



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 2018-008 P&Z DATE 3/13/18 CC DATE 4/2/18

APPROVED/DENIED ARB DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION
<input checked="" type="checkbox"/> SPECIFIC USE PERMIT
<input checked="" type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input checked="" type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECIEPT
<input checked="" type="checkbox"/> LOCATION MAP
<input checked="" type="checkbox"/> HOA MAP
<input checked="" type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
NOTES: _____

ZONING MAP UPDATED _____ <i>PS</i>



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

Phone: (972) 771-7745

Email: Planning@Rockwall.com

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

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

From: Planning & Zoning Department

Date: 2/19/2018

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 02/23/2018. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 2/27/2018 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 2/27/2018 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number: Z2018-008
Project Name: SUP for AVID Hotel
Project Type: ZONING
Applicant Name: PSA ENGINEERING
Owner Name: ROCKWAY, PARTNERS LLP
Project Description:



RECEIPT

Project Number: Z2018-008
Job Address: LA JOLLA POINTE DR
ROCKWALL, TX 75087

Receipt Number: B77985

Printed: 2/28/2019 11:10 am

Fee Description	Account Number	Fee Amount
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ZONING

01-4280

\$ 230.00

Total Fees Paid:

\$ 230.00

Date Paid: 2/19/2018 12:00:00AM

Paid By: PSA ENGINEERING

Pay Method: CHECK 11503

Received By: LM



RECEIPT

Project Number: Z2018-008
Job Address: LA JOLLA POINTE DR
ROCKWALL, TX 75087

Receipt Number: B78261

Printed: 2/28/2019 11:11 am

Fee Description	Account Number	Fee Amount
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ZONING

01-4280

\$ 219.95

Total Fees Paid:

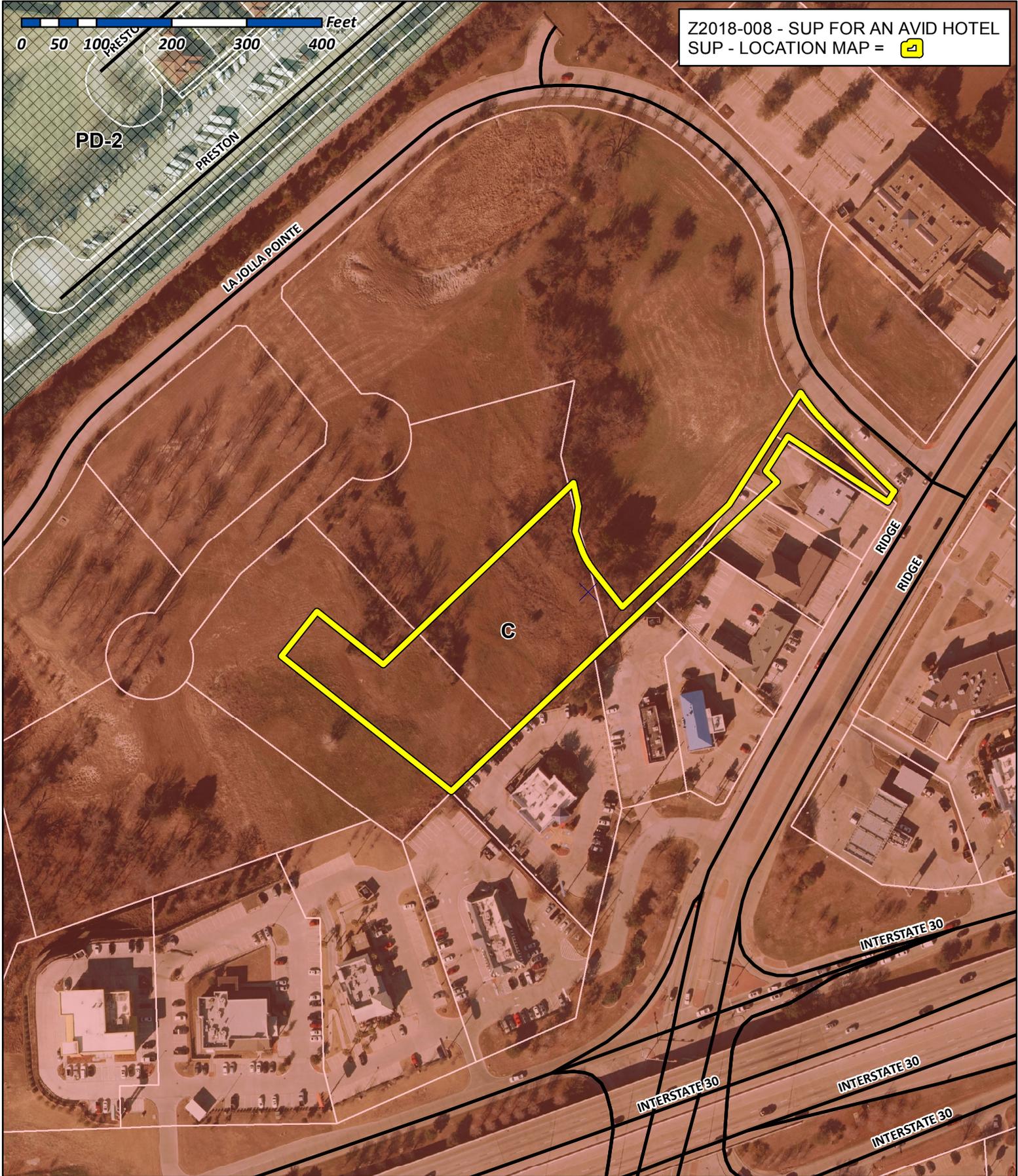
\$ 219.95

Date Paid: 3/12/2018 12:00:00AM

Paid By: PSA ENGINEERING

Pay Method: CHECK 11521

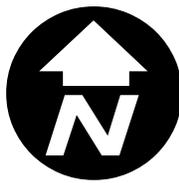
Received By: LM



City of Rockwall

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

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

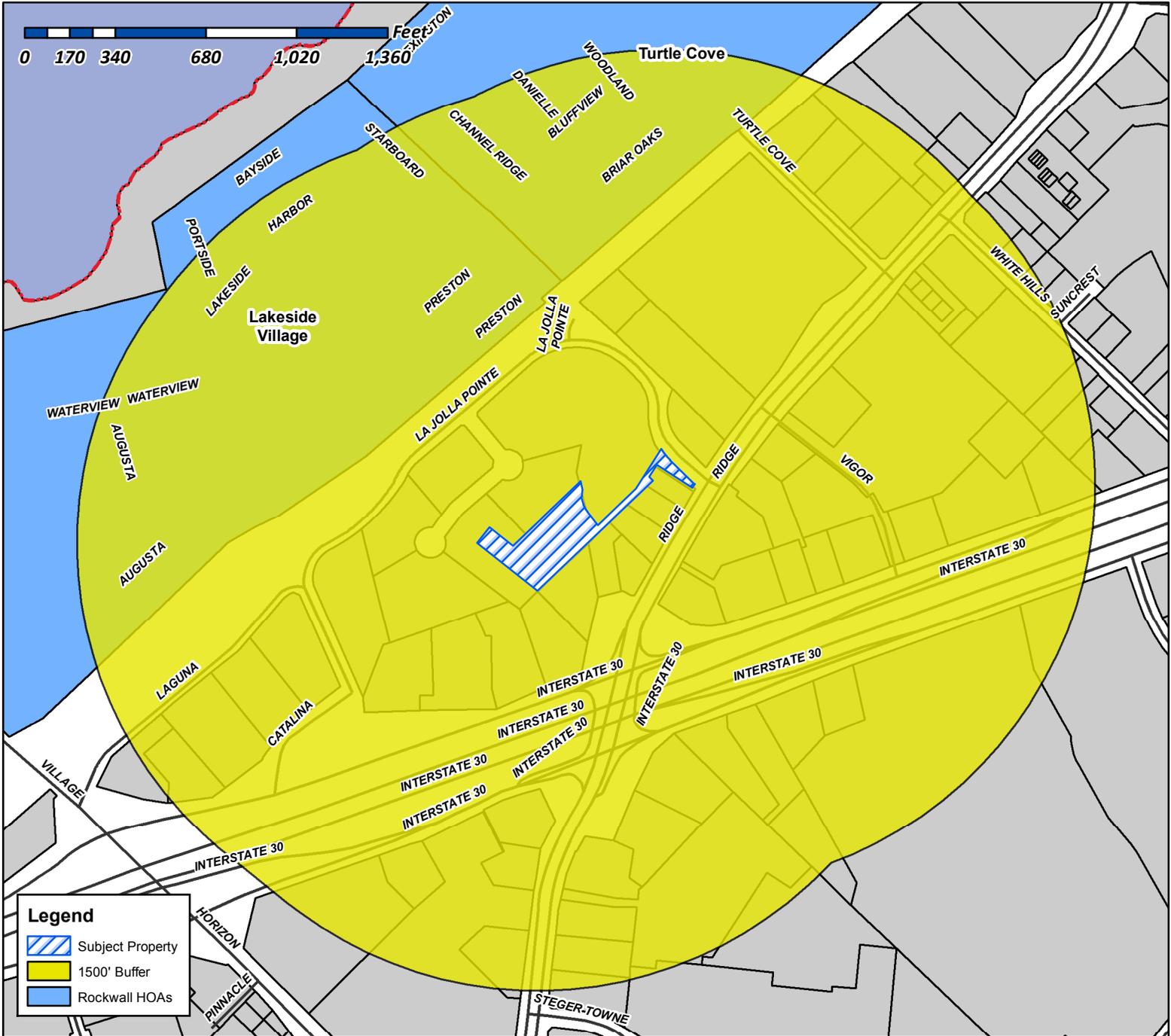
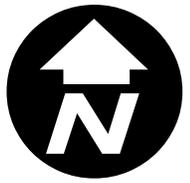




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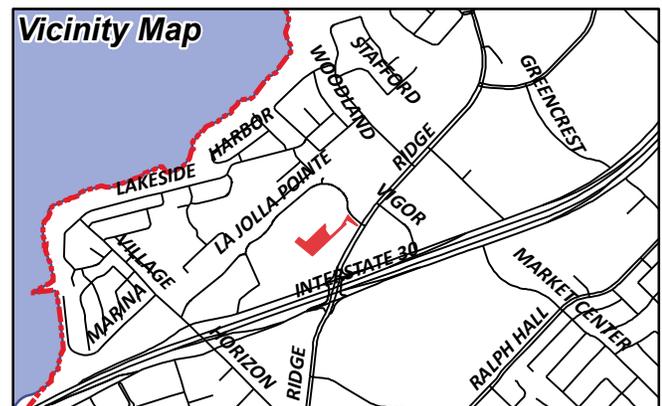
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Case Number: Z2018-008
Case Name: SUP for an AVID Hotel
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: West of the Intersection of Laguna Drive and Ridge Road

Date Created: 09/18/2018

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





City of Rockwall

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

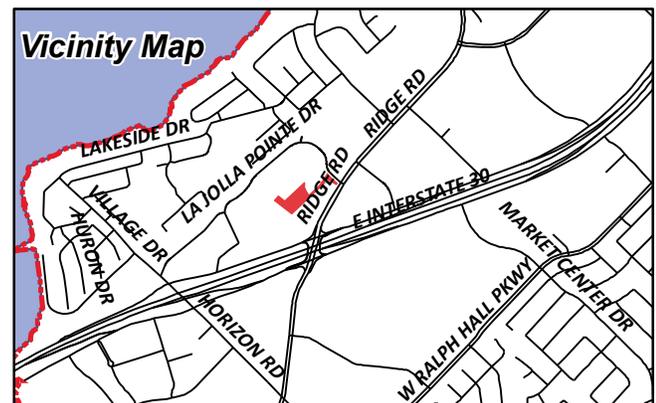
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Case Number: Z2018-008
Case Name: SUP for an AVID Hotel
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: West of the Intersection of Laguna Drive and Ridge Road

Date Created: 02/16/2018

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



STEAK N SHAKE OPERATIONS INC
C/O THE STEAK N SHAKE COMPANY
107 S PENNSYLVANIA ST SUITE 400
INDIANAPOLIS, IN 46204

BOLD LLC
121 WYLER DR
DAKOTA, IL 61018

HARRIS RICHARD DALE & JUDY A
210 GLENN AVE
ROCKWALL, TX 75087

MANGRIN CORPORATION
2255 RIDGE ROAD #208
ROCKWALL, TX 75087

CURRENT RESIDENT
2455 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2475 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2504 RIDGE RD
ROCKWALL, TX 75087

BROOKS RICHARD L DR
2504 RIDGE RD STE 107
ROCKWALL, TX 75087

BROOKS RICHARD L MD
2504 RIDGE RD STE 101
ROCKWALL, TX 75087

CURRENT RESIDENT
2535 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2545 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2555 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2600 RIDGE RD
ROCKWALL, TX 75087

BELAC PROPERTIES LLC
2600 RIDGE RD STE 102
ROCKWALL, TX 75087

CURRENT RESIDENT
2602 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2604 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2608 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2610 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2616 RIDGE RD
ROCKWALL, TX 75087

NOTY INVESTMENTS LLC
4001 BRIDGEPORT DR
PLANO, TX 75093

CBAX PROPERTIES LLC
465 W PRESIDENT GEORGE BUSH HWY
RICHARDSON, TX 75080

ROCKWALL MUSHROOM LLC
5205 SETTLEMENT WAY
MCKINNEY, TX 75070

CURRENT RESIDENT
550 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
560 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
568 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
578 E I30
ROCKWALL, TX 75087

ROCKWALL CORNER CORPORATION
600 E I-30
ROCKWALL, TX 75087

CURRENT RESIDENT
610 I30
ROCKWALL, TX 75087

CAMBRIDGE COURT LLC
6124 LA JOLLA MESA DR
LA JOLLA, CA 92037

RDF 188 30 & RIDGE ROCKWALL TX P1 LLC
620 E SOUTHLAKE BLVD
SOUTHLAKE, TX 76092

CURRENT RESIDENT
630 I 30
ROCKWALL, TX 75087

CURRENT RESIDENT
650 I30
ROCKWALL, TX 75087

PAUL'S KWIK KAR INC
650 E INTERSTATE 30
ROCKWALL, TX 75087

POP HOLDINGS LP
7750 N MACARTHUR BLVD STE 120-121
IRVING, TX 75063

DAVID HOGG BUILDING LLC
8652 W ROWEL RD
PEORIA, AZ 85383

ROCKWAY PARTNERS LLP
C/O JOHN HAMMERBECK
9071 E VASSAR AVE
DENVER, CO 80231

MIRANDA VINOD
9105 BRIARCREST DR
ROWLETT, TX 75089

MCDONALDS CORP (398/42)
C/O KEVA CHILDRESS
935 W RALPH HALL PKWY #101
ROCKWALL, TX 75032

JAGH HOSPITALITY LP
996 E I-30
ROCKWALL, TX 75087

ROBERT H FAMILY TRUST AND BMK FIN CORP
SHERRI LANE HEWETT AND SUSAN LYNNE
HEWETT LUCAS
C/O IHOP ATTN HAKIM REMA
5743 STONEGATE RD
DALLAS, TX 75209

WENDY'S PROPERTIES LLC
C/O THE WENDY'S COMPANY
ONE DAVE THOMAS BLVD
DUBLIN, OH 43017

ROCKWALL OCEANHILL LLC
C/O GEORGE RAUST
PO BOX 1295
ROCKWALL, TX 75087

LANDAU PROPERTIES LP
PO BOX 601679
DALLAS, TX 75360

ROCKWALL II PROPERTIES LLC
PO BOX 630768
HOUSTON, TX 77263

WAFFLE HOUSE INC
ATTN: TAX DEPT
PO BOX 6450
NORCROSS, GA 30091

METES & BOUNDS DESCRIPTION ; TRACT 5 – PHASE I

BEING a tract of land situated in the, abstract Number 9 Rockwall County, Texas, and the James Smith Survey, Abstract Number 200, and being more particularly described by metes and bounds as follows;

BEGINNING at 1/2" iron rod found at the North corner of the La Jolla Point drive, said an about 10 feet to the Right-of-Way of La Jolia Pointe, also at the corner between La Jolia Pointe and Ridge Road (FM 740);

THENCE S 31°45'06" W, a distance of 16.55 feet to "X" mark found for corner;

THENCE N 56°44'36" W, a distance of 158.98 feet to a iron rod found for corner;

THENCE S 32°44'34" W, a distance of 54.85 feet to a iron rod found for corner;

THENCE S 46°35'35" E a distance of 21.02 feet to "X" mark found for corner;

THENCE S 46°29'21" W, a distance of 598.53 feet to a iron rod found for corner;

THENCE N 51°24'03" W, a distance of 288.85 feet to a 1/2" iron rod set for corner;

THENCE N 38°36'01" W, a distance of 75.51 feet to a 1/2" iron rod set for corner;

THENCE S 51°23'59" E, a distance of 113.18 feet to a 1/2" iron rod set for corner;

THENCE N 46°14'10" E, a distance of 350.27 feet to a 1/2" iron rod set for corner;

THENCE S 12°35'26" E, a distance of 32.10 feet to a 1/2" iron rod set for corner;

THENCE S 07°13'08" W, a distance of 33.92 feet to a 1/2" iron rod set for corner;

THENCE S 18°44'59" E, a distance of 22.67 feet for corner, said a point also being a curve tangent;

THENCE continuing along the curve to the right with a Chord bearing of S 28°11'31"E, and a Chord distance of 31.15 feet with a delta of 18°53'12", a curve radius of 95 feet and a curve length of 31.29 feet and a Tangent of 15.79 feet to a point;

THENCE S 38°09'07" E, a distance of 65.61 feet to a 1/2" iron rod set for corner;

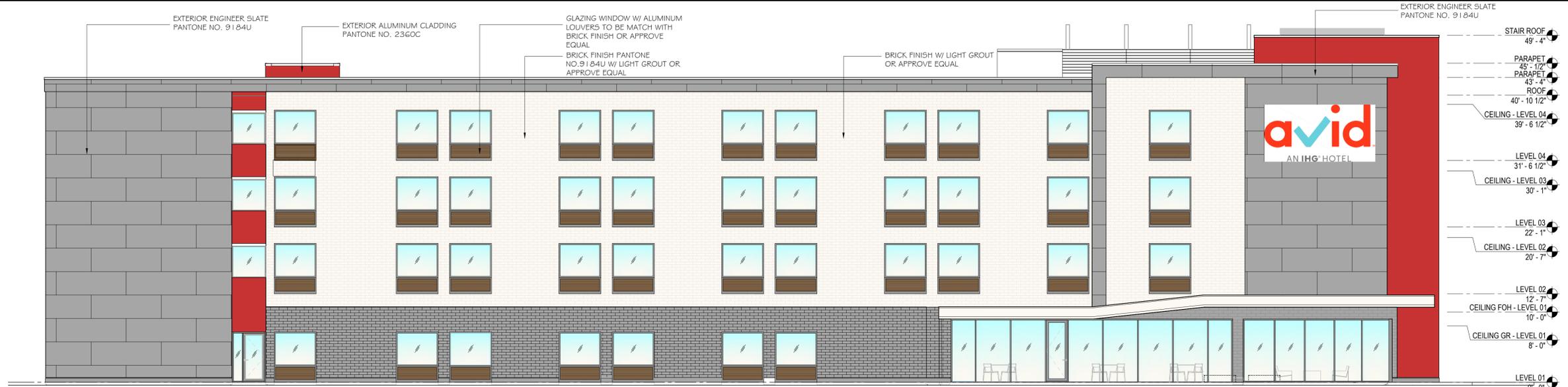
THENCE N 46°05'36" E, a distance of 197.23 feet to a 1/2" iron rod set for corner;

THENCE N 12°31'52" W, a distance of 33.13 feet to a 1/2" iron rod set for corner, said a point also being a curve tangent;

THENCE continuing along the curve to the right with a Chord bearing of N 57°11'06"W, and a Chord distance of 55.52 feet with a delta of 52°44'32", a curve radius of 62.5 feet and a curve length of 57.53 feet and a Tangent of 31.00 feet to a 1/2" iron rod set for corner;

THENCE N 32°43'14" E, a distance of 102.98 feet to 1/2" iron rod set for corner, said a point also being a curve tangent and perpendicular to Right of Way of La Jolla Pointe Drive;

THENCE continuing along the curve to the right with a Chord bearing of S 38°44'58" E, and a Chord distance of 54.21 feet with a delta of 13°33'40", a curve radius of 230 feet and a curve length of 54.33 feet and a Tangent of 27.30 feet to a 1/2" iron rod found for corner and also being a point of the **Beginning and containing** 89,557 square feet or 2.056 acres of land more or less.



