



# PLANNING AND ZONING CASE CHECKLIST

City of Rockwall

Planning and Zoning Department

385 S. Goliad Street

Rockwall, Texas 75087

P&Z CASE # 22021-024

P&Z DATE 07/13/21

CC DATE 07/19/21

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 \_\_\_\_\_





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22021-024

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

## PLATTING APPLICATION FEES:

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

## SITE PLAN APPLICATION FEES:

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

## ZONING APPLICATION FEES:

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

## OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST (\$100.00)

## NOTES:

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

Springer Rd.

SUBDIVISION

Sharp Addition

LOT

5

BLOCK

A

GENERAL LOCATION

South side of Springer Rd, East of Corporate Crossing

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

CURRENT ZONING

PD 46

CURRENT USE

Vacant

PROPOSED ZONING

Amended PD 46

PROPOSED USE

Office Warehouse

ACREAGE

1.9

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

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

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

☒ OWNER

KRIS SHARP

☒ APPLICANT

Merchawon Architects

CONTACT PERSON

Greg Wallis

CONTACT PERSON

Greg Wallis

ADDRESS

2578 Hwy 276

ADDRESS

1520 E. I-30

CITY, STATE & ZIP

Rockwall, TX 75087

CITY, STATE & ZIP

Rockwall, TX 75087

PHONE

214-392-0689

PHONE

817-235-9853

E-MAIL

kris@sharpinsulation.com

E-MAIL

merchawonarch@gmail.com

## NOTARY VERIFICATION [REQUIRED]

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

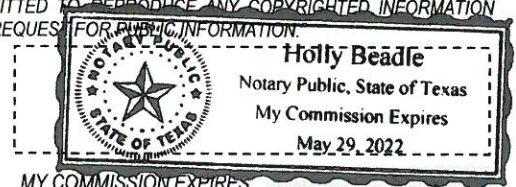
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 228.50 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17 DAY OF June, 2021. BY SIGNING THIS APPLICATION, 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 17 DAY OF June, 2021.

OWNER'S SIGNATURE

*[Signature]*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





City of Rockwall  
2021  
Planning and Zoning Department  
Ryan Miller  
Re: Sharp Office/Warehouse

June 18, 2021,

## LETTER OF ZONING AMMENDMENT

We respectfully request an amendment to the current PD 46 zoning to allow an Office/Warehouse building. This use is not included in the PD 46 zoning; however the use is typical for this area.





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22021-024

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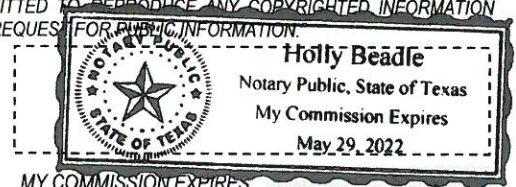
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OWNER'S SIGNATURE

*[Signature]*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







## City of Rockwall

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

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







City of Rockwall  
2021  
Planning and Zoning Department  
Ryan Miller  
Re: Sharp Office/Warehouse

June 18, 2021,

## LETTER OF ZONING AMMENDMENT

We respectfully request an amendment to the current PD 46 zoning to allow an Office/Warehouse building. This use is not included in the PD 46 zoning; however the use is typical for this area.



**ORDINANCE NO. 99-05**

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO CHANGE THE ZONING ON A TRACT OF LAND WHICH IS MORE FULLY DESCRIBED HEREIN FROM "A" AGRICULTURAL CLASSIFICATION TO PLANNED DEVELOPMENT ZONING "PD- 46 PLANNED DEVELOPMENT NUMBER 46; CORRECTING THE OFFICIAL ZONING MAP; 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; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, a change in the classification of a zoning district has been initiated by the City of Rockwall for the property more specifically described in Exhibit "A" attached hereto; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the state of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended by amending the zoning map of the City of Rockwall so as to give "Planned Development District No.46 classification to the tract of land described in Exhibits "A" and "B" attached hereto and made part of.

SECTION 2. That the property described in Exhibit "A" shall be used only in the manner and for the purposes provided for in Exhibit "B" and the Comprehensive Zoning Ordinance 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. The granting of this zoning classification for the property as described in Exhibit "A" is subject to the following special conditions:

A. The use of the property shall be regulated by the following requirements:

1. The uses, area requirements and development standards of the Commercial zoning category of the Comprehensive Zoning ordinance as currently adopted, or as revised in the future, and Exhibit "B" except as otherwise provided for in this ordinance.



- B. Those tracts with existing buildings will be allowed to use the same exterior materials currently shown in Exhibit "B" for any new buildings that are built. However, if an existing building is expanded to an amount that equals 50% of the appraised tax value of that building, the requirements of the commercial zoning district exterior materials shall be met.

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

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


SECTION 5. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed to the extent of that conflict.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this 1st day of March, 1999.

APPROVED:

  
\_\_\_\_\_  
George R. Hatfield Mayor

ATTEST:

BY Cindy Kindred  
Cindy Kindred, City Secretary

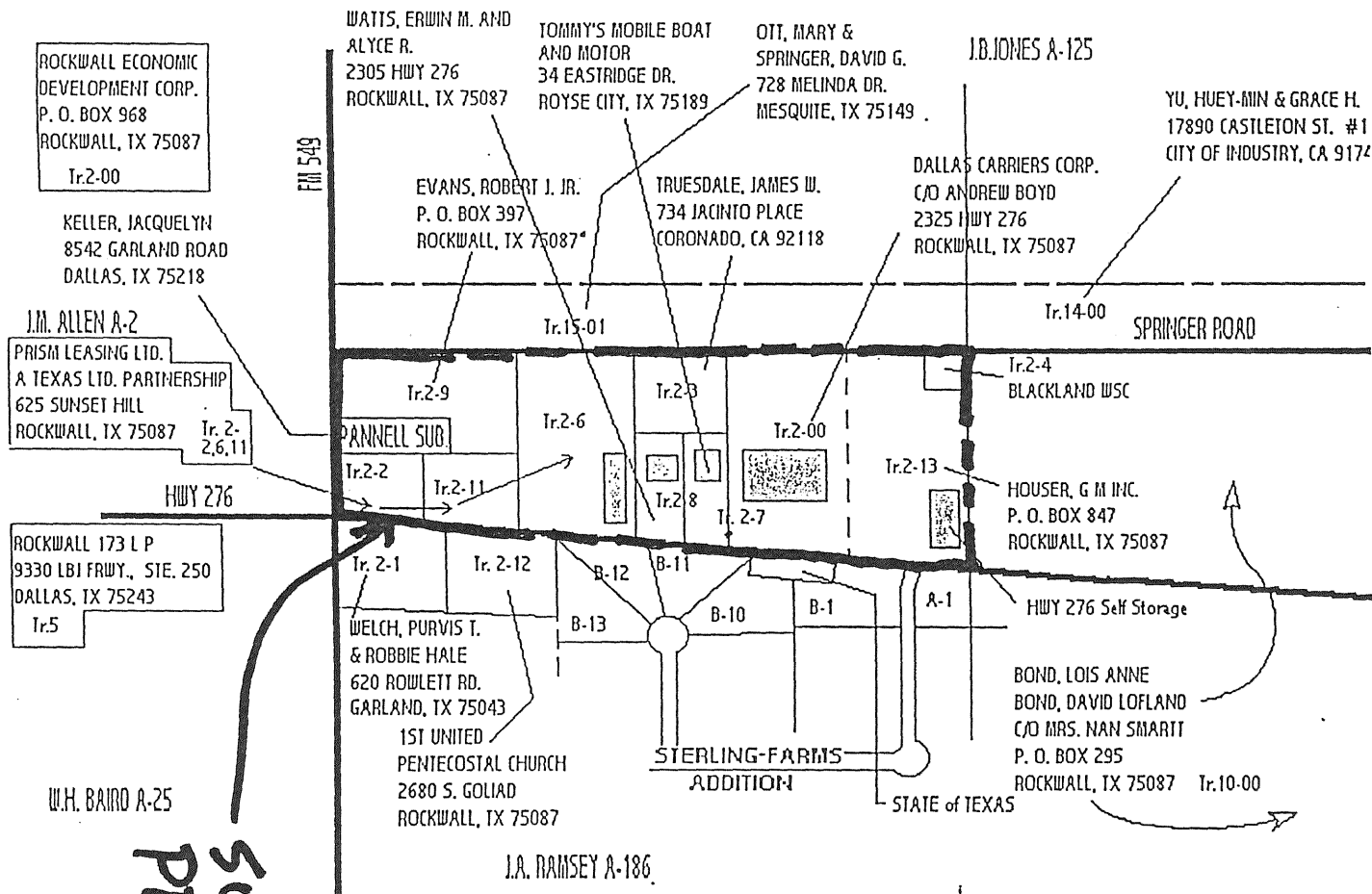
1st reading 2/15/99

2nd reading 3/1/99



EXHIBIT "A"

SUBJECT  
PROPERTY



98-87



J. A Ramsey A-186

Track 2, Lot 00 - 10.001 Acres

Ownership: **Continental Express**  
(As of Jan. 1, 1999)  
2325 Hwy 276  
Rockwall, Texas 75087

Property Use: **Trucking/Freight  
Carrier Company**

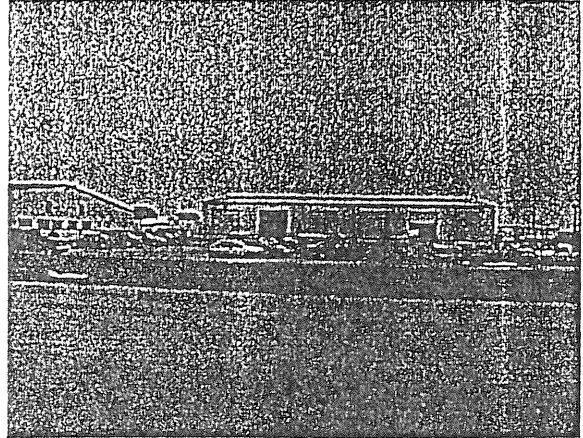
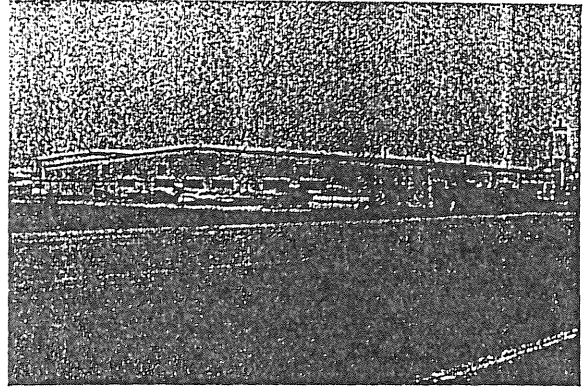
- Outside Storage of Trucks and Trailers
- Limited Outside Storage of Pallets
- Metal Buildings

Proposed Zoning

Commercial

\***Permitted uses** - those uses in the permitted use section of the zoning ordinance and trucking operation and associated uses.

\***Conditional uses** - those uses in the conditional use section of the zoning ordinance.

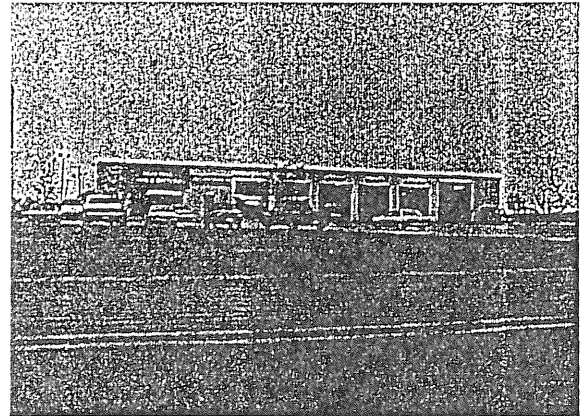


Track 2, Lot 2 - 2.00 Acs.

Ownership: **Prism Leasing Ltd.**  
A Texas Limited Partnership  
625 Sunset Hill  
Rockwall, Texas 75087

Property Use: **Rockwall Tire & Battery**  
Proprietor: **Roland Cobb**

- Minor Auto Repair
- Limited Outside Storage
- Metal Building



Proposed Zoning

Commercial

\***Permitted uses** - those uses in the permitted use section of the zoning ordinance and minor auto repair and associated uses

\***Conditional uses** - those uses in the conditional use section of the zoning ordinance.

Track 2, Lot 3 - 2.5 Acs.

Ownership: James W. Truesdale

734 Jacinto Place

Coronado, Calif. 92118

Property Use: Existing Vacant Building

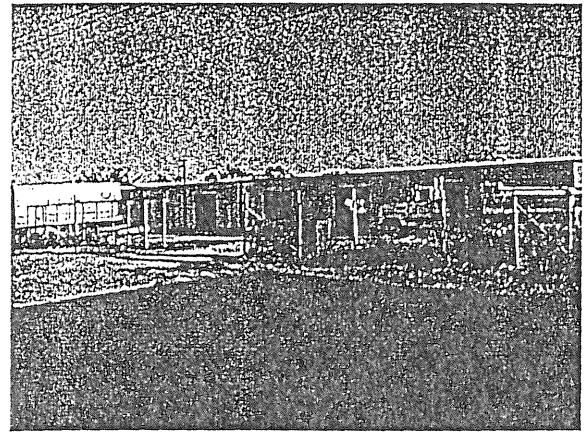
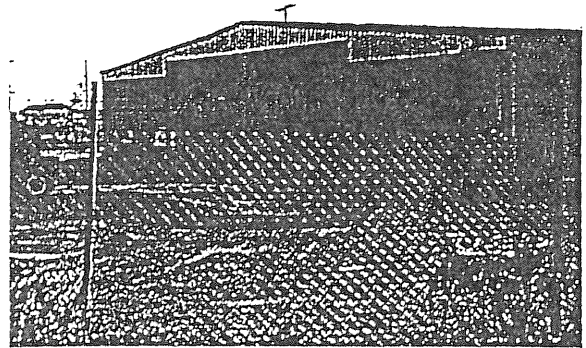
- Possibly a Contractor's Yard
- Outside Storage of Equipment
- Metal Building

Proposed Zoning

Commercial

\*Permitted uses - those uses in the permitted use section of the zoning ordinance and contractor yard and equipment yard.

\*Conditional uses - those uses in the conditional use section of the zoning ordinance.



Track 2, Lot 4 - 0.436 Acs.

Ownership: Blackland WSC

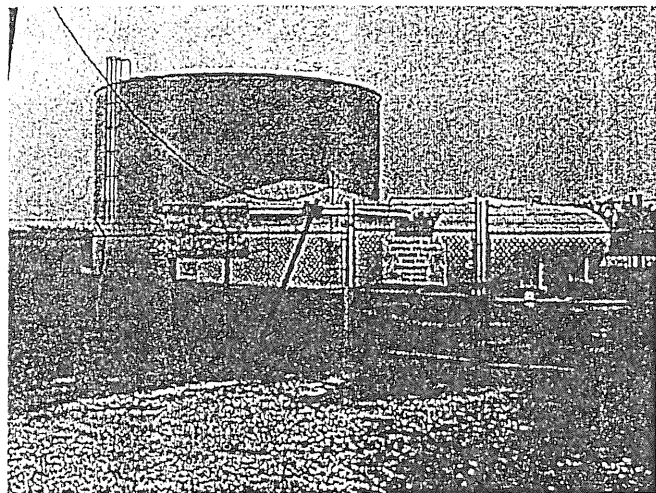
Property Use: Water Station

Proposed Zoning

Commercial

\*Permitted uses - those uses in the permitted use section of the zoning ordinance.

\*Conditional uses - those uses in the conditional use section of the zoning ordinance.



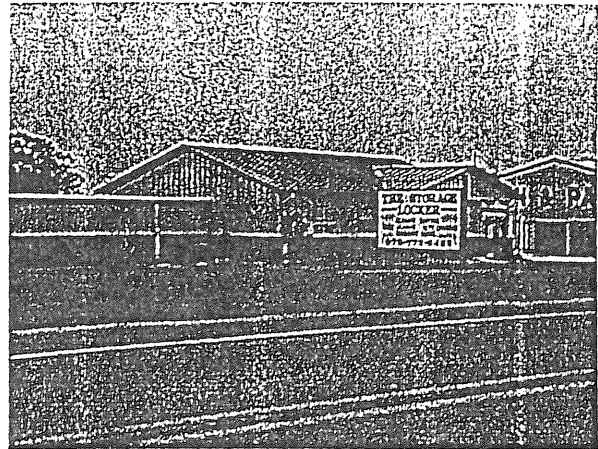


**Track 2, Lot 6 - 5.00 Acs.**

Ownership: Prism Leasing Ltd.  
A Texas Limited  
Partnership  
625 Sunset Hill  
Rockwall, Texas 75087

Property Use: Self Storage Facility

- No Outside Storage
- Metal Building with Some Brick Accents  
along SH 276

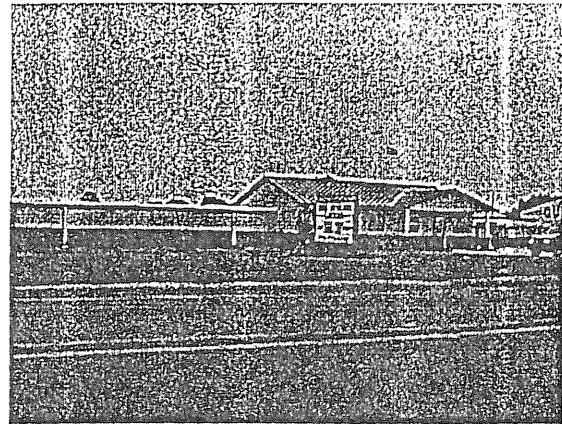


**Proposed Zoning**

**Commercial**

\***Permitted uses** - those uses in the permitted use section of the zoning ordinance and mini-warehouses with no overhead doors facing the street.

\***Conditional uses** - those uses in the conditional use section of the zoning ordinance.

