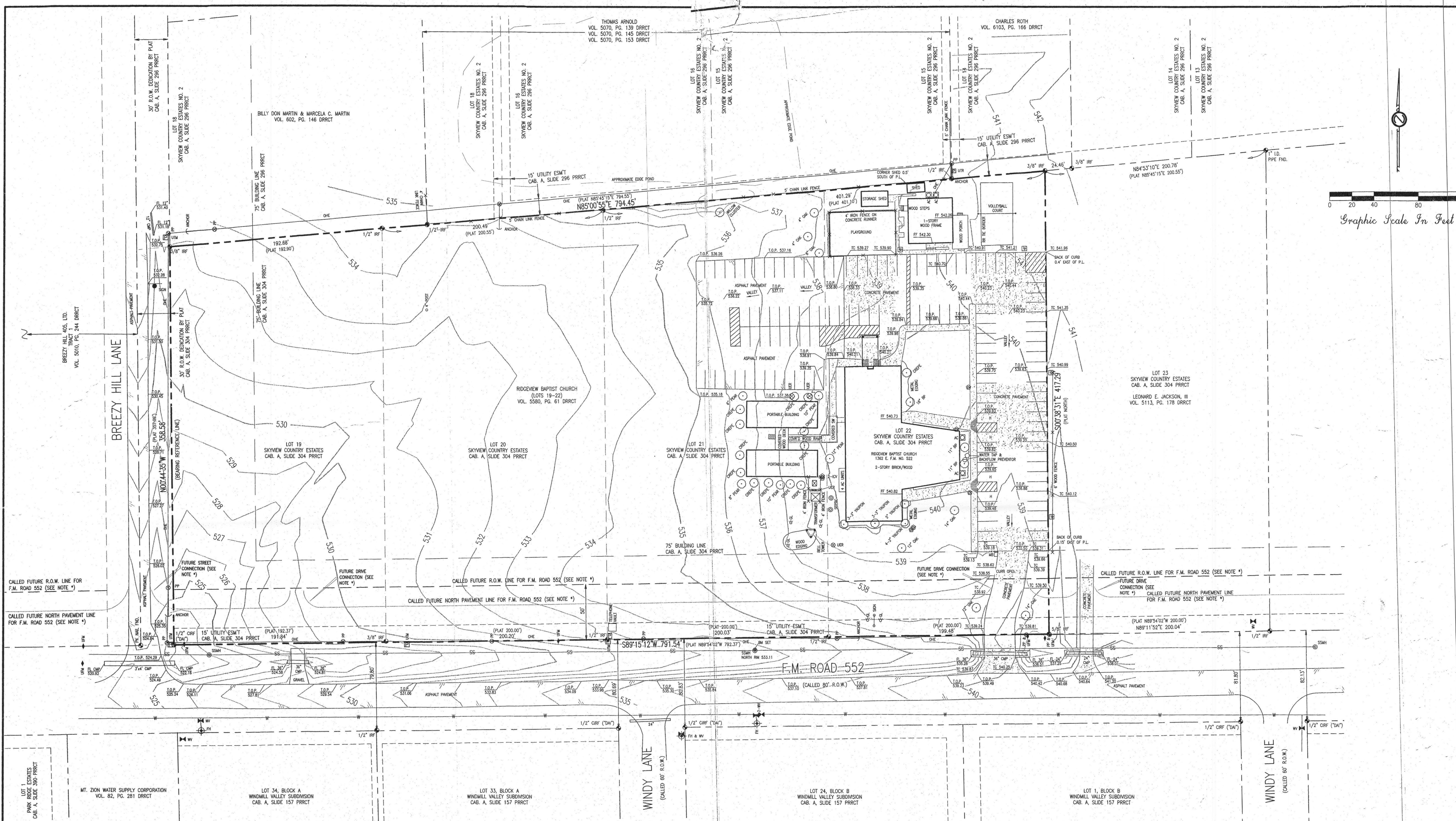
Thank you,



DAVID GONZALES, AICP

SENIOR PLANNER • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
GONZALES@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)



- LEGEND**
- | | | | | | |
|--------|---|------|--|-----|-----------------|
| IRF | IRON ROD FOUND | RCP | REINFORCED CONCRETE PIPE | SH | SPRINKLER HEAD |
| CIRF | CAPPED IRON ROD FOUND | CMP | CORRUGATED METAL PIPE | SM | SIGN |
| IPF | IRON PIPE FOUND | FL | FLOWLINE | MB | MAIL BOX |
| IRS | 1/2" IRON ROD SET WITH "DISCULLO & TERRY" PLASTIC CAP | P.L. | PROPERTY LINE | AC | AIR CONDITIONER |
| PRCT | PLAT RECORDS OF ROCKWALL COUNTY, TEXAS | + | GAS MANHOLE | CP | CREPE MYRTLE |
| DRCT | DEED RECORDS OF ROCKWALL COUNTY, TEXAS | + | GAS METER (GM) | PF | PORTFOLIO PEAR |
| OHE | OVERHEAD ELECTRIC LINE | + | WATER METER (WM) | PMT | PAVEMENT |
| OHT | OVERHEAD TELEPHONE LINE | + | TELEPHONE TERMINAL BOX | | |
| OHTV | OVERHEAD CABLE TELEVISION LINE | + | LIGHT POLE (LP) | | |
| UGE | UNDERGROUND ELECTRIC LINE | + | GROUND LIGHT (GL) | | |
| BC | BACK OF CURB | + | POWER POLE (PP) / ELECTRIC RISER (UER) | | |
| TC | TOP OF CURB | + | UNDERGROUND TELEPHONE MARKER (UTM) | | |
| T.O.P. | TOP OF PAVEMENT | + | UNDERGROUND FIBER OPTIC CABLE MARKER (UFM) | | |
| C&G | CURB & GUTTER | + | UNDERGROUND GAS MARKER (UGM) | | |
| ASPH | ASPHALT | + | SANITARY SEWER MANHOLE (SSMH) | | |
| CONC | CONCRETE | + | CLEANOUT (SSCO) | | |
| W | WATER LINE | + | WATER VALVE (WV) | | |
| SS | SANITARY SEWER MAIN | + | FIRE HYDRANT (FH) | | |
| | | + | IRRIGATION CONTROL VALVE (ICV) | | |

NOTES:

Coordinates and bearings recited hereon are referenced to the NAD83 State Plane Coordinate System, Texas North Central Zone 4202 (reference line ~ monumented east right-of-way line of Breezy Hill Lane along subject property N00°44'35"W).

Location of underground utilities is approximate. Locations and sizes shown are taken from plans and are adjusted to fit visible objects shown. All underground utilities must be exposed prior to construction to verify location and size.

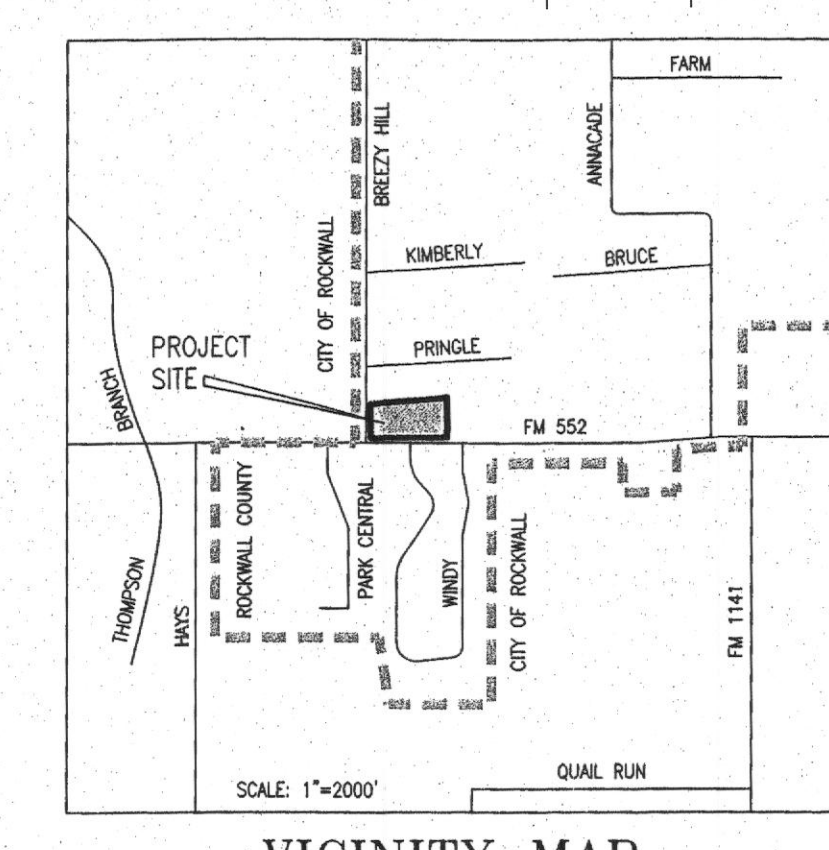
Only trees 4" in trunk diameter and larger are shown.

