



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

MASTER PLAT
PRELIMINARY PLAT
FINAL PLAT
REPLAT
AMENDING OR MINOR PLAT
PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

SITE PLAN
AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

ZONING CHANGE
SPECIFIC USE PERMIT
PD DEVELOPMENT PLAN

OTHER APPLICATION

TREE REMOVAL
VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS Fit Sport Life Blvd.

SUBDIVISION Fit Sport Life Addition

LOT 6 BLOCK B

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

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial - C

CURRENT USE Vacant

PROPOSED ZONING Commercial - C with SUP

PROPOSED USE Hotel

ACREAGE 2.82 acres

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

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

☐ OWNER Structured REA-Rockwall Land LLC ☒ APPLICANT Wier & Associates, Inc.

CONTACT PERSON Conor Keilty, AIA

CONTACT PERSON Renee Ward, P.E.

ADDRESS 3104 E. Camelback Road, Ste. 2387

ADDRESS 2201 E. Lamar Blvd, Ste 200E

CITY, STATE & ZIP Phoenix, Arizona 85016

CITY, STATE & ZIP Arlington, Texas 76006

PHONE (480) 856-8808

PHONE (817) 467-7700

E-MAIL conork@structuredrea.com

E-MAIL ReneeW@wierassociates.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 242.30 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE FIFTH DAY OF SEPTEMBER, 2024 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

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

OWNER'S SIGNATURE

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

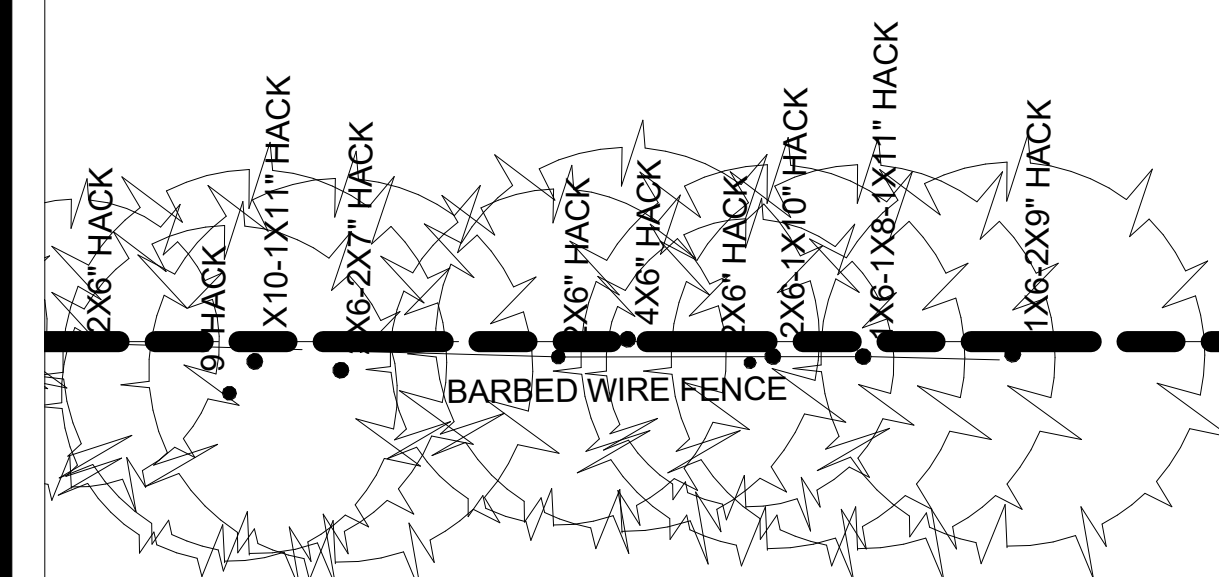
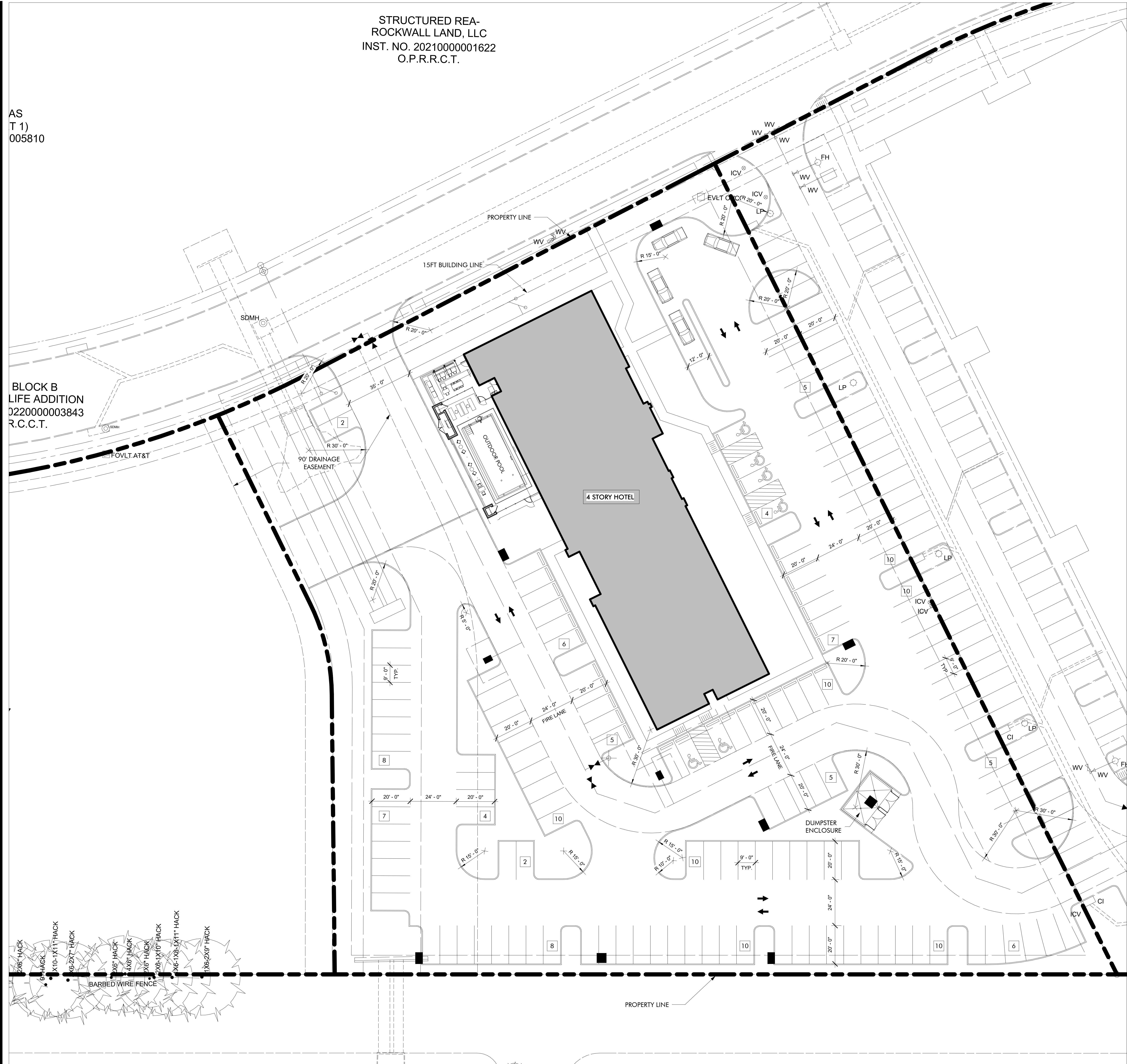
New Jersey

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

MY COMMISSION EXPIRES 04/03/2026

AS
T 1)
005810

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



STRUCTURED REA-
ROCKWALL LAND, LLC
INST. NO. 20210000001622
O.P.R.R.C.T.

PROJECT DATA

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

BUILDING DATA	
PROJECT DESCRIPTION	HOME 2 SUITES BY HILTON
BUILDING LOCATION	ROCKWALL, TX
CITY OF ROCKWALL CODES	2021 IBC W/ ROCKWALL AMENDMENTS 2021 IMC W/ ROCKWALL AMENDMENTS 2020 NEC W/ ROCKWALL AMENDMENTS 2021 IPC W/ ROCKWALL AMENDMENTS 2021 IECC W/ ROCKWALL AMENDMENTS 2012 TAS
TOTAL SITE AREA	122,785 SF = 2.82 ACRES
BUILDING AREA	61,496 SF GROSS
BUILDING HEIGHT	65' 0" HIGHEST POINT, 52'-0" MAIN PARAPET
NUMBER OF STORIES	4
CONSTRUCTION TYPE	TYPE VA
OCCUPANCY TYPE	A-2 R-1
SPRINKLED	YES NFPA 13
ORDINANCE NO. ZONING	

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



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09.10.2024

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revisions

title
CONCEPT SITE PLAN

date 05.16.2024
sheet

A1.01

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



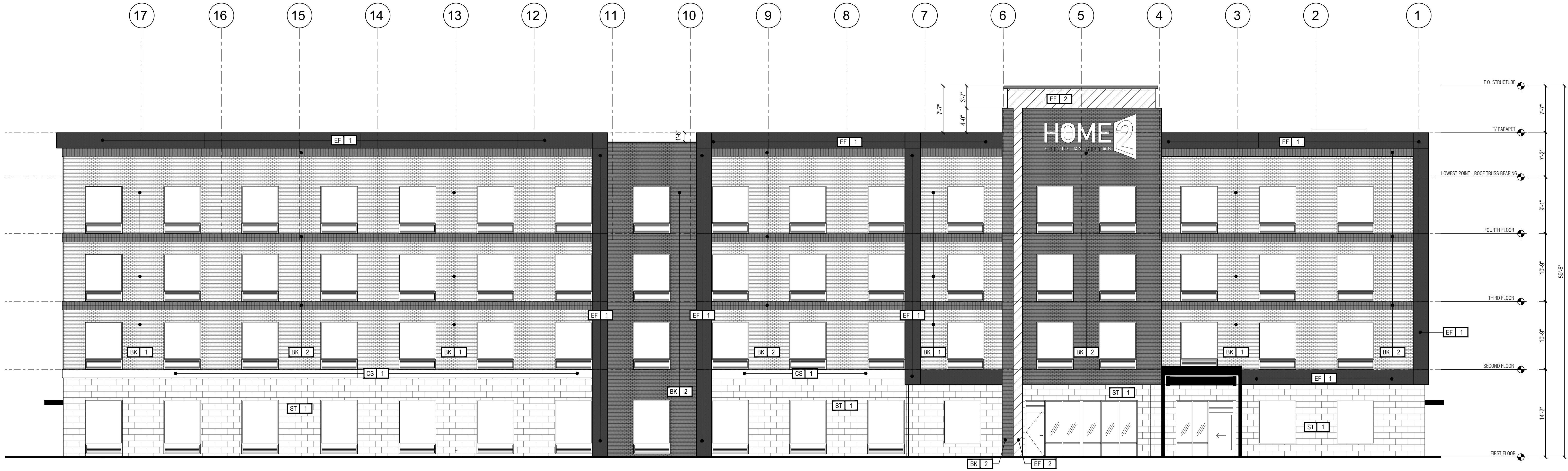
BUILDING ELEVATION AREAS								
	TOTAL SURFACE AREA	TOTAL GLAZING AREA	NET SURFACE AREA	STONE		BRICK		EIFS*
EAST ELEVATION	11791 sq. ft.	3291 sq. ft.	27.9 %	8500 sq. ft.	1717 sq. ft.	20.2 %	5800 sq. ft.	68 %
WEST ELEVATION	11571 sq. ft.	2574 sq. ft.	22.2 %	8997 sq. ft.	2248 sq. ft.	24.9 %	5900 sq. ft.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

FINISH KEY :	
BK 1	BRICK - ACME BRICK SNOWDRIFT
BK 2	BRICK - ACME BRICK ONYX
ST 1	STONE - STONE VENEER - AUSTIN 6" LIMESTONE
CS 1	CAST STONE
EF 1	EIFS - BENJAMIN MOORE GRAY 2121
EF 2	EIFS (BEACON REVEAL) COLOR: HOME 2 SUITES SIGNATURE GREEN BENJAMIN MOORE 388 TOWER POWER
MT 1	METALS - CANOPY, ALUMINUM WINDOWS, EXTERIOR LOUVERS AND GRILLES - MATTE BLACK FINISH
GL 1	GLASS - GUARDIAN, SUN GUARD SWS4, CRYSTAL GRAY - CLEAR
GENERAL NOTES THIS SHEET:	
1. GROUT/MORTAR COLOR TO MATCH EXTERIOR TILE OR MASONRY.	
2. BUILDING HEIGHT DIMENSIONS ARE BASED ON WOOD FRAME CONSTRUCTION. THESE DIMENSIONS WILL VARY BASED ON FINAL BUILDING CONSTRUCTION. INTERIOR CEILING HEIGHTS ARE CRITICAL TO MAINTAIN AS MINIMUMS.	

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



2
A-201
EXTERIOR ELEVATION - WEST
SCALE: 1/8" = 1'-0"



1
A-201
EXTERIOR ELEVATION - EAST
SCALE: 1/8" = 1'-0"

project
HOME 2 SUITES by Hilton
Rockwall, TX 75032



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revisions

title
EXTERIOR ELEVATIONS

date 06/14/2024

sheet

A-201

BUILDING ELEVATION AREAS									
	TOTAL SURFACE AREA	TOTAL GLAZING AREA	NET SURFACE AREA	STONE	BRICK	EIFS*			
EAST ELEVATION	11791 sq. ft.	3291 sq. ft.	27.9 %	8500 sq. ft.	1717 sq. ft.	20.2 %	5800 sq. ft.	68 %	980 sq. ft.
WEST ELEVATION	11571 sq. ft.	2574 sq. ft.	22.2 %	8997 sq. ft.	2248 sq. ft.	24.9 %	5900 sq. ft.	65 %	848 sq. ft.
NORTH ELEVATION	4124 sq. ft.	293 sq. ft.	7%	3831 sq. ft.	674 sq. ft.	18 %	2826 sq. ft.	73 %	373 sq. ft.
SOUTH ELEVATION	4112 sq. ft.	142 sq. ft.	3.4%	3970 sq. ft.	950 sq. ft.	24 %	2812 sq. ft.	66 %	403 sq. ft.

FINISH KEY :

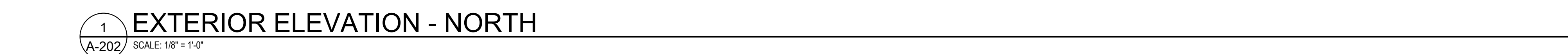
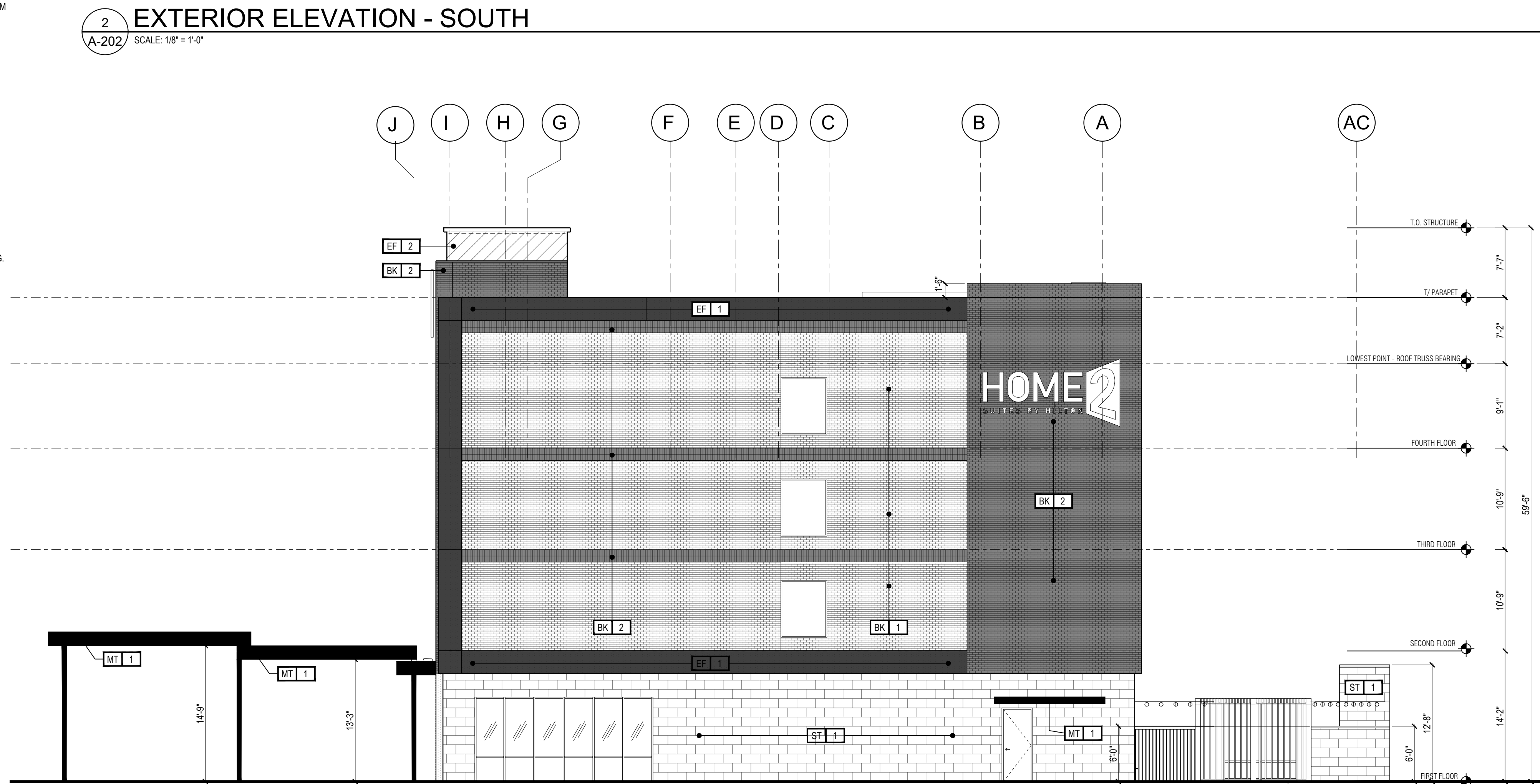
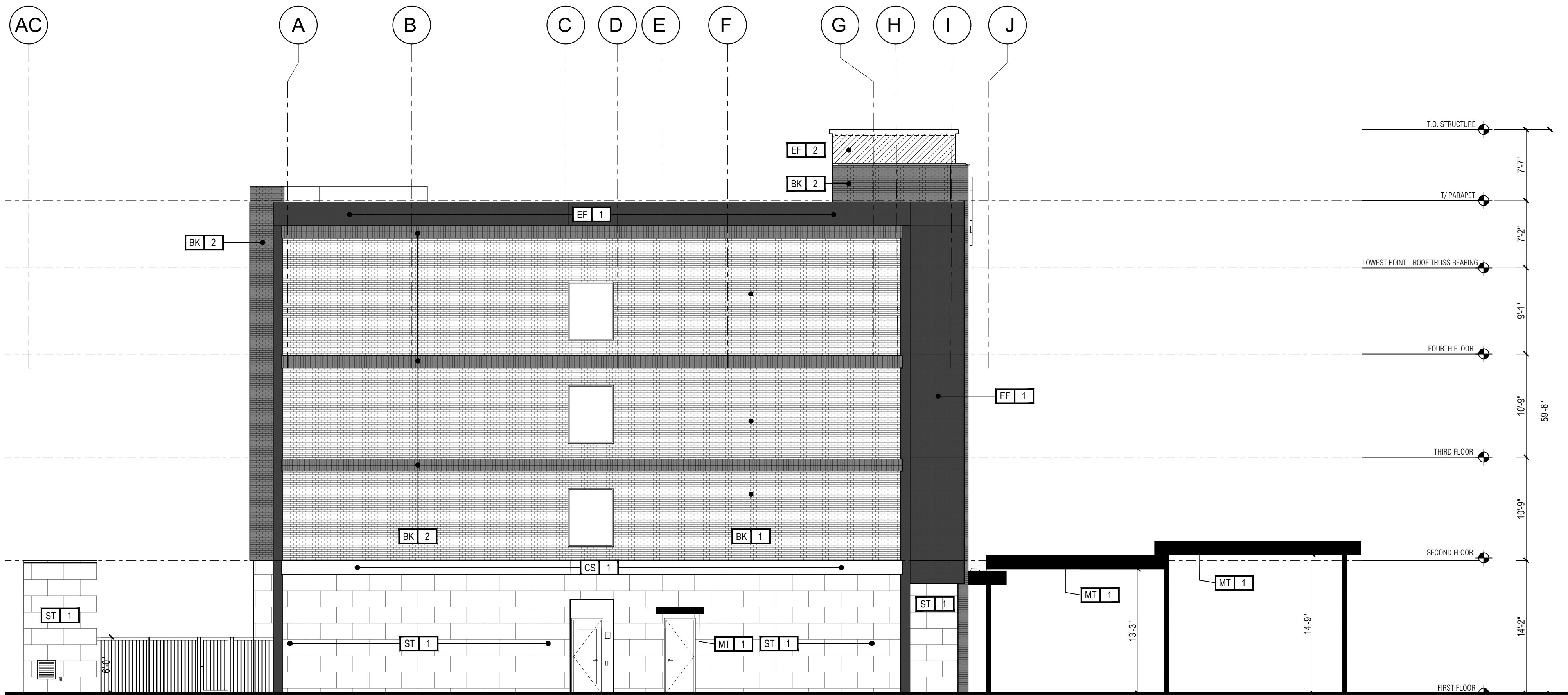
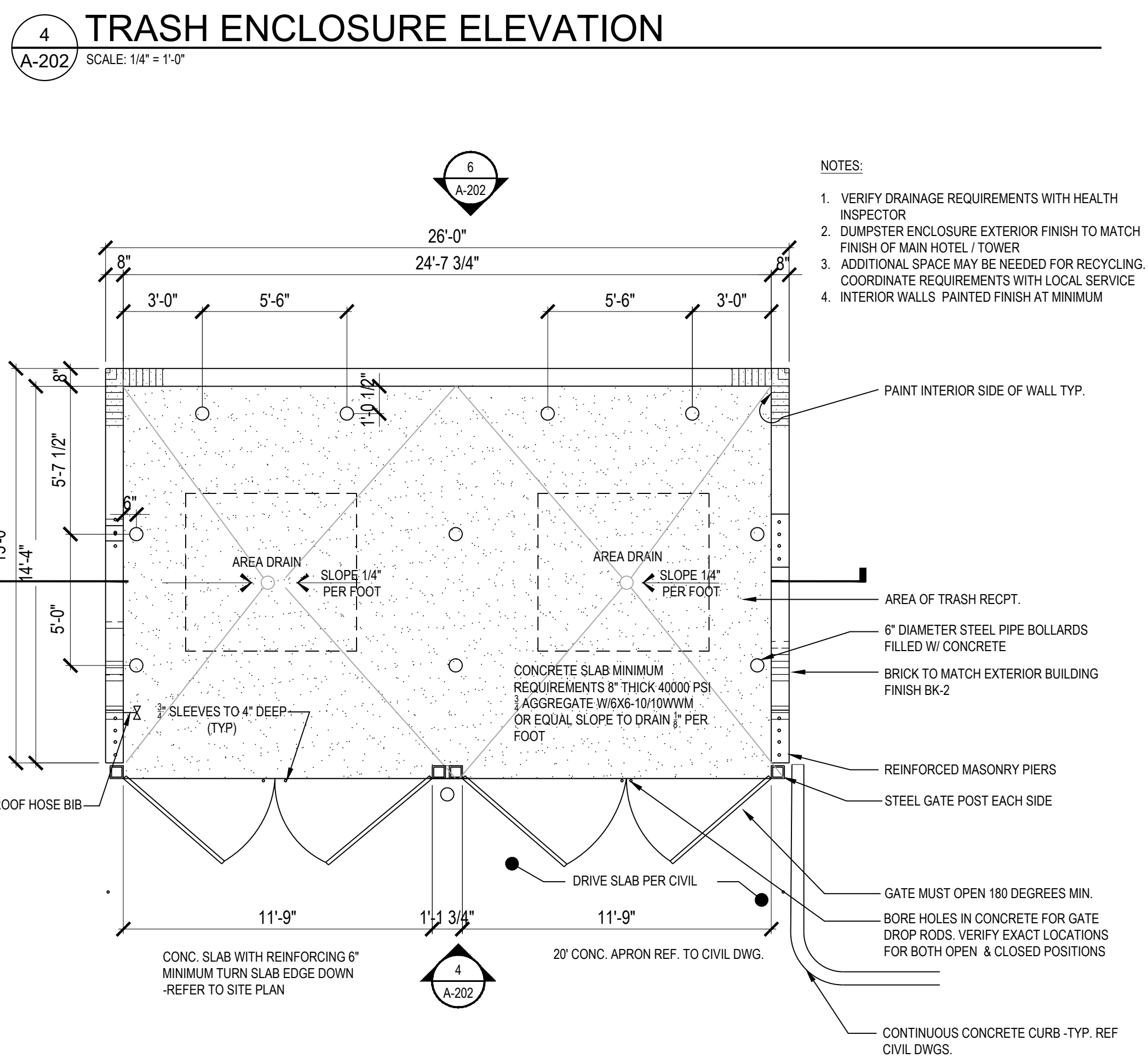
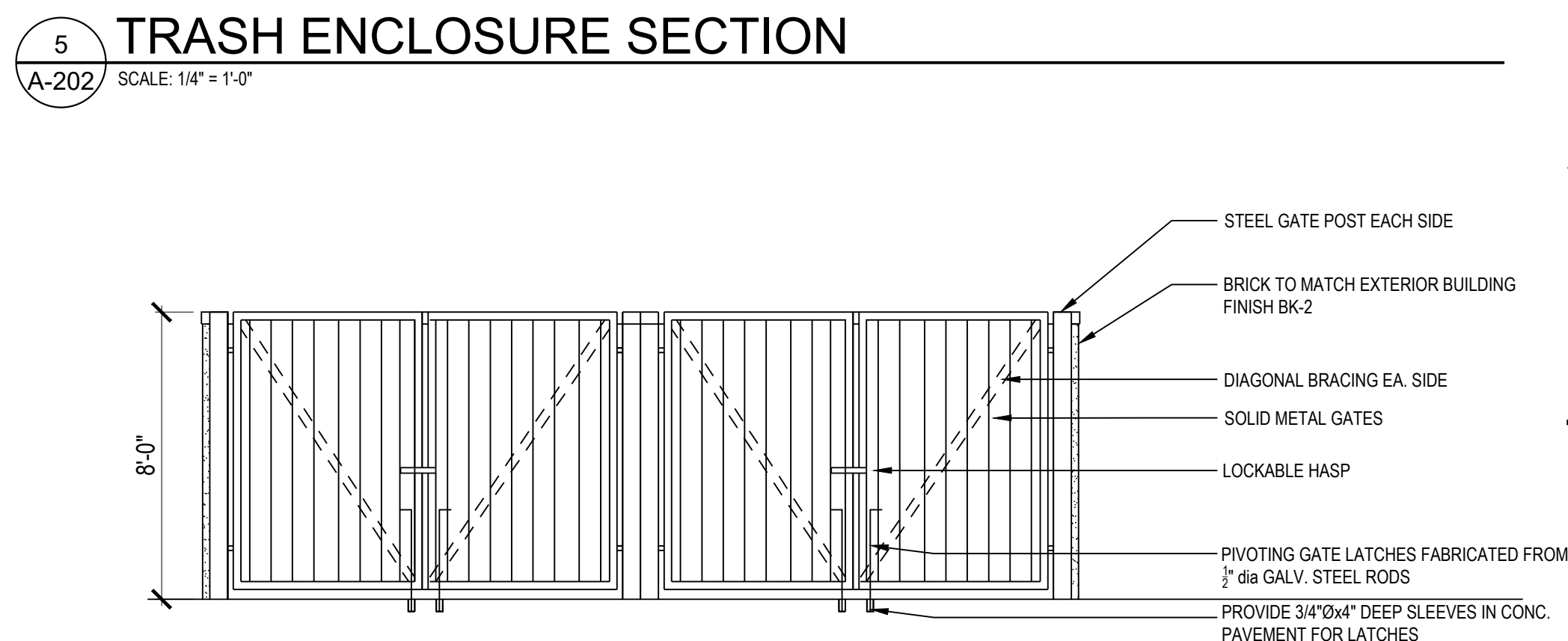
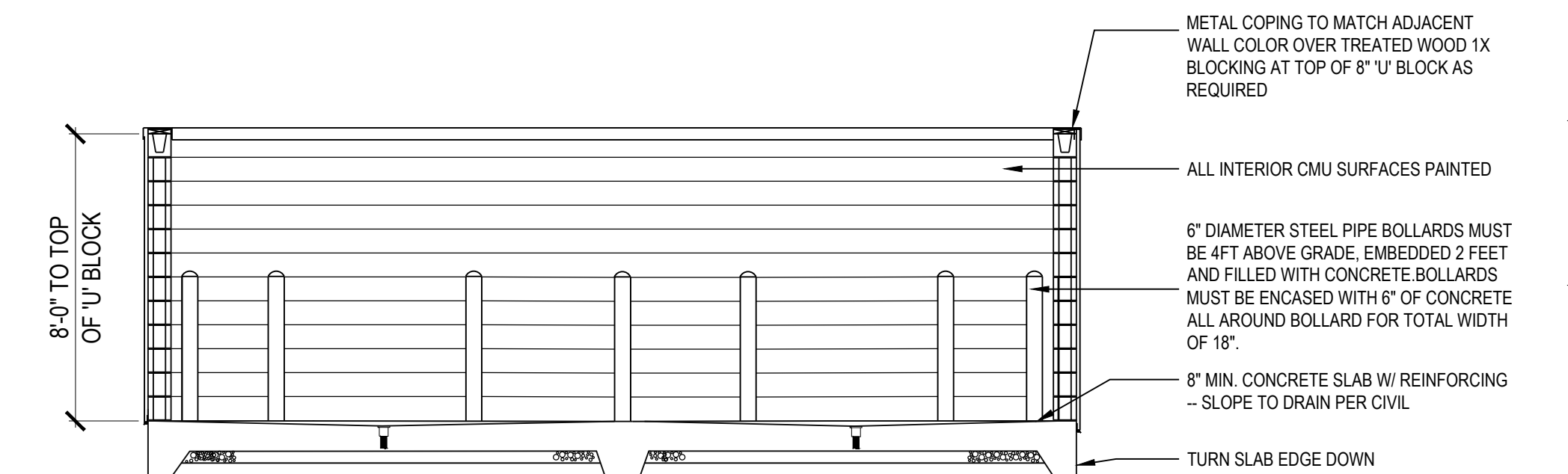
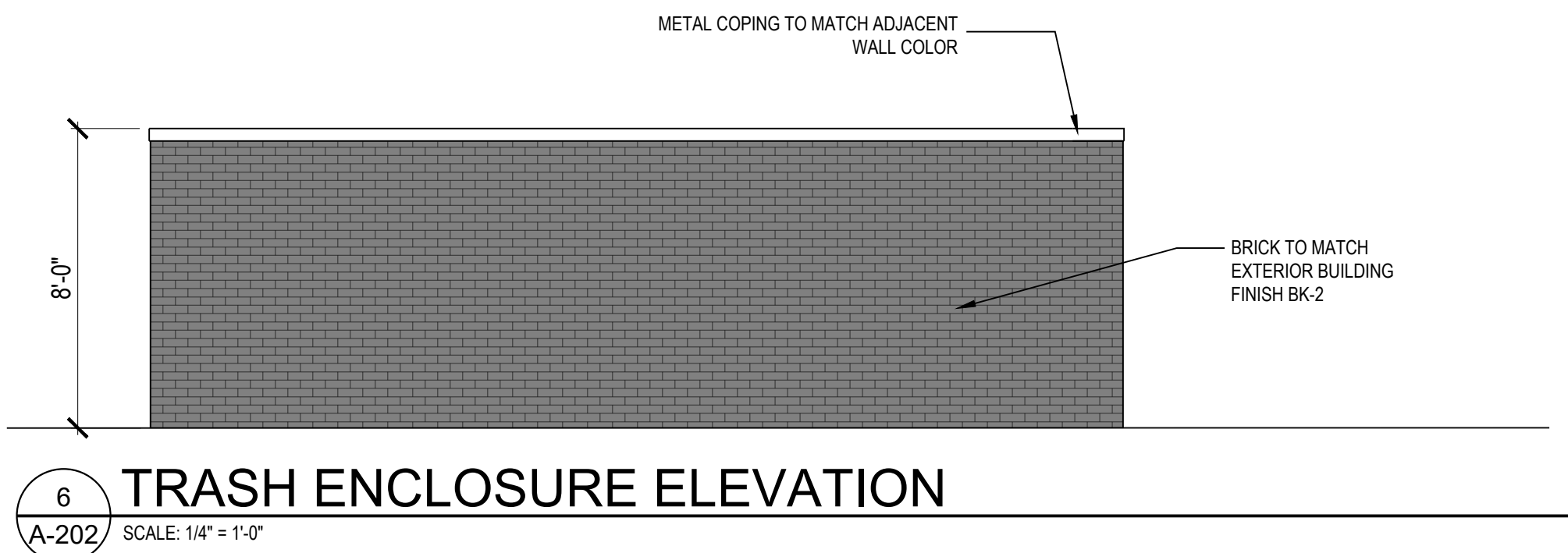
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EF 2	EIFS (BEACON REVEAL) COLOR: HOME 2 SUITES SIGNATURE GREEN BENJAMIN MOORE 398 "FLOWER POWER"
MT 1	METALS - CANOPY, ALUMINUM WINDOWS, EXTERIOR LOUVERS AND GRILLES - MATTE BLACK FINISH
GL 1	GLASS - GUARDIAN, SUN GUARD SN54, CRYSTAL GRAY - CLEAR

GENERAL NOTES THIS SHEET :

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- VARIED ROOF HEIGHTS



project
HOME 2 SUITES by Hilton
Rockwall, TX 75032

HOME 2
SUITES BY HILTON

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

revisions

title
EXTERIOR ELEVATIONS

date 06/14/2024

sheet

A-202

WA# 19144.03 PRINTED: 9/10/2024 1:26 PM STB FILE: WIER-SURVEY.STB LAST SAVED: 9/10/2024 1:26 PM SAVED BY: RENEW FILE: ZONING-2.819ACRE-M&B-19144.03.DWG

BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

2.819 ACRE TRACT

BEING A TRACT OF LAND LOCATED IN THE ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF LOT 6, BLOCK B, FIT SPORT LIFE ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. 20220000003843, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC" IN THE SOUTH RIGHT-OF-WAY LINE OF FIT SPORT LIFE BOULEVARD (A 60' RIGHT-OF-WAY), SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID LOT 6 AND THE NORTHWEST CORNER OF LOT 5, BLOCK B OF SAID FIT SPORT LIFE ADDITION;

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

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

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

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

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

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

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



SURVEYOR PREPARING THIS EXHIBIT:

WIER & ASSOCIATES, INC.

2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

2.819 ACRE TRACT
CITY OF ROCKWALL, COUNTY OF ROCKWALL, TEXAS

DRAWN BY: CV

APPROVED: ALS

SHEET NO. 1 OF 1

REV.

ZONING CASE:

Our Guest



Business Transient

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

Average Length of Stay: 1+ Days

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



Sports / Leisure

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

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



Business Extended Stay

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

Average Length of Stay: 5+ Days

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



Vacations / Groups

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

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



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

Successful Adjacencies



Public Space | Dynamic



Public Space | Dynamic

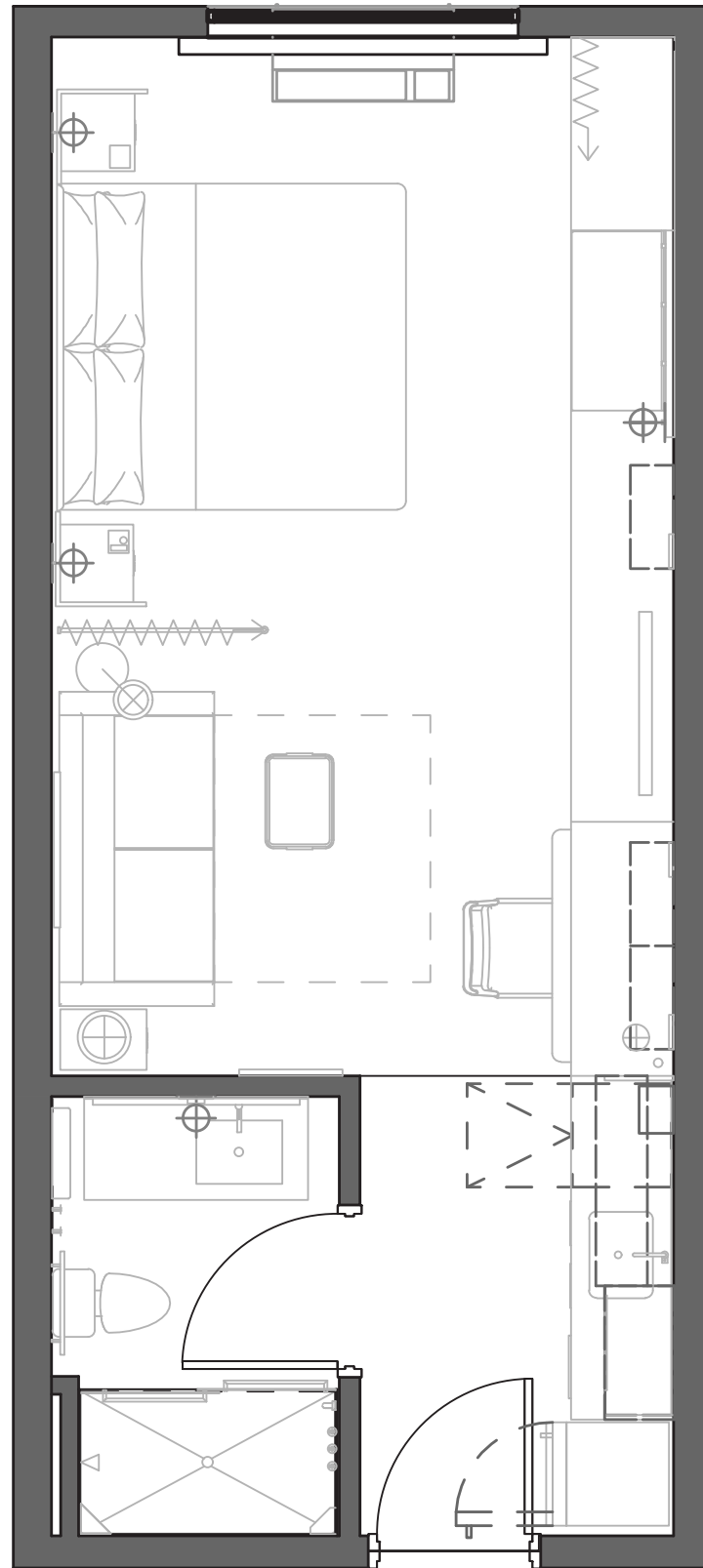


Public Space | Dynamic



Guestrooms | Vibrant

Studio Suite



The Studio Suite Defined

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

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

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

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

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

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



Guestrooms | Vibrant



Guestrooms | Vibrant



Guestrooms | Vibrant

Mr. Miller,

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

The Home2 Suites brand, a contemporary addition to Hilton's collection, has been carefully selected for its proven appeal to both guests and developers. Its design philosophy, emphasizing guest comfort and safety, aligns with the city's standards for temporary lodging. Notably, the Home2 Suites model is distinct from traditional extended-stay hotels, offering short-term lodging without incentives for long-term stays, thereby aligning more closely with the "Limited-Service Hotel" classification as per Article 13 of the Unified Development Code.

Our market research underscores a substantial demand for quality lodging in Rockwall, with Amerisports projecting an annual requirement of 10,000 to 28,000 room nights. The Home2 Suites hotel is strategically positioned to address this need, enhancing Rockwall's capacity to host visitors and support local economic development.

In addition to serving the weekend family and sports traffic generated by Amerisports tournaments, we anticipate that the Home2 Suites hotel will also cater to the business travel needs of the thriving Rockwall Technology Park and its neighboring companies to the south.

As the Rockwall Technology Park continues to expand and welcome new companies, we anticipate a growing demand for midweek business travel accommodations. The Home2 Suites hotel, with its proximity to the park and its suite of business-friendly amenities, is well-positioned to meet this demand, complementing the weekend family and sports traffic.

The proposed hotel will feature guest-friendly amenities such as a fitness center with Peloton bikes, daily complimentary breakfast, and a swimming pool, all of which are designed to serve the families and sports teams that frequent our city. The hotel's operational model, with an average stay of only 2.7 nights, is tailored to the short term nature of our guests' visits, further distinguishing it from the "Residence Hotel" category.

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

In light of the above, we respectfully request the City of Rockwall's Planning and Zoning Department's favorable consideration of our SUP application for the Home2 Suites by Hilton hotel. We are enthusiastic about the potential of this project to contribute positively to the Rockwall community and are available to provide any further information or engage in discussions at your convenience.