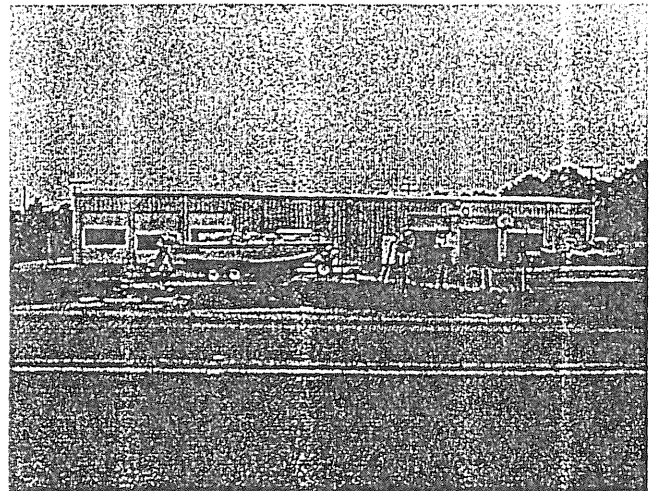


**Track 2, Lot 7 - 1.5 Acs.**

Ownership: Tommy's Mobile Boat  
and Motor  
34 Eastridge Drive  
Royse City, Texas 75189

Property Use: Boat Motor Repair  
Facility

- Limited Outside Storage of Boats
- Metal Building
- Outside Display for Boat Sales



**Proposed Zoning**

**Commercial**

\***Permitted uses** - those uses in the permitted use section of the zoning ordinance and boat repair with accessory sales.

\***Conditional uses** -. those uses in the conditional use section of the zoning ordinance.

**Track 2, Lot 8 - 1 Ac.**

Ownership: Erwin M. and  
Alyce R. Watts  
2305 Hwy 276  
Rockwall, Texas 75087

Property Use: Watt's Gun and Pawn

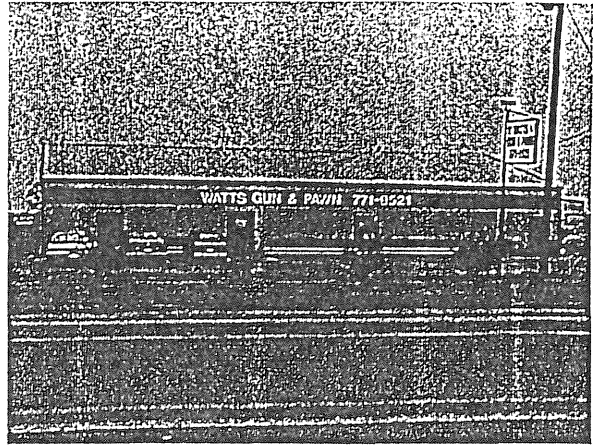
- No Outside Storage
- Tilt Wall Construction
- On-Site Security Live-In

**Proposed Zoning**

**Commercial**

\***Permitted uses** - those uses in the permitted use section of the zoning ordinance and pawn shop with On-Site Security Live-In

\***Conditional uses** - those uses in the conditional use section of the zoning ordinance.



**Track 2, Lot 9 - 3.07 Acs.**

Ownership: Robert J. Evans, Jr.  
P. O. Box 397  
Rockwall, Texas 75087

Property Use: Vacant

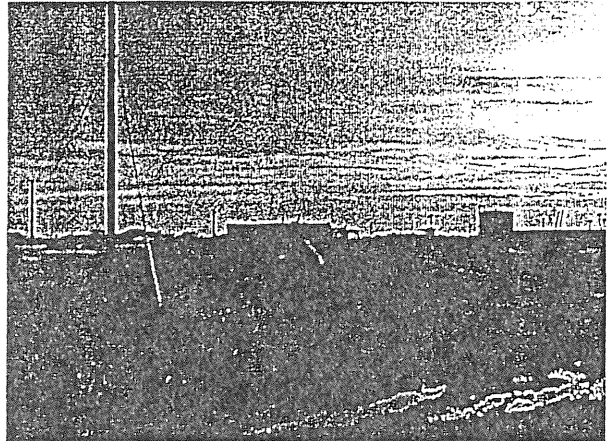
- Dirt Stockpiles
- Concrete Stockpiles
- Assortment of Junk and Refuse

**Proposed Zoning**

**Commercial**

\***Permitted uses** - those uses in the permitted use section of the zoning ordinance.

\***Conditional uses** - those uses in the conditional use section of the zoning ordinance.





Track 2, Lot 11 - 2.00 Acs.

Ownership: Prism Leasing Limited  
A Texas Limited Partnership  
625 Sunset Hill  
Rockwall, Texas 75087

Property Use: Vacant

### Proposed Zoning

#### Commercial

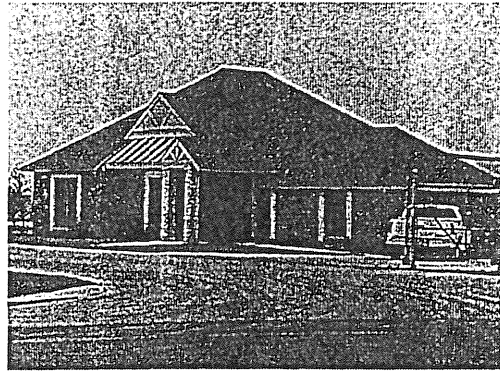
\***Permitted uses** - those uses in the permitted use section of the zoning ordinance.

\***Conditional uses** - those uses in the conditional use section of the zoning ordinance.

Track 2, Lot 13 - 10.003 Acs.

Ownership: Houser, G.M Inc.  
P. O. Box 847  
Rockwall, Texas 75087  
Property Use: Concrete-Ready Mixed  
Company/Self Storage

- Brick Office Building
- Metal Self-Storage Buildings
- Metal Shop Buildings
- Concrete Batch Plant

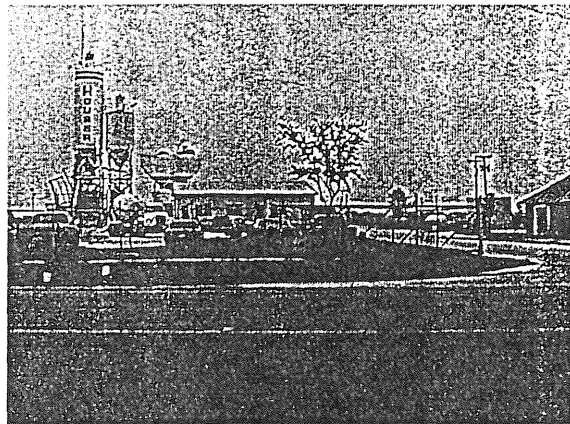


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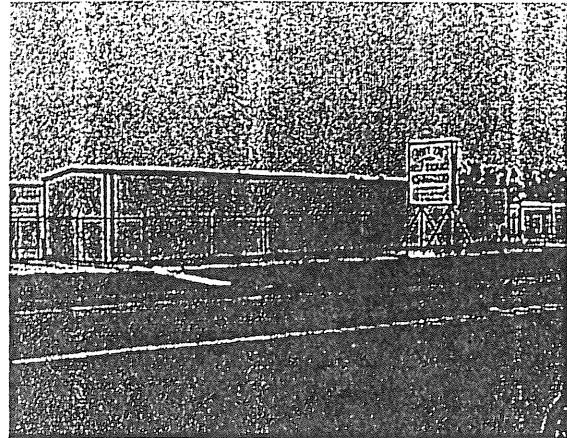
#### Commercial

\***Permitted uses** - those uses in the permitted use section of the zoning ordinance and concrete batch plants, associated uses, and mini-warehouses with no overhead doors facing the street.

\***Conditional uses** - those uses in the conditional use section of the zoning ordinance.



Track 2, Lot 13 - Houser, G. M.  
(continued)



Pannell Subdivision 2.00 Acs.

Ownership: Jacquelyn Keller  
8542 Garland Road  
Dallas, Texas 75218

Property Use: Church

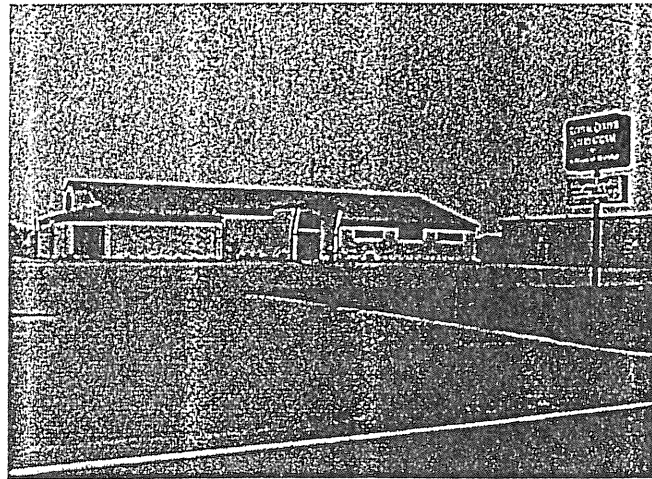
- Building with Vinyl Siding

Proposed Zoning

Commercial

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\*Conditional uses - those uses in the conditional use section of the zoning.





# PROJECT COMMENTS



CITY OF ROCKWALL  
385 S. GOLIAD STREET  
ROCKWALL, TEXAS 75087  
PHONE: (972) 771-7700

DATE: 6/25/2021

PROJECT NUMBER: Z2021-024  
PROJECT NAME: Amendment to PD-46  
SITE ADDRESS/LOCATIONS:

CASE MANAGER: Ryan Miller  
CASE MANAGER PHONE: 972-772-6441  
CASE MANAGER EMAIL: rmiller@rockwall.com

CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	06/22/2021	Approved w/ Comments

06/22/2021: Z2021-024; Zoning Amendment to PD-46

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of an approval of a Zoning Change amending Planned Development District 46 (PD-46) to allow Warehouse as a permitted land use on a 1.90-acre parcel of land identified as Lot 5, Block A, Sharp Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, and addressed as 3301 Springer Road.

I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email [rmiller@rockwall.com](mailto:rmiller@rockwall.com).

M.3 For reference, include the case number (Z2021-024) in the lower right-hand corner of all pages on future submittals.

I.4 Please review the attached Draft Ordinance prior to the June 29, 2021 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than July 6, 2021.

I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on July 6, 2021; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the July 13, 2021 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on June 29, 2021.

I.6 The projected City Council meeting dates for this case will be July 19, 2021 (1st Reading) and August 2, 2021 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/23/2021	Approved w/ Comments

06/23/2021: The following items are informational for the engineering design process.

General Items:

I - Must meet City Standards of Design and Construction

I - 4% Engineering Inspection Fees

I - Impact Fees (Water, Wastewater & Roadway)

I - Minimum easement width is 20' for new easements. No structures including walls allowed in easements.

I - Retaining walls 3' and over must be engineered.

I - All retaining walls must be rock or stone face. No smooth concrete walls.

I - Springer Road pro-rata = \$11.47/lf of street frontage

Drainage Items:

- I - Detention is required. No walls allowed in detention
- I - Dumpster areas to drain to oil/water separator and then to the storm lines.
- I - Detention outfall must be at sheet flow conditions before leaving the property or an easement from the adjacent property owner is required.

Water and Wastewater Items:

- I - Must loop 8" water line on site.
- I - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- I - Minimum public sewer is 8".
- I - Sewer pro-rata = \$21/lf along street frontage
- I - You may need to install a fire hydrant on site to meet fire protection requirements.
- I - If you need to connect to the 16" water line on the north side of Springer, you will need to bore or replace full panels of concrete.

Roadway Paving Items:

- I - Parking to be 20'x9' facing the building or nose-to-nose.
- I - No dead-end parking allowed without an City approved turnaround.
- I - Drive isles to be 24' wide.
- I - Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- I - Fire lane to be in a platted easement.
- I - Driveway spacing must be City requirements
- I - 5ft sidewalk to be installed along Springer

Landscaping:

- I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	06/21/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/23/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/21/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	06/22/2021	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/21/2021	Approved
06/21/2021: No Comments			





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

22021-024

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

## PLATTING APPLICATION FEES:

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

## SITE PLAN APPLICATION FEES:

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

## ZONING APPLICATION FEES:

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

## OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST (\$100.00)

## NOTES:

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

Springer Rd.

SUBDIVISION

Sharp Addition

LOT

5

BLOCK

A

GENERAL LOCATION

South side of Springer Rd, East of Corporate Crossing

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

CURRENT ZONING

PD 46

CURRENT USE

Vacant

PROPOSED ZONING

Amended PD 46

PROPOSED USE

Office Warehouse

ACREAGE

1.9

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

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

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

☒ OWNER

KRIS SHARP

☒ APPLICANT

Merchawon Architects

CONTACT PERSON

Greg Wallis

CONTACT PERSON

Greg Wallis

ADDRESS

2578 Hwy 276

ADDRESS

1520 E. I-30

CITY, STATE & ZIP

Rockwall, TX 75087

CITY, STATE & ZIP

Rockwall, TX 75087

PHONE

214-392-0689

PHONE

817-235-9853

E-MAIL

kris@sharpinsulation.com

E-MAIL

merchawonarch@gmail.com

## NOTARY VERIFICATION [REQUIRED]

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

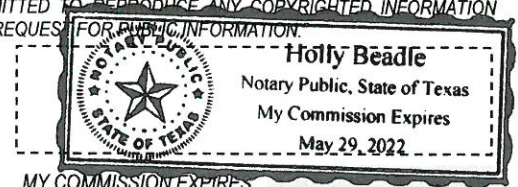
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 228.50 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17 DAY OF June, 2021. BY SIGNING THIS APPLICATION, 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 17 DAY OF June, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*[Signature]*







## City of Rockwall

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

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



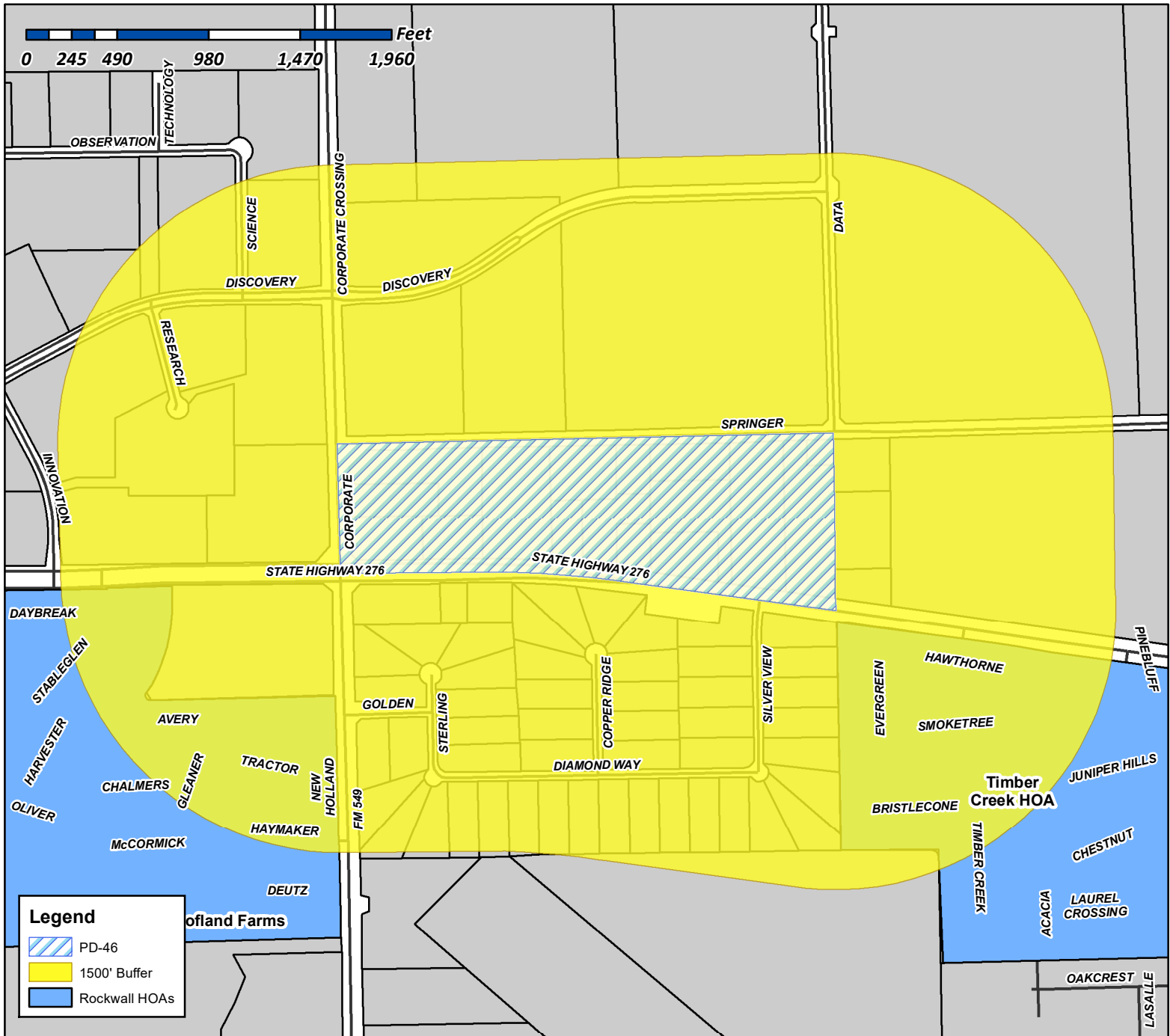




# City of Rockwall

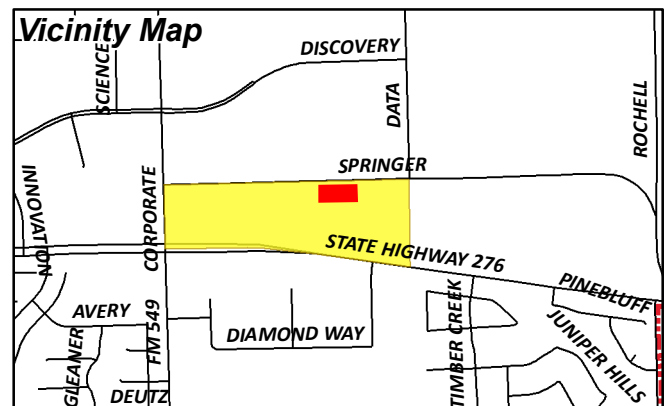
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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**Case Number:** Z2021-024  
**Case Name:** Amendment to PD-46  
**Case Type:** Zoning  
**Zoning:** Planned Development District 46 (PD-46)  
**Case Address:** South of Springer Road & East of Corporate Crossing