1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"
EXTERIOR ALUMINUM CLADDING PANTONE NO. 2360C

MATERIALS CALCULATION TABLE:

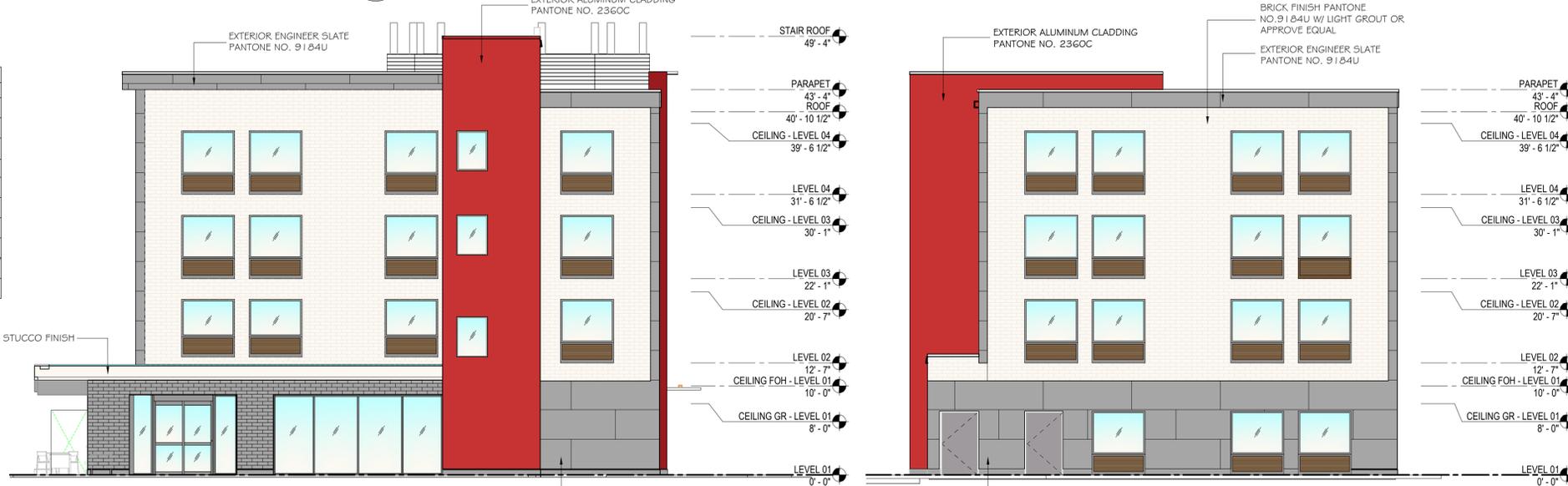
DESCRIPTION	FRONT SIDE		REAR SIDE		LEFT SIDE		RIGHT SIDE	
	AREA (S.F.)	% OF TOTAL AREA						
TOTAL OF ELEVATION AREA	8,178 S.F.	100%	8,440 S.F.	100%	2,592 S.F.	100%	2,367 S.F.	100%
GLAZING DOORS & WINDOWS	1,586 S.F.	19%	1,285 S.F.	15%	560 S.F.	22%	435 S.F.	18%
NET AREA (EXCLUSIVE OF W4D)	6,592 S.F.	81%	7,155 S.F.	85%	2,012 S.F.	78%	1,932 S.F.	82%
DESCRIPTION	AREA (S.F.)	% OF TOTAL AREA						
M1 - ALUMINUM CLADDING	512 S.F.	6%	937 S.F.	11%	467 S.F.	19%	306 S.F.	13%
M2 - ENGINEER SLATE	2,100 S.F.	26%	2,944 S.F.	35%	282 S.F.	11%	492 S.F.	21%
M3 - BRICK VENEER	719 S.F.	9%	-	-	140 S.F.	5%	-	-
M4 - BRICK VENEER	2,701 S.F.	33%	2,844 S.F.	34%	935 S.F.	36%	896 S.F.	38%
GLAZING DOOR & WINDOW	1,586 S.F.	19%	1,285 S.F.	15%	560 S.F.	22%	435 S.F.	18%
NON-GLAZING DOOR & WINDOW	560 S.F.	7%	430 S.F.	5%	168 S.F.	7%	238 S.F.	10%

FINISH SCHEDULE

- M1 - EXTERIOR ALUMINUM CLADDING
- M2 - ENGINEER SLATE
- M3 - BRICK VENEER
- M4 - BRICK VENEER
- GLAZING

NOTE:

ALL WINDOWS WITH LOUVERS TO BE ANODIZED BRONZE WITH THE EXCEPTION OF ANODIZED ALUMINUM IN WALLS WITH ADJACENT RED PAINT.
ALL STOREFRONT FINISHES TO BE ANODIZED ALUMINUM.



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

3 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



4 REAR ELEVATION
SCALE: 1/8" = 1'-0"

HOTEL BUILDING ELEVATIONS
FOR
DFW HOSPITALITY OF ROCKWALL LLC
2.014 ACRES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

DFW HOSPITALITY OF ROCKWALL LLC

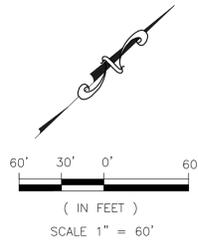
ASA ENGINEERING
17818 DAVENPORT ROAD, SUITE 215
DALLAS, TEXAS 75228
(972) 248-8881 Fax (972) 248-8881

SCALE: AS SHOWN
DESIGNED BY: PSS
DRAWN BY: C.C.
CHECKED BY: PSS
PSA PROJECT NO. TRC 2446

SHEET
A-1
FEBRUARY 16, 2018



VICINITY MAP
N.T.S.



LEGEND

- PROPERTY LINE
 - - - EASEMENT LINE
 - 1/2" IRS/IRF
 - EX.MH.
 - MH.
 - EX.FH.
 - FH.
- PROPERTY LINE
 - EASEMENT LINE
 - IRON ROD
 - EXISTING SANITARY MANHOLE
 - PROPOSED SANITARY MANHOLE
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT

LOT INFORMATION

TRACT 1	AREA LOT PROPOSED	= 119,688 S.F. (2.748 AC.)	= FUTURE BUILDING
TRACT 2	AREA LOT PROPOSED	= 62,769 S.F. (1.441 AC.)	= FUTURE BUILDING
TRACT 3	AREA LOT PROPOSED	= 11,788 S.F. (0.271 AC.)	= FUTURE BUILDING
TRACT 4 - PHASE I	AREA LOT PROPOSED	= 57,876 S.F. (1.329 AC.)	= PROFESSIONAL BLDG. 4-STORY
PARKING REQUIREMENTS		TOTAL BLDG. AREA = 32,000 S.F.	
		TOTAL PARKING REQUIRED = 1/300 S.F. = 106 SP	
		TOTAL PARKING PROVIDED = 106 SP	
		HANDICAP PARKING REQUIRED = 4 SP	
		SURFACE PARKING PROVIDED = 70 SP	
		TOTAL SURFACE PARKING = 74 SP	
		GARAGE PARKING PROVIDED = 32 SP	
TRACT 5 - PHASE I	AREA LOT PROPOSED	= 88,910 S.F. (2.041 AC.)	= AVID HOTEL, 87 RM. 4-STORY
PARKING REQUIREMENTS		TOTAL BLDG. AREA = 45,956 S.F.	
		TOTAL PARKING REQUIRED = 1SP/1 UNIT = 87 SP	
		TOTAL PARKING PROVIDED = 104 SP	
		HANDICAP PARKING REQUIRED = 4 SP	
		SURFACE PARKING PROVIDED = 68 SP	
		TOTAL SURFACE PARKING = 72 SP	
		GARAGE PARKING PROVIDED = 32 SP	
TRACT 6	AREA LOT PROPOSED	= 79,087 S.F. (1.816 AC.)	= FUTURE BUILDING
TRACT 7	AREA LOT PROPOSED	= 55,951 S.F. (1.284 AC.)	= FUTURE BUILDING

PREPARED BY:

ASA ENGINEERING

17819 DAVENPORT ROAD, SUITE 215
DALLAS, TEXAS 75252
(972) 248-9651 FAX (972) 248-9681
TX T.B.P.E. REGISTRATION # F-006974
T.B.P.L.S. FIRM REGISTRATION # 100433

OWNER/DEVELOPER

DFW HOSPITALITY OF ROCKWALL LLC

2402 PATHWAY ELDORADO,
AR, 71730

CONCEPT PLAN
FOR
DFW HOSPITALITY OF ROCKWALL LLC
11.173 ACRES

PART OF
William Blevins Survey, Abst. No.9
James Smith Survey, Abst. No.200
City of Rockwall
Rockwall County, Texas
FEBRUARY 16, 2018



2/16/2018 10:58:00 AM C:\PROJECTS\DFW_HOSPITALITY_OF_ROCKWALL\CONCEPT_PLAN\DWG\CONCEPT_PLAN.dwg
 AND REVISIONS TO DWG: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 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City of Rockwall Project Plan Review History



Project Number Z2018-008	Owner ROCKWAY, PARTNERS LLP	Applied 2/16/2018 LM
Project Name SUP for AVID Hotel	Applicant PSA ENGINEERING	Approved
Type ZONING		Closed
Subtype SUP		Expired
Status Staff Review		Status
Site Address LA JOLLA POINTE DR	City, State Zip ROCKWALL, TX 75087	Zoning
Subdivision RICHARD HARRIS	Tract 6	Block A
		Lot No 6
		Parcel No 4119-000A-0006-00-OR
		General Plan

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	2/16/2018	2/23/2018	2/21/2018	5	APPROVED	
ENGINEERING	Amy Williams	2/16/2018	2/23/2018	2/20/2018	4	COMMENTS	See Comments

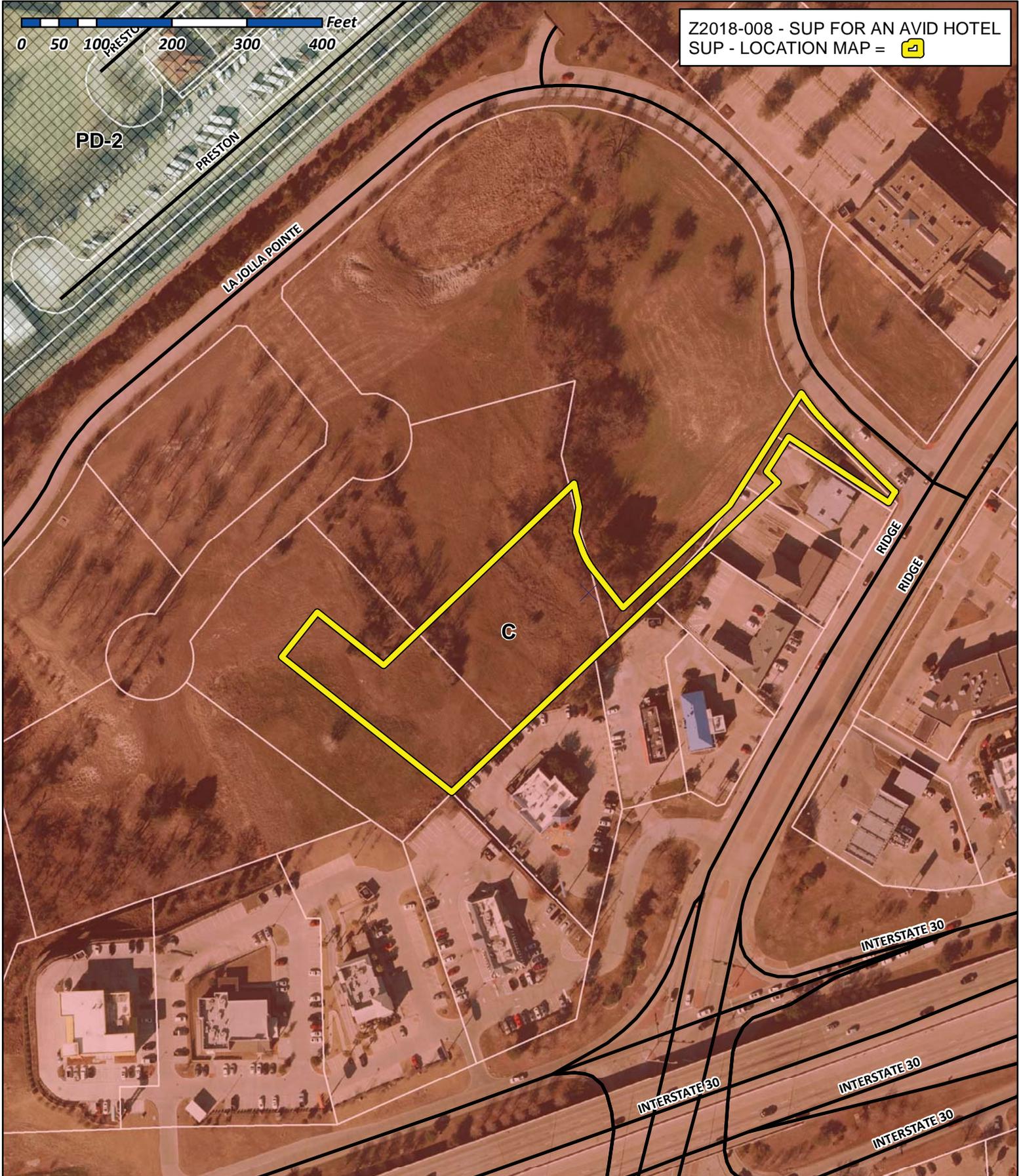
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(2/20/2018 3:52 PM AW) Need infrastructure evaluation. Cost to be paid by the developer. FYI for site - 4% Engineering Fees - Impact Fees - All driveways to be a minimum of 100' apart and 200' from Carmel Circle. The driveway onto La Jolla Pointe from Tract 1 will need to be off of Carmel Circle not La Jolla - Car parking must be 20'x9' with 24' isles - Must have a 15'x24' turn around for dead-end parking - All paving to be reinforced concrete. - All public easements are min. 20' wide - No structures in easements. - Existing detention to the west (by Lot 7) needs to be built to the correct volume prior to any development - Water and sewer to be installed in Carmel Circle - Must loop water lines. - Erosion hazard setback along creek areas per Engineering Standards of Design - Waters of the US determination on creek - Some existing storm sewer. - Must construct sidewalk along La Jolla - Need to build 24' of Carmel Cir. along all property lines. - 12.5' parkway with 5' sidewalks. - Sidewalks to be 2' inside parkway on Carmel and La Jolla - Dumpster areas shall drain to oil/water separator							
FIRE	Kevin Clark	2/16/2018	2/23/2018	2/23/2018	7	APPROVED	
PLANNING	David Gonzales	2/16/2018	2/23/2018	2/21/2018	5	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>Hold a public hearing to discuss and consider a request by Pan S. Sribhen, P. E. of PSA Engineering on behalf of Shailesh C. Vora of DFW Hospitality of Rockwall, LLC for the approval of a Specific Use Permit (SUP) for a hotel in a Commercial (C) District that exceeds 36-feet in height within the Scenic Overlay (SOV) District on a 2.040-acre tract of land being identified as Lot 7 and a portion of Lot 8, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, situated south of the intersection of Carmel Circle and Laguna Drive, and take any action necessary.</p>						
<p>PLANNING COMMENTS - DAVID GONZALES - 02.22.2018</p>						
<p>All staff comments are to be addressed and resubmitted by Tuesday, March 6, 2018. Please provide two copies and one PDF version for a subsequent review by staff (if necessary):</p>						
<ul style="list-style-type: none"> • Provide a concept plan for the individual hotel property by March 6, 2018 for inclusion with the SUP Ordinance. • Please review the Draft SUP Ordinance and provide any correction/adjustments you feel are necessary for staff to review. • On all future plan submittals please include “Case No. Z2018-008” in the lower right hand corner. • The development is to provide an infrastructure study satisfying the engineering for the site. 						
<p>Planning Staff General Comments/Conditions of SUP:</p>						
<ol style="list-style-type: none"> 1. The SUP is for the proposed land use as a Hotel within the Commercial (C) District and that exceeds 36-ft in height within the Scenic Overlay (SOV) District. 2. Future site plan submittal and approval shall be required if the SUP is granted. Since the project is located within the IH-30 OV and Scenic OV districts, the development is required to meet the standards as established and a review by the Architectural Review Board is required with their recommendation forwarded to the Planning and Zoning Commission. 3. Any variance to the IH-30 OV and Scenic OV Districts or any other section of the Unified Development Code shall be considered at the time of site plan approval. 4. Submittal and approval of engineering plans and final plat shall be completed prior to the issuance of a building permit. Final Plat shall be filed prior to issuance of a Certificate of Occupancy (CO). 5. How many of the units will be used as extended stay rooms? 6. How many rooms/units will there be for the hotel use? The parking standards of the UDC requires one (1) for each room plus 50% of the requirement for accessory uses such as restaurants, and meeting rooms. 7. Will there be a meeting room or convention area as an accessory use within the Hotel? 8. Will there be a restaurant use within the Hotel? 9. If approved, the development shall generally conform the Concept Plan as depicted in the SUP ordinance (this will be a condition of the SUP once submitted). 13. If approved, the SUP shall expire if development process has not commenced within one (1) year from the approval date of the SUP ordinance. 						
<p>The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the SUP. All meeting will be held in the City's Council Chambers and begin at 6:00 p.m. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.</p>						
<p>** Scheduled Meeting Dates to Attend:</p>						

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
Planning - Work Session:		February 27, 2018 (6:00p.m.)				[Applicant to present case to P&Z for discussion].
Planning - Public Hearing:		March 13, 2018 (6:00p.m.)				[P&Z to take action (i.e. approve, approve with conditions, or deny)
City Council - Public Hearing:		March 19, 2018 (6:00 p.m.)				[1st Reading of SUP Ordinance]
City Council - Action Item:		April 2, 2018 (6:00 p.m.)				[2nd Reading of SUP Ordinance (if approved at 1st reading)]



Z2018-008 - SUP FOR AN AVID HOTEL
SUP - LOCATION MAP =



City of Rockwall

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

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

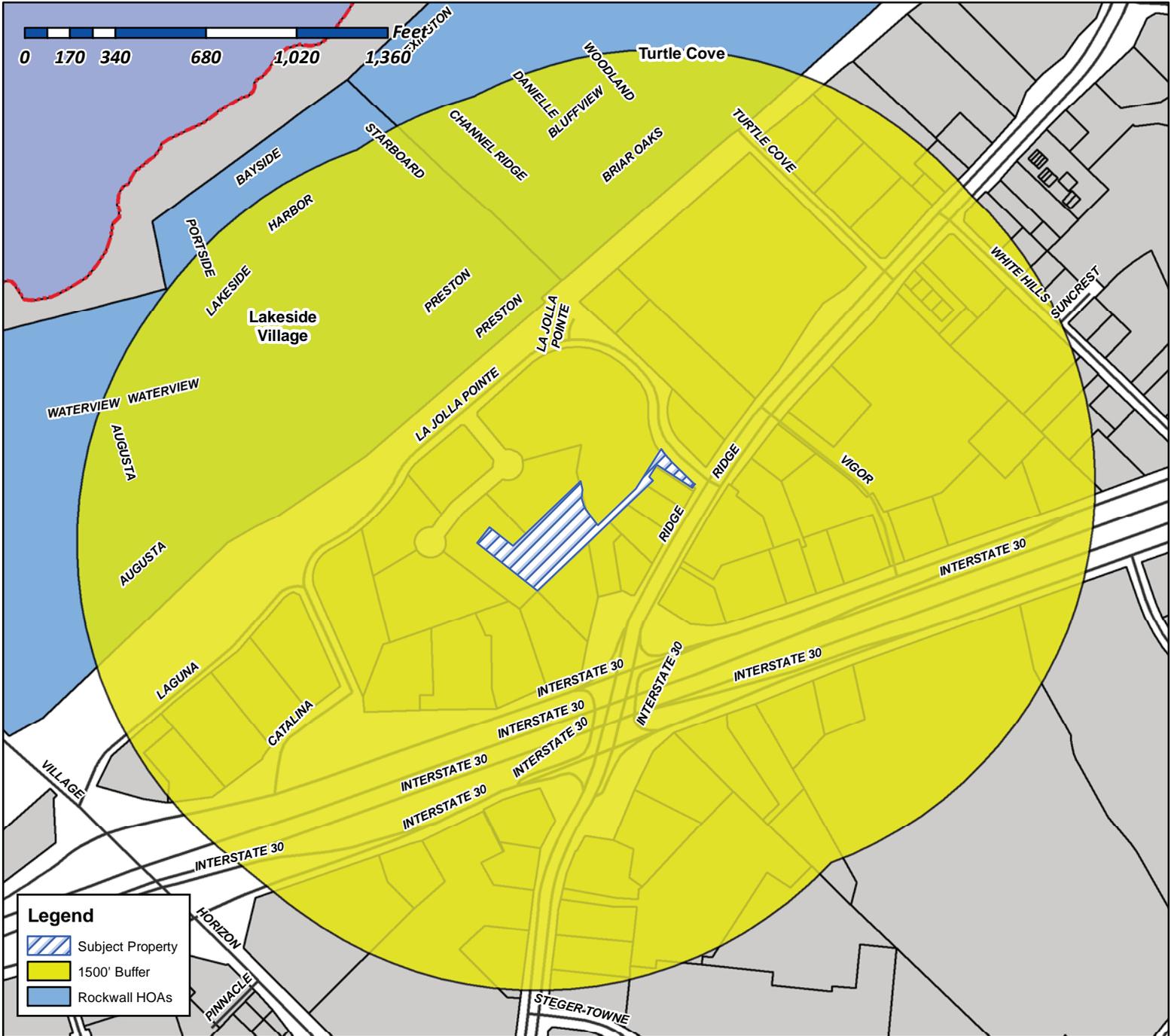




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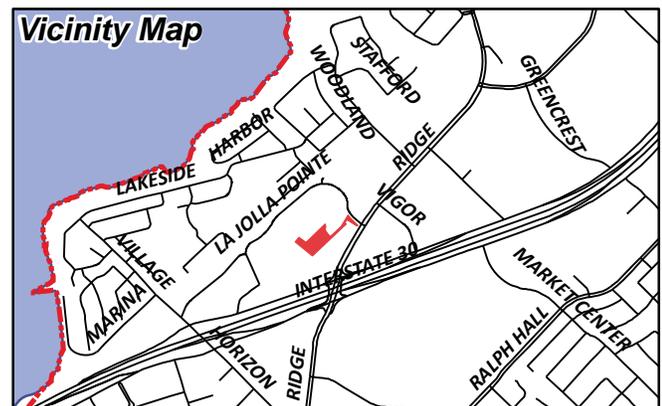
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Case Number: Z2018-008
Case Name: SUP for an AVID Hotel
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: West of the Intersection of Laguna Drive and Ridge Road

Date Created: 09/18/2018

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





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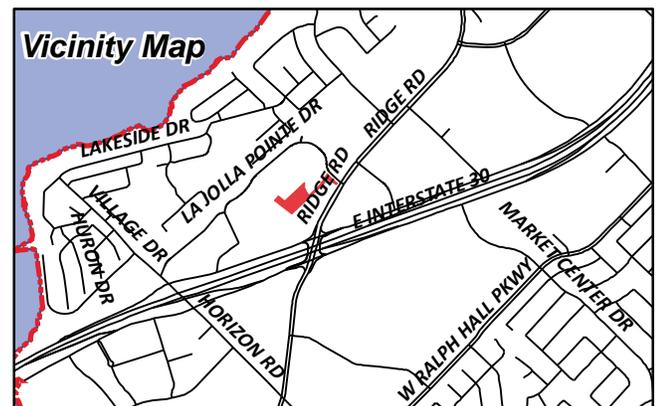
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Case Number: Z2018-008
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Case Type: Zoning
Zoning: Commercial (C) District
Case Address: West of the Intersection of Laguna Drive and Ridge Road

Date Created: 02/16/2018

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



STEAK N SHAKE OPERATIONS INC
C/O THE STEAK N SHAKE COMPANY
107 S PENNSYLVANIA ST SUITE 400
INDIANAPOLIS, IN 46204

BOLD LLC
121 WYLER DR
DAKOTA, IL 61018

HARRIS RICHARD DALE & JUDY A
210 GLENN AVE
ROCKWALL, TX 75087

MANGRIN CORPORATION
2255 RIDGE ROAD #208
ROCKWALL, TX 75087

CURRENT RESIDENT
2455 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2475 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2504 RIDGE RD
ROCKWALL, TX 75087