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

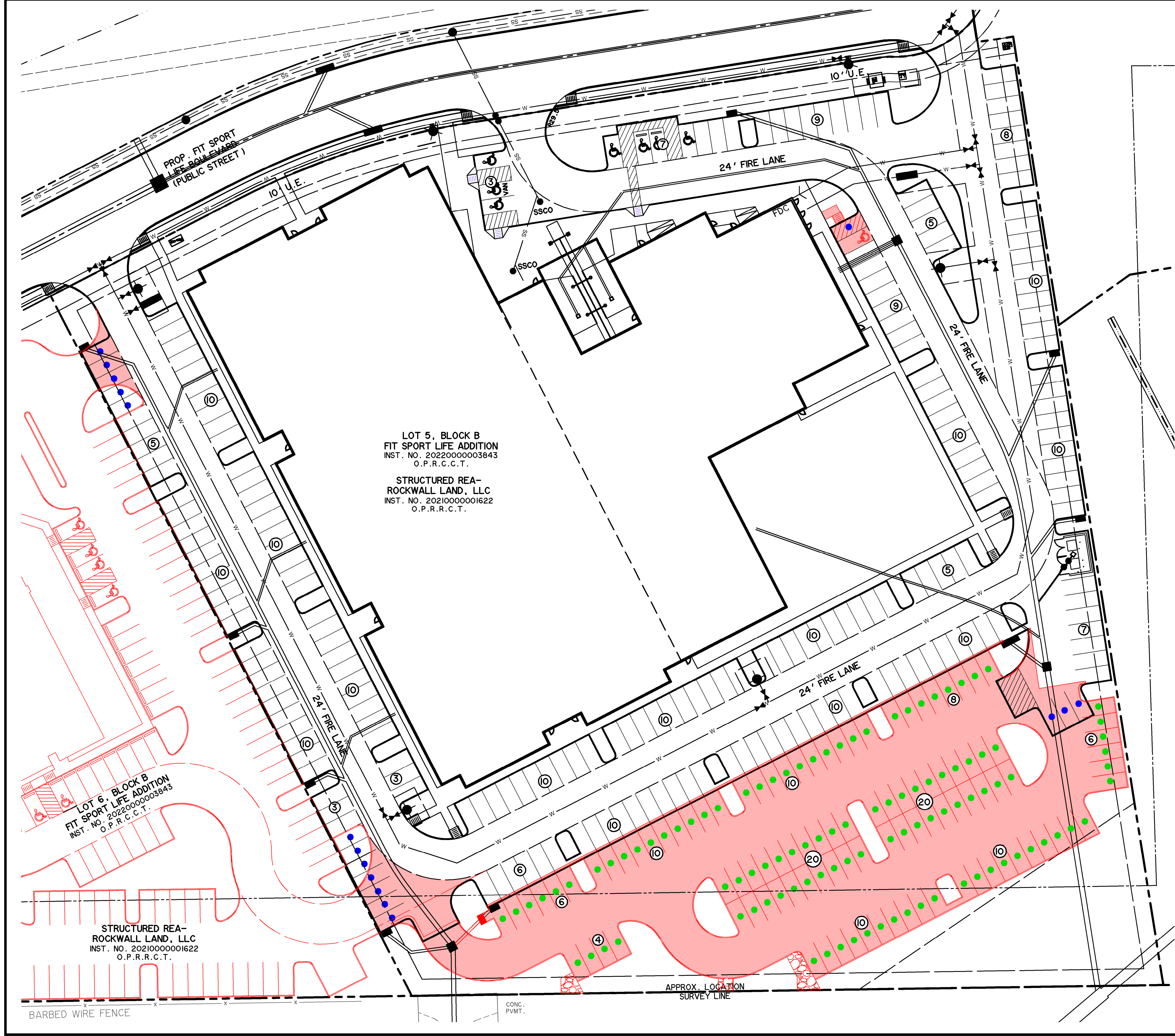
Sincerely,



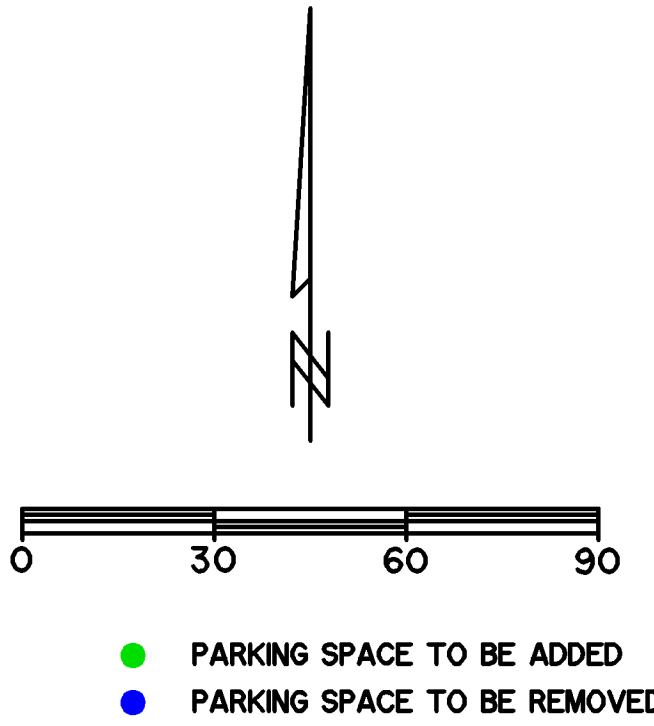
Conor Keilty
Principal
Structured Real Estate



Penn Collins
President and CEO
Gatehouse Capital



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





DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS Fit Sport Life Blvd.

SUBDIVISION Fit Sport Life Addition

LOT 6 BLOCK B

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

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial - C

CURRENT USE Vacant

PROPOSED ZONING Commercial - C with SUP

PROPOSED USE Hotel

ACREAGE 2.82 acres

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

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

☐ OWNER Structured REA-Rockwall Land LLC ☒ APPLICANT Wier & Associates, Inc.

CONTACT PERSON Conor Keilty, AIA

CONTACT PERSON Renee Ward, P.E.

ADDRESS 3104 E. Camelback Road, Ste. 2387

ADDRESS 2201 E. Lamar Blvd, Ste 200E

CITY, STATE & ZIP Phoenix, Arizona 85016

CITY, STATE & ZIP Arlington, Texas 76006

PHONE (480) 856-8808

PHONE (817) 467-7700

E-MAIL conork@structuredrea.com

E-MAIL ReneeW@wierassociates.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 242.30 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE FIFTH DAY OF SEPTEMBER, 2024 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

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

OWNER'S SIGNATURE

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

New Jersey

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

MY COMMISSION EXPIRES 04/03/2026

0 37.5 75 150 225 300 Feet

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

FT SPORT LIFE BLVD

C

LI

Case Location Map = 



City of Rockwall

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

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

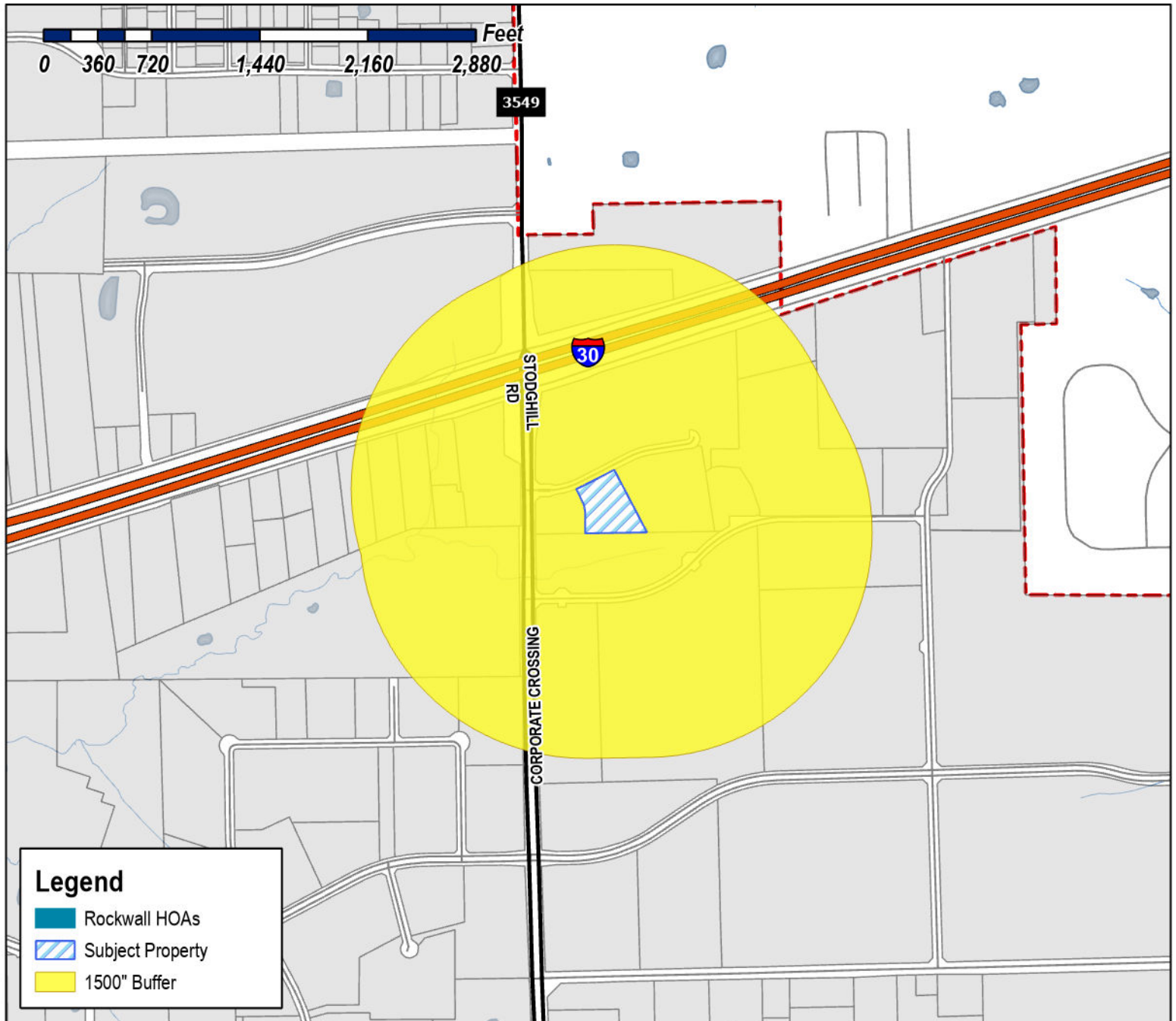




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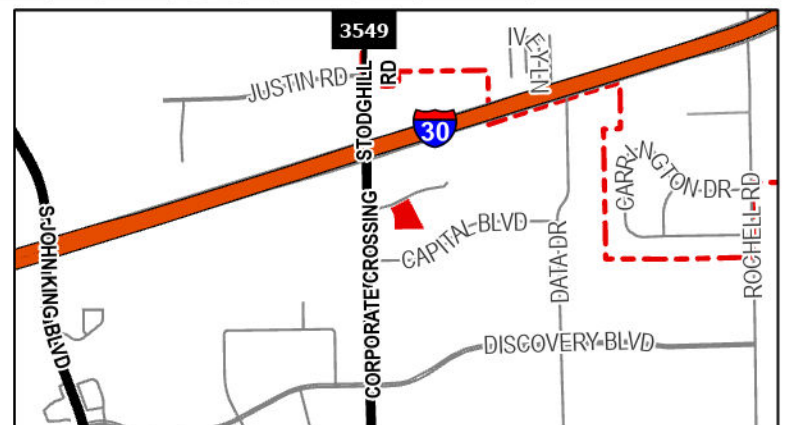
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Case Number: Z2024-049
Case Name: SUP for a Hotel (Home2Suites)
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: East of Intersection of I-30 and Corporate Crossing

Date Saved: 10/18/2024

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





City of Rockwall

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



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

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

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

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

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

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

RESIDENT
1990 E I30
ROCKWALL, TX 75032

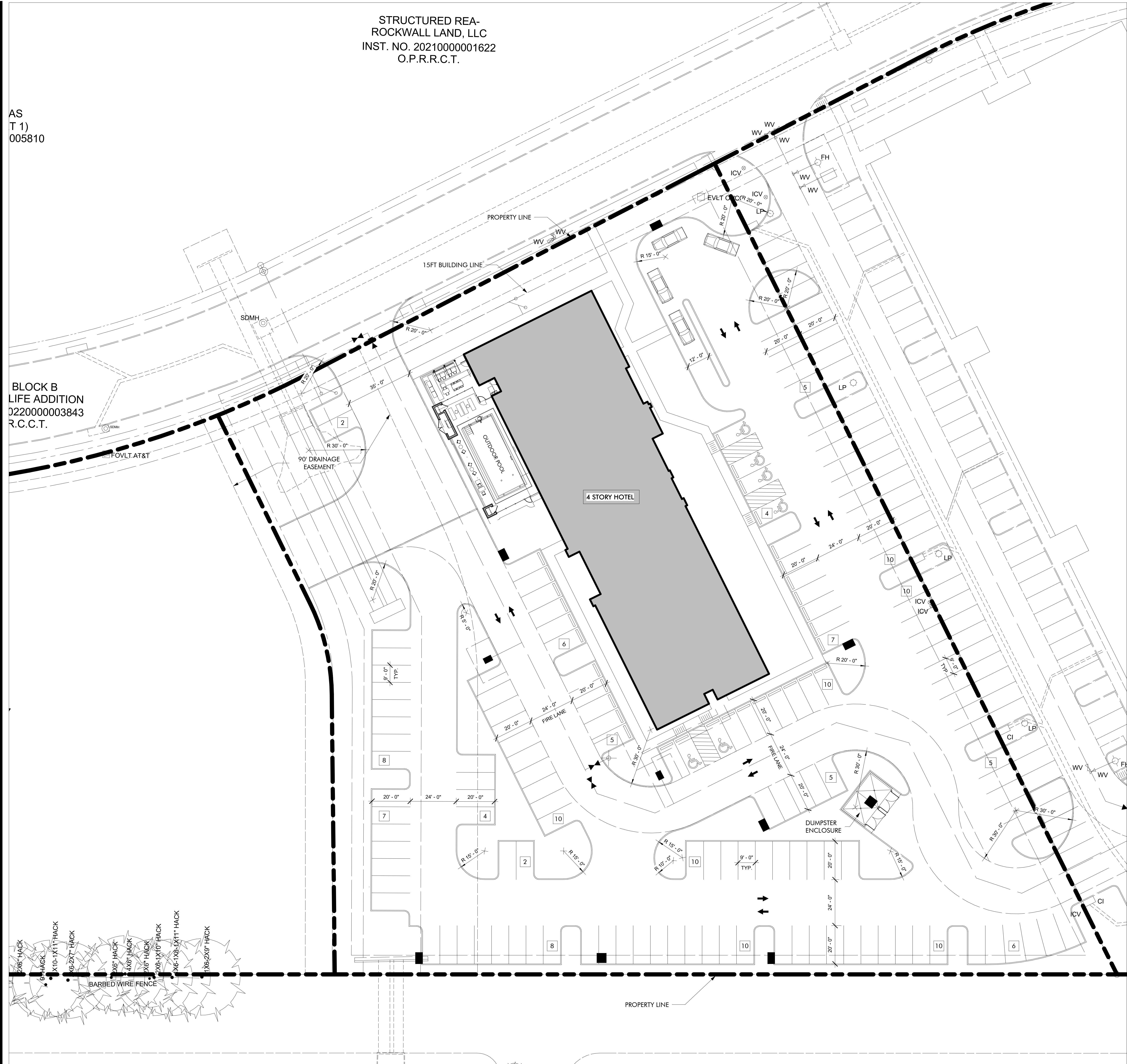
RESIDENT
1515 CORPORATE CROSSING
ROCKWALL, TX 75032

RESIDENT
3201 CAPITAL BLVD
ROCKWALL, TX 75032

RESIDENT
3101 FIT SPORT LIFE BLVD
ROCKWALL, TX 75032

AS
T 1)
005810

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



PROJECT DATA

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

BUILDING DATA	
PROJECT DESCRIPTION	HOME 2 SUITES BY HILTON
BUILDING LOCATION	ROCKWALL, TX
CITY OF ROCKWALL CODES	2021 IBC W/ ROCKWALL AMENDMENTS 2021 IMC W/ ROCKWALL AMENDMENTS 2020 NEC W/ ROCKWALL AMENDMENTS 2021 IPC W/ ROCKWALL AMENDMENTS 2021 IECC W/ ROCKWALL AMENDMENTS 2012 TAS
TOTAL SITE AREA	122,785 SF = 2.82 ACRES
BUILDING AREA	61,496 SF GROSS
BUILDING HEIGHT	65' 0" HIGHEST POINT, 52'-0" MAIN PARAPET
NUMBER OF STORIES	4
CONSTRUCTION TYPE	TYPE VA
OCCUPANCY TYPE	A-2 R-1
SPRINKLED	YES NFPA 13
ORDINANCE NO. ZONING	

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

studiorreddot
architecture + design + build

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

09.10.2024

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revisions

NO.	DESCRIPTION	DATE

title
CONCEPT SITE PLAN

date 05.16.2024
sheet

A1.01

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



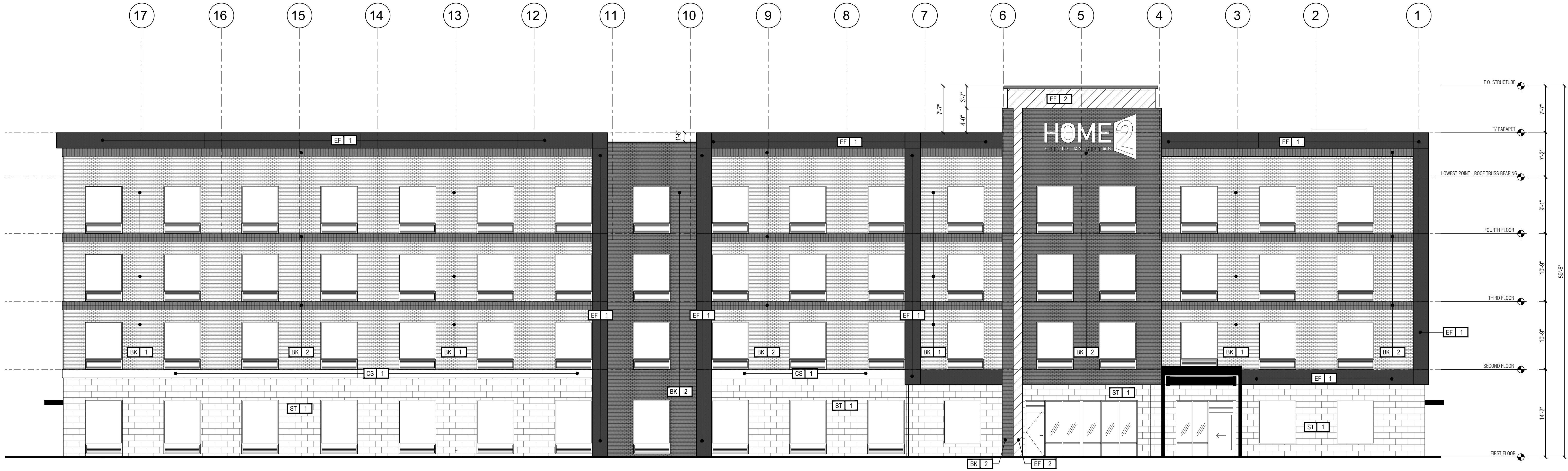
BUILDING ELEVATION AREAS								
	TOTAL SURFACE AREA	TOTAL GLAZING AREA	NET SURFACE AREA	STONE		BRICK		EIFS*
EAST ELEVATION	11791 sq. ft.	3291 sq. ft.	27.9 %	1717 sq. ft.	20.2 %	5800 sq. ft.	68 %	980 sq. ft. 11 %
WEST ELEVATION	11571 sq. ft.	2574 sq. ft.	22.2 %	8997 sq. ft.	24.9 %	5900 sq. ft.	65 %	848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

FINISH KEY :	
BK 1	BRICK - ACME BRICK SNOWDRIFT
BK 2	BRICK - ACME BRICK ONYX
ST 1	STONE - STONE VENEER - AUSTIN 6" LIMESTONE
CS 1	CAST STONE
EF 1	EIFS - BENJAMIN MOORE GRAY 2121
EF 2	EIFS (BEACON REVEAL) COLOR: HOME 2 SUITES SIGNATURE GREEN BENJAMIN MOORE 388 TOWER POWER
MT 1	METALS - CANOPY, ALUMINUM WINDOWS, EXTERIOR LOUVERS AND GRILLES - MATTE BLACK FINISH
GL 1	GLASS - GUARDIAN, SUN GUARD SWS4, CRYSTAL GRAY - CLEAR
GENERAL NOTES THIS SHEET:	
1. GROUT/MORTAR COLOR TO MATCH EXTERIOR TILE OR MASONRY.	
2. BUILDING HEIGHT DIMENSIONS ARE BASED ON WOOD FRAME CONSTRUCTION. THESE DIMENSIONS WILL VARY BASED ON FINAL BUILDING CONSTRUCTION. INTERIOR CEILING HEIGHTS ARE CRITICAL TO MAINTAIN AS MINIMUMS.	

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



2
A-201
EXTERIOR ELEVATION - WEST
SCALE: 1/8" = 1'-0"



1
A-201
EXTERIOR ELEVATION - EAST
SCALE: 1/8" = 1'-0"

project
HOME 2 SUITES by Hilton
Rockwall, TX 75032



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revisions

title
EXTERIOR ELEVATIONS

date 06/14/2024

sheet

A-201

BUILDING ELEVATION AREAS

	TOTAL SURFACE AREA	TOTAL GLAZING AREA	NET SURFACE AREA	STONE	BRICK	EIFS*
EAST ELEVATION	11791 sq. ft.	3291 sq. ft.	27.9 %	8500 sq. ft.	1717 sq. ft.	20.2 %
WEST ELEVATION	11571 sq. ft.	2574 sq. ft.	22.2 %	8997 sq. ft.	2248 sq. ft.	24.9 %
NORTH ELEVATION	4124 sq. ft.	293 sq. ft.	7%	3831 sq. ft.	674 sq. ft.	18 %
SOUTH ELEVATION	4112 sq. ft.	142 sq. ft.	3.4%	3970 sq. ft.	950 sq. ft.	24 %

FINISH KEY :

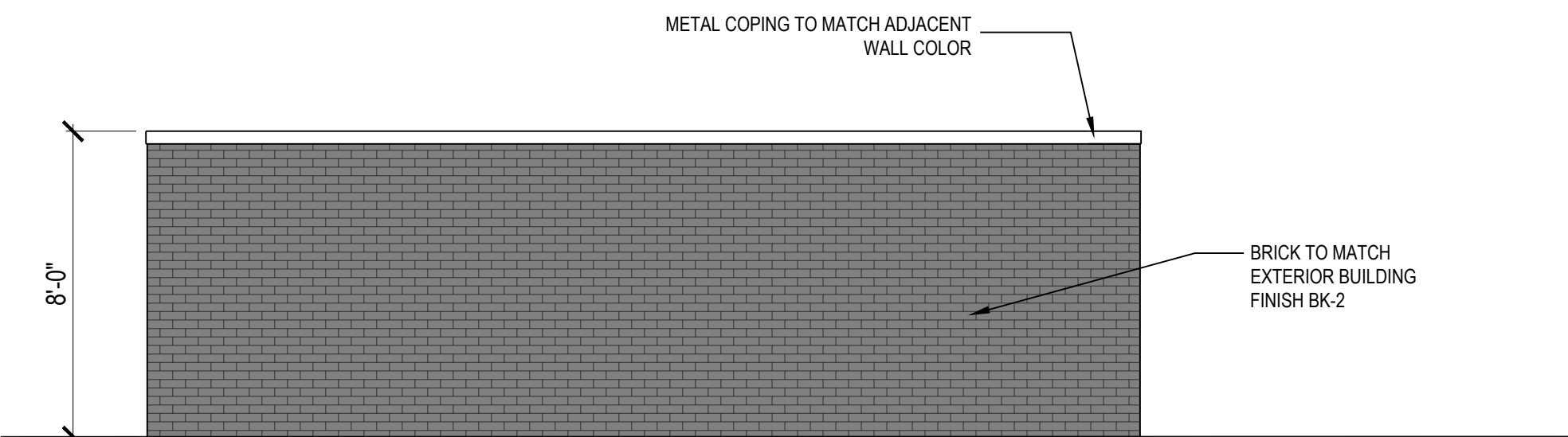
BK 1	BRICK - ACME BRICK SNOWDRIFT
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ST 1	STONE - STONE VENEER - AUSTIN 6" LIMESTONE
CS 1	CAST STONE
EF 1	EIFS - BENJAMIN MOORE GRAY 2121
EF 2	EIFS (BEACON REVEAL) COLOR: HOME 2 SUITES SIGNATURE GREEN BENJAMIN MOORE 398 "FLOWER POWER"
MT 1	METALS - CANOPY, ALUMINUM WINDOWS, EXTERIOR LOUVERS AND GRILLES - MATTE BLACK FINISH
GL 1	GLASS - GUARDIAN, SUN GUARD SN54, CRYSTAL GRAY - CLEAR

GENERAL NOTES THIS SHEET :

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

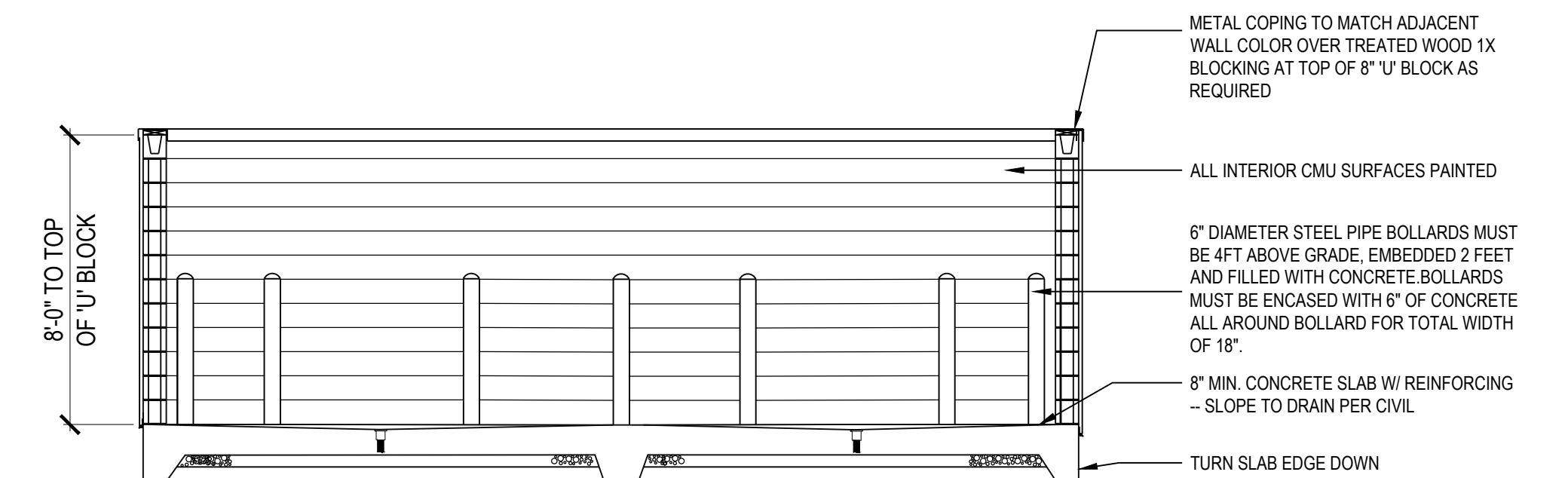
ARCHITECTURAL ELEMENTS INCORPORATED INTO THE BUILDING DESIGN FOR EACH FACADE.

- CANOPIES, AWNINGS, OR PORTICOS
- RECESSES/ PROJECTIONS
- OUTDOOR PATIOS
- ARTICULATED GROUND FLOOR LEVELS OR BASES
- ARTICULATED CORNICE LINE
- VARIED ROOF HEIGHTS



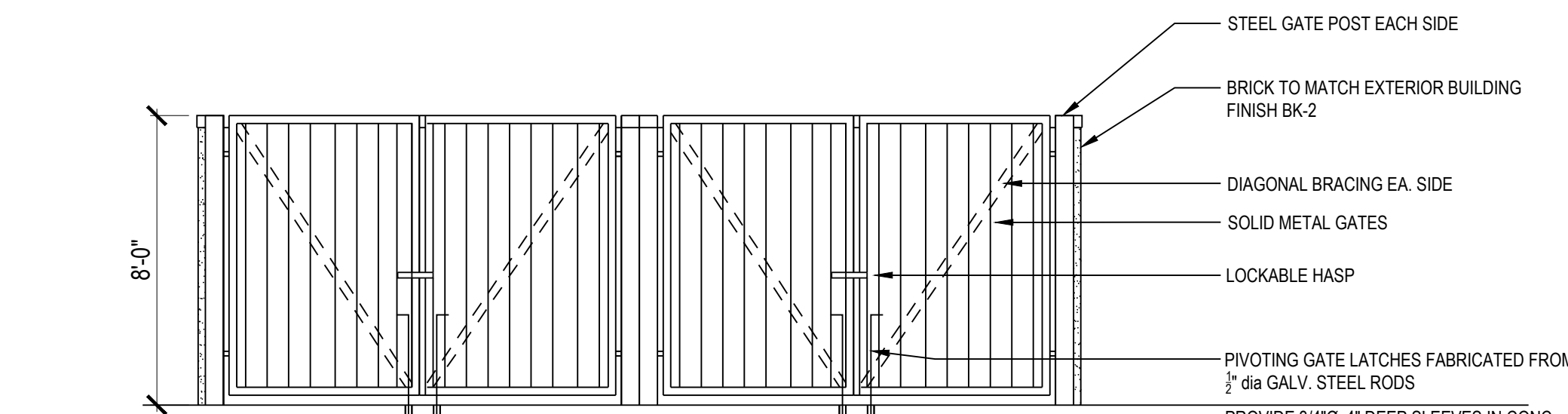
6 TRASH ENCLOSURE ELEVATION

A-202 SCALE: 1/4" = 1'-0"



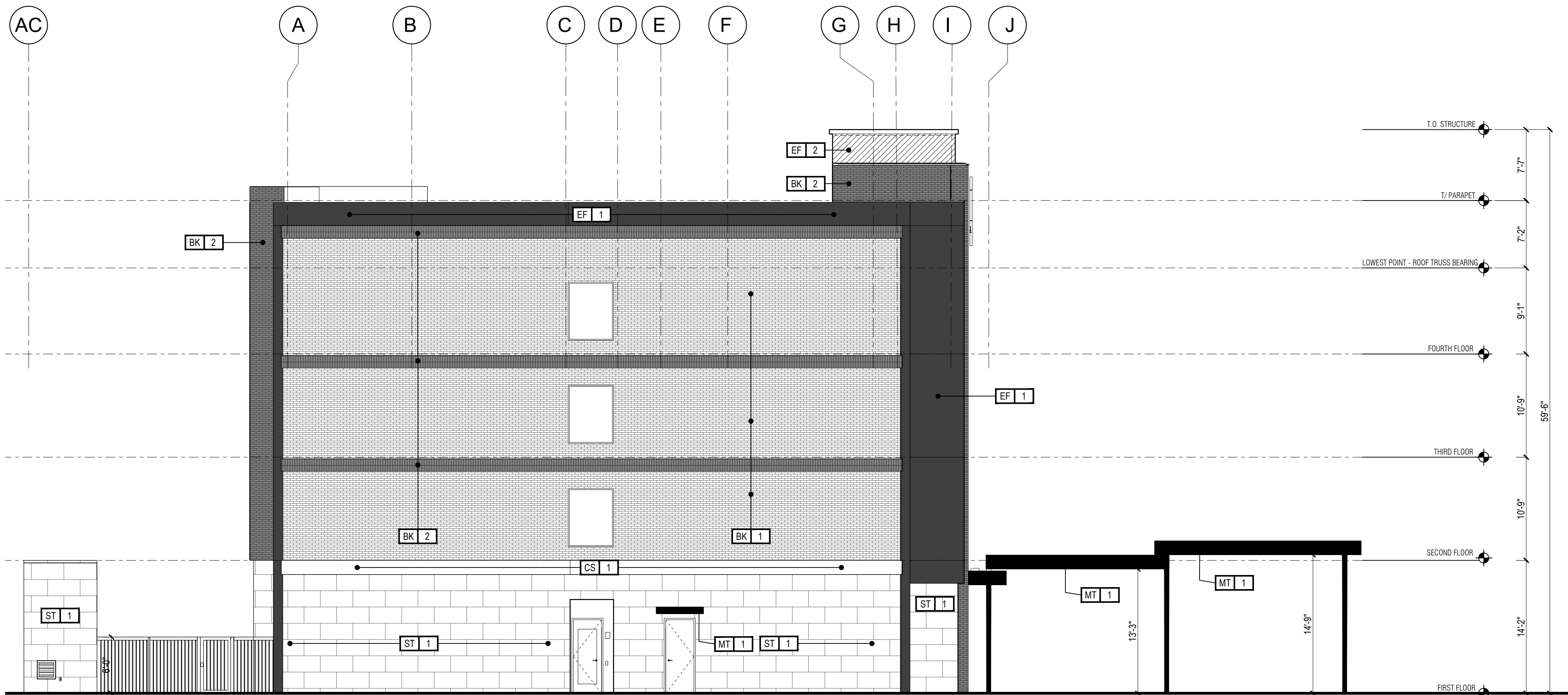
5 TRASH ENCLOSURE SECTION

A-202 SCALE: 1/4" = 1'-0"



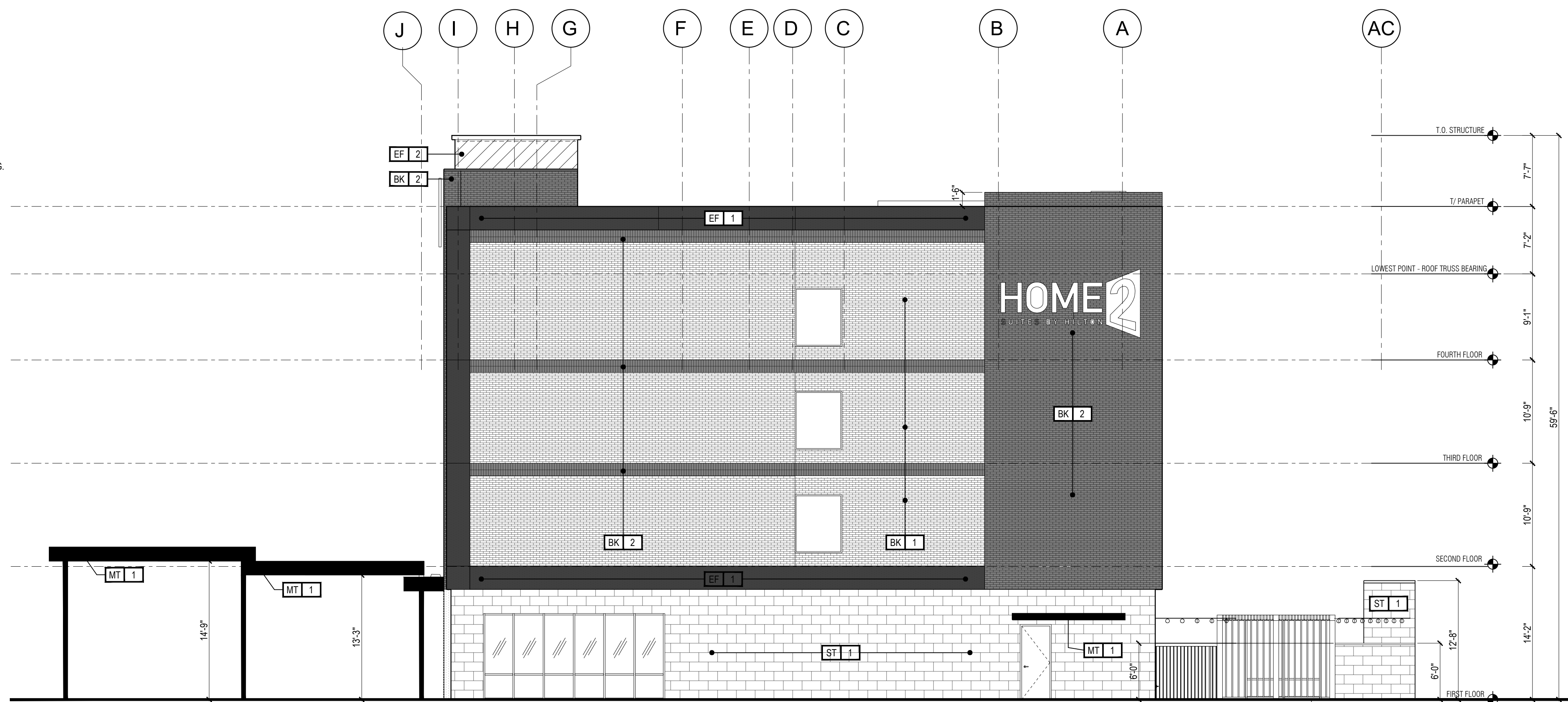
4 TRASH ENCLOSURE ELEVATION

A-202 SCALE: 1/4" = 1'-0"



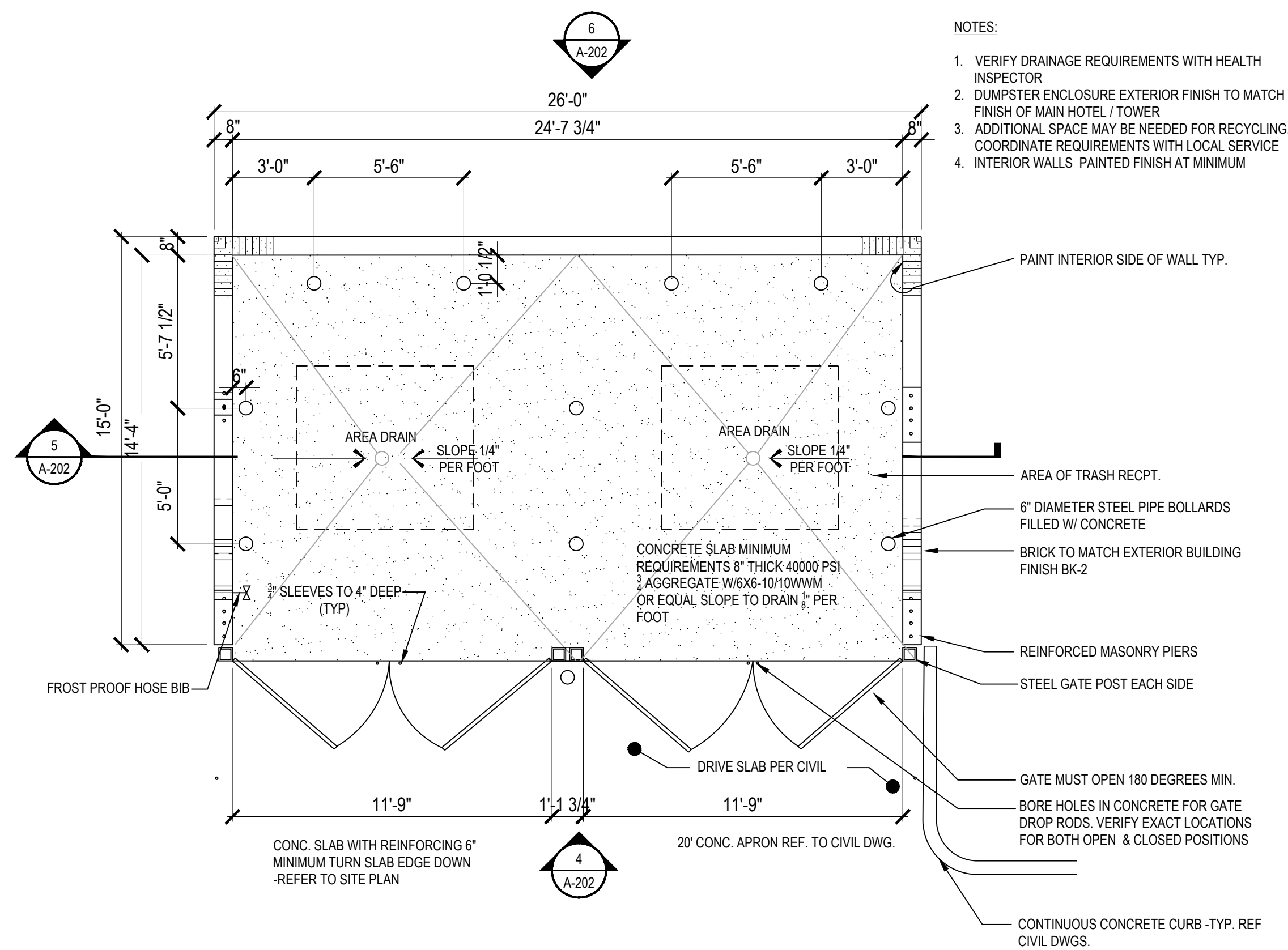
2 EXTERIOR ELEVATION - SOUTH

A-202 SCALE: 1/8" = 1'-0"



1 EXTERIOR ELEVATION - NORTH

A-202 SCALE: 1/8" = 1'-0"



3 TRASH ENCLOSURE PLAN

A-202 SCALE: 1/4" = 1'-0"

project
HOME 2 SUITES by Hilton
Rockwall, TX 75032

HOME 2
SUITES BY HILTON

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revisions

title
EXTERIOR ELEVATIONS

date 06/14/2024

sheet

A-202

WA#19144.03 PRINTED: 9/10/2024 1:26 PM STB FILE: WIER-SURVEY.STB LAST SAVED: 9/10/2024 1:26 PM SAVED BY: RENEW FILE: ZONING-2.819ACRE-M&B-19144.03.DWG

BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

2.819 ACRE TRACT

BEING A TRACT OF LAND LOCATED IN THE ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF LOT 6, BLOCK B, FIT SPORT LIFE ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. 20220000003843, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC" IN THE SOUTH RIGHT-OF-WAY LINE OF FIT SPORT LIFE BOULEVARD (A 60' RIGHT-OF-WAY), SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID LOT 6 AND THE NORTHWEST CORNER OF LOT 5, BLOCK B OF SAID FIT SPORT LIFE ADDITION;

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

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

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

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

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

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

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



SURVEYOR PREPARING THIS EXHIBIT:

WIER & ASSOCIATES, INC.

2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700

Texas Firm Registration No. F-2776 www.WierAssociates.com

Texas Board of Professional Land Surveying Registration No. 10033900

2.819 ACRE TRACT

CITY OF ROCKWALL, COUNTY OF ROCKWALL, TEXAS

DRAWN BY: CV

APPROVED: ALS

SHEET NO. 1 OF 1

REV.