* Future right-of-way & pavement lines shown plotted hereon are according to TXDOT Draft Preferred Alignment & Access Plan for FM 552 (CSJ: 1017-01-015 ~ From SH 205 to FM 1141) dated June 2011.

Easements shown plotted hereon are according to plats for subject & adjoining properties. No additional easement research was performed.

BENCH MARK:

BM No. 1 (Set): North rim of sanitary sewer manhole located on north side of FM Road 552, approximately 220 feet west of drive entrance to Ridgeview Church and approximately 95 feet north of west intersection of Windy Lane.



TOPOGRAPHIC SURVEY

RIDGEVIEW BAPTIST CHURCH

1362 E. F.M. NO. 522

ROCKWALL COUNTY, TEXAS

JOHN SIMMONS SURVEY ~ ABSTRACT NO. 190

DATE: JULY 2011 SCALE: 1"=40' FILE: P:\GHLA\RIDGEVIEW CHURCH-ROCKWALL TOP

DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC.

ENGINEERING AND SURVEYING

FIRM #615 ESTABLISHED, 1953

401-A WEST ABRAM STREET * P.O. BOX 506

ARLINGTON, TEXAS 76010 * 817-275-3361

©DISCIULLO-TERRY, STANTON & ASSOCIATES, INC. 2011

ELEVATION: 533.11

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A GENERAL RETAIL (GR) DISTRICT FOR A 7.67-ACRE PARCEL OF LAND IDENTIFIED AS LOT 28, SKYVIEW COUNTRY ESTATES NO.3 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE SPECIFICALLY DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Scott A. Simonts of Ridgeview Church for the approval of a change in zoning from an Agricultural (AG) District to a General Retail (GR) District for a 7.67-acre parcel of land identified as Lot 28, Skyview Country Estates No. 3 Addition, City of Rockwall, Rockwall County, Texas, and more specifically depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that 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 Unified Development Code [Ordinance No. 04-38] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a General Retail (GR) District; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes provided for a *Commercial (C) District* as stipulated by Subsection 4.4, *General Retail (GR) District*, of Section 4, *Commercial Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 04-38] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future;

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ON THIS THE 1st DAY OF OCTOBER, 2018.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

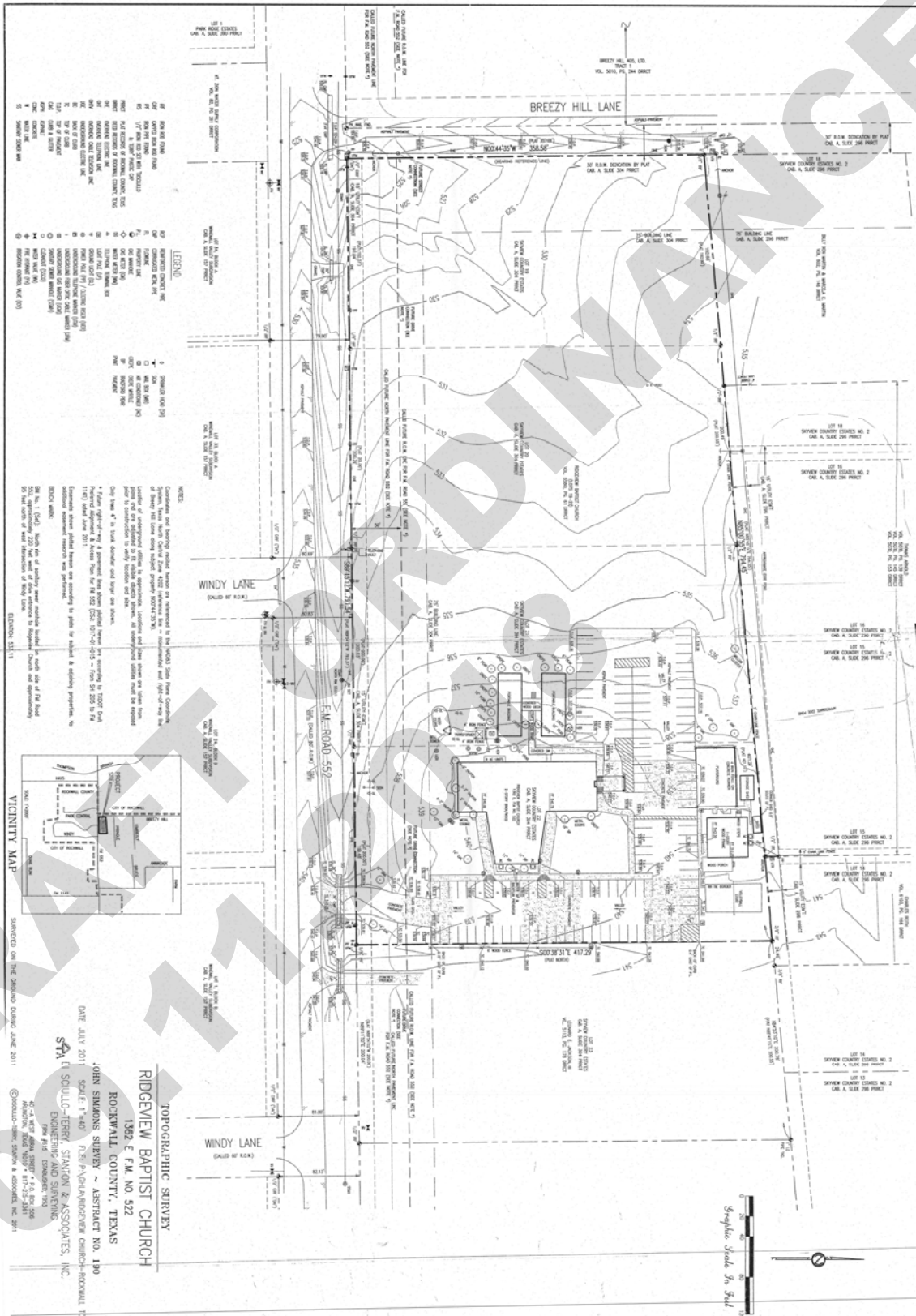
APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: September 17, 2018

2nd Reading: October 1, 2018

Exhibit 'A'
Zoning Exhibit



**CITY OF ROCKWALL
CITY COUNCIL MEMO**

AGENDA DATE: 09/17/2018

APPLICANT: Scott A. Simants; *Ridgeview Church*

AGENDA ITEM: **Z2018-038**; Zoning Change (AG to GR)

SUMMARY:

Hold a public hearing to discuss and consider a request by Scott A. Simants on behalf of Ridgeview Church for the approval of a zoning change from an Agricultural (AG) District to a General Retail (GR) District for a 7.67-acre parcel of land identified as Lot 28 of the Skyview Country Estates #3 Addition, City of Rockwall, Rockwall, Texas, zoned Agricultural (AG) District, addressed as 1362 E. FM-552, and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The applicant is requesting to rezone the property from an Agricultural (AG) District to a General Retail (GR) District for the purpose of expanding the church facility [*i.e. Ridgeview Church*]. The expansion will generally consist of an addition to the existing building and/or the addition of an accessory structure for storage. The original request was to rezone to a Commercial (C) District; however, after the work session with the Planning and Zoning Commission the applicant has decided to request a General Retail (GR) District, which is considered to be less intense and would create a transition to the adjacent residential properties.

On July 16, 2012, the *subject property* was annexed into the corporate limits of the City by *Ordinance No. 12-17 [Case No. A2012-001]*. On October 15, 2012, the City Council approved a replat [*Case No. P2012-031*] of four (4) parcels of land into one (1) parcel of land [*i.e. Lot 28, Skyview Country Estates No. 3 Addition*]. According to Subsection 4.4, *General Retail (GR) District*, of Section 4, *Commercial Districts*, of *Article V, District Development Standards*, a *Church or House of Worship* is a by-right land use that is permitted within the General Retail (GR) District.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are all follows:

North: Directly north of the subject property is a residential development [*i.e. Skyview Country Estates #2 Addition*] that is within the City's extraterritorial jurisdiction (ETJ).