**Date Created:** 6/23/2021  
**For Questions on this Case Call** (972) 771-7745

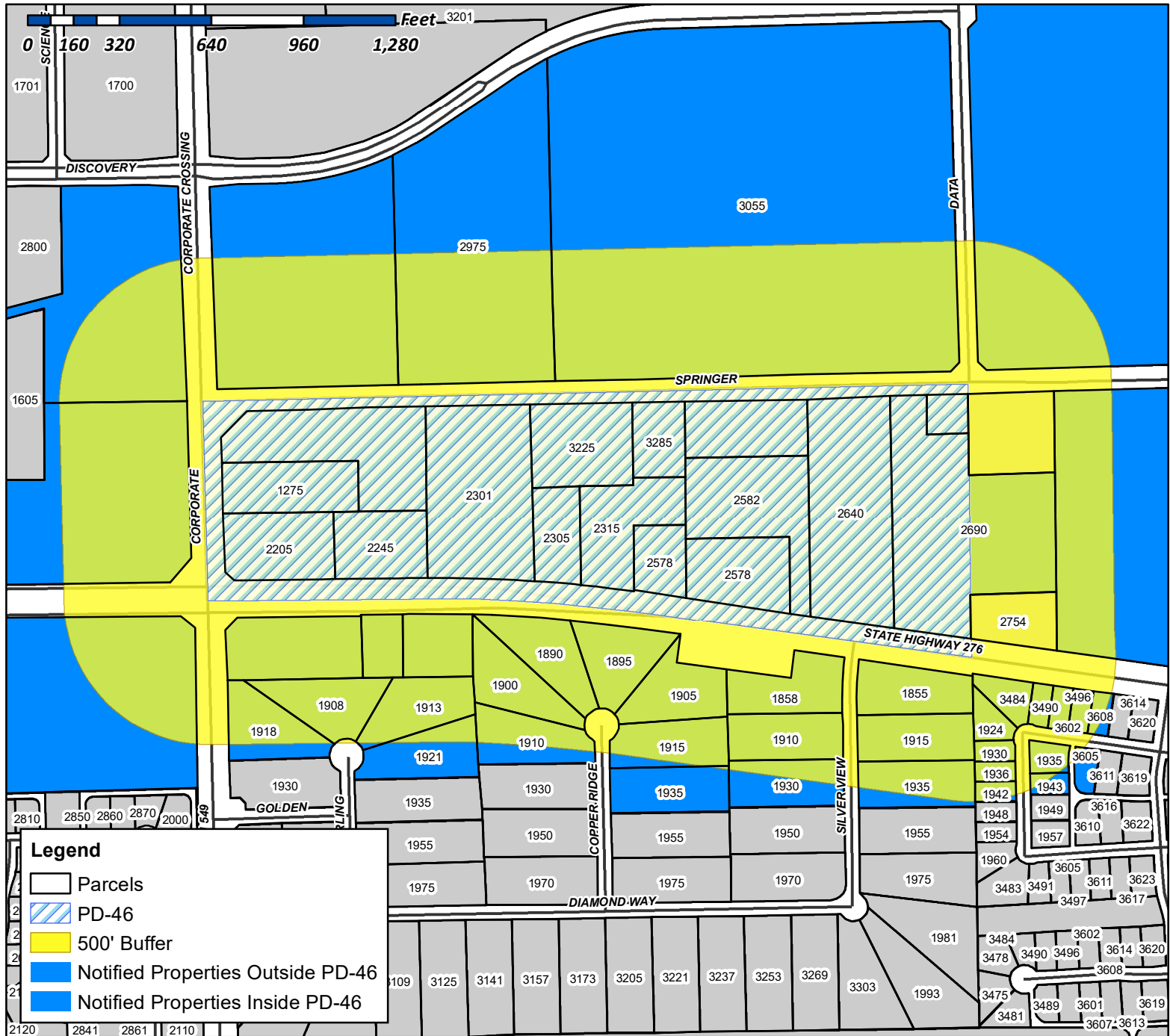




# City of Rockwall

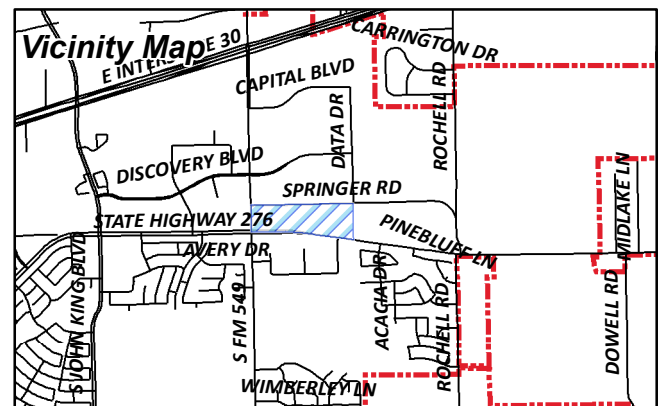
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CONNOLLY SQUARED LLC  
1122 N FLORENCE ST  
BURBANK, CA 91505

KELLER JACQUELYN  
1275 CORPORATE CROSSING  
ROCKWALL, TX 75032

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

ALMO INVESTMENT II LTD  
2205 HWY 276  
ROCKWALL, TX 75032

PRBS PROPERTIES LLC  
2245 HWY276  
ROCKWALL, TX 75032

PRISM LEASING LTD  
A TEXAS LIMITED PTNRSH  
2301 HWY276  
ROCKWALL, TX 75032

CONNOLLY SQUARED LLC  
2305 HWY276  
ROCKWALL, TX 75032

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

SHARP RICK  
2578 HWY276  
ROCKWALL, TX 75032

ROCKHEAD HOLDINGS LLC  
2578 STATE HIGHWAY 276  
ROCKWALL, TX 75032

AGREE LIMITED PARTNERSHIP  
2582 HWY276RD  
ROCKWALL, TX 75032

LATTIMORE MATERIALS COMPANY LP  
2640 HWY276  
ROCKWALL, TX 75032

COLIN-G PROPERTIES INC  
2690 HWY276  
ROCKWALL, TX 75032

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

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

5 SHARP REAL ESTATE LLC  
3021 RIDGE RD #159  
ROCKWALL, TX 75032

PRBS PROPERTIES LLC  
3216 HUNTER LANE  
PLANO, TX 75093

NBN COMMERCIAL GROUP LLC  
3225 SPRINGERLN  
ROCKWALL, TX 75032

5 SHARP REAL ESTATE LLC  
3285 SPRINGERRD  
ROCKWALL, TX 75032

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

AGREE LIMITED PARTNERSHIP  
70 EAST LONG LAKE  
BLOOMFIELD HILLS, MI 48304

KELLER JACQUELYN  
8522 GARLAND RD  
DALLAS, TX 75218

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

LATTIMORE MATERIALS COMPANY LP  
PO BOX 2469  
ADDISON, TX 75001

ALMO INVESTMENT II LTD  
PO BOX 2599  
WAXAHACHIE, TX 75168

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

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



City of Rockwall  
2021  
Planning and Zoning Department  
Ryan Miller  
Re: Sharp Office/Warehouse

June 18, 2021,

## LETTER OF ZONING AMMENDMENT

We respectfully request an amendment to the current PD 46 zoning to allow an Office/Warehouse building. This use is not included in the PD 46 zoning; however the use is typical for this area.

ORDINANCE NO. 99-05

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO CHANGE THE ZONING ON A TRACT OF LAND WHICH IS MORE FULLY DESCRIBED HEREIN FROM "A" AGRICULTURAL CLASSIFICATION TO PLANNED DEVELOPMENT ZONING "PD- 46 PLANNED DEVELOPMENT NUMBER 46; CORRECTING THE OFFICIAL ZONING MAP; 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; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, a change in the classification of a zoning district has been initiated by the City of Rockwall for the property more specifically described in Exhibit "A" attached hereto; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the state of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended by amending the zoning map of the City of Rockwall so as to give "Planned Development District No.46 classification to the tract of land described in Exhibits "A" and "B" attached hereto and made part of.

SECTION 2. That the property described in Exhibit "A" shall be used only in the manner and for the purposes provided for in Exhibit "B" and the Comprehensive Zoning Ordinance 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. The granting of this zoning classification for the property as described in Exhibit "A" is subject to the following special conditions:

A. The use of the property shall be regulated by the following requirements:

1. The uses, area requirements and development standards of the Commercial zoning category of the Comprehensive Zoning ordinance as currently adopted, or as revised in the future, and Exhibit "B" except as otherwise provided for in this ordinance.



- B. Those tracts with existing buildings will be allowed to use the same exterior materials currently shown in Exhibit "B" for any new buildings that are built. However, if an existing building is expanded to an amount that equals 50% of the appraised tax value of that building, the requirements of the commercial zoning district exterior materials shall be met.

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

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


SECTION 5. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed to the extent of that conflict.


SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this 1st day of March, 1999.

APPROVED:

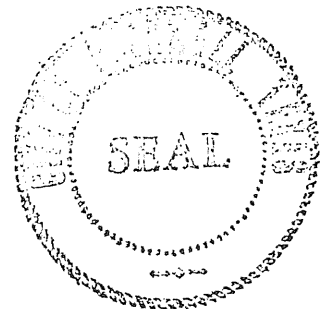
  
\_\_\_\_\_  
George R. Hatfield Mayor

ATTEST:

BY   
\_\_\_\_\_  
Cindy Kindred, City Secretary

1st reading 2/15/99

2nd reading 3/1/99



**SUBJECT  
PROPERTY**

9887

J. A Ramsey A-186

Track 2, Lot 00 - 10.001 Acres

Ownership: **Continental Express**  
(As of Jan. 1, 1999)  
2325 Hwy 276  
Rockwall, Texas 75087

Property Use: **Trucking/Freight  
Carrier Company**

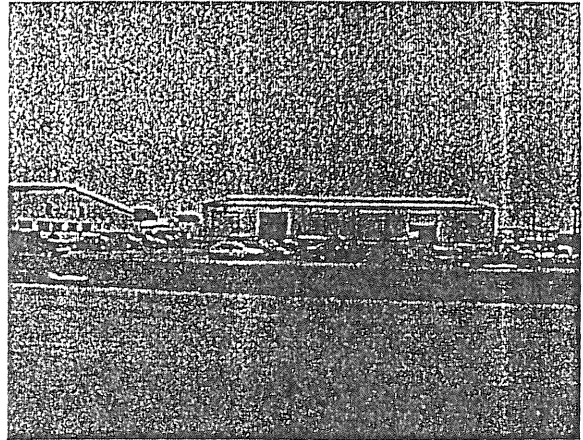
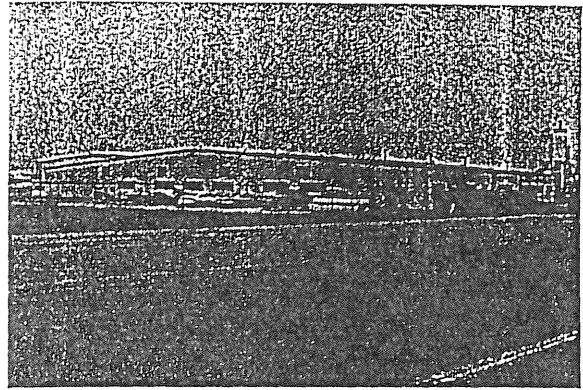
- Outside Storage of Trucks and Trailers
- Limited Outside Storage of Pallets
- Metal Buildings

Proposed Zoning

Commercial

\***Permitted uses** - those uses in the permitted use section of the zoning ordinance and trucking operation and associated uses.

\***Conditional uses** - those uses in the conditional use section of the zoning ordinance.



Track 2, Lot 2 - 2.00 Acs.

Ownership: **Prism Leasing Ltd.**  
A Texas Limited Partnership  
625 Sunset Hill  
Rockwall, Texas 75087

Property Use: **Rockwall Tire & Battery**  
Proprietor: **Roland Cobb**

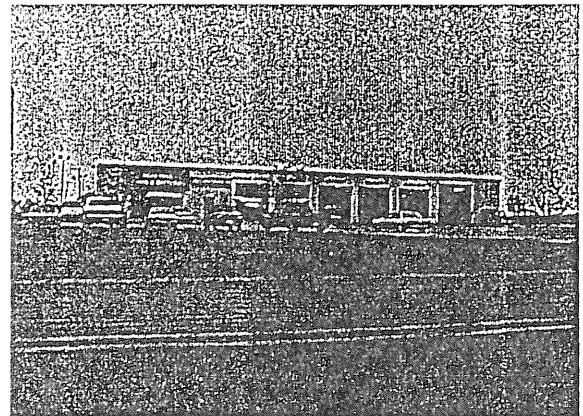
- Minor Auto Repair
- Limited Outside Storage
- Metal Building

Proposed Zoning

Commercial

\***Permitted uses** - those uses in the permitted use section of the zoning ordinance and minor auto repair and associated uses

\***Conditional uses** - those uses in the conditional use section of the zoning ordinance.





Track 2, Lot 3 - 2.5 Acs.

Ownership: James W. Truesdale

734 Jacinto Place

Coronado, Calif. 92118

Property Use: Existing Vacant Building

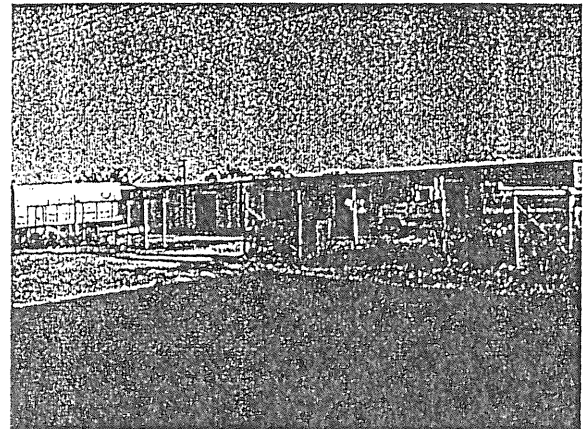
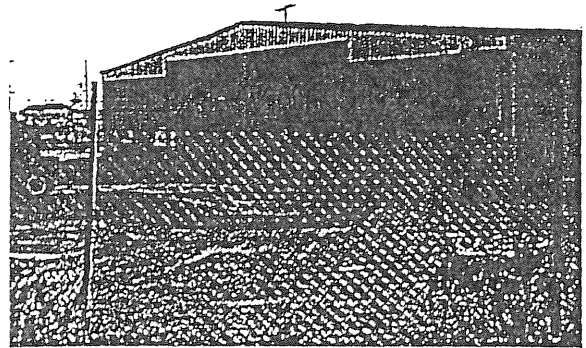
- Possibly a Contractor's Yard
- Outside Storage of Equipment
- Metal Building

Proposed Zoning

Commercial

\*Permitted uses - those uses in the permitted use section of the zoning ordinance and contractor yard and equipment yard.

\*Conditional uses - those uses in the conditional use section of the zoning ordinance.



Track 2, Lot 4 - 0.436 Acs.

Ownership: Blackland WSC

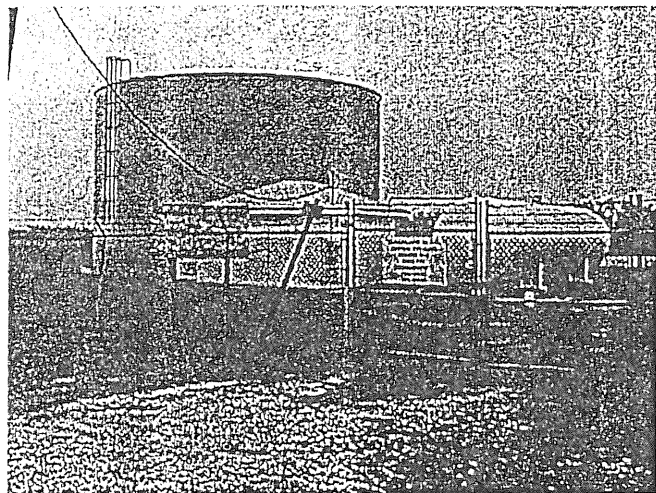
Property Use: Water Station

Proposed Zoning

Commercial

\*Permitted uses - those uses in the permitted use section of the zoning ordinance.

\*Conditional uses - those uses in the conditional use section of the zoning ordinance.

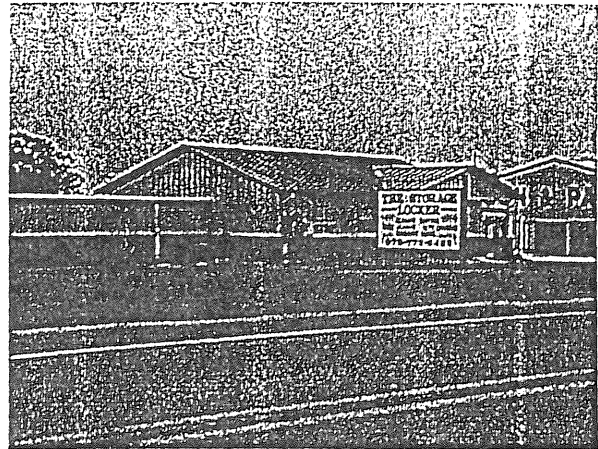


**Track 2, Lot 6 - 5.00 Acs.**

Ownership: Prism Leasing Ltd.  
A Texas Limited  
Partnership  
625 Sunset Hill  
Rockwall, Texas 75087

Property Use: Self Storage Facility

- No Outside Storage
- Metal Building with Some Brick Accents  
along SH 276

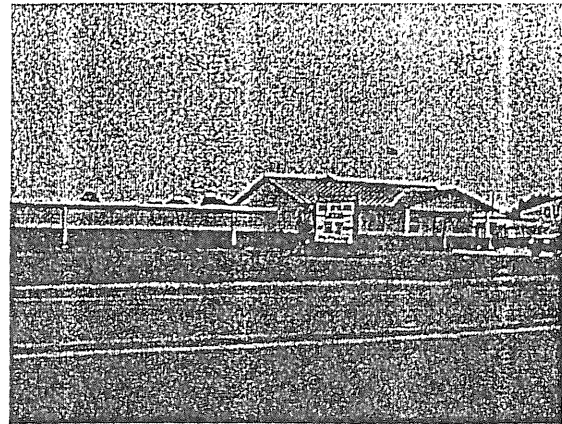


**Proposed Zoning**

**Commercial**

\***Permitted uses** - those uses in the permitted use section of the zoning ordinance and mini-warehouses with no overhead doors facing the street.

\***Conditional uses** - those uses in the conditional use section of the zoning ordinance.