ZONING CASE:

Our Guest



Business Transient

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

Average Length of Stay: 1+ Days

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



Sports / Leisure

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

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



Business Extended Stay

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

Average Length of Stay: 5+ Days

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



Vacations / Groups

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

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



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

Successful Adjacencies



Public Space | Dynamic



Public Space | Dynamic

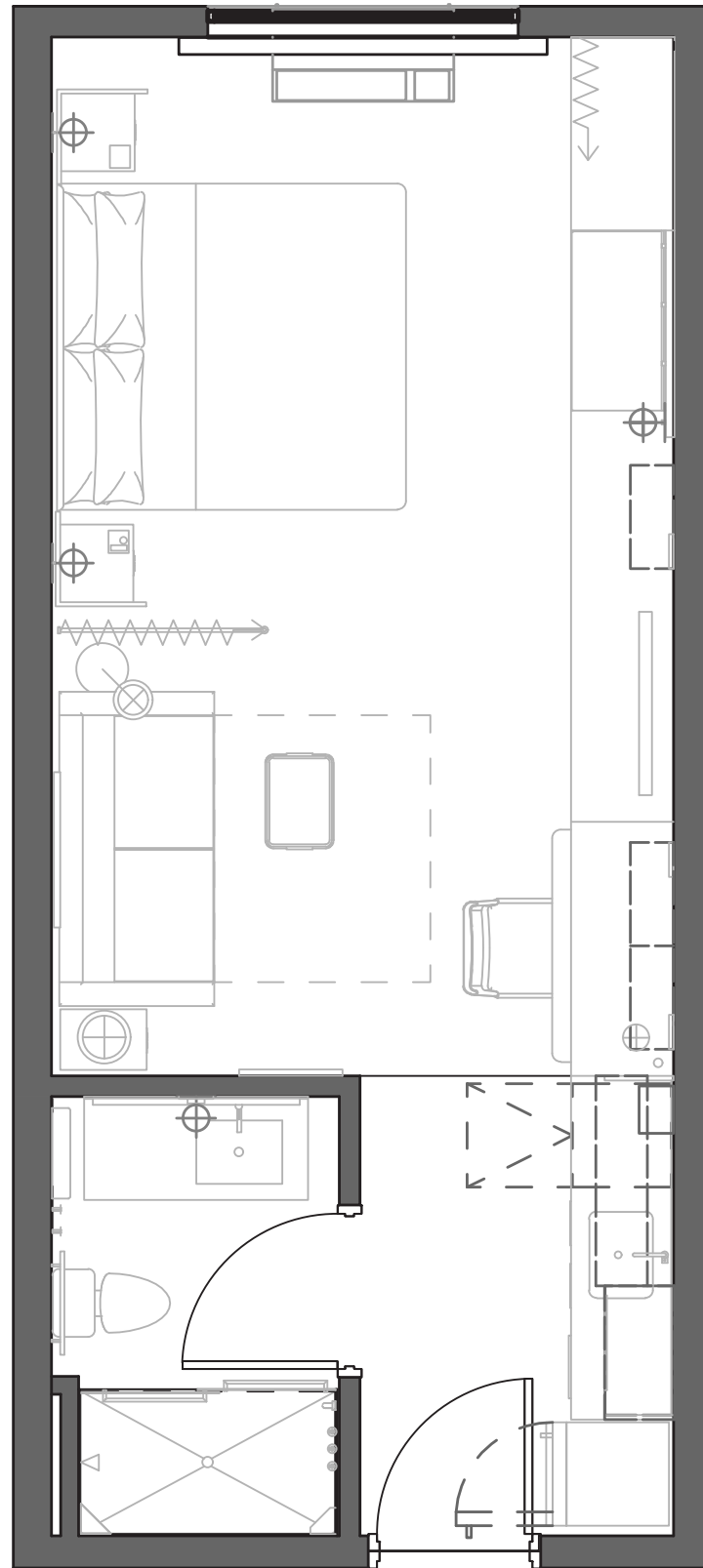


Public Space | Dynamic



Guestrooms | Vibrant

Studio Suite



The Studio Suite Defined

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

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

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

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

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

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



Guestrooms | Vibrant



Guestrooms | Vibrant



Guestrooms | Vibrant

Mr. Miller,

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

The Home2 Suites brand, a contemporary addition to Hilton's collection, has been carefully selected for its proven appeal to both guests and developers. Its design philosophy, emphasizing guest comfort and safety, aligns with the city's standards for temporary lodging. Notably, the Home2 Suites model is distinct from traditional extended-stay hotels, offering short-term lodging without incentives for long-term stays, thereby aligning more closely with the "Limited-Service Hotel" classification as per Article 13 of the Unified Development Code.

Our market research underscores a substantial demand for quality lodging in Rockwall, with Amerisports projecting an annual requirement of 10,000 to 28,000 room nights. The Home2 Suites hotel is strategically positioned to address this need, enhancing Rockwall's capacity to host visitors and support local economic development.

In addition to serving the weekend family and sports traffic generated by Amerisports tournaments, we anticipate that the Home2 Suites hotel will also cater to the business travel needs of the thriving Rockwall Technology Park and its neighboring companies to the south.

As the Rockwall Technology Park continues to expand and welcome new companies, we anticipate a growing demand for midweek business travel accommodations. The Home2 Suites hotel, with its proximity to the park and its suite of business-friendly amenities, is well-positioned to meet this demand, complementing the weekend family and sports traffic.

The proposed hotel will feature guest-friendly amenities such as a fitness center with Peloton bikes, daily complimentary breakfast, and a swimming pool, all of which are designed to serve the families and sports teams that frequent our city. The hotel's operational model, with an average stay of only 2.7 nights, is tailored to the short term nature of our guests' visits, further distinguishing it from the "Residence Hotel" category.

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

In light of the above, we respectfully request the City of Rockwall's Planning and Zoning Department's favorable consideration of our SUP application for the Home2 Suites by Hilton hotel. We are enthusiastic about the potential of this project to contribute positively to the Rockwall community and are available to provide any further information or engage in discussions at your convenience.

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

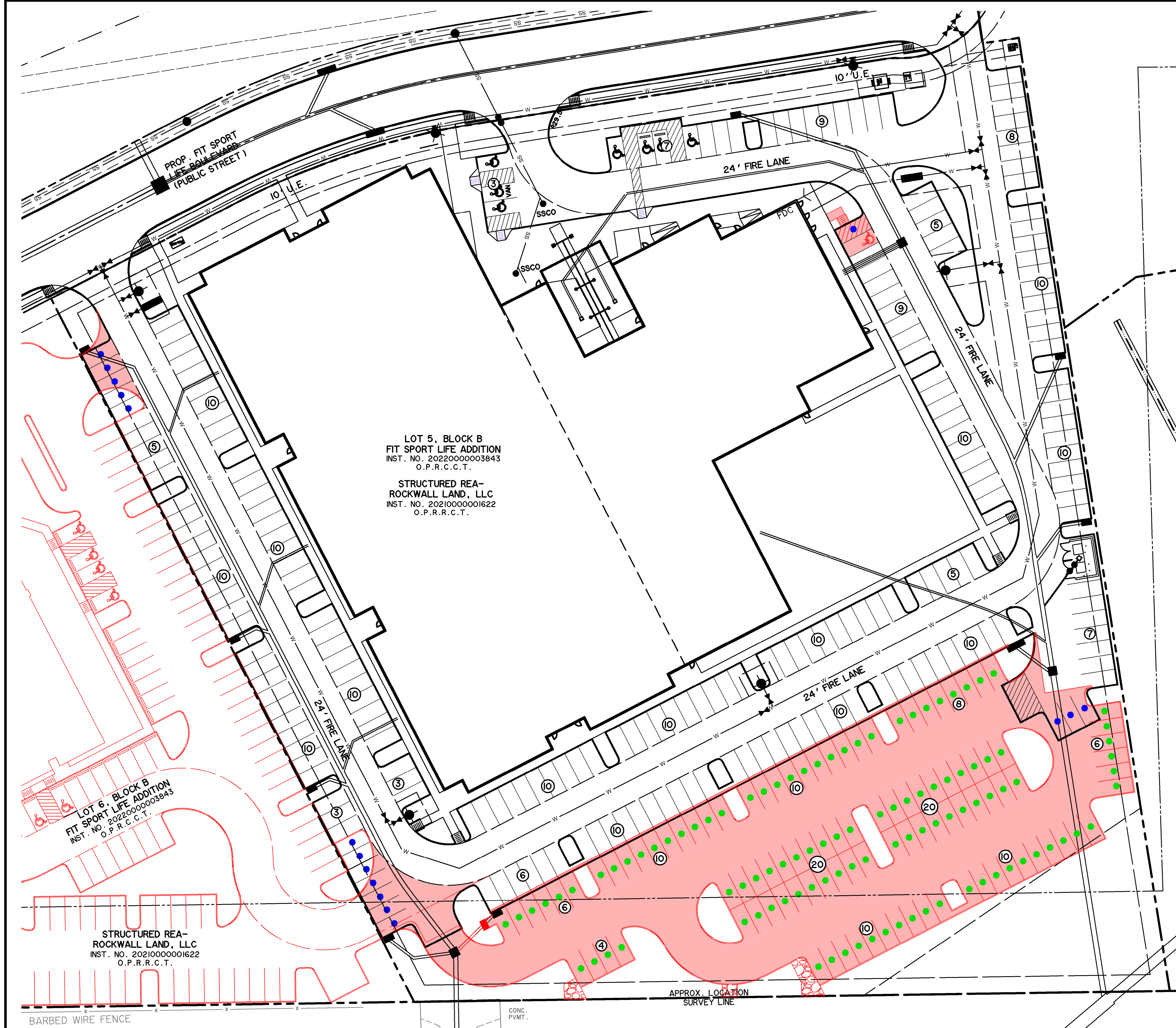
Sincerely,



Conor Keilty
Principal
Structured Real Estate



Penn Collins
President and CEO
Gatehouse Capital



AMERISPORTS PARKING CALCULATIONS	
PROPOSED BUILDING AREA	87,155 SF±
BUILDING HEIGHT	1 STORY
MINIMUM REQUIRED PARKING	<div> <div> <u>PUBLIC RECREATION CLUB:</u> 1/250 SF (14,000 SF) </div> <div>86</div> </div> <div> <div> <u>PUBLIC RECREATION CLUB:</u> 3/GAME COURT GYM: 1/200 SF (7,000 SF) </div> <div>42</div> </div> <div> <div> <u>MEDICAL OFFICE:</u> 1/200 SF (10,900 SF) </div> <div>54</div> </div> <div>187</div>
PREVIOUS MINIMUM REQUIRED HANDICAP ACCESSIBLE PARKING	7
PREVIOUS PROPOSED PARKING	<div> <div>TOTAL STANDARD (9'x20') 218</div> <div><u>HANDICAP-ACCESSIBLE 7</u></div> <div>225</div> </div>
UPDATED MINIMUM REQUIRED HANDICAP ACCESSIBLE PARKING	8
UPDATED PARKING PROVIDED	<div> <div>TOTAL STANDARD (9'x20') 306</div> <div><u>HANDICAP-ACCESSIBLE 8</u></div> <div>314</div> </div>

WHA **WIER & ASSOCIATES, INC.**
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com

PARKING COUNT EXHIBIT

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

COPYRIGHT ©
ER & ASSOCIATES, INC.
LAST SHEET EDIT
DATE 9/10/2024
WA# 19144.03

PROJECT COMMENTS



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

DATE: 10/24/2024

PROJECT NUMBER: Z2024-049
PROJECT NAME: SUP for Home2Suites
SITE ADDRESS/LOCATIONS: 3005 FIT SPORT LIFE BLVD

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Bethany Ross	10/23/2024	Approved w/ Comments

10/23/2024: Z2024-049; Specific Use Permit (SUP) for Home2Suites
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This request is for the approval of a Specific Use Permit (SUP) for a Residence Hotel on a 2.915-acre portion of a larger 4.767-acre parcel of land identified as Lot 6, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the FM-549 Overlay (FM-549 OV) District, and generally located east of the intersection of FM-549 and Fit Sport Life Boulevard
- I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.
- M.3 For reference, include the case number (Z2024-049) in the lower right-hand corner of all pages on future submittals.
- I.4 According to the Permissible Use Charts contained in Article 04, Permissible Uses, of the Unified Development Code (UDC), a Residence Hotel requires a Specific Use Permit (SUP) in a Commercial (C) District.
- I.5 According to Subsection 02.02, Land Uses Definitions, of Article 13, of the Unified Development Code (UDC), a Residence Hotel is defined as: “(a) hybrid lodging establishment that combines the elements of traditional hotels with long-term residential accommodations. Residence hotels typically offer full furnished, apartment style units equipped with kitchens or kitchenettes, living areas, and separate bedrooms, providing guests with a home-like environment during their stay. These establishments cater to both short-term and extended-stay guests, offering flexible accommodations for travelers, corporate clients, and individuals in need of temporary housing solutions. Residence hotels often provide additional amenities such as housekeeping services, on-site laundry facilities, fitness centers, business centers, and communal spaces to enhance the guest experience.”
- I.6 Based on the submitted materials, staff has included the following Operational Conditions in the Specific Use Permit (SUP) ordinance:
- (1) The development of this property shall generally conform to the Concept Plan depicted in Exhibit ‘B’ of the Specific Use Permit (SUP) ordinance for the development of a Residence Hotel.
- (2) The development of the subject property shall generally conform to the Building Elevations depicted in Exhibit ‘C’ of the Specific Use Permit (SUP) ordinance; however, these elevations shall be subject to the General Overlay District Standards as stipulated by Article 05, District Development Standards, of the Unified Development Code (UDC) and

review and recommendation by the Architecture Review Board (ARB) prior to approval by the Planning and Zoning Commission at the time of site plan. In addition, the approval of this Specific Use Permit (SUP) shall not constitute the approval of a variance or exception to any of the standards stipulated by the Unified Development Code (UDC) with regard to the design of the Residence Hotel.

(3) The maximum overall height of the building shall not exceed four (4)-stories or 60-feet.

M.7 Please update the letter of explanation as the concept of this hotel aligns more with the definition of a Residence Hotel as outlined in Article 13, Definitions, of the Unified Development Code (UDC).

M.8 Please note that the building elevations will be subject to review and recommendation by the Architecture Review Board (ARB) and approval by the Planning and Zoning Commission through the site plan review process. The Building Elevations will also be subject to the requirements of the FM-549 Overlay (FM-549 OV) District and the General Overlay District Standards, and any variances or exceptions will be reviewed at the time of site plan.

M.9 Please review the attached Draft Ordinance prior to the October 29, 2024 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than November 5, 2024. In reviewing the Draft Ordinance, please pay close attention to staff's suggestions.

I.10 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 November 5, 2024; 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 November 12, 2024 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on October 29, 2024.

I.11 The projected City Council meeting dates for this case will be November 18, 2024 (1st Reading) and December 2, 2024 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	10/23/2024	Approved w/ Comments

- 10/23/2024: 1. Fire lane/driveway approach will need to have a 30' radius due to height of the building.
2. Fire hydrant needs 5' clearance from all parking spaces/curbs.
3. Curb inlets may not be on the side of parking stalls. Shift to front of stall.
4. No grate inlets allowed.
5. Ensure water and storm are 10' apart. Please show a dimension.
6. Review City's minimum length of dumpster pad.
7. Must drain to oil/water separator.

General Comments:

General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures, including walls, allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required for the removal of any existing trees on site.
- No structures or fences with easements.
- The site will need to be platted.
- All utilities must be underground.
- A TIA will be required.
- Additional comments may be provided at the time of Site Plan.

Drainage Items:

- Modifications to existing detention system will be required. Drainage study will be required to identify what improvements are required.
- The site will need to be routed to existing Detention Pond 2 (REDC pond to the south of property) to match the approved Fit Sport Life drainage plans after detention analysis.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No vertical walls allowed in detention or drainage easements.
- No public water or sanitary sewer allowed in detention or drainage easements.
- FFE for all buildings must be called out when adjacent to a detention system or drainage swale. FEE must be a minimum 2' above the 100-year WSEL for the detention system and drainage swale.
- Grate inlets are not allowed.
- Dumpster areas to drain to oil/water separator and then to the storm lines.

Water and Wastewater Items:

- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- There is an existing 8" sewer stub available for use along Fit Sport Life Blvd.
- Any public water lines must be a minimum of 8", looped, and must be centered within a 20' wide easement.
- There is an existing 12" water main available for use along Fit Sport Life Blvd.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.
- Infrastructure study required to assess down stream system. Any improvements identified in the study must be installed by the developer.
- Show FDC location.
- Sewer pro-rata of \$2,773.07/acre

Roadway Paving Items:

- Must meet City driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane to be 24' wide and in a platted easement.
- 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.
- Will require fire lane and access easement from adjacent property

Landscaping:

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

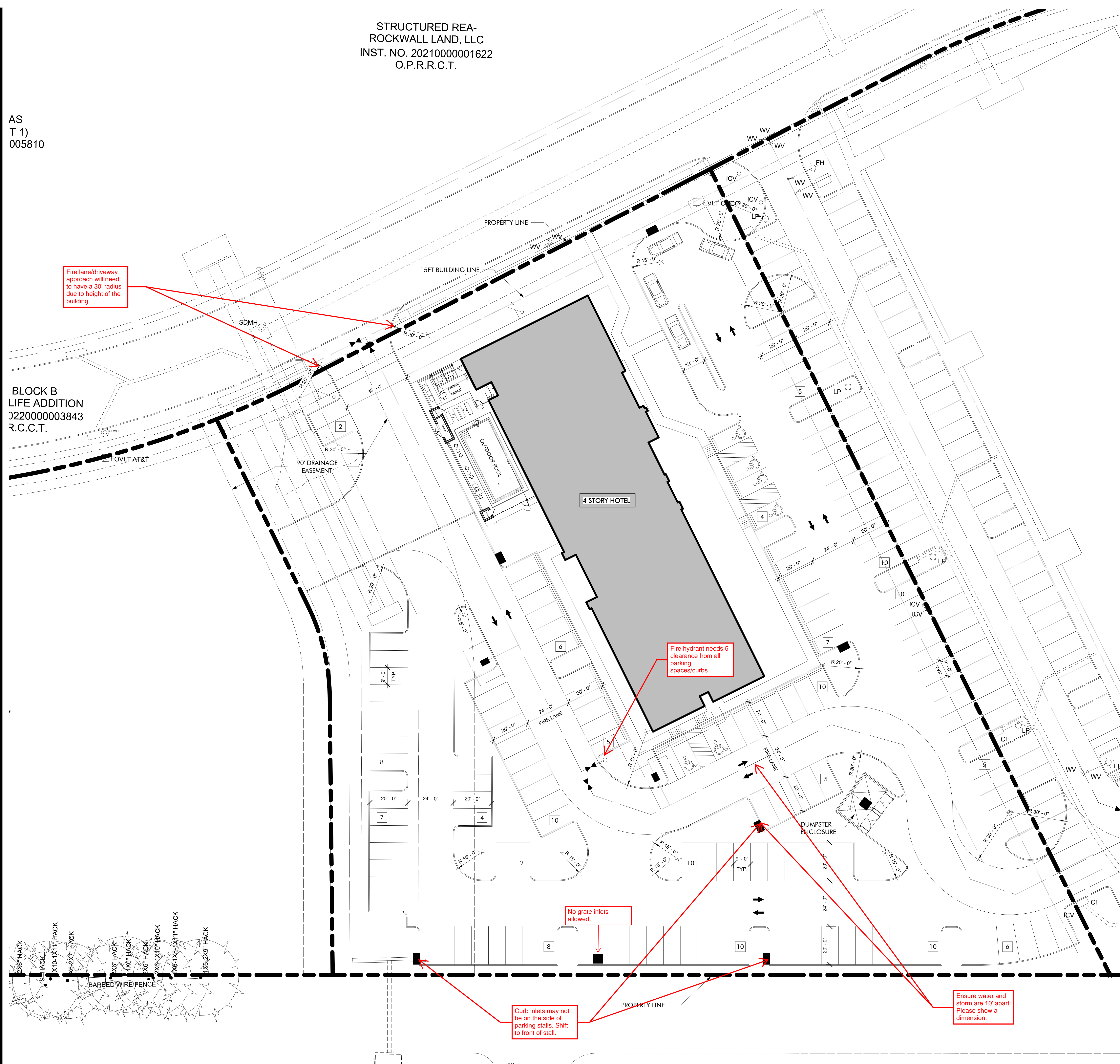
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	10/24/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/22/2024	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/21/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	10/21/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/22/2024	Approved
No Comments			

AS
T 1)
005810

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approach will need
to have a 30' radius
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BLOCK B
LIFE ADDITION
0220000003843
R.C.C.T.



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

revisions

NO.	DESCRIPTION	DATE

title

CONCEPT SITE PLAN

date 05.16.2024

sheet

A1.01

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



issued for interim
not be used for
per construction

2024

BUILDING ELEVATION AREAS									
	TOTAL SURFACE AREA	TOTAL GLAZING AREA	NET SURFACE AREA	STONE	BRICK	EIFS*			
EAST ELEVATION	11791 sq. ft.	3291 sq. ft.	27.9 %	8500 sq. ft.	1717 sq. ft.	20.2 %	5800 sq. ft.	68 %	980 sq. ft.
WEST ELEVATION	11571 sq. ft.	2574 sq. ft.	22.2 %	8997 sq. ft.	2248 sq. ft.	24.9 %	5900 sq. ft.	65 %	848 sq. ft.
NORTH ELEVATION	4124 sq. ft.	293 sq. ft.	7%	3831 sq. ft.	674 sq. ft.	18 %	2826 sq. ft.	73 %	373 sq. ft.
SOUTH ELEVATION	4112 sq. ft.	142 sq. ft.	3.4%	3970 sq. ft.	950 sq. ft.	24 %	2812 sq. ft.	66 %	403 sq. ft.

FINISH KEY :

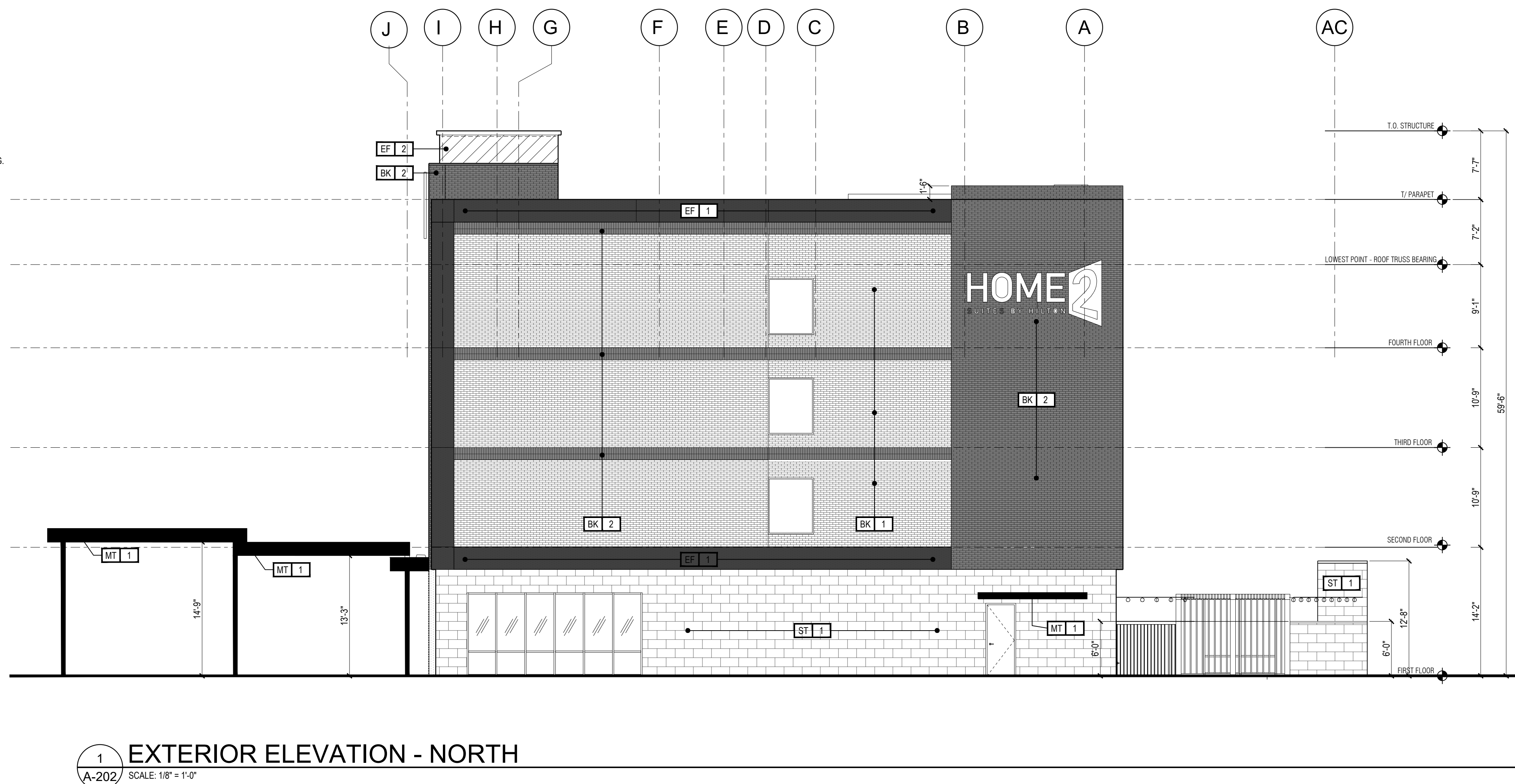
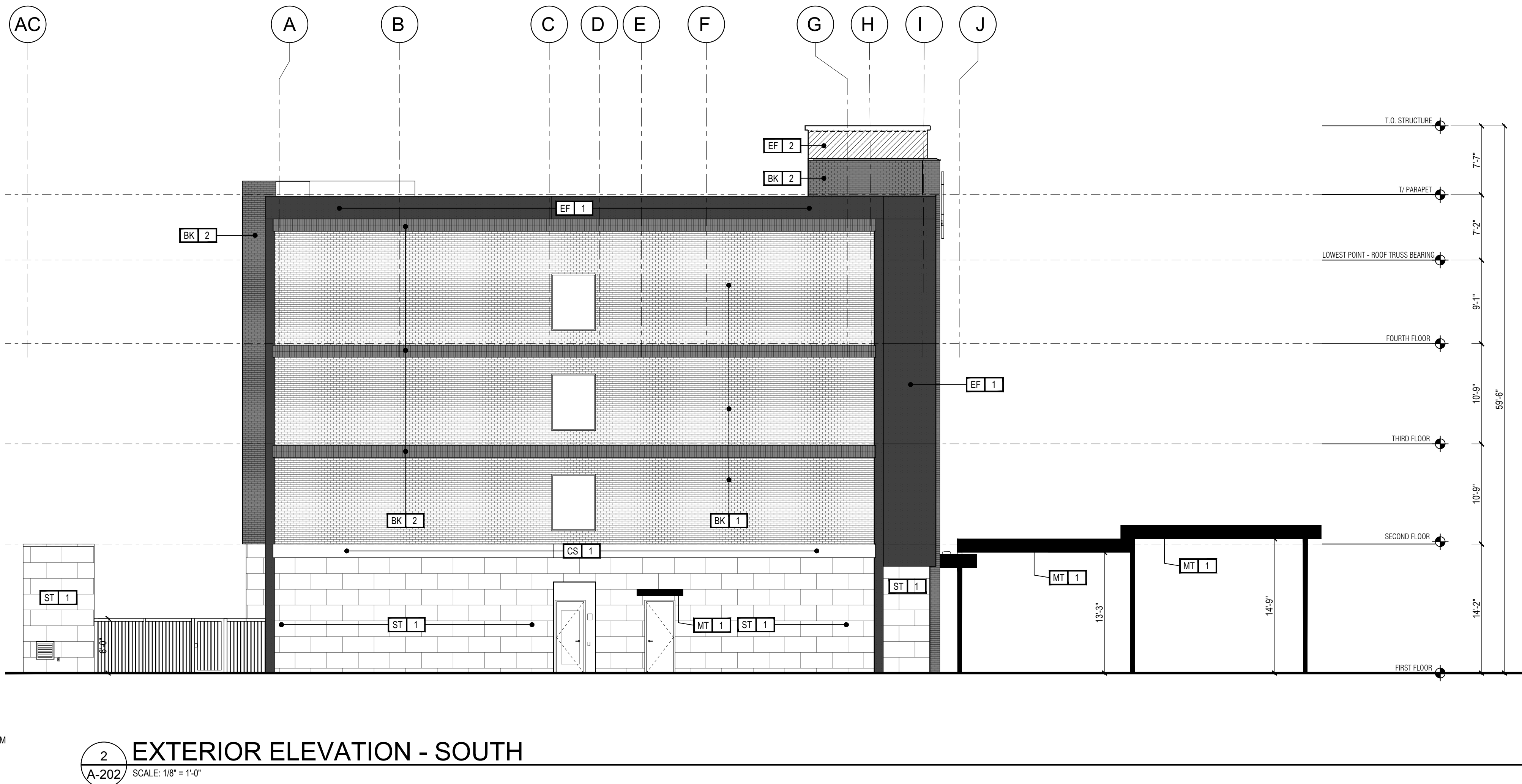
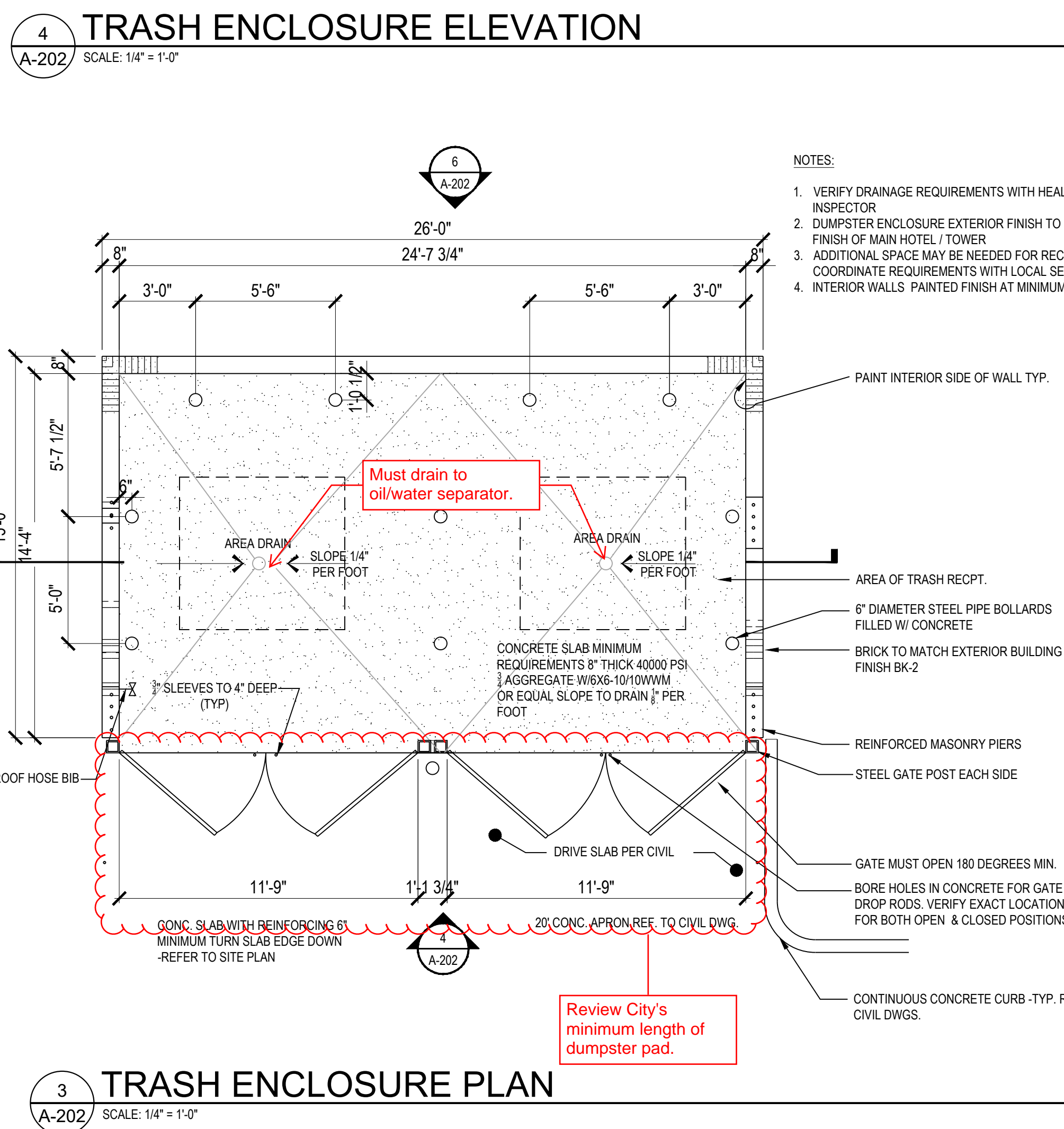
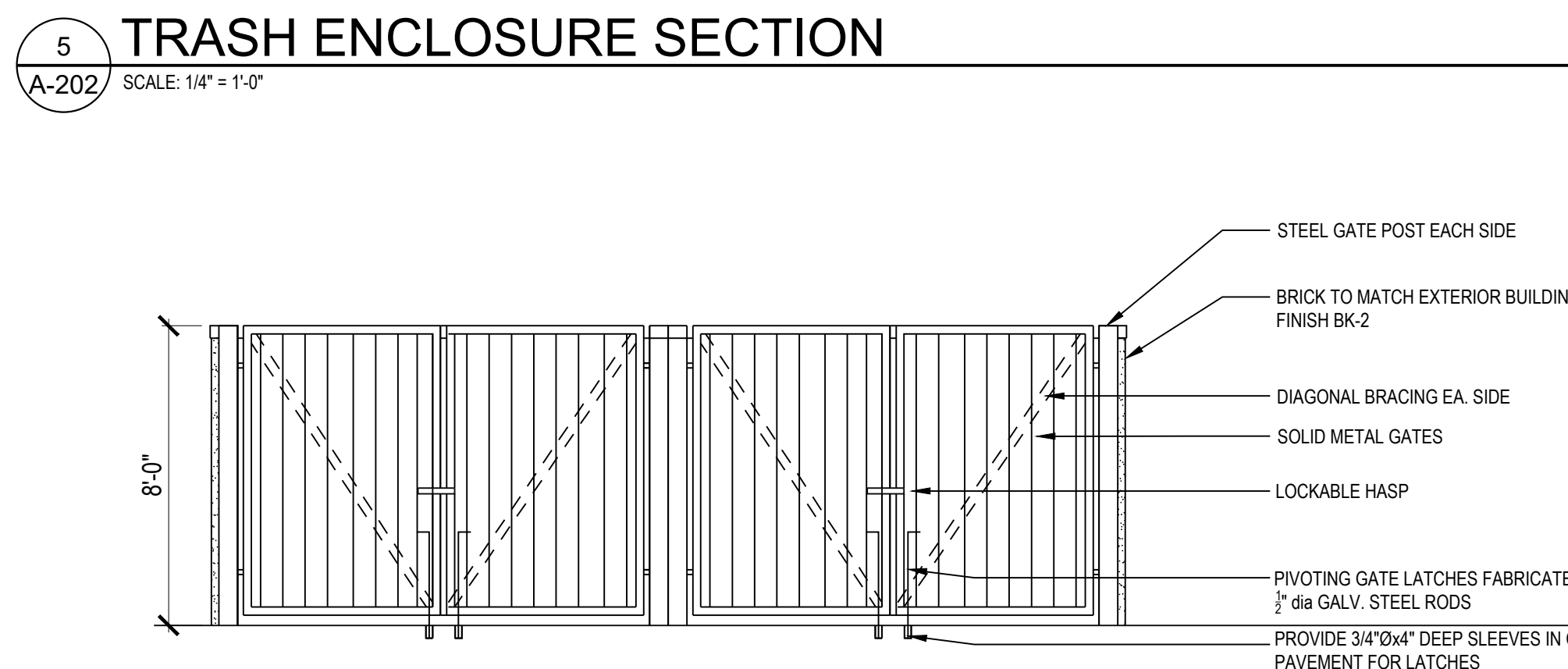
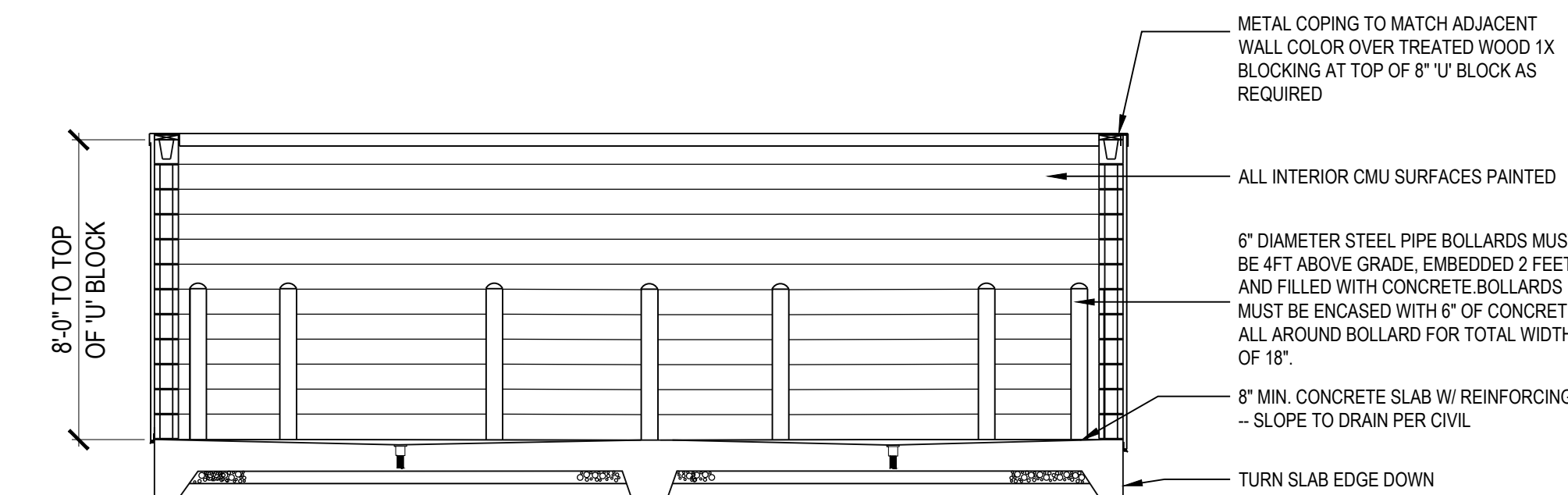
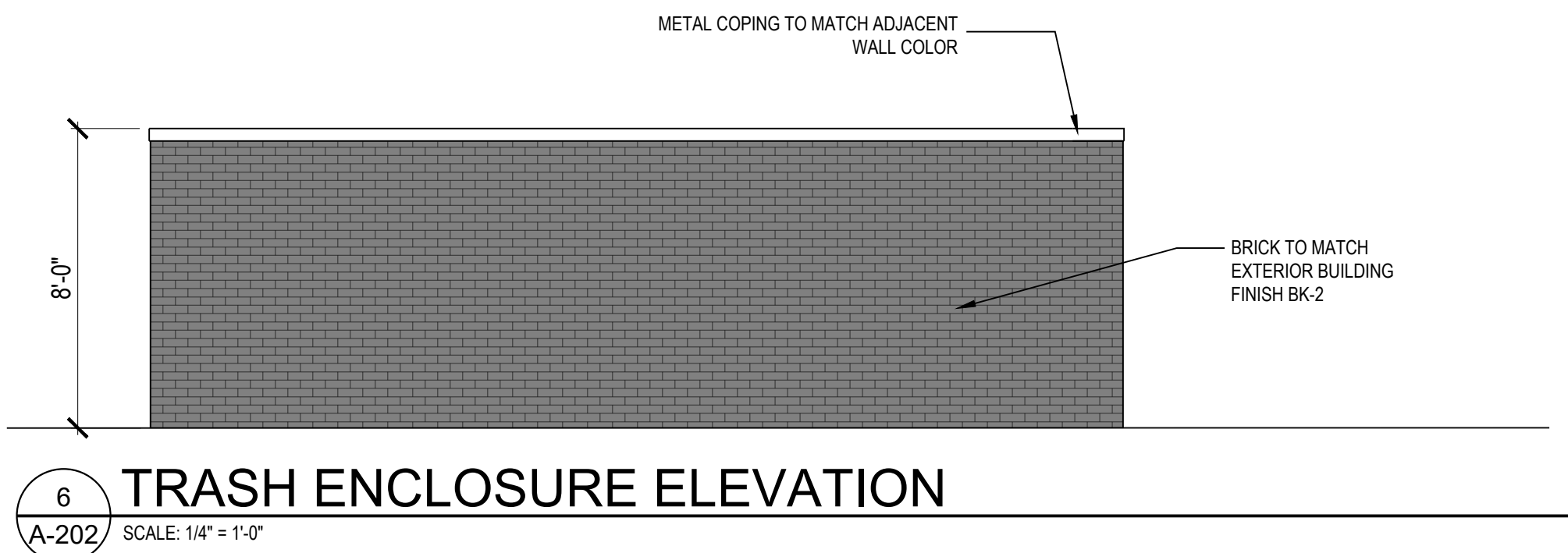
BK 1	BRICK - ACME BRICK SNOWDRIFT
BK 2	BRICK - ACME BRICK ONYX
ST 1	STONE - STONE VENEER - AUSTIN 6" LIMESTONE
CS 1	CAST STONE
EF 1	EIFS - BENJAMIN MOORE GRAY 2121
EF 2	EIFS (BEACON REVEAL) COLOR: HOME 2 SUITES SIGNATURE GREEN BENJAMIN MOORE 398 "FLOWER POWER"
MT 1	METALS - CANOPY, ALUMINUM WINDOWS, EXTERIOR LOUVERS AND GRILLES - MATTE BLACK FINISH
GL 1	GLASS - GUARDIAN, SUN GUARD SN54, CRYSTAL GRAY - CLEAR

GENERAL NOTES THIS SHEET :

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

ARCHITECTURAL ELEMENTS INCORPORATED INTO THE BUILDING DESIGN FOR EACH FACADE.

- CANOPIES, AWNINGS, OR PORTICOS
- RECESSES/ PROJECTIONS
- OUTDOOR PATIOS
- ARTICULATED GROUND FLOOR LEVELS OR BASES
- ARTICULATED CORNICE LINE
- VARIED ROOF HEIGHTS



project
HOME 2 SUITES by Hilton
Rockwall, TX 75032

HOME 2
SUITES BY HILTON

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

revisions

title
EXTERIOR ELEVATIONS

date 06/14/2024

sheet

A-202



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS Fit Sport Life Blvd.

SUBDIVISION Fit Sport Life Addition

LOT 6 BLOCK B

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

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial - C

CURRENT USE Vacant

PROPOSED ZONING Commercial - C with SUP

PROPOSED USE Hotel

ACREAGE 2.82 acres

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

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

☐ OWNER Structured REA-Rockwall Land LLC ☒ APPLICANT Wier & Associates, Inc.

CONTACT PERSON Conor Keilty, AIA

CONTACT PERSON Renee Ward, P.E.