BROOKS RICHARD L DR
2504 RIDGE RD STE 107
ROCKWALL, TX 75087

BROOKS RICHARD L MD
2504 RIDGE RD STE 101
ROCKWALL, TX 75087

CURRENT RESIDENT
2535 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2545 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2555 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2600 RIDGE RD
ROCKWALL, TX 75087

BELAC PROPERTIES LLC
2600 RIDGE RD STE 102
ROCKWALL, TX 75087

CURRENT RESIDENT
2602 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2604 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2608 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2610 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2616 RIDGE RD
ROCKWALL, TX 75087

NOTY INVESTMENTS LLC
4001 BRIDGEPORT DR
PLANO, TX 75093

CBAX PROPERTIES LLC
465 W PRESIDENT GEORGE BUSH HWY
RICHARDSON, TX 75080

ROCKWALL MUSHROOM LLC
5205 SETTLEMENT WAY
MCKINNEY, TX 75070

CURRENT RESIDENT
550 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
560 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
568 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
578 E I30
ROCKWALL, TX 75087

ROCKWALL CORNER CORPORATION
600 E I-30
ROCKWALL, TX 75087

CURRENT RESIDENT
610 I30
ROCKWALL, TX 75087

CAMBRIDGE COURT LLC
6124 LA JOLLA MESA DR
LA JOLLA, CA 92037

RDF 188 30 & RIDGE ROCKWALL TX P1 LLC
620 E SOUTHLAKE BLVD
SOUTHLAKE, TX 76092

CURRENT RESIDENT
630 I 30
ROCKWALL, TX 75087

CURRENT RESIDENT
650 I30
ROCKWALL, TX 75087

PAUL'S KWIK KAR INC
650 E INTERSTATE 30
ROCKWALL, TX 75087

POP HOLDINGS LP
7750 N MACARTHUR BLVD STE 120-121
IRVING, TX 75063

DAVID HOGG BUILDING LLC
8652 W ROWEL RD
PEORIA, AZ 85383

ROCKWAY PARTNERS LLP
C/O JOHN HAMMERBECK
9071 E VASSAR AVE
DENVER, CO 80231

MIRANDA VINOD
9105 BRIARCREST DR
ROWLETT, TX 75089

MCDONALDS CORP (398/42)
C/O KEVA CHILDRESS
935 W RALPH HALL PKWY #101
ROCKWALL, TX 75032

JAGH HOSPITALITY LP
996 E I-30
ROCKWALL, TX 75087

ROBERT H FAMILY TRUST AND BMK FIN CORP
SHERRI LANE HEWETT AND SUSAN LYNNE
HEWETT LUCAS
C/O IHOP ATTN HAKIM REMA
5743 STONEGATE RD
DALLAS, TX 75209

WENDY'S PROPERTIES LLC
C/O THE WENDY'S COMPANY
ONE DAVE THOMAS BLVD
DUBLIN, OH 43017

ROCKWALL OCEANHILL LLC
C/O GEORGE RAUST
PO BOX 1295
ROCKWALL, TX 75087

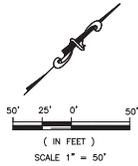
LANDAU PROPERTIES LP
PO BOX 601679
DALLAS, TX 75360

ROCKWALL II PROPERTIES LLC
PO BOX 630768
HOUSTON, TX 77263

WAFFLE HOUSE INC
ATTN: TAX DEPT
PO BOX 6450
NORCROSS, GA 30091



VICINITY MAP
N.T.S.



CURVE & LENGTH TABLE - TRACT 4						
CURVE	DELTA	R	T	L	CH	CHD
C1	18°53'12"	94.92'	15.79'	31.29'	S28°11'31"E	31.15'
C2	13°33'40"	230.00'	27.30'	54.33'	S38°44'58"E	54.21'

LINE TABLE - TRACT 1		
LINE	LENGTH	BEARING
L1	16.55'	S31°45'06"W
L2	54.85'	S32°44'34"W
L3	21.02'	S46°35'35"E
L4	32.10'	S12°35'26"E
L5	33.92'	S07°13'08"W
L6	22.67'	S18°44'59"E
L7	65.61'	S38°09'07"E

METES & BOUNDS DESCRIPTION

BEING a tract of land situated in the, abstract Number 9 Rockwall County, Texas, and the James Smith Survey, Abstract Number 200, and being more particularly described by metes and bounds as follows:

BEGINNING at 1/2" iron rod found at the North corner of the La Jolla Pointe drive, said an about 10 feet to the Right-of-Way of La Jolla Pointe, also at the corner between La Jolla Pointe and Ridge Road (FM 740);

THENCE S 31°45'06" W, a distance of 16.55 feet to a "X" mark found for corner;

THENCE N 56°44'36" W, a distance of 158.98 feet to a iron rod found for corner;

THENCE S 32°44'34" W, a distance of 54.85 feet to a iron rod found for corner;

THENCE S 46°35'35" E a distance of 21.02 feet to "X" mark found for corner;

THENCE S 49°35'35" E a distance of 21.02 feet to a 1/2" iron rod set for corner;

THENCE S 49°29'21" W, a distance of 598.53 feet to a iron rod set for corner;

THENCE N 51°24'03" W, a distance of 288.85 feet to a 1/2" iron rod set for corner;

THENCE N 38°36'01" W, a distance of 75.51 feet to a 1/2" iron rod set for corner;

THENCE S 51°23'59" E, a distance of 113.18 feet to a 1/2" iron rod set for corner;

THENCE N 46°14'10" E, a distance of 350.27 feet to a 1/2" iron rod set for corner;

THENCE S 12°35'26" E, a distance of 32.10 feet to a 1/2" iron rod set for corner;

THENCE S 07°13'08" W, a distance of 33.92 feet to a 1/2" iron rod set for corner;

THENCE S 18°44'59" E, a distance of 22.67 feet for corner, said a point also being a curve tangent;

THENCE continuing along the curve to the right with a Chord bearing of S 28°11'31"E, and a Chord distance of 31.15 feet with a delta of 18°53'12", a curve radius of 95 feet and a curve length of 31.29 feet and a Tangent of 15.79 feet to a point;

THENCE S 38°09'07" E, a distance of 65.61 feet to a 1/2" iron rod set for corner;

THENCE N 46°05'36" E, a distance of 197.23 feet to a 1/2" iron rod set for corner;

THENCE N 32°32'52" E, a distance of 176.84 feet to 1/2" iron rod set for corner, said a point also being a curve tangent and perpendicular to Right of Way of La Jolla Pointe Drive, said appoit also being a curve tangent;

THENCE continuing along the curve to the right with a Chord bearing of S 38°44'58" E, and a Chord distance of 54.21 feet with a delta of 13°33'40", a curve radius of 230 feet and a curve length of 54.33 feet and a Tangent of 27.30 feet to a 1/2" iron rod found for corner;

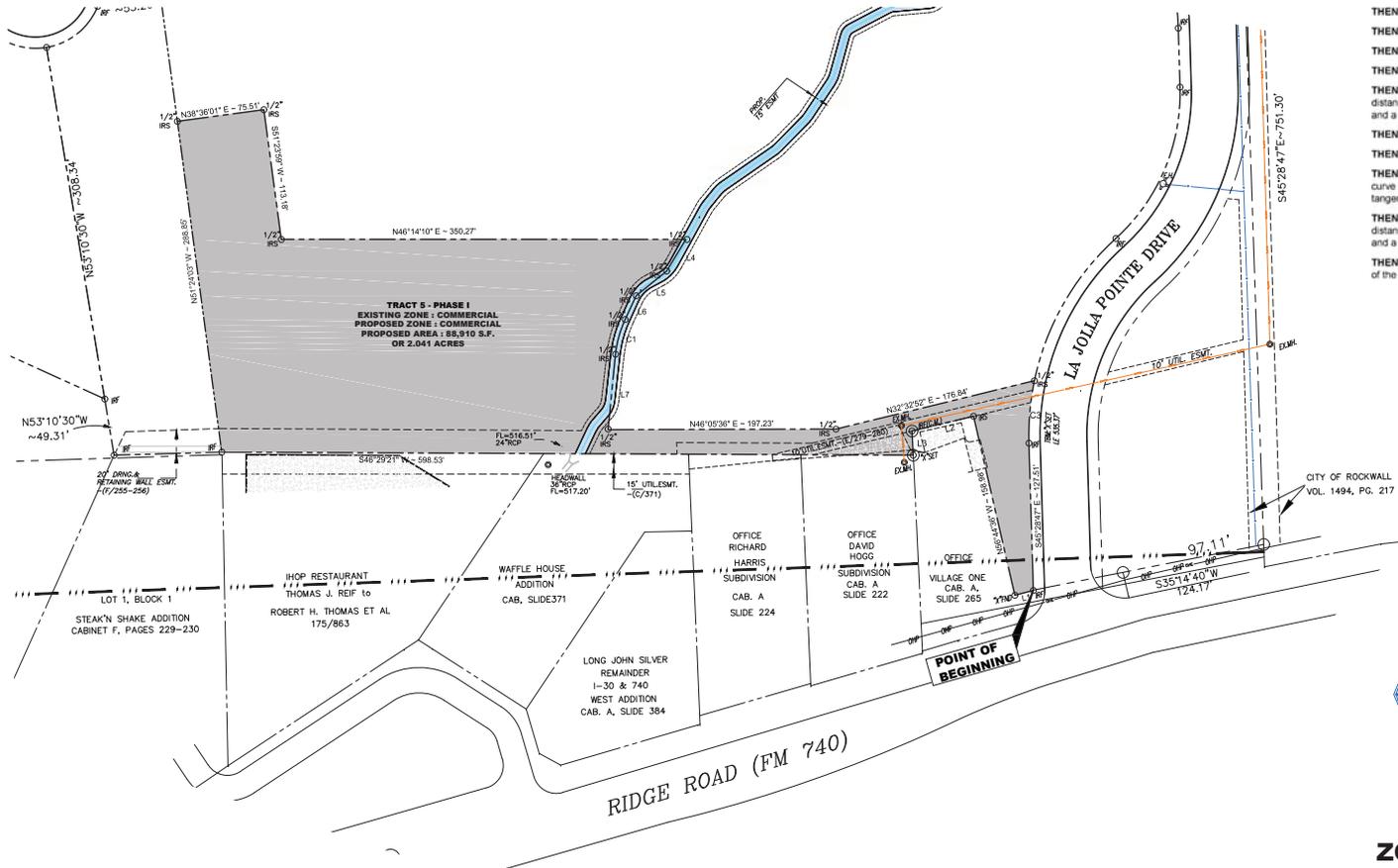
THENCE S 45°28'47" E, a distance of 127.51 feet to a 1/2" iron rod found for corner and also being a point of the **Beginning** and containing 88,910 square feet or 2.014 acres of land more or less.

SURVEYOR'S CERTIFICATE

I, Pansak Sribhen, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Rockwall.



Pansak Sribhen
Registered Professional Land Surveyor No. 3576



PREPARED BY:
ASA ENGINEERING
17819 DAVENPORT ROAD, SUITE 215
DALLAS, TEXAS 75252
(972) 248-9601 FAX (972) 248-9681
TX L.S.P.E. REGISTRATION # F-006974
T.S.P.L.S. FIRM REGISTRATION # 100433

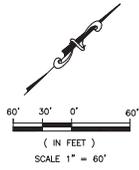
OWNER/DEVELOPER
DFW HOSPITALITY OF ROCKWALL LLC
2402 PATHWAY ELDORADO,
AR, 71730

ZONING EXHIBIT TRACT 5 PHASE I
FOR
DFW HOSPITALITY OF ROCKWALL LLC
2.041 ACRES

PART OF
William Blevins Survey, Abst. No.9
James Smith Survey, Abst. No.200
City of Rockwall
Rockwall County, Texas
FEBRUARY 16, 2018



VICINITY MAP
N.T.S.



LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- 12" IRON ROD
- EX. MANHOLE
- EX. SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- EX. FIRE HYDRANT
- PROPOSED FIRE HYDRANT

LOT INFORMATION

TRACT 1	AREA LOT PROPOSED	= 119,688 S.F. (2,748 AC.)
		= FUTURE BUILDING
TRACT 2	AREA LOT PROPOSED	= 62,769 S.F. (1,441 AC.)
		= FUTURE BUILDING
TRACT 3	AREA LOT PROPOSED	= 11,788 S.F. (0.271 AC.)
		= FUTURE BUILDING
TRACT 4 - PHASE I	AREA LOT PROPOSED	= 57,876 S.F. (1,329 AC.)
	TOTAL BLDG. AREA	= 32,000 S.F.
		= PROFESSIONAL BLDG. 4-STORY
	PARKING REQUIREMENTS	
	PARKING RATIO	= 1/300 S.F.
	TOTAL PARKING REQUIRED	= 106 SP
	TOTAL PARKING PROVIDED	= 106 SP
	HANDICAP PARKING REQUIRED	= 4 SP
	SURFACE PARKING PROVIDED	= 70 SP
	TOTAL SURFACE PARKING	= 74 SP
	GARAGE PARKING PROVIDED	= 32 SP
TRACT 5 - PHASE I	AREA LOT PROPOSED	= 88,910 S.F. (2,041 AC.)
	TOTAL BLDG. AREA	= 45,656 S.F.
		= AVID HOTEL, 87 RM. 4-STORY
	PARKING REQUIREMENTS	
	PARKING RATIO	= 1SP/1 UNIT
	TOTAL PARKING REQUIRED	= 87 SP
	TOTAL PARKING PROVIDED	= 104 SP
	HANDICAP PARKING REQUIRED	= 4 SP
	SURFACE PARKING PROVIDED	= 68 SP
	TOTAL SURFACE PARKING	= 72 SP
	GARAGE PARKING PROVIDED	= 32 SP
TRACT 6	AREA LOT PROPOSED	= 79,087 S.F. (1,816 AC.)
		= FUTURE BUILDING
TRACT 7	AREA LOT PROPOSED	= 55,951 S.F. (1,284 AC.)
		= FUTURE BUILDING

PREPARED BY:



ASA ENGINEERING

17819 DASHPORT ROAD, SUITE 215
DALLAS, TEXAS 75252
(972) 248-9851 FAX (972) 248-9851
TX T.B.P.E. REGISTRATION # F-008974
T.B.P.L.S. FIRM REGISTRATION # 100433

OWNER/DEVELOPER

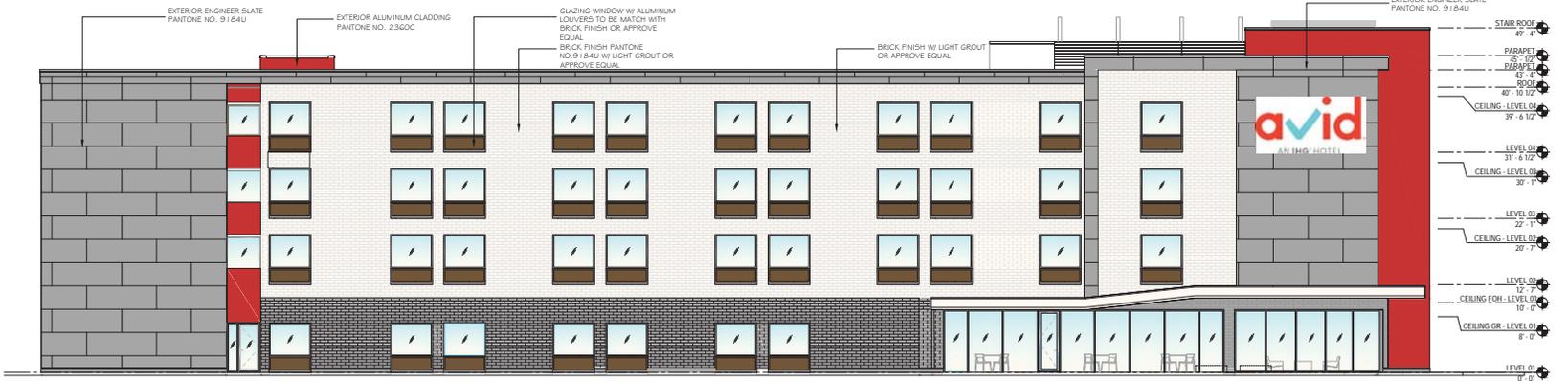
DFW HOSPITALITY OF ROCKWALL LLC

2402 PATHWAY ELDORADO,
AR, 71170

CONCEPT PLAN

FOR
DFW HOSPITALITY OF ROCKWALL LLC
11.173 ACRES

PART OF
William Blevins Survey, Abst. No.9
James Smith Survey, Abst. No.200
City of Rockwall
Rockwall County, Texas
FEBRUARY 16, 2018



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

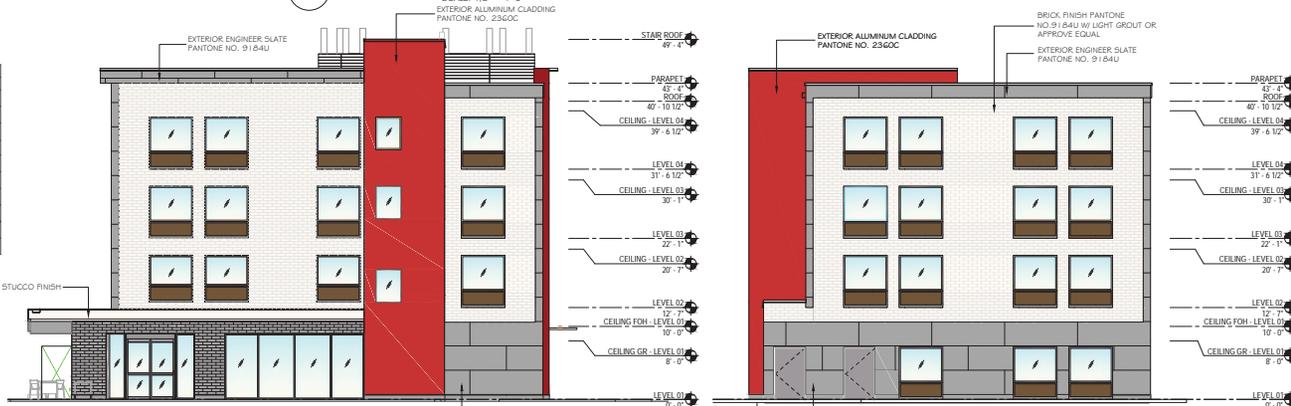
MATERIALS CALCULATION TABLE

DESCRIPTION	FRONT SIDE		REAR SIDE		LEFT SIDE		RIGHT SIDE	
	AREA (S.F.)	% OF TOTAL AREA	AREA (S.F.)	% OF TOTAL AREA	AREA (S.F.)	% OF TOTAL AREA	AREA (S.F.)	% OF TOTAL AREA
TOTAL OF ELEVATION AREA	8,117.9 S.F.	100%	8,440 S.F.	100%	2,352 S.F.	100%	2,327 S.F.	100%
GLAZING DOORS & WINDOWS	1,506 S.F.	19%	1,285 S.F.	15%	300 S.F.	13%	435 S.F.	19%
NET AREA (EXCLUSIVE OF WINDOWS)	6,592 S.F.	81%	7,155 S.F.	85%	2,012 S.F.	79%	1,892 S.F.	82%
DESCRIPTION	AREA (S.F.)	% OF TOTAL AREA	AREA (S.F.)	% OF TOTAL AREA	AREA (S.F.)	% OF TOTAL AREA	AREA (S.F.)	% OF TOTAL AREA
M1 - ALUMINUM CLADDING	512 S.F.	6%	937 S.F.	11%	487 S.F.	19%	306 S.F.	13%
M2 - ENGINEER SLATE	2,100 S.F.	26%	2,844 S.F.	35%	292 S.F.	11%	492 S.F.	21%
M3 - BRICK VENEER	719 S.F.	9%	-	-	140 S.F.	5%	-	-
M4 - BRICK VENEER	2,701 S.F.	33%	2,844 S.F.	34%	935 S.F.	30%	896 S.F.	38%
GLAZING DOOR & WINDOW	1,506 S.F.	19%	1,285 S.F.	15%	300 S.F.	13%	435 S.F.	19%
NON-GLAZING DOOR & WINDOW	503 S.F.	6%	430 S.F.	5%	108 S.F.	4%	238 S.F.	10%

FINISH SCHEDULE

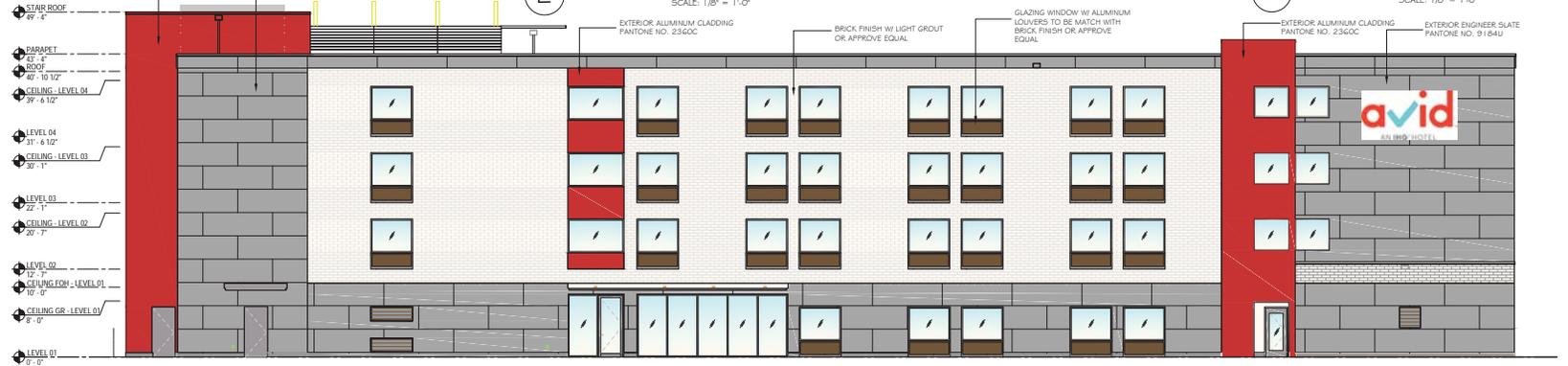
- M1 - EXTERIOR ALUMINUM CLADDING
- M2 - ENGINEER SLATE
- M3 - BRICK VENEER
- M4 - BRICK VENEER
- GLAZING

NOTE:
ALL WINDOWS WITH LOUVERS TO BE ANODIZED BRONZE WITH THE EXCEPTION OF ANODIZED ALUMINUM IN WALLS WITH ADJACENT RED PAINT.
ALL STOREFRONT FINISHES TO BE ANODIZED ALUMINUM.