South: Directly south of the subject property is FM-552, which is designated on the City's Master Thoroughfare Plan as an M4U [*i.e. major collector, four (4) lane, undivided roadway*]. Beyond FM-552 is a residential development [*i.e. Windmill Valley Addition*] that is within the City's extraterritorial jurisdiction (ETJ).

- East:* Directly east of the subject property is a residential development [*i.e. Skyview Country Estates #3 Addition*] that is within the City's extraterritorial jurisdiction (ETJ).
- West:* Directly west of the subject property is the Breezy Hill Subdivision, which is zoned Planned Development District 74 (PD-74) for Single-Family Residential (SF-10) District land uses.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The *subject property* is zoned for Agricultural (AG) District. The Future Land Use Map, adopted with the Comprehensive Plan, designates the *subject property* for Quasi-Public Uses (*i.e. eastern portion of property*) and Low Density Residential land uses (*i.e. western portion of property*). The proposed zoning change would necessitate that the designation of western portion of the property be changed from Low Density Residential to a Quasi-Public Uses designation. The eastern portion of the property currently has this designation. It should be noted that the *Quasi-Public Use* means a use operated by a private non-profit, educational, religious, recreational, charitable, or medical institutions having the purpose primarily of serving the general public, and includes uses such as churches; therefore, the Quasi-Public Uses designation would be considered appropriate for the subject property.

With this being said, the approval of any changes to the Future Land Use Map by allowing the zoning change would be a discretionary decision for the City Council. Should the City Council choose to approve the applicant's request staff has included a condition of approval that would amend the Future Land Use Map to reflect the requested designation.

NOTIFICATION:

On August 30, 2018, staff sent 38 notices to property owners and residents within 500-feet of the subject property. Staff also notified the Stoney Hollow and Breezy Hill Homeowner's Associations (HOA's) which are the only HOA's/Neighborhood Associations within 1,500 feet. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had received one (1) notice opposed and one (1) notice in favor of the zoning request.

RECOMMENDATIONS:

Should the City Council choose to recommend approval of the applicant's request to change the zoning of the subject property from an Agricultural (AG) District to a General Retail (GR) District then staff would propose the following conditions of approval:

- 1) An approved site plan shall be required for an expansion of the existing facility.
- 2) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the western portion of the property from a Low Density Residential designation to a Quasi-Public Uses designation.
- 3) Any construction resulting from the approval of this *zoning change* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire

codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On September 11, 2018, the Planning and Zoning Commission's motion to recommend approval of the zoning change from Agricultural (AG) District to General Retail (GR) District with staff conditions passed by a vote of 5 to 0 with Commissioners Lyons and Moeller absent.



City of Rockwall

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

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

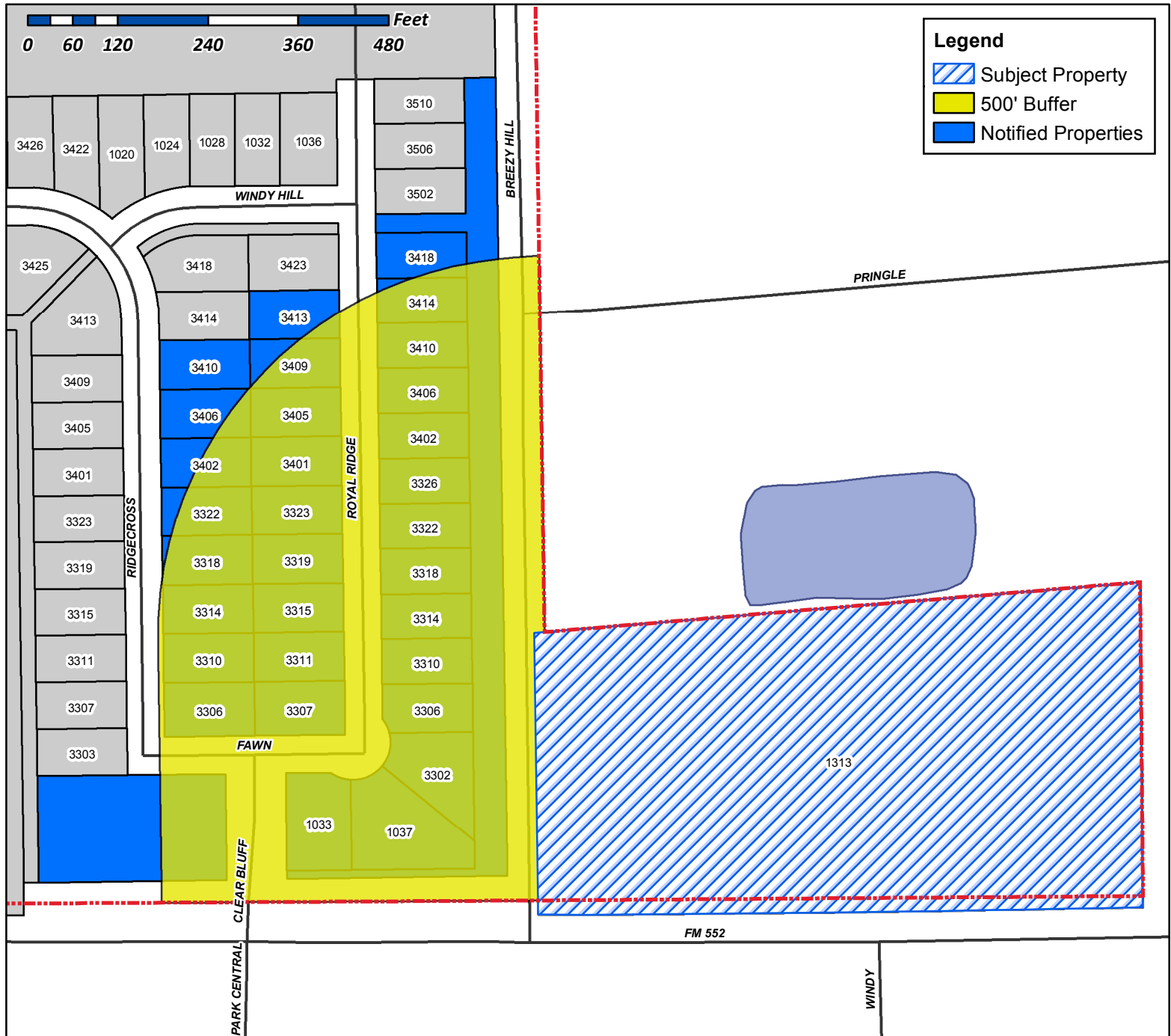




City of Rockwall

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

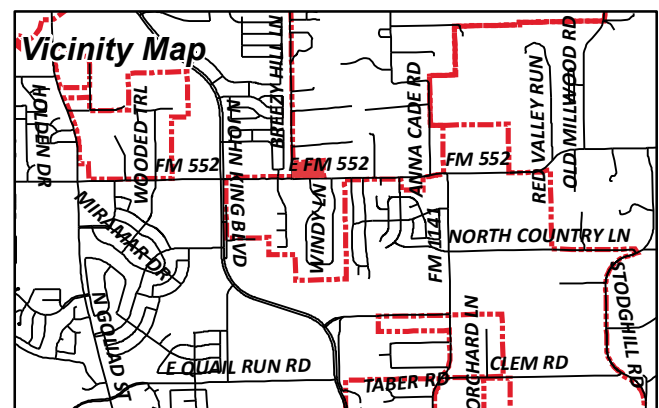
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2018-038
Case Name: Zoning Change (AG to C)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 1362 E. FM-552

Date Created: 08/16/2018

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





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. Z2018-038: 1362 E. FM-552 (AG to C)

Hold a public hearing to discuss and consider a request by Scott A. Simants on behalf of Ridgeview Church for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 7.67-acre parcel of land identified as Lot 28 of the Skyview Country Estates #3 Addition, City of Rockwall, Rockwall, Texas, zoned Agricultural (AG) District, addressed as 1362 E. FM-552, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 9/11/2018 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 9/17/2018 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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **9/17/2018** 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. Z2018-038: 1362 E. FM-552 (AG to C)

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

BREEZY HILL ESTATES HOMEOWNERS
ASSOCIATION INC
1024 S GREENVILLE AVE SUITE 230
ALLEN, TX 75002

CURRENT RESIDENT
1033 FAWN TRAIL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1037 FAWN TRAIL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1313 FM552
ROCKWALL, TX 75087