ADDRESS 3104 E. Camelback Road, Ste. 2387

ADDRESS 2201 E. Lamar Blvd, Ste 200E

CITY, STATE & ZIP Phoenix, Arizona 85016

CITY, STATE & ZIP Arlington, Texas 76006

PHONE (480) 856-8808

PHONE (817) 467-7700

E-MAIL conork@structuredrea.com

E-MAIL ReneeW@wierassociates.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 242.30 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE FIFTH DAY OF SEPTEMBER, 2024 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

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

OWNER'S SIGNATURE

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

New Jersey

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

MY COMMISSION EXPIRES 04/03/2026

0 37.5 75 150 225 300 Feet

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

FT SPORT LIFE BLVD

C

LI

Case Location Map = 



City of Rockwall

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

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

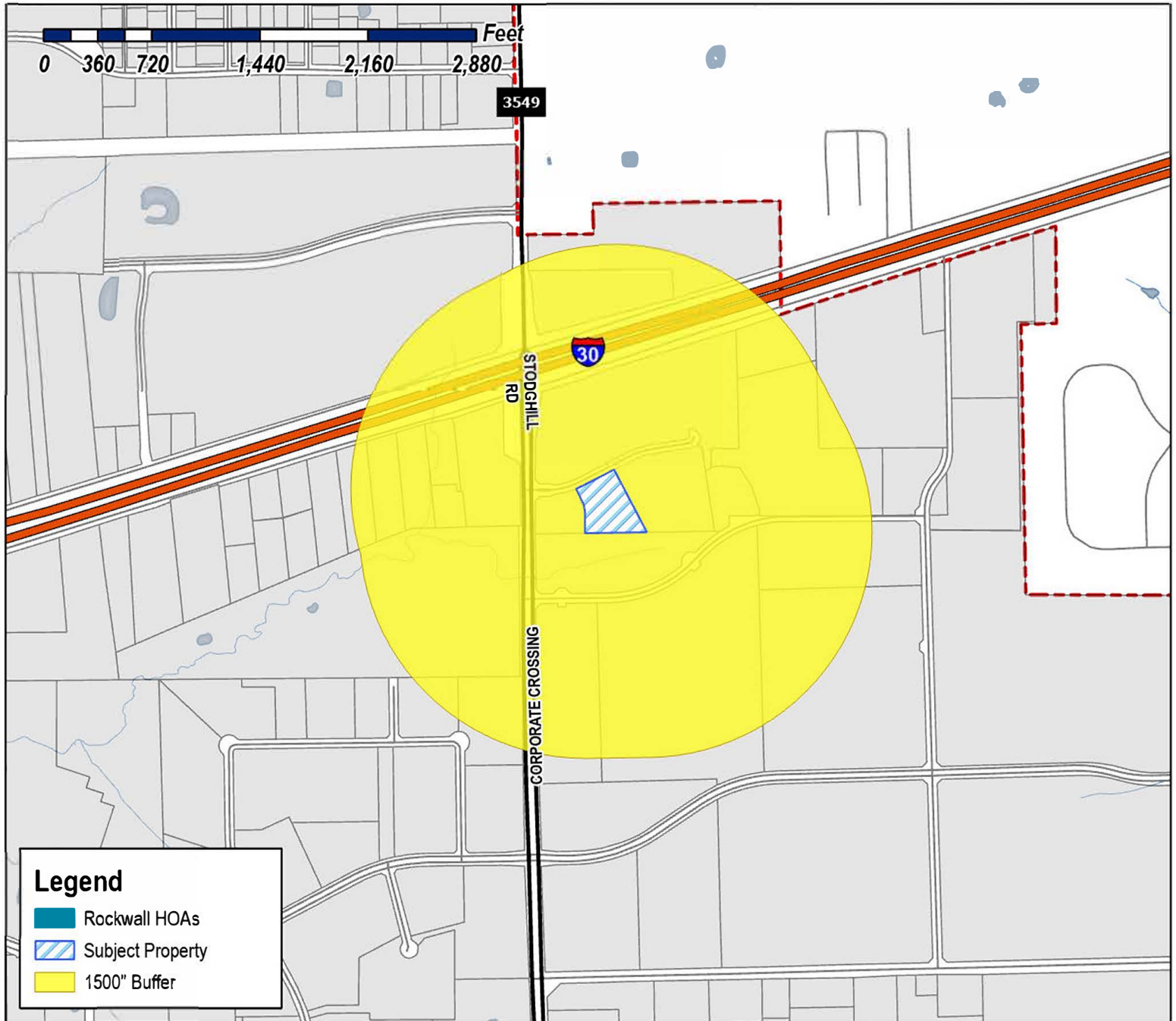
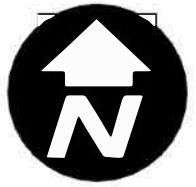




City of Rockwall

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

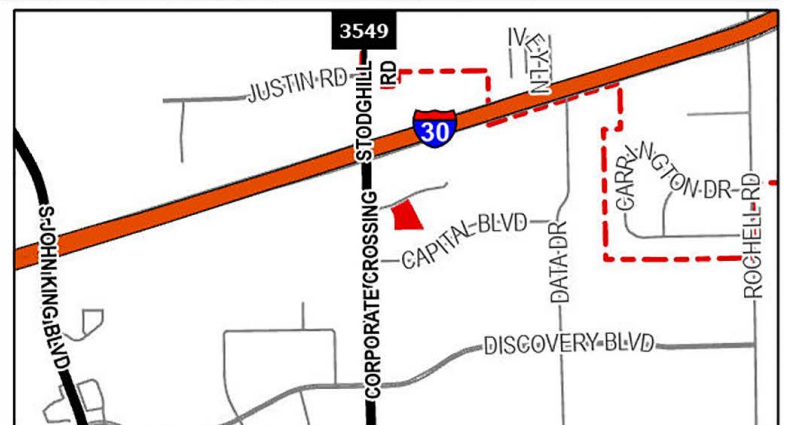
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Case Number: Z2024-049
Case Name: SUP for a Residence Hotel
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: East of Intersection of I-30 and Corporate Crossing

Date Saved: 10/18/2024

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

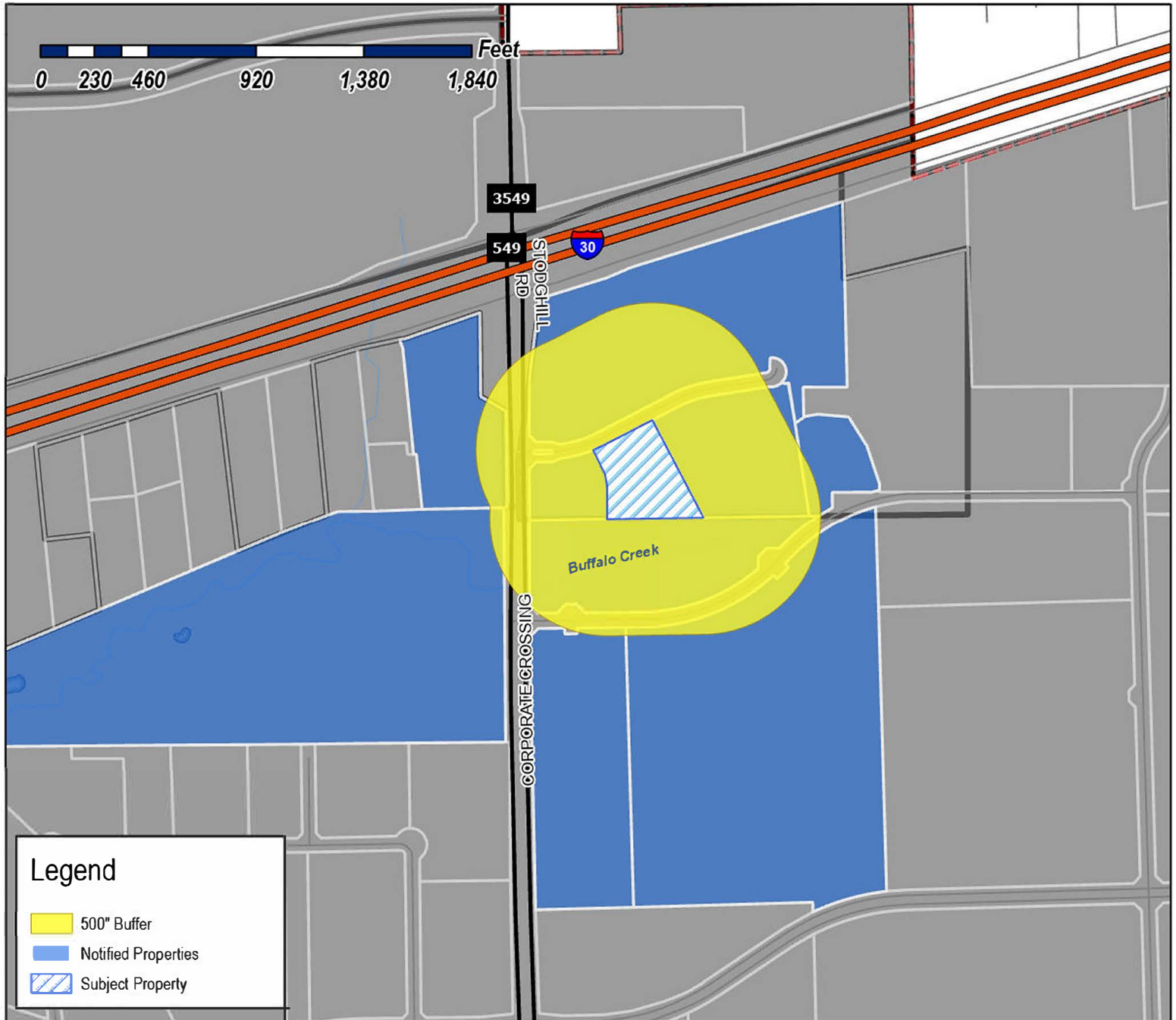




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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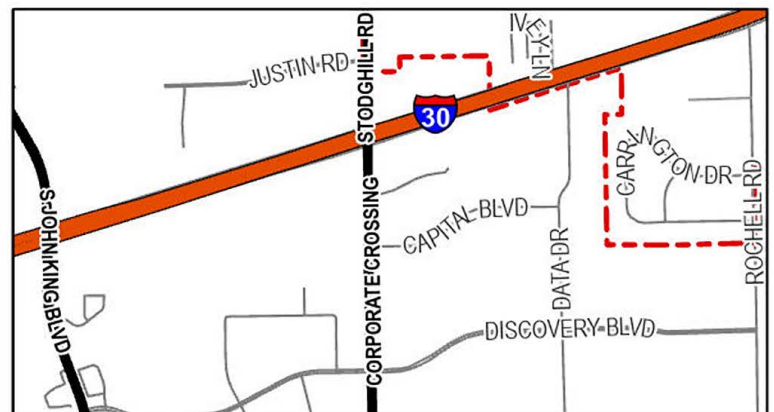
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Case Address: East of Intersection of IH-30 and Corporate Crossing

Date Saved: 10/18/2024

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



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

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

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

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

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

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

RESIDENT
1990 E I30
ROCKWALL, TX 75032

RESIDENT
1515 CORPORATE CROSSING
ROCKWALL, TX 75032

RESIDENT
3201 CAPITAL BLVD
ROCKWALL, TX 75032

RESIDENT
3101 FIT SPORT LIFE BLVD
ROCKWALL, TX 75032

PUBLIC NOTICE



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

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

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

Z2024-049: Specific Use Permit for a Residence Hotel

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

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

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

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

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

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

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

--- PLEASE RETURN THE BELOW FORM ---

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

Please place a check mark on the appropriate line below:

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

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

Name:

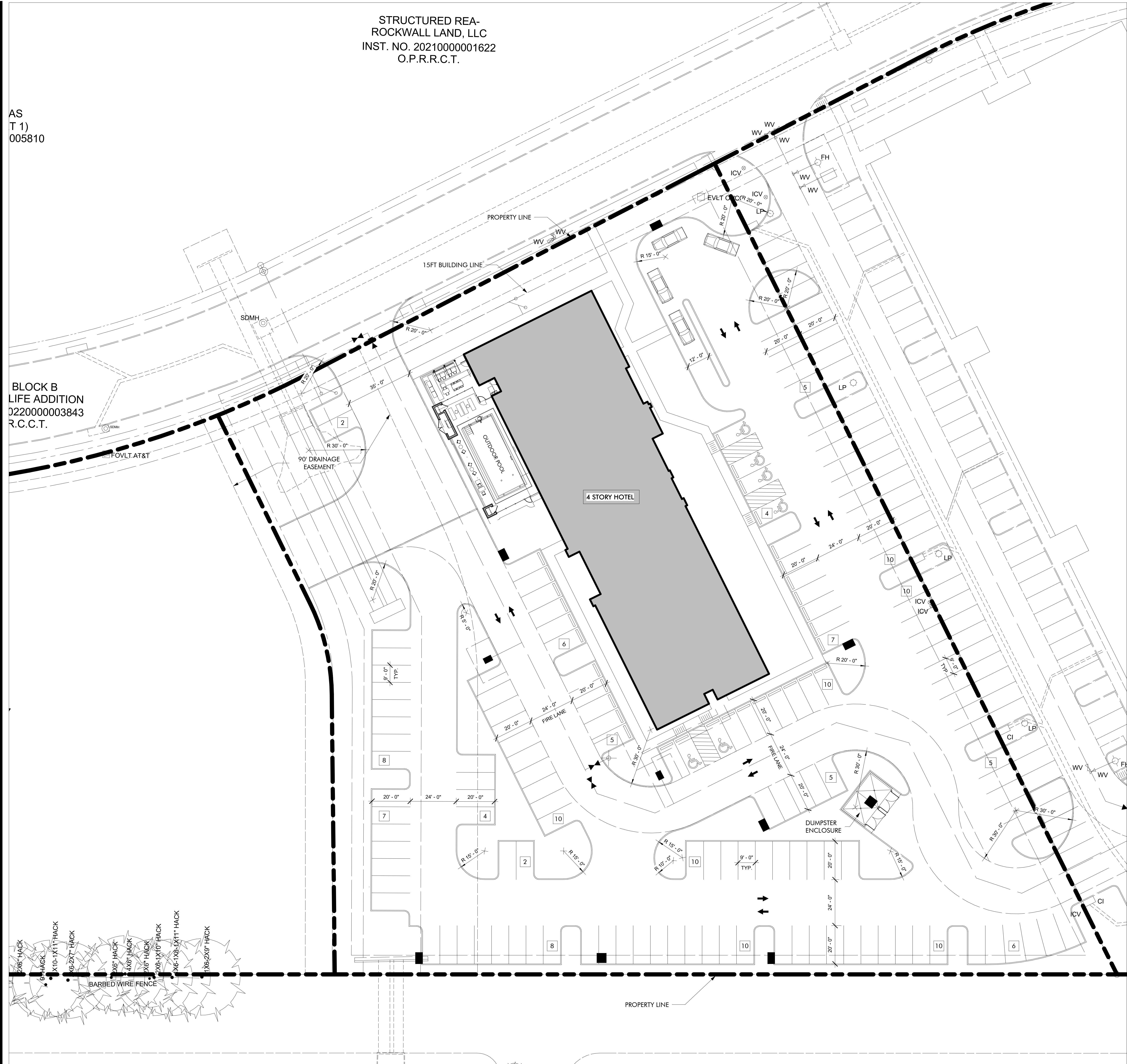
Address:

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

[PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE](#)

AS
T 1)
005810

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



PROJECT DATA

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

BUILDING DATA	
PROJECT DESCRIPTION	HOME 2 SUITES BY HILTON
BUILDING LOCATION	ROCKWALL, TX
CITY OF ROCKWALL CODES	2021 IBC W/ ROCKWALL AMENDMENTS 2021 IMC W/ ROCKWALL AMENDMENTS 2020 NEC W/ ROCKWALL AMENDMENTS 2021 IPC W/ ROCKWALL AMENDMENTS 2021 IECC W/ ROCKWALL AMENDMENTS 2012 TAS
TOTAL SITE AREA	122,785 SF = 2.82 ACRES
BUILDING AREA	61,496 SF GROSS
BUILDING HEIGHT	65' 0" HIGHEST POINT, 52'-0" MAIN PARAPET
NUMBER OF STORIES	4
CONSTRUCTION TYPE	TYPE VA
OCCUPANCY TYPE	A-2 R-1
SPRINKLED	YES NFPA 13
ORDINANCE NO. ZONING	

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



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

09.10.2024

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revisions

title
CONCEPT SITE PLAN

date 05.16.2024
sheet

A1.01



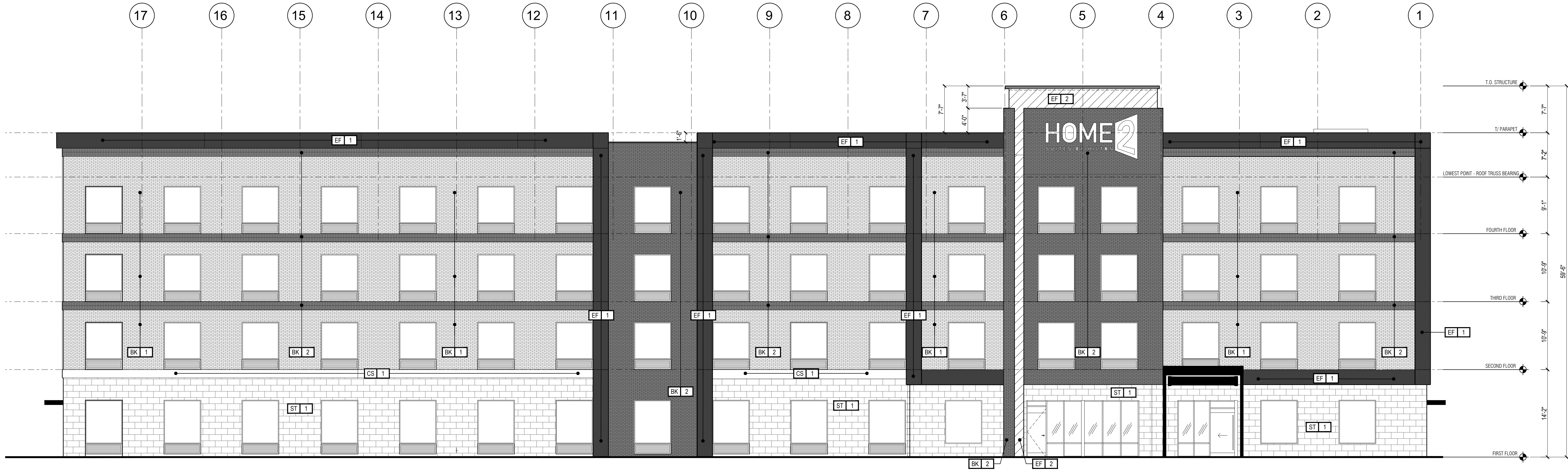
BUILDING ELEVATION AREAS								
	TOTAL SURFACE AREA	TOTAL GLAZING AREA	NET SURFACE AREA	STONE		BRICK		EIFS*
EAST ELEVATION	11791 sq. ft.	3291 sq. ft.	27.9 %	1717 sq. ft.	20.2 %	5800 sq. ft.	68 %	980 sq. ft. 11 %
WEST ELEVATION	11571 sq. ft.	2574 sq. ft.	22.2 %	8997 sq. ft.	24.9 %	5900 sq. ft.	65 %	848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

FINISH KEY :	
BK 1	BRICK - ACME BRICK SNOWDRIFT
BK 2	BRICK - ACME BRICK ONYX
ST 1	STONE - STONE VENEER - AUSTIN 6" LIMESTONE
CS 1	CAST STONE
EF 1	EIFS - BENJAMIN MOORE GRAY 2121
EF 2	EIFS (BEACON REVEAL) COLOR: HOME 2 SUITES SIGNATURE GREEN BENJAMIN MOORE 388 TOWER POWER
MT 1	METALS - CANOPY, ALUMINUM WINDOWS, EXTERIOR LOUVERS AND GRILLES - MATTE BLACK FINISH
GL 1	GLASS - GUARDIAN, SUN GUARD SWS4, CRYSTAL GRAY - CLEAR
GENERAL NOTES THIS SHEET:	
1. GROUT/MORTAR COLOR TO MATCH EXTERIOR TILE OR MASONRY.	
2. BUILDING HEIGHT DIMENSIONS ARE BASED ON WOOD FRAME CONSTRUCTION. THESE DIMENSIONS WILL VARY BASED ON FINAL BUILDING CONSTRUCTION. INTERIOR CEILING HEIGHTS ARE CRITICAL TO MAINTAIN AS MINIMUMS.	

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



2
A-201
EXTERIOR ELEVATION - WEST
SCALE: 1/8" = 1'-0"



1
A-201
EXTERIOR ELEVATION - EAST
SCALE: 1/8" = 1'-0"

project
HOME 2 SUITES by Hilton
Rockwall, TX 75032



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revisions

title
EXTERIOR ELEVATIONS

date 06/14/2024

sheet

A-201

BUILDING ELEVATION AREAS									
	TOTAL SURFACE AREA	TOTAL GLAZING AREA	NET SURFACE AREA	STONE	BRICK	EIFS*			
EAST ELEVATION	11791 sq. ft.	3291 sq. ft.	27.9 %	8500 sq. ft.	1717 sq. ft.	20.2 %	5800 sq. ft.	68 %	980 sq. ft.
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NORTH ELEVATION	4124 sq. ft.	293 sq. ft.	7%	3831 sq. ft.	674 sq. ft.	18 %	2826 sq. ft.	73 %	373 sq. ft.
SOUTH ELEVATION	4112 sq. ft.	142 sq. ft.	3.4%	3970 sq. ft.	950 sq. ft.	24 %	2812 sq. ft.	66 %	403 sq. ft.

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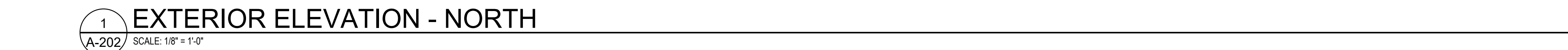
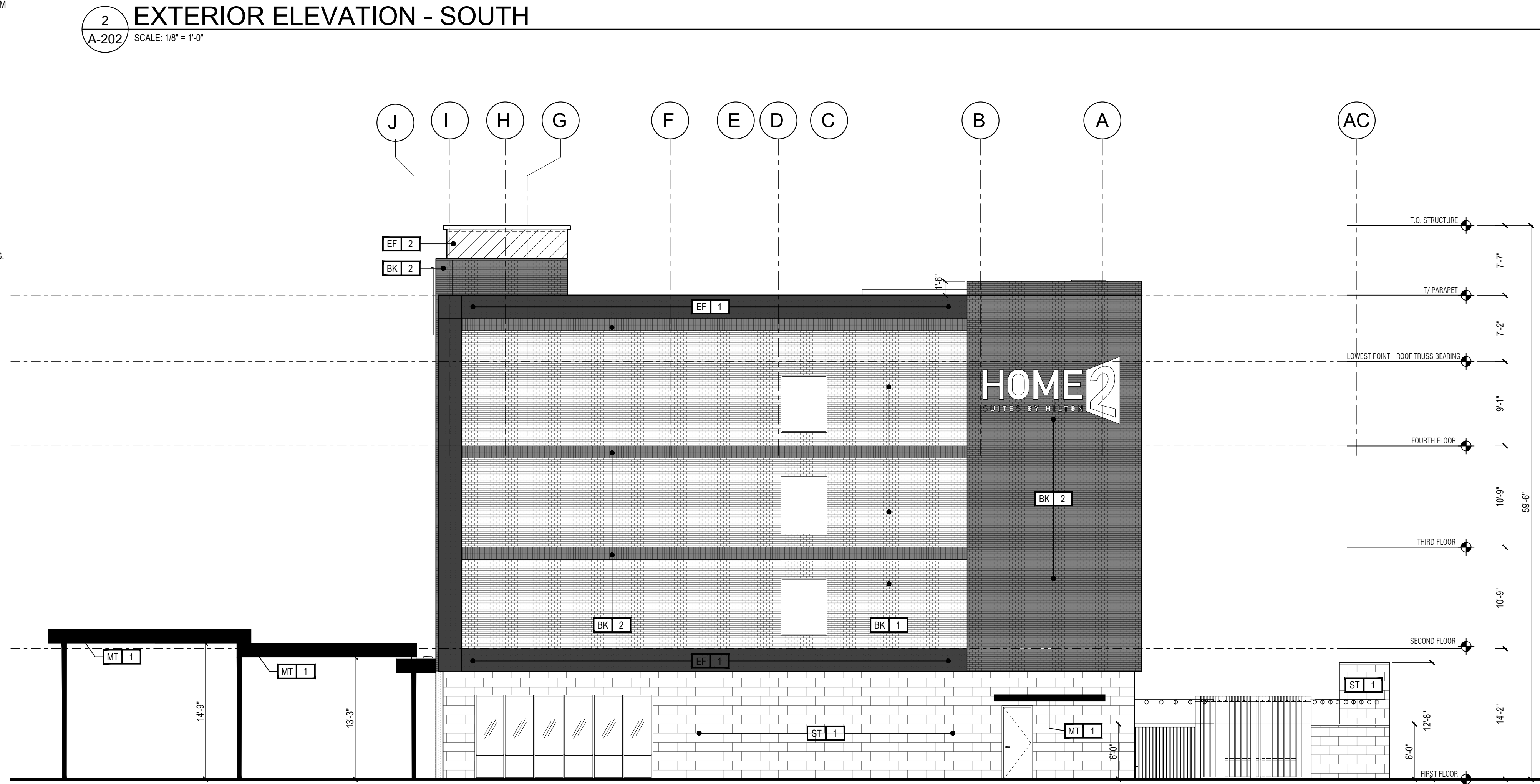
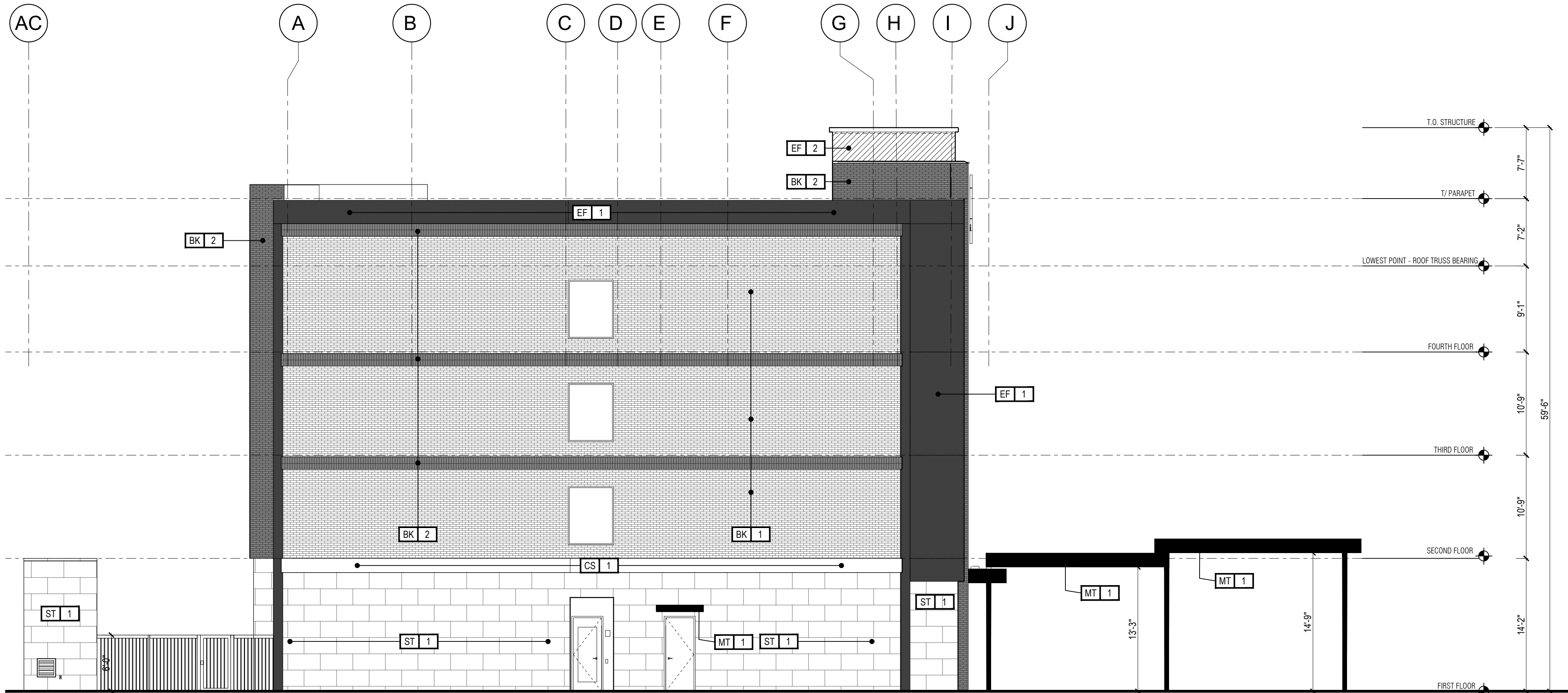
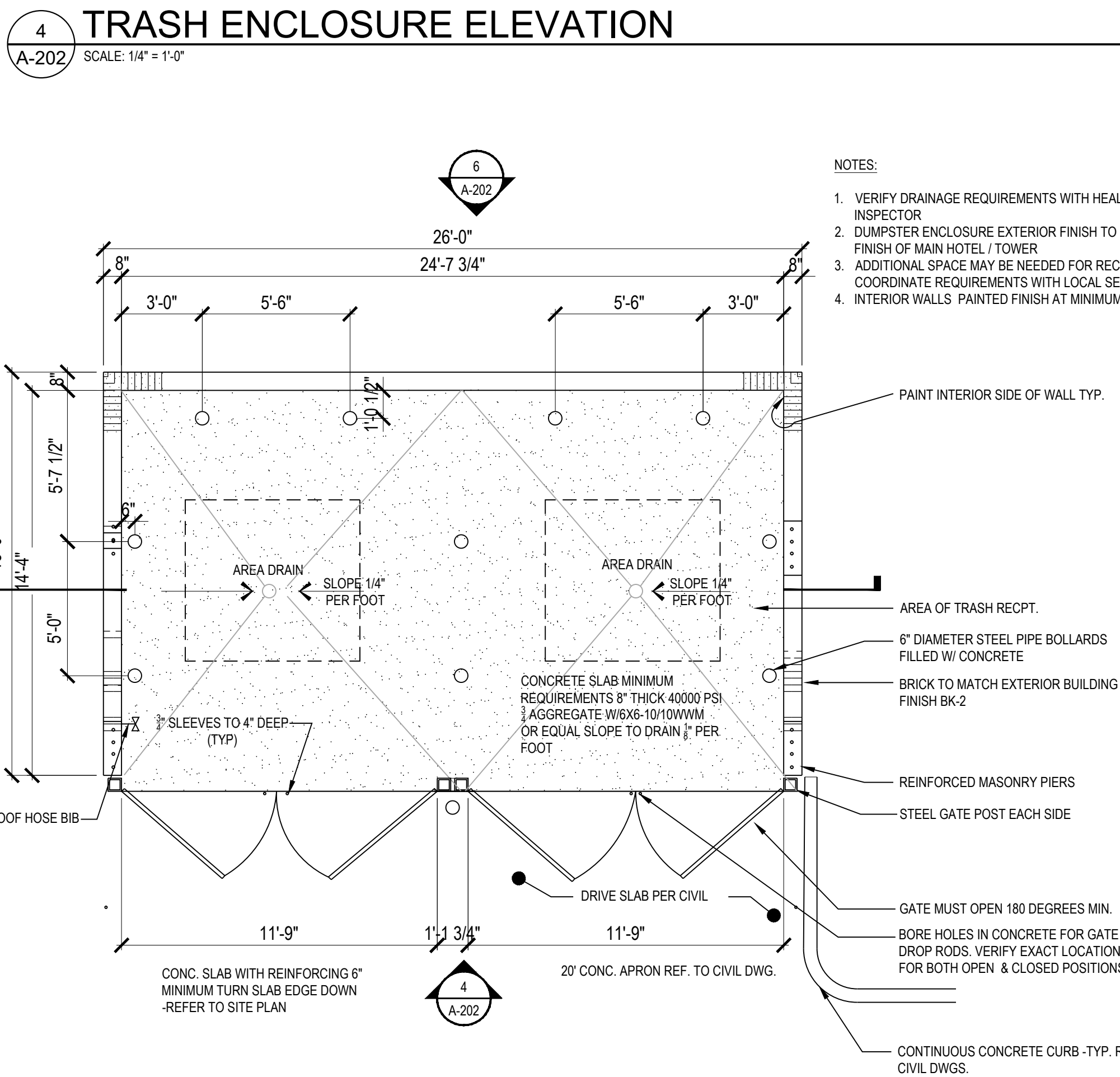
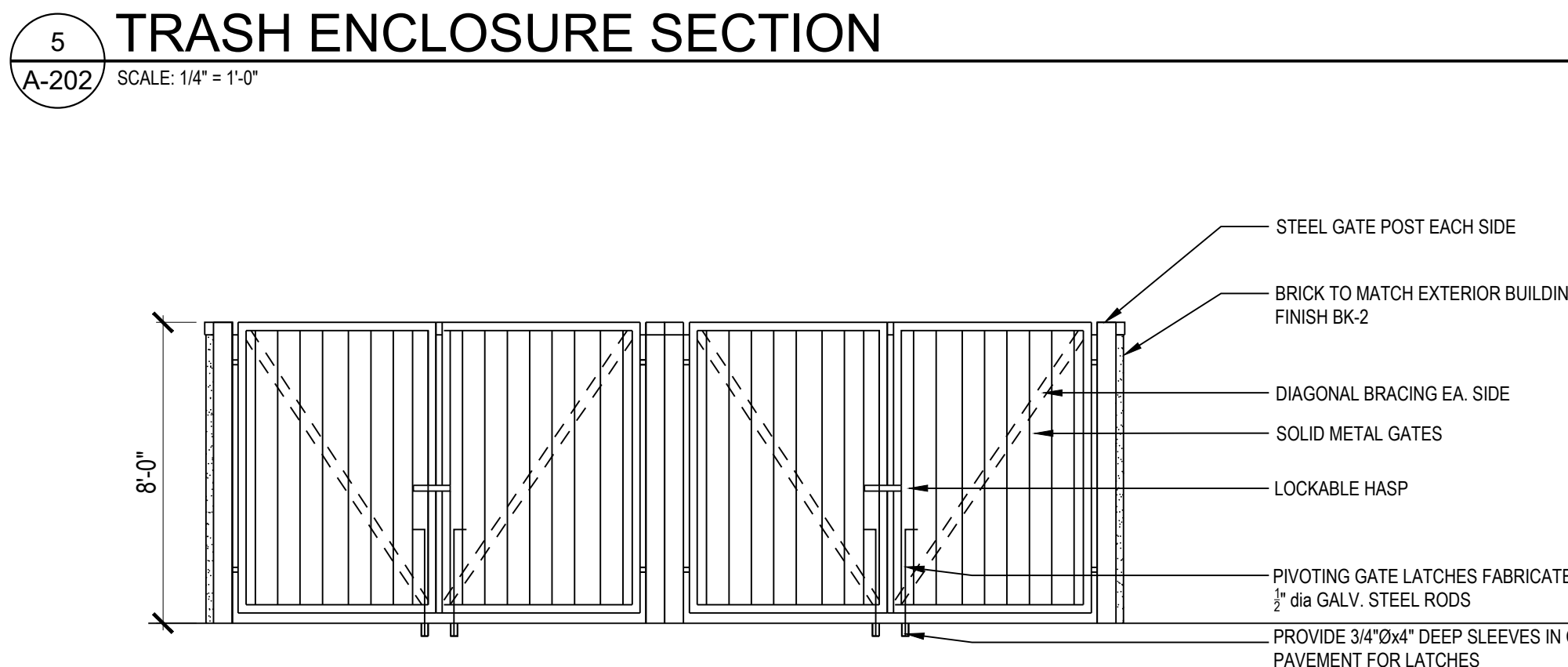
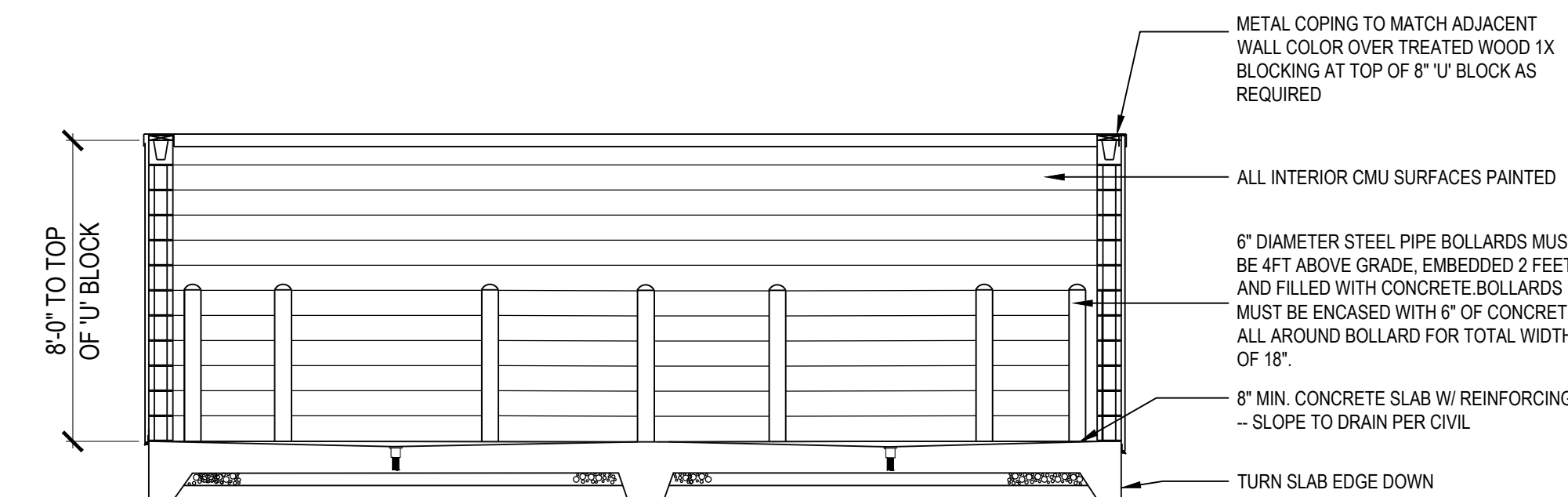
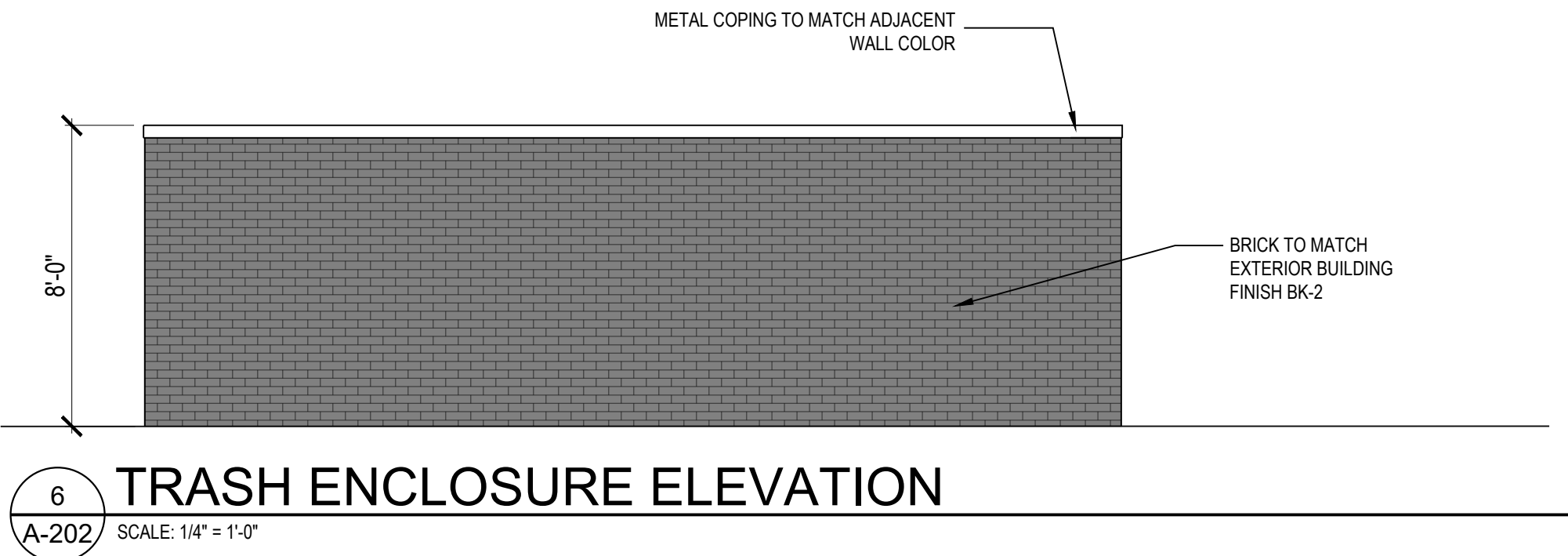
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EF 2	EIFS (BEACON REVEAL) COLOR: HOME 2 SUITES SIGNATURE GREEN BENJAMIN MOORE 398 "FLOWER POWER"
MT 1	METALS - CANOPY, ALUMINUM WINDOWS, EXTERIOR LOUVERS AND GRILLES - MATTE BLACK FINISH
GL 1	GLASS - GUARDIAN, SUN GUARD SN54, CRYSTAL GRAY - CLEAR

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- RECESSES/ PROJECTIONS
- OUTDOOR PATIOS
- ARTICULATED GROUND FLOOR LEVELS OR BASES
- ARTICULATED CORNICE LINE
- VARIED ROOF HEIGHTS



project
HOME 2 SUITES by Hilton
Rockwall, TX 75032

HOME
2
SUITES BY HILTON

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revisions

title
EXTERIOR ELEVATIONS

date 06/14/2024

sheet

A-202

WA# 19144.03 PRINTED: 9/10/2024 1:26 PM FILE: WIER-SURVEY.STB LAST SAVED: 9/10/2024 1:26 PM SAVER BY: RENEW FILE: ZONING-2.819ACRE-M&B-19144.03.DWG

BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

2.819 ACRE TRACT

BEING A TRACT OF LAND LOCATED IN THE ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF LOT 6, BLOCK B, FIT SPORT LIFE ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. 20220000003843, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC" IN THE SOUTH RIGHT-OF-WAY LINE OF FIT SPORT LIFE BOULEVARD (A 60' RIGHT-OF-WAY), SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID LOT 6 AND THE NORTHWEST CORNER OF LOT 5, BLOCK B OF SAID FIT SPORT LIFE ADDITION;

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

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

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

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

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

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

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



SURVEYOR PREPARING THIS EXHIBIT:

WIER & ASSOCIATES, INC.