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

3 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



4 REAR ELEVATION
SCALE: 1/8" = 1'-0"

HOTEL BUILDING ELEVATIONS
 FOR
 DFW HOSPITALITY OF ROCKWALL LLC
 2.014 ACRES
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

PSA ENGINEERING
 17815 DALLAS ROAD, SUITE 215
 ROCKWALL, TEXAS 75087
 (972) 948-9999 FAX (972) 348-9991

SCALE: AS SHOWN
 DESIGNED BY: PSS
 DRAWN BY: C.C.
 CHECKED BY: PSS
 PSA PROJECT NO.: TRC 2446

SHEET
A-1
 FEBRUARY 16, 2018



PERSPECTIVE (DAY)
 DFW HOSPITALITY OF ROCKWALL LLC
 2.014 ACRES
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

DFW HOSPITALITY
 OF ROCKWALL LLC



SCALE: AS SHOWN
 DESIGNED BY: PSS
 DRAWN BY: C.G.
 CHECKED BY: PSS
 PSA PROJECT NO.
 TRC 2446

SHEET
 A-2
 FEBRUARY 16, 2018

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

SPECIFIC USE PERMIT NO. S-1XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A HOTEL IN A COMMERCIAL (C) DISTRICT AND TO ALLOW FOR A STRUCTURE THAT EXCEEDS 36-FEET IN HEIGHT WITHIN THE SCENIC OVERLAY (SOV) DISTRICT, ON A 2.056-ACRE TRACT OF LAND BEING IDENTIFIED AS A PORTION OF LOT 7 AND A PORTION OF LOT 8, BLOCK A, LA JOLLA POINTE, PHASE 2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Pan S, Sribhen, P.E. of PSA Engineering on behalf of Shailesh C. Vora of DFW Hospitality of Rockwall, LLC for the approval of a Specific Use Permit (SUP) to allow for a *Hotel* in a Commercial (C) District that exceeds 36-feet in height within the Scenic Overlay (SOV) District on a 2.056-acre tract of land, identified as a portion of Lot 7 and a portion of Lot 8, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned *Commercial (C) District*, situated within the *IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts*, generally located along La Jolla Pointe Drive, south of the intersection of Carmel Circle and Laguna Drive, and more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

Section 1. That the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *Hotel* within a *Commercial (C) District* as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [Ordinance No. 04-38], and that exceeds 36-feet in height within the Scenic Overlay (SOV) District on the *Subject Property*; and

Section 2. That the Specific Use Permit (SUP) shall be subject to the conditions set forth in *Section 4.5, Commercial (C) District; Section 6.6, IH-30 Overlay (IH-30 OV) District; and Section*

6.8, *Scenic Overlay (SOV) District, of Article V, District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended and as may be amended in the future, and shall be subject to the additional following conditions:

2.1 OPERATIONAL CONDITIONS

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

- 1) The development of this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this SUP ordinance for the development of a *Hotel*; and,
- 2) The proposed hotel shall generally conform to the *Concept Building Elevations* depicted in *Exhibit 'C'* of this SUP ordinance, and shall be subject to review and recommendation by the Architecture Review Board (ARB); and,
- 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 Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- 1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4. (3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

Section 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 5. 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 6. 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 7. 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 8. That this ordinance shall take effect immediately from and after its passage of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 2ND DAY OF APRIL, 2017.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: March 19, 2018

2nd Reading: April 2, 2018

Exhibit 'A':
Legal Description

BEING a tract of land situated in the, abstract Number 9 Rockwall County, Texas, and the James Smith Survey, Abstract Number 200, and being more particularly described by metes and bounds as follows;

BEGINNING at 1/2" iron rod found at the North corner of the La Jolla Point drive, said an about 10 feet to the Right-of-Way of La Jolia Pointe, also at the corner between La Jolia Pointe and Ridge Road (FM 740);

THENCE S 31°45'06" W, a distance of 16.55 feet to "X" mark found for corner;

THENCE N 56°44'36" W, a distance of 158.98 feet to a iron rod found for corner;

THENCE S 32°44'34" W, a distance of 54.85 feet to a iron rod found for corner;

THENCE S 46°35'35" E a distance of 21.02 feet to "X" mark found for corner;

THENCE S 46°29'21" W, a distance of 598.53 feet to a iron rod found for corner;

THENCE N 51°24'03" W, a distance of 288.85 feet to a 1/2" iron rod set for corner;

THENCE N 38°36'01" W, a distance of 75.51 feet to a 1/2" iron rod set for corner;

THENCE S 51°23'59" E, a distance of 113.18 feet to a 1/2" iron rod set for corner;

THENCE N 46°14'10" E, a distance of 350.27 feet to a 1/2" iron rod set for corner;

THENCE S 12°35'26" E, a distance of 32.10 feet to a 1/2" iron rod set for corner;

THENCE S 07°13'08" W, a distance of 33.92 feet to a 1/2" iron rod set for corner;

THENCE S 18°44'59" E, a distance of 22.67 feet for corner, said a point also being a curve tangent;

THENCE continuing along the curve to the right with a Chord bearing of S 28°11'31"E, and a Chord distance of 31.15 feet with a delta of 18°53'12", a curve radius of 95 feet and a curve length of 31.29 feet and a Tangent of 15.79 feet to a point;

THENCE S 38°09'07" E, a distance of 65.61 feet to a 1/2" iron rod set for corner;

THENCE N 46°05'36" E, a distance of 197.23 feet to a 1/2" iron rod set for corner;

THENCE N 12°31'52" W, a distance of 33.13 feet to a 1/2" iron rod set for corner, said a point also being a curve tangent;

THENCE continuing along the curve to the right with a Chord bearing of N 57°11'06"W, and a Chord distance of 55.52 feet with a delta of 52°44'32", a curve radius of 62.5 feet and a curve length of 57.53 feet and a Tangent of 31.00 feet to a 1/2" iron rod set for corner;

THENCE N 32°43'14" E, a distance of 102.98 feet to 1/2" iron rod set for corner, said a point also being a curve tangent and perpendicular to Right of Way of La Jolla Pointe Drive;

THENCE continuing along the curve to the right with a Chord bearing of S 38°44'58" E, and a Chord distance of 54.21 feet with a delta of 13°33'40", a curve radius of 230 feet and a curve length of 54.33 feet and a Tangent of 27.30 feet to a 1/2" iron rod found for corner and also being a point of the Beginning and containing 89,557 square feet or 2.056 acres of land more or less.

Exhibit 'C': Conceptual Building Elevations



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 03/13/2018

APPLICANT: Pan Sribhen, P. E. of *PSA Engineering*

AGENDA ITEM: **Z2018-008**; *SUP for a Hotel at La Jolla Pointe Drive*

SUMMARY:

Hold a public hearing to discuss and consider a request by Pan S. Sribhen, P. E. of PSA Engineering on behalf of Shailesh C. Vora of DFW Hospitality of Rockwall, LLC for the approval of a Specific Use Permit (SUP) for a hotel in a Commercial (C) District that exceeds 36-feet in height within the Scenic Overlay (SOV) District on a 2.056-acre tract of land being identified as Lot 7 and a portion of Lot 8, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, situated south of the intersection of Carmel Circle and Laguna Drive, and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The applicant, Pann S. Sribhen, is requesting the approval of a Specific Use Permit (SUP) to allow a hotel on a 2.056-acre tract of land located north of IH-30 and situated south of the intersection of Carmel Circle and Laguna Drive [*i.e. Lot 7 and a portion of lot 8, Block A, La Jolla Pointe Addition, Phase 2*]. The *subject property* is zoned Commercial (C) District and situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) Districts. According to Section 1, *Land Use Table*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) a *hotel* requires a SUP within a Commercial (C) District. Originally the applicant was proposing a four (4) story hotel, which would also require a SUP for being greater than 36-feet in height in the Scenic Overlay (SOV) District; however, after the Planning and Zoning Commission work session on February 27, 2018 the applicant has opted to reduce the hotel to three (3) stories and not exceed 36-feet in height.

The proposed three (3)-story *Hotel* will be an *AVID* brand hotel, which is a product line associated with the IHG Hotel brand (*i.e. InterContinental Hotels Group*). The IHG Hotel brand features hotels such as the Holiday Inn, Crowne Plaza, Staybridge Suites, Candlewood Suites, and others. The proposed hotel will have approximately 87 rooms available for general stay (*i.e. not extended/residency stay*). Although the *subject property* is within the IH-30 Overlay (IH-30 OV) and the Scenic Overlay (SOV) Districts, it does not have direct frontage along IH-30; however, the portion of property along Ridge Road at La Jolla Pointe does create a flag lot that meets the frontage requirements. According to the concept plan, access to the *subject property* will be located along La Jolla Pointe with future secondary access located off Carmel Circle. It should be noted that since the property does not have directed access on IH-30, it is not permitted a pole sign.

The applicant's request conforms to all applicable requirements regarding a Specific Use Permit (SUP); however, granting a SUP remains a discretionary act of the City Council. If approved, the applicant will be required to submit a site plan and replat. Contained in the attached packet

is a copy of the applicant's letter, a concept plan, a conceptual building elevation, and draft ordinance.

ADJACENT LAND USES AND ACCESS:

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

North: Directly north and adjacent to the *subject property* is a single-family residential development known as Lakeside Village, which is separated by a railway that is adjacent to La Jolla Pointe Drive and Laguna Drive. The subdivision is zoned Planned Development District 2 (PD-2) District.

South: Directly south of the *subject property* are several restaurants (*i.e. IHOP, Steak n Shake, Taco Cabana, Logan's Roadhouse, and Mellow Mushroom*) facing the IH-30 Frontage Road. Beyond this is IH-30. This area is zoned Commercial (C) District.

East: Directly east of the *subject property* are vacant parcels of land associated with the La Jolla Pointe, Phase 2 Addition, and are zoned Commercial (C) District.

West: Directly west of the *subject property* is the Hampton Inn and several restaurants (*i.e. Kyotos, Salt Grass Steakhouse, and Genghis Grill*) and BB&T Bank. All of these properties are zoned Commercial (C) District.

NOTIFICATION:

On February 28, 2018, staff mailed 45 notices to property owners and residents within 500-feet of the subject property. Staff also emailed a notice to the Turtle Cove and Lakeside Village Homeowner's Associations (*HOA's*), which are the only *HOA's* located within 1,500-feet of the subject property participating in the 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 UDC. At the time this case memo was drafted staff has received one (1) notice in favor of and one (1) notice opposed to the applicant's request.

RECOMMENDATIONS:

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

- 1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and summarized as follows:
 - (a) The development of this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* of the SUP ordinance; and,
 - (b) The proposed hotel shall generally conform to the *Concept Building Elevations* depicted in *Exhibit 'D'* of the SUP ordinance, and shall be subject to review and recommendation by the Architecture Review Board (ARB); and,
 - (c) The maximum overall height of the building shall not exceed 36-feet and shall be limited to a maximum of three (3) stories.

- (d) The Hotel shall be limited to non-residence suites, which are considered to be typical hotel rooms that do not contain kitchen facilities.
- 2) The applicant shall comply with all Planning, Engineering and Fire comments prior to the approval of a site plan.
- 3) Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the International Building Code, 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.

3/7/2018

City of Rockwall Project Plan Review History



Revised Plan Comments Highlighted

Project Number Z2018-008
Project Name SUP for AVID Hotel
Type ZONING
Subtype SUP
Status P&Z HEARING

Owner ROCKWAY, PARTNERS LLP
Applicant PSA ENGINEERING

Applied 2/16/2018 LM
Approved
Closed
Expired
Status 3/7/2018 DG

Site Address LA JOLLA POINTE DR
City, State Zip ROCKWALL, TX 75087

Zoning

Subdivision RICHARD HARRIS
Tract 6
Block A
Lot No 6
Parcel No 4119-000A-0006-00-0R
General Plan

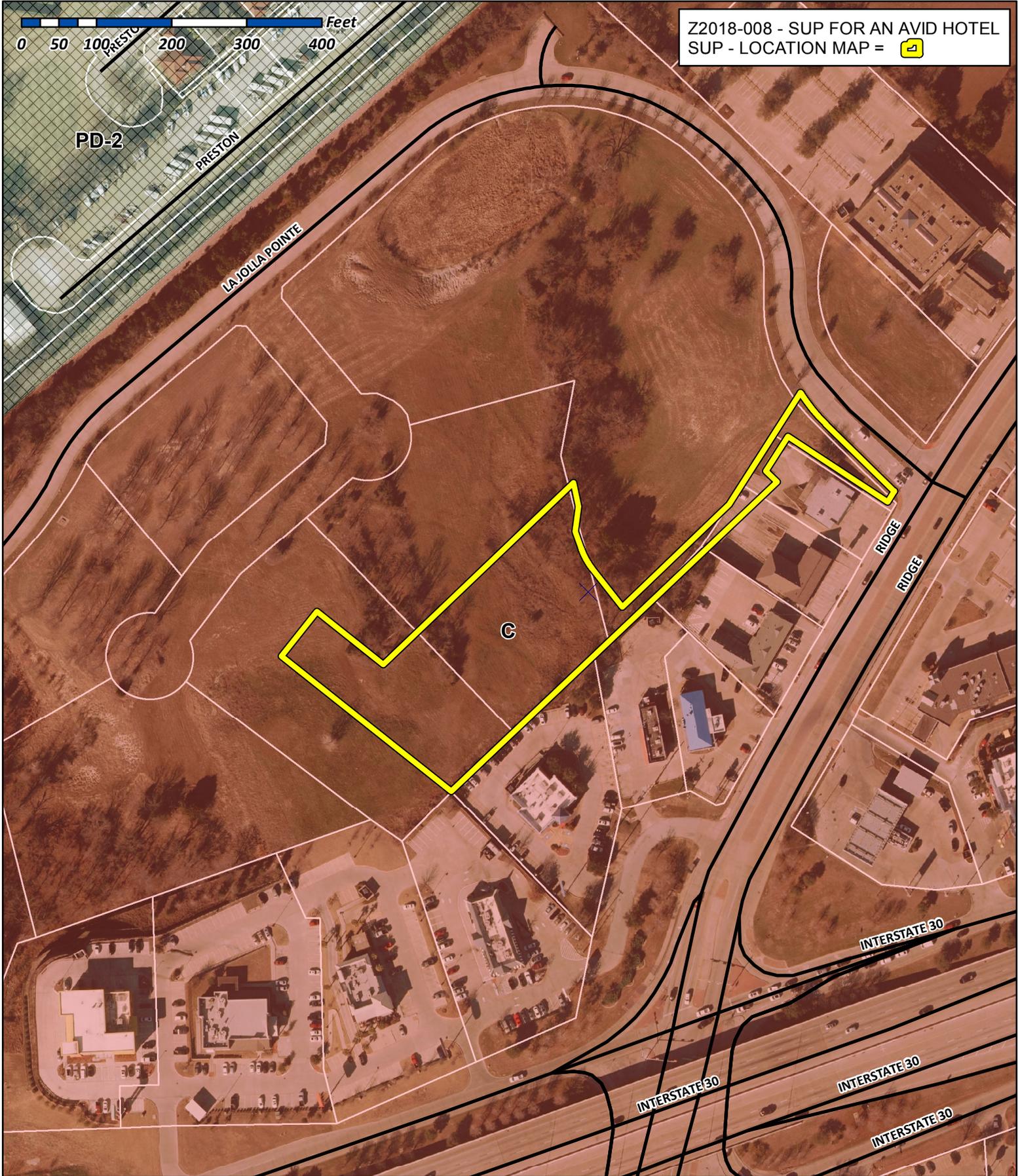
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	2/16/2018	2/23/2018	2/21/2018	5	APPROVED	
ENGINEERING	Amy Williams	2/16/2018	2/23/2018	2/20/2018	4	COMMENTS	See Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(2/20/2018 3:52 PM AW) Need infrastructure evaluation. Cost to be paid by the developer. FYI for site - 4% Engineering Fees - Impact Fees - All driveways to be a minimum of 100' apart and 200' from Carmel Circle. The driveway onto La Jolla Pointe from Tract1 will need to be off of Carmel Circle not La Jolla - Car parking must be 20'x9' with 24' isles - Must have a 15'x24' turn around for dead-end parking - All paving to be reinforced concrete - All public easements are min. 20' wide - No structures in easements. - Existing detention to the west (by Lot 7) needs to be built to the correct volume prior to any development - Water and sewer to be installed in Carmel Circle - Must loop water lines. - Erosion hazard setback along creek areas per Engineering Standards of Design - Waters of the US determination on creek - Some existing storm sewer. - Must construct sidewalk along La Jolla - Need to build 24' of Carmel Cir. along all property lines. - 12.5' parkway with 5' sidewalks. - Sidewalks to be 2' inside parkway on Carmel and La Jolla - Dumpster areas shall drain to oil/water separator							
ENGINEERING (3/7/2018 8:14 AM AW) Need infrastructure results from consultant FYI: Must meet all engineering requirements	Amy Williams	3/7/2018	3/14/2018	3/7/2018		COMMENTS	See Comment
FIRE	Kevin Clark	2/16/2018	2/23/2018	2/23/2018	7	APPROVED	
PLANNING	David Gonzales	2/16/2018	2/23/2018	2/21/2018	5	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
						<p>Hold a public hearing to discuss and consider a request by Pan S. Sribhen, P. E. of PSA Engineering on behalf of Shailesh C. Vora of DFW Hospitality of Rockwall, LLC for the approval of a Specific Use Permit (SUP) for a hotel in a Commercial (C) District that exceeds 36-feet in height within the Scenic Overlay (SOV) District on a 2.040-acre tract of land being identified as Lot 7 and a portion of Lot 8, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, situated south of the intersection of Carmel Circle and Laguna Drive, and take any action necessary.</p> <p>PLANNING COMMENTS - DAVID GONZALES - 02.22.2018</p> <p>All staff comments are to be addressed and resubmitted by Tuesday March 6, 2018. Please provide two copies and one PDF version for a subsequent review by staff (if necessary):</p> <ul style="list-style-type: none"> • Provide a concept plan for the individual hotel property by March 6, 2018 for inclusion with the SUP Ordinance. • Please review the Draft SUP Ordinance and provide any correction/adjustments you feel are necessary for staff to review • On all future plan submittals please include "Case No. Z2018-008" in the lower right hand corner. • The development is to provide an infrastructure study satisfying the engineering for the site <p>Planning Staff General Comments/Conditions of SUP:</p> <ol style="list-style-type: none"> 1. The SUP is for the proposed land use as a Hotel within the Commercial (C) District and that exceeds 36-ft in height within the Scenic Overlay (SOV) District. 2. Future site plan submittal and approval shall be required if the SUP is granted. Since the project is located within the IH-30 OV and Scenic OV districts, the development is required to meet the standards as established and a review by the Architectural Review Board is required with their recommendation forwarded to the Planning and Zoning Commission. 3. Any variance to the IH-30 OV and Scenic OV Districts or any other section of the Unified Development Code shall be considered at the time of site plan approval 4. Submittal and approval of engineering plans and final plat shall be completed prior to the issuance of a building permit. Final Plat shall be filed prior to issuance of a Certificate of Occupancy (CO). 5. How many of the units will be used as extended stay rooms? 6. How many rooms/units will there be for the hotel use? The parking standards of the UDC requires one (1) for each room plus 50% of the requirement for accessory uses such as restaurants, and meeting rooms. 7. Will there be a meeting room or convention area as an accessory use within the Hotel? 8. Will there be a restaurant use within the Hotel? 9. If approved, the development shall generally conform the Concept Plan as depicted in the SUP ordinance (this will be a condition of the SUP once submitted). 13. If approved, the SUP shall expire if development process has not commenced within one (1) year from the approval date of the SUP ordinance. <p>The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the SUP. All meeting will be held in the City's Council Chambers and begin at 6:00 p.m. If you have any questions regarding this case, please feel free to contact David Gonzalez, AICP with the Planning Department at 972-771-7745.</p>

** Scheduled Meeting Dates to Attend

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
Planning - Work Session: February 27, 2018 (6:00p.m.) [Applicant to present case to P&Z for discussion].						
Planning - Public Hearing: March 13, 2018 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, or deny)						
City Council - Public Hearing: March 19, 2018 (6:00 p.m.) [1st Reading of SUP Ordinance]						
City Council - Action Item: April 2, 2018 (6:00 p.m.) [2nd Reading of SUP Ordinance (if approved at 1st reading)]						
PLANNING	David Gonzales	3/7/2018	3/14/2018	3/7/2018	COMMENTS	See comments
PLANNING COMMENTS - DAVID GONZALES - 03.07.2018						
All staff comments are to be addressed and resubmitted by Tuesday, March 20, 2018. Please provide one PDF version for a final review by staff (if necessary):						
<ul style="list-style-type: none"> Please review the Draft SUP Ordinance and provide any correction/adjustments you feel are necessary for staff to review. The development is to provide an infrastructure study satisfying the engineering for the site. 						
Planning Staff General Comments/Conditions of SUP (if approved):						
<ol style="list-style-type: none"> The SUP is for the proposed land use as a Hotel within the Commercial (C) District and the Scenic Overlay (SOV) District. Future site plan submittal and approval shall be required if the SUP is granted. Since the project is located within the IH-30 OV and Scenic OV districts, the development is required to meet the standards as established and a review by the Architectural Review Board is required with their recommendation forwarded to the Planning and Zoning Commission. Any variance to the IH-30 OV and Scenic OV Districts or any other section of the Unified Development Code shall be considered at the time of site plan approval. Submittal and approval of engineering plans and final plat shall be completed prior to the issuance of a building permit. Final Plat shall be filed prior to issuance of a Certificate of Occupancy (CO). If approved, the development shall conform to the operation conditions as established in the SUP Ordinance. 						
The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the SUP. All meeting will be held in the City's Council Chambers and begin at 6:00 p.m. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.						
** Scheduled Meeting Dates to Attend:						
Planning - Public Hearing: March 13, 2018 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, or deny)						
City Council - Public Hearing: March 19, 2018 (6:00 p.m.) [1st Reading of SUP Ordinance]						
City Council - Action Item: April 2, 2018 (6:00 p.m.) [2nd Reading of SUP Ordinance (if approved at 1st reading)]						



City of Rockwall

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

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



March 6, 2018

David Gonzales, AICP
Senior Planner
Planning & Zoning Department
City of Rockwall
385 S. Goliad
Rockwall, TX 75087

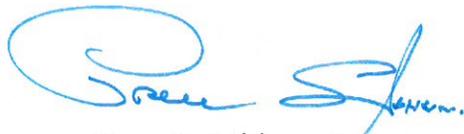
**Re: Modified Building Height and Site Plan for Avid Hotel
for DFW Hospitality at Rockwall**

Dear Sir:

On behalf of the DFW Hospitality at Rockwall, this letter is to inform you that the owner and the InterContinental Hotel Group (IHG) has authorized a modification of the proposed **Avid Hotel at Rockwall to be a 3-story building with 87 rooms**, per attached Concept Plan, Site Plan and Building Elevations. The proposed building will be design as a 3-story to meet 36-foot maximum height required for an overlay district, as shown on the attached Exhibit.