RIDGEVIEW CHURCH
1362 E FM 522
ROCKWALL, TX 75087

MEGATEL HOMES INC
1800 VALLEY VIEW LANE SUITE 400
FARMERS BRANCH, TX 75234

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

CURRENT RESIDENT
3306 RIDGECROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3306 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3307 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3310 RIDGECROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3310 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3311 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3314 RIDGECROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3314 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3315 ROYAL RIDGE DR
ROCKWALL, TX 75087

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

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

CURRENT RESIDENT
3319 ROYAL RIDGE DR
ROCKWALL, TX 75087

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

FLYNN JASON HAROLD & KENNY RAY
WENTWORTH
3322 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
3323 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3326 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3401 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3402 RIDGECROSS DR
ROCKWALL, TX 75087

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

CURRENT RESIDENT
3405 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3406 RIDGECROSS DR
ROCKWALL, TX 75087

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

CURRENT RESIDENT
3409 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3410 RIDGECROSS DR
ROCKWALL, TX 75087

SMITH ELOISE & JAMES
3410 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

DOOLEY MARINA K
3413 ROYAL RIDGE DR
ROCKWALL, TX 75087

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

CURRENT RESIDENT
3418 ROYAL RIDGE DR
ROCKWALL, TX 75087

DREES CUSTOM HOMES LP
6225 N HWY 161 #150
IRVING, TX 75038

DREES CUSTOM HOMES LP
6225 N STATE HIGHWAY 161 STE 150
IRVING, TX 75038

BH 60'S POD LTD
8214 WESTCHESTER DR SUITE 710
DALLAS, TX 75225



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. Z2018-038: 1362 E. FM-552 (AG to C)

Hold a public hearing to discuss and consider a request by Scott A. Simants on behalf of Ridgeview Church for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 7.67-acre parcel of land identified as Lot 28 of the Skyview Country Estates #3 Addition, City of Rockwall, Rockwall, Texas, zoned Agricultural (AG) District, addressed as 1362 E. FM-552, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 9/11/2018 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 9/17/2018 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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **9/17/2018** 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. Z2018-038: 1362 E. FM-552 (AG to C)

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.

MID-BLOCK Commercial up against residential
does not help residential property values
for Breezy Hills Estates.

Name: BH 40's Pod, Ltd

Address: 8214 Westclaster Drive, Suite 710, Dallas TX 75225

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

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

Case No. Z2018-038: 1362 E. FM-552 (AG to C)

Please place a check mark on the appropriate line below:

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

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

I SPOKE W/CHURCH OFFICIALS & BELIEVE THEY HAVE
THE RIGHT TO BE ABLE TO BUILD ON THEIR PROPERTY
WHAT THEY NEED TO MAKE THEIR CHURCH MOVE FORWARD.
MAKE

Name:

CORY LIEBRUM

Address:

3406 FOYAL RIDGE 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.

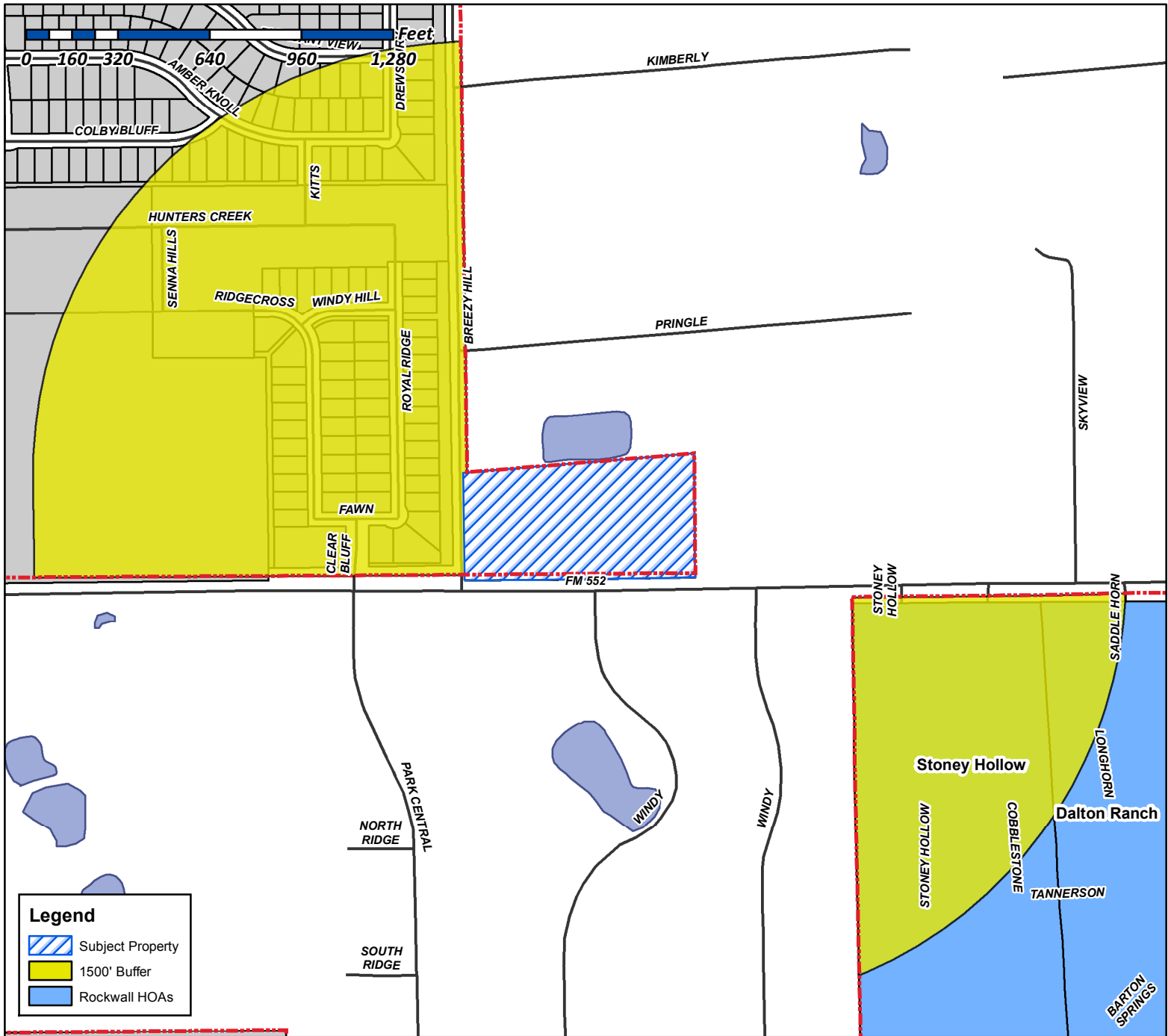
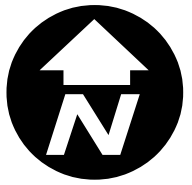
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



City of Rockwall

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

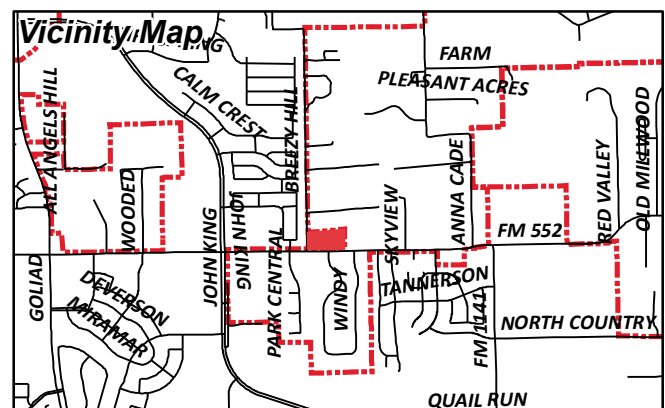
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2018-038
Case Name: Zoning Change (AG to C)
Case Type: Zoning
Zoning: Agriculture (AG) District
Case Address: 1362 E. FM-552

Date Created: 8/16/2018

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



Gonzales, David

From: Morales, Laura
Sent: Friday, September 7, 2018 2:25 PM
To: Gonzales, David
Subject: FW: Neighborhood Notification Program: Notice of zoning request
Attachments: Z2018-038 HOA Map.pdf

From: Morales, Laura
Sent: Tuesday, September 04, 2018 1:18 PM
To: [REDACTED]; [REDACTED]
Subject: Neighborhood Notification Program: Notice of zoning request

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 was published in the Rockwall Herald Banner **August 24, 2018**. The Planning and Zoning Commission will hold a public hearing on **Tuesday 9/11/2018 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 9/17/2018 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>

Z2018-038-Hold a public hearing to discuss and consider a request by Scott A. Simonts on behalf of Ridgeview Church for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 7.67-acre parcel of land identified as Lot 28 of the Skyview Country Estates #3 Addition, City of Rockwall, Rockwall, Texas, zoned Agricultural (AG) District, addressed as 1362 E. FM-552, and take any action necessary.