2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700

Texas Firm Registration No. F-2776 www.WierAssociates.com

Texas Board of Professional Land Surveying Registration No. 10033900

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

ZONING CASE:

Our Guest



Business Transient

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

Average Length of Stay: 1+ Days

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



Sports / Leisure

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

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



Business Extended Stay

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

Average Length of Stay: 5+ Days

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



Vacations / Groups

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

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



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

Successful Adjacencies



Public Space | Dynamic



Public Space | Dynamic

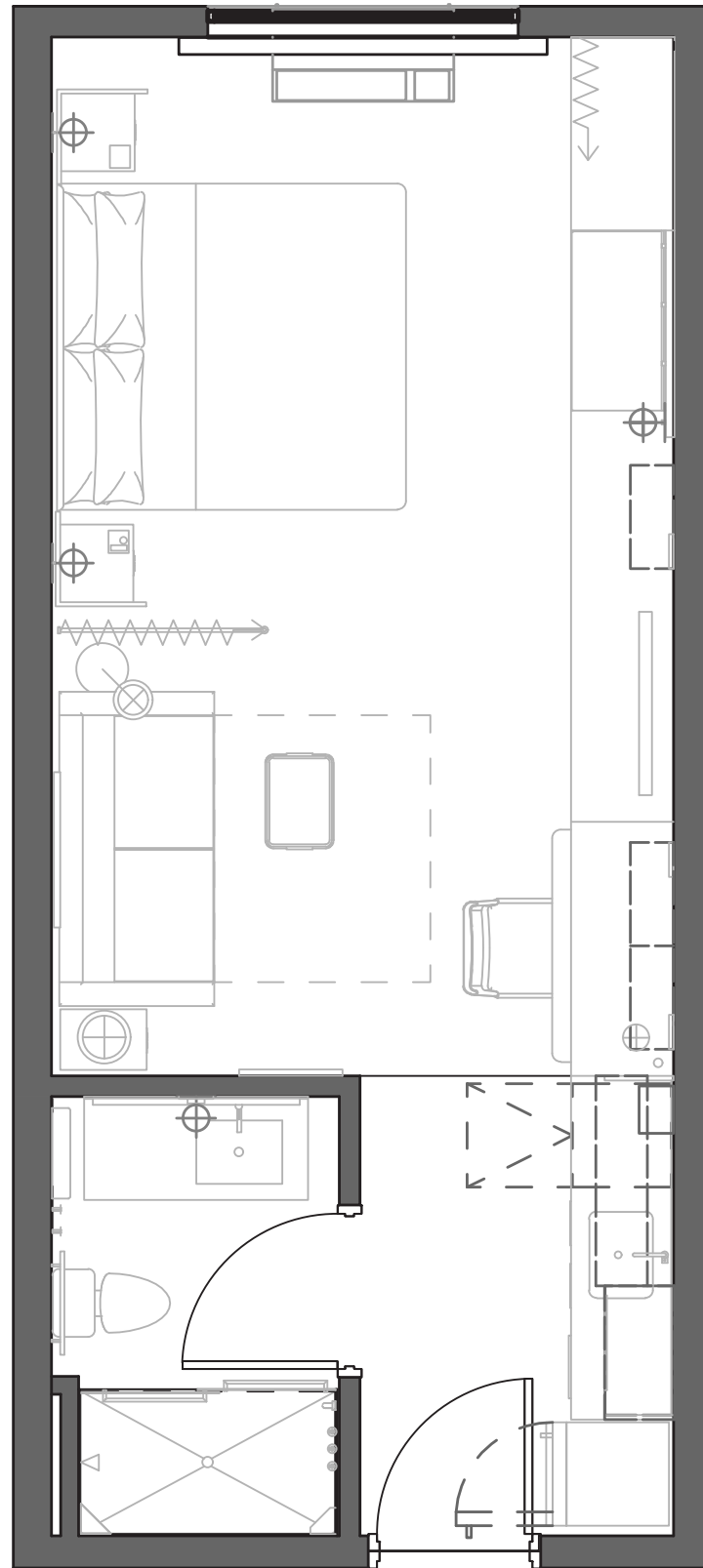


Public Space | Dynamic



Guestrooms | Vibrant

Studio Suite



The Studio Suite Defined

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

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

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

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

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

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



Guestrooms | Vibrant



Guestrooms | Vibrant



Guestrooms | Vibrant

Mr. Miller,

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

The Home2 Suites brand, a contemporary addition to Hilton's collection, has been carefully selected for its proven appeal to both guests and developers. Its design philosophy, emphasizing guest comfort and safety, aligns with the city's standards for temporary lodging. Notably, the Home2 Suites model is distinct from traditional extended-stay hotels, offering short-term lodging without incentives for long-term stays, thereby aligning more closely with the "Limited-Service Hotel" classification as per Article 13 of the Unified Development Code.

Our market research underscores a substantial demand for quality lodging in Rockwall, with Amerisports projecting an annual requirement of 10,000 to 28,000 room nights. The Home2 Suites hotel is strategically positioned to address this need, enhancing Rockwall's capacity to host visitors and support local economic development.

In addition to serving the weekend family and sports traffic generated by Amerisports tournaments, we anticipate that the Home2 Suites hotel will also cater to the business travel needs of the thriving Rockwall Technology Park and its neighboring companies to the south.

As the Rockwall Technology Park continues to expand and welcome new companies, we anticipate a growing demand for midweek business travel accommodations. The Home2 Suites hotel, with its proximity to the park and its suite of business-friendly amenities, is well-positioned to meet this demand, complementing the weekend family and sports traffic.

The proposed hotel will feature guest-friendly amenities such as a fitness center with Peloton bikes, daily complimentary breakfast, and a swimming pool, all of which are designed to serve the families and sports teams that frequent our city. The hotel's operational model, with an average stay of only 2.7 nights, is tailored to the short term nature of our guests' visits, further distinguishing it from the "Residence Hotel" category.

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

In light of the above, we respectfully request the City of Rockwall's Planning and Zoning Department's favorable consideration of our SUP application for the Home2 Suites by Hilton hotel. We are enthusiastic about the potential of this project to contribute positively to the Rockwall community and are available to provide any further information or engage in discussions at your convenience.

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

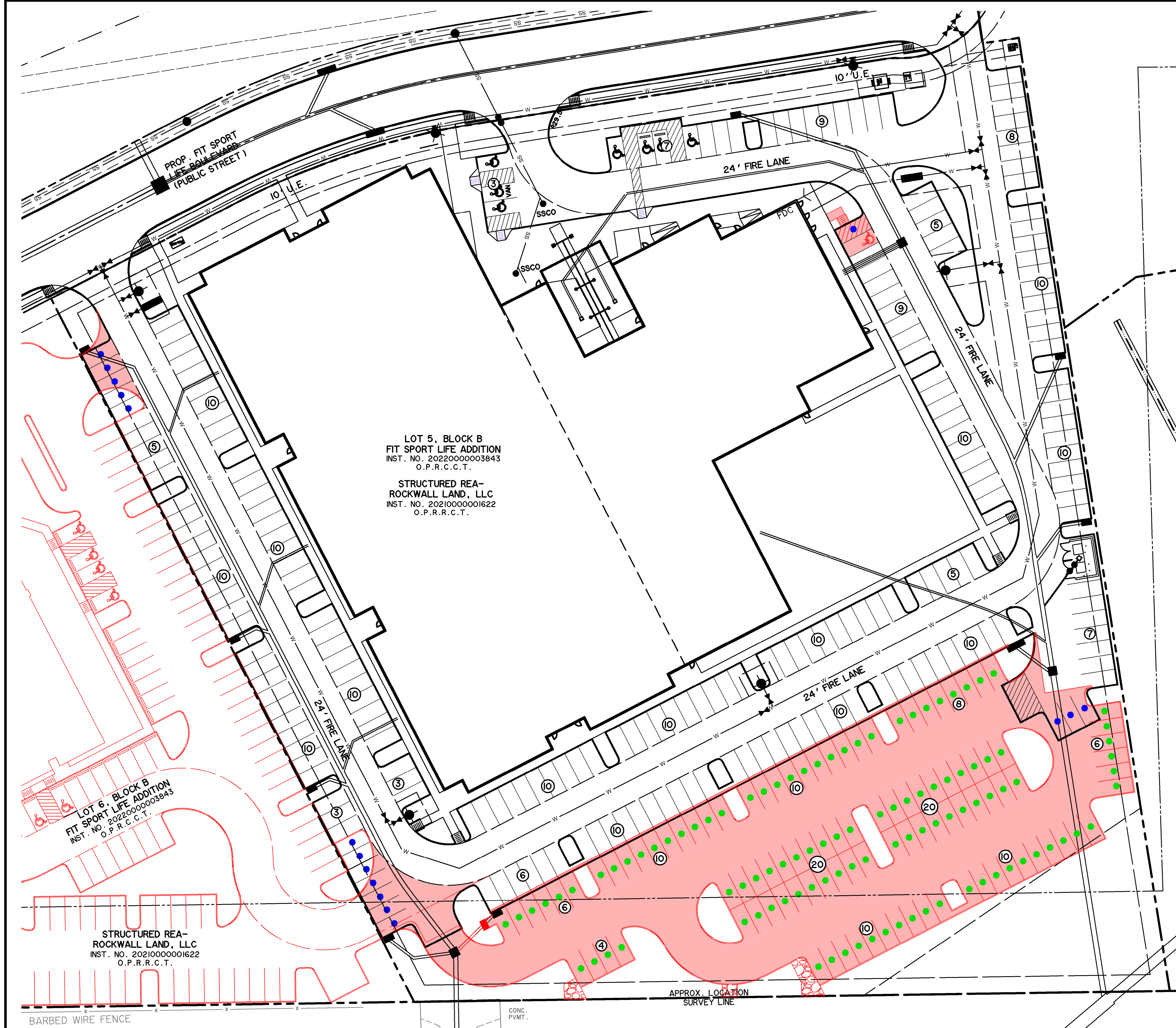
Sincerely,



Conor Keilty
Principal
Structured Real Estate



Penn Collins
President and CEO
Gatehouse Capital



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

WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
 2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 467-1700
 Texas Firm Registration No. F-2776 www.WierAssociates.com

PARKING COUNT EXHIBIT

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

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ER & ASSOCIATES, INC.
LAST SHEET EDIT
DATE 9/10/2024
WA# 19144.03

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

SPECIFIC USE PERMIT NO. S-3XX

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

WHEREAS, the City has received a request from Renee Ward, PE of Weir & Associates, Inc. on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a Specific Use Permit (SUP) for a *Residence Hotel* on a 2.819-acre portion of a larger 4.767-acre parcel of land identified as Lot 6, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located east of the intersection of FM-549 and Fit Sport Life Boulevard, and being more specifically described and depicted in *Exhibits 'A' and 'B'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

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

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

2.1. OPERATIONAL CONDITIONS

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

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

2.2. COMPLIANCE

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

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

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

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

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

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

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

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

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

ATTEST:

Trace Johannesen, *Mayor*

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: November 18, 2024

2nd Reading: December 2, 2024

Exhibit 'A'
Legal Description

BEING a tract of land located in the Robert Boyd Irvine Survey, Abstract No. 120, Rockwall County, Texas, being a portion of Lot 6, Block B, Fit Sport Life Addition, an addition to the City of Rockwall, Rockwall County, Texas according to the plat recorded in Instrument No. 2022000003843, official public records, Rockwall County, Texas (O.P.R.C.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod with cap stamped "Wier & Assoc Inc", in the south right-of-way line of Fit Sport Life Boulevard (a 60' right-of-way), said iron rod being the northeast corner of said Lot 6 and the northwest corner of Lot 5, Block B of said Fit Sport Life Addition;

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

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

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

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

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

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

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

Exhibit 'B'
Concept Plan

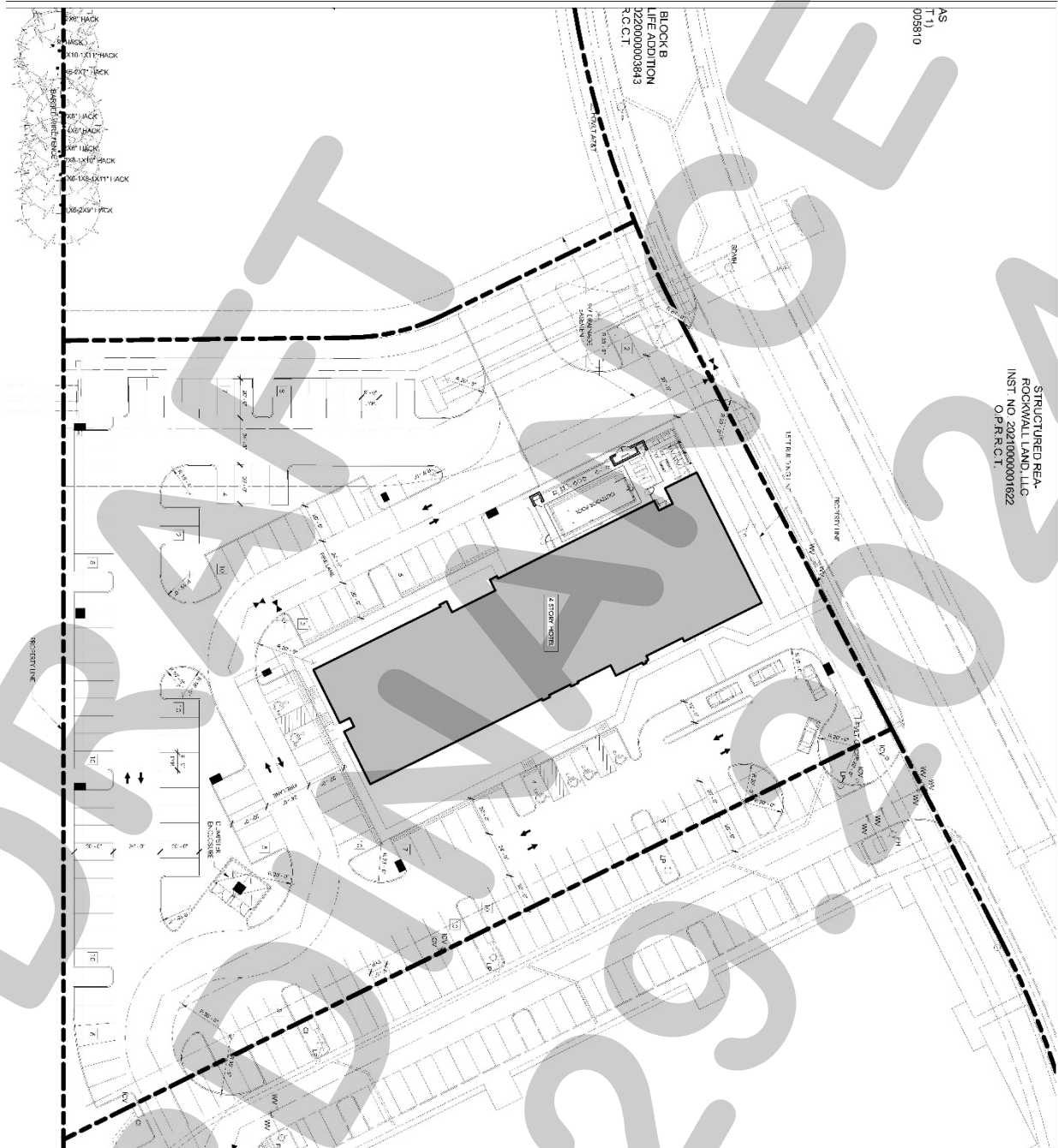
[illegible]

Exhibit 'C':
Building Elevations

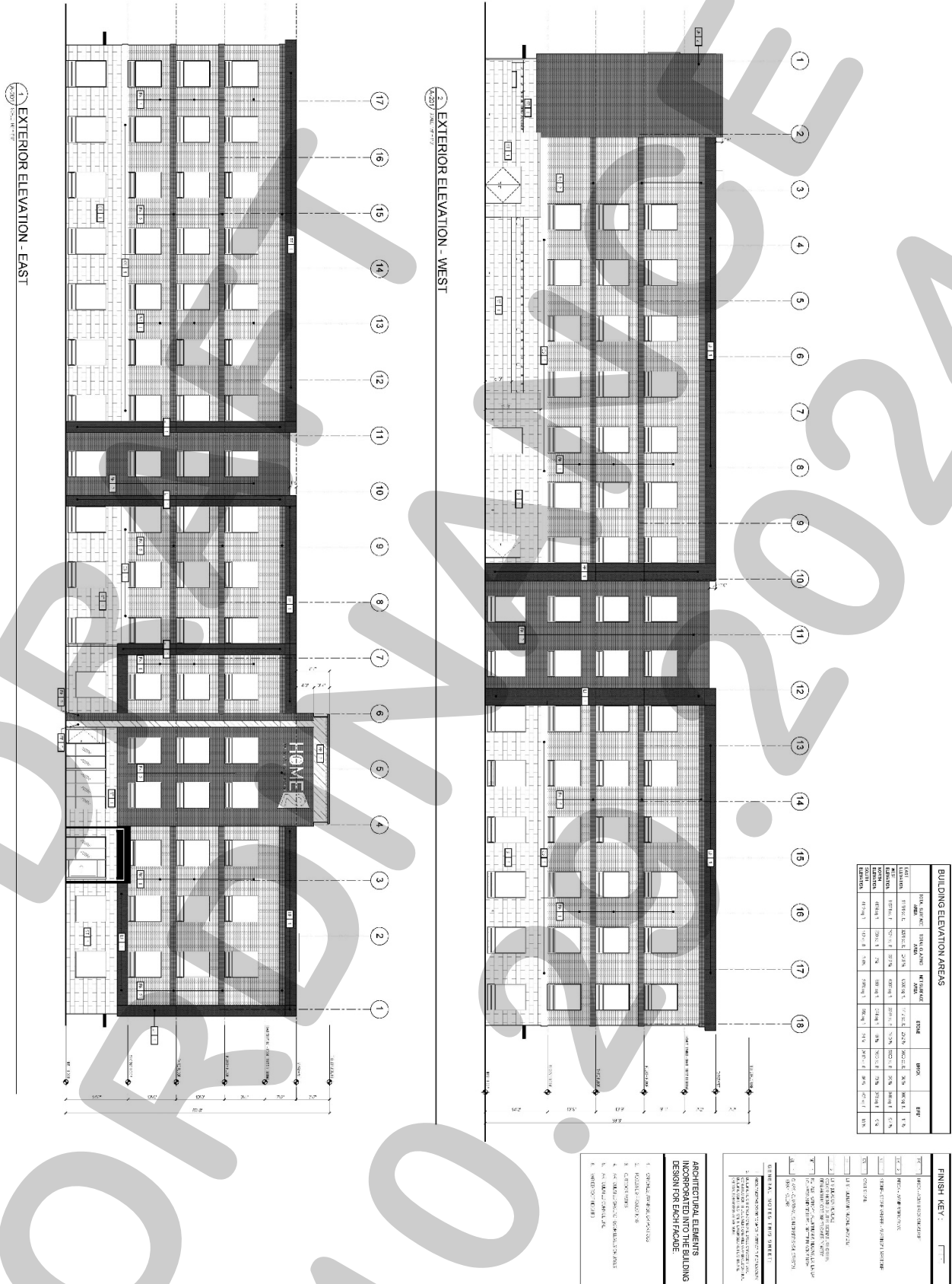
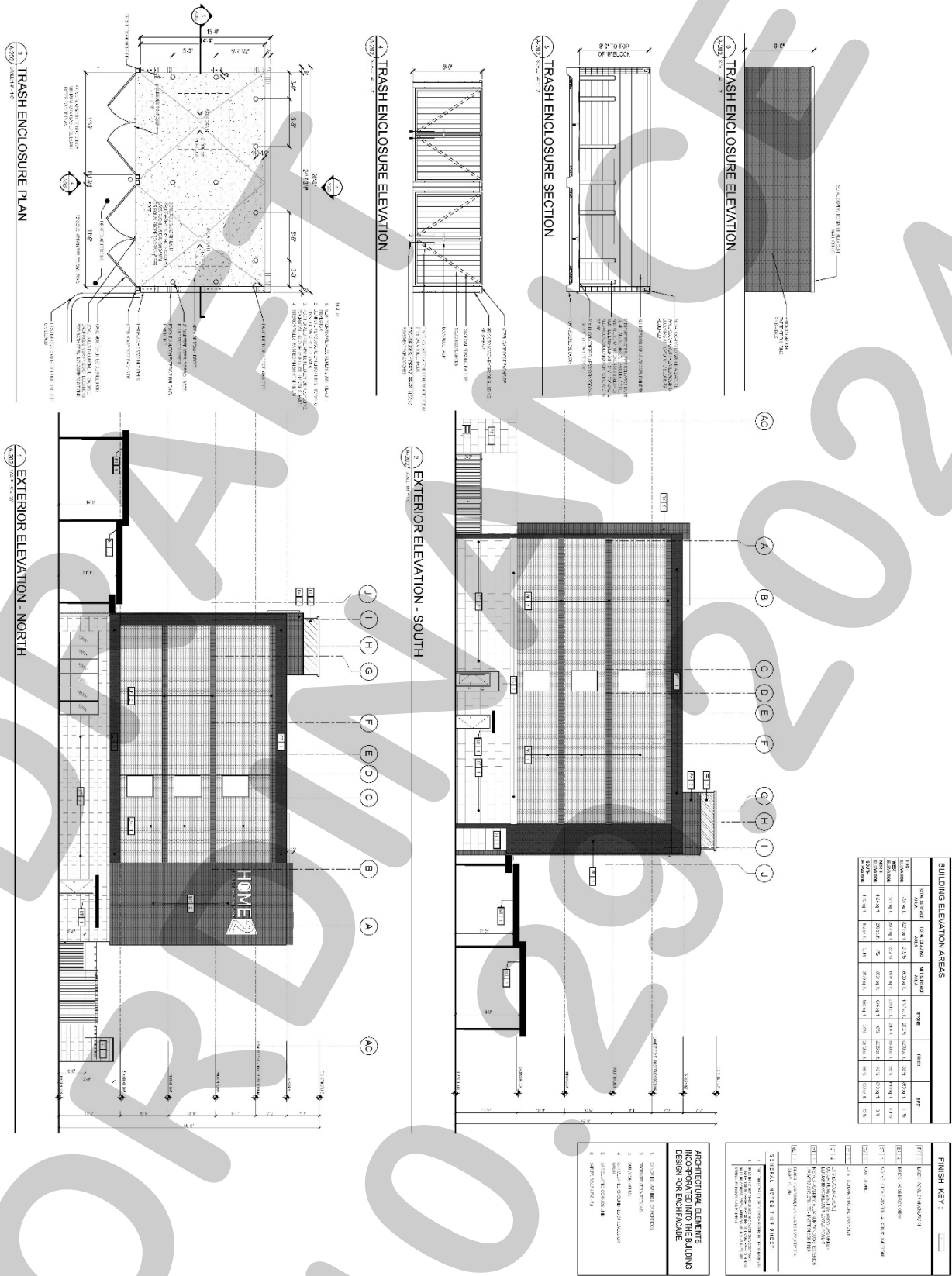


Exhibit 'C':
Building Elevations





CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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

SUMMARY

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

BACKGROUND

The subject property was annexed by the City Council on July 21, 1997 by *Ordinance No. 97-14 [Case No. A1997-001]*. Based on the City's historical zoning maps, the subject property was zoned from an Agricultural (AG) District to a Commercial (C) District at some time between annexation and April 5, 2005. On May 17, 2021, the City Council approved a preliminary plat (*i.e. Case No. P2021-020*) showing the subject property as being a portion of a future 4.767-acre parcel of land identified as Lot 2, Block A, Fit Sport Life Addition. Following this approval, on August 2, 2021, the City Council approved a final plat (*i.e. Case No. P2021-043*) establishing the subject property as a portion of Lot 2, Block B, Fit Sport Life Addition. The subject property was replatted (*i.e. Case No. P2021-061*) as a portion of Lot 6, Block B, Fit Sport Life Addition by the City Council on December 6, 2021. The subject property has remained vacant since its annexation into the City of Rockwall. On June 17, 2024, the City Council denied a Specific Use Permit (SUP) for a *Residence Hotel* [*Case No. Z2024-023*] without prejudice to allow the applicant to resubmit the request after the developer increased the parking area on the Amerisports property. On October 7, 2024, a building permit [*Case No. COM2024-4701*] was approved allowing an additional 101 parking spaces on the Amerisports property. This parking lot is currently under construction.

PURPOSE

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

ADJACENT LAND USES AND ACCESS

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

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

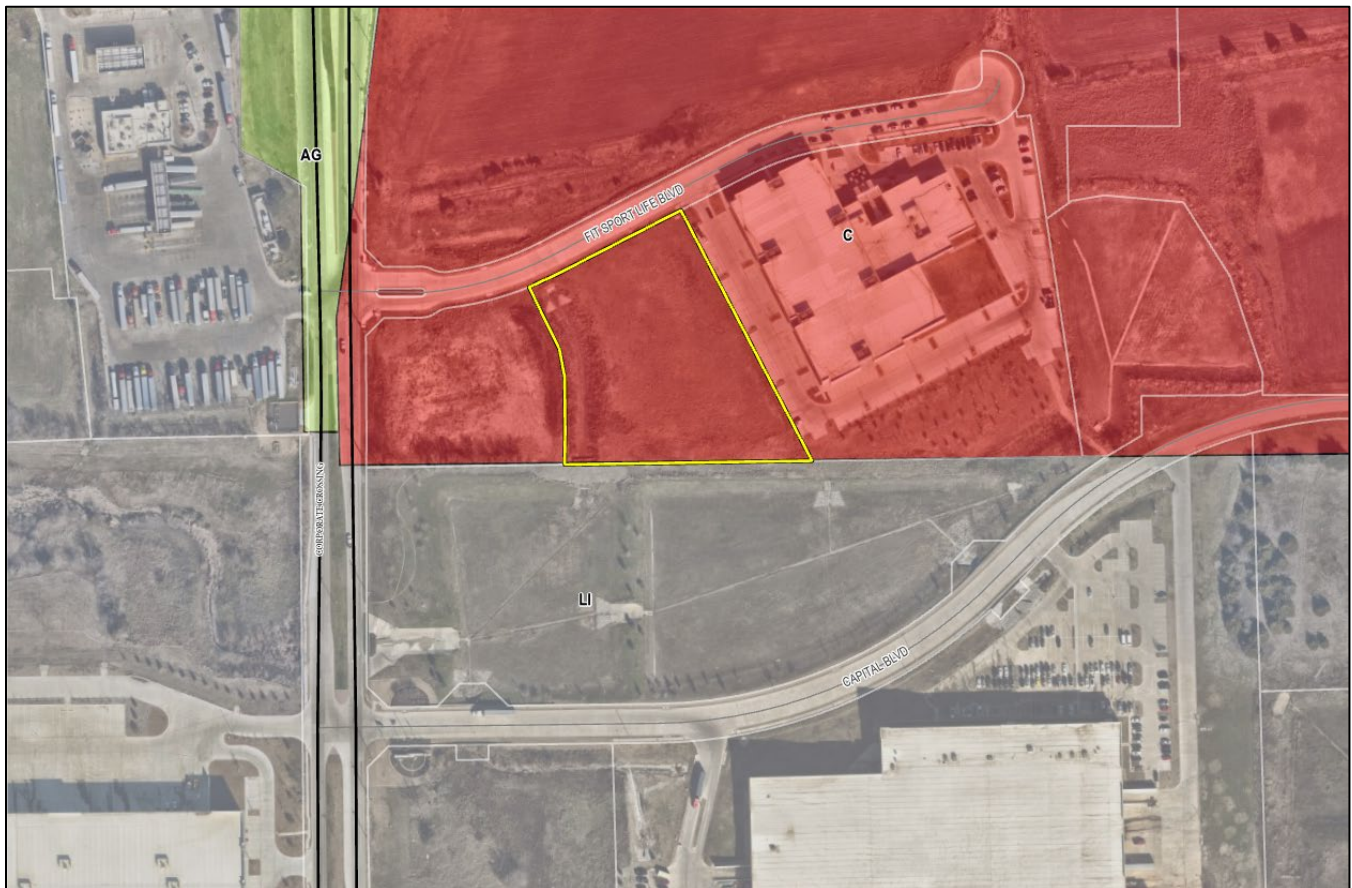
South: Directly south of the subject property is a vacant tract of land identified as Lot 1, Block B, Rockwall Technology Park, Phase IV Addition. This land is zoned Light Industrial (LI) District, is owned by the Rockwall Economic Development Corporation (REDC), and currently serves as the regional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

Rockwall Technology Park. Continuing south, and adjacent to this tract of land, is Capital Boulevard, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) large industrial facilities (*i.e. Pratt Industries and Lollicup*), which are zoned Light Industrial (LI) District. Beyond this is Discovery Boulevard, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

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

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

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

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

CONFORMANCE WITH THE CITY'S CODES

CITY OF ROCKWALL

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

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

TOTAL: 125 Parking Spaces

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

OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

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

STAFF ANALYSIS

The concept plan provided by the applicant generally meets the requirements of the Unified Development Code (UDC) with the exception of the proposed height. Staff should note that the adjacent property (*i.e. the Golf Driving Range and Entertainment Venue northeast of the subject property [Texas Wedge]*) was granted an increased height of 120-feet for their proposed golf netting. In addition, the applicant's request appears to conform to the OURHometown Vision 2040 Comprehensive Plan. Staff should point out that the applicant will be subject to the building and landscape requirements outlined in the *General Overlay District Standards* and Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) at the time of site plan approval. The applicant will also be required to provide building elevations at the time of site plan to allow the Architectural Review Board (ARB) and the Planning and Zoning Commission to make recommendations and approvals related to the design of the building. With this being said, a request for a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On April 24, 2024, staff mailed 10 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowner's Associations (HOA's)/Neighborhood Associations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff has not received any responses in favor or opposition of the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) for a *Residence Hotel* on the subject property, then staff would propose the following conditions of approval:

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



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS Fit Sport Life Blvd.

SUBDIVISION Fit Sport Life Addition

LOT 6 BLOCK B

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

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial - C

CURRENT USE Vacant

PROPOSED ZONING Commercial - C with SUP

PROPOSED USE Hotel

ACREAGE 2.82 acres

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

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

☐ OWNER Structured REA-Rockwall Land LLC ☒ APPLICANT Wier & Associates, Inc.

CONTACT PERSON Conor Keilty, AIA

CONTACT PERSON Renee Ward, P.E.

ADDRESS 3104 E. Camelback Road, Ste. 2387

ADDRESS 2201 E. Lamar Blvd, Ste 200E

CITY, STATE & ZIP Phoenix, Arizona 85016

CITY, STATE & ZIP Arlington, Texas 76006

PHONE (480) 856-8808

PHONE (817) 467-7700

E-MAIL conork@structuredrea.com

E-MAIL ReneeW@wierassociates.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 242.30 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE FIFTH DAY OF SEPTEMBER, 2024 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

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

OWNER'S SIGNATURE

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

New Jersey

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

MY COMMISSION EXPIRES 04/03/2026

0 37.5 75 150 225 300 Feet

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

FT SPORT LIFE BLVD

C

LI

Case Location Map = 



City of Rockwall

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

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

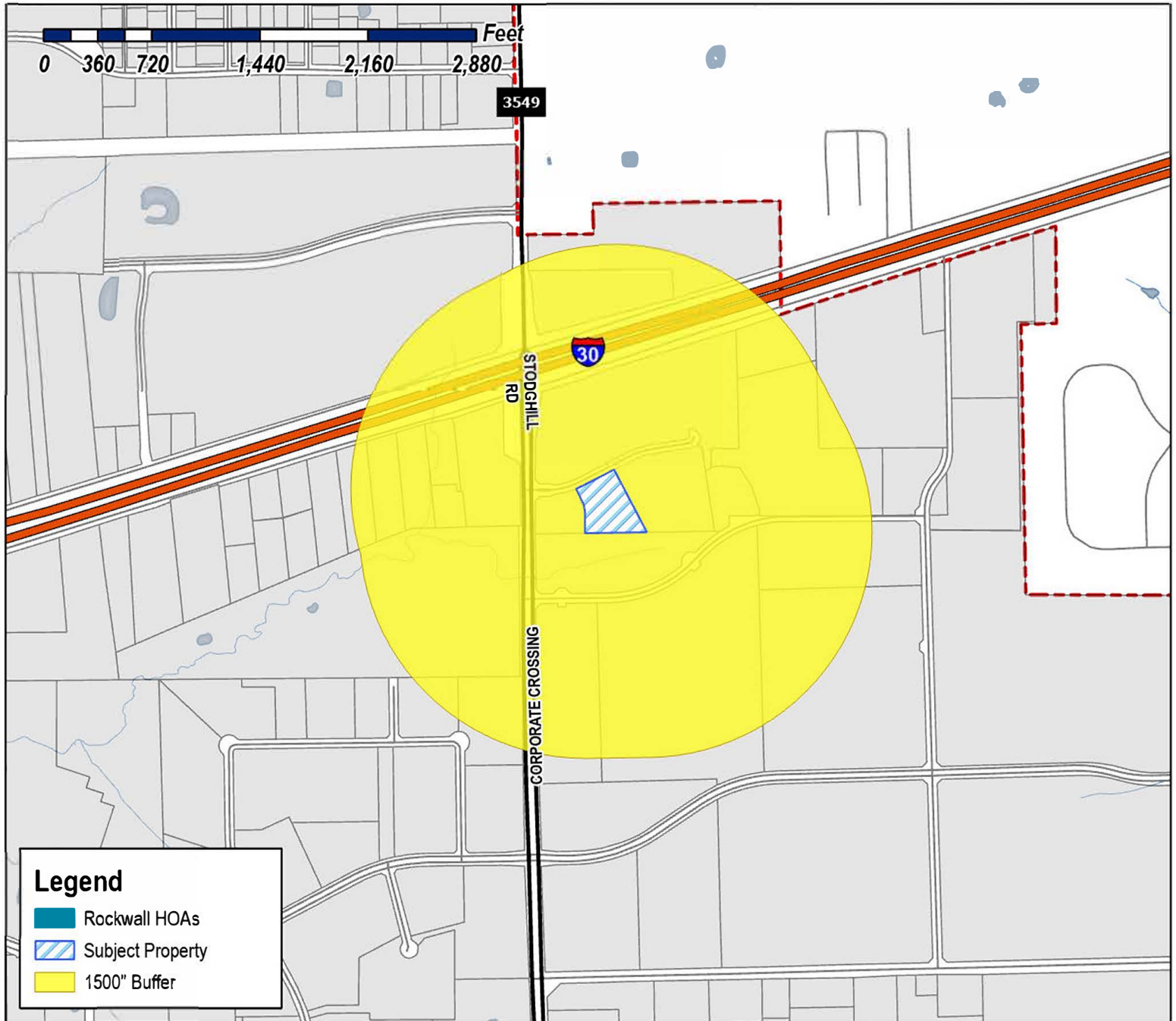
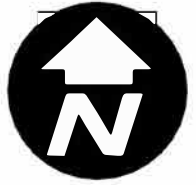




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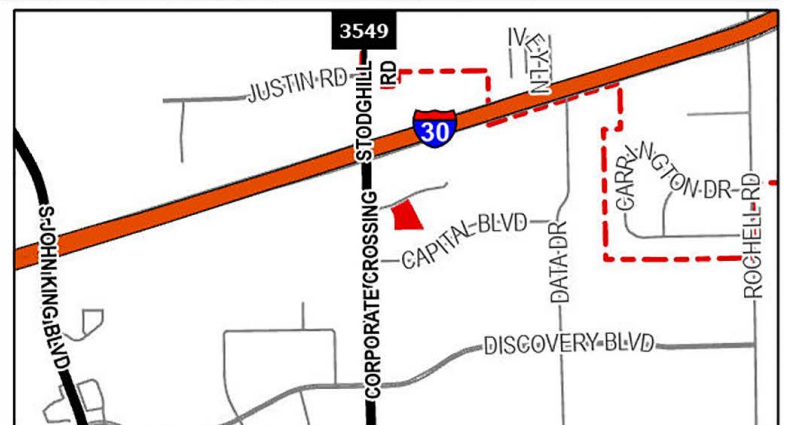
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Case Number: Z2024-049
Case Name: SUP for a Residence Hotel
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: East of Intersection of I-30 and Corporate Crossing

Date Saved: 10/18/2024

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





City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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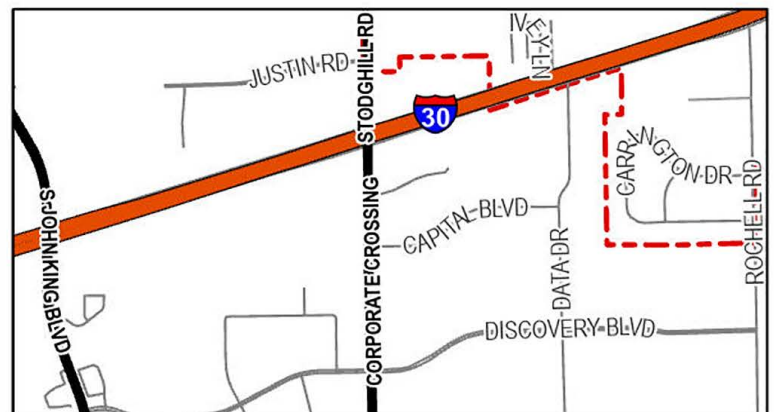
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Case Number: Z2024-049
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Case Address: East of Intersection of IH-30 and Corporate Crossing

Date Saved: 10/18/2024

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



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

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

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

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

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

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

RESIDENT
1990 E I30
ROCKWALL, TX 75032

RESIDENT
1515 CORPORATE CROSSING
ROCKWALL, TX 75032

RESIDENT
3201 CAPITAL BLVD
ROCKWALL, TX 75032

RESIDENT
3101 FIT SPORT LIFE BLVD
ROCKWALL, TX 75032

PUBLIC NOTICE



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

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

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

Z2024-049: Specific Use Permit for a Residence Hotel

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

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

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

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

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

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

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

--- PLEASE RETURN THE BELOW FORM ---

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

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

[PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE](#)

AS
T 1)
005810

FOVLT AT&T

6'x2' BOX
5'x2' BOX

PROPERTY LINE —

DETENTION POND

01 CONCEPTUAL SITE PLAN

SCALE: 1" = 20'-0"

NORTH

A circular compass rose with a vertical line and a horizontal line intersecting at the center. The top half of the vertical line is shaded black, and the right half of the horizontal line is shaded black. The word "NORTH" is written above the circle.

PARKING DATA

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

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

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

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

11.04.2024

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SUP Z2024-049

revisions

title
CONCEPT SITE PLAN

date 05.16.2024
sheet

A1.01

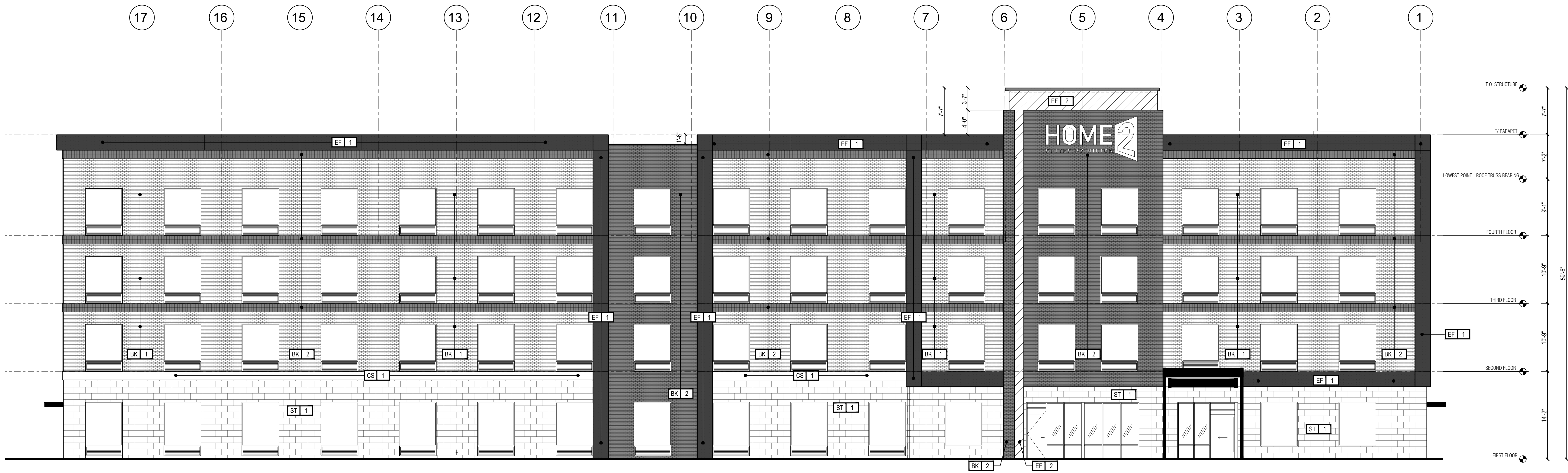
BUILDING ELEVATION AREAS									
	TOTAL SURFACE AREA	TOTAL GLAZING AREA	NET SURFACE AREA	STONE		BRICK		EIFS*	
EAST ELEVATION	11791 sq. ft.	3291 sq. ft.	27.9 %	1717 sq. ft.	20.2 %	5800 sq. ft.	68 %	980 sq. ft.	11 %
WEST ELEVATION	11571 sq. ft.	2574 sq. ft.	22.2 %	8997 sq. ft.	24.9 %	5900 sq. ft.	65 %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

FINISH KEY :	
BK 1	BRICK - ACME BRICK SNOWDRIFT
BK 2	BRICK - ACME BRICK ONYX
ST 1	STONE - STONE VENEER - AUSTIN 6" LIMESTONE
CS 1	CAST STONE
EF 1	EIFS - BENJAMIN MOORE GRAY 2121
EF 2	EIFS (BEACON REVEAL) COLOR: HOME 2 SUITES SIGNATURE GREEN BENJAMIN MOORE 398 TOWER POWER
MT 1	METALS - CANOPY, ALUMINUM WINDOWS, EXTERIOR LOUVERS AND GRILLES - MATTE BLACK FINISH
GL 1	GLASS - GUARDIAN, SUN GUARD SWS4, CRYSTAL GRAY - CLEAR
GENERAL NOTES THIS SHEET:	
1. GROUT/MORTAR COLOR TO MATCH EXTERIOR TILE OR MASONRY.	
2. BUILDING HEIGHT DIMENSIONS ARE BASED ON WOOD FRAME CONSTRUCTION. THESE DIMENSIONS WILL VARY BASED ON FINAL BUILDING CONSTRUCTION. INTERIOR CEILING HEIGHTS ARE CRITICAL TO MAINTAIN AS MINIMUMS.	