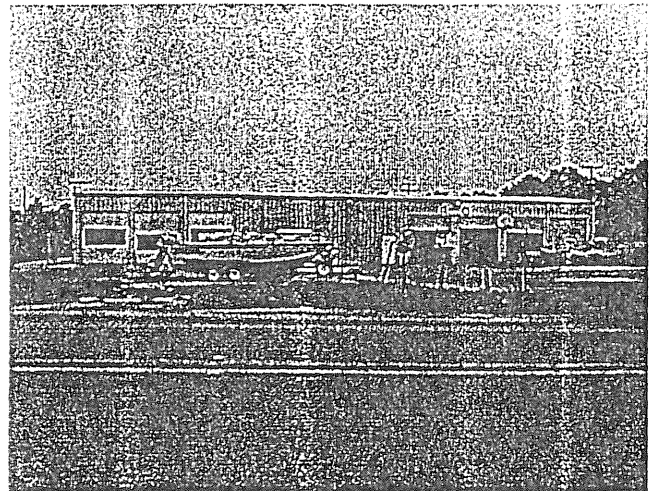


**Track 2, Lot 7 - 1.5 Acs.**

Ownership: Tommy's Mobile Boat  
and Motor  
34 Eastridge Drive  
Royse City, Texas 75189

Property Use: Boat Motor Repair  
Facility

- Limited Outside Storage of Boats
- Metal Building
- Outside Display for Boat Sales



**Proposed Zoning**

**Commercial**

\***Permitted uses** - those uses in the permitted use section of the zoning ordinance and boat repair with accessory sales.

\***Conditional uses** - those uses in the conditional use section of the zoning ordinance.

**Track 2, Lot 8 - 1 Ac.**

Ownership: Erwin M. and  
Alyce R. Watts  
2305 Hwy 276  
Rockwall, Texas 75087

Property Use: Watt's Gun and Pawn

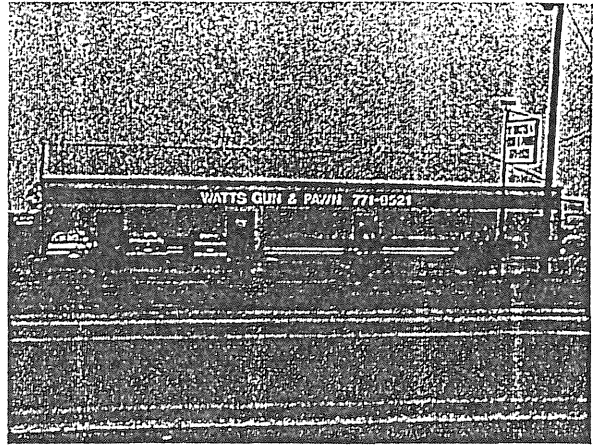
- No Outside Storage
- Tilt Wall Construction
- On-Site Security Live-In

**Proposed Zoning**

**Commercial**

\***Permitted uses** - those uses in the permitted use section of the zoning ordinance and pawn shop with On-Site Security Live-In

\***Conditional uses** - those uses in the conditional use section of the zoning ordinance.



**Track 2, Lot 9 - 3.07 Acs.**

Ownership: Robert J. Evans, Jr.  
P. O. Box 397  
Rockwall, Texas 75087

Property Use: Vacant

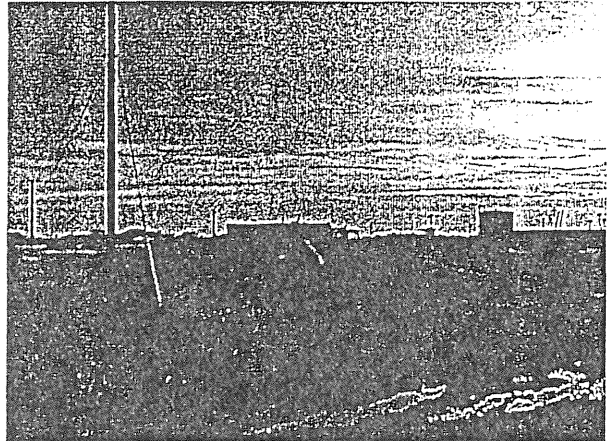
- Dirt Stockpiles
- Concrete Stockpiles
- Assortment of Junk and Refuse

**Proposed Zoning**

**Commercial**

\***Permitted uses** - those uses in the permitted use section of the zoning ordinance.

\***Conditional uses** - those uses in the conditional use section of the zoning ordinance.





Track 2, Lot 11 - 2.00 Acs.

Ownership: Prism Leasing Limited  
A Texas Limited Partnership  
625 Sunset Hill  
Rockwall, Texas 75087

Property Use: Vacant

### Proposed Zoning

#### Commercial

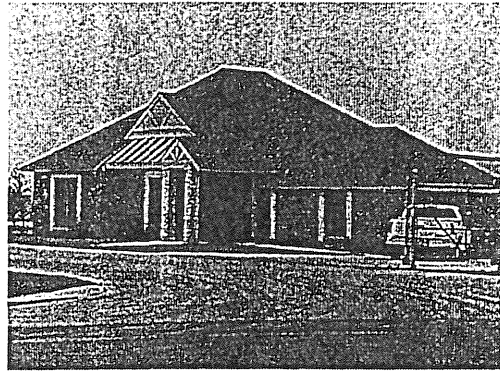
\***Permitted uses** - those uses in the permitted use section of the zoning ordinance.

\***Conditional uses** - those uses in the conditional use section of the zoning ordinance.

Track 2, Lot 13 - 10.003 Acs.

Ownership: Houser, G.M Inc.  
P. O. Box 847  
Rockwall, Texas 75087  
Property Use: Concrete-Ready Mixed  
Company/Self Storage

- Brick Office Building
- Metal Self-Storage Buildings
- Metal Shop Buildings
- Concrete Batch Plant

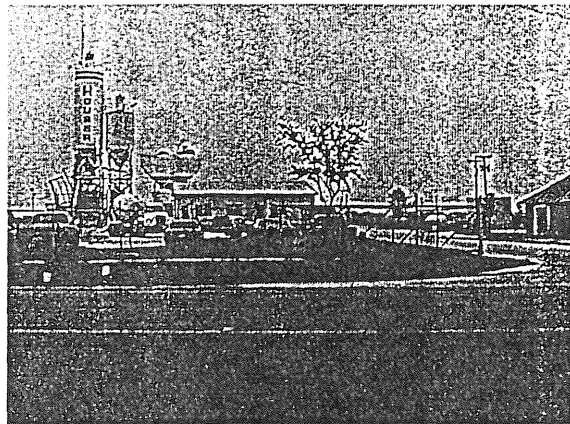


### Proposed Zoning

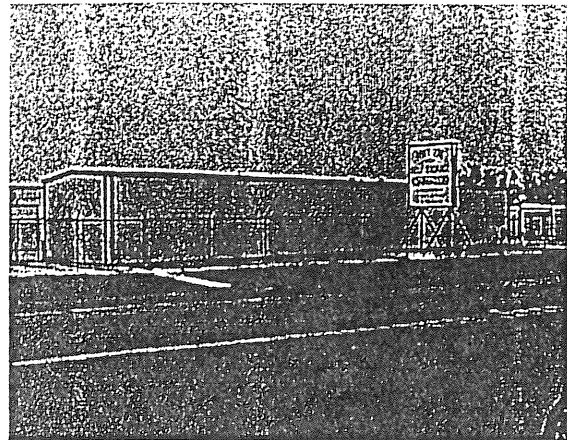
#### Commercial

\***Permitted uses** - those uses in the permitted use section of the zoning ordinance and concrete batch plants, associated uses, and mini-warehouses with no overhead doors facing the street.

\***Conditional uses** - those uses in the conditional use section of the zoning ordinance.



Track 2, Lot 13 - Houser, G. M.  
(continued)



Pannell Subdivision 2.00 Acs.

Ownership: Jacquelyn Keller  
8542 Garland Road  
Dallas, Texas 75218

Property Use: Church

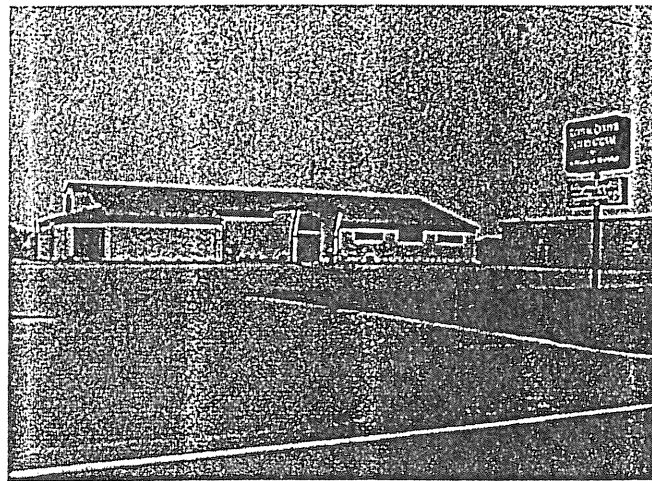
- Building with Vinyl Siding

Proposed Zoning

Commercial

\*Permitted uses - those uses in the permitted use section of the zoning ordinance.

\*Conditional uses - those uses in the conditional use section of the zoning.



## Planned Development No. 46

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

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

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

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

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

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

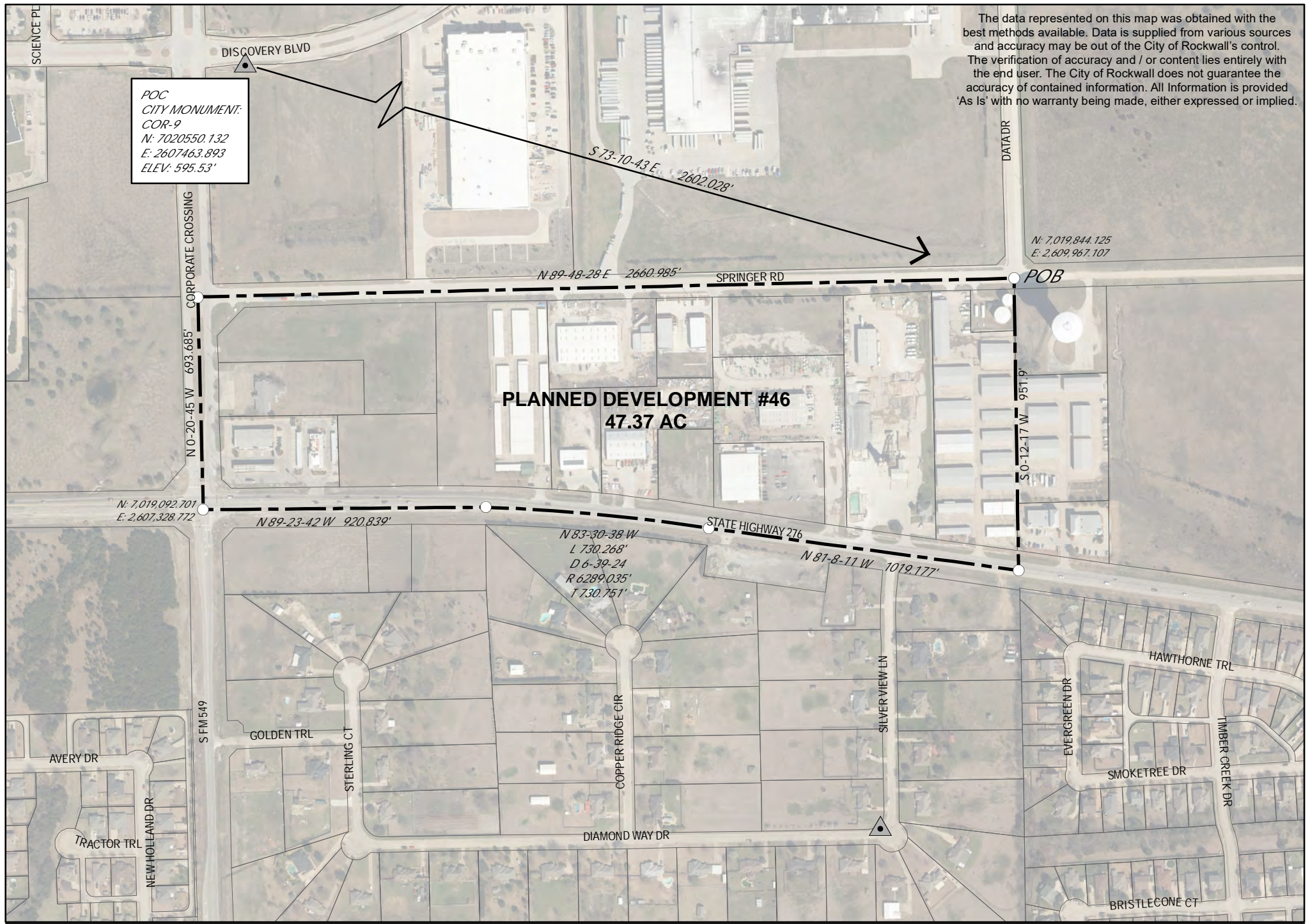
**THENCE** North 0° 20' 45" West, a distance of 693.685 feet for a corner;

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



POC  
CITY MONUMENT:  
COR-9  
N: 7020550.132  
E: 2607463.893  
ELEV: 595.53'

The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All Information is provided 'As Is' with no warranty being made, either expressed or implied.



City of  
Rockwall



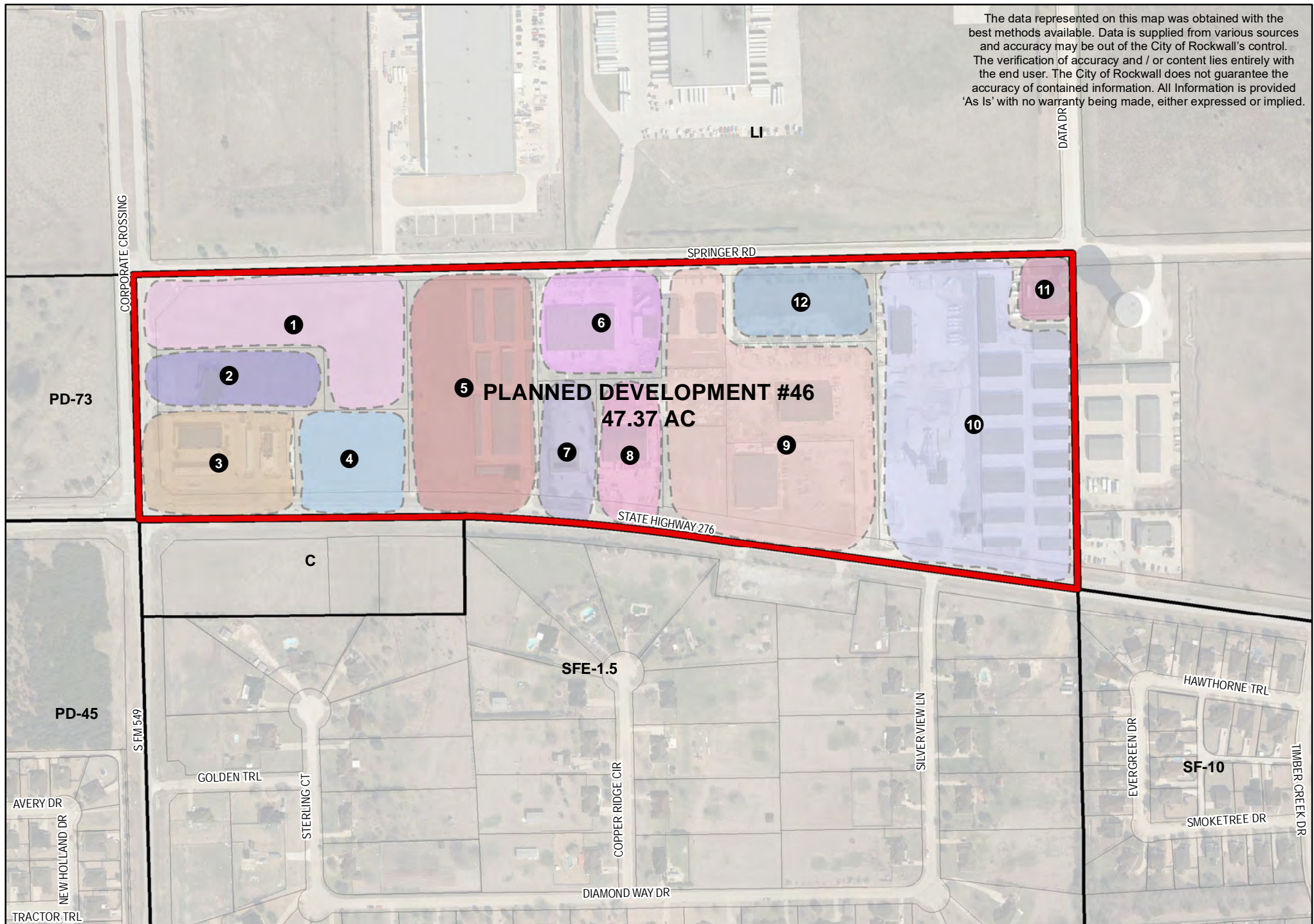
0 250 500 Feet

ROCKWALL GIS  
Date: 6/22/2021

**PLANNED DEVELOPMENT #46**



The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All information is provided 'As Is' with no warranty being made, either expressed or implied.



City of  
Rockwall



**PLANNED DEVELOPMENT #46**

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

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

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

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 46 (PD-46) [Ordinance No. 99-05] and the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

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

**SECTION 1.** That the approval of this ordinance shall supersede all requirements stipulated in Ordinance No 99-05;

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

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

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



**SECTION 5.** That the official zoning map of the City of Rockwall, Texas be corrected to reflect the change in zoning described here in.