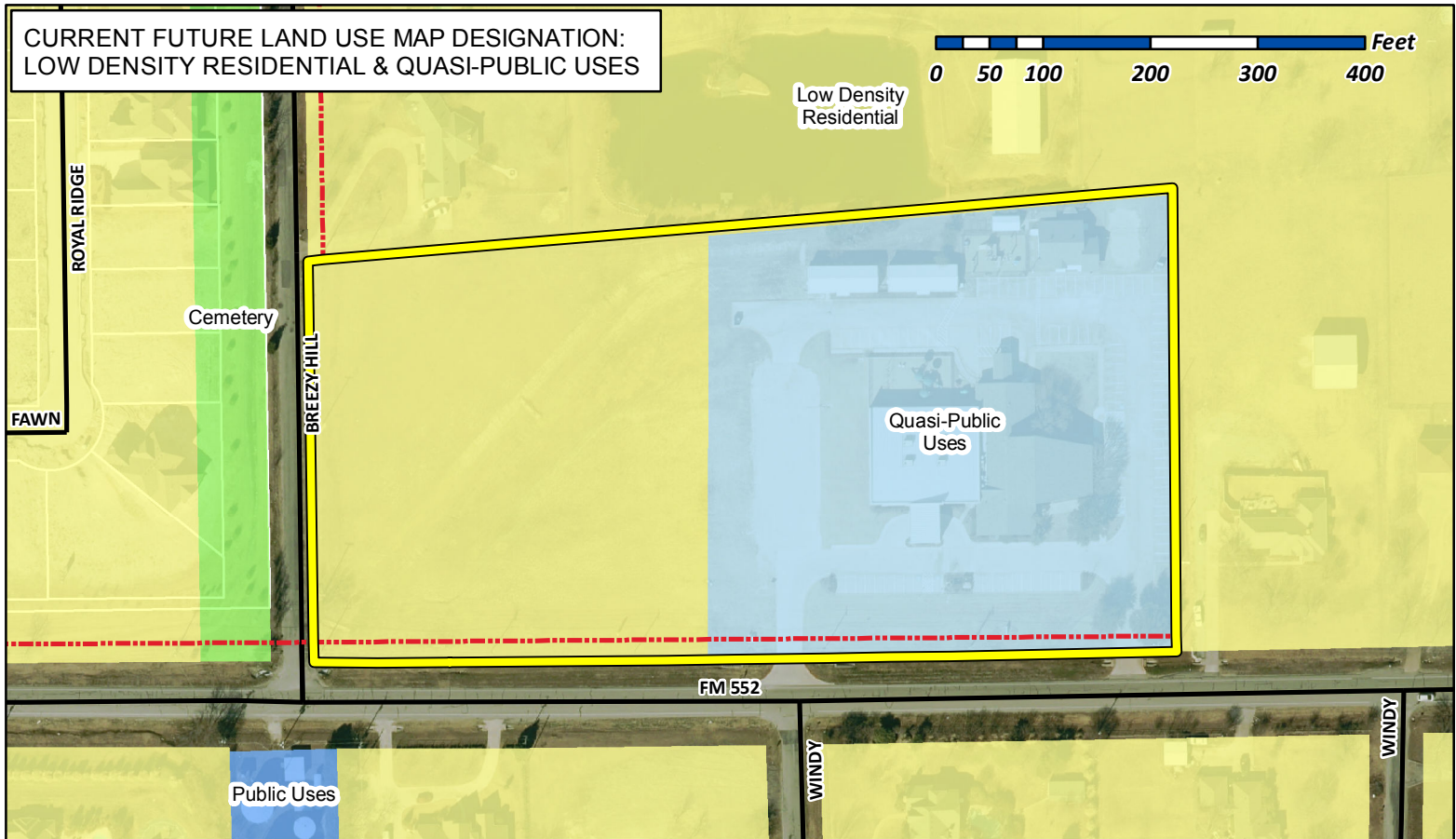
If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at <http://www.rockwall.com/planning/hoa.asp>.

Sincerely,

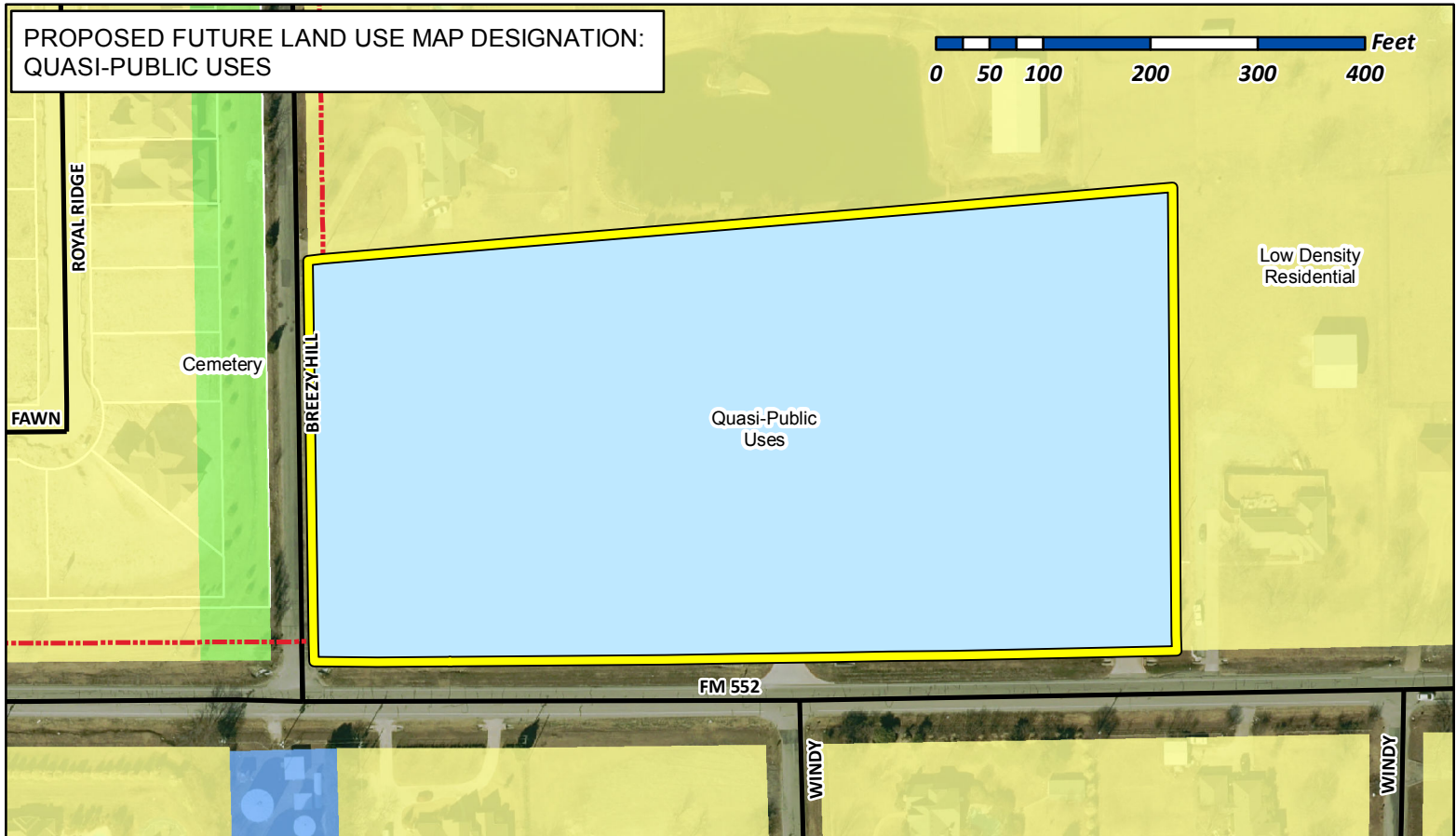
Laura Morales

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

**CURRENT FUTURE LAND USE MAP DESIGNATION:
LOW DENSITY RESIDENTIAL & QUASI-PUBLIC USES**



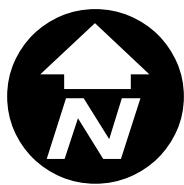
**PROPOSED FUTURE LAND USE MAP DESIGNATION:
QUASI-PUBLIC USES**

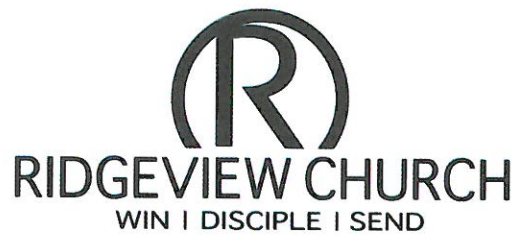


City of Rockwall

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

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





July 13, 2018

City of Rockwall
Planning and Development
385 S. Goliad, Rockwall, Texas 75087

Dear City of Rockwall:

I, Scott A. Simants, on behalf of Ridgeview Church, located at 1362 East F.M 552, Rockwall, Tx 75087, at the intersection of Breezy Hill Lane and F.M. 552, Skyview Country Estates, Lots 19-22. The church sits on 7.67 acres and is currently zoned for Agriculture.