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



2
A-201
EXTERIOR ELEVATION - WEST
SCALE: 1/8" = 1'-0"



1
A-201
EXTERIOR ELEVATION - EAST
SCALE: 1/8" = 1'-0"

project
HOME 2 SUITES by Hilton
Rockwall, TX 75032



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SUP Z2024-049

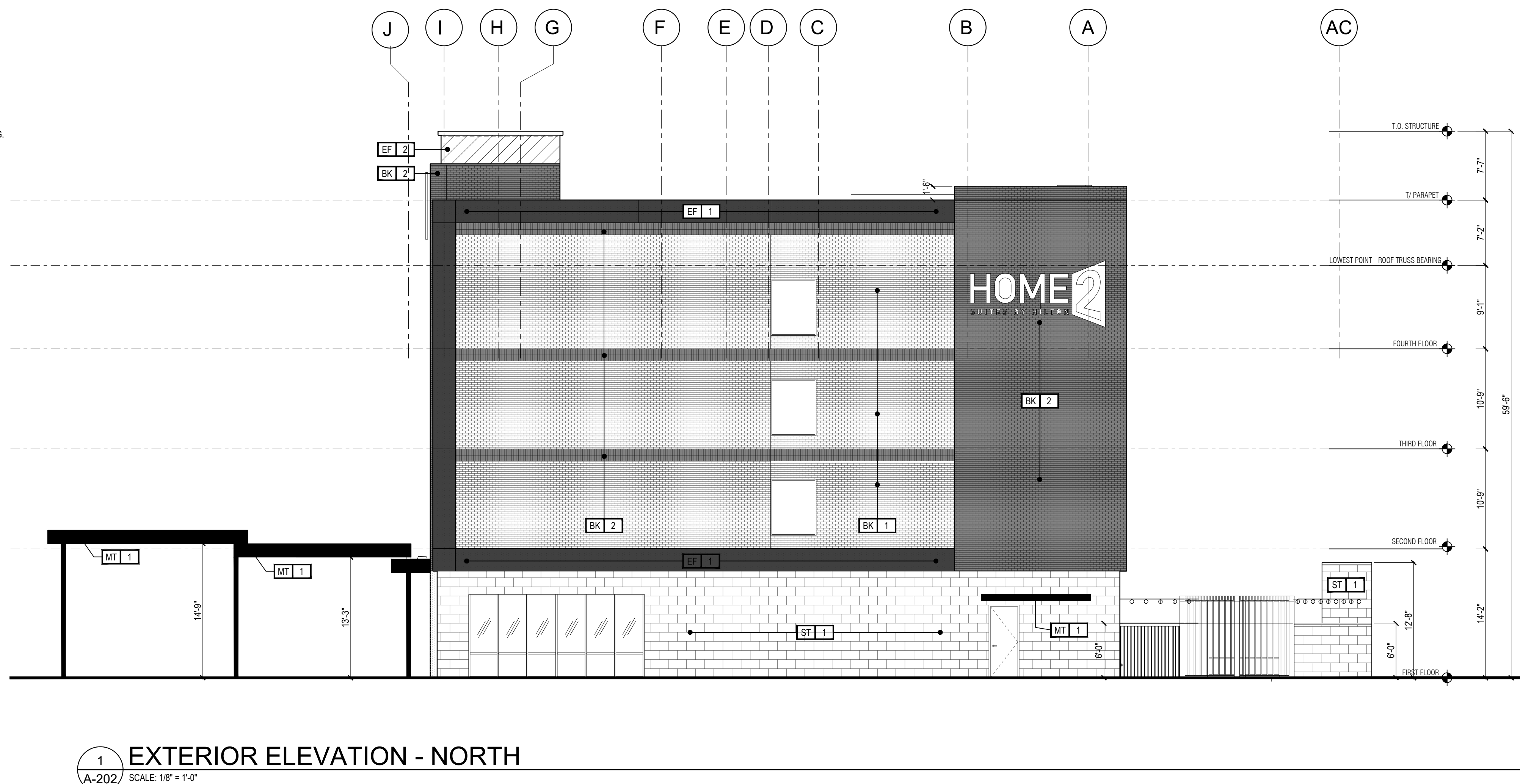
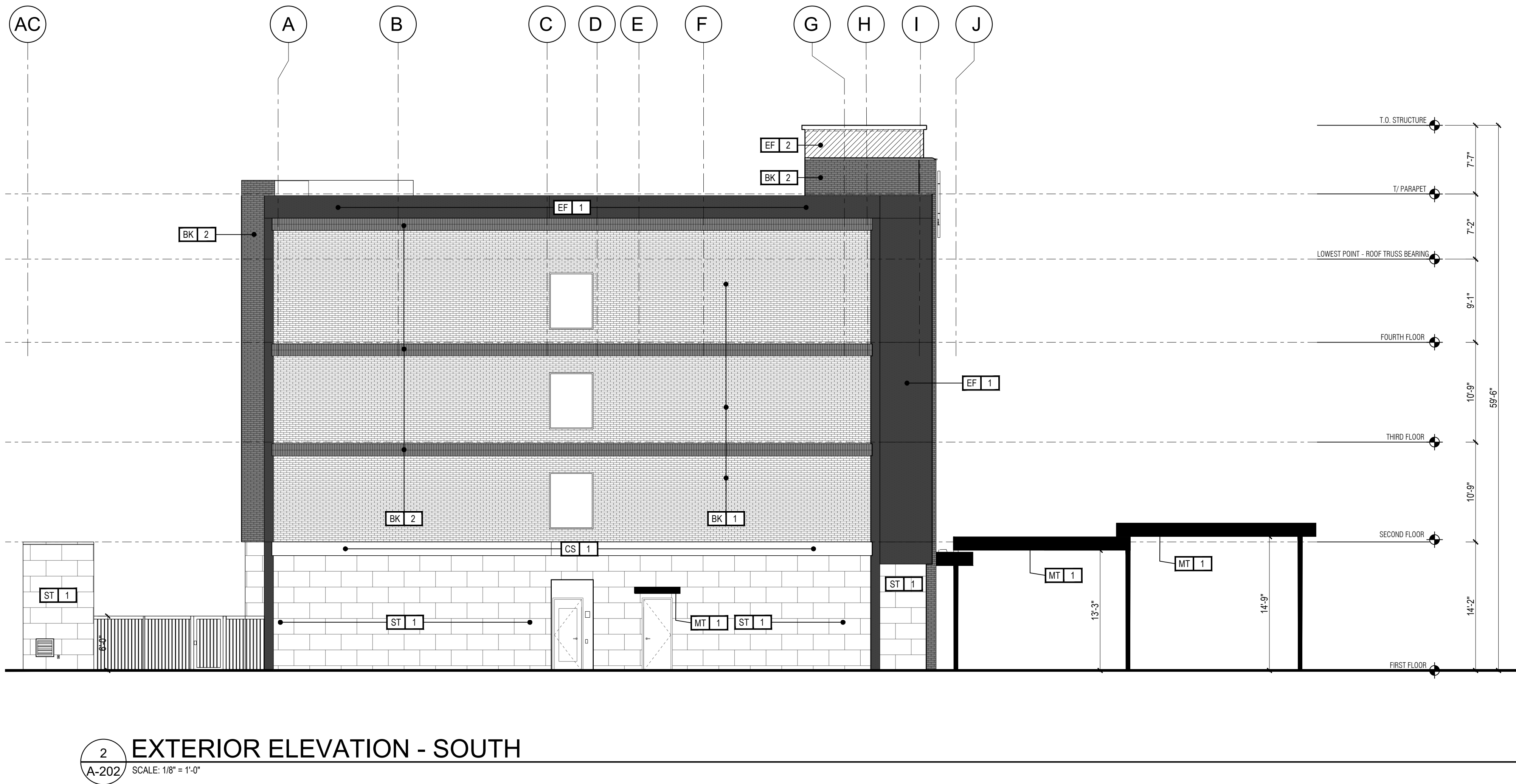
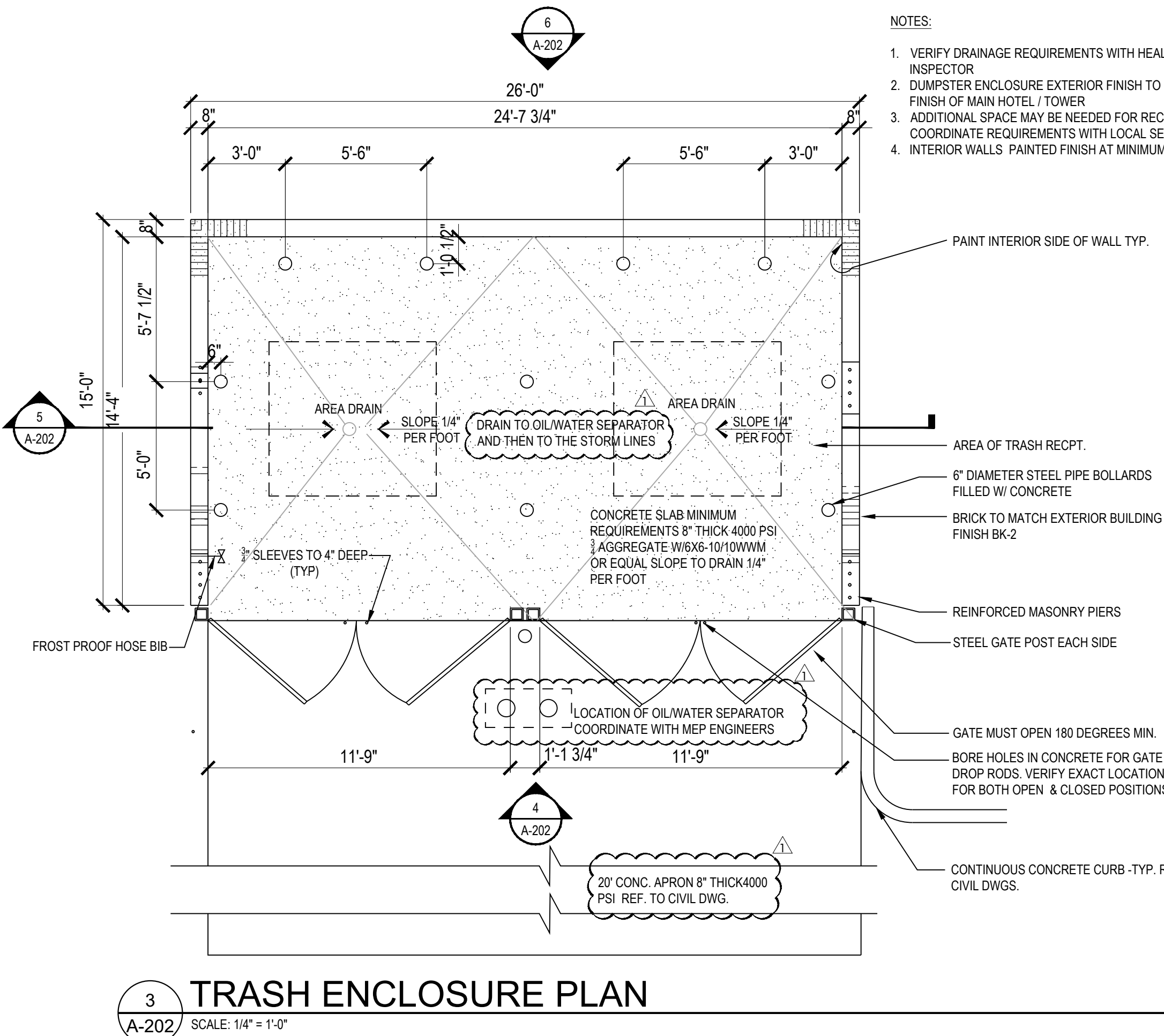
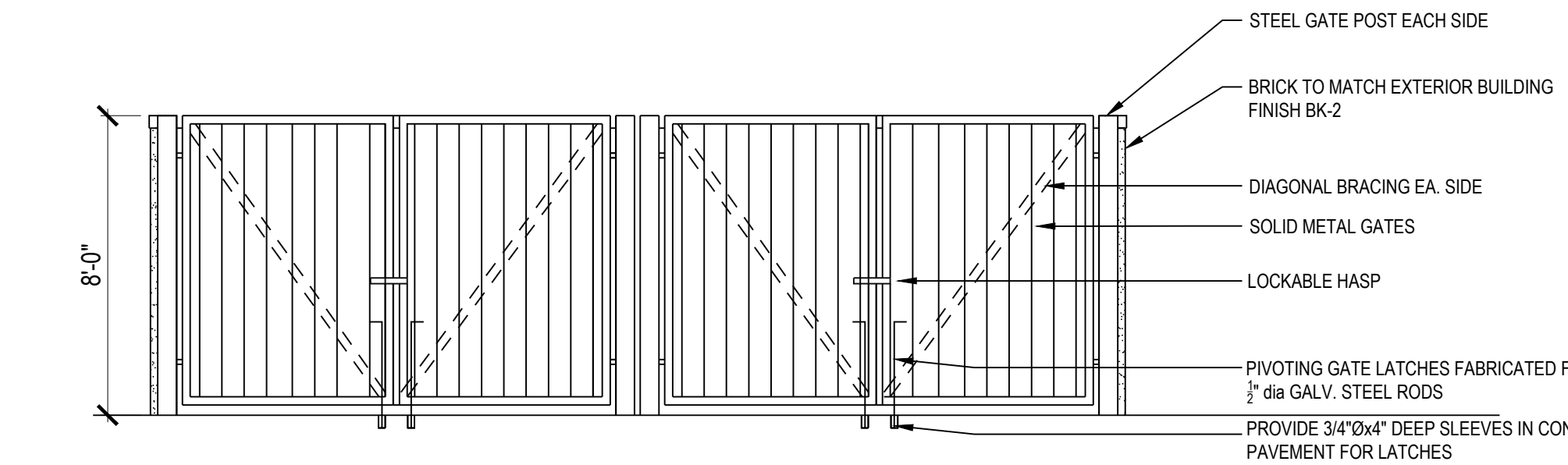
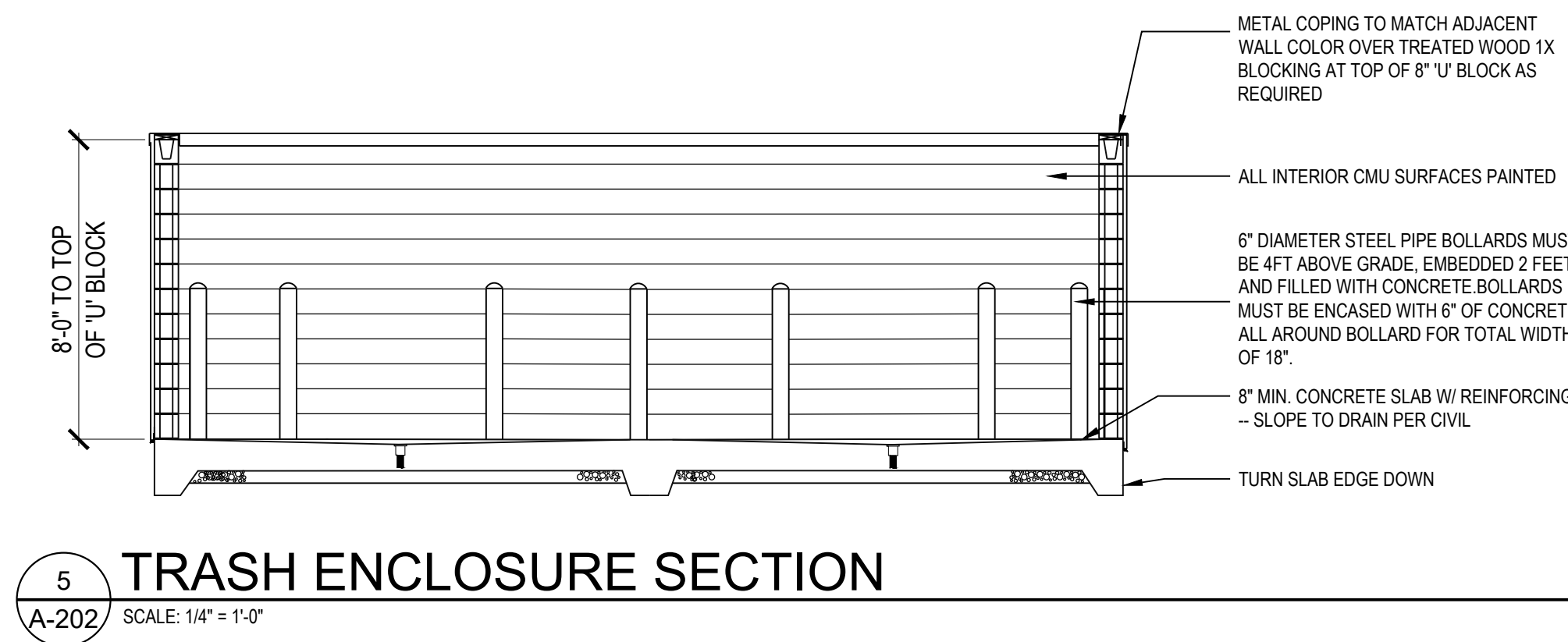
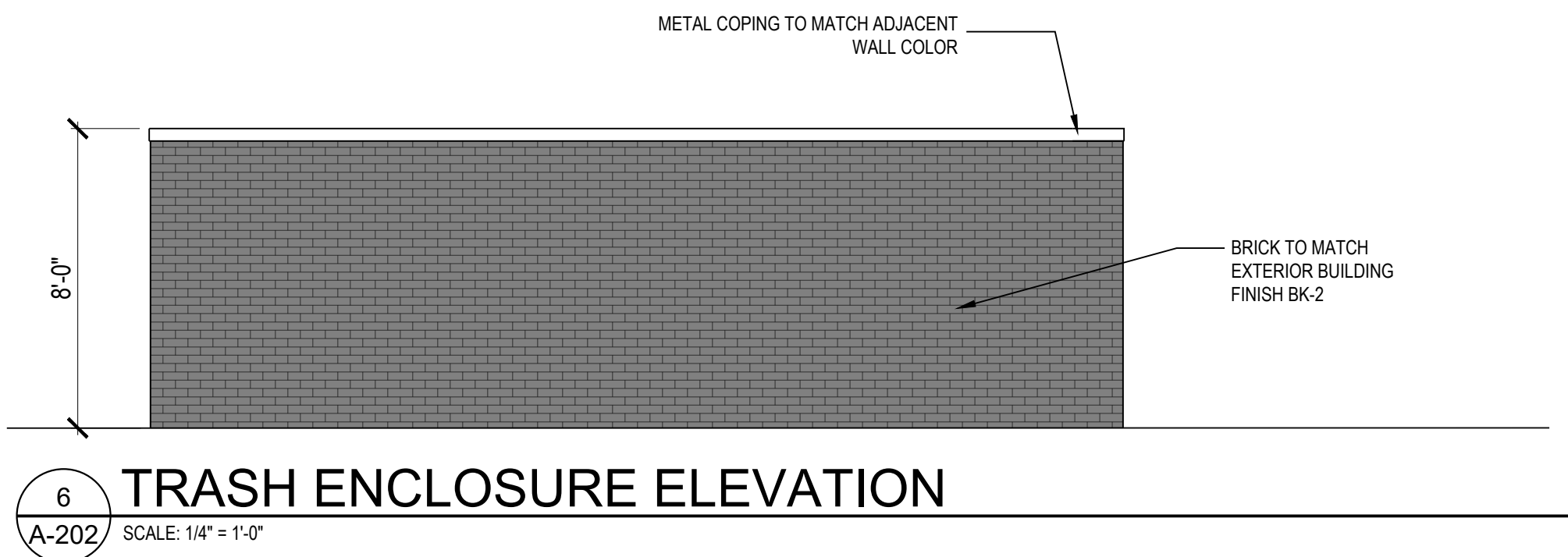
revisions

title
EXTERIOR ELEVATIONS

date 06/14/2024

sheet

A-201



BUILDING ELEVATION AREAS									
	TOTAL SURFACE AREA	TOTAL GLAZING AREA	NET SURFACE AREA	STONE	BRICK	EIFS*			
EAST ELEVATION	11791 sq. ft.	3291 sq. ft.	27.9 %	8500 sq. ft.	1717 sq. ft.	20.2 %	5800 sq. ft.	68 %	980 sq. ft.
WEST ELEVATION	11571 sq. ft.	2574 sq. ft.	22.2 %	8997 sq. ft.	2248 sq. ft.	24.9 %	5900 sq. ft.	65 %	848 sq. ft.
NORTH ELEVATION	4124 sq. ft.	293 sq. ft.	7%	3831 sq. ft.	674 sq. ft.	18 %	2826 sq. ft.	73 %	373 sq. ft.
SOUTH ELEVATION	4112 sq. ft.	142 sq. ft.	3.4%	3970 sq. ft.	950 sq. ft.	24 %	2812 sq. ft.	66 %	403 sq. ft.

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2.	RECESSES/ PROJECTIONS
3.	OUTDOOR PATIOS
4.	ARTICULATED GROUND FLOOR LEVELS OR BASES
5.	ARTICULATED CORNICE LINE
6.	VARIED ROOF HEIGHTS

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

BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

2.819 ACRE TRACT

BEING A TRACT OF LAND LOCATED IN THE ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF LOT 6, BLOCK B, FIT SPORT LIFE ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. 20220000003843, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC" IN THE SOUTH RIGHT-OF-WAY LINE OF FIT SPORT LIFE BOULEVARD (A 60' RIGHT-OF-WAY), SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID LOT 6 AND THE NORTHWEST CORNER OF LOT 5, BLOCK B OF SAID FIT SPORT LIFE ADDITION;

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

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

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

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

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

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

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



SURVEYOR PREPARING THIS EXHIBIT:

WIER & ASSOCIATES, INC.

2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006

5151 HEADQUARTERS DR., SUITE 115 PLANO, TEXAS 75024

Texas Firm Registration No. F-2776 www.WierAssociates.com (817) 467-7700
Texas Board of Professional Land Surveying Registration No. 10033900

2.819 ACRE TRACT

CITY OF ROCKWALL, COUNTY OF ROCKWALL, TEXAS

DRAWN BY: CV

APPROVED: ALS

SHEET NO. 1 OF 1

REV.

ZONING CASE: Z2024-049



Business
Transient

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

Average Length of Stay: 1+ Days

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



Sports /
Leisure

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

Average Length of Stay: 1+ Days

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



Business
Extended Stay

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

Average Length of Stay: 5+ Days

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



Vacations /
Groups

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

Average Length of Stay: 5+ Days

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



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

Successful Adjacencies



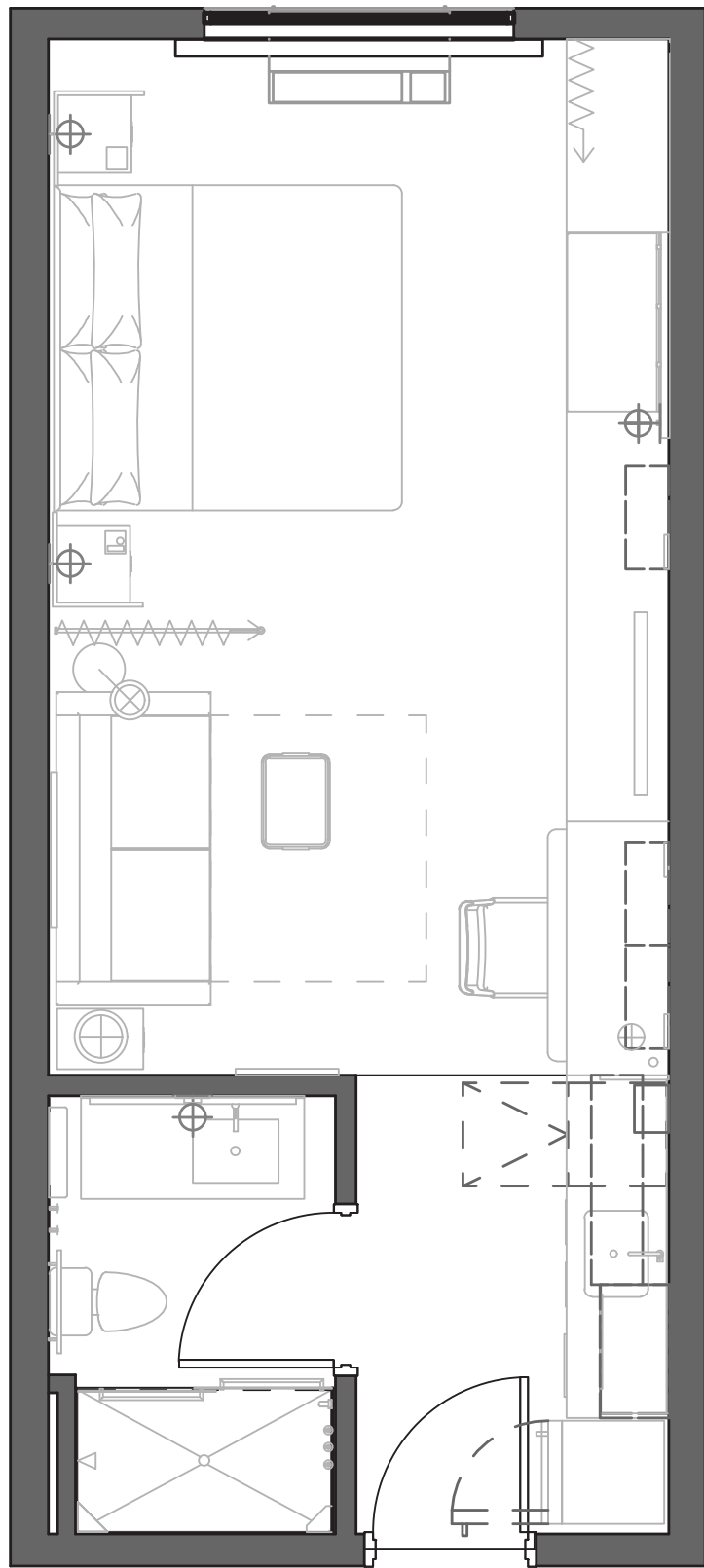
Public Space | Dynamic







Studio Suite



The Studio Suite Defined

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

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

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

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

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

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







Mr. Miller,

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

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

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

The property will offer comprehensive amenities including:

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

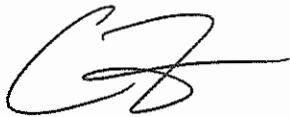
In addition to serving weekend family and sports traffic generated by Amerisports tournaments, Home2 Suites will cater to business travelers from the thriving Rockwall Technology Park and its neighboring companies.

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

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

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

Sincerely,

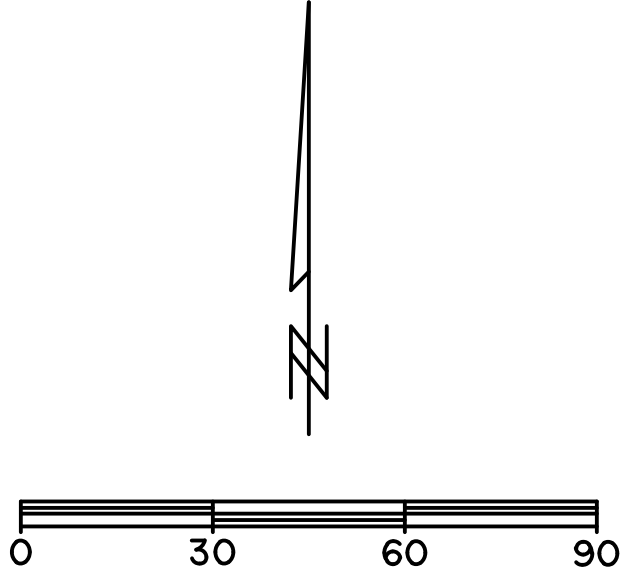
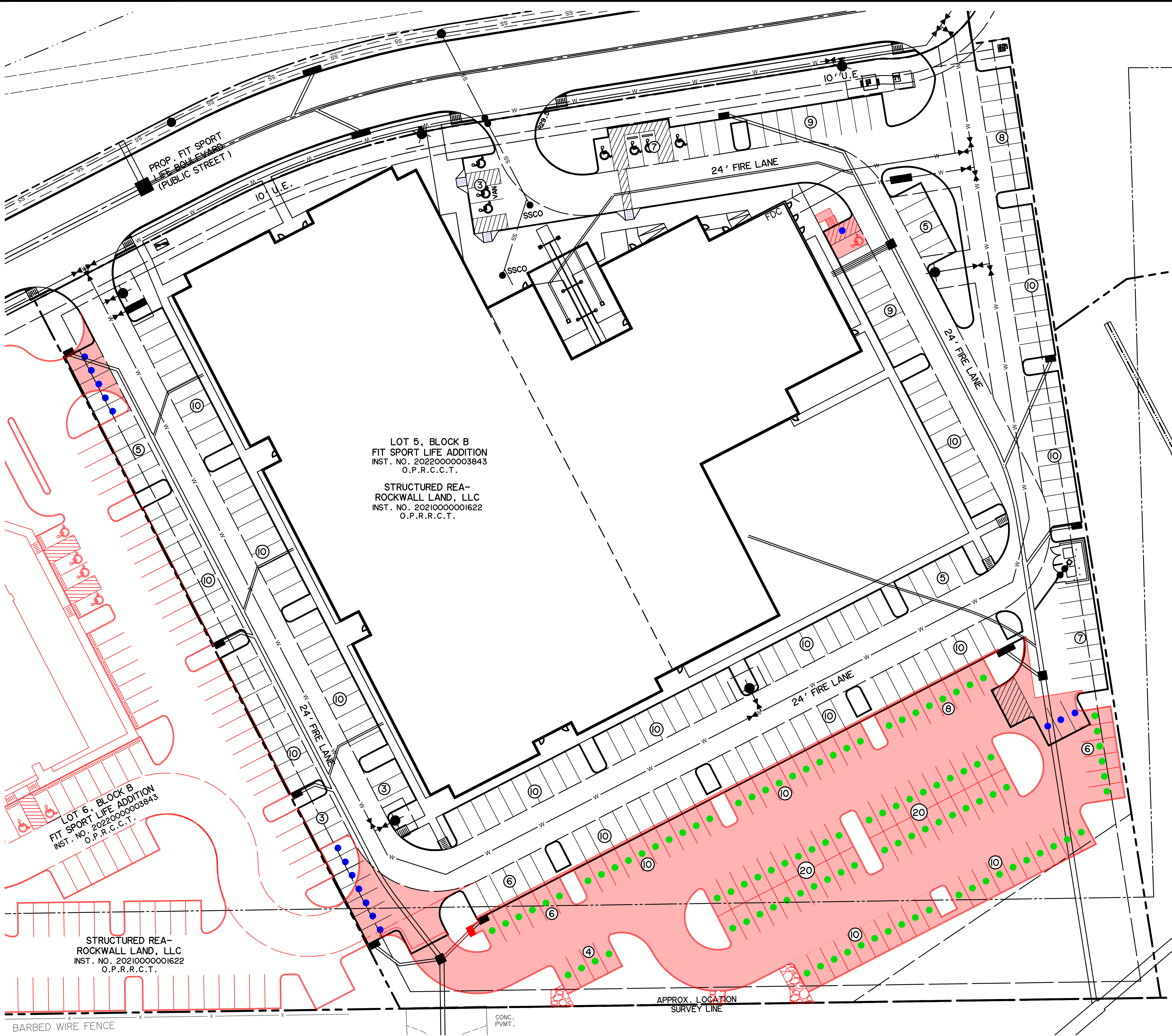
A handwritten signature in black ink, appearing to be 'CK' with a stylized flourish.

Conor Keilty
Principal
Structured Real Estate

A handwritten signature in black ink, appearing to be 'PC' with a stylized flourish.

Penn Collins
President and CEO
Gatehouse Capital

PRINTED: 11/5/2024 STB FILE: WIER-PAYING.STB LAST SAVED: 11/5/2024 9:15 AM SAVED BY: CRISTIANV FILE: PARKING COUNT EXHIBIT - 19144.03.DWG BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT



ZONING CASE NO. Z2024-049

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

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

PREPARED BY:

WIER & ASSOCIATES, INC.

ENGINEERS SURVEYORS LAND PLANNERS

2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76010 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com

PARKING COUNT EXHIBIT

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

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WIER & ASSOCIATES, INC.
LAST SHEET EDIT
DATE 11/5/2024
W/A# 19144.03

SHEET NO.
1

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

SPECIFIC USE PERMIT NO. S-3XX

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

WHEREAS, the City has received a request from Renee Ward, PE of Weir & Associates, Inc. on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a Specific Use Permit (SUP) for a *Residence Hotel* on a 2.819-acre portion of a larger 4.767-acre parcel of land identified as Lot 6, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located east of the intersection of FM-549 and Fit Sport Life Boulevard, and being more specifically described and depicted in *Exhibits 'A' and 'B'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

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

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

2.1. OPERATIONAL CONDITIONS

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

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

2.2. COMPLIANCE

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

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

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

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

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

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

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

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

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

ATTEST:

Trace Johannesen, *Mayor*

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: November 18, 2024

2nd Reading: December 2, 2024

Exhibit 'A'
Legal Description

BEING a tract of land located in the Robert Boyd Irvine Survey, Abstract No. 120, Rockwall County, Texas, being a portion of Lot 6, Block B, Fit Sport Life Addition, an addition to the City of Rockwall, Rockwall County, Texas according to the plat recorded in Instrument No. 2022000003843, official public records, Rockwall County, Texas (O.P.R.C.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod with cap stamped "Wier & Assoc Inc", in the south right-of-way line of Fit Sport Life Boulevard (a 60' right-of-way), said iron rod being the northeast corner of said Lot 6 and the northwest corner of Lot 5, Block B of said Fit Sport Life Addition;

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

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

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

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

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

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

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

Exhibit 'B'
Concept Plan

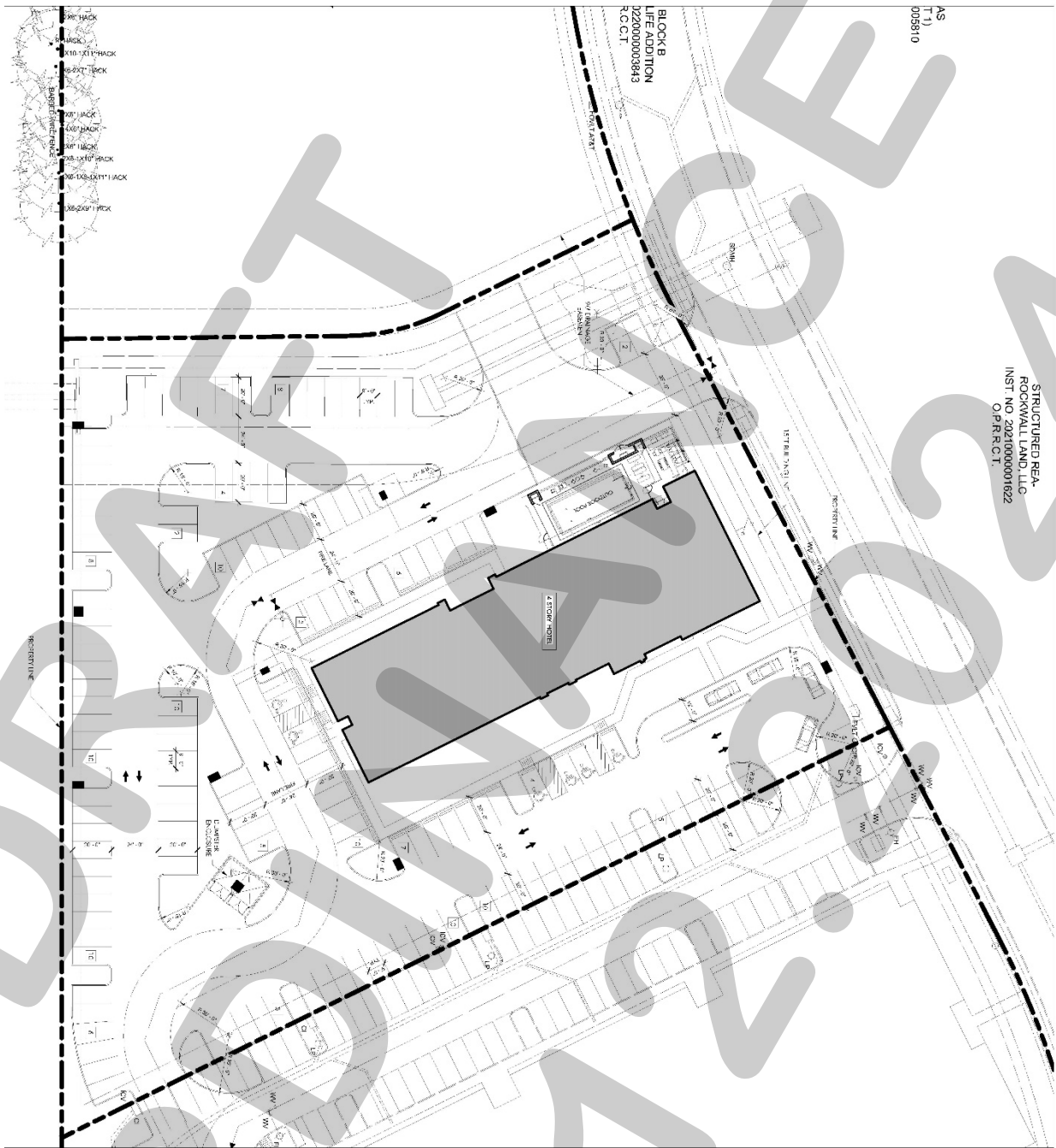
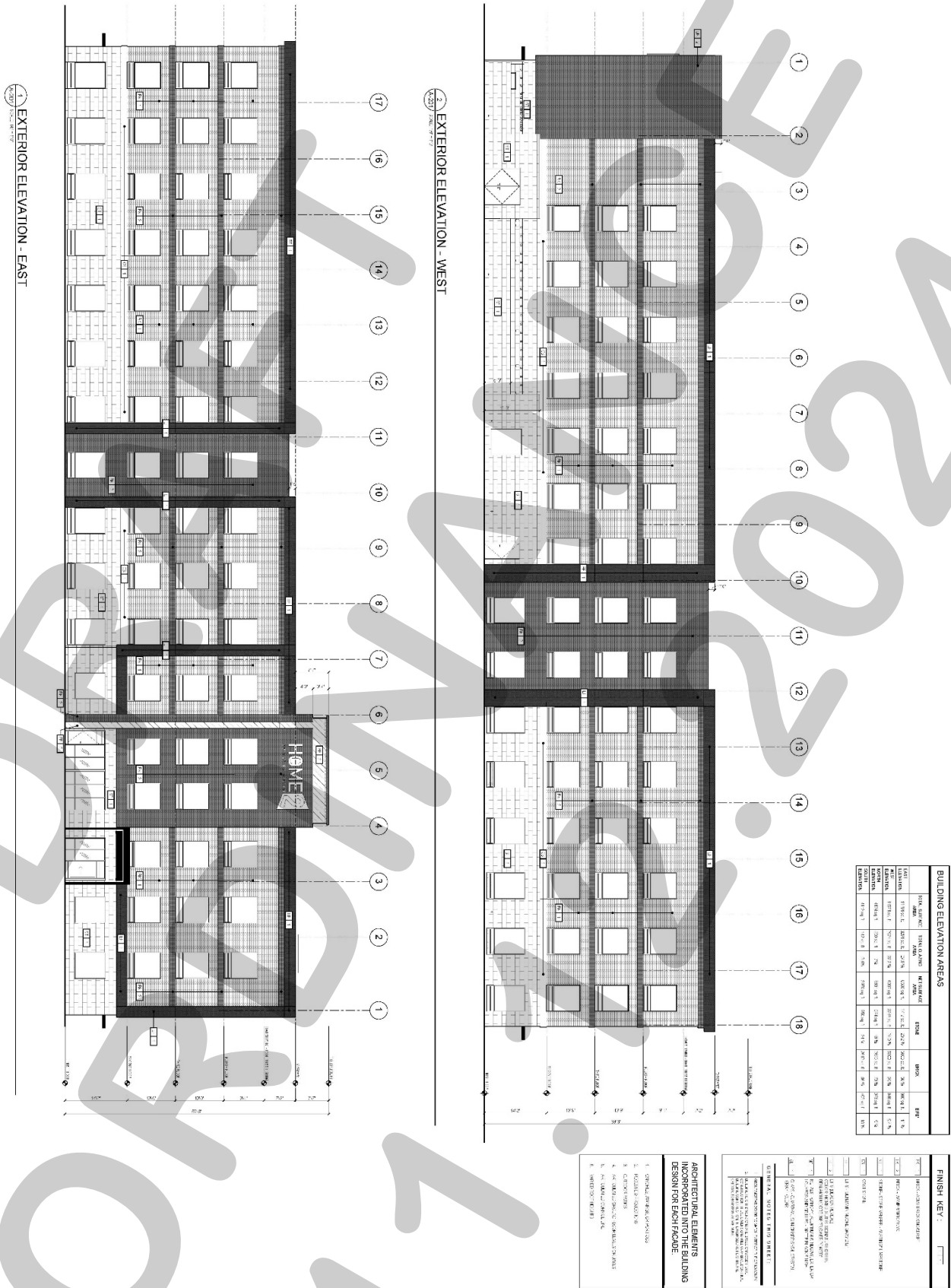
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Exhibit 'C':
Building Elevations





CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: November 18, 2024
APPLICANT: Renee Ward, P.E.; *Weir and Associates, Inc.*
CASE NUMBER: Z2024-049; *Specific Use Permit (SUP) for Home2Suites*

SUMMARY

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

BACKGROUND

The subject property was annexed by the City Council on July 21, 1997 by *Ordinance No. 97-14 [Case No. A1997-001]*. Based on the City's historical zoning maps, the subject property was zoned from an Agricultural (AG) District to a Commercial (C) District at some time between annexation and April 5, 2005. On May 17, 2021, the City Council approved a preliminary plat (*i.e. Case No. P2021-020*) showing the subject property as being a portion of a future 4.767-acre parcel of land identified as Lot 2, Block A, Fit Sport Life Addition. Following this approval, on August 2, 2021, the City Council approved a final plat (*i.e. Case No. P2021-043*) establishing the subject property as a portion of Lot 2, Block B, Fit Sport Life Addition. The subject property was replatted (*i.e. Case No. P2021-061*) as a portion of Lot 6, Block B, Fit Sport Life Addition by the City Council on December 6, 2021. The subject property has remained vacant since its annexation into the City of Rockwall. On June 17, 2024, the City Council denied a Specific Use Permit (SUP) for a *Residence Hotel* [*Case No. Z2024-023*] without prejudice to allow the applicant to resubmit the request after the developer increased the parking area on the Amerisports property. On October 7, 2024, a building permit [*Case No. COM2024-4701*] was approved allowing an additional 101 parking spaces on the Amerisports property. This parking lot is currently under construction.