We appreciated the comments from P&Z Work Session and cooperation of the staff for your courtesy on this matter. Please let me know if you required additional information on this matter. Thank you.

Sincerely yours,



Pann S. Sribhen, P.E.

Principal

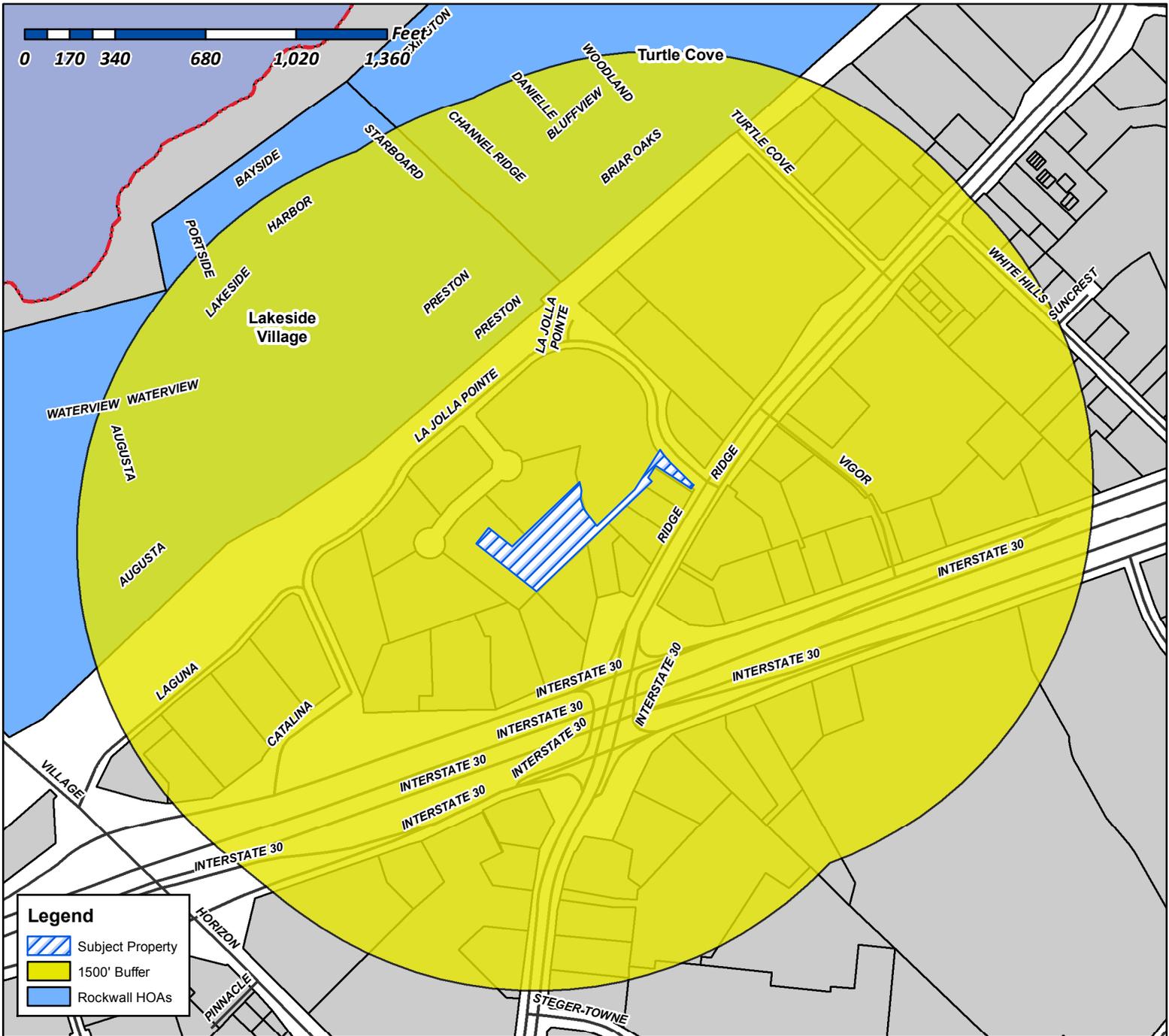
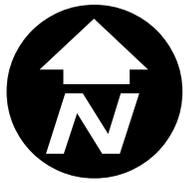
PSA Engineers, Inc.



City of Rockwall

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

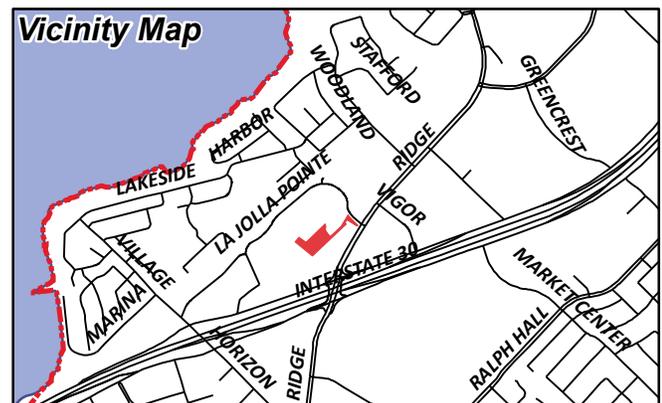
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Case Number: Z2018-008
Case Name: SUP for an AVID Hotel
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: West of the Intersection of Laguna Drive and Ridge Road

Date Created: 09/18/2018

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



Gonzales, David

From: Morales, Laura
Sent: Wednesday, February 28, 2018 4:08 PM
To: [REDACTED]
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: Neighborhood Notification Program: Notice of zoning request
Attachments: PUBLIC NOTICE.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request will be published in the Rockwall Herald Banner **March 2, 2018**. The Planning and Zoning Commission will hold a public hearing on **Tuesday 3/13/2018 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 3/19/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at <https://sites.google.com/site/rockwallplanning/development-cases>

Z2018-008- Hold a public hearing to discuss and consider a request by Pan S. Sribhen, P. E. of PSA Engineering on behalf of Shailesh C. Vora of DFW Hospitality of Rockwall, LLC for the approval of a Specific Use Permit (SUP) for a hotel in a Commercial (C) District that exceeds 36-feet in height within the Scenic Overlay (SOV) District on a 2.056-acre tract of land being identified as Lot 7 and a portion of Lot 8, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, situated south of the intersection of Carmel Circle and Laguna Drive, and take any action necessary.

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

Sincerely,

Laura Morales

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



City of Rockwall

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

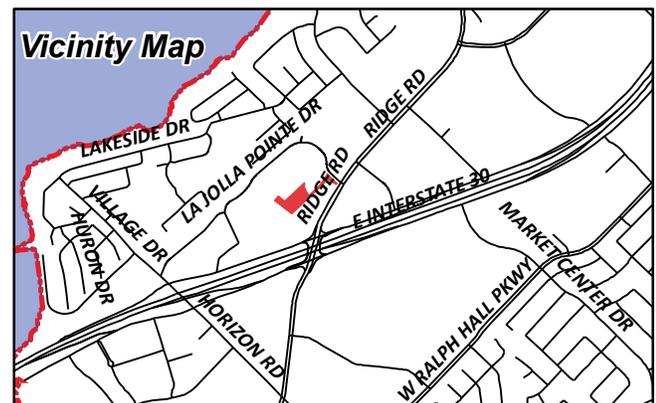
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Case Number: Z2018-008
Case Name: SUP for an AVID Hotel
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: West of the Intersection of Laguna Drive and Ridge Road

Date Created: 02/16/2018

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





NOTICE OF PUBLIC HEARING

CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

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

Case No. Z2018-008: SUP for AVID Hotel

Hold a public hearing to discuss and consider a request by Pan S. Sribhen, P. E. of PSA Engineering on behalf of Shailesh C. Vora of DFW Hospitality of Rockwall, LLC for the approval of a Specific Use Permit (SUP) for a hotel in a Commercial (C) District that exceeds 36-feet in height within the Scenic Overlay (SOV) District on a 2.040-acre tract of land being identified as Lot 7 and a portion of Lot 8, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, situated south of the intersection of Carmel Circle and Laguna Drive, 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, 3/13/2018 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 3/19/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by **3/19/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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

PLEASE RETURN THE BELOW FORM

Case No. Z2018-008: SUP for AVID Hotel

Please place a check mark on the appropriate line below:

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

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

Name:

Grey bar for Name

Address:

Grey bar for 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

STEAK N SHAKE OPERATIONS INC
C/O THE STEAK N SHAKE COMPANY
107 S PENNSYLVANIA ST SUITE 400
INDIANAPOLIS, IN 46204

BOLD LLC
121 WYLER DR
DAKOTA, IL 61018

HARRIS RICHARD DALE & JUDY A
210 GLENN AVE
ROCKWALL, TX 75087

MANGRIN CORPORATION
2255 RIDGE ROAD #208
ROCKWALL, TX 75087

CURRENT RESIDENT
2455 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2475 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2504 RIDGE RD
ROCKWALL, TX 75087

BROOKS RICHARD L DR
2504 RIDGE RD STE 107
ROCKWALL, TX 75087

BROOKS RICHARD L MD
2504 RIDGE RD STE 101
ROCKWALL, TX 75087

CURRENT RESIDENT
2535 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2545 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2555 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2600 RIDGE RD
ROCKWALL, TX 75087

BELAC PROPERTIES LLC
2600 RIDGE RD STE 102
ROCKWALL, TX 75087

CURRENT RESIDENT
2602 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2604 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2608 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2610 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2616 RIDGE RD
ROCKWALL, TX 75087

NOTY INVESTMENTS LLC
4001 BRIDGEPORT DR
PLANO, TX 75093

CBAX PROPERTIES LLC
465 W PRESIDENT GEORGE BUSH HWY
RICHARDSON, TX 75080

ROCKWALL MUSHROOM LLC
5205 SETTLEMENT WAY
MCKINNEY, TX 75070

CURRENT RESIDENT
550 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
560 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
568 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
578 E I30
ROCKWALL, TX 75087

ROCKWALL CORNER CORPORATION
600 E I-30
ROCKWALL, TX 75087

CURRENT RESIDENT
610 I30
ROCKWALL, TX 75087

CAMBRIDGE COURT LLC
6124 LA JOLLA MESA DR
LA JOLLA, CA 92037

RDF 188 30 & RIDGE ROCKWALL TX P1 LLC
620 E SOUTHLAKE BLVD
SOUTHLAKE, TX 76092

CURRENT RESIDENT
630 I 30
ROCKWALL, TX 75087

CURRENT RESIDENT
650 I30
ROCKWALL, TX 75087

PAUL'S KWIK KAR INC
650 E INTERSTATE 30
ROCKWALL, TX 75087

POP HOLDINGS LP
7750 N MACARTHUR BLVD STE 120-121
IRVING, TX 75063

DAVID HOGG BUILDING LLC
8652 W ROWEL RD
PEORIA, AZ 85383

ROCKWAY PARTNERS LLP
C/O JOHN HAMMERBECK
9071 E VASSAR AVE
DENVER, CO 80231

MIRANDA VINOD
9105 BRIARCREST DR
ROWLETT, TX 75089

MCDONALDS CORP (398/42)
C/O KEVA CHILDRESS
935 W RALPH HALL PKWY #101
ROCKWALL, TX 75032

JAGH HOSPITALITY LP
996 E I-30
ROCKWALL, TX 75087

ROBERT H FAMILY TRUST AND BMK FIN CORP
SHERRI LANE HEWETT AND SUSAN LYNNE
HEWETT LUCAS
C/O IHOP ATTN HAKIM REMA
5743 STONEGATE RD
DALLAS, TX 75209

WENDY'S PROPERTIES LLC
C/O THE WENDY'S COMPANY
ONE DAVE THOMAS BLVD
DUBLIN, OH 43017

ROCKWALL OCEANHILL LLC
C/O GEORGE RAUST
PO BOX 1295
ROCKWALL, TX 75087

LANDAU PROPERTIES LP
PO BOX 601679
DALLAS, TX 75360

ROCKWALL II PROPERTIES LLC
PO BOX 630768
HOUSTON, TX 77263

WAFFLE HOUSE INC
ATTN: TAX DEPT
PO BOX 6450
NORCROSS, GA 30091

Case No. Z2018-008: SUP for AVID 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.

The development will bring in more business and tax to the city, and benefit the retail as well.

Name: *Sue Chen / Kety Investments LLC*
Address: *4001 Bridgport Dr, Plano TX 75093*

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

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

Gonzales, David

From: Planning
Sent: Wednesday, March 7, 2018 10:02 AM
To: Gonzales, David
Subject: FW: Case No: Z2018-008SUP for AVID Hotel - (Opposed to request)

From: H.V. Chauhan [REDACTED]
Sent: Wednesday, March 07, 2018 8:46 AM
To: Planning
Cc: Miller, Ryan
Subject: Case No: Z2018-008SUP for AVID Hotel - (Opposed to request)

Dear Mr. Gonzales,

I am writing in opposition to the approval of the SUP for the addition of a new hotel at Ridge Road and LaJolla Pointe Dr. for the following reasons.

I assume that our City officials have access to the current hotel occupancy trend report in our Rockwall market. Rockwall had a stable hotel market until 2017, with a healthy occupancy rates.

However, just one new hotel addition in 2017 (Spring Hill Suites) the Rockwall occupancy rates have fallen in three months by 15 - 20%.

I am very surprised that the City of Rockwall approved 5 new hotels in the past few months (mine included) and then still continues to approve new hotel applications.

Rockwall, currently has seven hotels with 655 rooms in operation with less then 64% occupancy level. The approved additional five hotels will add 455 more rooms.

Then according to the recent notice, you are considering adding yet another hotel. This indicates little regard in the approval process to what is best for Rockwall in total. I must assume that the current attitude is whatever is proposed, let's approve.

Our City officials need to ask themselves a question, where is the demand for that many number of rooms?? We do not have the corporate structure in place in Rockwall to provide the current hotels.

The influx of hotels into Rockwall is a natural choice IF the proposed Crystal Lagoon Project at I-30 and Dalrock meet its projected completion schedule. Any delays, and there are always delays, will force several hotels into closure, leaving a blight on the city's landscape. Empty hotels will drive down the surrounding property values, resulting is lost revenue for the city.

It seems to me that the I-30 Corridor is the greatest gateway that Rockwall has and excessive hotels without a chance of survival will cause an eyesore of empty buildings and send a message that Rockwall is not as thriving as we believe.

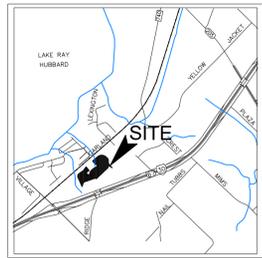
Kind Regards

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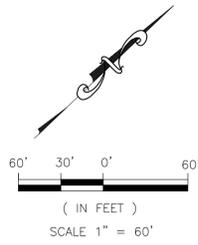
Himmat Chauhan, CHA, GM
Best Western Plus, Rockwall Inn & Suites (44665)
996 East, I-30, Rockwall, TX 75087.
Tel: 972-722-3265 Fax: 972-722-3285



*5 -years in a row Awarded Certificate of Excellence 2012 to 2016!!!!
"Stay with people who care"*



VICINITY MAP
N.T.S.



LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- 1/2" IRF/IRF
- EX.MH.
- MH.
- EX.FH.
- T.FH.
- EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT



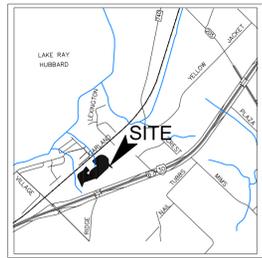
LOT INFORMATION

TRACT 1	AREA LOT PROPOSED	= 119,688 S.F. (2.748 AC.)	= FUTURE BUILDING
TRACT 2	AREA LOT PROPOSED	= 62,769 S.F. (1.441 AC.)	= FUTURE BUILDING
TRACT 3	AREA LOT PROPOSED	= 11,788 S.F. (0.271 AC.)	= FUTURE BUILDING
TRACT 4 - PHASE I	AREA LOT PROPOSED	= 57,876 S.F. (1.329 AC.)	= 24,000 S.F. PROFESSIONAL BLDG. 3-STORY
PARKING REQUIREMENTS	PARKING RATIO	= 1/300 S.F.	
	TOTAL PARKING REQUIRED	= 106 SP	
	TOTAL PARKING PROVIDED	= 106 SP	
	HANDICAP PARKING REQUIRED	= 4 SP	
	SURFACE PARKING PROVIDED	= 70 SP	
	TOTAL SURFACE PARKING	= 74 SP	
	GARAGE PARKING PROVIDED	= 32 SP	
TRACT 5 - PHASE I	AREA LOT PROPOSED	= 88,910 S.F. (2.041 AC.)	= 39,500 S.F. AVID HOTEL, 87 RM. 3-STORY
PARKING REQUIREMENTS	PARKING RATIO	= 1SP/1 UNIT	
	TOTAL PARKING REQUIRED	= 87 SP	
	TOTAL PARKING PROVIDED	= 112 SP	
	HANDICAP PARKING REQUIRED	= 4 SP	
	SURFACE PARKING PROVIDED	= 76 SP	
	TOTAL SURFACE PARKING	= 80 SP	
	GARAGE PARKING PROVIDED	= 32 SP	
TRACT 6	AREA LOT PROPOSED	= 79,087 S.F. (1.816 AC.)	= FUTURE BUILDING
TRACT 7	AREA LOT PROPOSED	= 55,951 S.F. (1.284 AC.)	= FUTURE BUILDING

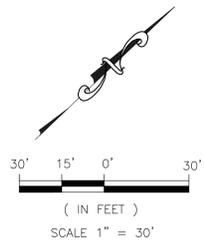
PREPARED BY:
ASA ENGINEERING
 17819 DAVENPORT ROAD, SUITE 215
 DALLAS, TEXAS 75252
 (972) 248-9651 FAX (972) 248-9681
 TX T.B.P.E. REGISTRATION # F-006974
 T.B.P.L.S. FIRM REGISTRATION # 100433

OWNER/DEVELOPER
DFW HOSPITALITY OF ROCKWALL LLC
 2402 PATHWAY ELDORADO,
 AR, 71730

CONCEPT PLAN
 FOR
DFW HOSPITALITY OF ROCKWALL LLC
11.173 ACRES
 PART OF
 William Blevins Survey, Abst. No.9
 James Smith Survey, Abst. No.200
 City of Rockwall
 Rockwall County, Texas
 MARCH 06, 2018



VICINITY MAP
N.T.S.