We are requesting that the property be re-zoned to Commercial for future addition to the existing building and/or new storage facilities.

Sincerely,

Scott A. Simants
214) 538-0314

Sasimants@msn.com

Gonzales, David

From: Scott Simants <[REDACTED]>
Sent: Tuesday, September 4, 2018 4:09 PM
To: Gonzales, David
Subject: Re: Ridgeview Church - Zoning Change Request

Thanks David,
We would like to go with General Retail.

From: Gonzales, David <DGonzales@rockwall.com>
Sent: Tuesday, September 4, 2018 8:55 PM
To: [REDACTED]
Subject: Ridgeview Church - Zoning Change Request

Good afternoon Scott,

I was following up regarding our conversation last week concerning the zoning request for the church. As you know, currently the request is for Commercial; however, after our discussion, you thought that it may be best to go to a General Retail district, which is a less intense use. Have you had an opportunity to consider this or are you continuing to move forward with the Commercial District classification.

The reason I'm asking is I am currently working on staff's report and wanted to be sure that this would reflect the zoning you've chosen.

Let me know if you have any questions.

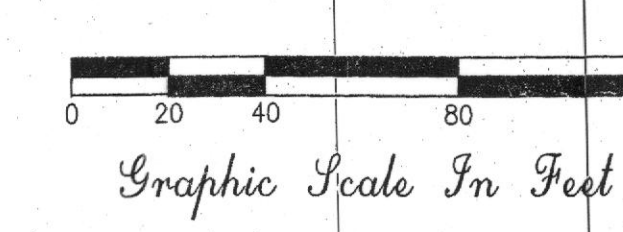
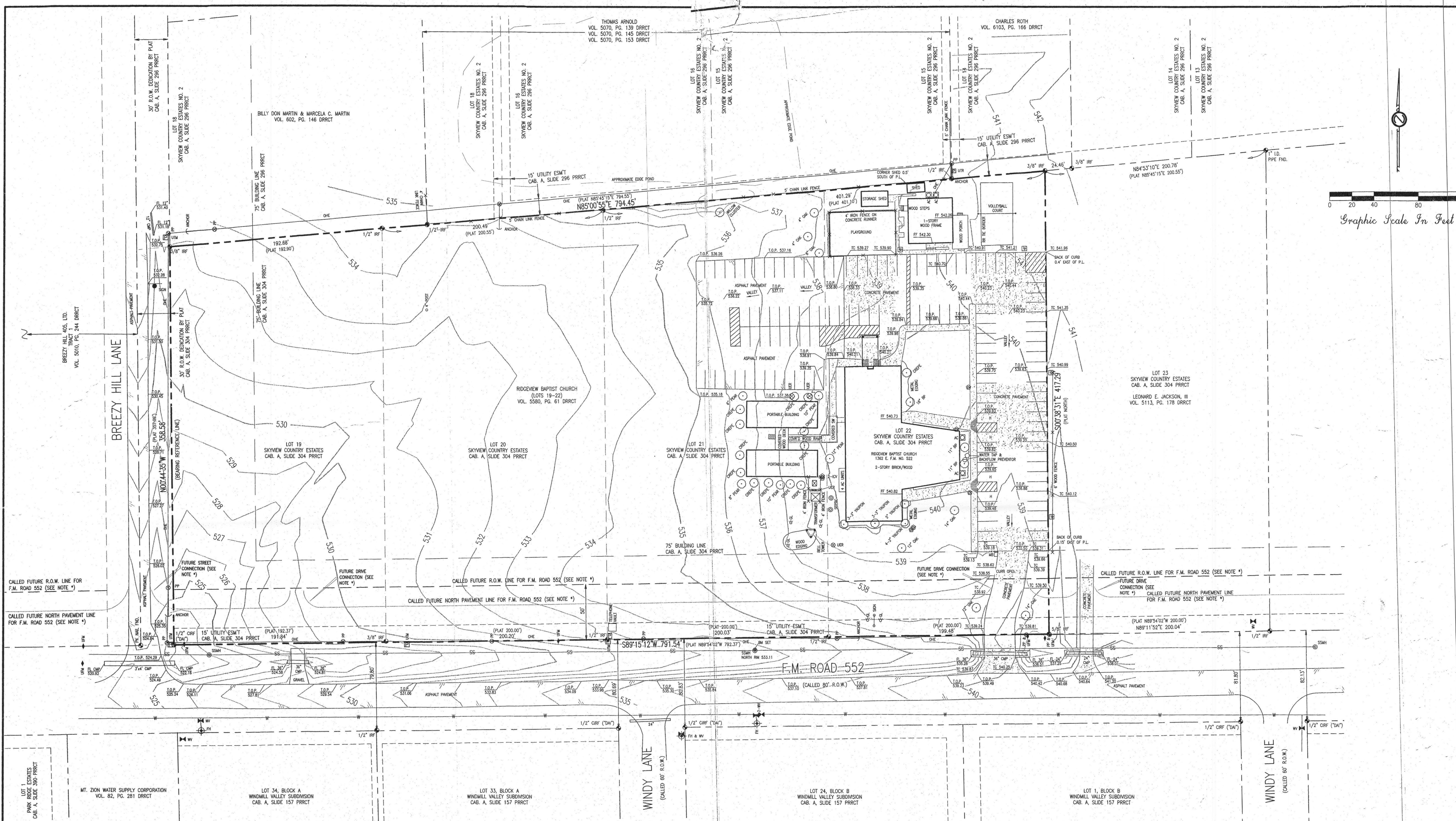
Thank you,



DAVID GONZALES, AICP

SENIOR PLANNER • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
GONZALES@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)



- LEGEND**
- | | | | | | |
|--------|---|------|--|-----|-----------------|
| IRF | IRON ROD FOUND | RCP | REINFORCED CONCRETE PIPE | SH | SPRINKLER HEAD |
| CIRP | CAPPED IRON ROD FOUND | CMP | CORRUGATED METAL PIPE | SM | SIGN |
| IPF | IRON PIPE FOUND | FL | FLOWLINE | MB | MAIL BOX |
| IRS | 1/2" IRON ROD SET WITH "DISCULLO & TERRY" PLASTIC CAP | P.L. | PROPERTY LINE | AC | AIR CONDITIONER |
| PRCT | PLAT RECORDS OF ROCKWALL COUNTY, TEXAS | + | GAS MANHOLE | CP | CREPE |
| DRCT | DEED RECORDS OF ROCKWALL COUNTY, TEXAS | + | GAS METER (GM) | PF | BRADFORD PEAR |
| OHE | OVERHEAD ELECTRIC LINE | + | WATER METER (WM) | PMT | PAVEMENT |
| OHT | OVERHEAD TELEPHONE LINE | + | TELEPHONE TERMINAL BOX | | |
| OHTV | OVERHEAD CABLE TELEVISION LINE | + | LIGHT POLE (LP) | | |
| UGE | UNDERGROUND ELECTRIC LINE | + | GROUND LIGHT (GL) | | |
| BC | BACK OF CURB | + | POWER POLE (PP) / ELECTRIC RISER (UER) | | |
| TC | TOP OF CURB | + | UNDERGROUND TELEPHONE MARKER (UTM) | | |
| T.O.P. | TOP OF PAVEMENT | + | UNDERGROUND FIBER OPTIC CABLE MARKER (UFM) | | |
| C&G | CURB & GUTTER | + | UNDERGROUND GAS MARKER (UGM) | | |
| ASPH | ASPHALT | + | SANITARY SEWER MANHOLE (SSMH) | | |
| CONC | CONCRETE | + | CLEANOUT (SSCO) | | |
| W | WATER LINE | + | WATER VALVE (WV) | | |
| SS | SANITARY SEWER MAIN | + | FIRE HYDRANT (FH) | | |
| | | + | IRRIGATION CONTROL VALVE (ICV) | | |

NOTES:

Coordinates and bearings recited hereon are referenced to the NAD83 State Plane Coordinate System, Texas North Central Zone 4202 (reference line ~ monumented east right-of-way line of Breezy Hill Lane along subject property N00°44'35"W).