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

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

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

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

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

---

Kevin Fowler, Mayor

**ATTEST:**

---

Kristy Cole, City Secretary

**APPROVED AS TO FORM:**

---

Frank J. Garza, City Attorney

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

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

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

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

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

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

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

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

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

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

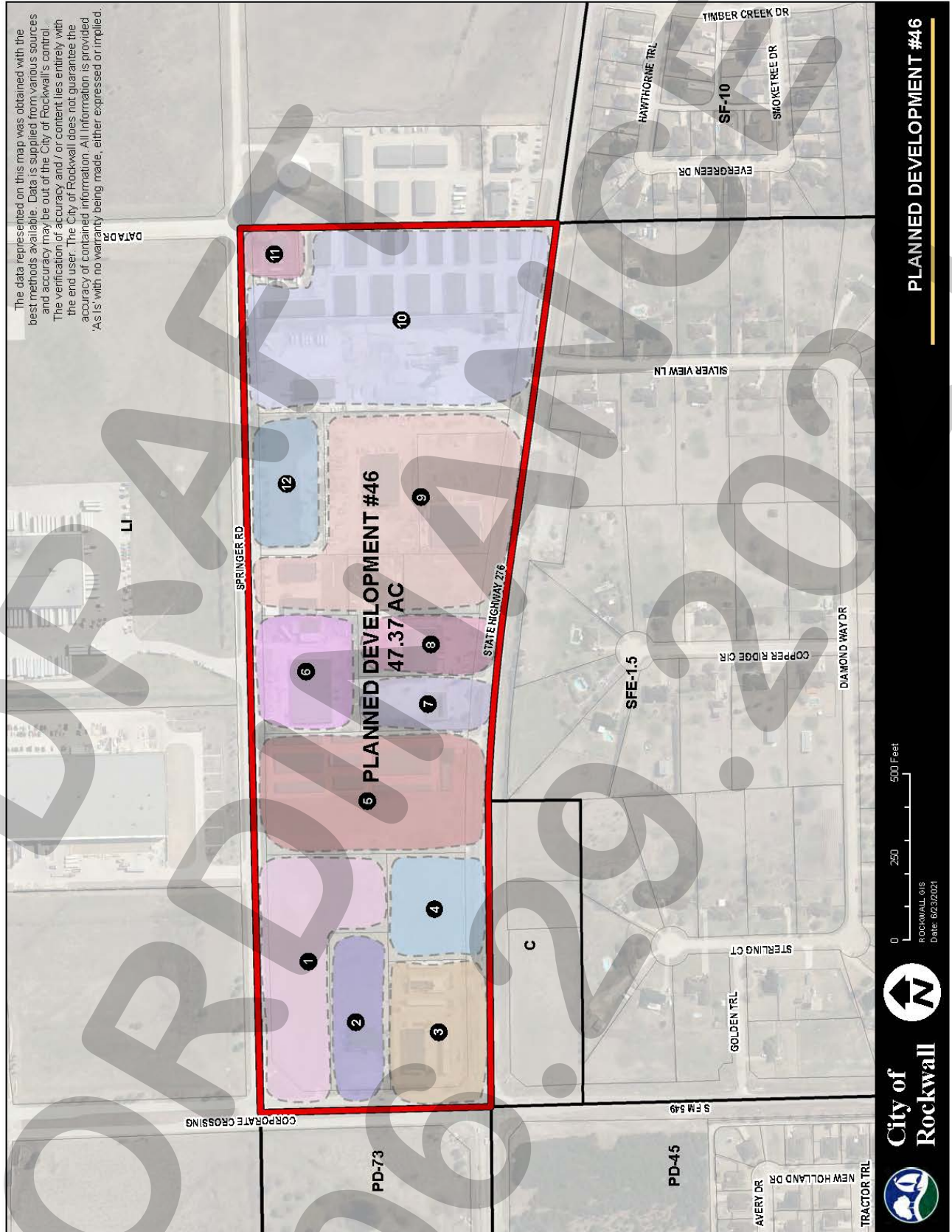
**THENCE** North 89° 48' 28" East, a distance of 2,660.985 feet, to the *POINT OF BEGINNING AND CONTAINING* 47.37 acres of land (2,063,262.886 square feet) more or less.

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





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



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

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

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

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





# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

TO: Mayor and City Council

DATE: July 19, 2021

APPLICANT: Greg Wallis; *Mershaw Architects*

CASE NUMBER: Z2021-024; *Amendment to Planned Development District 46 (PD-46)*

---

### SUMMARY

Hold a public hearing to discuss and consider a request by Greg Wallis of Mershaw Architects on behalf of Kris Sharp for the approval of a Zoning Change amending Planned Development District 46 (PD-46) to allow *Warehouse* as a permitted land use on a 1.90-acre parcel of land identified as Lot 5, Block A, Sharp Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, addressed as 3301 Springer Road, and take any action necessary.

### BACKGROUND

The subject property was annexed -- *along with the rest of the land area that makes up Planned Development District 46 (PD-46)* -- by the City Council on July 21, 1997 by *Ordinance No. 97-14*. At the time of annexation, the subject property and the remainder of Planned Development District 46 (PD-46) were zoned Agricultural (AG) District; however, many of the land uses that exist today were already established uses at the time of annexation. Based on this, the City Council approved *Ordinance No. 99-05* on March 1, 1999, which changed the zoning of the area from an Agricultural (AG) District to Planning Development District 46 (PD-46). Under this Planned Development District all of the properties were given a base zoning of Commercial (C) District, but were also granted the ability to continue the current land use on each of the properties (*i.e. the zoning ordinance made the legally non-conforming land uses by-right land uses for each of the properties*). Currently, the subject property is a vacant parcel of land.

### PURPOSE

On May 14, 2021, the applicant -- *Greg Wallis of Mershaw Architects* -- submitted a site plan proposing to construct a 22,000 SF office/warehouse building on the subject property. After reviewing the proposal, staff determined that the *Warehouse/Distribution Center* land use was not a permitted *by-right* land use on the subject property under the requirements of Planned Development District 46 (PD-46). Based on this, the applicant submitted a subsequent application of June 18, 2021 requesting to amend Planned Development District 46 (PD-46) to allow the *Warehouse/Distribution Center* land use as a permitted *by-right* land use on the subject property.

### ADJACENT LAND USES AND ACCESS

The subject property is addressed as 3301 Springer Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Springer Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 38.932-acre parcel of land (*i.e. Lot 2, Block B, Rockwall Technology Park, Phase III Addition*), which has a ~278,270 SF food manufacturing facility (*i.e. Bimbo Bakery*) situated on it.

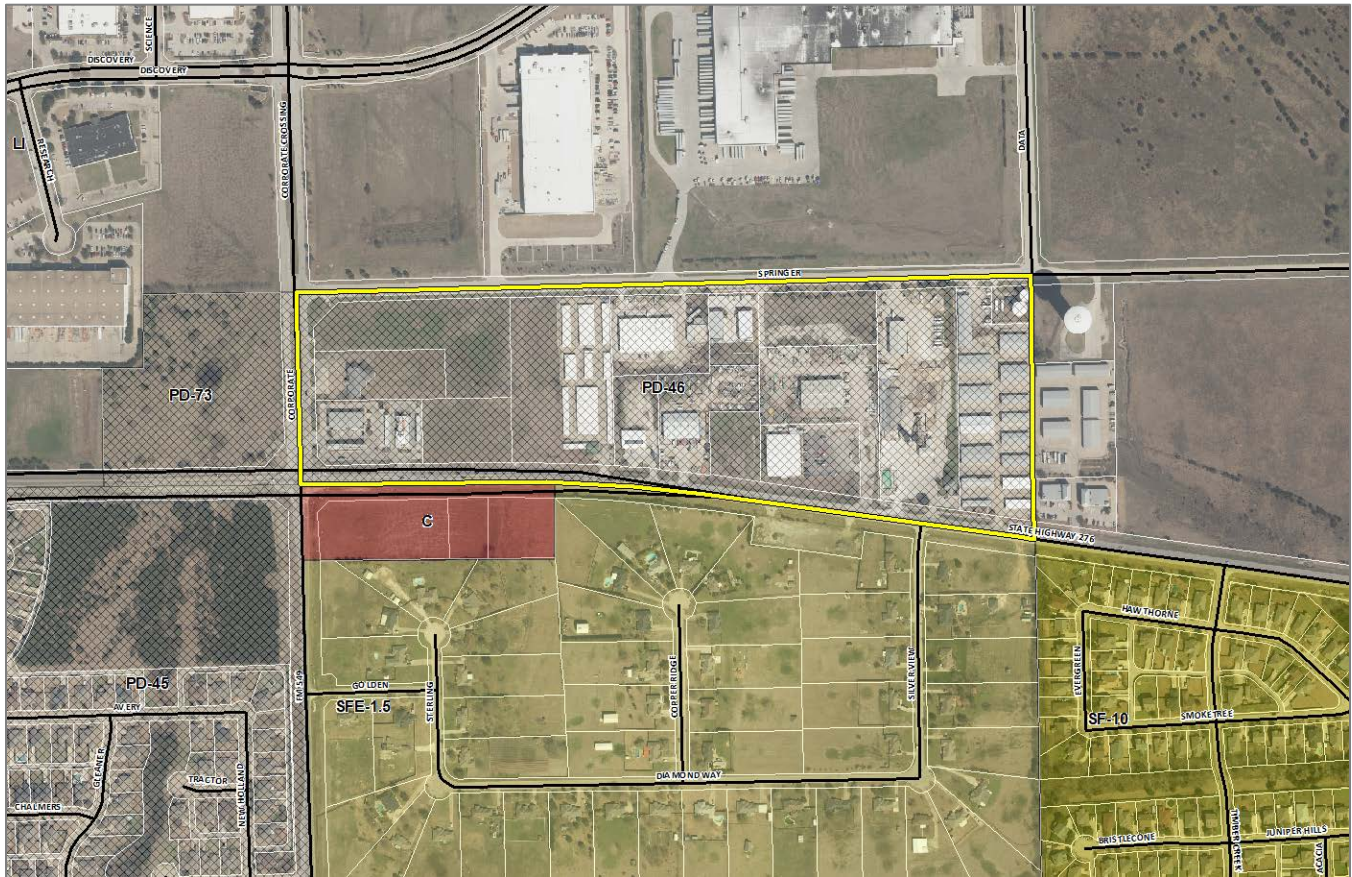
South: Directly south of the subject property is a 3.212-acre parcel of land (*i.e. Lot 6, Block A, Sharp Addition*), which is currently occupied by a *Rental Store with Outside Storage/Display* (*i.e. Sunbelt Rental*). South of this land use is a 1.964-acre parcel of land (*i.e. Lot 1, Block A, Sharp Addition*), which is occupied by a *Warehouse/Retail* business (*i.e. VAC Parts Warehouse*). Both of these properties are zoned Planned Development District 46 (PD-46) for

Commercial (C) District land uses. Beyond this is SH-276, which is identified as a TXDOT6D (*i.e. Texas Department of Transportation, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is a 5.317-acre tract of land (*i.e. Tract 2-13 of the J. A. Ramsey Survey, Abstract No. 186*), which is currently occupied by a *Light Manufacturing/Fabrication* facility (*i.e. Lattimore Material Company*). Beyond this is a 7.571-acre parcel of land (*i.e. Lot 1, Block 1, Highway 276 Self-Storage*), which is currently occupied with a *Mini-Warehouse* facility (*i.e. Highway 276 Self-Storage*). Both of these properties are zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses. Beyond this is the site of a municipal water tower for the City of Rockwall.

West: Directly west of the subject property is a 1.095-acre parcel of land (*i.e. Lot 4, Block A, Sharp Addition*), which is currently occupied with two (2) *Office/Warehouse* buildings. Beyond this is a 2.50-acre tract of land (*i.e. Tract 2-3 of the J. A. Ramsey Survey, Abstract No. 186*), which is currently occupied with an *Industrial* land use. West of this is a five (5) acre tract of land (*i.e. Tract 2-6 of the J. A. Ramsey Survey, Abstract No. 186*), that is currently occupied by a *Mini-Warehouse* facility (*i.e. The Storage Locker*). All of these properties are zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses.

FIGURE 1: LOCATION MAP



## CHARACTERISTICS OF THE REQUEST

According to Article 04, *Permissible Uses*, of the Unified Development Code (UDC), the *Warehouse/Distribution Center* land use is only permitted *by-right* in the Heavy Commercial (HC), Light Industrial (LI), and Heavy Industrial (HI) Districts. The applicant is requesting to have this land use incorporated as a *by-right* land use for the subject property, which is currently zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses. This zoning change would only affect the 1.90-acre subject property; however, staff has written the proposed ordinance to supersede the previous ordinance (*i.e. Ordinance No. 99-05*) and consolidate the applicant's request into a single regulating ordinance. While this is a new ordinance, no changes

with regard to the requirements, intent, or permitted land uses to any other property other than the subject property have been incorporated into Planned Development District 46 (PD-46).

## **INFRASTRUCTURE**

The proposed amendment to Planned Development District 46 (PD-46) will not require any additional infrastructure improvements to the subject property.

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

The proposed amendment to Planned Development District 46 (PD-46) does not change the subject property's conformance with the Unified Development Code (UDC), Engineering Standards of Design and Construction, or the Municipal Code of Ordinances.

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

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

## **NOTIFICATIONS**

On June 30, 2021, staff mailed 70 notices to property owners and occupants within 500-feet of the subject property. Staff also sent notices to the Timber Creek and Lofland Farms Homeowner's Associations (HOAs), which were the only Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received any responses concerning the applicant's request.

## **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the applicant's request to amend Planned Development District 46 (PD-46), then staff would propose the following conditions of approval:

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

## **PLANNING AND ZONING COMMISSION**

On July 13, 2021 the Planning and Zoning Commission approved a motion to recommend approval of the applicant's request to amend Planned Development District 46 (PD-46) by a vote of 6-0, with Commissioner Deckard absent.





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22021-024

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

## PLATTING APPLICATION FEES:

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

## SITE PLAN APPLICATION FEES:

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

## ZONING APPLICATION FEES:

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

## OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST (\$100.00)

## NOTES:

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

Springer Rd.

SUBDIVISION

Sharp Addition

LOT

5

BLOCK

A

GENERAL LOCATION

South side of Springer Rd, East of Corporate Crossing

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

CURRENT ZONING

PD 46

CURRENT USE

Vacant

PROPOSED ZONING

Amended PD 46

PROPOSED USE

Office Warehouse

ACREAGE

1.9

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

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

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

☒ OWNER

KRIS SHARP

☒ APPLICANT

Merchawon Architects

CONTACT PERSON

Greg Wallis

CONTACT PERSON

Greg Wallis

ADDRESS

2578 Hwy 276

ADDRESS

1520 E. I-30

CITY, STATE & ZIP

Rockwall, TX 75087

CITY, STATE & ZIP

Rockwall, TX 75087

PHONE

214-392-0689

PHONE

817-235-9853

E-MAIL

kris@sharpinsulation.com

E-MAIL

merchawonarch@gmail.com

## NOTARY VERIFICATION [REQUIRED]

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

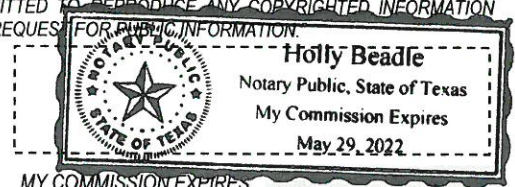
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 228.50 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17 DAY OF June, 2021. BY SIGNING THIS APPLICATION, 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 17 DAY OF June, 2021.

OWNER'S SIGNATURE

*[Signature]*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







## City of Rockwall

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

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



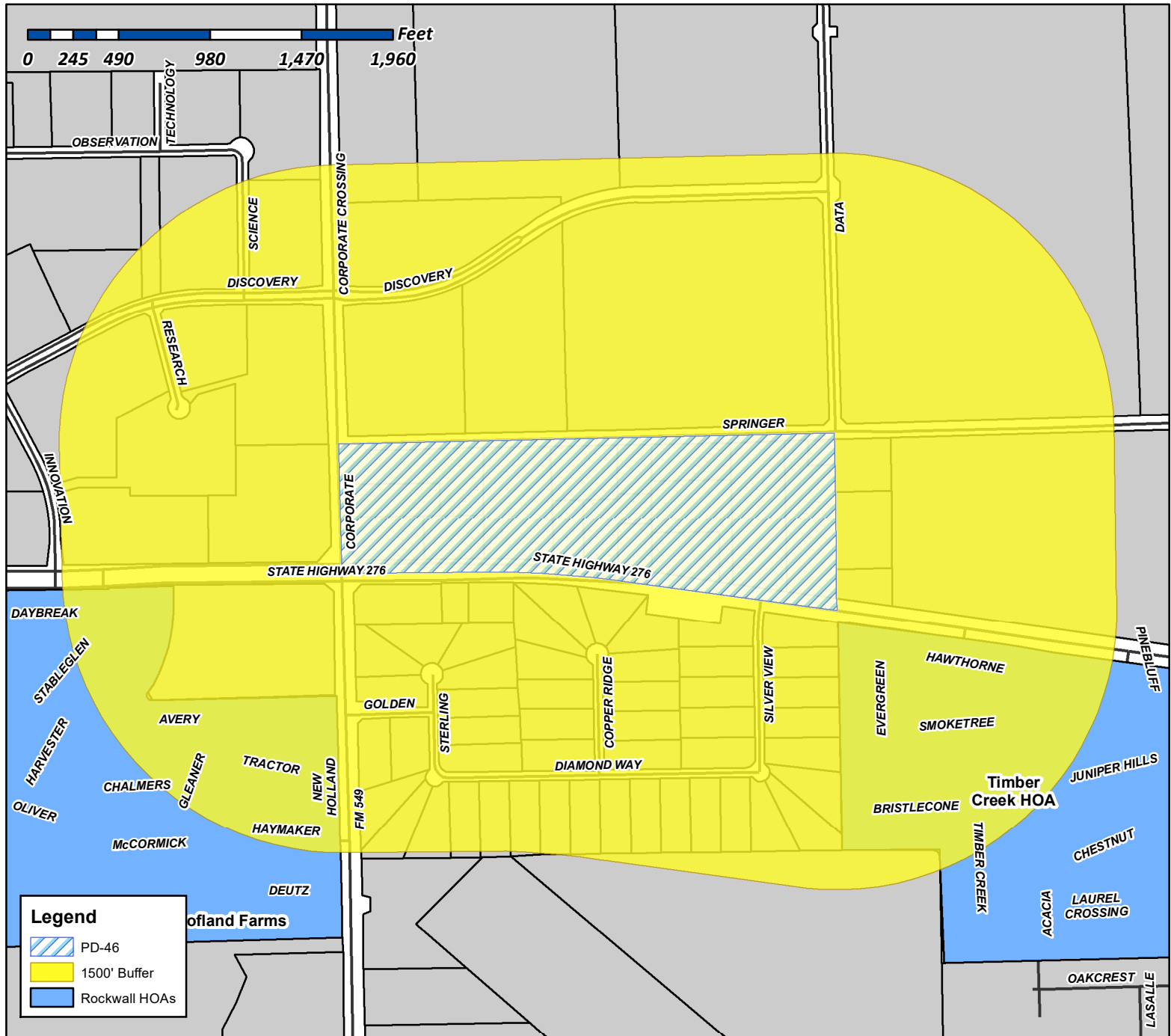




# City of Rockwall

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

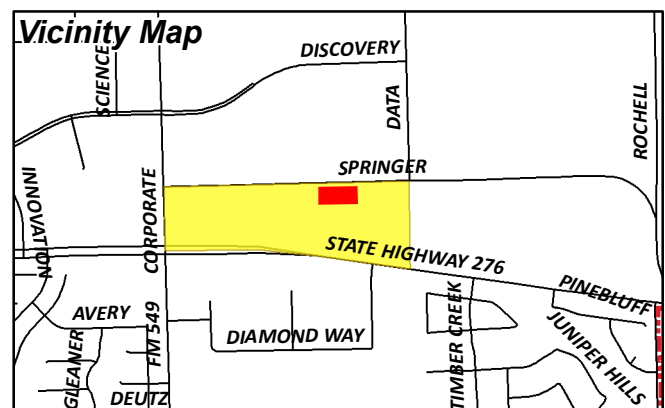
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**Case Number:** Z2021-024  
**Case Name:** Amendment to PD-46  
**Case Type:** Zoning  
**Zoning:** Planned Development District 46 (PD-46)  
**Case Address:** South of Springer Road & East of Corporate Crossing

**Date Created:** 6/23/2021

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





## Miller, Ryan

---

**From:** Gamez, Angelica  
**Sent:** Monday, June 28, 2021 4:55 PM  
**Cc:** Miller, Ryan; Gonzales, David; Lee, Henry  
**Subject:** Neighborhood Notification Program [Z2021-024]  
**Attachments:** Public Notice (06.28.2021).pdf; HOA Map Z2021-024.pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that was published in the Rockwall Herald Banner on *June 25, 2021*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, July 13, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 19, 2021 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

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

### **Z2021-024 Zoning Change amending Planned Development District 46**

Hold a public hearing to discuss and consider a request by Greg Wallis of Mershaw Architects on behalf of Kris Sharp for the approval of a *Zoning Change* amending Planned Development District 46 (PD-46) to allow *Warehouse* as a permitted land use on a 1.90-acre parcel of land identified as Lot 5, Block A, Sharp Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, addressed as 3301 Springer Road, and take any action necessary.