PURPOSE

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

ADJACENT LAND USES AND ACCESS

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

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

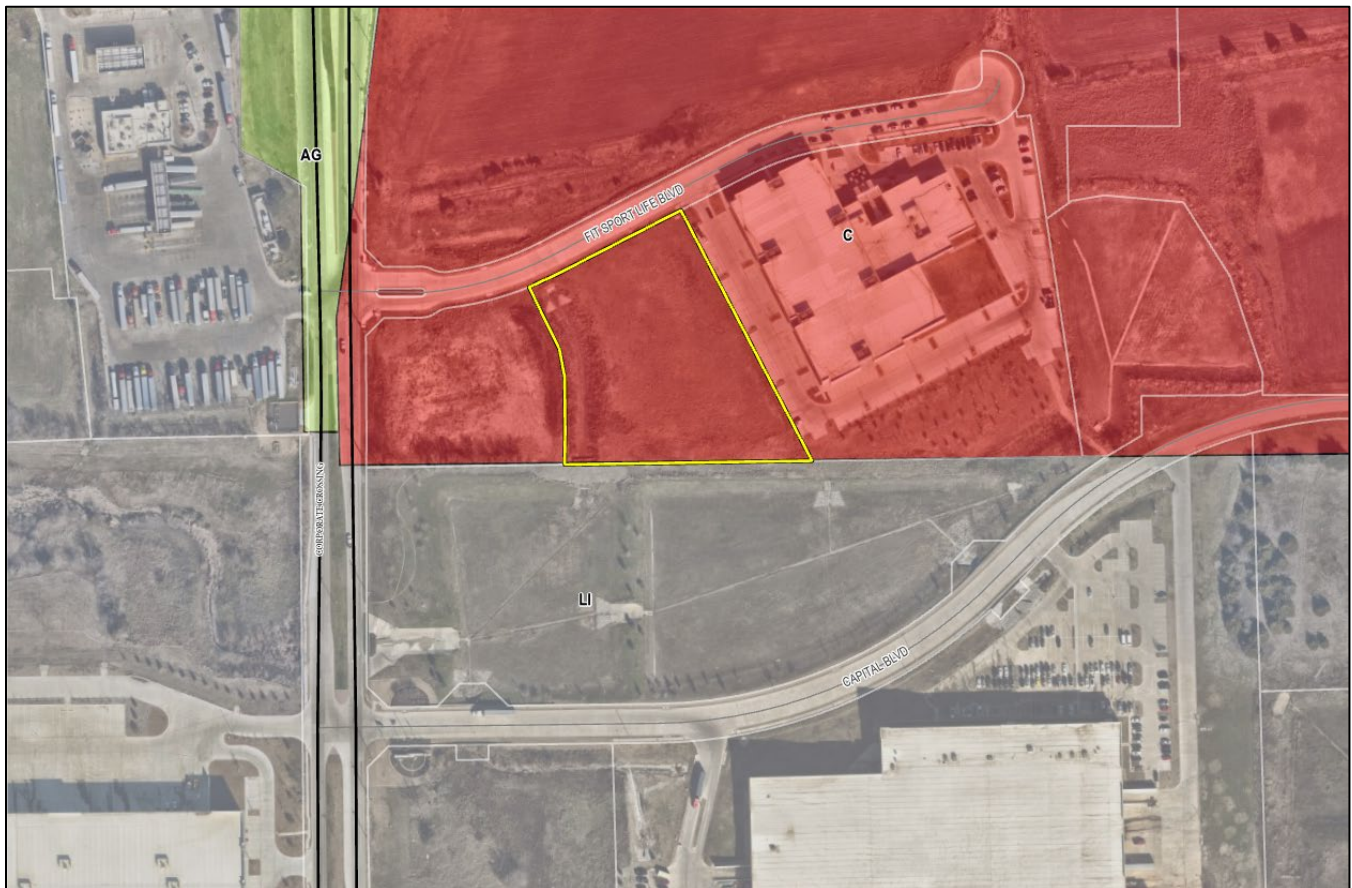
South: Directly south of the subject property is a vacant tract of land identified as Lot 1, Block B, Rockwall Technology Park, Phase IV Addition. This land is zoned Light Industrial (LI) District, is owned by the Rockwall Economic Development Corporation (REDC), and currently serves as the regional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

Rockwall Technology Park. Continuing south, and adjacent to this tract of land, is Capital Boulevard, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) large industrial facilities (*i.e. Pratt Industries and Lollicup*), which are zoned Light Industrial (LI) District. Beyond this is Discovery Boulevard, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

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

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

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

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

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

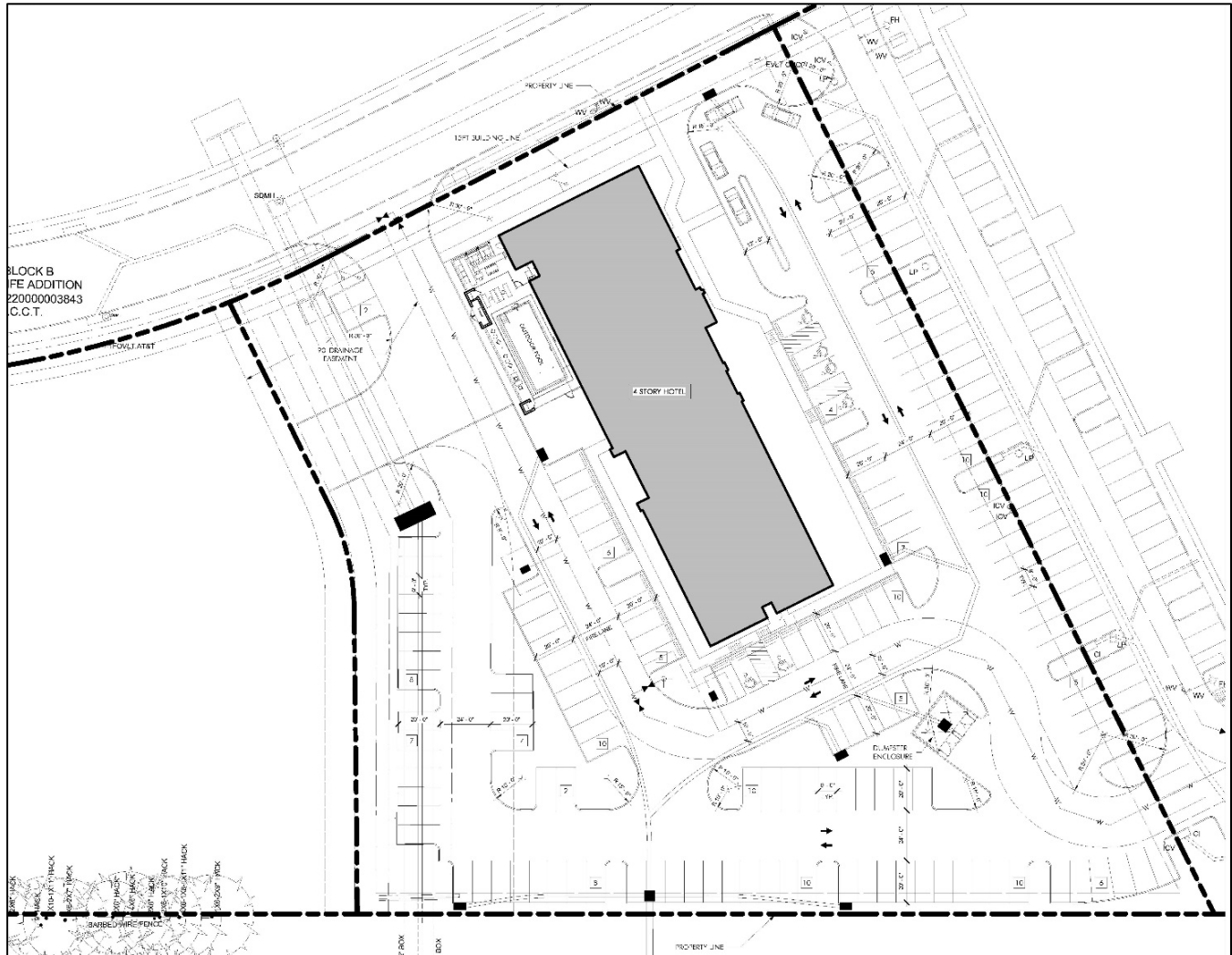


FIGURE 1. CONCEPT PLAN

CONFORMANCE WITH THE CITY'S CODES

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

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

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

TOTAL: 125 Parking Spaces

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

OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

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

STAFF ANALYSIS

The concept plan provided by the applicant generally meets the requirements of the Unified Development Code (UDC) with the exception of the proposed height. Staff should note that the adjacent property (*i.e. the Golf Driving Range and Entertainment Venue northeast of the subject property [Texas Wedge]*) was granted an increased height of 120-feet for their proposed golf netting. In addition, the applicant's request appears to conform to the OURHometown Vision 2040 Comprehensive Plan. Staff should point out that the applicant will be subject to the building and landscape requirements outlined in the *General Overlay District Standards* and Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) at the time of site plan approval. The applicant will also be required to provide building elevations at the time of site plan to allow the Architectural Review Board (ARB) and the Planning and Zoning Commission to make recommendations and approvals related to the design of the building. With this being said, a request for a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On October 19, 2024, staff mailed 10 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowner's Associations (HOA's)/Neighborhood Associations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff has not received any responses in favor or opposition of the applicant's request.

CONDITIONS OF APPROVAL

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

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

PLANNING AND ZONING COMMISSION

On November 12, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 4-1, with Commissioner Hagaman dissenting and Commissioners Womble and Hustings absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS Fit Sport Life Blvd.

SUBDIVISION Fit Sport Life Addition

LOT 6 BLOCK B

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

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial - C

CURRENT USE Vacant

PROPOSED ZONING Commercial - C with SUP

PROPOSED USE Hotel

ACREAGE 2.82 acres

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

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

☐ OWNER Structured REA-Rockwall Land LLC ☒ APPLICANT Wier & Associates, Inc.

CONTACT PERSON Conor Keilty, AIA

CONTACT PERSON Renee Ward, P.E.

ADDRESS 3104 E. Camelback Road, Ste. 2387

ADDRESS 2201 E. Lamar Blvd, Ste 200E

CITY, STATE & ZIP Phoenix, Arizona 85016

CITY, STATE & ZIP Arlington, Texas 76006

PHONE (480) 856-8808

PHONE (817) 467-7700

E-MAIL conork@structuredrea.com

E-MAIL ReneeW@wierassociates.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 242.30 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE FIFTH DAY OF SEPTEMBER, 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

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

OWNER'S SIGNATURE

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

New Jersey

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

MY COMMISSION EXPIRES 04/03/2026

0 37.5 75 150 225 300 Feet

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

FIT SPORT LIFE BLVD

C

LI

Case Location Map = 



City of Rockwall

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

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

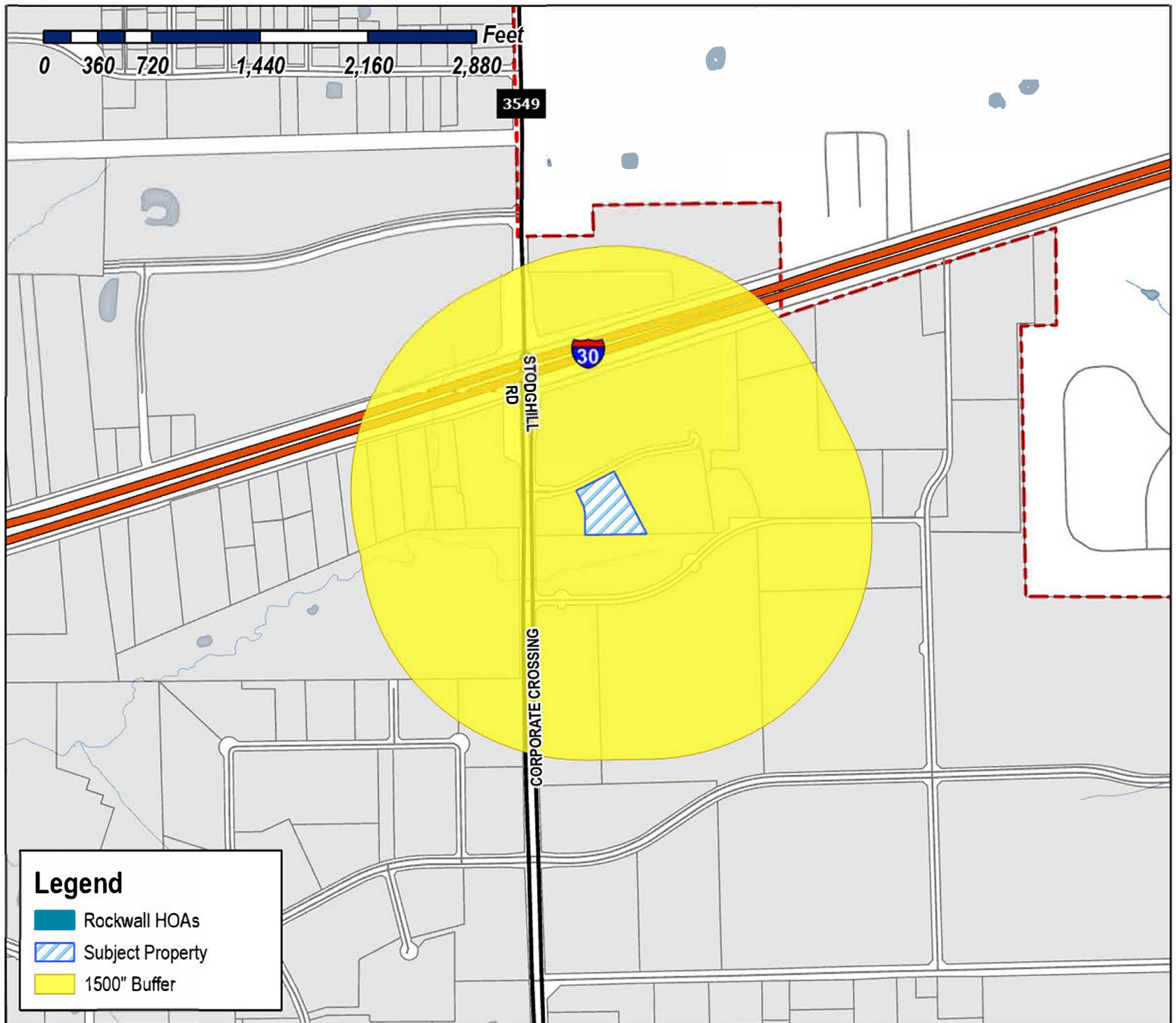




City of Rockwall

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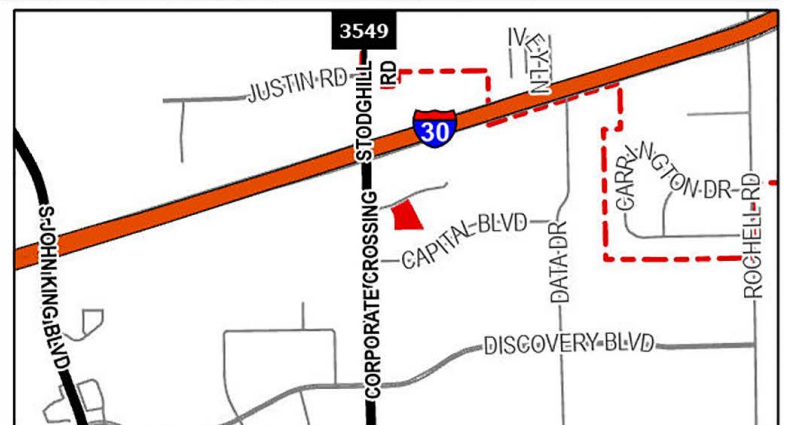
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Case Number: Z2024-049
Case Name: SUP for a Residence Hotel
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: East of Intersection of I-30
and Corporate Crossing

Date Saved: 10/18/2024

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





City of Rockwall

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

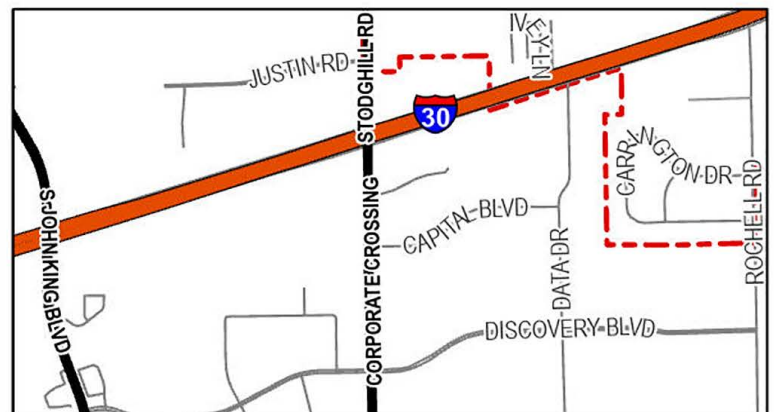
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Case Number: Z2024-049
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For Questions on this Case Call: (972) 771-7745



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

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

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

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

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

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

RESIDENT
1990 E I30
ROCKWALL, TX 75032

RESIDENT
1515 CORPORATE CROSSING
ROCKWALL, TX 75032

RESIDENT
3201 CAPITAL BLVD
ROCKWALL, TX 75032

RESIDENT
3101 FIT SPORT LIFE BLVD
ROCKWALL, TX 75032

PUBLIC NOTICE



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

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

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

Z2024-049: Specific Use Permit for a Residence Hotel

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

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

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

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

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

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

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

--- PLEASE RETURN THE BELOW FORM ---

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

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

[PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE](#)

AS
T 1)
005810

FOVLT AT&T

A diagram of a barbed wire fence. A horizontal line represents the main wire, with several barbs attached. Each barb is labeled with a number and a size specification: X6-8" HACK, X10-11" HACK, X6-2 1/2" HACK, X8" HACK, X4 1/2" HACK, X6" HACK, X6-X10" HACK, X6-X8-X11" HACK, and X6-2 1/2" HACK. The label "BARBED WIRE FENCE" is written below the main wire line.

6'x2' BOX
5'x2' BOX

PROPERTY LINE —

DETENTION POND

NORTH

01 CONCEPTUAL SITE PLAN

SCALE: 1" = 20'-0"

PARKING DATA

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

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

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

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

11.04.2024

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

UP Z2024-049

Revisions

CONCEPT SITE PLAN

ate 05.16.2024
meet

A1.01

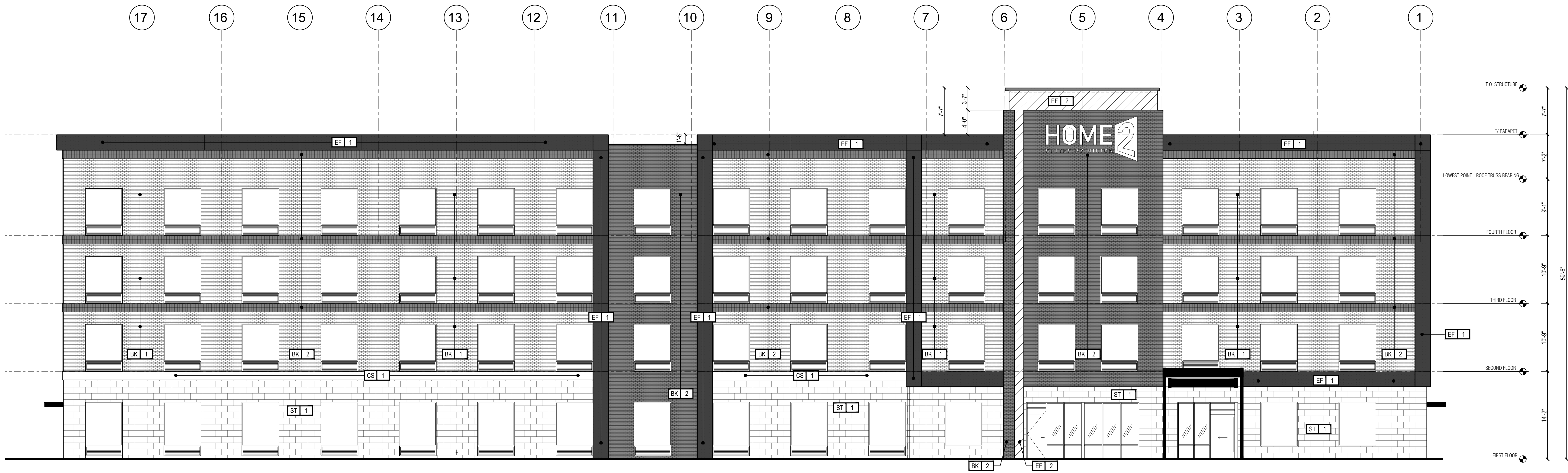
BUILDING ELEVATION AREAS									
	TOTAL SURFACE AREA	TOTAL GLAZING AREA	NET SURFACE AREA	STONE		BRICK		EIFS*	
EAST ELEVATION	11791 sq. ft.	3291 sq. ft.	27.9 %	1717 sq. ft.	20.2 %	5800 sq. ft.	68 %	980 sq. ft.	11 %
WEST ELEVATION	11571 sq. ft.	2574 sq. ft.	22.2 %	8997 sq. ft.	24.9 %	5900 sq. ft.	65 %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

FINISH KEY :	
BK 1	BRICK - ACME BRICK SNOWDRIFT
BK 2	BRICK - ACME BRICK ONYX
ST 1	STONE - STONE VENEER - AUSTIN 6" LIMESTONE
CS 1	CAST STONE
EF 1	EIFS - BENJAMIN MOORE GRAY 2121
EF 2	EIFS (BEACON REVEAL) COLOR: HOME 2 SUITES SIGNATURE GREEN BENJAMIN MOORE 398 TOWER POWER
MT 1	METALS - CANOPY, ALUMINUM WINDOWS, EXTERIOR LOUVERS AND GRILLES - MATTE BLACK FINISH
GL 1	GLASS - GUARDIAN, SUN GUARD SWS4, CRYSTAL GRAY - CLEAR
GENERAL NOTES THIS SHEET:	
1. GROUT/MORTAR COLOR TO MATCH EXTERIOR TILE OR MASONRY.	
2. BUILDING HEIGHT DIMENSIONS ARE BASED ON WOOD FRAME CONSTRUCTION. THESE DIMENSIONS WILL VARY BASED ON FINAL BUILDING CONSTRUCTION. INTERIOR CEILING HEIGHTS ARE CRITICAL TO MAINTAIN AS MINIMUMS.	

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



2
A-201
EXTERIOR ELEVATION - WEST
SCALE: 1/8" = 1'-0"



1
A-201
EXTERIOR ELEVATION - EAST
SCALE: 1/8" = 1'-0"

project
HOME 2 SUITES by Hilton
Rockwall, TX 75032

HOME 2
SUITES BY HILTON

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

SUP Z2024-049

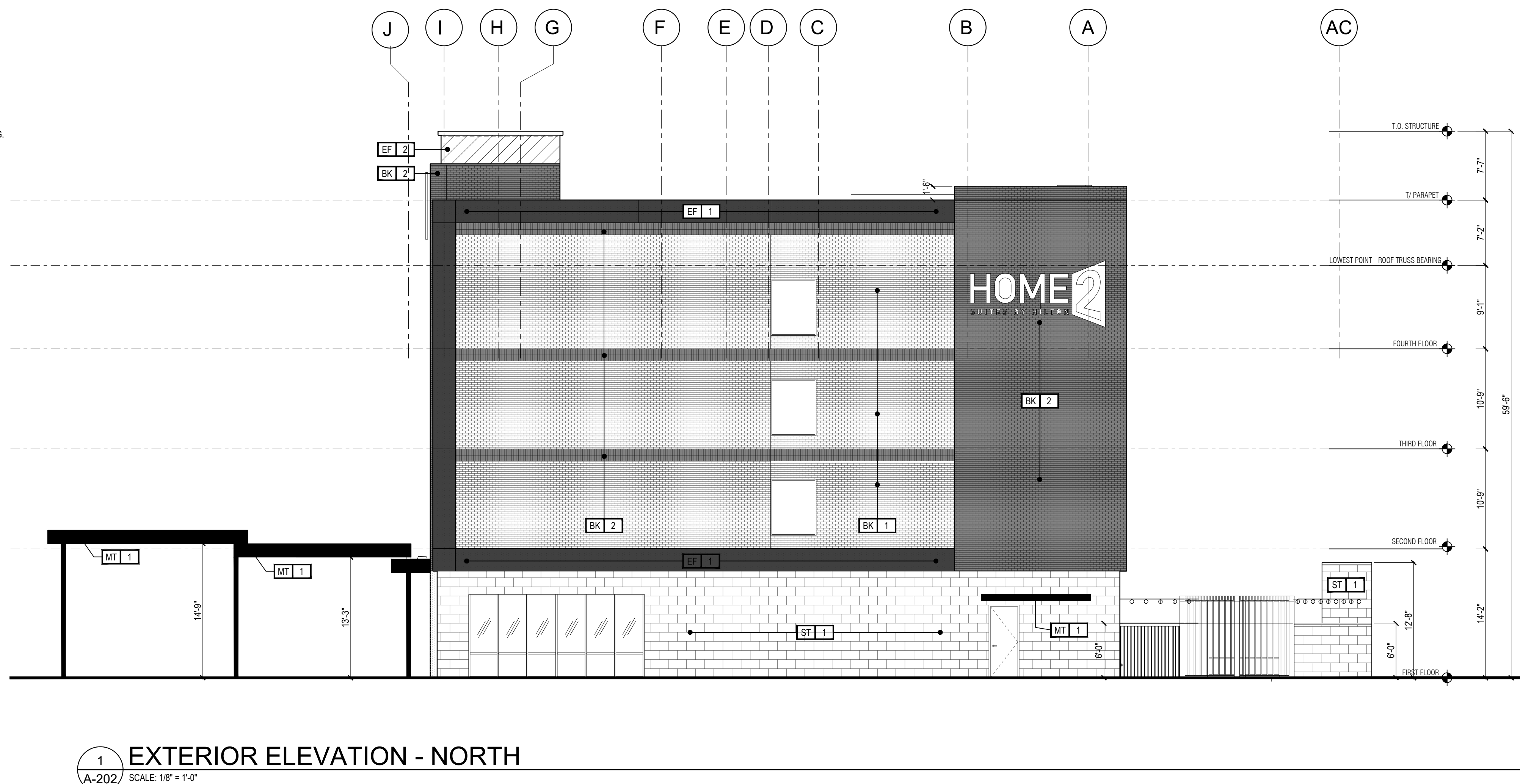
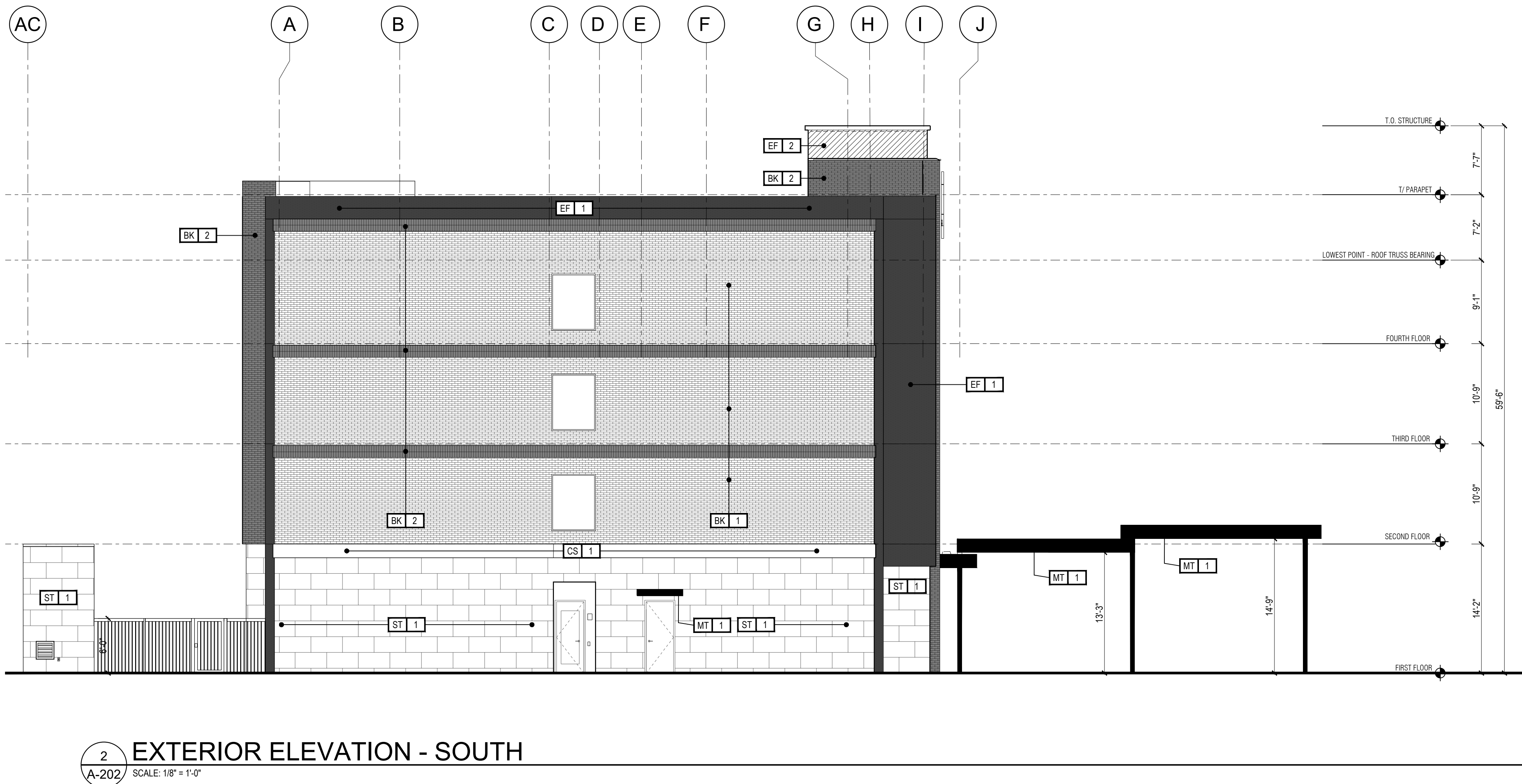
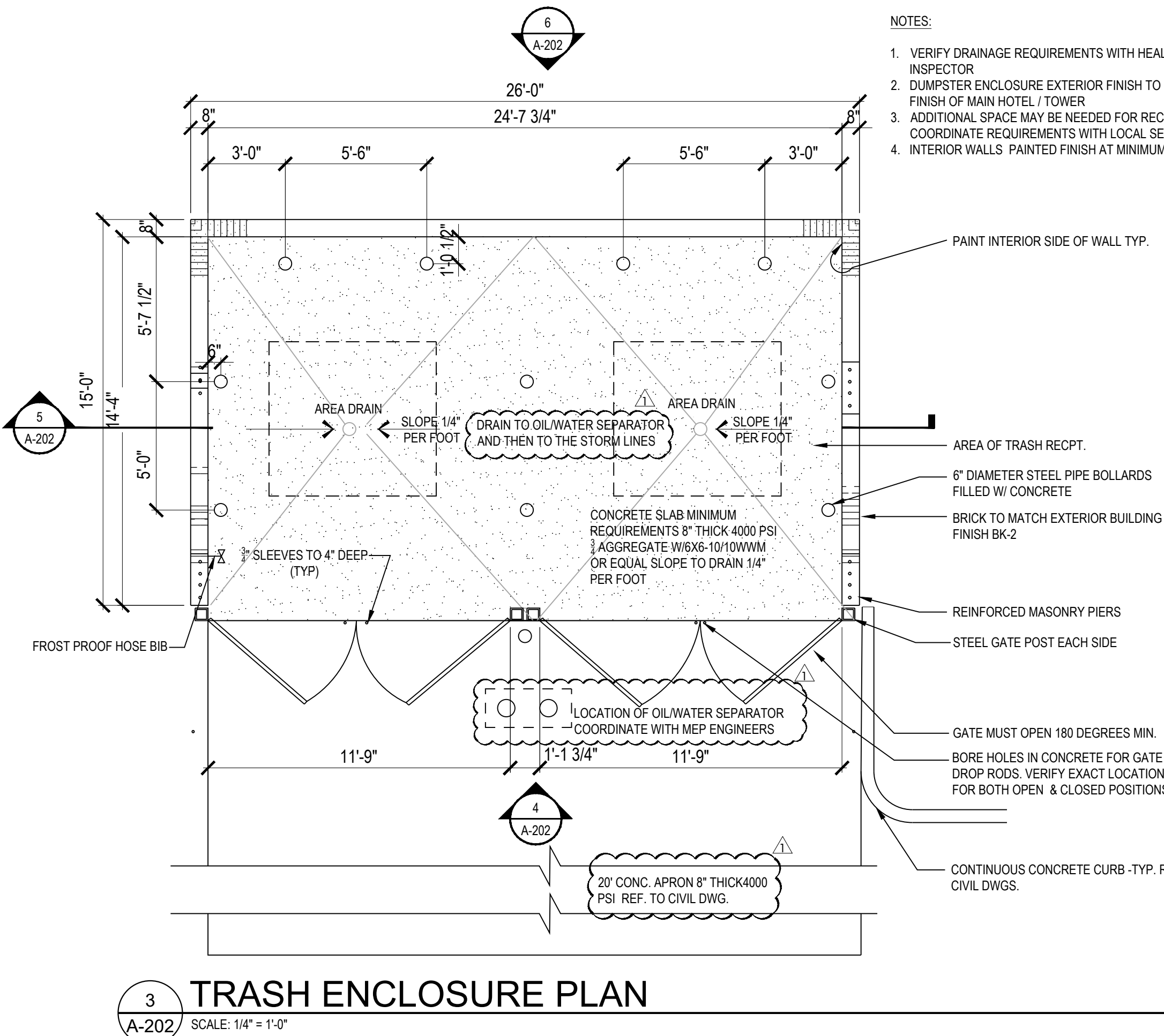
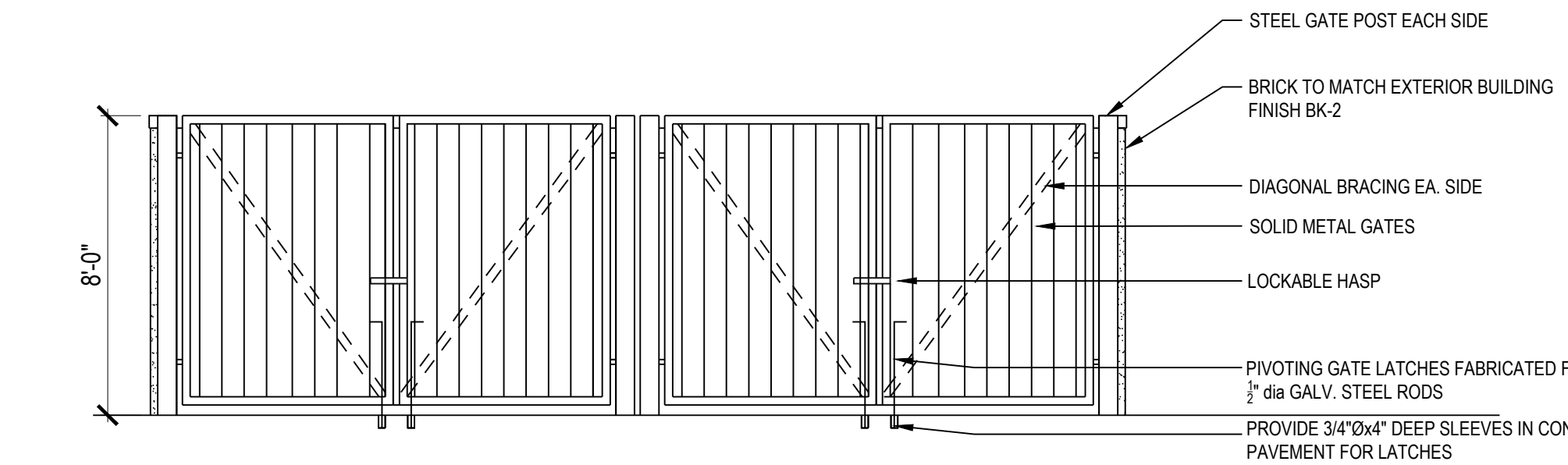
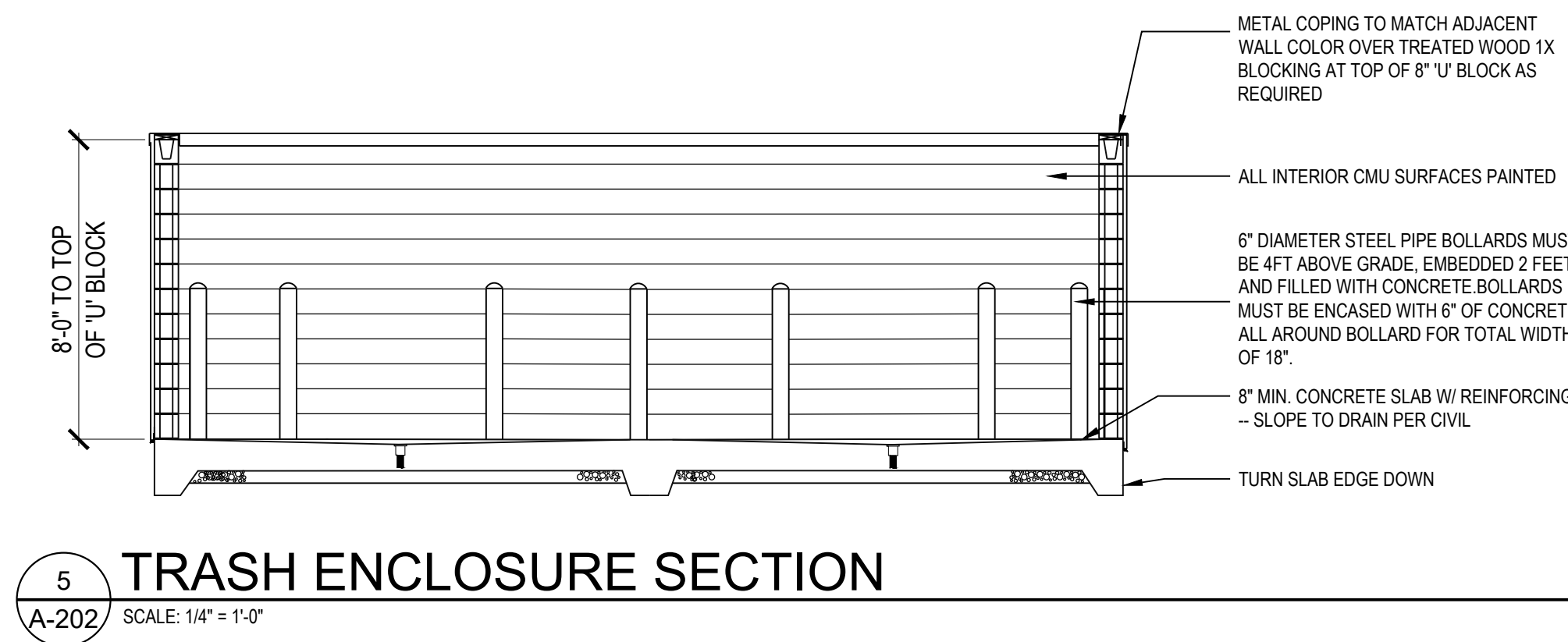
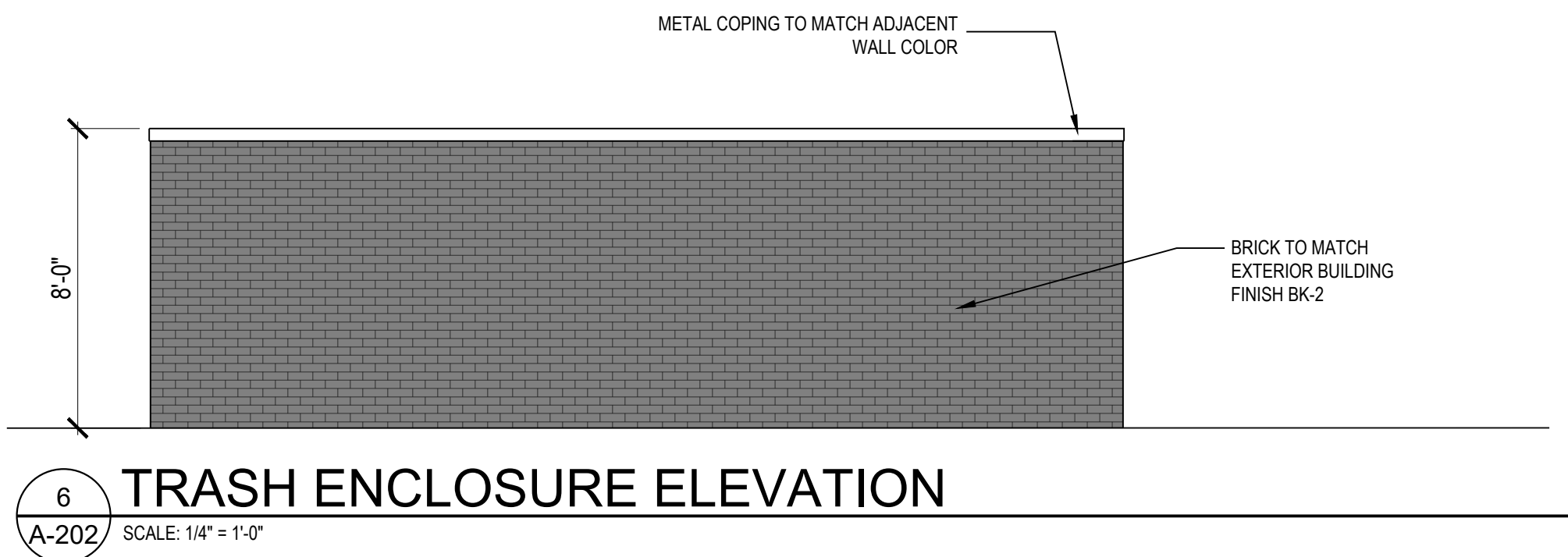
revisions

title
EXTERIOR ELEVATIONS

date 06/14/2024

sheet

A-201



BUILDING ELEVATION AREAS							
	TOTAL SURFACE AREA	TOTAL GLAZING AREA	NET SURFACE AREA	STONE	BRICK	EIFS*	
EAST ELEVATION	11791 sq. ft.	3291 sq. ft.	27.9 %	8500 sq. ft.	1717 sq. ft.	20.2 %	5800 sq. ft.
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ARCHITECTURAL ELEMENTS INCORPORATED INTO THE BUILDING DESIGN FOR EACH FACADE.	
1.	CANOPIES, AWNINGS, OR PORTICOES
2.	RECESSES/ PROJECTIONS
3.	OUTDOOR PATIOS
4.	ARTICULATED GROUND FLOOR LEVELS OR BASES
5.	ARTICULATED CORNICE LINE
6.	VARIED ROOF HEIGHTS

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

BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

2.819 ACRE TRACT

BEING A TRACT OF LAND LOCATED IN THE ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF LOT 6, BLOCK B, FIT SPORT LIFE ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. 20220000003843, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC" IN THE SOUTH RIGHT-OF-WAY LINE OF FIT SPORT LIFE BOULEVARD (A 60' RIGHT-OF-WAY), SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID LOT 6 AND THE NORTHWEST CORNER OF LOT 5, BLOCK B OF SAID FIT SPORT LIFE ADDITION;

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

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

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

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

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

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

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



SURVEYOR PREPARING THIS EXHIBIT:

WIER & ASSOCIATES, INC.

2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006

5151 HEADQUARTERS DR., SUITE 115 PLANO, TEXAS 75024

Texas Firm Registration No. F-2776 www.WierAssociates.com (817) 467-7700
Texas Board of Professional Land Surveying Registration No. 10033900

2.819 ACRE TRACT

CITY OF ROCKWALL, COUNTY OF ROCKWALL, TEXAS

DRAWN BY: CV

APPROVED: ALS

SHEET NO. 1 OF 1

REV.