Location of underground utilities is approximate. Locations and sizes shown are taken from plans and are adjusted to fit visible objects shown. All underground utilities must be exposed prior to construction to verify location and size.

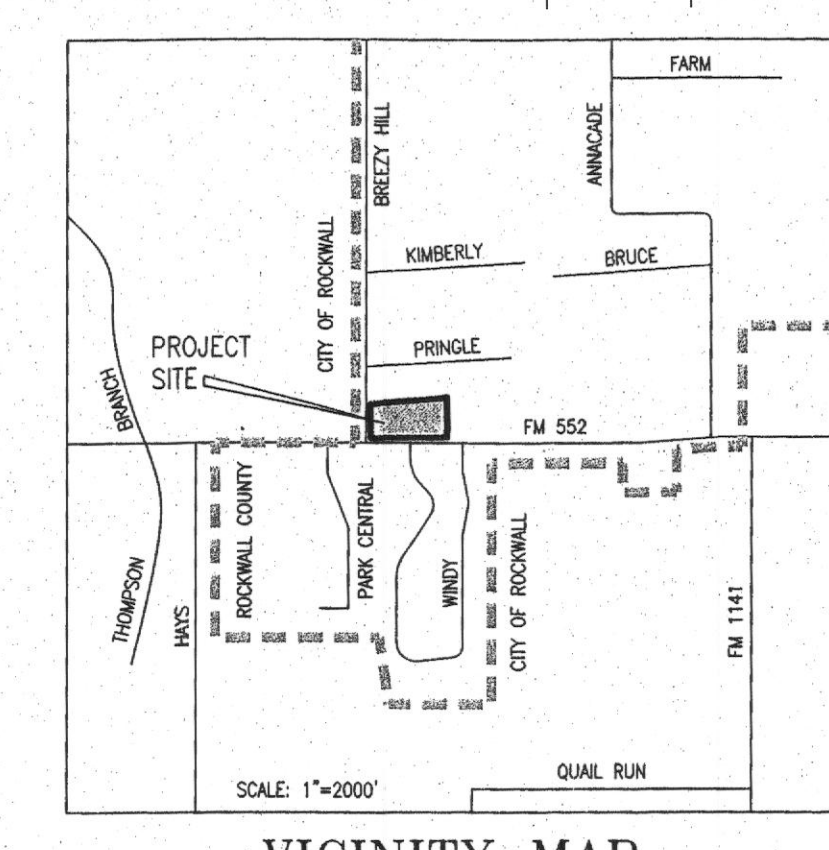
Only trees 4" in trunk diameter and larger are shown.

* Future right-of-way & pavement lines shown plotted hereon are according to TXDOT Draft Preferred Alignment & Access Plan for FM 552 (CSJ: 1017-01-015 ~ From SH 205 to FM 1141) dated June 2011.

Easements shown plotted hereon are according to plats for subject & adjoining properties. No additional easement research was performed.

BENCH MARK:

BM No. 1 (Set): North rim of sanitary sewer manhole located on north side of FM Road 552, approximately 220 feet west of drive entrance to Ridgeview Church and approximately 95 feet north of west intersection of Windy Lane.



TOPOGRAPHIC SURVEY

RIDGEVIEW BAPTIST CHURCH

1362 E. F.M. NO. 522

ROCKWALL COUNTY, TEXAS

JOHN SIMMONS SURVEY ~ ABSTRACT NO. 190

DATE: JULY 2011 SCALE: 1"=40' FILE: P:\GHLA\RIDGEVIEW CHURCH-ROCKWALL TOP

DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC.

ENGINEERING AND SURVEYING

FIRM #615 ESTABLISHED, 1953

401-A WEST ABRAM STREET * P.O. BOX 506

ARLINGTON, TEXAS 76010 * 817-275-3361

©DISCIULLO-TERRY, STANTON & ASSOCIATES, INC. 2011

ELEVATION: 533.11

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A GENERAL RETAIL (GR) DISTRICT FOR A 7.67-ACRE PARCEL OF LAND IDENTIFIED AS LOT 28, SKYVIEW COUNTRY ESTATES NO.3 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE SPECIFICALLY DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Scott A. Simants of Ridgeview Church for the approval of a change in zoning from an Agricultural (AG) District to a General Retail (GR) District for a 7.67-acre parcel of land identified as Lot 28, Skyview Country Estates No. 3 Addition, City of Rockwall, Rockwall County, Texas, and more specifically depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that 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 Unified Development Code [Ordinance No. 04-38] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a General Retail (GR) District; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes provided for a *Commercial (C) District* as stipulated by Subsection 4.4, *General Retail (GR) District*, of Section 4, *Commercial Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 04-38] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future;

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ON THIS THE 1st DAY OF OCTOBER, 2018.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

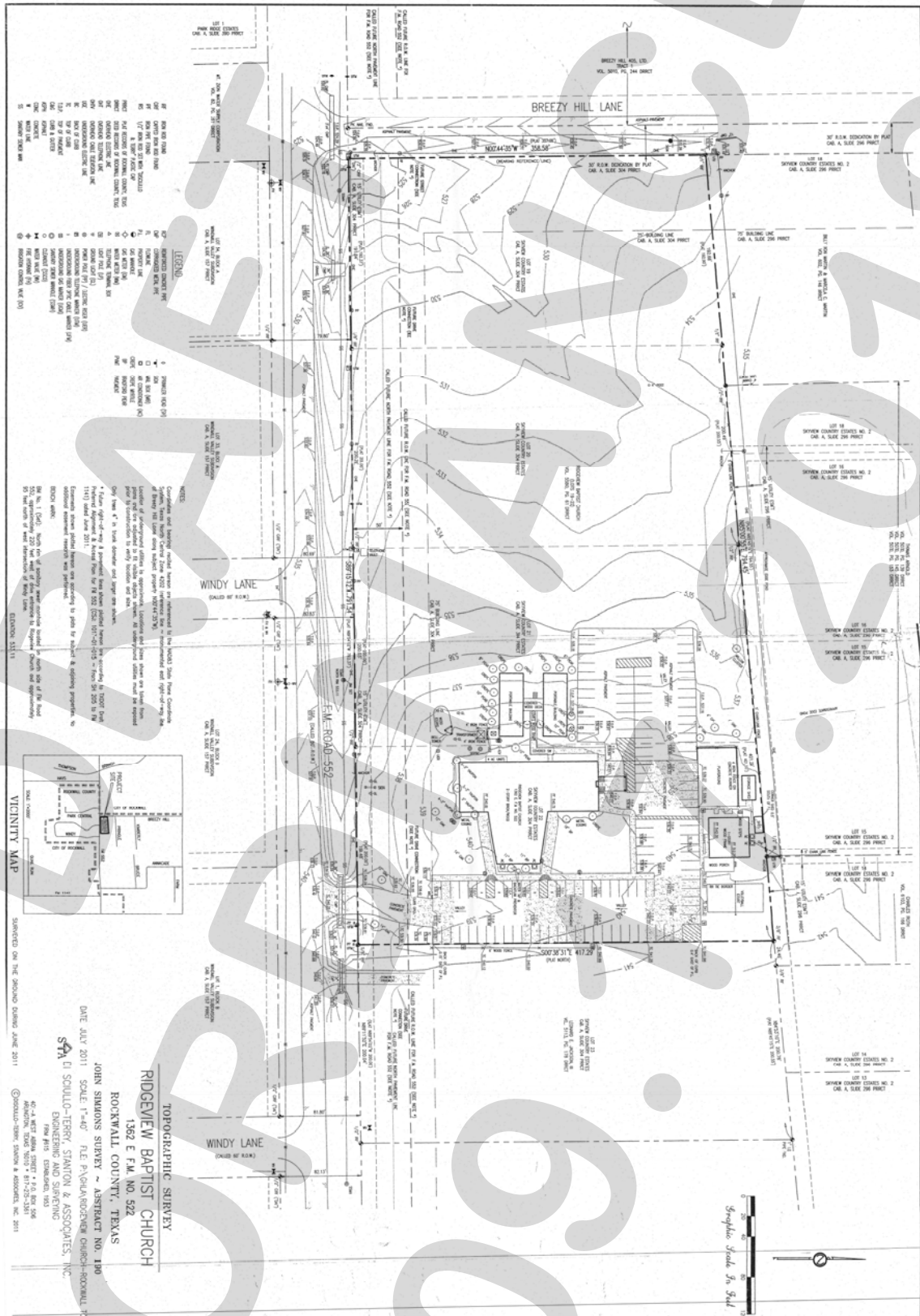
Frank J. Garza, *City Attorney*

1st Reading: September 17, 2018

2nd Reading: October 1, 2018

Exhibit 'A'