Thank you,

*Angelica Gamez*

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

<http://www.rockwall.com/planning/>

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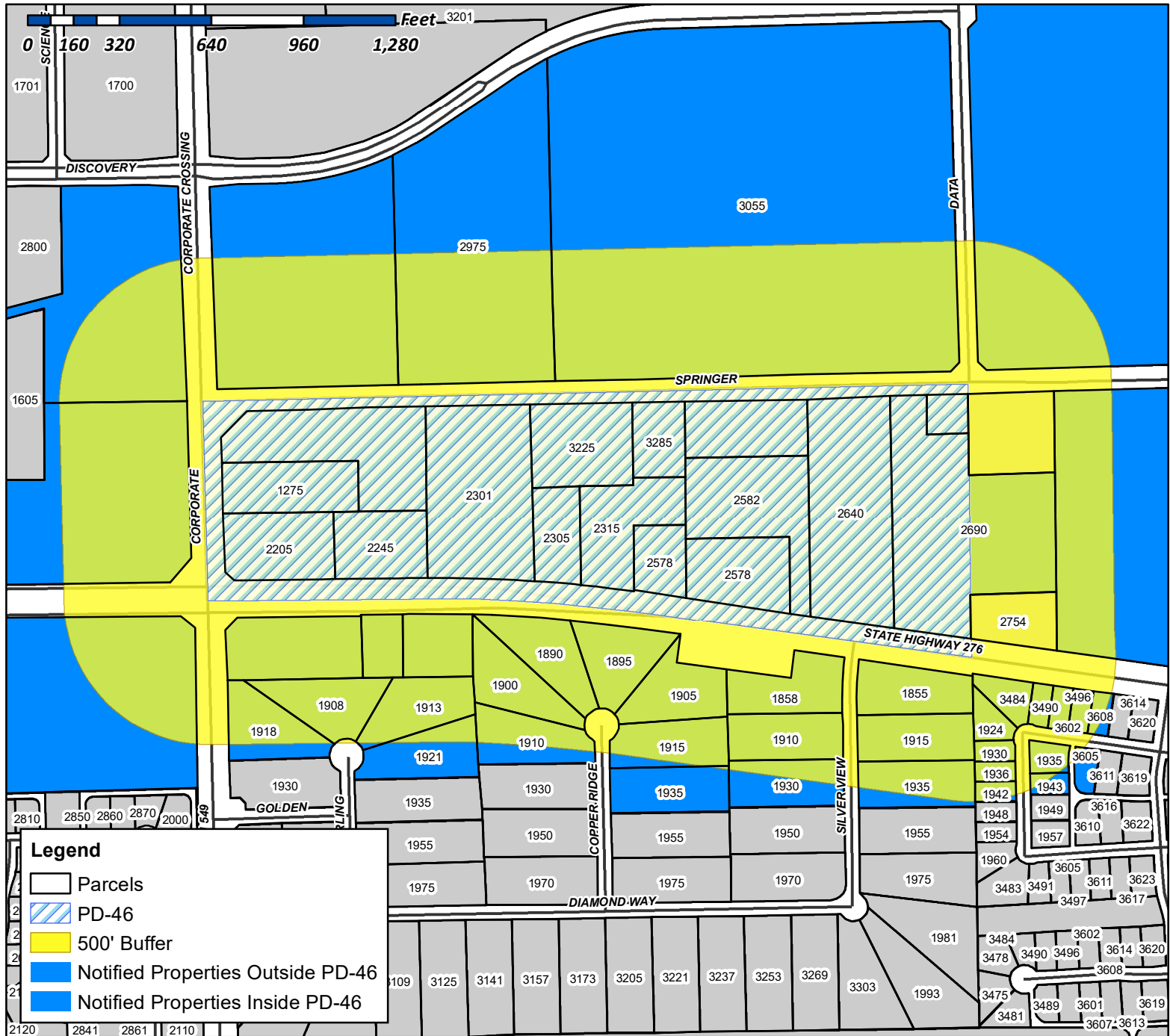
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# City of Rockwall

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

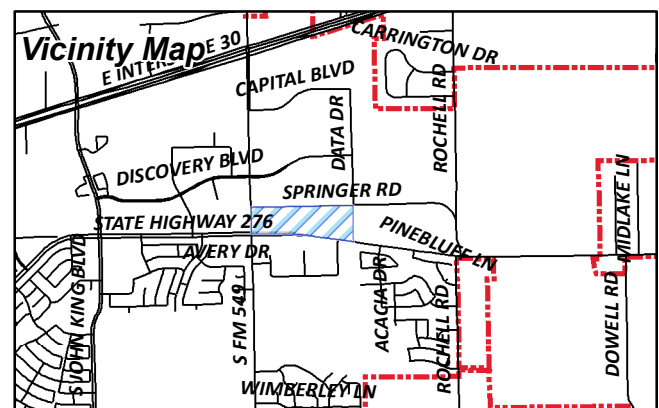
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**Case Number:** Z2021-024  
**Case Name:** Amendment to PD-46  
**Case Type:** Zoning  
**Zoning:** Planned Development District 46 (PD-46)  
**Case Address:** South of Springer Road and East of Corporate Crossing

**Date Created:** 6/23/2021

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



CONNOLLY SQUARED LLC  
1122 N FLORENCE ST  
BURBANK, CA 91505

KELLER JACQUELYN  
1275 CORPORATE CROSSING  
ROCKWALL, TX 75032

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

ALMO INVESTMENT II LTD  
2205 HWY 276  
ROCKWALL, TX 75032

PRBS PROPERTIES LLC  
2245 HWY276  
ROCKWALL, TX 75032

PRISM LEASING LTD  
A TEXAS LIMITED PTNRSH  
2301 HWY276  
ROCKWALL, TX 75032

CONNOLLY SQUARED LLC  
2305 HWY276  
ROCKWALL, TX 75032

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

SHARP RICK  
2578 HWY276  
ROCKWALL, TX 75032

ROCKHEAD HOLDINGS LLC  
2578 STATE HIGHWAY 276  
ROCKWALL, TX 75032

AGREE LIMITED PARTNERSHIP  
2582 HWY276RD  
ROCKWALL, TX 75032

LATTIMORE MATERIALS COMPANY LP  
2640 HWY276  
ROCKWALL, TX 75032

COLIN-G PROPERTIES INC  
2690 HWY276  
ROCKWALL, TX 75032

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

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

5 SHARP REAL ESTATE LLC  
3021 RIDGE RD #159  
ROCKWALL, TX 75032

PRBS PROPERTIES LLC  
3216 HUNTER LANE  
PLANO, TX 75093

NBN COMMERCIAL GROUP LLC  
3225 SPRINGERLN  
ROCKWALL, TX 75032

5 SHARP REAL ESTATE LLC  
3285 SPRINGERRD  
ROCKWALL, TX 75032

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

AGREE LIMITED PARTNERSHIP  
70 EAST LONG LAKE  
BLOOMFIELD HILLS, MI 48304

KELLER JACQUELYN  
8522 GARLAND RD  
DALLAS, TX 75218

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

LATTIMORE MATERIALS COMPANY LP  
PO BOX 2469  
ADDISON, TX 75001

ALMO INVESTMENT II LTD  
PO BOX 2599  
WAXAHACHIE, TX 75168

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

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





City of Rockwall  
2021  
Planning and Zoning Department  
Ryan Miller  
Re: Sharp Office/Warehouse

June 18, 2021,

## LETTER OF ZONING AMMENDMENT

We respectfully request an amendment to the current PD 46 zoning to allow an Office/Warehouse building. This use is not included in the PD 46 zoning; however the use is typical for this area.

**ORDINANCE NO. 99-05**

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO CHANGE THE ZONING ON A TRACT OF LAND WHICH IS MORE FULLY DESCRIBED HEREIN FROM "A" AGRICULTURAL CLASSIFICATION TO PLANNED DEVELOPMENT ZONING "PD- 46 PLANNED DEVELOPMENT NUMBER 46; CORRECTING THE OFFICIAL ZONING MAP; 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; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, a change in the classification of a zoning district has been initiated by the City of Rockwall for the property more specifically described in Exhibit "A" attached hereto; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the state of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended by amending the zoning map of the City of Rockwall so as to give "Planned Development District No.46 classification to the tract of land described in Exhibits "A" and "B" attached hereto and made part of.

SECTION 2. That the property described in Exhibit "A" shall be used only in the manner and for the purposes provided for in Exhibit "B" and the Comprehensive Zoning Ordinance 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. The granting of this zoning classification for the property as described in Exhibit "A" is subject to the following special conditions:

A. The use of the property shall be regulated by the following requirements:

1. The uses, area requirements and development standards of the Commercial zoning category of the Comprehensive Zoning ordinance as currently adopted, or as revised in the future, and Exhibit "B" except as otherwise provided for in this ordinance.

- B. Those tracts with existing buildings will be allowed to use the same exterior materials currently shown in Exhibit "B" for any new buildings that are built. However, if an existing building is expanded to an amount that equals 50% of the appraised tax value of that building, the requirements of the commercial zoning district exterior materials shall be met.

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

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


SECTION 5. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed to the extent of that conflict.


SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this 1st day of March, 1999.

APPROVED:

  
\_\_\_\_\_  
George R. Hatfield Mayor

ATTEST:

BY   
\_\_\_\_\_  
Cindy Kindred, City Secretary

1st reading 2/15/99

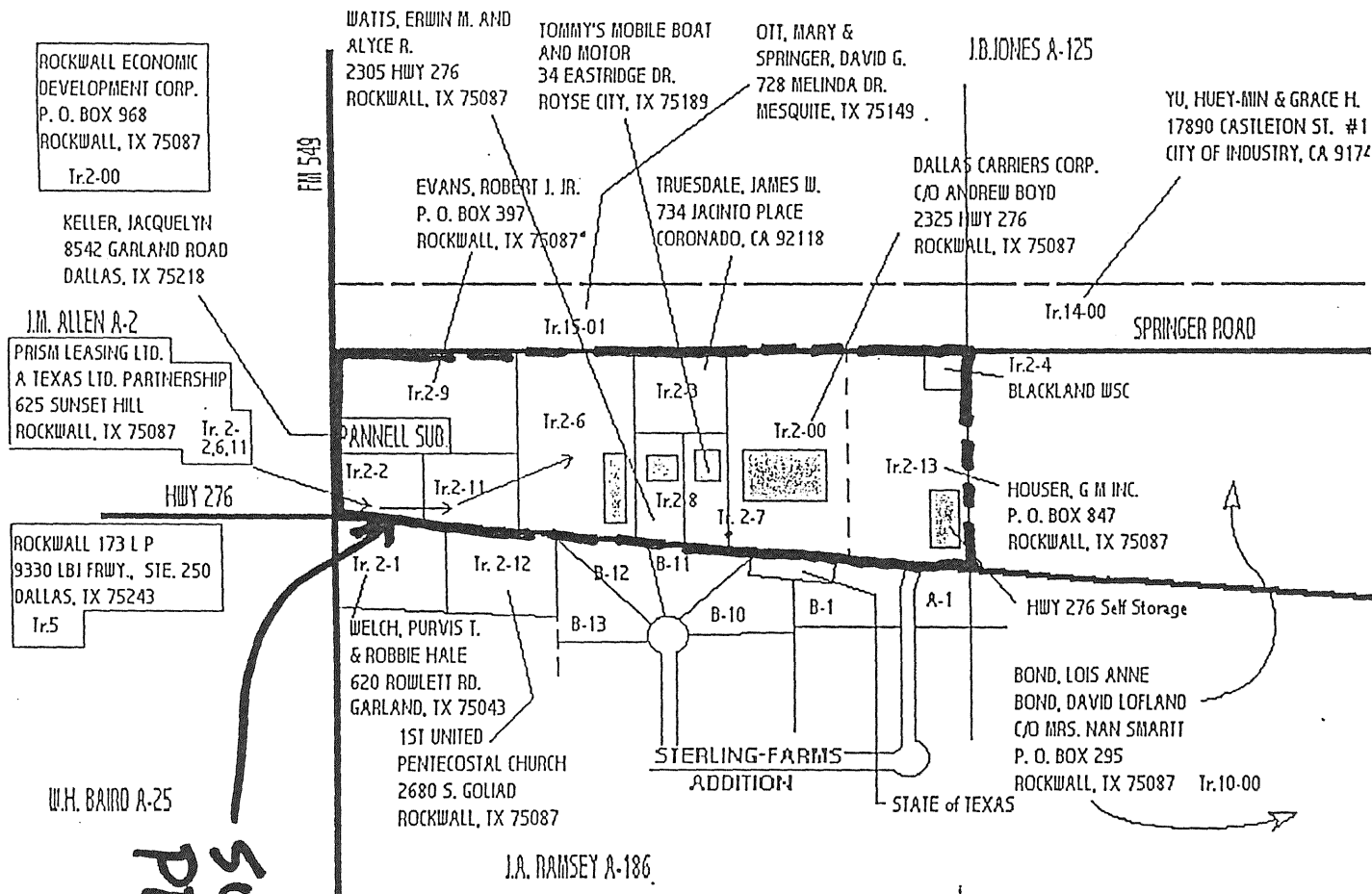
2nd reading 3/1/99





EXHIBIT "A"

SUBJECT  
PROPERTY



98-87

J. A Ramsey A-186

Track 2, Lot 00 - 10.001 Acres

Ownership: **Continental Express**  
(As of Jan. 1, 1999)  
2325 Hwy 276  
Rockwall, Texas 75087

Property Use: **Trucking/Freight  
Carrier Company**

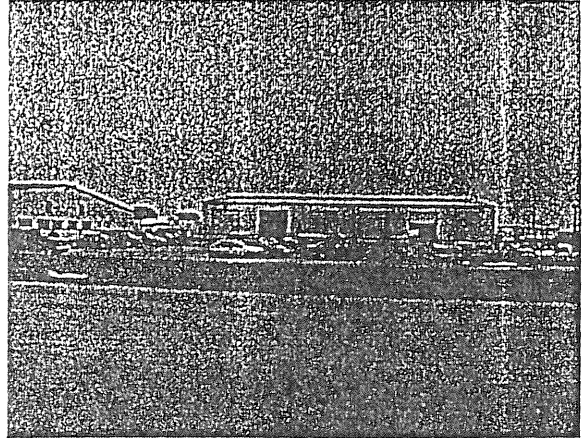
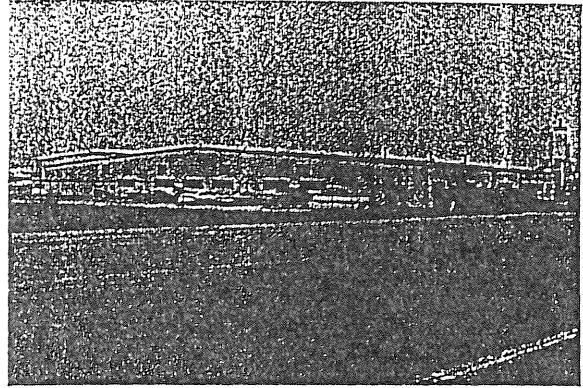
- Outside Storage of Trucks and Trailers
- Limited Outside Storage of Pallets
- Metal Buildings

Proposed Zoning

Commercial

\***Permitted uses** - those uses in the permitted use section of the zoning ordinance and trucking operation and associated uses.

\***Conditional uses** - those uses in the conditional use section of the zoning ordinance.

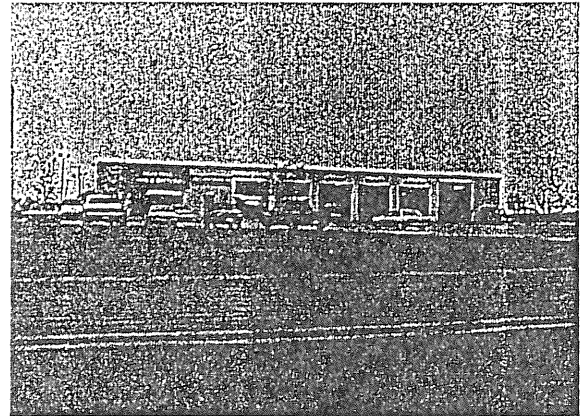


Track 2, Lot 2 - 2.00 Acs.