ZONING CASE: Z2024-049



Business
Transient

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

Average Length of Stay: 1+ Days

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



Sports /
Leisure

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

Average Length of Stay: 1+ Days

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



Business
Extended Stay

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

Average Length of Stay: 5+ Days

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



Vacations /
Groups

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

Average Length of Stay: 5+ Days

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



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

Successful Adjacencies



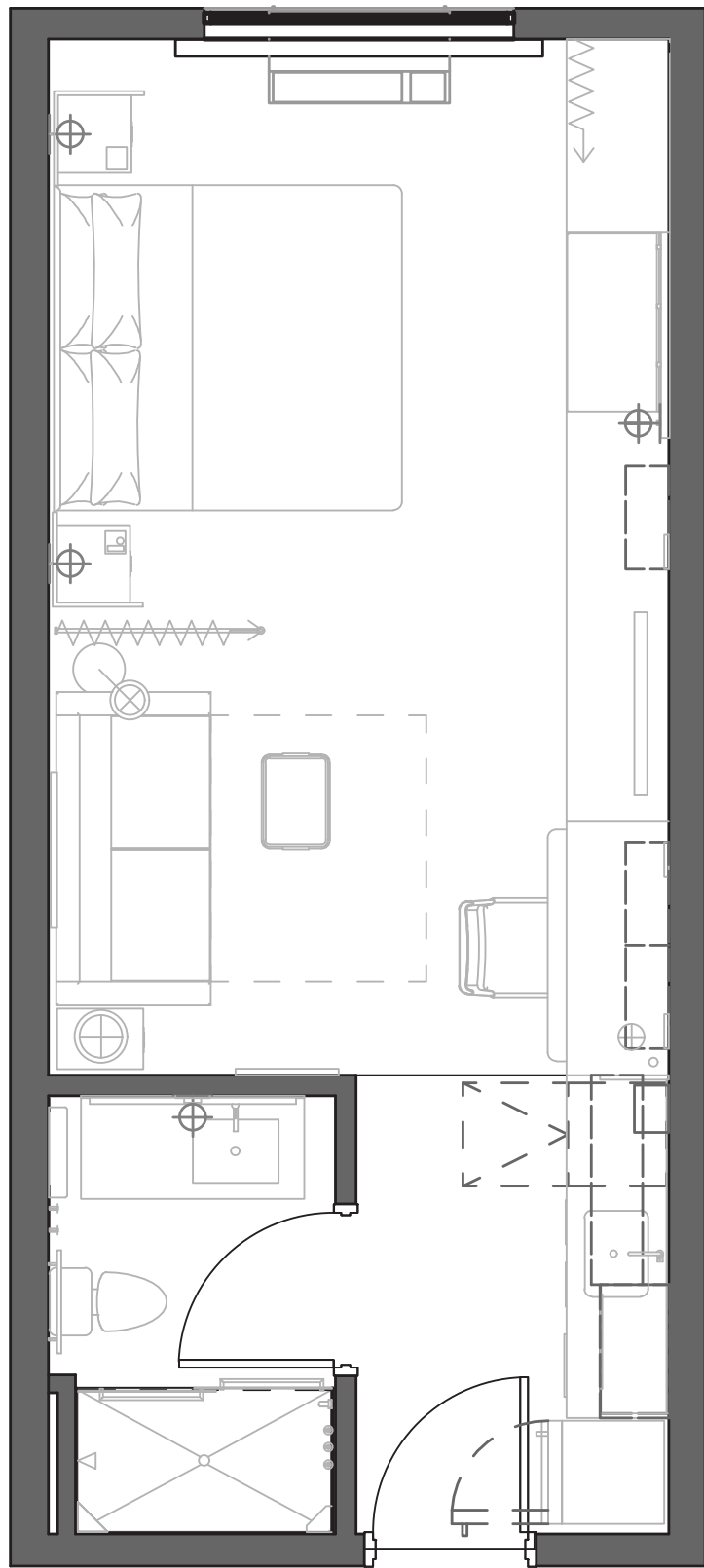
Public Space | Dynamic







Studio Suite



The Studio Suite Defined

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

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

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

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

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

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



Guestrooms | Vibrant





Mr. Miller,

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

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

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

The property will offer comprehensive amenities including:

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

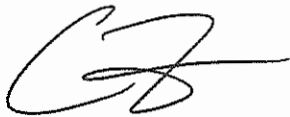
In addition to serving weekend family and sports traffic generated by Amerisports tournaments, Home2 Suites will cater to business travelers from the thriving Rockwall Technology Park and its neighboring companies.

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

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

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

Sincerely,

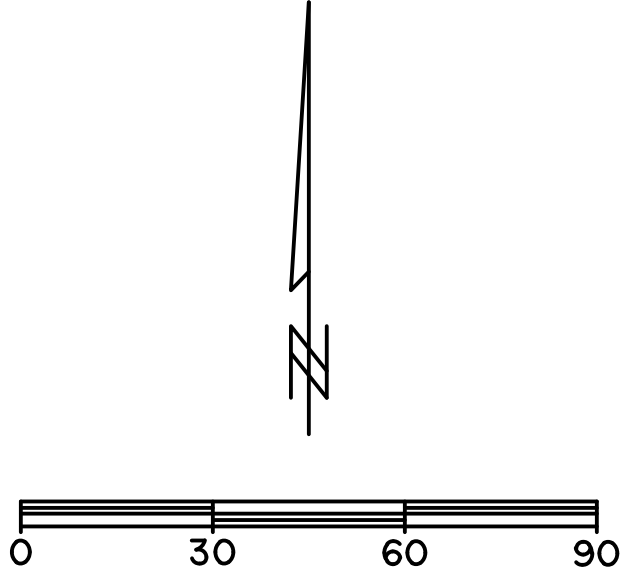
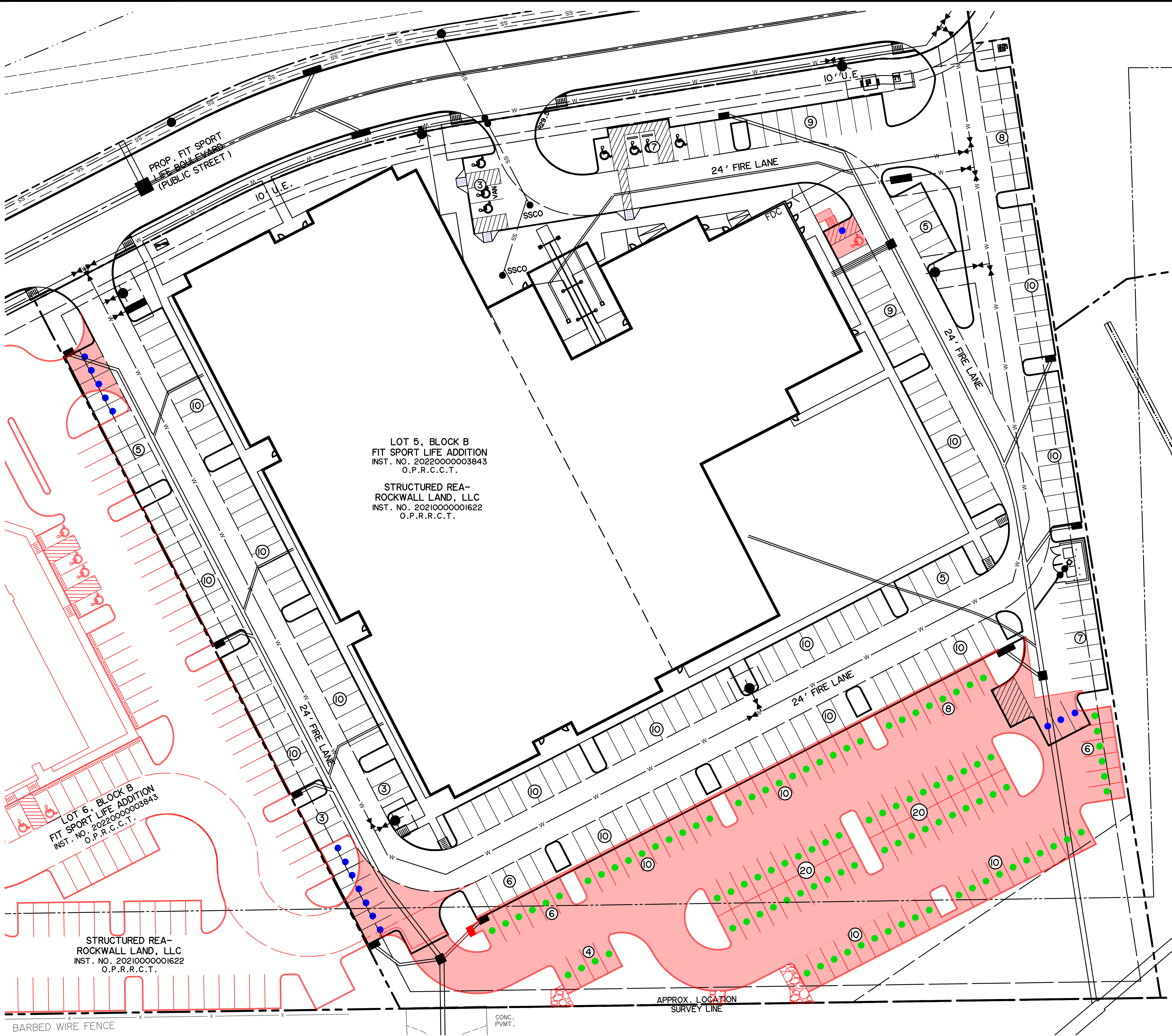
A handwritten signature in black ink, appearing to be 'CK' with a stylized flourish.

Conor Keilty
Principal
Structured Real Estate

A handwritten signature in black ink, appearing to be 'PC' with a stylized flourish.

Penn Collins
President and CEO
Gatehouse Capital

PRINTED: 11/5/2024 STB FILE: WIER-PAYING.STB LAST SAVED: 11/5/2024 9:15 AM SAVED BY: CRISTIANV FILE: PARKING COUNT EXHIBIT - 19144.03.DWG BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT



ZONING CASE NO. Z2024-049

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

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

PREPARED BY:

WIER & ASSOCIATES, INC.

ENGINEERS SURVEYORS LAND PLANNERS

2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com

PARKING COUNT EXHIBIT

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

COPYRIGHT ©
WIER & ASSOCIATES, INC.
LAST SHEET EDIT
DATE 11/5/2024
W/A# 19144.03

SHEET NO.
1

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

SPECIFIC USE PERMIT NO. S-3XX

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

WHEREAS, the City has received a request from Renee Ward, PE of Weir & Associates, Inc. on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a *Specific Use Permit (SUP)* for a *Residence Hotel* on a 2.819-acre portion of a larger 4.767-acre parcel of land identified as Lot 6, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located east of the intersection of FM-549 and Fit Sport Life Boulevard, and being more specifically described and depicted in *Exhibits 'A' and 'B'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

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

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

2.1. OPERATIONAL CONDITIONS

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

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

2.2. COMPLIANCE

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

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

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

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

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

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

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

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

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

ATTEST:

Trace Johannesen, *Mayor*

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: November 18, 2024

2nd Reading: December 2, 2024

Exhibit 'A'
Legal Description

BEING a tract of land located in the Robert Boyd Irvine Survey, Abstract No. 120, Rockwall County, Texas, being a portion of Lot 6, Block B, Fit Sport Life Addition, an addition to the City of Rockwall, Rockwall County, Texas according to the plat recorded in Instrument No. 2022000003843, official public records, Rockwall County, Texas (O.P.R.C.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod with cap stamped "Wier & Assoc Inc", in the south right-of-way line of Fit Sport Life Boulevard (a 60' right-of-way), said iron rod being the northeast corner of said Lot 6 and the northwest corner of Lot 5, Block B of said Fit Sport Life Addition;

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

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

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

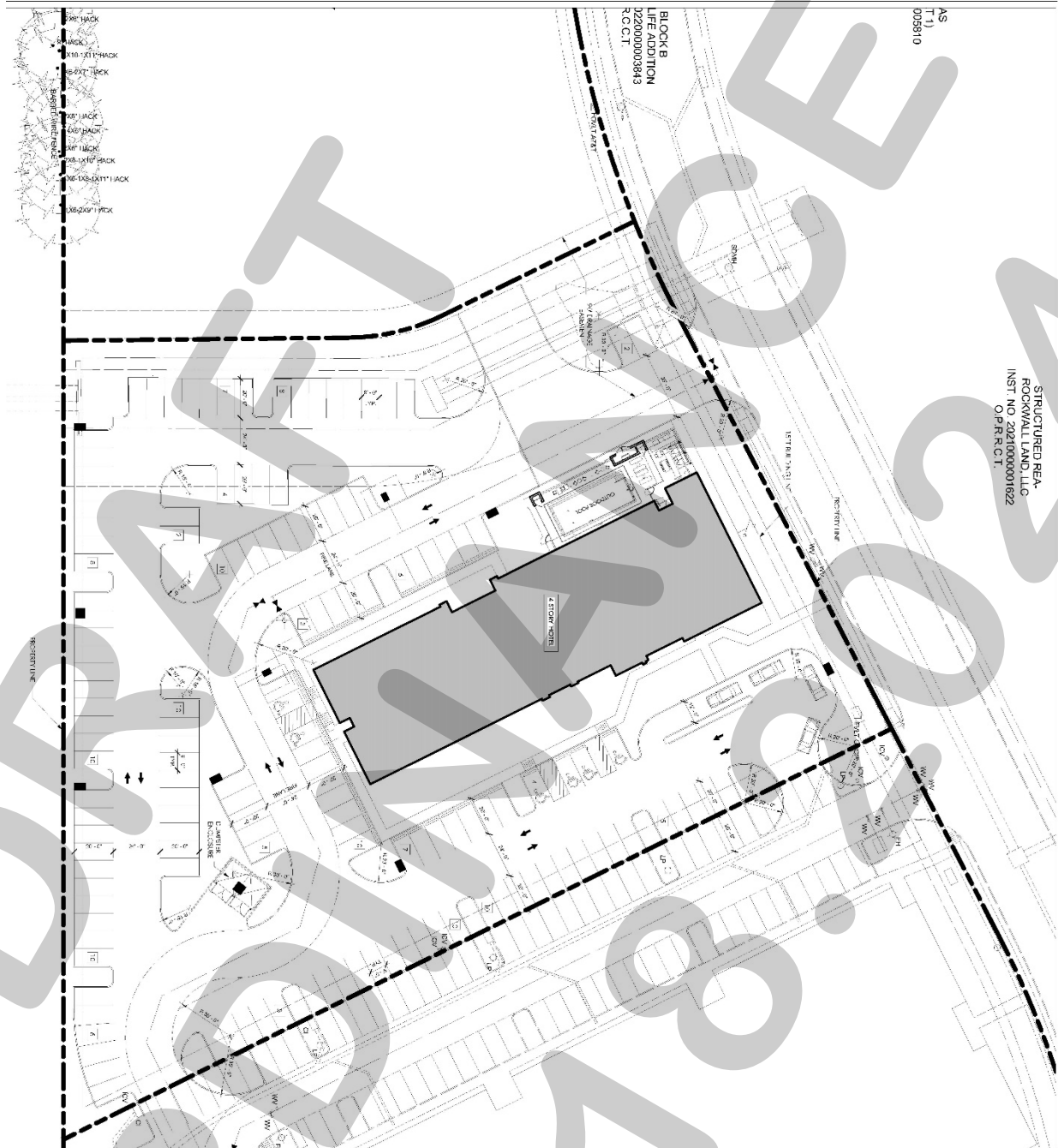
THENCE Northwesterly, an arc length of 48.96 feet along said curve to the left, having a radius of 110.00 feet, a delta angle of 25°30'11", and a chord bearing N 13°21'44" W, a distance of 48.56 feet to a point;

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

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

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

Exhibit 'B'
Concept Plan



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Exhibit 'C':
Building Elevations

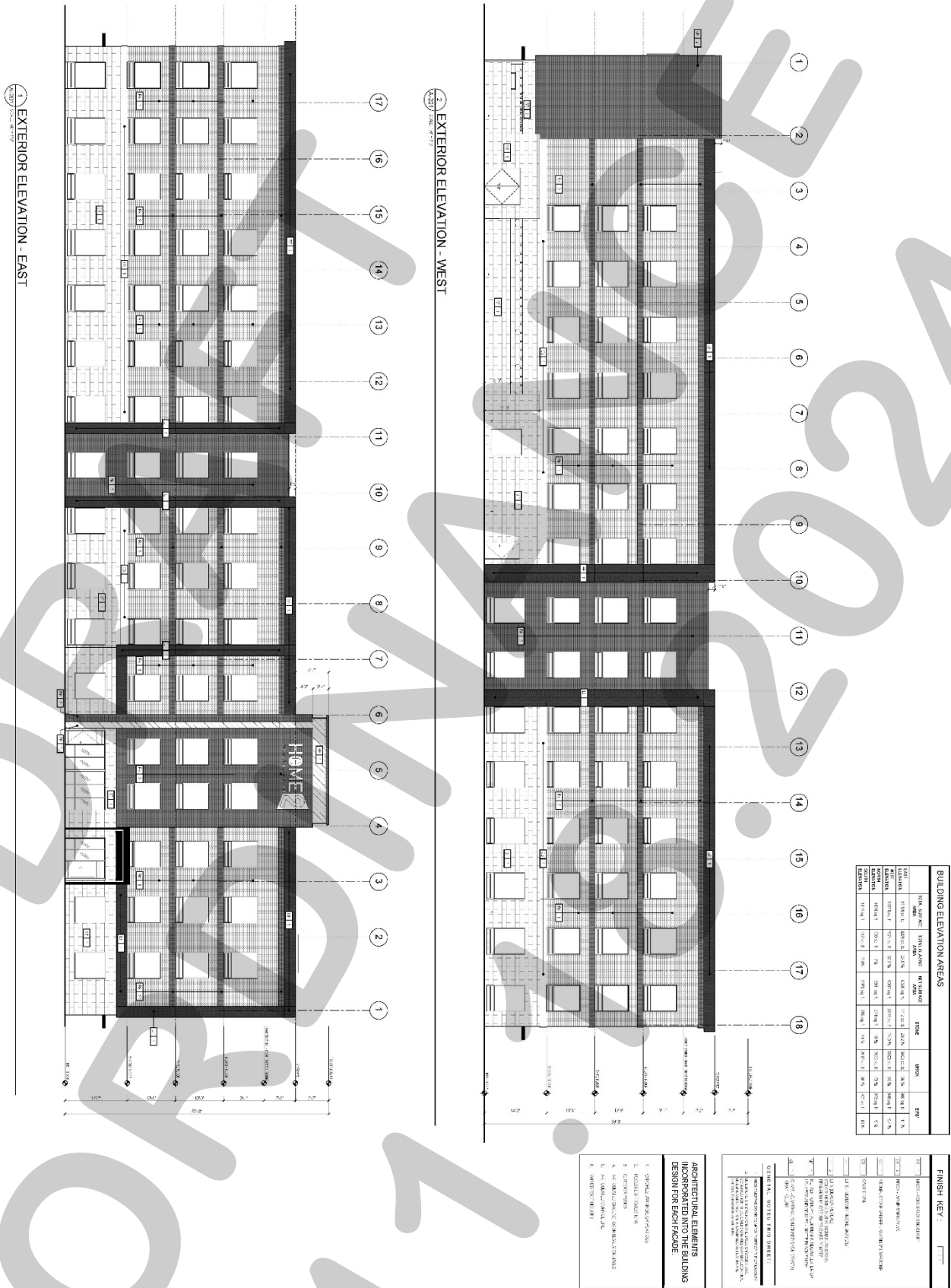
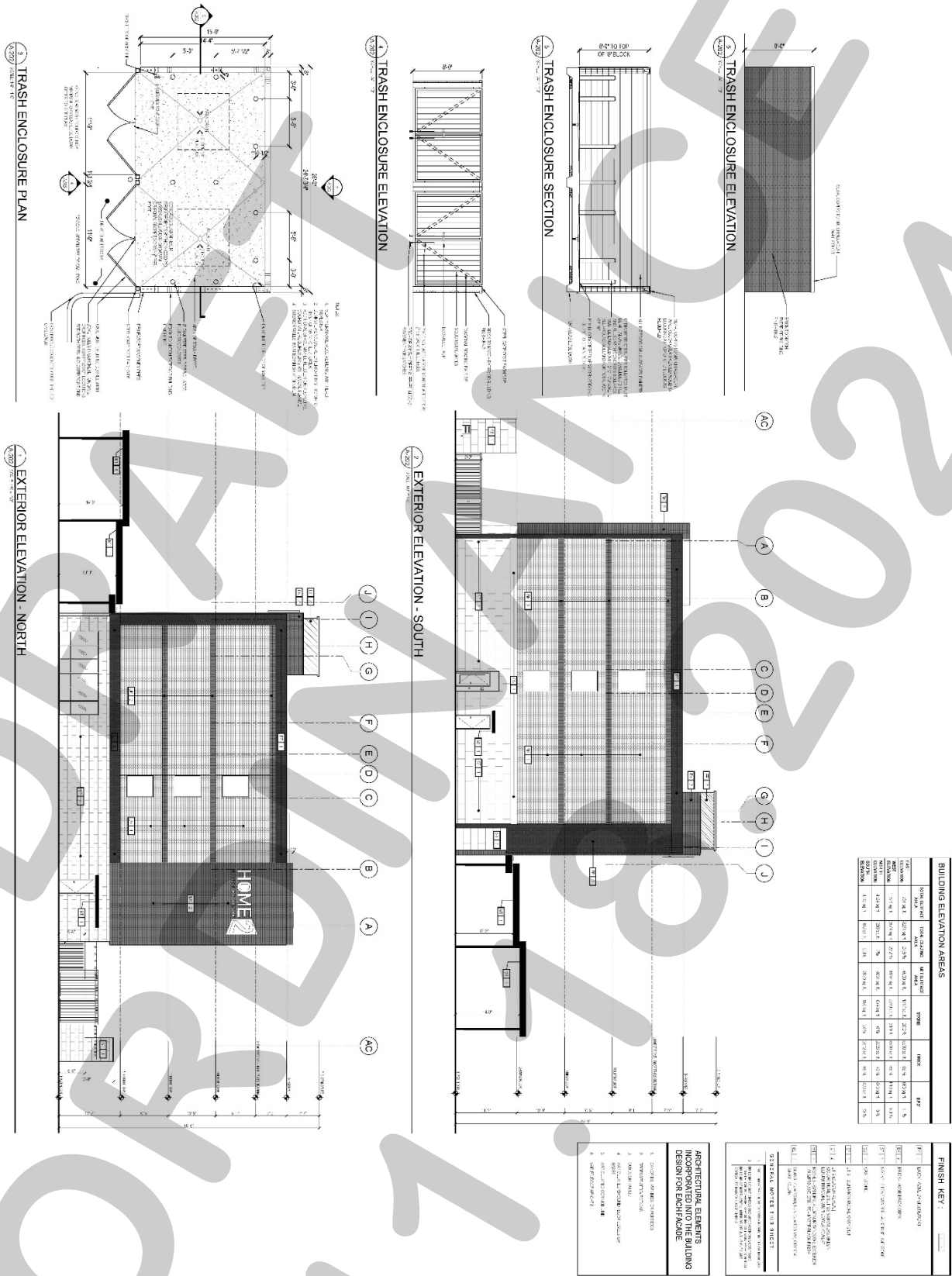


Exhibit 'C':
Building Elevations





DATE: December 3, 2024

TO: Renee Ward, P.E.
Weir and Associates, Inc.
2201 E. Lamar Boulevard, Suite 200E
Arlington, Texas 76006

CC: Conor Keilty, AIA
3104 E. Camelback Road, Suite 2387
Phoenix, Arizona 85016

FROM: Bethany Ross
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: Z2024-049; *Specific Use Permit (SUP) for a Residence Hotel*

Renee,

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 December 2, 2024. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

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

Planning and Zoning Commission

On November 12, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 4-1, with Commissioner Hagaman dissenting, and Commissioners Womble and Hustings absent.

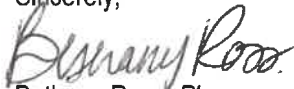
City Council

On November 18, 2024, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 7-0, with the condition that the parking spaces being removed on the adjacent property be replaced before the issuance of a building permit.

On December 2, 2024, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 7-0.

Included with this letter is a copy of Ordinance No. 24-48, S-348, 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) 772-6488.

Sincerely,

A handwritten signature in cursive script that reads "Bethany Ross".

Bethany Ross, Planner

City of Rockwall Planning and Zoning Department

CITY OF ROCKWALL

ORDINANCE NO. 24-48

SPECIFIC USE PERMIT NO. S-348

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

WHEREAS, the City has received a request from Renee Ward, PE of Weir & Associates, Inc. on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a *Specific Use Permit (SUP)* for a *Residence Hotel* on a 2.819-acre portion of a larger 4.767-acre parcel of land identified as Lot 6, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located east of the intersection of FM-549 and Fit Sport Life Boulevard, and being more specifically described and depicted in *Exhibits 'A' and 'B'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

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

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

2.1. OPERATIONAL CONDITIONS

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

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

2.2. COMPLIANCE

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

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

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

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

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

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

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

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


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


Trace Johannesen, Mayor

ATTEST:


Kristy Teague, City Secretary

APPROVED AS TO FORM:


Frank J. Garza, City Attorney



1st Reading: November 18, 2024

2nd Reading: December 2, 2024

Exhibit 'A'
Legal Description

BEING a tract of land located in the Robert Boyd Irvine Survey, Abstract No. 120, Rockwall County, Texas, being a portion of Lot 6, Block B, Fit Sport Life Addition, an addition to the City of Rockwall, Rockwall County, Texas according to the plat recorded in Instrument No. 20220000003843, official public records, Rockwall County, Texas (O.P.R.C.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod with cap stamped "Wier & Assoc Inc", in the south right-of-way line of Fit Sport Life Boulevard (a 60' right-of-way), said iron rod being the northeast corner of said Lot 6 and the northwest corner of Lot 5, Block B of said Fit Sport Life Addition;

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

THENCE S 89°10'38" W, along the south line of said Lot 6 and the north line of said Lot 1, a distance of 410.08 feet to a point;

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

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

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

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

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

1)
5810

1)
5810

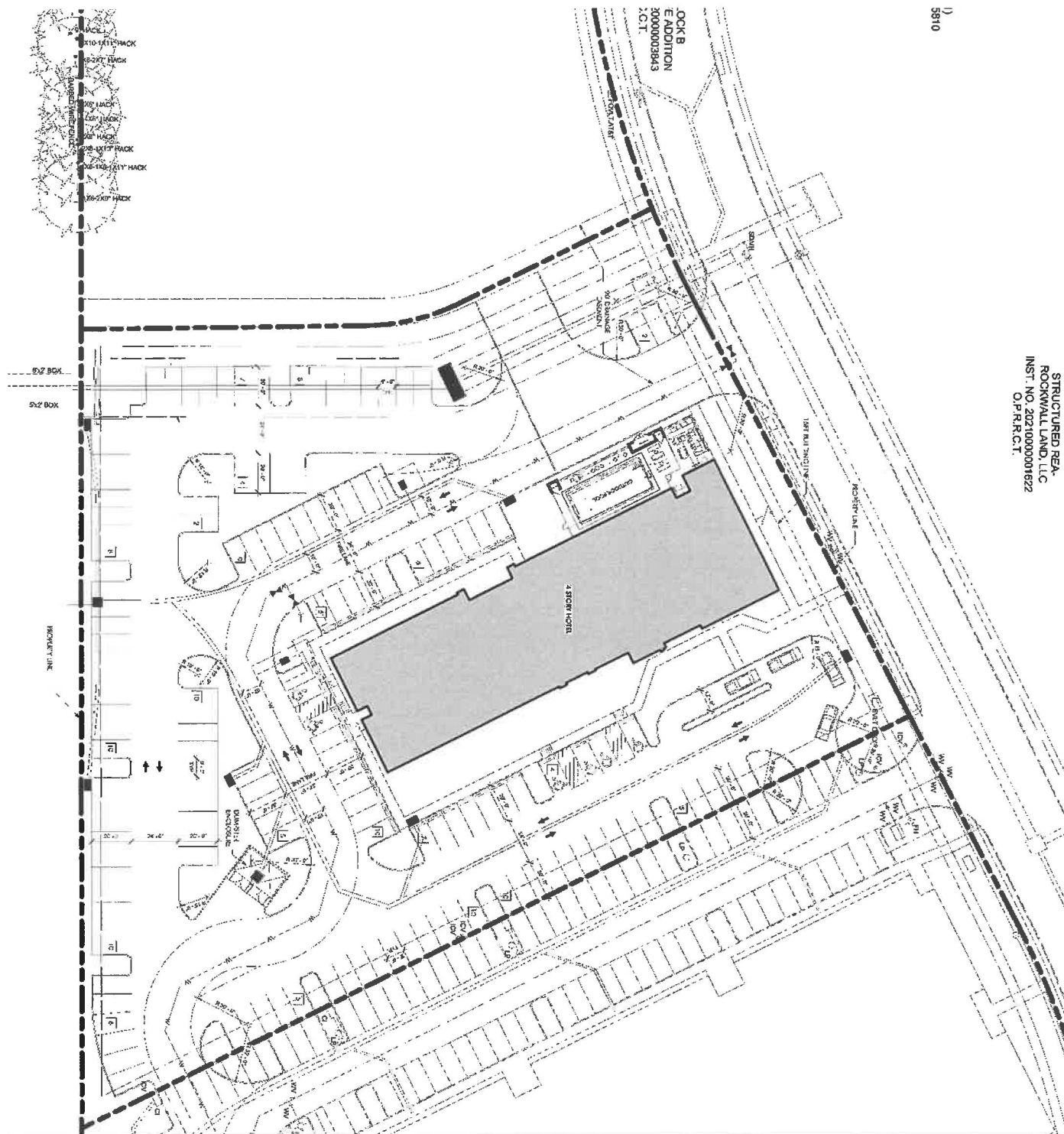
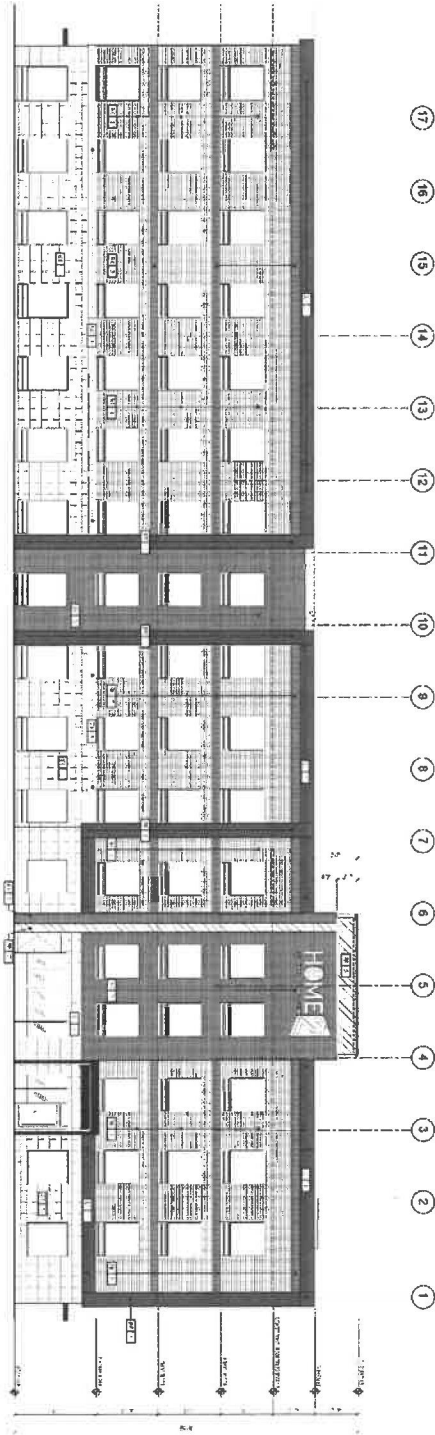
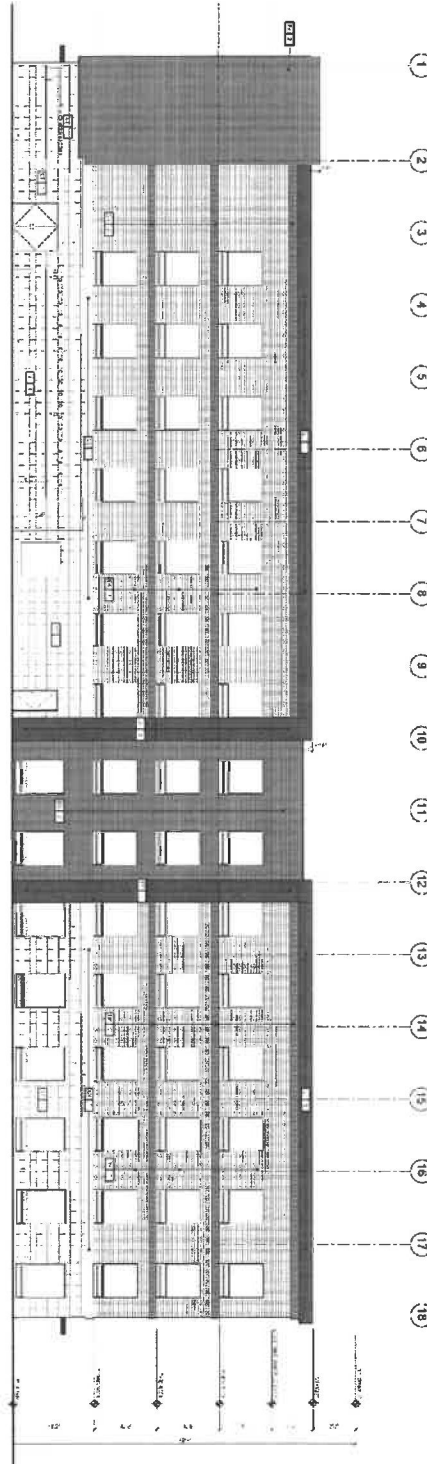


Exhibit 'C': Building Elevations

EXTERIOR ELEVATION - EAST



EXTERIOR ELEVATION - WEST

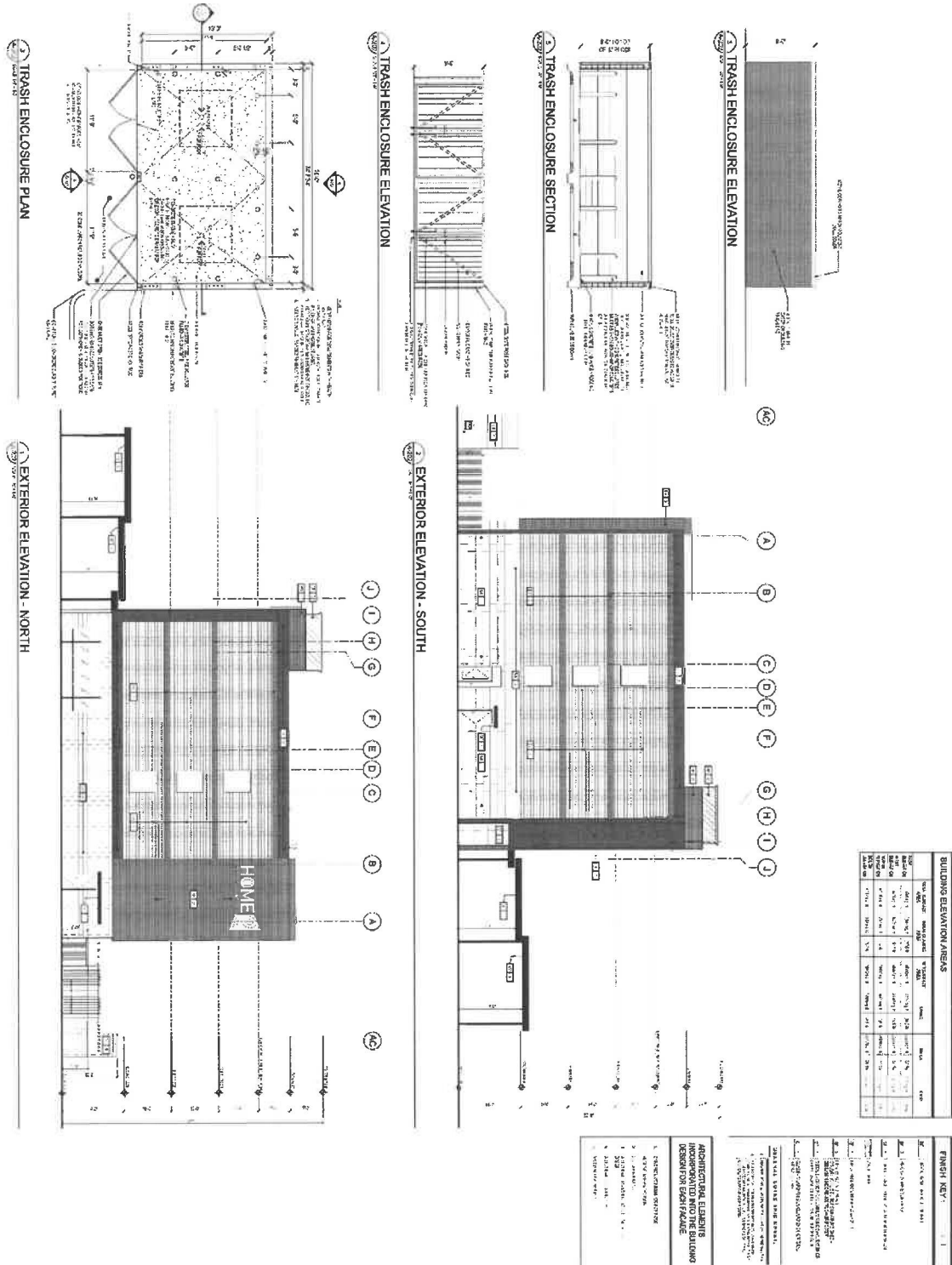


BUILDING ELEVATION AREAS									
AREA	FINISH	AREA	FINISH	AREA	FINISH	AREA	FINISH	AREA	FINISH
1. 1st Floor	1. 1st Floor	2. 2nd Floor	2. 2nd Floor	3. 3rd Floor	3. 3rd Floor	4. 4th Floor	4. 4th Floor	5. 5th Floor	5. 5th Floor
6. 6th Floor	6. 6th Floor	7. 7th Floor	7. 7th Floor	8. 8th Floor	8. 8th Floor	9. 9th Floor	9. 9th Floor	10. 10th Floor	10. 10th Floor
11. 11th Floor	11. 11th Floor	12. 12th Floor	12. 12th Floor	13. 13th Floor	13. 13th Floor	14. 14th Floor	14. 14th Floor	15. 15th Floor	15. 15th Floor
16. 16th Floor	16. 16th Floor	17. 17th Floor	17. 17th Floor	18. 18th Floor	18. 18th Floor	19. 19th Floor	19. 19th Floor	20. 20th Floor	20. 20th Floor

FINISH KEY:	
1. 1st Floor	1. 1st Floor
2. 2nd Floor	2. 2nd Floor
3. 3rd Floor	3. 3rd Floor
4. 4th Floor	4. 4th Floor
5. 5th Floor	5. 5th Floor
6. 6th Floor	6. 6th Floor
7. 7th Floor	7. 7th Floor
8. 8th Floor	8. 8th Floor
9. 9th Floor	9. 9th Floor
10. 10th Floor	10. 10th Floor
11. 11th Floor	11. 11th Floor
12. 12th Floor	12. 12th Floor
13. 13th Floor	13. 13th Floor
14. 14th Floor	14. 14th Floor
15. 15th Floor	15. 15th Floor
16. 16th Floor	16. 16th Floor
17. 17th Floor	17. 17th Floor
18. 18th Floor	18. 18th Floor
19. 19th Floor	19. 19th Floor
20. 20th Floor	20. 20th Floor

FINISH KEY:	
1. 1st Floor	1. 1st Floor
2. 2nd Floor	2. 2nd Floor
3. 3rd Floor	3. 3rd Floor
4. 4th Floor	4. 4th Floor
5. 5th Floor	5. 5th Floor
6. 6th Floor	6. 6th Floor
7. 7th Floor	7. 7th Floor
8. 8th Floor	8. 8th Floor
9. 9th Floor	9. 9th Floor
10. 10th Floor	10. 10th Floor
11. 11th Floor	11. 11th Floor
12. 12th Floor	12. 12th Floor
13. 13th Floor	13. 13th Floor
14. 14th Floor	14. 14th Floor
15. 15th Floor	15. 15th Floor
16. 16th Floor	16. 16th Floor
17. 17th Floor	17. 17th Floor
18. 18th Floor	18. 18th Floor
19. 19th Floor	19. 19th Floor
20. 20th Floor	20. 20th Floor

Exhibit 'C': Building Elevations



Ross, Bethany

From: Ross, Bethany
Sent: Thursday, December 5, 2024 2:29 PM
To: Renee Ward
Cc: Conor Keilty, AIA; Randy Eardley; WA19144.03
Subject: RE: Z2024-049 Project Comments

Hi Renee,

I just wanted to let you know the Specific Use Permit for the Home2Suites was approved on Monday, December 2. I am still waiting on the ordinance to get posted internally but after that I will send out an approval letter and the ordinance for your records. You are free to submit your site plan application on the next submittal date of December 13, 2024. Please let me know if you have any questions.

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
brross@rockwall.com
[City of Rockwall - Planning & Zoning](#)

From: Ross, Bethany
Sent: Tuesday, November 5, 2024 1:39 PM
To: Renee Ward <ReneeW@wierassociates.com>
Cc: Conor Keilty, AIA <conork@structuredrea.com>; Randy Eardley <RandyE@wierassociates.com>; WA19144.03 <19144.03@wierassociates.com>
Subject: RE: Z2024-049 Project Comments

Renee,

Received. Thank you.

Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
brross@rockwall.com
[City of Rockwall - Planning & Zoning](#)

From: Renee Ward <ReneeW@wierassociates.com>
Sent: Tuesday, November 5, 2024 1:23 PM
To: Ross, Bethany <brross@rockwall.com>
Cc: Conor Keilty, AIA <conork@structuredrea.com>; Randy Eardley <RandyE@wierassociates.com>; WA19144.03 <19144.03@wierassociates.com>
Subject: RE: Z2024-049 Project Comments

ShareFile Attachments

Expires May 7, 2025

AmeriSports Parking Count Exhibit.pdf	357 KB
Draft Ordinance Markup.pdf	3.1 MB
FSL Hotel Legal Description.pdf	108.9 KB
H2S Building Elevations.pdf	2.1 MB
H2S Concept Plan.pdf	284.8 KB
H2S Letter of Explanation.pdf	32.4 KB
H2S Material Concept Plans.pdf	2.9 MB
H2S Response Letter.pdf	3.5 MB

[Download Attachments](#)

Renee Ward uses ShareFile to share documents securely.

Hi Bethany,

Please see the attached submittal items for the Home2Suites Hotel SUP case. The exhibits have been updated to address all City comments received.

Submittal items include:

Concept Plan
Building Elevations
Amerisports Parking Exhibit
Legal Description
Draft Ordinance Markup
Letter of Explanation
Material Concept Plans
Response Letter

Can you please confirm that all items have been received?

Thanks,

Renee Ward, P.E.

Team Leader

WIER & ASSOCIATES, INC.

Engineers / Surveyors / Land Planners

Celebrating 46 Years of Serving Clients, Employees & Community

2201 E. Lamar Blvd., Suite 200E, Arlington, TX 76006-7440

Ph: 817-467-7700 ext. 202 Fax: 817-467-7713

www.WierAssociates.com

Texas Engineering Firm No. F-2776
Texas Land Surveying Firm No. 10033900



From: Ross, Bethany <brross@rockwall.com>
Sent: Friday, October 25, 2024 4:45 PM
To: Renee Ward <ReneeW@wierassociates.com>
Cc: conork@structuredrea.com
Subject: Z2024-049 Project Comments

Rene,

Attached are the project comments, engineering markups, and draft ordinance for your case.

The meeting schedule for this case is as follows:

Planning and Zoning Work Session: October 29, 2024
Planning and Zoning Commission: November 12, 2024
City Council (1st Reading): November 18, 2024
City Council (2nd Reading): December 2, 2024

Please note that all meetings will be held at 6:00 PM at 385 S. Goliad Street in the City Council Chambers. Please also note that a representative is required to be at all meetings. Should you have any questions please let me know.

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
brross@rockwall.com
[City of Rockwall - Planning & Zoning](#)

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