Zoning Exhibit



CITY OF ROCKWALL

ORDINANCE NO. 18-43

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A GENERAL RETAIL (GR) DISTRICT FOR A 7.67-ACRE PARCEL OF LAND IDENTIFIED AS LOT 28, SKYVIEW COUNTRY ESTATES NO.3 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE SPECIFICALLY DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Scott A. Simants of Ridgeview Church for the approval of a change in zoning from an Agricultural (AG) District to a General Retail (GR) District for a 7.67-acre parcel of land identified as Lot 28, Skyview Country Estates No. 3 Addition, City of Rockwall, Rockwall County, Texas, and more specifically depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that 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 Unified Development Code [Ordinance No. 04-38] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a General Retail (GR) District; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes provided for a *Commercial (C) District* as stipulated by Subsection 4.4, *General Retail (GR) District*, of Section 4, *Commercial Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 04-38] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future;

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

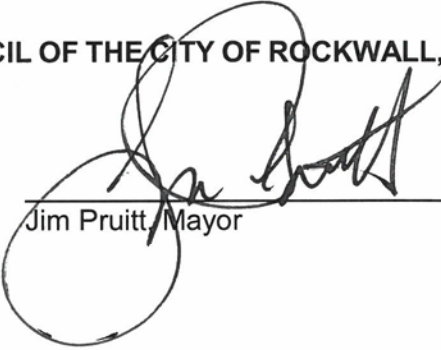
SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (\$2,000.00) for each offence and each and every day such offense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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ON THIS THE 1st DAY OF OCTOBER, 2018.



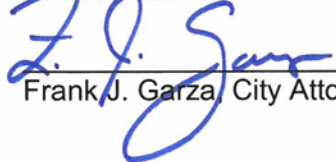
Jim Pruitt, Mayor

ATTEST:



Kristy Cole, City Secretary

APPROVED AS TO FORM:



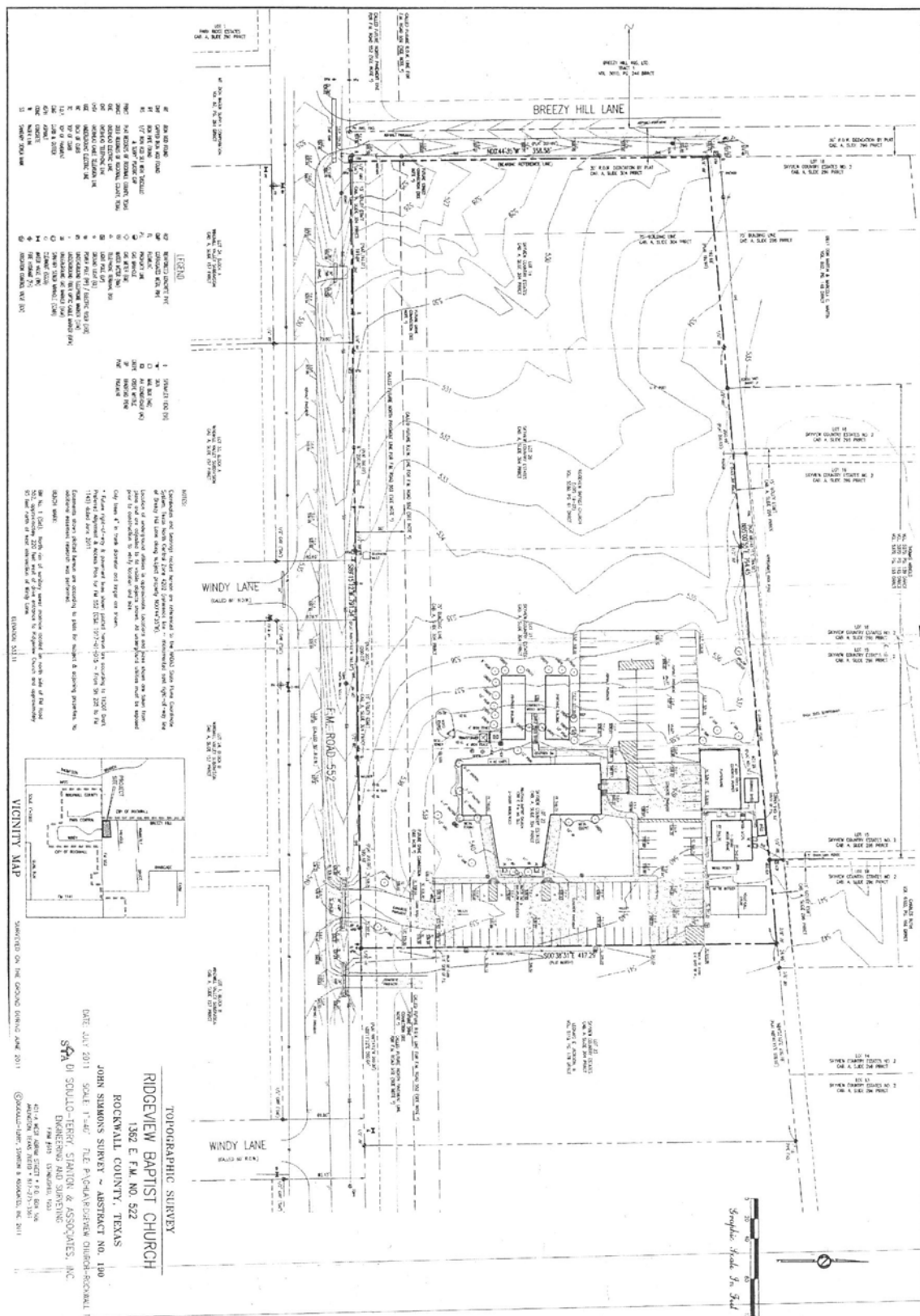
Frank J. Garza, City Attorney



1st Reading: September 17, 2018

2nd Reading: October 1, 2018

Exhibit 'A'
Zoning Exhibit





October 2, 2018

ATTN: SCOTT SIMONTS
SCOTT A. SIMONTS
131 WAXBERRY DRIVE,
FATE, TX 75189

RE: REZONE ZONING (Z2018-038), 1362 E. FM-552 (AG to C)

Dear Applicant:

This letter serves to notify you that the above referenced case that you submitted before the City of Rockwall was approved by City Council on 10/01/2018 via Ordinance No. 18-43. The following is a record of all recommendations, voting records and conditions of approval:

RECOMMENDATIONS:

Should the City Council choose to recommend approval of the applicant's request to change the zoning of the subject property from an Agricultural (AG) District to a General Retail (GR) District then staff would propose the following conditions of approval:

- 1) *An approved site plan shall be required for an expansion of the existing facility.*
- 2) *By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the western portion of the property from a Low Density Residential designation to a Quasi-Public Uses designation.*
- 3) *Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.*

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On September 11, 2018, the Planning and Zoning Commission's motion to recommend approval of the zoning change from Agricultural (AG) District to General Retail (GR) District with staff conditions passed by a vote of 5 to 0 with Commissioners Lyons and Moeller absent.

CITY COUNCIL:

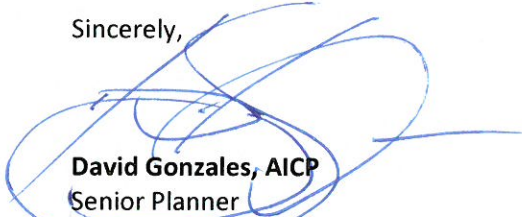
On September 17, 2018, the City Council's motion to approve a zoning change from Agricultural (AG) District to General Retail (GR) District passed with staff conditions by a vote of 7 to 0 [1st Reading].

On October 1, 2018, the City Council's motion to approve a zoning change from Agricultural (AG) District to General Retail (GR) District passed with staff conditions by a vote of 6 to 0, with Councilmember Johannesen absent [2nd Reading].



Please contact the City of Rockwall Planning staff at (972) 771-7745 with any questions or concerns regarding this matter.

Sincerely,



David Gonzales, AICP
Senior Planner
Planning & Zoning Department
City of Rockwall, TX