Ownership: **Prism Leasing Ltd.**  
A Texas Limited Partnership  
625 Sunset Hill  
Rockwall, Texas 75087

Property Use: **Rockwall Tire & Battery**  
Proprietor: **Roland Cobb**

- Minor Auto Repair
- Limited Outside Storage
- Metal Building



Proposed Zoning

Commercial

\***Permitted uses** - those uses in the permitted use section of the zoning ordinance and minor auto repair and associated uses

\***Conditional uses** - those uses in the conditional use section of the zoning ordinance.

Track 2, Lot 3 - 2.5 Acs.

Ownership: James W. Truesdale

734 Jacinto Place

Coronado, Calif. 92118

Property Use: Existing Vacant Building

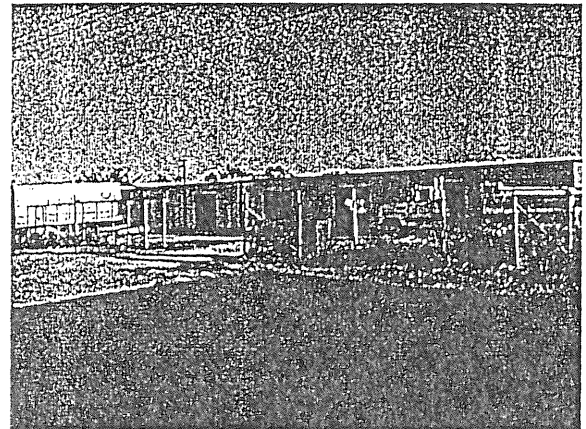
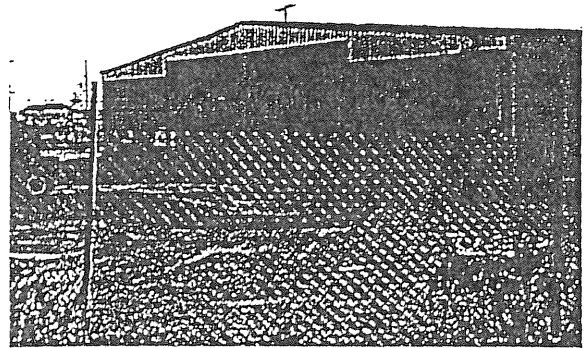
- Possibly a Contractor's Yard
- Outside Storage of Equipment
- Metal Building

Proposed Zoning

Commercial

\*Permitted uses - those uses in the permitted use section of the zoning ordinance and contractor yard and equipment yard.

\*Conditional uses - those uses in the conditional use section of the zoning ordinance.



Track 2, Lot 4 - 0.436 Acs.

Ownership: Blackland WSC

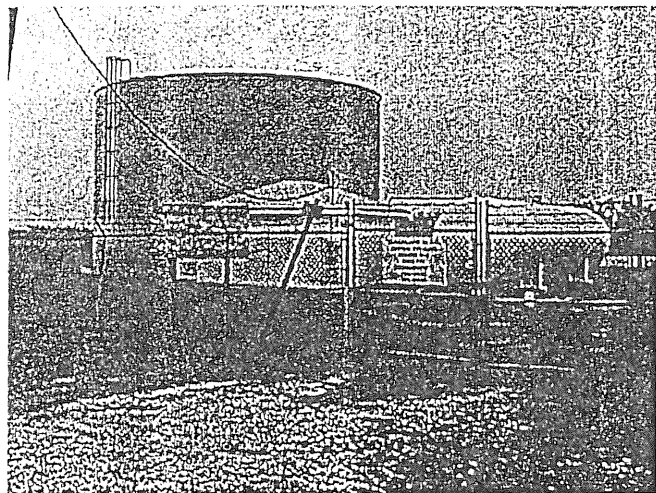
Property Use: Water Station

Proposed Zoning

Commercial

\*Permitted uses - those uses in the permitted use section of the zoning ordinance.

\*Conditional uses - those uses in the conditional use section of the zoning ordinance.



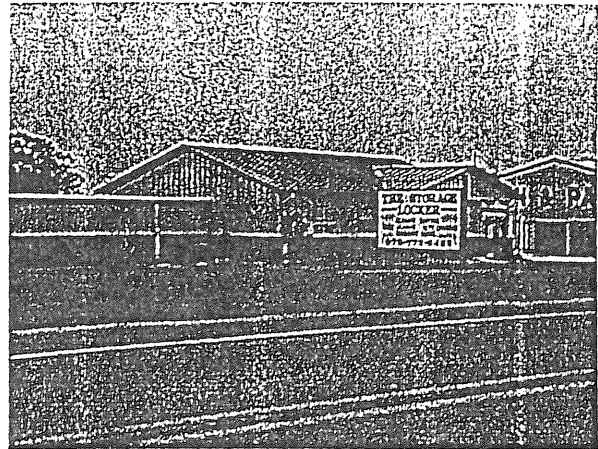


**Track 2, Lot 6 - 5.00 Acs.**

Ownership: Prism Leasing Ltd.  
A Texas Limited  
Partnership  
625 Sunset Hill  
Rockwall, Texas 75087

Property Use: Self Storage Facility

- No Outside Storage
- Metal Building with Some Brick Accents  
along SH 276

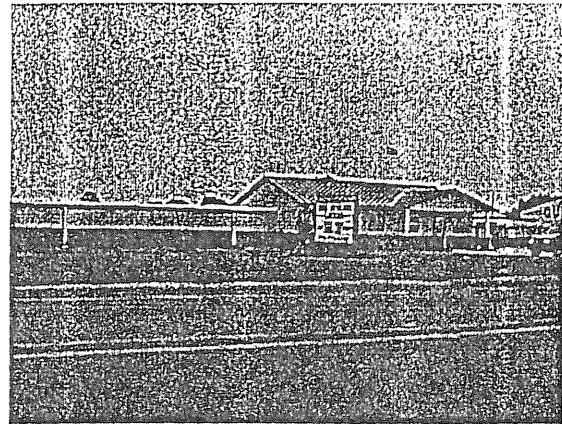


**Proposed Zoning**

**Commercial**

\***Permitted uses** - those uses in the permitted use section of the zoning ordinance and mini-warehouses with no overhead doors facing the street.

\***Conditional uses** - those uses in the conditional use section of the zoning ordinance.

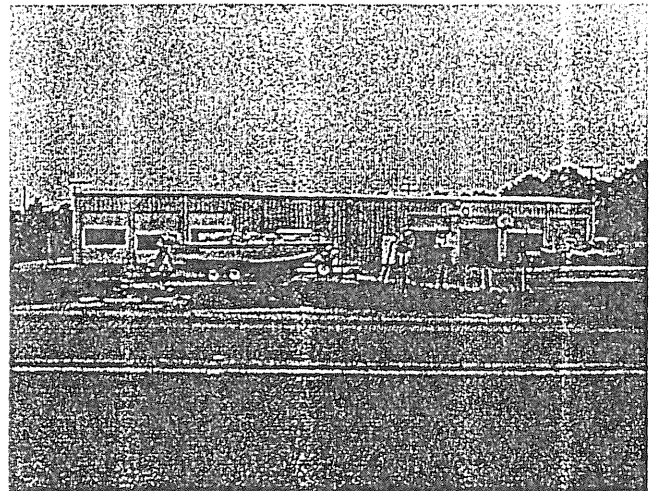


**Track 2, Lot 7 - 1.5 Acs.**

Ownership: Tommy's Mobile Boat  
and Motor  
34 Eastridge Drive  
Royse City, Texas 75189

Property Use: Boat Motor Repair  
Facility

- Limited Outside Storage of Boats
- Metal Building
- Outside Display for Boat Sales



**Proposed Zoning**

**Commercial**

\***Permitted uses** - those uses in the permitted use section of the zoning ordinance and boat repair with accessory sales.

\***Conditional uses** - those uses in the conditional use section of the zoning ordinance.

Track 2, Lot 8 - 1 Ac.

Ownership: Erwin M. and  
Alyce R. Watts  
2305 Hwy 276  
Rockwall, Texas 75087

Property Use: Watt's Gun and Pawn

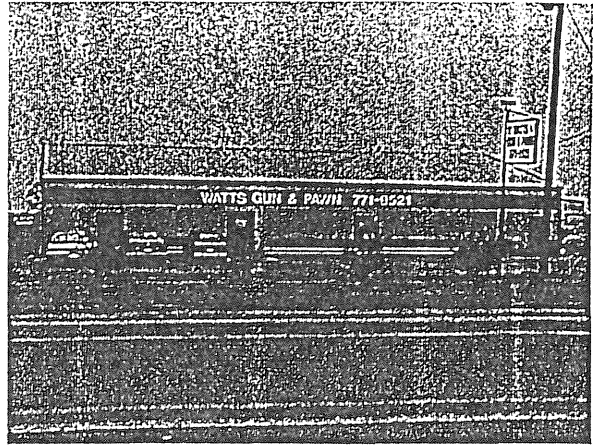
- No Outside Storage
- Tilt Wall Construction
- On-Site Security Live-In

Proposed Zoning

Commercial

\*Permitted uses - those uses in the permitted use section of the zoning ordinance and pawn shop with On-Site Security Live-In

\*Conditional uses - those uses in the conditional use section of the zoning ordinance.



Track 2, Lot 9 - 3.07 Acs.

Ownership: Robert J. Evans, Jr.  
P. O. Box 397  
Rockwall, Texas 75087

Property Use: Vacant

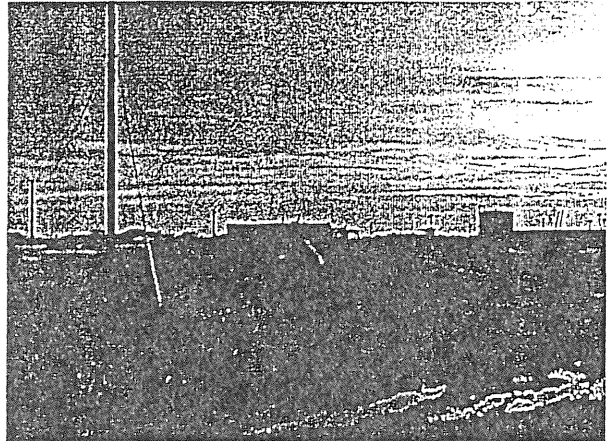
- Dirt Stockpiles
- Concrete Stockpiles
- Assortment of Junk and Refuse

Proposed Zoning

Commercial

\*Permitted uses - those uses in the permitted use section of the zoning ordinance.

\*Conditional uses - those uses in the conditional use section of the zoning ordinance.



Track 2, Lot 11 - 2.00 Acs.

Ownership: Prism Leasing Limited  
A Texas Limited Partnership  
625 Sunset Hill  
Rockwall, Texas 75087

Property Use: Vacant

### Proposed Zoning

#### Commercial

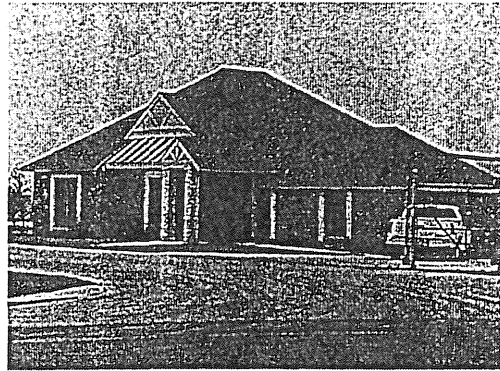
\***Permitted uses** - those uses in the permitted use section of the zoning ordinance.

\***Conditional uses** - those uses in the conditional use section of the zoning ordinance.

Track 2, Lot 13 - 10.003 Acs.

Ownership: Houser, G.M Inc.  
P. O. Box 847  
Rockwall, Texas 75087  
Property Use: Concrete-Ready Mixed  
Company/Self Storage

- Brick Office Building
- Metal Self-Storage Buildings
- Metal Shop Buildings
- Concrete Batch Plant

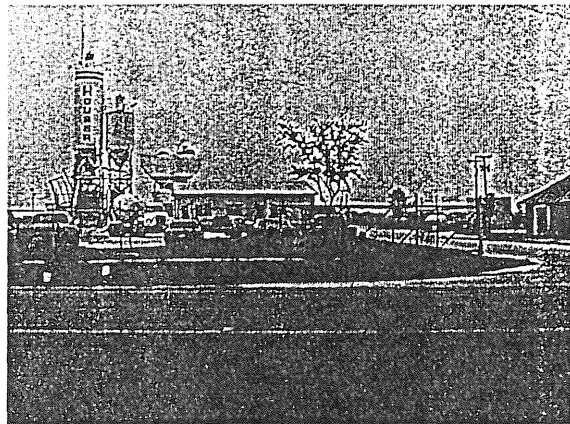


### Proposed Zoning

#### Commercial

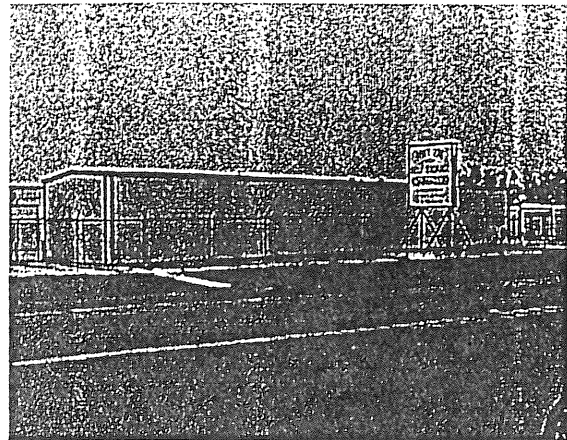
\***Permitted uses** - those uses in the permitted use section of the zoning ordinance and concrete batch plants, associated uses, and mini-warehouses with no overhead doors facing the street.

\***Conditional uses** - those uses in the conditional use section of the zoning ordinance.





Track 2, Lot 13 - Houser, G. M.  
(continued)

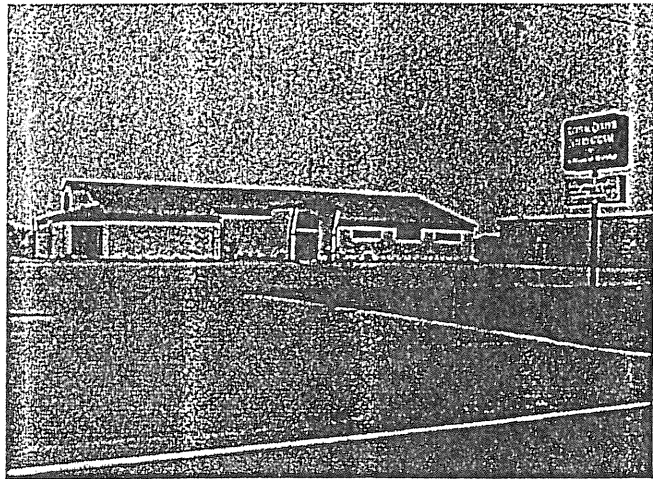


Pannell Subdivision 2.00 Acs.

Ownership: Jacquelyn Keller  
8542 Garland Road  
Dallas, Texas 75218

Property Use: Church

- Building with Vinyl Siding



Proposed Zoning

Commercial

\*Permitted uses - those uses in the permitted use section of the zoning ordinance.

\*Conditional uses - those uses in the conditional use section of the zoning.

## Planned Development No. 46

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

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

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

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

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

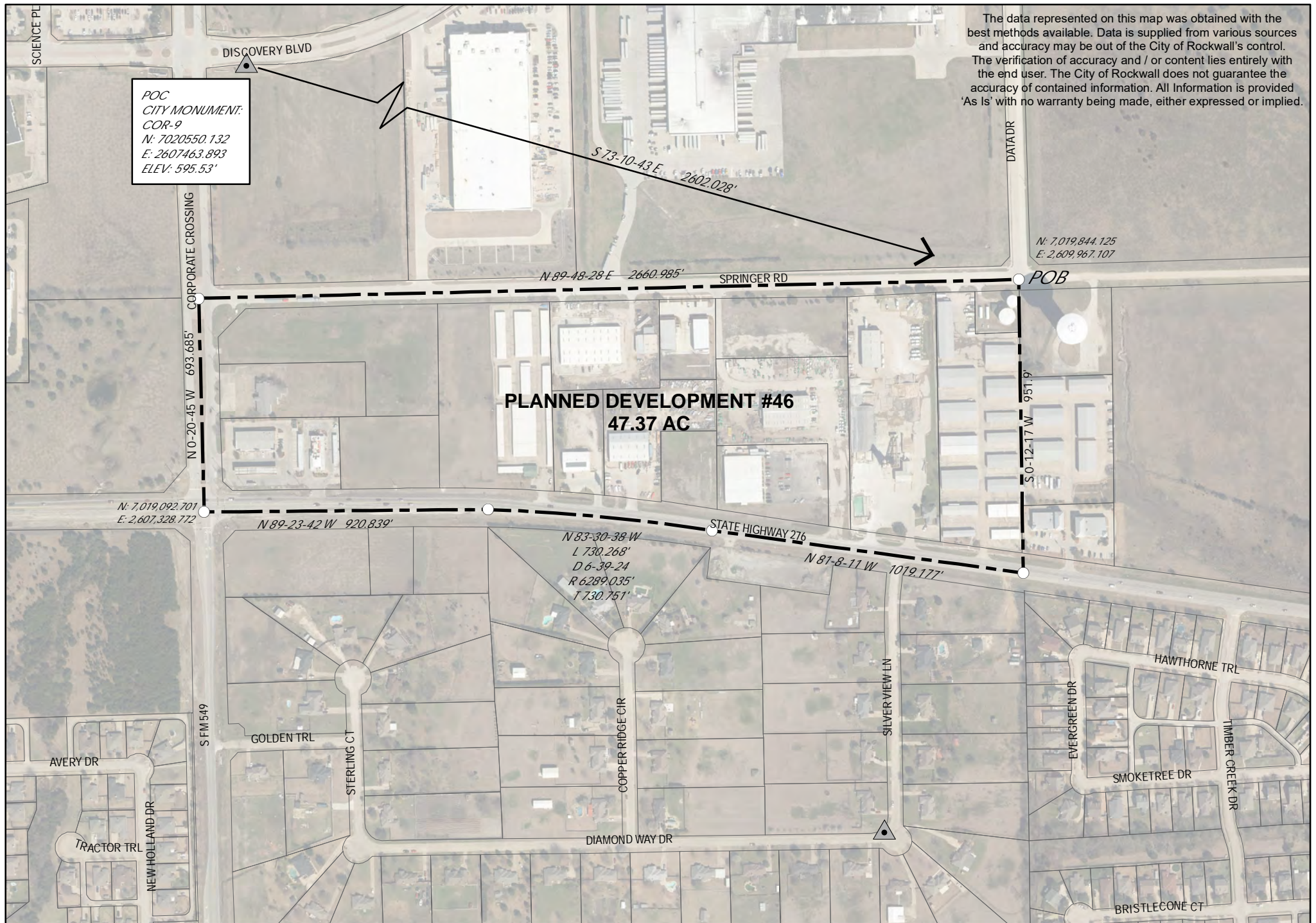
**THENCE** North 89° 23' 42" West, a distance of 920.839 feet for a corner;

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

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

POC  
CITY MONUMENT:  
COR-9  
N: 7020550.132  
E: 2607463.893  
ELEV: 595.53'

The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All information is provided 'As Is' with no warranty being made, either expressed or implied.