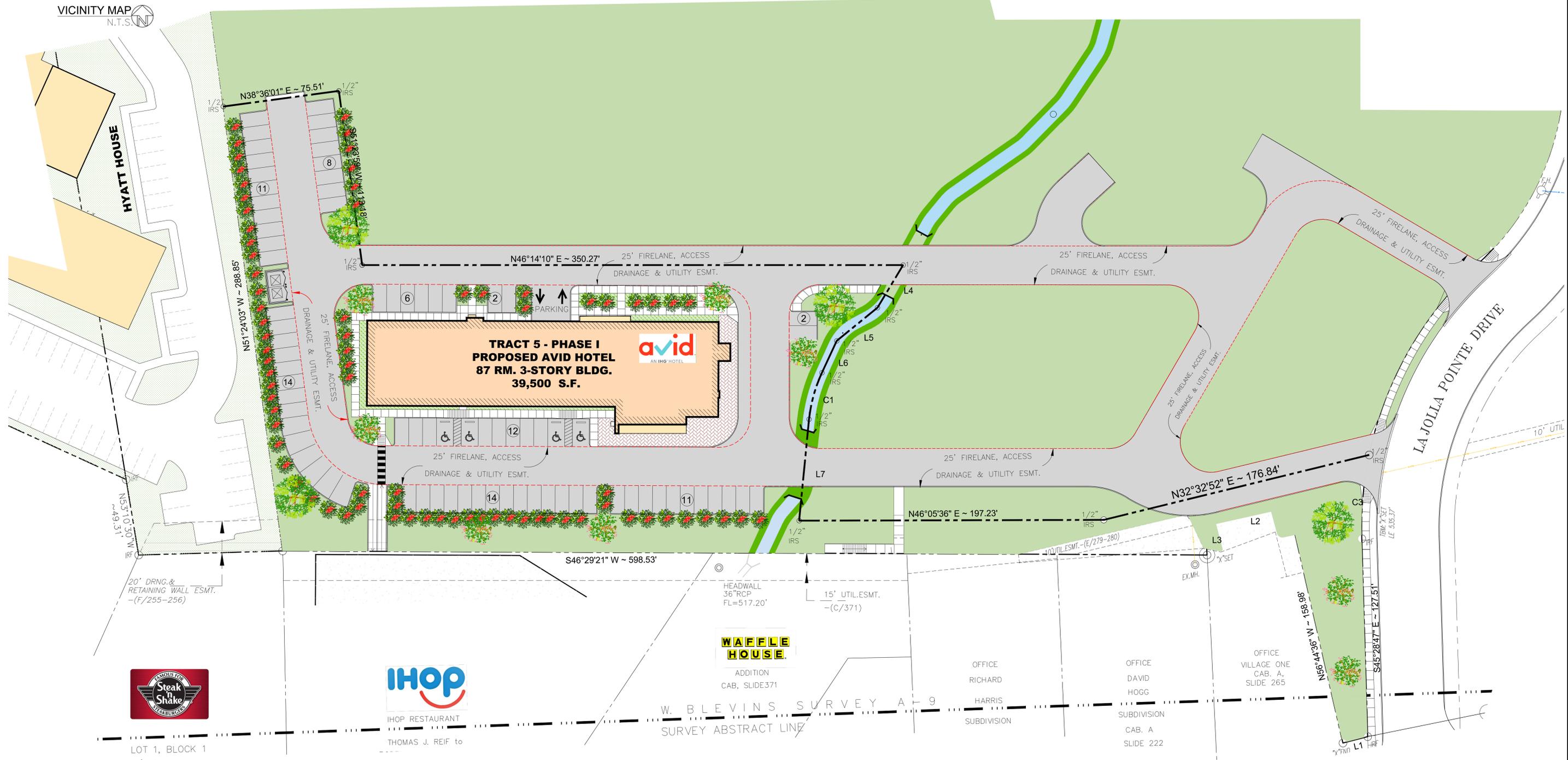


CURVE&LENGTH TABLE-TRACT 4						
CURVE	DELTA	R	T	L	CH	CHD
C1	18°53'12"	94.92'	15.79'	31.29'	S28°11'31"E	31.15'
C2	13°33'40"	230.00'	27.30'	54.33'	S38°44'58"E	54.21'

LINE TABLE-TRACT 1		
LINE	LENGTH	BEARING
L1	16.55'	S31°45'06"W
L2	54.85'	S32°44'34"W
L3	21.02'	S46°35'35"E
L4	32.10'	S12°35'26"E
L5	33.92'	S07°13'08"W
L6	22.67'	S18°44'59"E
L7	65.61'	S38°09'07"E

TRACT 5 - PHASE I	
AREA LOT	= 88,910 S.F. (2.041 AC.)
TOTAL BLDG. AREA	= 39,500 S.F.
PROPOSED	= AVID HOTEL, 87 RM. 3-STORY
PARKING REQUIREMENTS	
PARKING RATIO	= 1SP/1 UNIT
TOTAL PARKING REQUIRED	= 87 SP
TOTAL PARKING PROVIDED	= 112 SP
HANDICAP PARKING REQUIRED	= 4 SP
SURFACE PARKING PROVIDED	= 76 SP
TOTAL SURFACE PARKING	= 80 SP
GARAGE PARKING PROVIDE	= 32 SP

LEGEND	
	PROPERTY LINE
	EASEMENT LINE
	IRON ROD
	EXISTING SANITARY MANHOLE
	PROPOSED SANITARY MANHOLE
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT



LOT 1, BLOCK 1

THOMAS J. REIF to

W. BLEVINS SURVEY A-9
SURVEY ABSTRACT LINE

OFFICE RICHARD HARRIS SUBDIVISION
OFFICE DAVID HOGG SUBDIVISION CAB. A SLIDE 222
OFFICE VILLAGE ONE CAB. A, SLIDE 265

PREPARED BY:
ASA ENGINEERING
17819 DAVENPORT ROAD, SUITE 215
DALLAS, TEXAS 75252
(972) 248-9651 FAX (972) 248-9681
TX T.B.P.E. REGISTRATION # F-006974
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OWNER/DEVELOPER
DFW HOSPITALITY OF ROCKWALL LLC
2402 PATHWAY ELDORADO,
AR, 71730

EXHIBIT
PROPOSED SITE PLAN
FOR
3-STORY AVID HOTEL
DFW HOSPITALITY OF ROCKWALL LLC
2.041 ACRES
PART OF
William Blevins Survey, Abst. No.9
James Smith Survey, Abst. No.200
City of Rockwall, Rockwall County, Texas
MARCH 06, 2018

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

SPECIFIC USE PERMIT NO. S-1XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A HOTEL IN A COMMERCIAL (C) DISTRICT, ON A 2.056-ACRE TRACT OF LAND BEING IDENTIFIED AS A PORTION OF LOT 7 AND A PORTION OF LOT 8, BLOCK A, LA JOLLA POINTE, PHASE 2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Pan S, Sribhen, P.E. of PSA Engineering on behalf of Shailesh C. Vora of DFW Hospitality of Rockwall, LLC for the approval of a Specific Use Permit (SUP) to allow for a *Hotel* in a Commercial (C) District on a 2.056-acre tract of land, identified as a portion of Lot 7 and a portion of Lot 8, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned *Commercial (C) District*, situated within the *IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts*, generally located along La Jolla Pointe Drive, south of the intersection of Carmel Circle and Laguna Drive, and more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

Section 1. That the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *Hotel* within a *Commercial (C) District* as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [Ordinance No. 04-38 on the *Subject Property*]; and

Section 2. That the Specific Use Permit (SUP) shall be subject to the conditions set forth in *Section 4.5, Commercial (C) District; Section 6.6, IH-30 Overlay (IH-30 OV) District; and Section 6.8, Scenic Overlay (SOV) District, of Article V, District Development Standards*, of the Unified Development Code [Ordinance No. 04-38] as heretofore amended and as may be amended in the future, and shall be subject to the additional following conditions:

2.1 OPERATIONAL CONDITIONS

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

- 1) The development of this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* of this SUP ordinance for the development of a *Hotel*; and,
- 2) The proposed hotel shall generally conform to the *Concept Building Elevations* depicted in *Exhibit 'D'* of this SUP ordinance, and shall be subject to review and recommendation by the Architecture Review Board (ARB); and,
- 3) The maximum overall height of the building shall not exceed 36-feet and shall be limited to a maximum of three (3) stories.
- 4) The Hotel shall be limited to non-residence suites, which are considered to be typical hotel rooms that do not contain kitchen facilities.

2.2 COMPLIANCE

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

- 1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4. (3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

Section 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 5. 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 6. 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 7. 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 8. That this ordinance shall take effect immediately from and after its passage of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 2ND DAY OF APRIL, 2018.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: March 19, 2018

2nd Reading: April 2, 2018

Exhibit 'A':
Legal Description

BEING a tract of land situated in the, abstract Number 9 Rockwall County, Texas, and the James Smith Survey, Abstract Number 200, and being more particularly described by metes and bounds as follows;

BEGINNING at 1/2" iron rod found at the North corner of the La Jolla Point drive, said an about 10 feet to the Right-of-Way of La Jolia Pointe, also at the corner between La Jolia Pointe and Ridge Road (FM 740);

THENCE S 31°45'06" W, a distance of 16.55 feet to "X" mark found for corner;

THENCE N 56°44'36" W, a distance of 158.98 feet to a iron rod found for corner;

THENCE S 32°44'34" W, a distance of 54.85 feet to a iron rod found for corner;

THENCE S 46°35'35" E a distance of 21.02 feet to "X" mark found for corner;

THENCE S 46°29'21" W, a distance of 598.53 feet to a iron rod found for corner;

THENCE N 51°24'03" W, a distance of 288.85 feet to a 1/2" iron rod set for corner;

THENCE N 38°36'01" W, a distance of 75.51 feet to a 1/2" iron rod set for corner;

THENCE S 51°23'59" E, a distance of 113.18 feet to a 1/2" iron rod set for corner;

THENCE N 46°14'10" E, a distance of 350.27 feet to a 1/2" iron rod set for corner;

THENCE S 12°35'26" E, a distance of 32.10 feet to a 1/2" iron rod set for corner;

THENCE S 07°13'08" W, a distance of 33.92 feet to a 1/2" iron rod set for corner;

THENCE S 18°44'59" E, a distance of 22.67 feet for corner, said a point also being a curve tangent;

THENCE continuing along the curve to the right with a Chord bearing of S 28°11'31"E, and a Chord distance of 31.15 feet with a delta of 18°53'12", a curve radius of 95 feet and a curve length of 31.29 feet and a Tangent of 15.79 feet to a point;

THENCE S 38°09'07" E, a distance of 65.61 feet to a 1/2" iron rod set for corner;

THENCE N 46°05'36" E, a distance of 197.23 feet to a 1/2" iron rod set for corner;

THENCE N 12°31'52" W, a distance of 33.13 feet to a 1/2" iron rod set for corner, said a point also being a curve tangent;

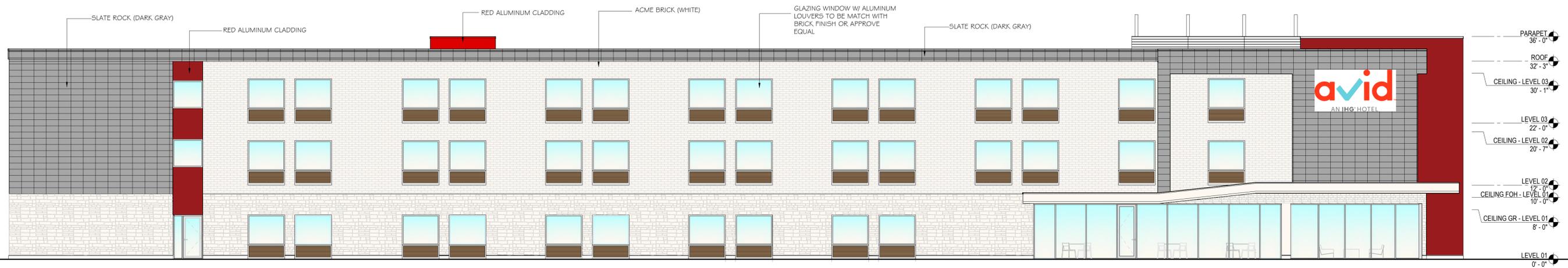
THENCE continuing along the curve to the right with a Chord bearing of N 57°11'06"W, and a Chord distance of 55.52 feet with a delta of 52°44'32", a curve radius of 62.5 feet and a curve length of 57.53 feet and a Tangent of 31.00 feet to a 1/2" iron rod set for corner;

THENCE N 32°43'14" E, a distance of 102.98 feet to 1/2" iron rod set for corner, said a point also being a curve tangent and perpendicular to Right of Way of La Jolla Pointe Drive;

THENCE continuing along the curve to the right with a Chord bearing of S 38°44'58" E, and a Chord distance of 54.21 feet with a delta of 13°33'40", a curve radius of 230 feet and a curve length of 54.33 feet and a Tangent of 27.30 feet to a 1/2" iron rod found for corner and also being a point of the Beginning and containing 89,557 square feet or 2.056 acres of land more or less.

Exhibit 'D': Conceptual Building Elevations





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

MATERIALS CALCULATION TABLE:

DESCRIPTION	FRONT SIDE		REAR SIDE		LEFT SIDE		RIGHT SIDE	
	AREA (S.F.)	% OF TOTAL AREA						
TOTAL OF ELEVATION AREA	7,710 S.F.	100%	7,292 S.F.	100%	1,837 S.F.	100%	2,129 S.F.	100%
GLAZING DOORS & WINDOWS	1,517 S.F.	20%	1,072 S.F.	15%	278 S.F.	15%	467 S.F.	22%
NET AREA (EXCLUSIVE OF W&D)	6,193 S.F.	80%	6,220 S.F.	85%	1,559 S.F.	85%	1,662 S.F.	78%
DESCRIPTION	AREA (S.F.)	% OF TOTAL AREA						
M1 - ALUMINUM CLADDING	351 S.F.	05%	695 S.F.	10%	232 S.F.	13%	407 S.F.	19%
M2 - ENGINEER SLATE	1,436 S.F.	19%	1,334 S.F.	18%	106 S.F.	06%	116 S.F.	05%
M3 - BRICK VENEER	2,294 S.F.	30%	2,393 S.F.	33%	658 S.F.	36%	425 S.F.	20%
M4 - AUSTIN STONE VENEER	1,618 S.F.	21%	1,407 S.F.	19%	353 S.F.	19%	610 S.F.	29%
GLAZING DOOR & WINDOW	1,517 S.F.	20%	1,072 S.F.	15%	278 S.F.	15%	467 S.F.	22%
NON-GLAZING DOOR & WINDOW	494 S.F.	06%	391 S.F.	05%	210 S.F.	11%	104 S.F.	05%

FINISH SCHEDULE

- M1 - EXTERIOR ALUMINUM CLADDING
- M2 - ENGINEER SLATE
- M3 - BRICK VENEER
- M4 - AUSTIN STONE VENEER
- GLAZING

NOTE:

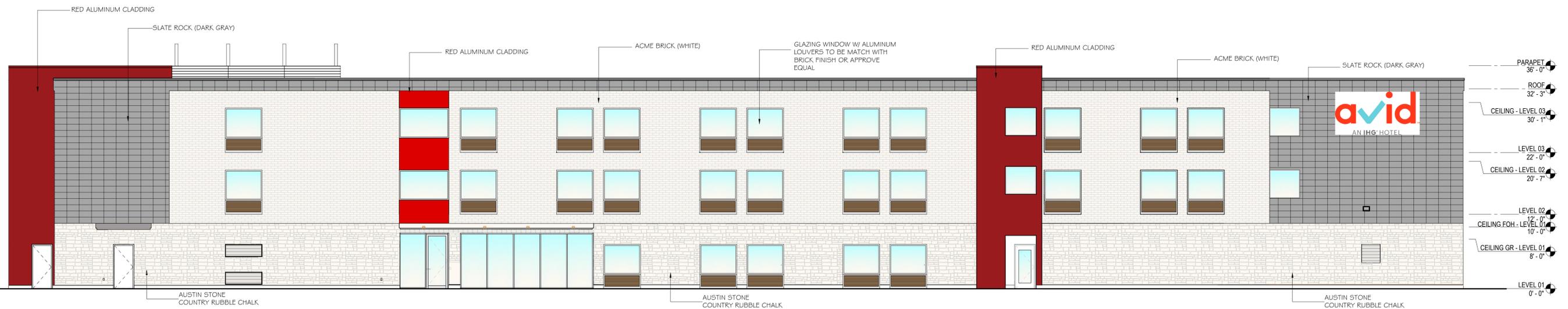
ALL WINDOWS WITH LOUVERS TO BE ANODIZED BRONZE WITH THE EXCEPTION OF ANODIZED ALUMINUM IN WALLS WITH ADJACENT RED PAINT.
ALL STOREFRONT FINISHES TO BE ANODIZED ALUMINUM.



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



3 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



4 REAR ELEVATION
SCALE: 1/8" = 1'-0"

AVID HOTEL ELEVATIONS
FOR
DFW HOSPITALITY OF ROCKWALL LLC
2.014 ACRES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

DFW HOSPITALITY
OF ROCKWALL LLC

ASA ENGINEERING
17818 DAVENPORT ROAD, SUITE 215
DALLAS, TEXAS 75228
(972) 248-8681 FAX (972) 248-8681

SCALE: AS SHOWN
DESIGNED BY: PSS
DRAWN BY: C.C.
CHECKED BY: PSS
PSA PROJECT NO.
TRC 2446

SHEET
A-1

MARCH 06, 2018

CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 03/19/2018

APPLICANT: Pan Sribhen, P. E. of *PSA Engineering*

AGENDA ITEM: **Z2018-008**; *SUP for a Hotel at La Jolla Pointe Drive*

SUMMARY:

Hold a public hearing to discuss and consider a request by Pan S. Sribhen, P. E. of PSA Engineering on behalf of Shailesh C. Vora of DFW Hospitality of Rockwall, LLC for the approval of a Specific Use Permit (SUP) for a hotel in a Commercial (C) District that exceeds 36-feet in height within the Scenic Overlay (SOV) District on a 2.056-acre tract of land being identified as Lot 7 and a portion of Lot 8, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, situated south of the intersection of Carmel Circle and Laguna Drive, and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The applicant, Pann S. Sribhen, is requesting the approval of a Specific Use Permit (SUP) to allow a hotel on a 2.056-acre tract of land located north of IH-30 and situated south of the intersection of Carmel Circle and Laguna Drive [*i.e. Lot 7 and a portion of lot 8, Block A, La Jolla Pointe Addition, Phase 2*]. The *subject property* is zoned Commercial (C) District and situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) Districts. According to Section 1, *Land Use Table*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) a *hotel* requires a SUP within a Commercial (C) District. Originally the applicant was proposing a four (4) story hotel, which would also require a SUP for being greater than 36-feet in height in the Scenic Overlay (SOV) District; however, after the Planning and Zoning Commission work session on February 27, 2018 the applicant has opted to reduce the hotel to three (3) stories and not exceed 36-feet in height.

The proposed three (3)-story *Hotel* will be an *AVID* brand hotel, which is a product line associated with the IHG Hotel brand (*i.e. InterContinental Hotels Group*). The IHG Hotel brand features hotels such as the Holiday Inn, Crowne Plaza, Staybridge Suites, Candlewood Suites, and others. The proposed hotel will have approximately 87 rooms available for general stay (*i.e. not extended/residency stay*). Although the *subject property* is within the IH-30 Overlay (IH-30 OV) and the Scenic Overlay (SOV) Districts, it does not have direct frontage along IH-30; however, the portion of property along Ridge Road at La Jolla Pointe does create a flag lot that meets the frontage requirements. According to the concept plan, access to the *subject property* will be located along La Jolla Pointe with future secondary access located off Carmel Circle. It should be noted that since the property does not have directed access on IH-30, it is not permitted a pole sign.

The applicant's request conforms to all applicable requirements regarding a Specific Use Permit (SUP); however, granting a SUP remains a discretionary act of the City Council. If approved, the applicant will be required to submit a site plan and replat. Contained in the attached packet

is a copy of the applicant's letter, a concept plan, a conceptual building elevation, and draft ordinance.

ADJACENT LAND USES AND ACCESS:

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

North: Directly north and adjacent to the *subject property* is a single-family residential development known as Lakeside Village, which is separated by a railway that is adjacent to La Jolla Pointe Drive and Laguna Drive. The subdivision is zoned Planned Development District 2 (PD-2) District.

South: Directly south of the *subject property* are several restaurants (*i.e. IHOP, Steak n Shake, Taco Cabana, Logan's Roadhouse, and Mellow Mushroom*) facing the IH-30 Frontage Road. Beyond this is IH-30. This area is zoned Commercial (C) District.

East: Directly east of the *subject property* are vacant parcels of land associated with the La Jolla Pointe, Phase 2 Addition, and are zoned Commercial (C) District.

West: Directly west of the *subject property* is the Hampton Inn and several restaurants (*i.e. Kyotos, Salt Grass Steakhouse, and Genghis Grill*) and BB&T Bank. All of these properties are zoned Commercial (C) District.

NOTIFICATION:

On February 28, 2018, staff mailed 45 notices to property owners and residents within 500-feet of the subject property. Staff also emailed a notice to the Turtle Cove and Lakeside Village Homeowner's Associations (*HOA's*), which are the only HOA's located within 1,500-feet of the subject property participating in the 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 UDC. At the time this case memo was drafted staff has received one (1) notice in favor of and two (2) notices opposed to the applicant's request.

RECOMMENDATIONS:

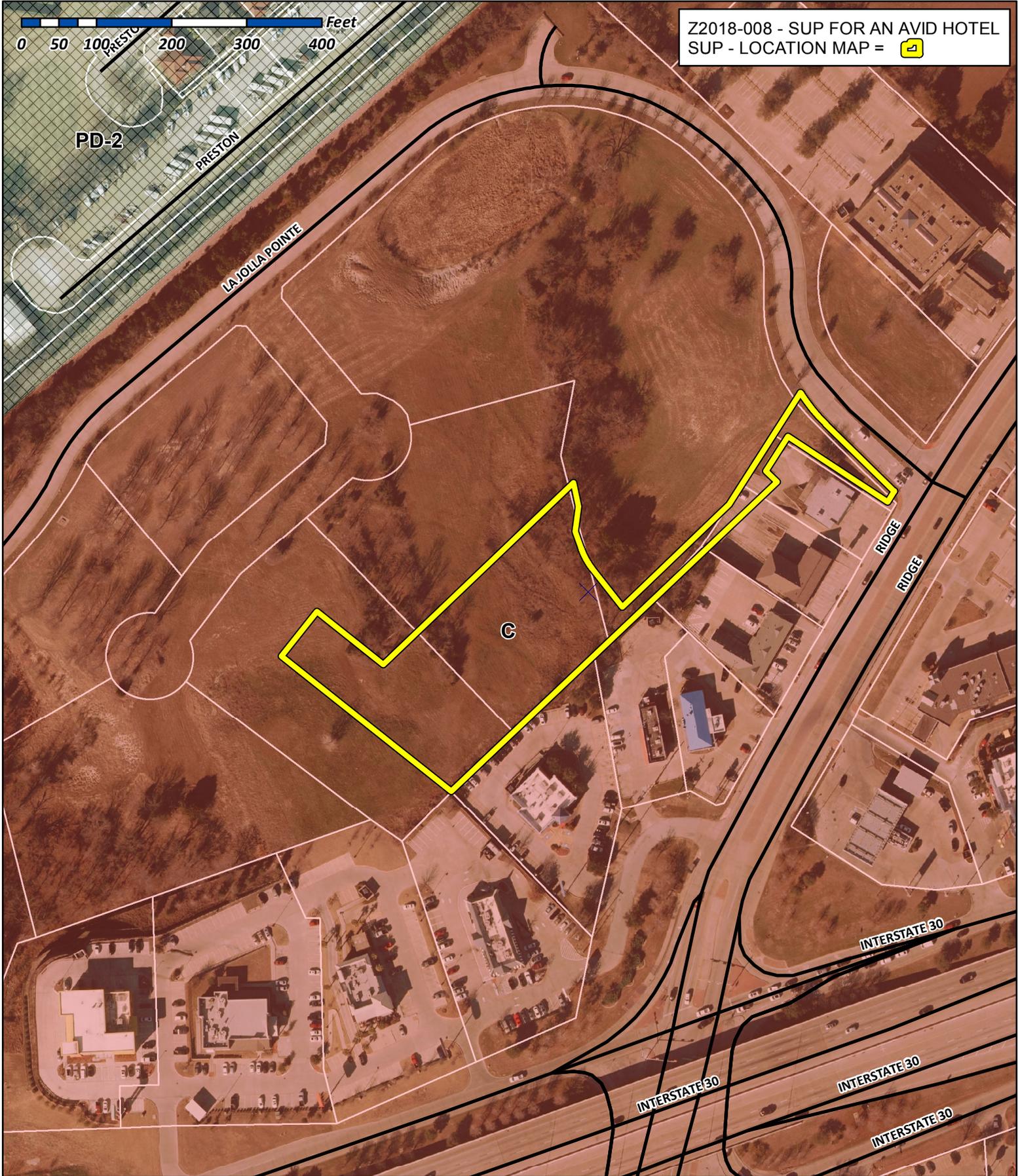
If the City Council chooses to approve the applicant's request for a Specific Use Permit (SUP) to allow a *Hotel* use on the *subject property* then staff would recommend the following conditions of approval:

- 1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and summarized as follows:
 - (a) The development of this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* of the SUP ordinance; and,
 - (b) The proposed hotel shall generally conform to the *Concept Building Elevations* depicted in *Exhibit 'D'* of the SUP ordinance, and shall be subject to review and recommendation by the Architecture Review Board (ARB); and,
 - (c) The maximum overall height of the building shall not exceed 36-feet and shall be limited to a maximum of three (3) stories.