City of  
Rockwall



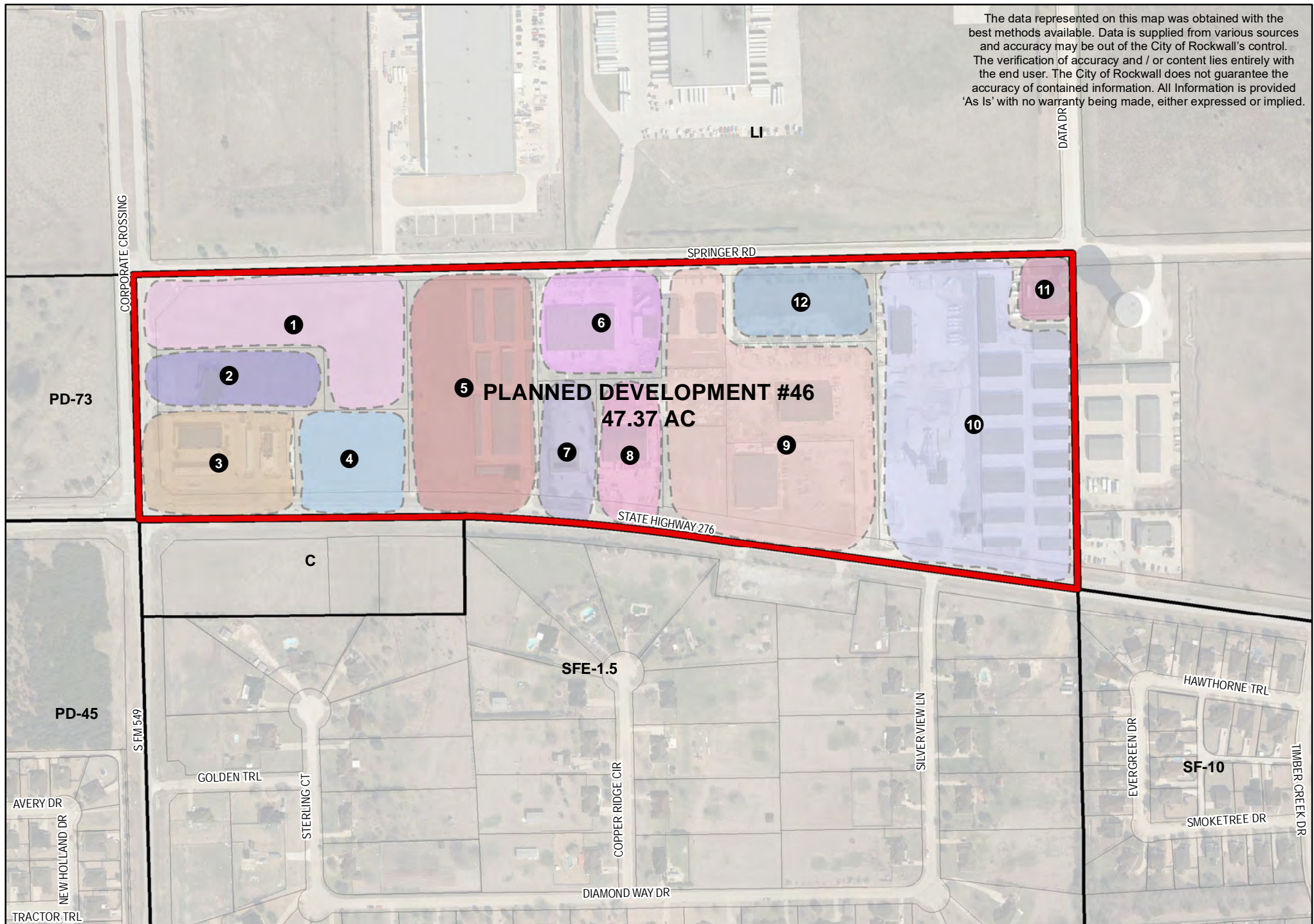
0 250 500 Feet

ROCKWALL GIS  
Date: 6/22/2021

PLANNED DEVELOPMENT #46



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City of  
Rockwall



0 250 500 Feet  
ROCKWALL GIS  
Date: 6/23/2021

**PLANNED DEVELOPMENT #46**

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

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

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

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 46 (PD-46) [Ordinance No. 99-05] and the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

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

**SECTION 1.** That the approval of this ordinance shall supersede all requirements stipulated in Ordinance No 99-05;

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

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

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

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

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

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

---

Kevin Fowler, Mayor

**ATTEST:**

---

Kristy Cole, City Secretary

**APPROVED AS TO FORM:**

---

Frank J. Garza, City Attorney

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

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



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

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

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

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

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

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

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

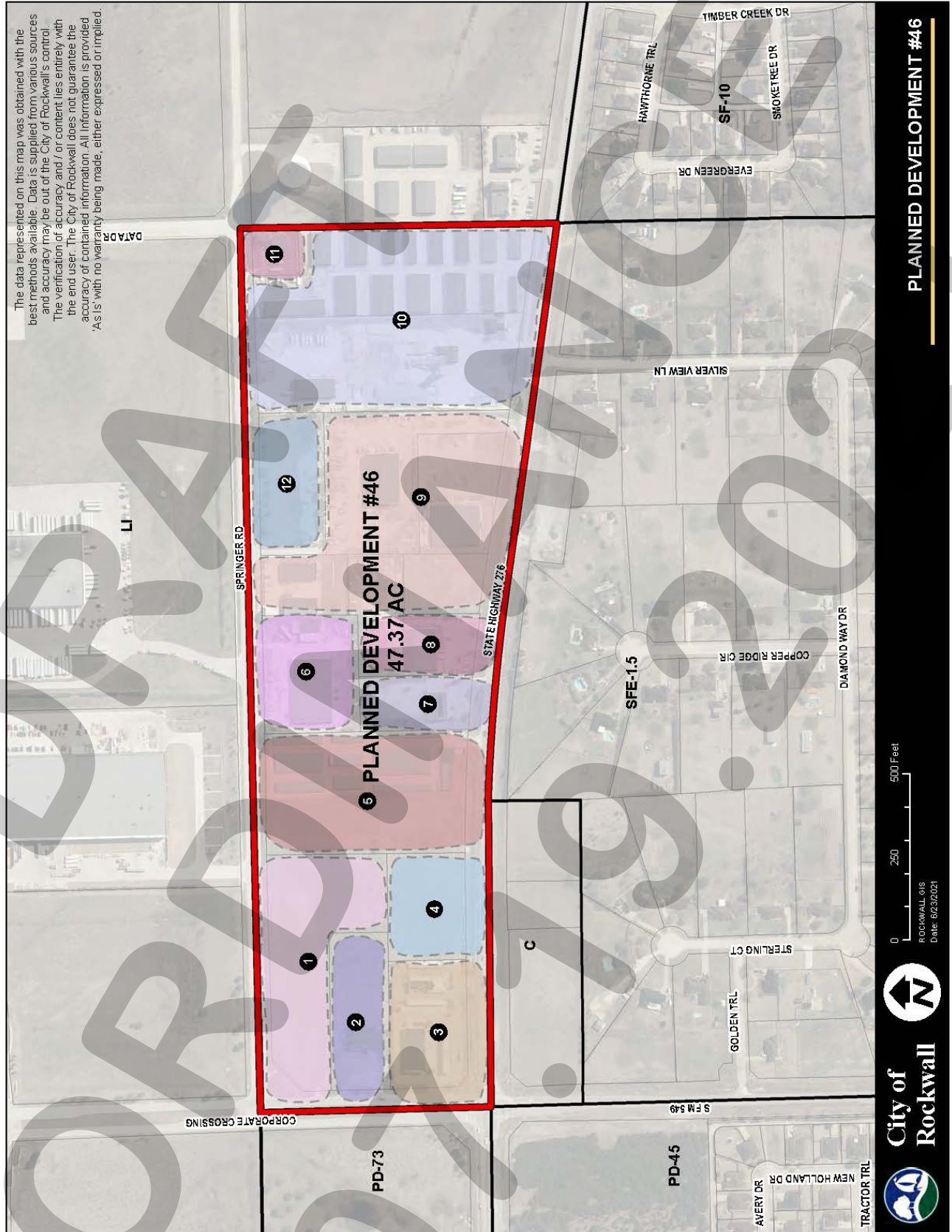
**THENCE** North 89° 48' 28" East, a distance of 2,660.985 feet, to the *POINT OF BEGINNING AND CONTAINING* 47.37 acres of land (2,063,262.886 square feet) more or less.

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





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





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

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

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

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

## Miller, Ryan

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**From:** Greg Wallis <mershawnarch@gmail.com>  
**Sent:** Friday, June 25, 2021 9:50 AM  
**To:** Miller, Ryan  
**Subject:** Sharp zoning amendment  
**Attachments:** Response to zoning ammendment.pdf

Ryan,

Attached is our letter of approval for the zoning amendment.

Thank you,

--

### Mershawn Architects

Greg Wallis, NCARB Architect  
Office 469-745-8995  
Cell 817-235-9253

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This email was scanned by Bitdefender

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



## Miller, Ryan

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**From:** Miller, Ryan  
**Sent:** Friday, June 25, 2021 8:22 AM  
**To:** Greg Wallis (mershawnarch@gmail.com)  
**Cc:** 'kris.sharp@sharpinsolation.com'  
**Subject:** Project Comments: Z2021-024  
**Attachments:** Draft Ordinance (06.22.2021).pdf; Project Comments (06.25.2021).pdf

Greg ... Attached are the project comments and draft ordinance for the work session. Please review the draft ordinance and let me know (in writing) that you are good with it prior to the work session meeting. The meeting dates for this case are as follows:

P&Z Work Session: June 29, 2021  
P&Z Public Hearing: July 13, 2021  
City Council Public Hearing/1<sup>st</sup> Reading: July 19, 2021  
City Council 2<sup>nd</sup> Reading: August 2, 2021

Should you have any additional questions please let me know. Thanks.



**RYAN C. MILLER, AICP**

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL  
972.772.6441 OFFICE  
RMILLER@ROCKWALL.COM  
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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NOTES

- 1) APPOINTED AND ELECTED OFFICIALS: BY REPLYING ALL TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.  
2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD



August 12, 2021

TO: Greg Wallis  
Mershawn Architects  
1520 E. IH-30  
Rockwall, TX 75068

CC: Kris Sharp  
2578 SH-276  
Rockwall, Texas 75032

FROM: Ryan Miller, AICP  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75087

SUBJECT: Z2021-024; *Amendment to PD-46*

Mr. Wallis:

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall was approved by the City Council on August 2, 2021. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

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

Planning and Zoning Commission

- ✓ On July 13, 2021 the Planning and Zoning Commission approved a motion to recommend approval of the applicant's request to amend Planned Development District 46 (PD-46) by a vote of 6-0, with Commissioner Deckard absent.

City Council

- ✓ On July 19, 2021, the City Council approved a motion to approve the zoning change with the conditions of approval by a vote of 7-0 (1st Reading).
- ✓ On August 2, 2021, the City Council approved a motion to approve the zoning change with the conditions of approval by a vote of 6-0, with Council Member Johannesen absent (2nd Reading).

Included with this letter is a copy of *Ordinance No. 21-32* which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me at (972) 771-7745.

Sincerely,

Ryan Miller, AICP  
Director of Planning and Zoning

CITY OF ROCKWALL

ORDINANCE NO. 21-32

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

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

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 46 (PD-46) [*Ordinance No. 99-05*] and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

**SECTION 1.** That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No 99-05*;

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

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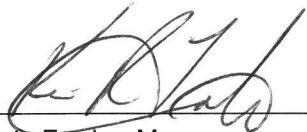
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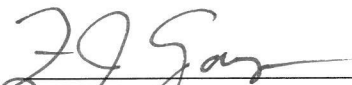
  
\_\_\_\_\_  
Kevin Fowler, Mayor

**ATTEST:**

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



**APPROVED AS TO FORM:**

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

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

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

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The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All information is provided 'As Is' with no warranty being made, either expressed or implied.

POC  
CITY MONUMENT:  
COR-9  
N: 7020550.132  
E: 2607463.893  
ELEV: 595.53'

DISCOVERY BLVD

SPRINGER RD

STATE HIGHWAY 26

PLANNED DEVELOPMENT #46  
47.37 AC

POB

573-10-43 E 2602.028'

N 89-48-28 E 2660.985'

N 0-20-45 W 693.685'

N 89-23-42 W 920.839'

N 83-30-38 W  
L 730.268'  
D 6-39-24  
R 628.9035'  
T 730.751'

SILVERVIEW LN

COPPER RIDGE CIR

DIAMOND WAY DR

GOLDEN TRL

STERLING CT

NEW HOLLAND DR

TRACTOR TRL

EVERGREEN DR

SMOKETREE DR

HAWTHORNE TRL

BRISTLECOCK CT

0 250 500 Feet

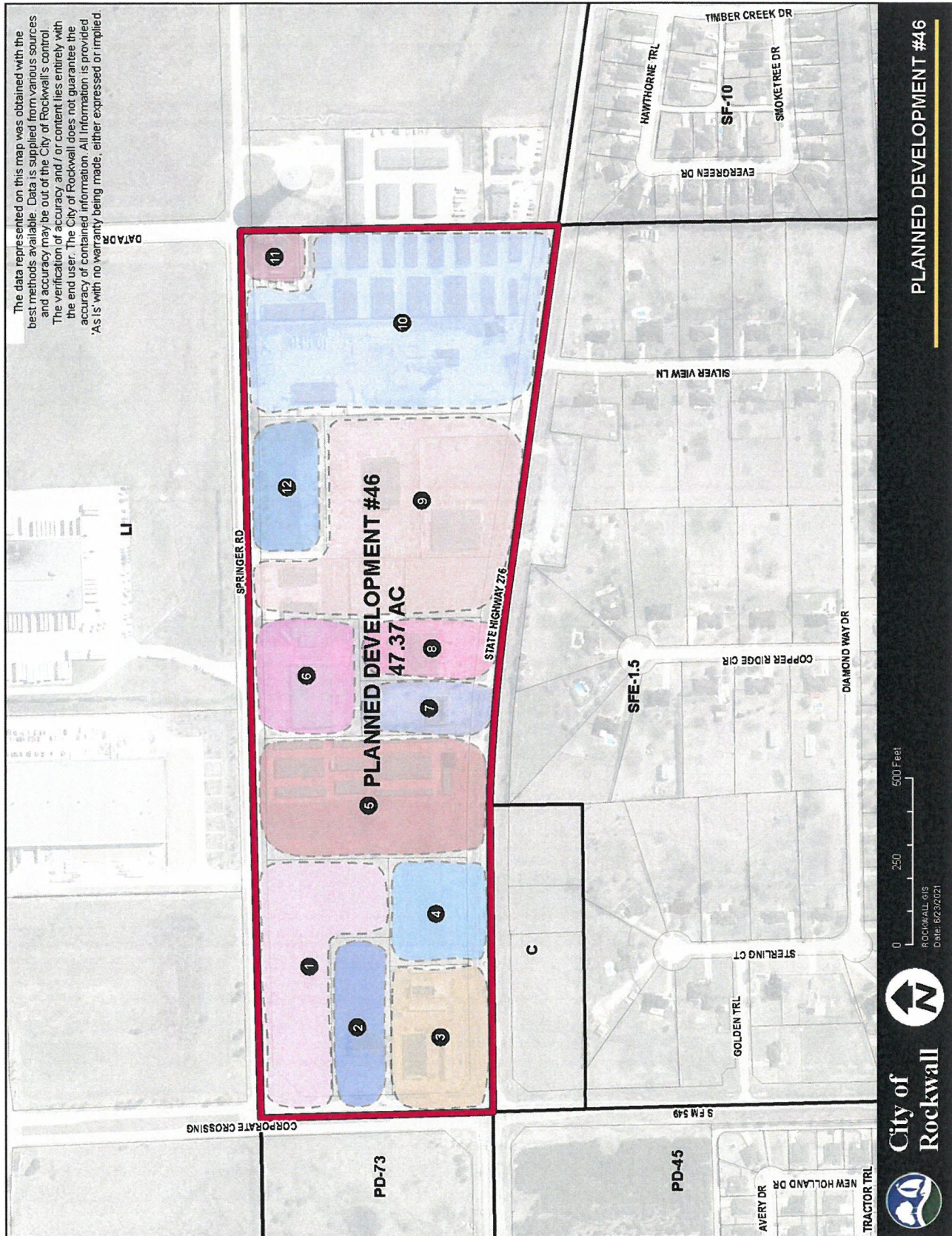
ROCKWALL GIS  
Date: 6/22/2021

City of Rockwall

PLANNED DEVELOPMENT #46



**EXHIBIT 'B':**  
Concept Plan



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

- (A) Purpose. The purpose of this amendment to Planned Development District 46 (PD-46) is to supersede *Ordinance No. 99-05*; however, this ordinance does not change the intent, restrictions, or land uses established in *Ordinance No. 99-05* with the exception of adding the *Warehouse* land use to *Tract 12* as depicted in *Exhibit 'B'* of this ordinance.
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***EXHIBIT 'C':***  
*PD Development Standards*

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