- (d) The Hotel shall be limited to non-residence suites, which are considered to be typical hotel rooms that do not contain kitchen facilities.
- 2) The applicant shall comply with all Planning, Engineering and Fire comments prior to the approval of a site plan.
 - 3) Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On March 13, 2018, the Planning and zoning Commission's motion to deny the SUP request for a hotel passed by a vote of 5 to 0 with Commissioners Lyons and Trowbridge absent. According to Section 8.4, *Protest of Proposed Change in Zoning*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC), "(i)f such change [*zoning change*] is recommended for denial by the Planning and Zoning Commission, such change in zoning shall require a favorable vote of three-fourths (¾) of all eligible member of the City Council."



City of Rockwall

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

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



March 6, 2018

David Gonzales, AICP
Senior Planner
Planning & Zoning Department
City of Rockwall
385 S. Goliad
Rockwall, TX 75087

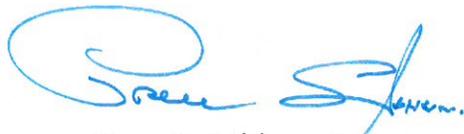
**Re: Modified Building Height and Site Plan for Avid Hotel
for DFW Hospitality at Rockwall**

Dear Sir:

On behalf of the DFW Hospitality at Rockwall, this letter is to inform you that the owner and the InterContinental Hotel Group (IHG) has authorized a modification of the proposed **Avid Hotel at Rockwall to be a 3-story building with 87 rooms**, per attached Concept Plan, Site Plan and Building Elevations. The proposed building will be design as a 3-story to meet 36-foot maximum height required for an overlay district, as shown on the attached Exhibit.

We appreciated the comments from P&Z Work Session and cooperation of the staff for your courtesy on this matter. Please let me know if you required additional information on this matter. Thank you.

Sincerely yours,



Pann S. Sribhen, P.E.

Principal

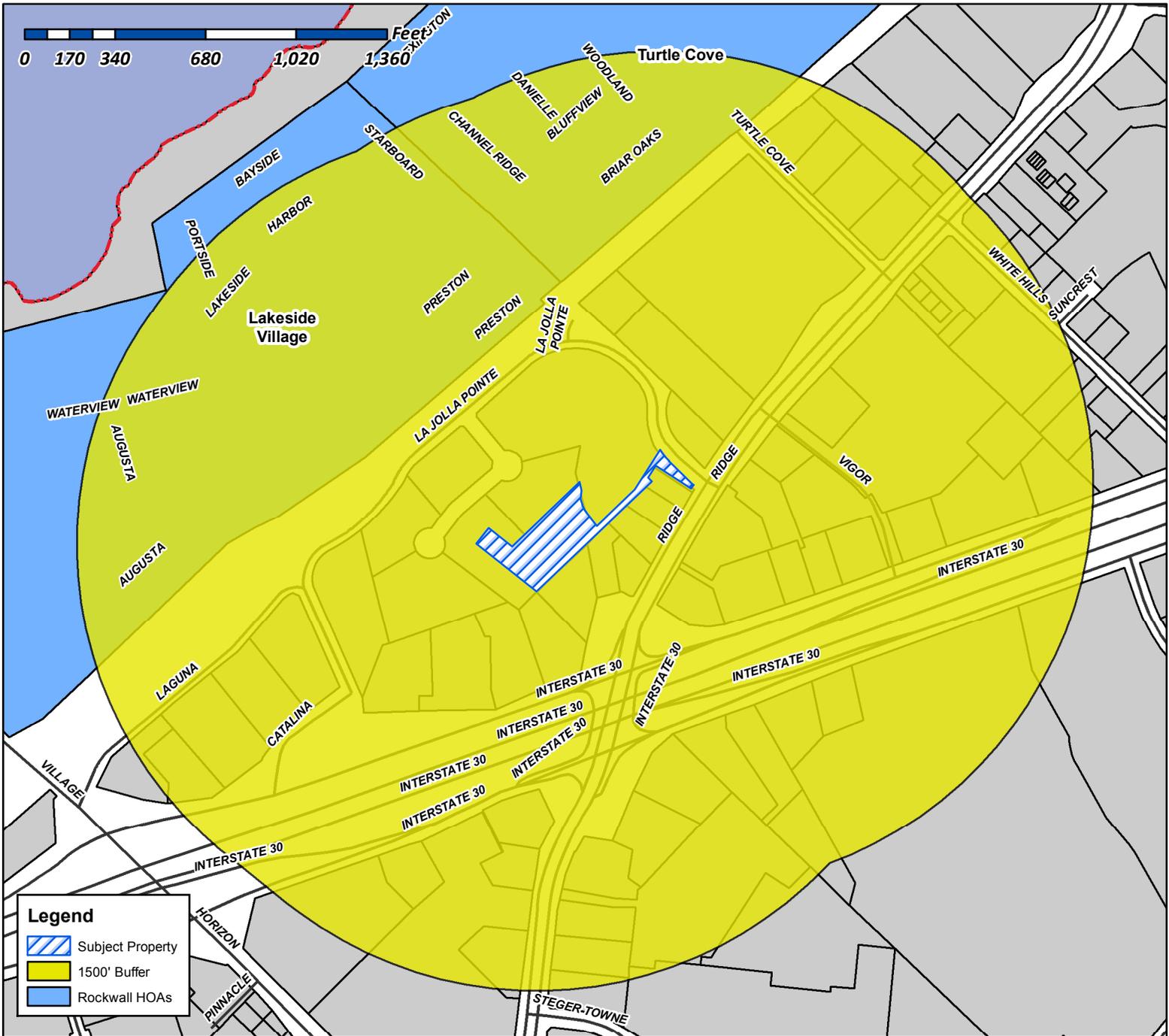
PSA Engineers, Inc.



City of Rockwall

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

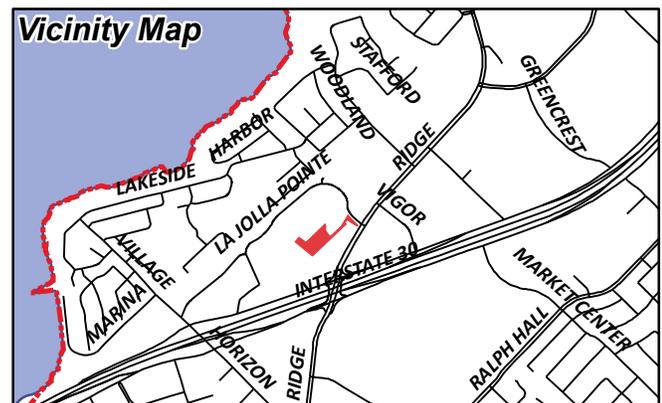
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2018-008
Case Name: SUP for an AVID Hotel
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: West of the Intersection of Laguna Drive and Ridge Road

Date Created: 09/18/2018

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



Gonzales, David

From: Morales, Laura
Sent: Wednesday, February 28, 2018 4:08 PM
To: [REDACTED]
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: Neighborhood Notification Program: Notice of zoning request
Attachments: PUBLIC NOTICE.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request will be published in the Rockwall Herald Banner **March 2, 2018**. The Planning and Zoning Commission will hold a public hearing on **Tuesday 3/13/2018 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 3/19/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at <https://sites.google.com/site/rockwallplanning/development-cases>

Z2018-008- Hold a public hearing to discuss and consider a request by Pan S. Sribhen, P. E. of PSA Engineering on behalf of Shailesh C. Vora of DFW Hospitality of Rockwall, LLC for the approval of a Specific Use Permit (SUP) for a hotel in a Commercial (C) District that exceeds 36-feet in height within the Scenic Overlay (SOV) District on a 2.056-acre tract of land being identified as Lot 7 and a portion of Lot 8, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, situated south of the intersection of Carmel Circle and Laguna Drive, and take any action necessary.

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

Sincerely,

Laura Morales

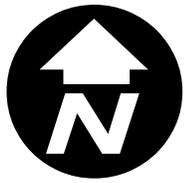
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | <http://www.rockwall.com>



City of Rockwall

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

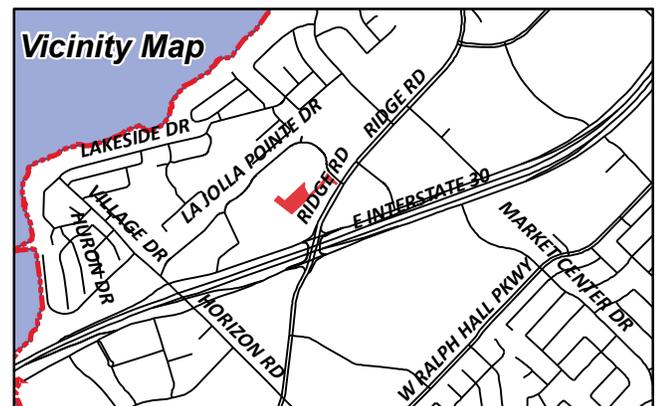
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2018-008
Case Name: SUP for an AVID Hotel
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: West of the Intersection of Laguna Drive and Ridge Road

Date Created: 02/16/2018

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





NOTICE OF PUBLIC HEARING

CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

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

Case No. Z2018-008: SUP for AVID Hotel

Hold a public hearing to discuss and consider a request by Pan S. Sribhen, P. E. of PSA Engineering on behalf of Shailesh C. Vora of DFW Hospitality of Rockwall, LLC for the approval of a Specific Use Permit (SUP) for a hotel in a Commercial (C) District that exceeds 36-feet in height within the Scenic Overlay (SOV) District on a 2.040-acre tract of land being identified as Lot 7 and a portion of Lot 8, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, situated south of the intersection of Carmel Circle and Laguna Drive, 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, 3/13/2018 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 3/19/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by **3/19/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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

PLEASE RETURN THE BELOW FORM

Case No. Z2018-008: SUP for AVID Hotel

Please place a check mark on the appropriate line below:

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

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

Name: _____
Address: _____

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

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

STEAK N SHAKE OPERATIONS INC
C/O THE STEAK N SHAKE COMPANY
107 S PENNSYLVANIA ST SUITE 400
INDIANAPOLIS, IN 46204

BOLD LLC
121 WYLER DR
DAKOTA, IL 61018

HARRIS RICHARD DALE & JUDY A
210 GLENN AVE
ROCKWALL, TX 75087

MANGRIN CORPORATION
2255 RIDGE ROAD #208
ROCKWALL, TX 75087

CURRENT RESIDENT
2455 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2475 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2504 RIDGE RD
ROCKWALL, TX 75087

BROOKS RICHARD L DR
2504 RIDGE RD STE 107
ROCKWALL, TX 75087

BROOKS RICHARD L MD
2504 RIDGE RD STE 101
ROCKWALL, TX 75087

CURRENT RESIDENT
2535 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2545 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2555 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2600 RIDGE RD
ROCKWALL, TX 75087

BELAC PROPERTIES LLC
2600 RIDGE RD STE 102
ROCKWALL, TX 75087

CURRENT RESIDENT
2602 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2604 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2608 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2610 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2616 RIDGE RD
ROCKWALL, TX 75087

NOTY INVESTMENTS LLC
4001 BRIDGEPORT DR
PLANO, TX 75093

CBAX PROPERTIES LLC
465 W PRESIDENT GEORGE BUSH HWY
RICHARDSON, TX 75080

ROCKWALL MUSHROOM LLC
5205 SETTLEMENT WAY
MCKINNEY, TX 75070

CURRENT RESIDENT
550 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
560 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
568 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
578 E I30
ROCKWALL, TX 75087

ROCKWALL CORNER CORPORATION
600 E I-30
ROCKWALL, TX 75087

CURRENT RESIDENT
610 I30
ROCKWALL, TX 75087

CAMBRIDGE COURT LLC
6124 LA JOLLA MESA DR
LA JOLLA, CA 92037

RDF 188 30 & RIDGE ROCKWALL TX P1 LLC
620 E SOUTHLAKE BLVD
SOUTHLAKE, TX 76092

CURRENT RESIDENT
630 I 30
ROCKWALL, TX 75087

CURRENT RESIDENT
650 I30
ROCKWALL, TX 75087

PAUL'S KWIK KAR INC
650 E INTERSTATE 30
ROCKWALL, TX 75087

POP HOLDINGS LP
7750 N MACARTHUR BLVD STE 120-121
IRVING, TX 75063

DAVID HOGG BUILDING LLC
8652 W ROWEL RD
PEORIA, AZ 85383

ROCKWAY PARTNERS LLP
C/O JOHN HAMMERBECK
9071 E VASSAR AVE
DENVER, CO 80231

MIRANDA VINOD
9105 BRIARCREST DR
ROWLETT, TX 75089

MCDONALDS CORP (398/42)
C/O KEVA CHILDRESS
935 W RALPH HALL PKWY #101
ROCKWALL, TX 75032

JAGH HOSPITALITY LP
996 E I-30
ROCKWALL, TX 75087

ROBERT H FAMILY TRUST AND BMK FIN CORP
SHERRI LANE HEWETT AND SUSAN LYNNE
HEWETT LUCAS
C/O IHOP ATTN HAKIM REMA
5743 STONEGATE RD
DALLAS, TX 75209

WENDY'S PROPERTIES LLC
C/O THE WENDY'S COMPANY
ONE DAVE THOMAS BLVD
DUBLIN, OH 43017

ROCKWALL OCEANHILL LLC
C/O GEORGE RAUST
PO BOX 1295
ROCKWALL, TX 75087

LANDAU PROPERTIES LP
PO BOX 601679
DALLAS, TX 75360

ROCKWALL II PROPERTIES LLC
PO BOX 630768
HOUSTON, TX 77263

WAFFLE HOUSE INC
ATTN: TAX DEPT
PO BOX 6450
NORCROSS, GA 30091

Case No. Z2018-008: SUP for AVID 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.

The development will bring in more business and tax to the city, and benefit the retail as well.

Name: *Sue Chen / Kety Investments LLC*
Address: *4001 Bridgport Dr, Plano TX 75093*

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

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

Gonzales, David

From: Planning
Sent: Wednesday, March 7, 2018 10:02 AM
To: Gonzales, David
Subject: FW: Case No: Z2018-008SUP for AVID Hotel - (Opposed to request)

From: H.V. Chauhan [REDACTED]
Sent: Wednesday, March 07, 2018 8:46 AM
To: Planning
Cc: Miller, Ryan
Subject: Case No: Z2018-008SUP for AVID Hotel - (Opposed to request)

Dear Mr. Gonzales,

I am writing in opposition to the approval of the SUP for the addition of a new hotel at Ridge Road and LaJolla Pointe Dr. for the following reasons.

I assume that our City officials have access to the current hotel occupancy trend report in our Rockwall market. Rockwall had a stable hotel market until 2017, with a healthy occupancy rates.

However, just one new hotel addition in 2017 (Spring Hill Suites) the Rockwall occupancy rates have fallen in three months by 15 - 20%.

I am very surprised that the City of Rockwall approved 5 new hotels in the past few months (mine included) and then still continues to approve new hotel applications.

Rockwall, currently has seven hotels with 655 rooms in operation with less then 64% occupancy level. The approved additional five hotels will add 455 more rooms.

Then according to the recent notice, you are considering adding yet another hotel. This indicates little regard in the approval process to what is best for Rockwall in total. I must assume that the current attitude is whatever is proposed, let's approve.

Our City officials need to ask themselves a question, where is the demand for that many number of rooms?? We do not have the corporate structure in place in Rockwall to provide the current hotels.

The influx of hotels into Rockwall is a natural choice IF the proposed Crystal Lagoon Project at I-30 and Dalrock meet its projected completion schedule. Any delays, and there are always delays, will force several hotels into closure, leaving a blight on the city's landscape. Empty hotels will drive down the surrounding property values, resulting is lost revenue for the city.

It seems to me that the I-30 Corridor is the greatest gateway that Rockwall has and excessive hotels without a chance of survival will cause an eyesore of empty buildings and send a message that Rockwall is not as thriving as we believe.

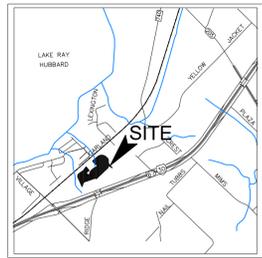
Kind Regards

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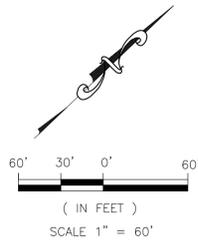
Himmat Chauhan, CHA, GM
Best Western Plus, Rockwall Inn & Suites (44665)
996 East, I-30, Rockwall, TX 75087.
Tel: 972-722-3265 Fax: 972-722-3285



*5 -years in a row Awarded Certificate of Excellence 2012 to 2016!!!!
"Stay with people who care"*



VICINITY MAP
N.T.S.



LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- 1/2" IRF/IRF
- EX.MH.
- MH.
- EX.FH.
- T.FH.
- EX.SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT



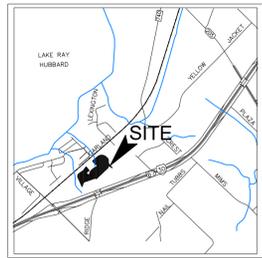
LOT INFORMATION

TRACT 1	AREA LOT PROPOSED	= 119,688 S.F. (2.748 AC.)	= FUTURE BUILDING
TRACT 2	AREA LOT PROPOSED	= 62,769 S.F. (1.441 AC.)	= FUTURE BUILDING
TRACT 3	AREA LOT PROPOSED	= 11,788 S.F. (0.271 AC.)	= FUTURE BUILDING
TRACT 4 - PHASE I	AREA LOT PROPOSED	= 57,876 S.F. (1.329 AC.)	= 24,000 S.F. PROFESSIONAL BLDG. 3-STORY
PARKING REQUIREMENTS	PARKING RATIO	= 1/300 S.F.	
	TOTAL PARKING REQUIRED	= 106 SP	
	TOTAL PARKING PROVIDED	= 106 SP	
	HANDICAP PARKING REQUIRED	= 4 SP	
	SURFACE PARKING PROVIDED	= 70 SP	
	TOTAL SURFACE PARKING	= 74 SP	
	GARAGE PARKING PROVIDED	= 32 SP	
TRACT 5 - PHASE I	AREA LOT PROPOSED	= 88,910 S.F. (2.041 AC.)	= 39,500 S.F. AVID HOTEL, 87 RM. 3-STORY
PARKING REQUIREMENTS	PARKING RATIO	= 1SP/1 UNIT	
	TOTAL PARKING REQUIRED	= 87 SP	
	TOTAL PARKING PROVIDED	= 112 SP	
	HANDICAP PARKING REQUIRED	= 4 SP	
	SURFACE PARKING PROVIDED	= 76 SP	
	TOTAL SURFACE PARKING	= 80 SP	
	GARAGE PARKING PROVIDED	= 32 SP	
TRACT 6	AREA LOT PROPOSED	= 79,087 S.F. (1.816 AC.)	= FUTURE BUILDING
TRACT 7	AREA LOT PROPOSED	= 55,951 S.F. (1.284 AC.)	= FUTURE BUILDING

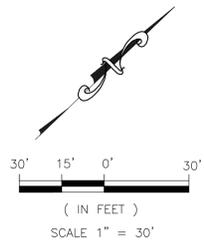
PREPARED BY:
ASA ENGINEERING
 17819 DAVENPORT ROAD, SUITE 215
 DALLAS, TEXAS 75252
 (972) 248-9651 FAX (972) 248-9681
 TX T.B.P.E. REGISTRATION # F-006974
 T.B.P.L.S. FIRM REGISTRATION # 100433

OWNER/DEVELOPER
DFW HOSPITALITY OF ROCKWALL LLC
 2402 PATHWAY ELDORADO,
 AR, 71730

CONCEPT PLAN
 FOR
DFW HOSPITALITY OF ROCKWALL LLC
11.173 ACRES
 PART OF
 William Blevins Survey, Abst. No.9
 James Smith Survey, Abst. No.200
 City of Rockwall
 Rockwall County, Texas
 MARCH 06, 2018



VICINITY MAP
N.T.S.

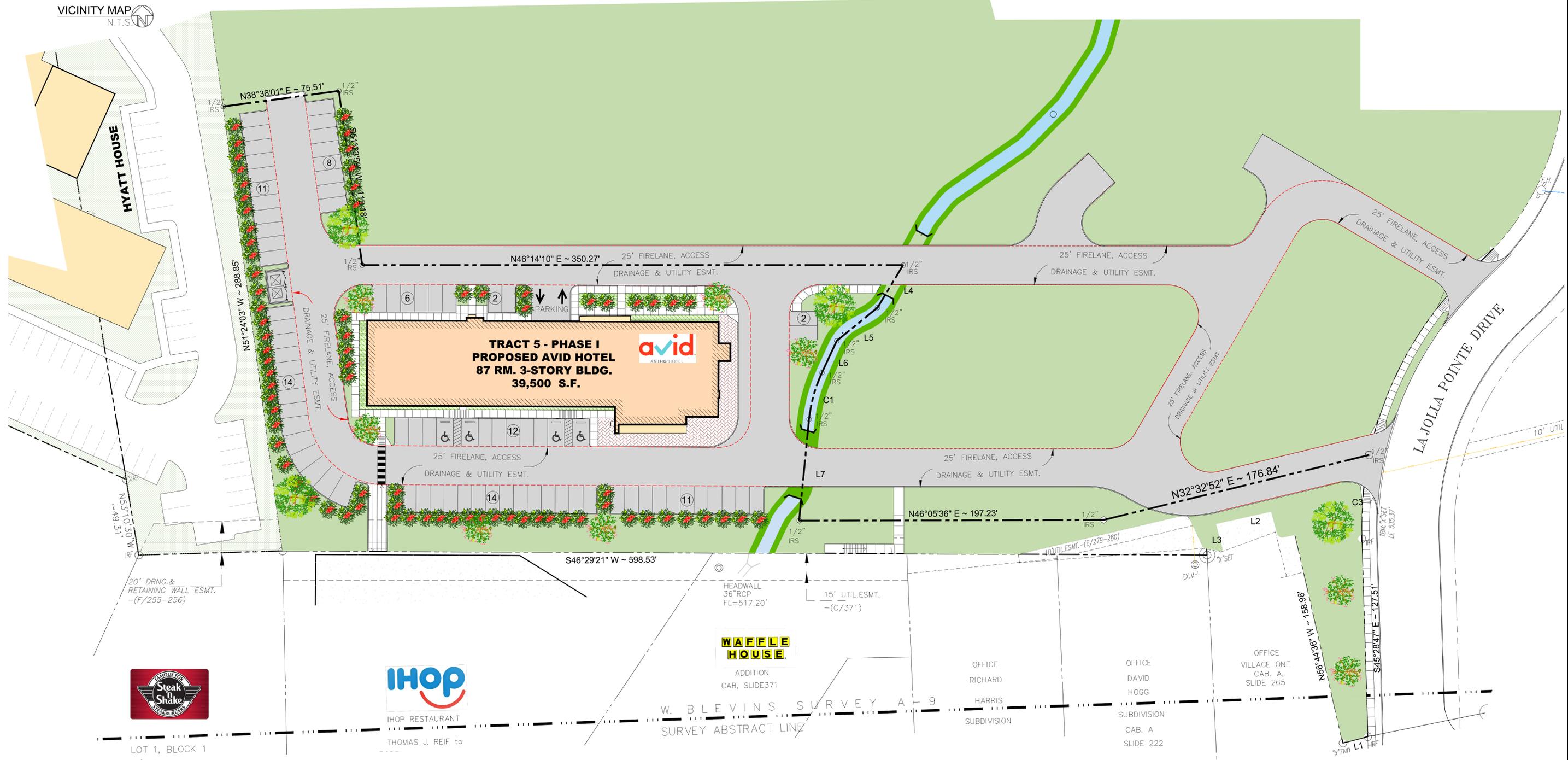


CURVE&LENGTH TABLE-TRACT 4						
CURVE	DELTA	R	T	L	CH	CHD
C1	18°53'12"	94.92'	15.79'	31.29'	S28°11'31"E	31.15'
C2	13°33'40"	230.00'	27.30'	54.33'	S38°44'58"E	54.21'

LINE TABLE-TRACT 1		
LINE	LENGTH	BEARING
L1	16.55'	S31°45'06"W
L2	54.85'	S32°44'34"W
L3	21.02'	S46°35'35"E
L4	32.10'	S12°35'26"E
L5	33.92'	S07°13'08"W
L6	22.67'	S18°44'59"E
L7	65.61'	S38°09'07"E

TRACT 5 - PHASE I	
AREA LOT	= 88,910 S.F. (2.041 AC.)
TOTAL BLDG. AREA	= 39,500 S.F.
PROPOSED	= AVID HOTEL, 87 RM. 3-STORY
PARKING REQUIREMENTS	
PARKING RATIO	= 1SP/1 UNIT
TOTAL PARKING REQUIRED	= 87 SP
TOTAL PARKING PROVIDED	= 112 SP
HANDICAP PARKING REQUIRED	= 4 SP
SURFACE PARKING PROVIDED	= 76 SP
TOTAL SURFACE PARKING	= 80 SP
GARAGE PARKING PROVIDED	= 32 SP

LEGEND	
	PROPERTY LINE
	EASEMENT LINE
	IRON ROD
	EXISTING SANITARY MANHOLE
	PROPOSED SANITARY MANHOLE
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT



PREPARED BY:
ASA ENGINEERING
17819 DAVENPORT ROAD, SUITE 215
DALLAS, TEXAS 75252
(972) 248-9651 FAX (972) 248-9681
TX T.B.P.E. REGISTRATION # F-006974
T.B.P.L.S. FIRM REGISTRATION # 100433

OWNER/DEVELOPER
DFW HOSPITALITY OF ROCKWALL LLC
2402 PATHWAY ELDORADO,
AR, 71730

EXHIBIT
PROPOSED SITE PLAN
FOR
3-STORY AVID HOTEL
DFW HOSPITALITY OF ROCKWALL LLC
2.041 ACRES
PART OF
William Blevins Survey, Abst. No.9
James Smith Survey, Abst. No.200
City of Rockwall, Rockwall County, Texas
MARCH 06, 2018

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

SPECIFIC USE PERMIT NO. S-1XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A HOTEL IN A COMMERCIAL (C) DISTRICT, ON A 2.056-ACRE TRACT OF LAND BEING IDENTIFIED AS A PORTION OF LOT 7 AND A PORTION OF LOT 8, BLOCK A, LA JOLLA POINTE, PHASE 2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Pan S, Sribhen, P.E. of PSA Engineering on behalf of Shailesh C. Vora of DFW Hospitality of Rockwall, LLC for the approval of a Specific Use Permit (SUP) to allow for a *Hotel* in a Commercial (C) District on a 2.056-acre tract of land, identified as a portion of Lot 7 and a portion of Lot 8, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned *Commercial (C) District*, situated within the *IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts*, generally located along La Jolla Pointe Drive, south of the intersection of Carmel Circle and Laguna Drive, and more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

Section 1. That the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *Hotel* within a *Commercial (C) District* as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [Ordinance No. 04-38 on the *Subject Property*]; and

Section 2. That the Specific Use Permit (SUP) shall be subject to the conditions set forth in *Section 4.5, Commercial (C) District; Section 6.6, IH-30 Overlay (IH-30 OV) District; and Section 6.8, Scenic Overlay (SOV) District, of Article V, District Development Standards*, of the Unified Development Code [Ordinance No. 04-38] as heretofore amended and as may be amended in the future, and shall be subject to the additional following conditions:

2.1 OPERATIONAL CONDITIONS

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

- 1) The development of this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* of this SUP ordinance for the development of a *Hotel*; and,
- 2) The proposed hotel shall generally conform to the *Concept Building Elevations* depicted in *Exhibit 'D'* of this SUP ordinance, and shall be subject to review and recommendation by the Architecture Review Board (ARB); and,
- 3) The maximum overall height of the building shall not exceed 36-feet and shall be limited to a maximum of three (3) stories.
- 4) The Hotel shall be limited to non-residence suites, which are considered to be typical hotel rooms that do not contain kitchen facilities.

2.2 COMPLIANCE

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

- 1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4. (3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

Section 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 5. 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 6. 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 7. 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 8. That this ordinance shall take effect immediately from and after its passage of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 2ND DAY OF APRIL, 2018.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: March 19, 2018

2nd Reading: April 2, 2018

Exhibit 'A':
Legal Description

BEING a tract of land situated in the, abstract Number 9 Rockwall County, Texas, and the James Smith Survey, Abstract Number 200, and being more particularly described by metes and bounds as follows;

BEGINNING at 1/2" iron rod found at the North corner of the La Jolla Point drive, said an about 10 feet to the Right-of-Way of La Jolia Pointe, also at the corner between La Jolia Pointe and Ridge Road (FM 740);

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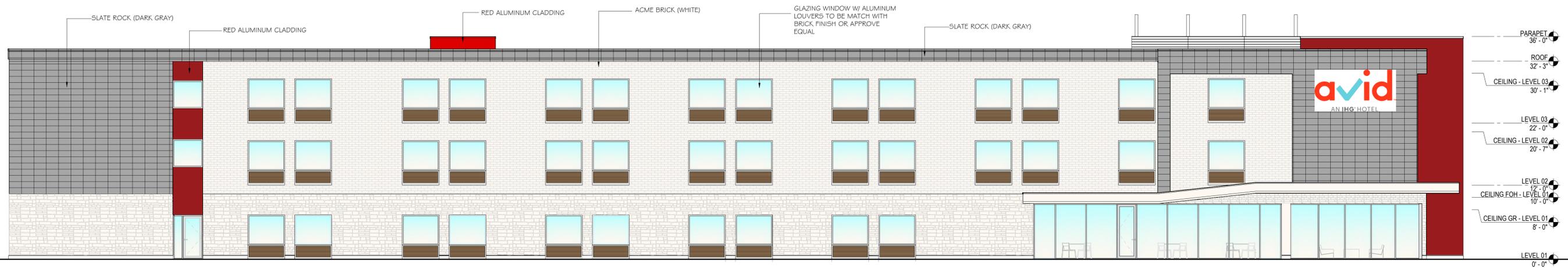
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THENCE N 32°43'14" E, a distance of 102.98 feet to 1/2" iron rod set for corner, said a point also being a curve tangent and perpendicular to Right of Way of La Jolla Pointe Drive;

THENCE continuing along the curve to the right with a Chord bearing of S 38°44'58" E, and a Chord distance of 54.21 feet with a delta of 13°33'40", a curve radius of 230 feet and a curve length of 54.33 feet and a Tangent of 27.30 feet to a 1/2" iron rod found for corner and also being a point of the Beginning and containing 89,557 square feet or 2.056 acres of land more or less.

Exhibit 'D': Conceptual Building Elevations





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

MATERIALS CALCULATION TABLE:

DESCRIPTION	FRONT SIDE		REAR SIDE		LEFT SIDE		RIGHT SIDE	
	AREA (S.F.)	% OF TOTAL AREA						
TOTAL OF ELEVATION AREA	7,710 S.F.	100%	7,292 S.F.	100%	1,837 S.F.	100%	2,129 S.F.	100%
GLAZING DOORS & WINDOWS	1,517 S.F.	20%	1,072 S.F.	15%	278 S.F.	15%	467 S.F.	22%
NET AREA (EXCLUSIVE OF W&D)	6,193 S.F.	80%	6,220 S.F.	85%	1,559 S.F.	85%	1,662 S.F.	78%
DESCRIPTION	AREA (S.F.)	% OF TOTAL AREA						
M1 - ALUMINUM CLADDING	351 S.F.	05%	695 S.F.	10%	232 S.F.	13%	407 S.F.	19%
M2 - ENGINEER SLATE	1,436 S.F.	19%	1,334 S.F.	18%	106 S.F.	06%	116 S.F.	05%
M3 - BRICK VENEER	2,294 S.F.	30%	2,393 S.F.	33%	658 S.F.	36%	425 S.F.	20%
M4 - AUSTIN STONE VENEER	1,618 S.F.	21%	1,407 S.F.	19%	353 S.F.	19%	610 S.F.	29%
GLAZING DOOR & WINDOW	1,517 S.F.	20%	1,072 S.F.	15%	278 S.F.	15%	467 S.F.	22%
NON-GLAZING DOOR & WINDOW	494 S.F.	06%	391 S.F.	05%	210 S.F.	11%	104 S.F.	05%

FINISH SCHEDULE

- M1 - EXTERIOR ALUMINUM CLADDING
- M2 - ENGINEER SLATE
- M3 - BRICK VENEER
- M4 - AUSTIN STONE VENEER
- GLAZING

NOTE:

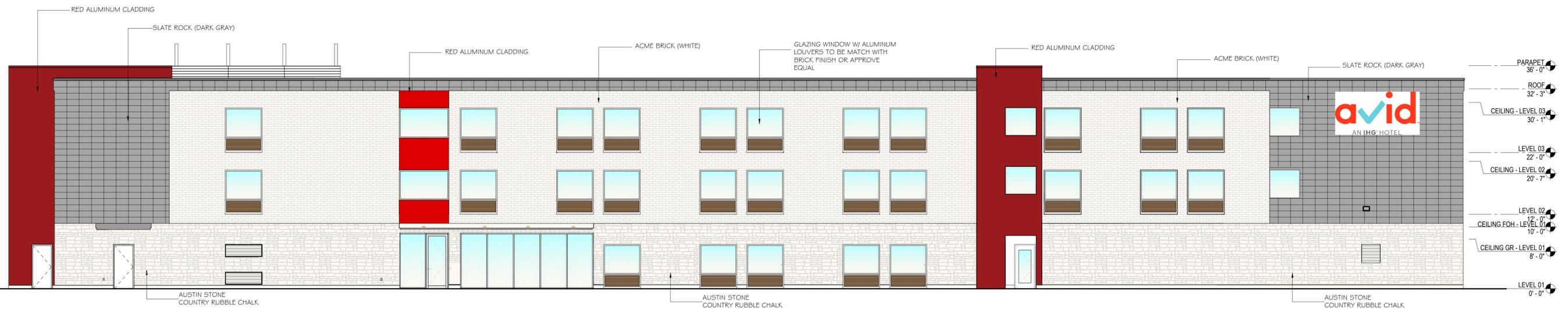
ALL WINDOWS WITH LOUVERS TO BE ANODIZED BRONZE WITH THE EXCEPTION OF ANODIZED ALUMINUM IN WALLS WITH ADJACENT RED PAINT.
ALL STOREFRONT FINISHES TO BE ANODIZED ALUMINUM.



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



3 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



4 REAR ELEVATION
SCALE: 1/8" = 1'-0"

AVID HOTEL ELEVATIONS
FOR
DFW HOSPITALITY OF ROCKWALL LLC
2.014 ACRES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

DFW HOSPITALITY
OF ROCKWALL LLC

ASA ENGINEERING
17818 DAVENPORT ROAD, SUITE 215
DALLAS, TEXAS 75228
(972) 248-8681 FAX (972) 248-8681

SCALE: AS SHOWN
DESIGNED BY: PSS
DRAWN BY: C.C.
CHECKED BY: PSS
PSA PROJECT NO. TRC 2446

SHEET
A-1

MARCH 06, 2018

CITY OF ROCKWALL

ORDINANCE NO. 18-20

SPECIFIC USE PERMIT NO. S-187

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A HOTEL IN A COMMERCIAL (C) DISTRICT, ON A 2.056-ACRE TRACT OF LAND BEING IDENTIFIED AS A PORTION OF LOT 7 AND A PORTION OF LOT 8, BLOCK A, LA JOLLA POINTE, PHASE 2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Pan S, Sribhen, P.E. of PSA Engineering on behalf of Shailesh C. Vora of DFW Hospitality of Rockwall, LLC for the approval of a Specific Use Permit (SUP) to allow for a *Hotel* in a Commercial (C) District on a 2.056-acre tract of land, identified as a portion of Lot 7 and a portion of Lot 8, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned *Commercial (C) District*, situated within the *IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts*, generally located along La Jolla Pointe Drive, south of the intersection of Carmel Circle and Laguna Drive, and more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

Section 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *Hotel* within a *Commercial (C) District* as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38* on the *Subject Property*]; and

Section 2. That the Specific Use Permit (SUP) shall be subject to the conditions set forth in *Section 4.5, Commercial (C) District; Section 6.6, IH-30 Overlay (IH-30 OV) District; and Section 6.8, Scenic Overlay (SOV) District, of Article V, District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended and as may be amended in the future, and shall be subject to the additional following conditions:

2.1 OPERATIONAL CONDITIONS

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

- 1) The development of this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* of this SUP ordinance for the development of a *Hotel*; and,
- 2) The proposed hotel shall generally conform to the *Concept Building Elevations* depicted in *Exhibit 'D'* of this SUP ordinance, and shall be subject to review and recommendation by the Architecture Review Board (ARB); and,
- 3) The maximum overall height of the building shall not exceed 36-feet and shall be limited to a maximum of three (3) stories.
- 4) The Hotel shall be limited to non-residence suites, which are considered to be typical hotel rooms that do not contain kitchen facilities.

2.2 COMPLIANCE

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

- 1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4. (3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

Section 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

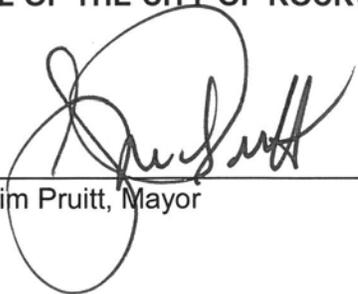
Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict

Section 6. 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 7. 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.

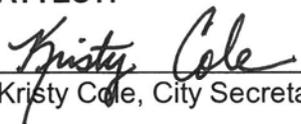
Section 8. That this ordinance shall take effect immediately from and after its passage of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 2ND DAY OF APRIL, 2018.



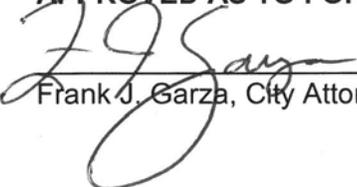
Jim Pruitt, Mayor

ATTEST:



Kristy Cole, City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney



1st Reading: March 19, 2018

2nd Reading: April 2, 2018

Exhibit 'A':
Legal Description

BEING a tract of land situated in the, abstract Number 9 Rockwall County, Texas, and the James Smith Survey, Abstract Number 200, and being more particularly described by metes and bounds as follows;

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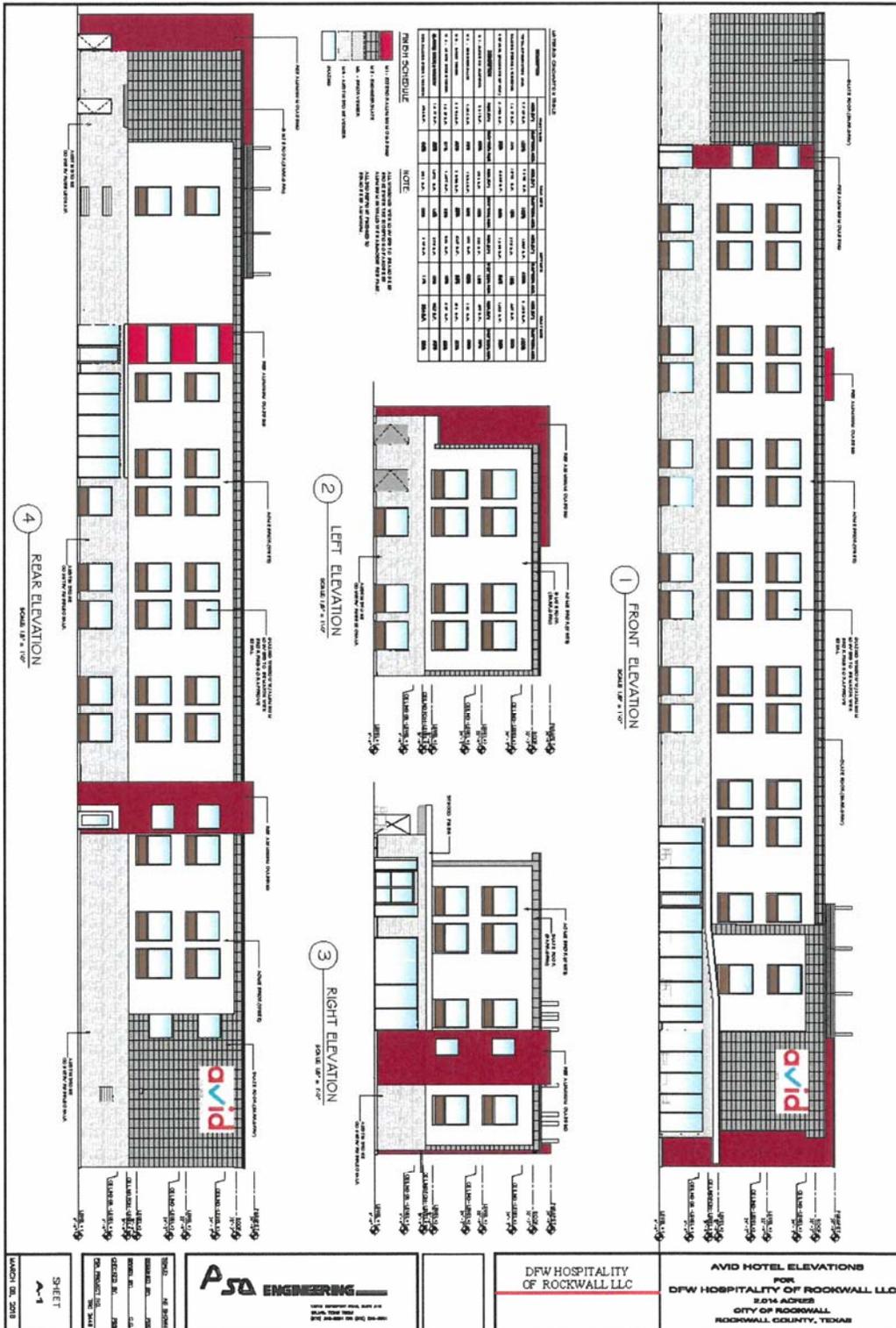
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Exhibit 'D': Conceptual Building Elevations





June 28, 2018

ATTN: PANN SRIBHEN
PSA ENGINEERING
17819 DAVENPORT ROAD, SUITE 215
PLANO, TX 75252

RE: SUP ZONING (Z2018-008), SUP for AVID Hotel

Dear Applicant:

This letter serves to notify you that the above referenced case that you submitted before the City of Rockwall was approved by City Council on 04/02/2018 via Ordinance No. 18-20. The following is a record of all recommendations, voting records and conditions of approval:

RECOMMENDATIONS:

If the City Council chooses to approve the applicant's request for a Specific Use Permit (SUP) to allow a Hotel use on the subject property then staff would recommend the following conditions of approval:

1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and summarized as follows:

(a) The development of this property shall generally conform to the Concept Plan depicted in Exhibit 'C' of the SUP ordinance; and,

(b) The proposed hotel shall generally conform to the Concept Building Elevations depicted in Exhibit 'D' of the SUP ordinance, and shall be subject to review and recommendation by the Architecture Review Board (ARB); and,

(c) The maximum overall height of the building shall not exceed 36-feet and shall be limited to a maximum of three (3) stories.

(d) The Hotel shall be limited to non-residence suites, which are considered to be typical hotel rooms that do not contain kitchen facilities.

2) The applicant shall comply with all Planning, Engineering and Fire comments prior to the approval of a site plan.

3) Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On March 13, 2018, the Planning and zoning Commission's motion to deny the SUP request for a hotel passed by a vote of 5 to 0 with Commissioners Lyons and Trowbridge absent. According to Section 8.4, Protest of Proposed Change in Zoning, of Article II, Authority and Administrative Procedures, of the Unified



Development Code (UDC), "(i)f such change [zoning change] is recommended for denial by the Planning and Zoning Commission, such change in zoning shall require a favorable vote of three-fourths (¾) of all eligible member of the City Council."

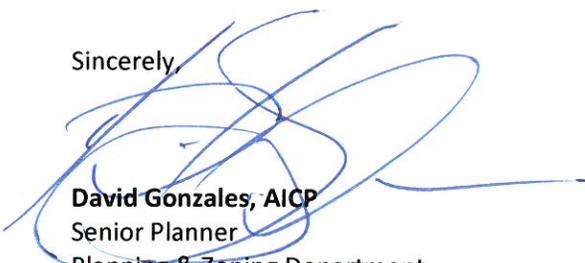
CITY COUNCIL:

On March 19, 2018, the City Council's motion to approve the Specific Use Permit (SUP) to allow for a hotel use passed by a vote of 6 to 1 with Council Member Macalik dissenting [1st Reading].

On April 4, 2018, the City Council's motion to approve the Specific Use Permit (SUP) to allow for a hotel use passed by a vote of 6 to 1 with Council Member Macalik dissenting [2nd Reading].

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

Sincerely,



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